CITY OF MANDURAH

NOTICE OF MEETING

ORDINARY COUNCIL

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

Tuesday 22 November 2022 at 5.30pm

MARK R NEWMAN
Chief Executive Officer
10 November 2022

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

6. PUBLIC QUESTION TIME

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

7. PUBLIC STATEMENT TIME

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

8. LEAVE OF ABSENCE REQUESTS

9. PETITIONS

10. PRESENTATIONS

11. DEPUTATIONS

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

12. CONFIRMATION OF MINUTES

12.1 Ordinary Council Meeting: 25 October 2022

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

13. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

14. DECLARATIONS OF FINANCIAL, PROXIMITY AND IMPARTIALITY INTERESTS

15. QUESTIONS FROM ELECTED MEMBERS (WITHOUT DISCUSSION)

15.1 Questions of which due notice has been given

15.2 Questions of which notice has not been given

16. BUSINESS LEFT OVER FROM PREVIOUS MEETING

17. RECOMMENDATIONS OF COMMITTEES

17.1 Adoption of Recommendations of the Audit and Risk Committee Meeting: 7 November 2022

Minute	*Item*	*Page No*	*Interests Declared / Additional Information*
AR.4/11/22	Confidential Report: Contract Management Internal Audit	Confidential Pages 1-40	

17.2 Adoption of Recommendations of the Planning and Community Consultation Committee Meeting: 9 November 2022

Minute	*Item*	*Page No*	*Interests Declared / Additional Information*
PCC.2/11/22	Amendment 4 To Local Planning Scheme No 12	4-18	
PCC.3/11/22	Proposed Local Development Plan – Lot 2002 Marina Quay Drive	19-106	Councillor J Green - Proximity Interest

18. REPORTS

No.	*Item*	*Page No*	*Note*
1	Financial Report October 2022	107-137	
2	Council Briefings Terms of Reference	138-144	
3	Council & Committee Meeting Dates, Committee Meeting Structure 2023	145-147	
4	Prosecutions Guidelines	148-155	
5	Appointment of Elected Members to the Selection Panel for the CEO Position	156-160	
6	Appointment of Community Representatives to the Youth Advisory Group	161-166	Confidential Attachment
7	Visit Mandurah MoU	167-207	

8	Property Strategy – Strategy Report	208-320
9	North Mandurah Aquifer Recharge: Additional Water Allocation	321-327
10	Coastal Hazard Risk Management Adaptation Plan - Council Endorsement	328-447

19. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

20. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

21. LATE AND URGENT BUSINESS ITEMS

22. CONFIDENTIAL ITEMS

Western Foreshore Commercial Site – Expression of Interest

Termination of CEO Contract of Employment

23. CLOSE OF MEETING

1	**SUBJECT:**	Amendment 4 to Local Planning Scheme No 12
	DIRECTOR:	Business Services
	MEETING:	Planning and Community Consultative Committee
	MEETING DATE:	9 November 2022

Summary

Council is requested to consider an amendment to Local Planning Scheme No 12 (Scheme 12) seeking the rezoning of Lots 124 and Lot 801 Pleasant Grove Circle, from "Residential R5" to "Residential R10". The proposed density of R10 is considered to be a low-density coding, in keeping with the character of the Pleasant Grove Estate.

Council previously adopted this proposal for advertising in October 2014, as Amendment 128 to Town Planning Scheme No 3. The Western Australian Environmental Protection Authority (EPA) did not consent to the advertising due to the presence of Ministerial Statement 266 which had been in effect over the site since 1992 restricting lot sizes to a minimum of 1,500m^2.

The EPA has subsequently investigated the ministerial statement, and the Minister for Environment made the decision to remove the implementation conditions in August 2019.

As a complex Scheme Amendment, Council is recommended to support the adoption of the proposed Scheme Amendment. Council's adoption will commence the process of referral to the Environmental Protection Authority (EPA) and Western Australian Planning Commission (WAPC). Advertising would be undertaken following referral and endorsement to advertise by those agencies.

Disclosure of Interest

Nil

Location

Property Details

Applicant:	Element
Owner:	Pleasant Grove Pty Ltd
	Directors: Ian Bassett-Scarfe Malcolm Bassett-Scarfe William Bassett-Scarfe
Scheme No 12 Zoning:	Residential (R5)
Peel Region Scheme Zoning:	Urban
Lot Size:	11.13ha
Topography:	Low-lying
Land Use:	Vacant

Previous Relevant Documentation

• G.22/6/20	23 June 2020	Council resolved to proceed Scheme 12 to final approval by the Western Australian Planning Commission and the Minister for Planning.
• G.18/4/19	30 April 2019	Council adopted a modified Scheme 12 and Local Planning Strategy which incorporated changes suggested by the Environmental Protections Authority.
• G.6/01/17	24 January 2017	Council adopted draft Local Planning Scheme and Strategy for forwarding toto the Western Australian Planning Commission and the Environmental Protection Authority for consent to advertise the draft Scheme.
• PCDS.24/10/1	28 October 2014	Council adopted Amendment 128 to Town Planning Scheme No. 3 for advertising purposes, seeking to rezone the site from R5 to R10.

Background

The subject site forms part of the Pleasant Grove Estate, a residential estate characterised by low-density residential development (R2.5 – R5). Immediately east and south of the site is Peel Region Scheme "Regional Open Space", providing separation to the Peel-Harvey Estuary.

In December 2010, the Western Australian Planning Commission (WAPC) granted conditional subdivision approval (WAPC 142801) for the creation of 48 lots at the existing zoning of Residential R5. The subdivision did not proceed, however detailed engineering design was undertaken at the time.

In October 2014, Amendment 128 (seeking R10 density) was adopted by Council for advertising purposes but did not progress past the EPA due to the presence of Ministerial Statement 266 restricting lot sizes to 1,500m^2. Subsequently, the applicant approached the EPA to review the implementation conditions of Ministerial Statement 266. In addition to restricting lot size, the Ministerial Statement also focused on a number of key areas including land use, vegetation retention, stormwater and water management.

In August 2019, the Minister for the Environment determined to remove the implementation conditions that applied to the site through Ministerial Statement 266. Significantly, the applicant was seeking to remove /

replace conditions restricting lot sizes to 1,500m^2. It was determined that the Ministerial Statement 266 conditions have either been met or exceeded by:

- Implementation of previous subdivision applications;
- Gazettal of the City's Town Planning Scheme No. 3; and,
- Existing development controls under State Government policies.

Comment

Density

The proposal seeks an increase in density from R5 (as per R-Codes minimum lot size of 2,000m^2) to R10 (as per R-Codes minimum lot size of 875m^2, average lot size of 1,000m^2). The lot yield potential is demonstrated below, and based on a proposed lot size range of 880m^2 to 1,666m^2:

	Lot Yield Potential at R5	***Lot Yield Potential at R10***
Total	48 *based on WAPC 142801 approval and R5 minimum lot frontage of 30m	74 *based on Subdivision Concept Plan and R10 minimum lot frontage of 20m

The WAPC's operational policy Liveable Neighbourhoods considers it appropriate for higher residential densities to be located adjacent to areas of amenity, such as public open space (including foreshore reserves), to take advantage of the location and provide opportunities for passive surveillance.

Adjacent to the Peel-Harvey Estuary (Estuary), there is increased density to the north at Blue Rise Cove (R10) and to the south at Wannanup (R20) of the proposed development area.

Historically, residential density in Pleasant Grove has increased as time has progressed, and as the development moves closer to the Estuary. The proposal would continue to represent a low-density coding and, as such is considered to be in keeping with the character of the Pleasant Grove Estate.

Local Planning Strategy

The City's Local Planning Strategy (Strategy) identifies the need for an additional 20,000 dwellings to be built within Mandurah over the next two decades in order to accommodate an additional 50,000 residents. Pleasant Grove is identified within the Suburban (Large Lot) urban form category, which has a residential density code of R2.5-R10.

The Strategy suggests that increased density can be supported where community benefits such as bushland protection have been identified. In this instance, the site is zoned and can be developed at an R5 density already, however the financial implications of servicing the site through the provision of sewer is a significant consideration for the applicant.

Development of the site will result in the connection of Pleasant Grove Circle, providing a complete road network for the neighbourhood and providing an escape route in the event of a bushfire (the current subdivision design predates State Planning Policy 3.7 Planning in Bushfire Prone Areas, with some properties not benefitting from secondary access routes).

Furthermore, development of the site will provide the nexus for works to the foreshore interface (i.e. provision of footpath connection, controlled fencing, rehabilitation and weed management, and on-street parking). If well designed it would provide enhancement and protection to existing vegetation and improve amenity.

Although modest in its consideration the proposed amendment seeks to make more efficient use of urban zoned land so is considered in keeping with the overall objectives of Perth and Peel @3.5.

Flood / Inundation

Australian Height Datum (AHD) is the height of a point above mean sea level.

Mean Sea Level is the average height of the ocean's surface.

Average Recurrence Interval (ARI) and Annual Exceedance Probability (AEP) is a *way of explaining how rare an event is, by comparing how often, on average, the particular event of interest has occurred in the past. - more than once a year, more than once a decade and more than once in 30 years. In this case, average recurrence intervals are calculated by comparing the rainfall temperature observations on the day you select with all the rainfall and temperature data for that month in the climate record* (Bureau of Meteorology).

An important consideration for the proposal is that of future flood and inundation risk. The site is located adjacent to the Peel-Harvey Estuary, and is considered to be low-lying given it includes portions with a natural ground level as low as 1m AHD. The Figure below shows the subject lot outlined in red where majority of the lot is located on the flood fringe. In order to mitigate risk, the applicant had initially intended to fill the lot levels to 2.7m AHD to mitigate this risk.

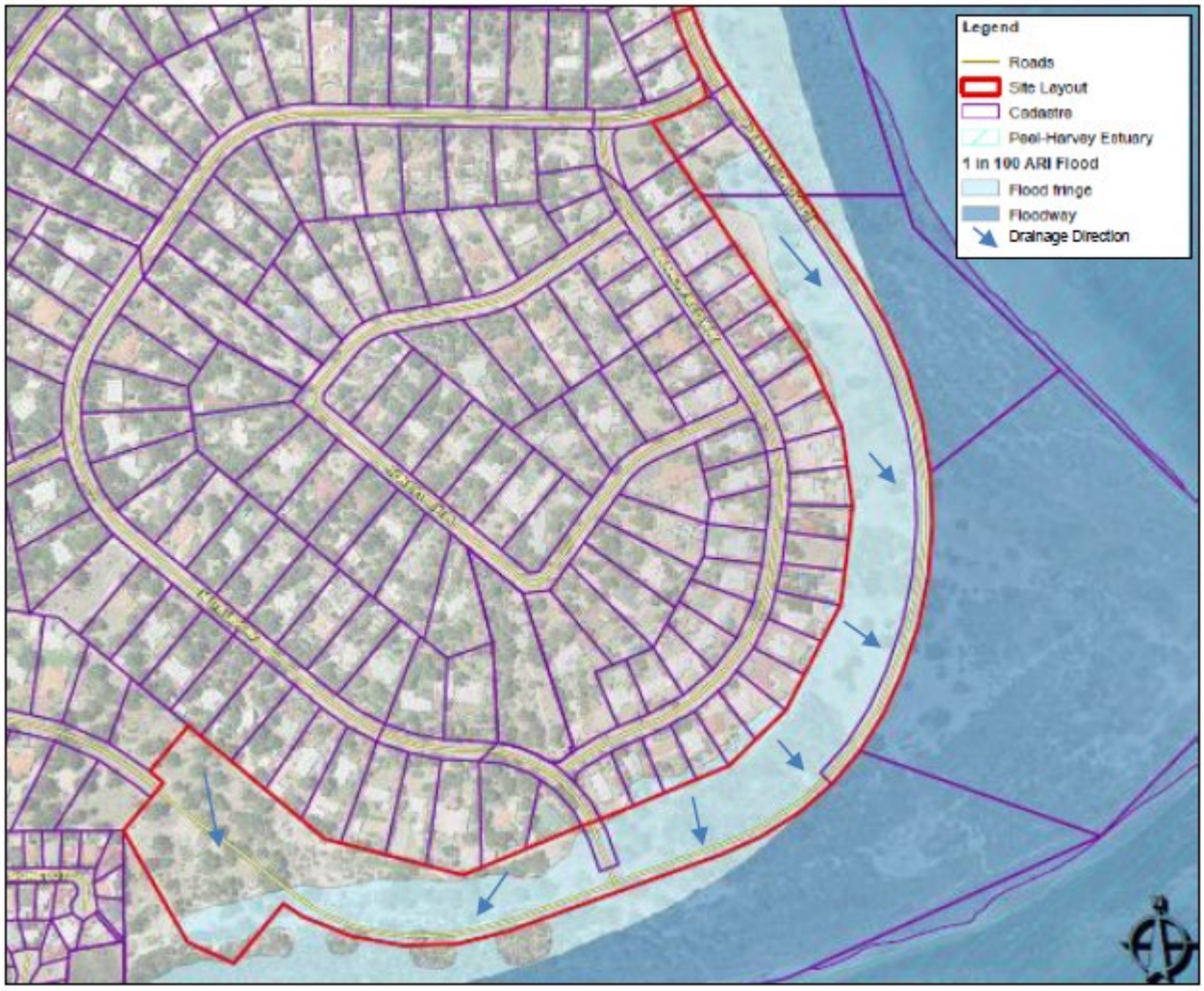


Figure: 100yr ARI flood level

In establishing a suitable minimum habitable floor level for development, the City has considered the advice of the Department of Water Environment and Regulation (DWER) from the findings of the "Floodplain Development Strategy: Murray Drainage and Water Management Plan and Associated Studies". DWER recommends a minimum habitable floor level of 2.7m AHD for new development – in

order to accommodate a 0.6m freeboard allowance for wind/waves within the context of a 0.9m sea level rise and 1.2m AHD Estuary water level.

Filling lots entirely to 2.7m AHD raises a number of planning concerns including impacts on streetscape due to level differences between proposed and existing development, excessive retaining and site works and as mentioned a significant reduction in tree retention which are of significant environmental value. DWER recommend a finished floor level (FFL) of 2.7m AHD for “habitable rooms”, however have advised that this can be reduced to 2.25m AHD where planning concerns are present.

Given the historic value placed on vegetation protection by all agencies and character that has been created within the Pleasant Grove development the City does not consider this extent of filling to be an acceptable outcome.

State Planning Policy 2.6 Coastal Planning provides that decision makers should ensure that land use and development, including roads, adjacent to the coast is sited and designed to complement and enhance the coastal environment in terms of its visual amenity, social and ecological values and must be considered over a 100 year development horizon.

Given the presence of planning concerns as noted, officers recommend filling the lots to a lower level of 2.15m AHD (Note additional 100mm concrete pad to establish a 2.25m AHD FFL) in order to limit the impact of fill on tree retention, streetscape and surrounding residential amenity.

Specific site requirements are recommended to be inserted into the Scheme to ensure tree retention is a primary consideration at detailed design stage. This does not exclude individual landowners from designing dwellings with a FFL of 2.7m AHD by utilising alternative construction methods – but it will reduce the amount of fill required across the site in order to:

- Lessen the impact of site works on established residential properties to the rear;
- Increase the number of trees which may be retained within private lots, consistent with the “leafy” character of Pleasant Grove – the lower fill level results in the potential for up to 100 trees to be retained;
- Ensure a consistent streetscape level that is compatible with the locality.

Attachment 1.1 provides a comparison between trees that would be retained with a FFL of 2.7 versus what could be achieved with a fill height of 2.25. The red circles represent trees lost with the green circles representing trees retained – the lower fill level provides the opportunity to retain an additional 100 trees.

From an inundation risk perspective, the lower finished floor level does reduce the period the lots will be above the expected 1 in 100 year flood level. Notifications on title would be required in accordance with State Planning Police 2.6 State Coastal Planning Policy as follows:

“VULNERABLE COASTAL AREA –This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.”

The adjacent foreshore is considered to be mostly well vegetated, and at its narrowest provides over 75m of separation to the water line. The preparation of a Coastal Vulnerability Assessment prior to subdivision is considered to be an appropriate method of exploring the measures necessary to provide suitable opportunities for protection of infrastructure as sea levels rise.

The Assessment would allow consideration of the foreshore context and provide the applicant with some certainty moving forward. The applicant is seeking certainty that the Amendment is progressed before financing this assessment but has committed to providing this information.

Tree Retention

The fill level as noted above is a primary consideration for tree retention, however, previous attempts to provide large lots to retain trees have resulted in mixed outcomes, examples within the City include Bortolo Drive, Bulara Road and Lakelands (R10). The ability to retain trees has been explored further through an updated tree survey, which can be used to guide the placement of future dwellings and control through a Local Development Plan (LDP) which provide site specific controls on development.

Local Development Plan

The requirement for a Local Development Plan would form part of any subdivision condition and can be used to establish development footprints to further enhance tree retention - this is proposed to be enforced through the Scheme Amendment via Specific Site Requirements in the Scheme.

Bushfire

The site is identified as being within a bushfire prone area, and therefore requires the preparation of a Bushfire Management Plan. The vegetation within the adjacent foreshore reserve is the origin of bushfire risk, however given the proposed road reserve will separate the foreshore reserve and future lots. The majority of lots achieve BAL-19 – BAL- 29.

Lots within the south-west corner of the site have been identified as BAL-40, however the size of the lots allows dwelling construction to achieve the required Bushfire Hazard Level. The preparation of an LDP can provide development controls (i.e. minimum setbacks) to ensure development is capable of achieving BAL-29 or lower, in keeping with State Planning Policy 3.7 – Planning in Bushfire Prone Areas. It should be noted that the City will not support the removal of vegetation within Reserve 39788 to facilitate lower BAL ratings on these lots.

EPBC Act 1999

The Scheme Amendment has the potential to impact upon the Ramsar listed Peel-Harvey Estuary, and the forest red-tailed black cockatoo and Carnaby's black cockatoo, threatened species listed under the *Federal Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999). The applicant has been encouraged to seek advice from the Commonwealth Department of Environment, Heritage and the Arts to determine if there is a requirement for the proposal to be referred for assessment under the EPBC Act 1999. The applicant has advised that the proponent would seek the necessary referral approval from the Commonwealth prior to any subdivision / development associated site works.

Acid Sulfate Soils

The majority of the site is identified as having a medium – high risk of acid sulfate soils being present. The site will require clean fill, which will reduce the risk of disturbing existing soils. It is recommended that an acid sulfate soil investigation is undertaken in order to determine the likely extent of soils present, and to determine any limitations on the construction of swimming pools and/or excavation.

Effluent Disposal

The requirement for connection to reticulated sewerage is consistent with State Planning Policy 2.1 'The Peel-Harvey Coastal Plain Catchment' and Government Sewerage Policy. Connection to reticulated sewerage would have benefits from a nutrient retention perspective, particularly the subject site's close proximity to the Estuary. The increased density proposed provides increased viability for the installation of sewer to the area.

Mosquito Management

Similar to mosquito management for other recent developments in Mandurah, measures can be included through the LDP requiring at least one outdoor living area being capable of being enclosed, and placement of a mosquito memorial on the property titles at subdivision stage advising:

"This lot is in close proximity to known mosquito breeding areas. The predominant mosquito species is known to carry viruses and other diseases."

Urban Water Management

SPP 2.9 – Planning for Water (draft) identifies the importance of protecting remnant vegetation and maintaining or increasing deep-rooted perennial vegetation coverage to improve water quality when considering planning proposals in the Peel-Harvey coastal plain catchment. No significant issues have been identified however further detailed planning around urban water management will be required at the subdivision stage.

Foreshore Management Plan

The Amendment recommends a Scheme condition requiring the preparation of a Foreshore Management Plan to detail future works to be undertaken by the developer within the adjacent foreshore reserve. The applicant has indicated a willingness to investigate upgrades to the foreshore, and include elements such as footpaths, fencing, and weed management / vegetation rehabilitation.

MEAG Comment

This item will be considered by the Mandurah Environmental Advisory Group at a future meeting (subject to Council initiation of the amendment request, and EPA and WAPC consent to advertise).

Consultation

If adopted, the Amendment will need to be referred to the Environmental Protection Authority and WAPC for consideration; after this time, public advertising as outlined in the Regulations will be required; direct landowner and surrounding property notification for modifications (a) to (d) will be undertaken inviting submissions for Council's consideration following advertising.

Advertising will be undertaken via the following methods: directly letter / email notification to surrounding landowners, sign on-site, notification on the City's website and notification in the local newspaper. City officers will hold an information session to local residents during the submission period.

The period for making submissions on the proposed modification is 60 days after the day the proposal is first advertised.

It is important to note that the wording "in accordance with Section 75 of the Planning and Development Act 2005, resolves to prepare Amendment No. 4" in the recommendation is terminology for agreeing to refer to the EPA and WAPC, if suitable and if confirmed as suitable advertise the proposed Scheme amendment.

Council will have further opportunity to consider the proposed Scheme amendment after the advertising process and consider submissions received.

A Copy of the Complex Scheme Amendment Process is provided in Attachment 1.2.

Statutory Environment

Provisions in regard to the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015* have been addressed in the body of the report.

In addition to the above, Council needs to consider whether the Amendment is a 'Basic', 'Standard' or 'Complex' amendment. For the following reasons, the amendment is considered a 'Complex' amendment as outlined in Regulation 35(2):

(a) the amendment is inconsistent with a local planning strategy for the scheme that has been endorsed by the Commission.

The Local Planning Strategy states that all structure plans and proposals to rezone land adjacent to the waterways (coast, rivers and estuary) shall be subject to a Climate Change (sea level rise) assessment to determine appropriate form of development and necessary setbacks to mitigate climate change and extreme weather events. This is an onerous task for an applicant and it is recommended that this occurs prior to subdivision and not at this stage as Council may not approve the proposed amendment. The relationship between this development with sea level rise, vegetation protection and the interface with existing properties are the primary reasons for the proposal to be considered "Complex." Practically this designation results in the additional step of referral to the WAPC before advertising in addition to the EPA. Prior to any subdivision occurring, the applicant will be required to undertake a coastal vulnerability assessment.

In the event that Council resolves not to support the amendment, under Section 76 of the Regulations the applicant may request the Minister to intervene and instruct Council progress the amendment to consultation.

Policy Implications

Nil

Financial Implications

Whilst not an impact on the Council, the costs involved in connecting the development to sewer is a key consideration for the applicant.

Risk Analysis

If adopted for advertising, the proposal is likely to generate significant community interest, particularly amongst the existing Pleasant Grove community. This is not a City proposal and the Minister for Planning approves amendments to the City of Mandurah Local Planning Scheme 12. As soon as practicable after the submission period, the Council will decide whether to support or not support the amendment.

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.

Environment:
- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.

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

Conclusion

Council is requested to adopt Amendment 4 to the Local Planning Scheme No 12 for advertising purposes. Prior to commencement of advertising, the EPA is required to consent to the proposal being advertised.

Proposed Scheme provisions seek a balanced planning and environmental outcome given the lower fill level provides greater potential for tree retention and maintenance of the locality's character which can be further controlled via a Local Development Plan, whilst meeting the minimum FFL of 2.25m AHD for habitable rooms.

Whilst the absence of a Coastal Vulnerability Assessment is inconsistent with the Planning Strategy, the adjacent foreshore is considered to be well vegetated and provides separation of 75m.

NOTE:
- Refer ***Attachment 1.1 Preliminary Tree Retention and Earthworks Plans (Comparison of Fill Levels)***
  Attachment 1.2 Process for Complex Scheme Amendments (Flowchart)

Officer Recommendation

That the Planning and Community Consultation Committee recommend that Council:

1. In accordance with Section 75 of the *Planning and Development Act 2005*, resolves to prepare Amendment No. 4 of the City of Mandurah Local Planning Scheme No 12 as follows:

   "*PLANNING AND DEVELOPMENT ACT 2005*

   RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

   CITY OF MANDURAH LOCAL PLANNING SCHEME NO 12

   AMENDMENT NO 4

   Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No 12 by:

   (a) Modifying the R-Code density from R5 to R10 for the following lots:

   - *Lots 124 and 801 Pleasant Grove Circle, Falcon.*

   (b) Add the following to "Schedule 1 – Additional requirements that apply to land in Scheme area, Specific Site Requirements":

No	*Description of Land*	*Requirement*
8	*Lots 124 and 801 Pleasant Grove Circle, Falcon*	*1. The minimum habitable floor level for development shall be 2.25m AHD.* *2. All residential development shall be connected to reticulated sewerage.* *3. Prior to the subdivision / development of the site (whichever occurs first), the following management*

		plans shall be prepared / conditions imposed, and thereafter implemented: *a. A Coastal Vulnerability Assessment shall be prepared to assess the suitability of the foreshore reserve for protection against inundation and sea level rise, in accordance with relevant State Planning Policy.* *b. A Tree Retention Management Plan shall be prepared.* *c. A Local Development Plan shall be prepared detailing built form provisions and requirements relating to development footprints, tree retention and bushfire planning.* *d. An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation.* *e. A Foreshore Management Plan for the regional open space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing.* *f. An Environmental Management Plan including fauna management.* *g. An Urban Water Management Plan shall be prepared*

(c) Amending the Scheme Maps accordingly.

Dated this 22nd day of November 2022.
Chief Executive Officer "

2. in accordance with Regulation 35(2) of the *Planning and Development (Local Planning* Schemes*) Regulations 2015*, determines that Amendment No 4 of the City of Mandurah Local Planning Scheme No. 12 is a complex amendment for the following reason/s:

   (a) the amendment is inconsistent with a local planning strategy for the scheme that has been endorsed by the Commission.

3. Authorises the Chief Executive Officer to prepare the necessary Scheme Amendment documentation for Amendment No 4 to the City of Mandurah Local Planning Scheme No 12 in preparation for referral to the Environmental Protection Authority and Western Australian Planning Commission.

4. Subject to advice from the Environmental Protection Authority and Western Australian Planning Commission, Authorises the Chief Executive Officer to commence an advertising process in accordance with the *Planning and Development (Local Planning* Schemes*) Regulations 2015.*

Committee Recommendation

That the Planning and Community Consultation Committee recommend that Council:

1. In accordance with Section 75 of the *Planning and Development Act 2005*, resolves to prepare Amendment No. 4 of the City of Mandurah Local Planning Scheme No 12 as follows:

"*PLANNING AND DEVELOPMENT ACT 2005*

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF MANDURAH LOCAL PLANNING SCHEME NO 12

AMENDMENT NO 4

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amends Local Planning Scheme No 12 by:

(d) Modifying the R-Code density from R5 to R10 for the following lots:

- *Lots 124 and 801 Pleasant Grove Circle, Falcon.*

(e) Add the following to "Schedule 1 – Additional requirements that apply to land in Scheme area, Specific Site Requirements":

No	*Description of Land*	*Requirement*
8	*Lots 124 and 801 Pleasant Grove Circle, Falcon*	*4. The minimum habitable floor level for development shall be 2.25m AHD.* *5. All residential development shall be connected to reticulated sewerage.* *6. Prior to the subdivision / development of the site (whichever occurs first), the following management plans shall be prepared / conditions imposed, and thereafter implemented:* *h. A Coastal Vulnerability Assessment shall be prepared to assess the suitability of the foreshore reserve for protection against inundation and sea level rise, in accordance with relevant State Planning Policy.* *i. A Tree Retention Management Plan shall be prepared.* *j. A Local Development Plan shall be prepared detailing built form provisions and requirements relating to development footprints, tree retention and bushfire planning.* *k. An Acid Sulfate Soils Investigation shall be undertaken to determine the extent of soils present and limitations on the construction of swimming pools and/or excavation.*

		l. A Foreshore Management Plan for the regional open space adjacent to the site, detailing the extent of improvements, footpaths, vegetation rehabilitation / weed management and fencing. *m. An Environmental Management Plan including fauna management.* *n. An Urban Water Management Plan shall be prepared*

(f) Amending the Scheme Maps accordingly.

Dated this 22nd day of November 2022.
Chief Executive Officer "

2. in accordance with Regulation 35(2) of the *Planning and Development (Local Planning* Schemes*) Regulations 2015*, determines that Amendment No 4 of the City of Mandurah Local Planning Scheme No. 12 is a complex amendment for the following reason/s:

   (b) the amendment is inconsistent with a local planning strategy for the scheme that has been endorsed by the Commission.

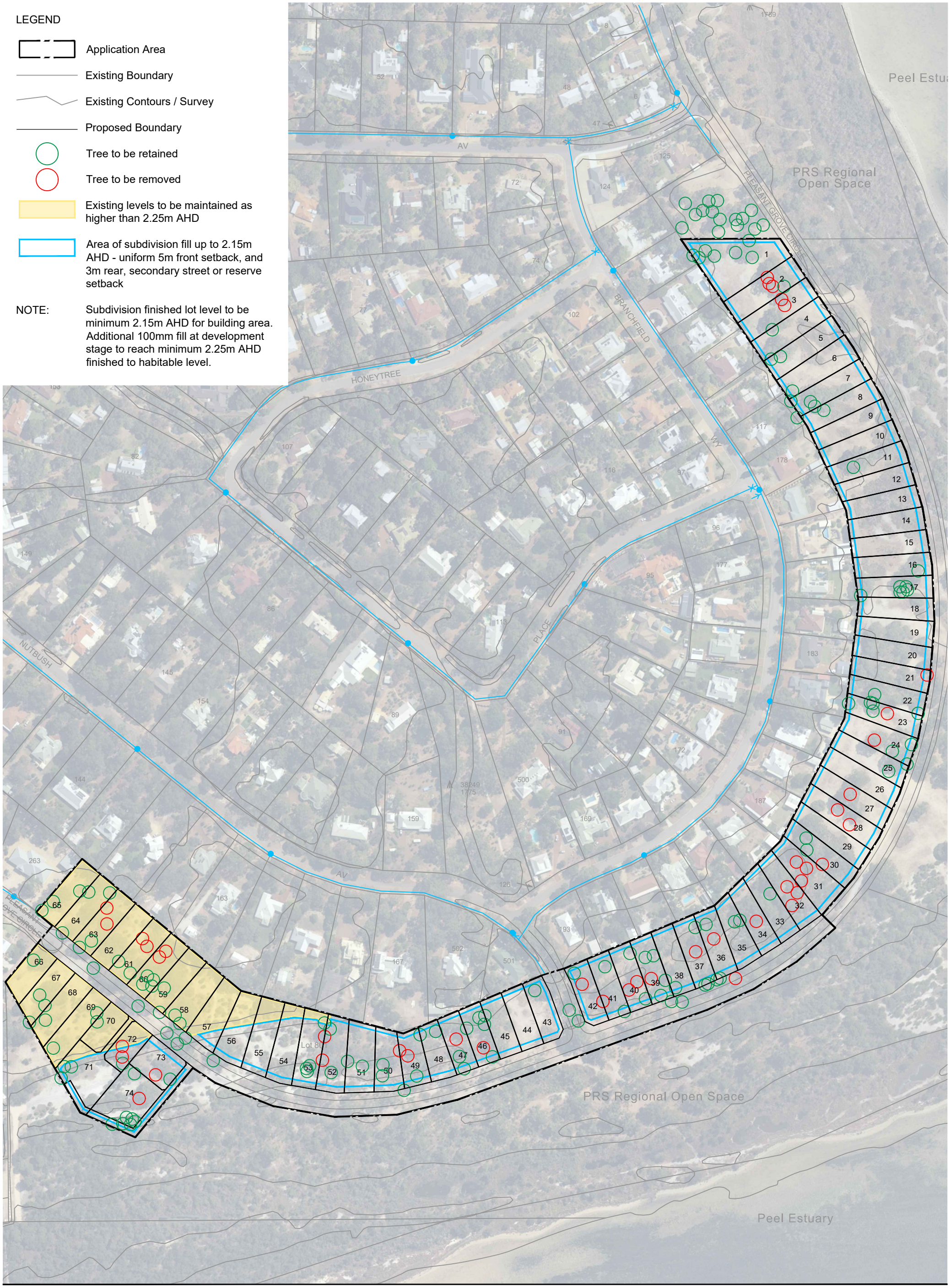
3. Authorises the Chief Executive Officer to prepare the necessary Scheme Amendment documentation for Amendment No 4 to the City of Mandurah Local Planning Scheme No 12 in preparation for referral to the Environmental Protection Authority and Western Australian Planning Commission.

4. Subject to advice from the Environmental Protection Authority and Western Australian Planning Commission, Authorises the Chief Executive Officer to commence an advertising process in accordance with the *Planning and Development (Local Planning* Schemes*) Regulations 2015.*

LEGEND

- Application Area
- Existing Boundary
- Existing Contours / Survey
- Proposed Boundary
- Tree to be retained
- Tree to be removed
- Existing levels to be maintained as higher than 2.25m AHD
- Area of subdivision fill up to 2.15m AHD - uniform 5m front setback, and 3m rear, secondary street or reserve setback

NOTE: Subdivision finished lot level to be minimum 2.15m AHD for building area. Additional 100mm fill at development stage to reach minimum 2.25m AHD finished to habitable level.



Tree Retention and Earthworks Plan

Pleasant Grove Circle, Falcon

Date: 8 Sep 2022 Scale: 1:3000 @ A3 1:1500 @ A1 File: **19-369 SU01B** Staff: JP GW Checked: JP

0 60m

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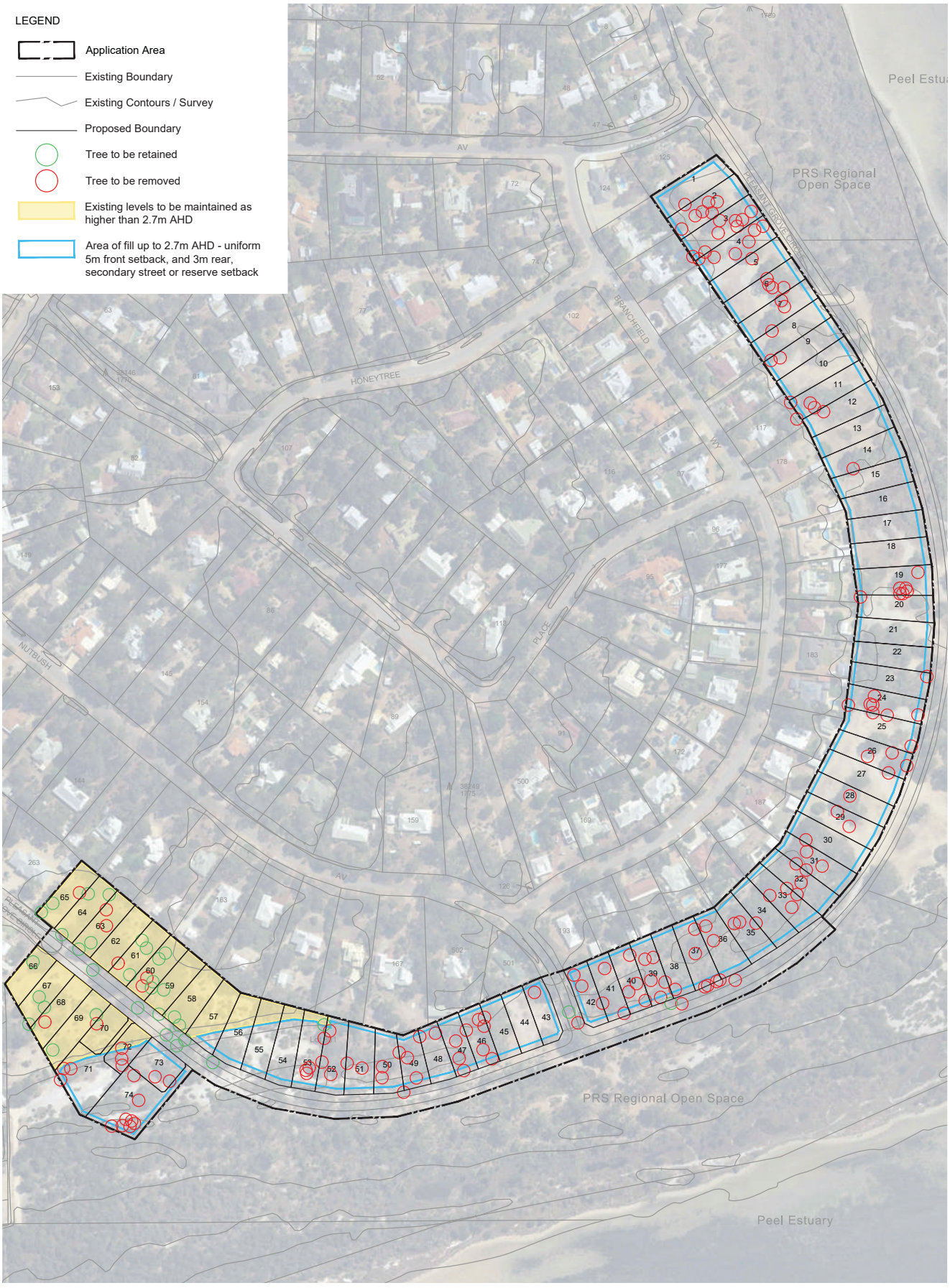


Figure 4. Tree Retention and Earthworks Plan

Process for complex amendments to local planning schemes flowchart

LG refuses to adopt amendment where no agreement for LG to use copyrighted material: **r. 35(4)**

LG resolves to **adopt** an amendment to a scheme prepared by a landowner: **r.35(1).** Resolution to specify that the amendment is a complex amendment: **r.35(2)**

LG resolves **to prepare** an amendment to a scheme: **r.35(1).** Resolution to specify that the amendment is a complex amendment: **r.35(2)**

LG must refer the proposed amendment to the EPA in accordance with **s.81 PD Act**

Landowner may request the Commission to advise whether amendment is complex, standard or basic**: r.36**

LG prepares amendment

EPA determines whether or not amendment needs to be assessed: **s.48A EP Act**

If EPA determines that the amendment should not be assessed and provides advice, the LG should consider modifications to the amendment to incorporate the EPA's advice

If EPA determines that environmental review is required under **s.48C(1)(a) of the EP Act,**

- the LG must complete the environmental review and forward it to the EPA; and
- the EPA must advise the LG that the review has been undertaken in accordance with instructions, or 30 days must have elapsed since the LG forwarded the review and the EPA has not provided advice,

before the amendment can be advertised: **s.82(2)**

Commission advises LG that amendment stream chosen is incorrect: **r.36(2)**

Amend resolution to reflect the correct amendment stream **r. 36(2)**

Commission advises LG that amendment stream chosen is correct

LG must resolve whether to proceed to advertise the complex amendment: **r.37(1)**

Resolves not to proceed: **r.37(1)(c)**

LG must within 21 days provide copy of resolution to the Commission: **r.37(5)**

Resolves to proceed with modifications : **r.37(1)(b)**

Modifications made

Resolves to proceed: **r. 37(1)(a)**

LG must submit 2 copies of proposed amendment to the Commission within 21 days: **r.37(2)**

Commission to examine documents and within 60 days advise if it considers the amendment suitable for advertising: **r.37(3)** and **(4)**

Modifications made if not considered suitable

If the Commission advises that amendment is suitable for advertising , LG must prepare a notice and advertise amendment in accordance with r.38(2) and accept submissions for at least 60 days: **r.38(1) and (4)**

LG considers submissions

Must consider all submissions received before end of submission period, may consider submission received after submission period but before end of consideration period: **r.41(2).** See r.41(1) for length of consideration periods.

If the amendment will be subject to environmental review LG must refer submissions received that relate to enviro issues to EPA and inform EPA of its views in relations to the environmental concerns raised in the submissions: **s.85 PD Act**

NO SUBMISSIONS RECEIVED

SUBMISSIONS RECEIVED

As soon as practicable after the end of the submission period (if no submissions received) or the consideration period (if submissions received) LG must resolve whether to support amendment: **r.41(3) and (4)**

Resolves not to support: **r.41(3)(c)**

Resolves to support with proposed modifications: **r.41(3)(b)**

LG may decide to advertise proposed modifications if considered significant: **r.42**

Resolves to support: **r.41(3)(a)**

If applicable, environmental conditions set by the EPA are incorporated: **r.43**

Within 21 days of passing resolution to support or not to support amendment under **r.41(3)(a) or (c)**, or of making a recommendation with respect to advertising of proposed modifications under **r.42(7)**, LG must provide amendment to WAPC together with relevant information: **r.44(1); r. 44(3).** Note: proposed modifications to the amendment should not be made by the LG prior to providing the documents to the Commission.

Commission must within 90 days consider and make recommendations with respect to the amendment and submit to the Minister in accordance with s 87(1) of the PD Act: **r.45**

If the Minister considers modifications to advertised amendment by the LG or Commission to be significant, Minister can direct LG to advertise proposed modifications: **r.46(1)**

LG advertises proposed modifications in the manner specified by the Minister and organises the recommendations to be provided to the Minister in the manner that the Minister directs (may require resubmitting to the Commission): **r.46(2)**

Minister to decide whether to support amendment

Approves amendment: **s.87(2)(a) PD Act**

Requires amendment to be modified and resubmitted: **s.87(2)(b) PD Act**

Refuses to approve amendment: **s.87(2)(c) PD Act**

Within 14 days LG must forward 2 copies of the amendment to the Commission for endorsement: **r.62(3) and (4)**

Within 42 days LG must modify the amendment, execute the modified amendment to the scheme and resubmit executed docs to the Minister and Minister approves: **r.62(2)**

As soon as practicable LG must notify each person who made a submission of the refusal **: r.62(1)**

Commission endorses copies and provides one endorsed copy to the Minister for endorsement: **r.63(1)**

Minister endorses the copy with the Minister's approval and returns it to the Commission: **r.63(2)** This also serves as the Minister's notification of approval for the purposes of s.87(3) of the PD Act.

A person authorised by the Commission is to certify that the amendment is a true copy approved by the Minister: **r.63(3)**

Commission publishes the amendment in the Gazette: **s.87(3) PD Act**

Commission forwards copy of the notice published in the Gazette to the LG: **r.64(1)**

LG advertises approved amendment in accordance with **r. 64(2)**

LEGEND

- **Local government**
- **Commission**
- **Minister**
- **EPA**

2	**SUBJECT:**	Proposed Local Development Plan – Lot 2002 Marina Quay Drive
	DIRECTOR:	Business Services
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	9 November 2022

Summary

Council is requested to consider a Local Development Plan (LDP) proposed for Lot 2002, 21 Marina Quay Drive, Erskine. The LDP includes requirements relating to development applications and built form. The LDP is required to satisfy a condition of the approved Subdivision (WAPC ref 157905) for Lot 2002, Marina Quay Drive, Erskine.

A LDP is a mechanism used to coordinate and assist in achieving better built form outcomes by linking lot design to future development in addition to applying specific additional design requirements that may be required in certain areas. The proposed LDP includes provisions relating to the following:

- All proposed dwellings will require a Development Approval;
- Setbacks relating to primary street, secondary street, side and rear boundaries;
- Corner lots providing visual surveillance;
- Reducing garage dominance on narrow lots;
- Permitting second storey boundary walls for narrow lots;
- Open space requirements;
- Acoustic requirements (acoustic walls and quiet house design principles applied);
- A minimum of 2.7m AHD for habitable floor level due to flood zone requirements;
- Permeable fencing to public open space and public access ways;
- Dwelling orientation;
- Roof colour;
- Single dwelling lots limited to two storeys;
- Tree planting to be native species;
- Garage locations; and
- Preferred outdoor living area locations

The zoning of the subject land results in single residential being discretionary land uses and as such, development approval is required prior to constructing any dwellings. The LDP informs the assessment process and provides greater scrutiny and consistency across the site, whilst addressing the subdivision condition requirements.

The Marina Quay Drive Local Development Plan (Attachment 2.1) has been assessed and undergone amendments, requested at officer level, to reach an acceptable standard for public consultation to occur. Due to the history of the site, subdivision and Council's recommendation for community involvement the proposal was advertised for 28 days.

Letters were sent to approximately 100 landowners within the Mandurah Quay Estate via direct notification, installation of signs on-site, publishing on Mandurah Matters and direct contact with the Mandurah Quay Home Owners Association. A total of 30 submissions were received (Attachment 2.2) and the applicant has made some revisions to the proposal based on concerns raised during advertising. The LDP is considered to be acceptable and it is recommended that Council resolves to approve the proposal.

Disclosure of Interest

Nil

Location

Property Details

Applicant:	Ennis Advisory
Owner:	Gemplanet Pty Ltd Hitesh Chhaganlal Jethwa Kenneth Oscar Thomas Derrick Victor D'souza Antonio Mucciarone
Scheme No 12 (LPS 12) Zoning:	Special Use
Peel Region Scheme Zoning:	Regional open space, Urban, Waterways
Lot Size:	1.7178ha
Topography:	Relatively flat
Land Use:	Vacant and Hotel (‘Microbrewery’)

Previous Relevant Documentation

• G.8/7/21	27 July 2021	Council supported the proposed Hotel (‘Microbrewery’) subject to conditions.
• WAPC157905	28 May 2019	Council resolved that the proposed subdivision should not be approved in the absence of a Local Structure Plan with further requirements.

Background

Zoning
The LDP area is zoned Special Use 2 (SU2) under Local Planning Scheme 12 and applies the surrounding residential density coding of R40. Lot 2002 Marina Quay Drive has subdivision approval for residential use, however the Special Use Zone for this land has discretionary permissibility for single house, grouped dwelling and multiple dwelling. Discretionary means that the use is not permitted unless the local government has exercised its discretion by granting development approval. The result is all development proposed within the LDP area will require Planning Approval, allowing Officers to ensure all development proposals are assessed against the relevant provisions.

Subdivision
In May 2019, Council did not support a subdivision plan for the above-mentioned site, resolving the following;

> *"That Council provides this report to the Western Australian Planning Commission for the proposed subdivision of Lot 2002 Marina Quay Drive, Erskine (WAPC ref: 157905) recommending that the proposed subdivision should not be approved in the absence of a Local Structure Plan that addresses the following:*
>
> 1. *The demand, scale and desirability for long term future tourist development at this location given recommendations of the Local Tourism Planning Strategy;*
> 2. *Considerations of State Planning Policy 2.6 in dealing with Coastal Planning;*
> 3. *The subdivision and development design (lot and street layout, built form, scale, height, appearance);*
> 4. *Existing trees and public open space in the location; and*
> 5. *Provides for a period of public advertising.*
>
> *That Council acknowledges the significant community interest in the proposed subdivision and encourages the Western Australian Planning Commission to provide the opportunity for the community to participate in the decision-making process."*

The item was considered by the WAPC Statutory Planning Committee (SPC) and was granted conditional approval in September 2020, notwithstanding the City's recommendation. The approval comprised 27 residential lots ranging in size between 220m^2 and 355m^2 with a larger additional lot suitable for grouped or multiple dwellings measuring 1790m^2 and Lot 29 comprising of 5919m^2 where the Hotel ('Microbrewery') "Boundary Island Brewery" operates. The Hotel is not subject to the LDP.

As part of the WAPC conditions of subdivision approval, the developer is required to prepare a Local Development Plan (LDP) for the subdivision site. As outlined in the condition below, the LDP is required to address specific elements.

Condition 7. Local Development Plan(s) being prepared and approved for lots shown on the plan dated 23 March 2020 that address the following:

a. *Noise for Lots 8-16*
b. *Tree Preservation for Lots 1, 3, 5, 7, 10, 11 14, 15, 17 and 18*
c. *Bin Pad location for Lots 8-11*
d. *Minimum habitable floor level of 2.7m AHD for all lots; and*
e. *Fencing and passive surveillance over the public realm for Lots 15, 16, 27 & 28*

To the satisfaction of the Western Australian Planning Commission

Given the condition wording refers to it being to the satisfaction of the Western Australian Planning Commission, together with the scope of the development provisions, should Council resolve to approve the proposed LPD, it will be forwarded to the WAPC for their endorsement.

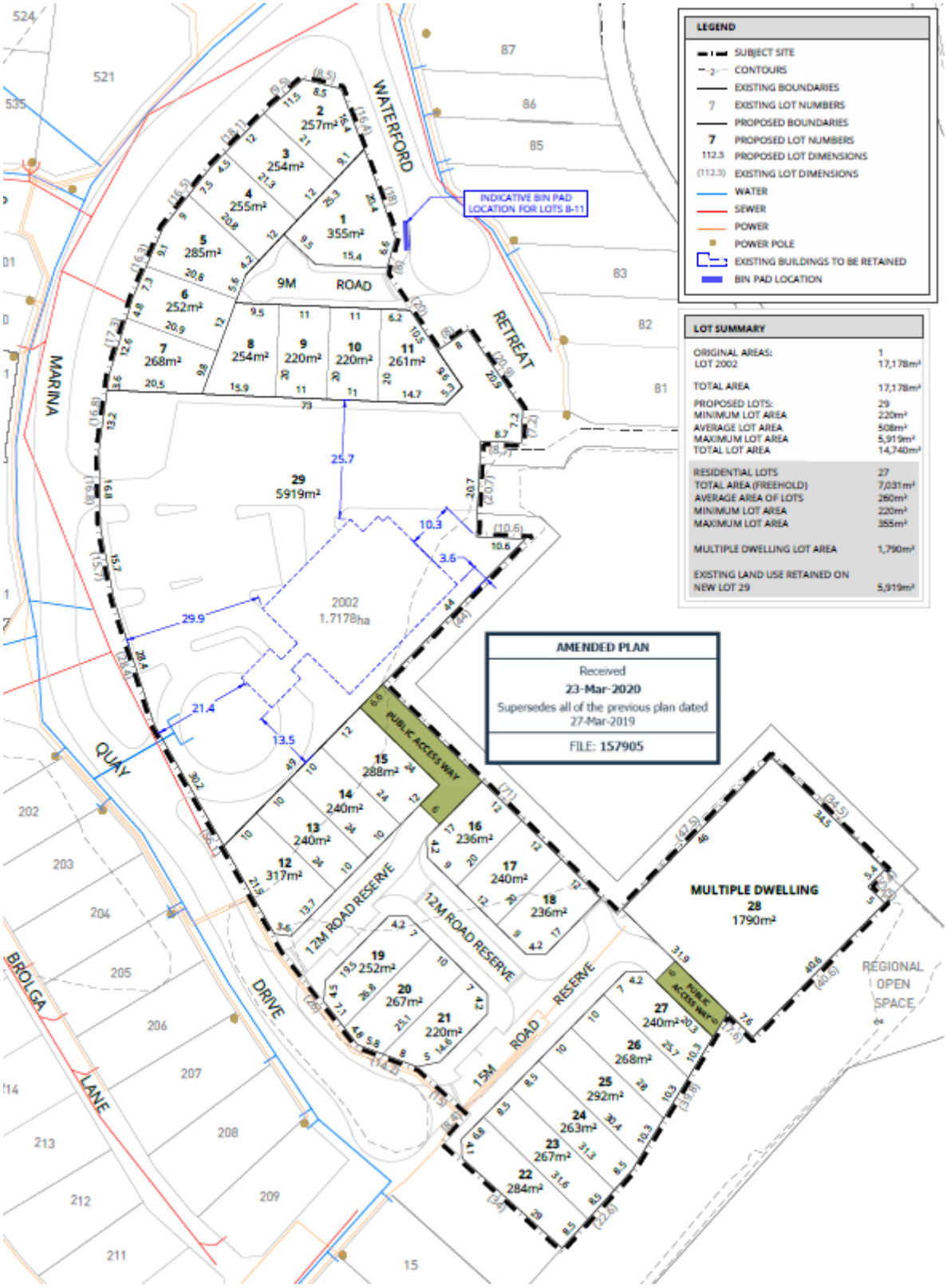


Figure 1. Lot 2002 Marina Quay Drive Approved Subdivision Design

Land Use
The land subject to the LDP is vacant, relatively flat and contains some established vegetation, grassed areas and access paths.

In July 2021, Council supported the proposed change of use to Hotel ('Microbrewery') on Lot 2002, Marina Quay Drive (Lot 29 on the approved subdivision plan). The proposed Hotel was advertised to approximately 400 surrounding residents and received 44 submissions; the key comments raised related to: boat ramp access and trailer parking, hours of operation, licence type, noise, patron numbers and availability of parking.

Officers assessment of parking proposed on-site – 1 bay per 4 patrons / seats – was sufficient for the maximum patron number of 328. Whilst relevant conditions mitigating potential noises sources have been recommended, and guided by a noise impact assessment which the Hotel must comply with as per conditions of approval.

The Officer Recommendation included conditions relating to the proposed plans (built form elements), patron/seating numbers, trading hours, noise/music, waste collection/deliveries, takeaway alcohol, security, food and odour. The recommendation was supported by Council unanimously.

As noted this LDP does not cover the Hotel site. Currently informal parking is occurring on the lots. The use of these lots for parking is not a suitable reason for refusing the LDP and the issue of parking for the Boundary Island Brewery requires alternative solutions and are discussed further in the report.

Comment

Proposed Local Development Plan
A Local Development Plan (LDP) is a planning tool used to provide alternative site-specific design control measures to those under the Residential Design Codes (R-Codes) for matters relating to urban design and the overall look of a built area. At the local government's discretion, can also streamline the development approval process.

While the LDP provides specific requirements for development, unless otherwise defined within the LDP, all development will be subject to the City of Mandurah Local Planning Scheme 12 (LPS12), State Planning Policy 7.3 Residential Design Codes (R-Codes) and City of Mandurah Local Planning Policy 1 Residential Development (LPP1).

The land is zoned Special Use under LPS12 with a density of R40. An assessment against the R-Codes determines if development satisfies the deemed-to-comply requirements. Deemed-to-comply provisions are R-Code standards that proposals are measured against. An LDP is a mechanism to vary the deemed-to-comply provisions. The below table outlines the proposed LDP provisions in comparison to the standard requirement:

Proposed LDP Provision	Standard Requirement (Deemed to Comply)	Comment
Primary street for all lots to have a 2m minimum setback	R-Codes require 4m minimum primary street setback for R40	2m primary street setback supports dwelling design on narrow lots
Secondary street for all lots to have a 1m minimum	R-Codes require 1m minimum secondary street setback for R40	Provisions are consistent
Rear boundaries for lots 22-27 have a 4m minimum setback	Lots 22-28 adjoin a Foreshore Reserve; section 4 of LPP1 (Lots Adjoining Foreshore Reserves) requires a minimum setback to a dwelling to be 4.5m to an open balcony, verandah and/or the like, and 6m to the main building.	Requiring a 4m minimum setback allows views to be maintained along the rear of all properties and provides visual surveillance to the foreshore reserve with outdoor living occurring within the 4m minimum setback area. The 4m minimum supports development on narrow lots, while

		being similar to the requirements of LPP1. It should be noted that Lot 28 is not subject to the 4m minimum and therefore will be subject to the LPP1 requirements for setbacks to the foreshore reserve
Boundary walls for Lots 3-10, 13, 14, 17, 20, 23-26 are permitted on both side boundaries and must comply with front and rear setbacks	R-Codes require in areas coded R30 and higher, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries	The subject lots are narrow, allowing boundary walls on both boundaries supports development
Boundary walls for Lots 1, 2, 11, 12, 15, 16, 21, 22, 27 are permitted on one side boundary and must comply with front and rear setbacks	As above	Limits boundary walls for lots that are wider, meaning impact to neighbours is reduced
Garages setback minimum 4.5m from primary street	R-Codes require 4.5m setback to primary street except that the setback may be reduced where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment	Specifying a minimum 4.5m garage setback means visitor parking will be accommodated on each lot.
For Lots 22 - 24, a garage door and its supporting structures may occupy up to 70 per cent of the frontage as the setback line as viewed from the street, where an upper floor or balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.	R-Codes allow garage width up to 60 per cent where an upper floor or balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.	Similar requirements, the LDP allows an extra 10% to accommodate the narrow lots
For Lots 22 - 27 two storey boundary walls are permitted up to a maximum height of 6.5m and are located between a minimum 4.0m front setback and a minimum 4.0m rear setback.	R-Codes only permit boundary walls up to 3.5m high, meaning two storey boundary walls are not permitted.	Allowing these lots to have 2 storey boundary walls accommodates two storey development on narrow lots
All lots have an open space minimum of 40%	R-Codes require 45% open space for R40	The 5% discretion is considered acceptable. Surrounding properties that are subject to Mandurah Quay Design Guidelines have the same requirement of 40% open space
Except for Lot 28, all lots have a maximum building height limit of 2 storeys. Wall and roof heights are as per Category B under Table 3 of State Planning Policy 7.3 Residential Design Codes Volume 1.	LPP1 applies category C under Table 3 of SPP7.3 which permits 3 storey development	Limiting the development to two storeys for Lots 1-27 means development will be consistent with the surrounding properties and the LDP area will not detract from the existing amenity
Any tree planting is required to be of a native species.	R-Codes Section 5.3.2 require all development to have a 2m by 2m tree planting area and 1 tree per dwelling	Specifying the tree to be native species is an effort by the applicant to compensate for the minimal tree retention due to lot size.

Other requirements mentioned in the LDP do not vary the R-Codes or LPP1, however are considered to be beneficial to the amenity of the LDP area. These provisions include the following:

- corner lots addressing both front and secondary streets with a habitable room, major opening and permeable fencing
- front fencing restricted to solid height of 1.2m and above 1.2m must be visually permeable
- Lots 7-16 are subject to quiet house design guidelines to reduce impact from the nearby Hotel ('Microbrewery')
- the material of the roof to be light in colour (white, shale grey or similar) to be of similar nature to the properties of Mandurah Quay
- garage locations specified to minimise impact of vehicles exiting/entering from Marina Quay Drive
- Dwelling orientation specified to encourage good public street interface
- Preferred outdoor living area location to encourage solar passive design of dwellings
- The external finish of visible boundary walls shall be finished with the same materials as the dwelling
- Tree required as per section 5.3.2 of the R-Codes, LDP requires tree to be a native species

The LDP provisions are considered to be acceptable and provide opportunity for good quality built-form and design of dwellings. The proposed LDP has undergone various amendments to resolve Officer and community concerns, where possible. The LDP provisions have been assessed with the provisions of the R-Codes and LPP1 to ensure each LDP provision results in outcomes that are supported when Development Approval is applied for.

Land Use and Planning Framework

Local Planning Scheme 12

The LDP area is zoned Special Use 2 (SU2) under Local Planning Scheme 12. Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme. Lot 2002 Marina Quay Drive has subdivision approval for residential use, however the Special Use Zone for this land has discretionary permissibility for single house, grouped dwelling and multiple dwelling.

Discretionary means that the use is not permitted unless the local government has exercised its discretion by granting development approval. The result is all the development proposed within the LDP area will require Planning Approval, allowing Officers to ensure all development proposals are assessed against the provisions of the LDP, R-Codes and LPP1.

The below table includes LPS12 conditions of SU2 and LDP comments:

Special Use 2 Condition:	LDP comment:
a) In addition to any general provisions of LPS12, further development of land is to accord with the development requirements of the R-Codes for the coding of the adjoining residential zoned land unless a Local Development Plan has been approved as per Part 6 of the Deemed Provisions.	The adjoining properties are zoned Residential R40, therefore the residential zone R40 applies to the LDP
b) Where Residential Uses are proposed, the site shall require to be subject to a Local Development Plan as per Part 6 of the Deemed Provisions to determine the location, form and scale of development for the site, the interface to existing residential development and the application of the R-Codes.	Condition of LPS12 and subdivision approval (WAPC ref 157905) requiring LDP to be applied to the subject land

c) The Local Development Plan shall have regard to the prevailing form of development surrounding the site, and ensure an appropriate interface to existing residential development.	Provisions of the proposed LDP do consider the prevailing form of development surrounding the site through roof material requirements, setback provisions, application of the R-Codes and LPP1 where the LDP is silent.

R-Codes

A Local Development Plan is intended as a planning instrument to address site specific opportunities or constraints. In addressing these issues, an LDP may require variations to the deemed-to-comply provisions of the R-Codes to achieve desired outcomes. In these circumstances, R-Code variations may be acceptable provided that they are incidental to the primary purpose of the LDP and are consistent with the design principles of the R-Codes.

Unless defined within the LDP, all standard requirements of the R-Codes and the applicable provisions of LPP1 will be applied to all development proposed within the LDP.

LPP1

Local Planning Policy No. 1 Residential Development provides further interpretation of the R-Codes in the assessment of residential developments and provides the basis for consistent assessment and decision making. LPP1 replaces certain development standards of the R-Codes where a specific local need arises. The following provisions of LPP1 will be applicable to the LDP area unless defined within the LDP such as street setback, lot boundary setback, building height, outbuildings, wall height and lots adjoining foreshore reserves.

Lot 28 Development

During advertising, multiple submissions included queries regarding the development of Lot 28 due to its prominent location, size and less prescriptive LDP provisions. Lot 28 is 1790m^2 and intended for grouped or multiple dwellings. The LDP applies provisions to fencing of the adjoining public access way (PAW) and public open space (POS) to be 50% visually permeable above 1.2m high. Provisions within the LDP that apply to 'all lots', will apply to Lot 28 as it is located within the LDP area (indicated on the LDP as per Attachment 2.3). Therefore, any development proposal will require an application for planning approval to be submitted.

Lot 28 will be subject to standard development requirements from the R-Codes and LPP1. These standard development requirements will limit the building envelope within setbacks being as per R-Codes and LPP1 (unless specified in LDP). LPP1 will influence the building envelope for Lot 28 due to the lot adjoining a foreshore reserve, which requires a minimum setback to a dwelling to be 4.5m to an open balcony, verandah and/or the like, and 6m to the main building. This will maintain the view corridor for properties adjoining the foreshore reserve (labelled POS on the LDP as per Attachment 2.3). LPP1 will also influence the building envelope relating to height which applies Category C as per table 3 of the R-Codes which permits the maximum height of the wall to 9m and the maximum total building height to 10m (gable, skillion and concealed roof) or 12m (hipped and pitched roof). All other requirements will be considered against the provisions of the R-Codes.

Car Parking

Through submissions it was evident that the LDP area while vacant, is currently being used as informal parking for Boundary Island Brewery. This raised concerns as to where the current overflow of parking from the Microbrewery would park when the LDP lots are created/developed. During assessment for the Hotel ('Microbrewery') it was determined that the proposed parking ratio of 1 bay per 4 seats / patrons was determined sufficient for the following reasons:

- Ratio is consistent with a restaurant car parking rate
- Venue is to operate predominantly as a fully seated venue
- A portion of patrons are anticipated to travel to the site by taxi / uber
- Surrounding residential properties and established walking network – anticipated that a portion of patrons will walk / cycle to the venue
- The site is accessible by boat – anticipated that a portion of patrons will arrive via boat

In the event that patrons park their vehicles within the surrounding streets and on local government property, the *City of Mandurah Parking and Parking Facilities Local Law 2015* applies and can be enforced by the City.

While the informal parking from Boundary Island does not directly relate to the proposed Local Development Plan, officers have committed to investigate measures to ensure parking does not occur unlawfully. The overflow and concerns of residents has been raised at the City's monthly Parking Meeting with the resolution that signage will be installed in nearby streets to indicate no street parking areas.

People who raised concerns relating to on street parking have been encouraged to contact the City's Rangers if any illegal parking occurs.

The LDP requires all garages to be setback 4.5m from the street boundary. This requirement will accommodate visitor parking in the driveway reducing the need for on street parking. This was raised as a concern during the assessment as the R-Codes allow garage setbacks to be varied when garages are setback 500mm behind the dwelling; as dwellings are permitted to 2m setback. This could result in garages being setback 2.5m from the primary street which would not allow visitor parking in the driveway. The LDP specifying a 4.5m minimum setback for garages will accommodate visitor parking by not permitting a 2.5m setback. While parking within the LDP for individual lots has not been raised as a concern in submissions, the current informal parking and potential overflow into streets has been raised as a concern. The 4.5m setback for garages will accommodate visitor parking for individual lots.

Amenity

Trees
Despite the subdivision approval conditioning the retention of ten trees within the LDP area, due to the lot sizes and subdivision condition that minimum habitable floor level must be 2.7m AHD for all lots, tree retention is not possible for all ten trees. The need to raise the lot levels to a height of 2.7m requires fill of up to 700mm in some areas, which is likely to compromise the survival of the trees. As the lot sizes are between 220m^2 and 355m^2, the retention of trees within these lots is not possible. The LDP has identified two trees for retention, one located on the front boundary of Lot 17 and the other located in the Lot 30 (PAW). The two retained trees are of good quality and retaining these trees is considered a good outcome given the difficulties in retaining more trees.

Section 5.3.2 of the R-Codes requires that all dwellings provide a tree and 2m by 2m tree planting area. As all proposed dwellings will be required to apply for development approval; the City will be able to ensure all development approvals include a tree and tree planting area on the approved plans. In an effort to compensate the removal of eight of the trees identified for retention, the applicant agreed to including a provision that the LDP requires that the tree within the 2m by 2m tree planting area, be native species.

Concerns were raised through submissions regarding the minimal tree retention within the LDP area and efforts made to register more trees on the *City's Significant Tree Register.* The trees were assessed based on them being nominated as having '*Outstanding Visual/Aesthetic Significance'* and for having '*Significant Ecological Value.'* While acknowledging that the trees are aesthetically important to the site – officers did not consider that the nominations were outstanding in nature and several of the trees exhibit poor growth habit as well as signs of decline. Some of the trees nominated previously have since died and others that were in good condition have now also declined in health.

With regard to the significant ecological value, one of the measures is that a remnant species is now reduced in range or abundance. The Marri tree has an extensive range across the south west and is not considered to be significantly reduced in range. The tree is common throughout Mandurah in both public and private land. In addition, this element relates to trees that have a significant habitat element for rare or threatened species. While acknowledged and agreed these trees provide some foraging and habitat for black cockatoos however given distance to any known breeding sites foraging value has not been considered significant.

While they are not significant trees, it is important to note that a Structure Plan as requested by the City in 2019 when it recommended refusal of the subdivision would have provided a more suitable mechanism to achieve better tree retention outcomes.

Building materials
While the R-Codes do not require specific building materials or finishes, some of the surrounding properties within Mandurah Quay are subject to a restrictive covenant on titles which require roof finishes to be of a light colour. The properties within the LDP area are not subject to the same restrictive covenant, however it was raised throughout submissions that a specified light colour roof requirement is desired to have the same look as the surrounding properties. The applicant agreed to including this provision on the LDP.

The LDP also requires *"The external finish of all visible boundary walls shall be finished with the same materials as the dwelling to the satisfaction of the City of Mandurah."* This will ensure that any visible boundary walls will be of a quality finish and not detract from the surrounding amenity.

Noise Impact Assessment
Lots directly adjoining Lot 29 (site of the Hotel - Microbrewery) and Lot 16, are required to have Quiet House Design Guidelines applied to development as a condition of the subdivision approval. The Quiet House Design Guidelines are required by condition of subdivision. The Guidelines relate to techniques for Noise Avoidance and Mitigation. The LDP was submitted with an Acoustic Report (Attachment 2.3) which outlined which Quiet House Design Guidelines applied to the subject properties. The Acoustic Report was reviewed by the City's Environmental Health Officer and deemed acceptable and comprehensive.

It should be noted that given the close proximity of future residences to the proposed microbrewery the operator will likely be required to reduce their noise emissions significantly to comply with the standards set by the *Environmental Protection (Noise) Regulations 1997*. It is a requirement of the brewery as the noise emitter to ensure they do not exceed the regulated levels; however, the quiet house design requirements will certainly help in minimizing noise issues.

MEAG Comment

Whilst it is acknowledged the development results in the loss of vegetation and this has been raised through the submissions process, the proposed LDP does not have any influence on this as the lots have been created. As the purpose of the LDP is to provide development standards, it was not presented to MEAG.

Consultation

The proposal was advertised between 8 September and 5 October 2022 to 111 landowners adjoining and surrounding the LDP area via direct letter notification, sign on-site and publishing on Mandurah Matters.

Planning Officers attended the Mandurah Quay Home Owners Association Annual General Meeting on October 5th 2022 at the Halls Head Bowling Club in order to assist with answering questions community members had, with approximately 70-80 attendees at this session. During this meeting, officers made it clear that the advertising was only relating to the proposed LDP and reiterated that subdivision approval for the land had already been given by the WAPC. Submissions or objections relating to the subdivision, while noted, could not change the outcome of the subdivision approval.

30 submissions were received which have been summarised and responded to in the Schedule of Submissions (Attachment 2.2).

Key issues raised in submissions were identified as:

- Parking
- Tree Retention
- Roof Material
- Building Height
- Development of Lot 28

Statutory Environment

• *Planning and Development Act 2005;*

• *Planning and Development (Local Planning Schemes) Regulations 2015* ("Deemed Provisions");

• Peel Region Scheme;

• Local Planning Scheme No. 12

Policy Implications

- Local Planning Policy 1 Residential Development
- State Planning Policy 3.7 Residential Design Codes Volume 1
- State Planning Policy 2.6 Coastal Planning

Financial Implications

Nil

Risk Analysis

It should be noted that the community may consider some of the outcomes created by the subdivision as being undesirable. The subdivision was approved in September 2020 and this report requests Council to consider the Local Development Plan which addresses matters such as lot numbers, setbacks, wall height, vehicle access and parking, fencing, landscaping and private open space.

Should the applicant feel aggrieved by the determination, then an appeal may be lodged with the State Administrative Tribunal.

Strategic Implications

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

Environment:
- Advocate for and partner with key stakeholders to ensure environmental impacts are considered in all planning, strategy development and decision making.

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

Conclusion

The City opposed the subdivision of Lot 2002 Marina Quay Drive (WAPC ref 157905), noting poor outcomes in a range of areas. Separating that decision and the proposed Local Development Plan (LDP) it is considered to be acceptable and supported. The LDP has been assessed and undergone amendments, requested at officer level, to reach an acceptable standard that responds to concerns raised through submissions and assessment.

As the subdivision has been approved by the WAPC, requiring the submission of this LDP, efforts have been made by officers and the applicant to include provisions within the LDP that will influence development and address concerns where possible. This includes provisions relating to setbacks to accommodate visitor parking, requiring light coloured roofs to be in keeping with the surrounding development, specifying tree planting for each development to be native to account the minimal tree retention and building height limits.

While it is evident the proposed LDP had a lack of support from the community due to the underlying subdivision approval, officers believe the LDP addresses community concerns to the best of its ability. Therefore, it is recommended that Council support the proposed Local Development Plan in its current form.

NOTE:

- Refer ***Attachment 2.1 Proposed Local Development Plan Lot 2002 Marina Quay Drive Erskine***
  Attachment 2.2 Submissions Table
  Attachment 2.3 Acoustic Report

Officer Recommendation

That Council:

1. Endorse the proposed Local Development Plan for Lot 2002, No. 21 Marina Quay Drive Erskine as detailed in Attachment 2.1.

2. Acknowledge that the Local Development Plan for Lot 2002, No. 21 Marina Quay Drive Erskine requires approval from the Western Australian Planning Commission.

Committee Recommendation

That Council defer the item, for officers to bring back a recommendation to Council for refusal.

Comment: The Committee recommendation was changed due to the applicant not complying with subdivision condition 7 relating to tree preservation for lots 1, 3, 5, 7, 10, 11, 14, 15, 17 and 18.

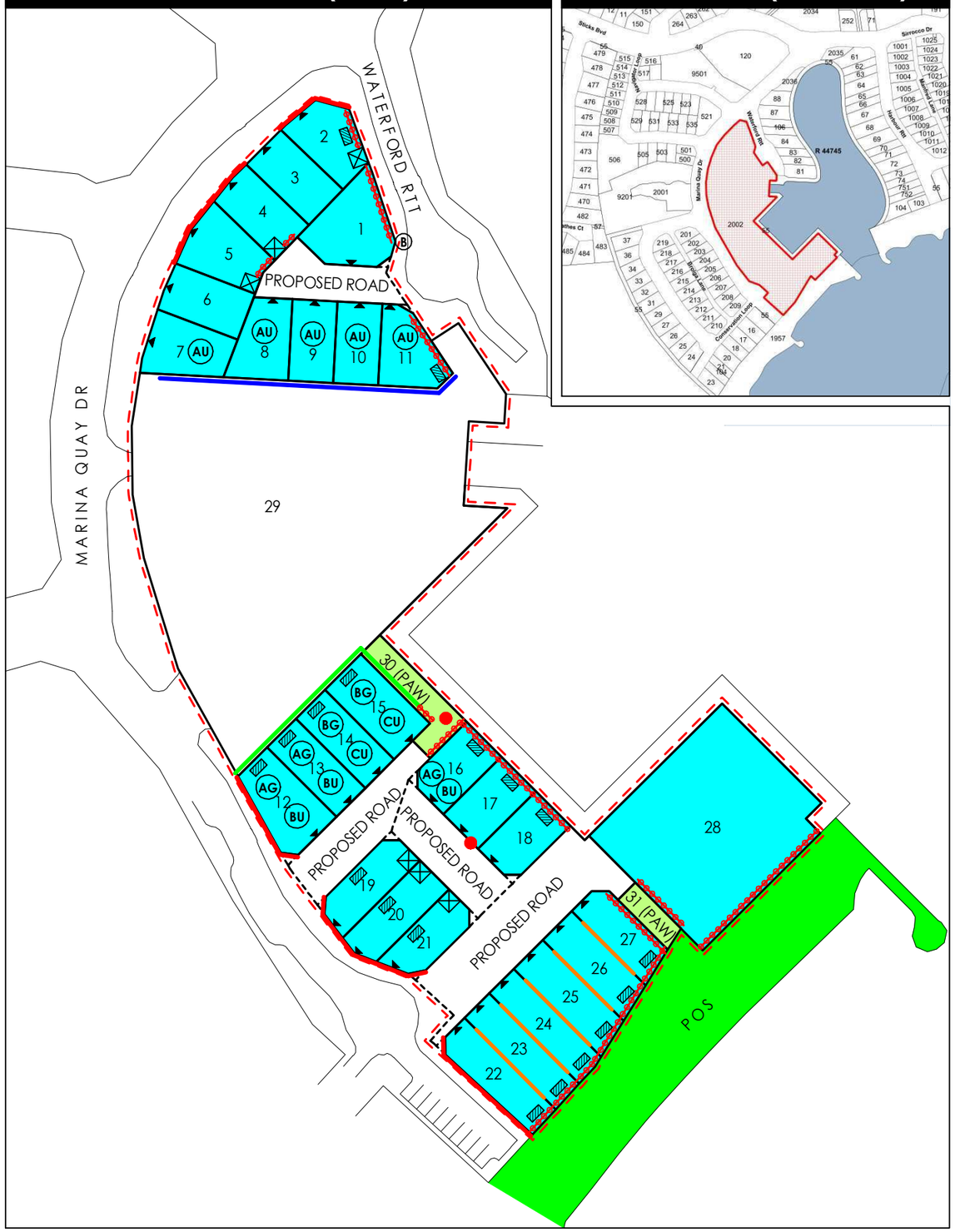
Officer Recommendation for Council Consideration

That Council:

1. **Endorse the proposed Local Development Plan for Lot 2002, No. 21 Marina Quay Drive Erskine as detailed in Attachment 2.1. subject to the following modification;**
   a) **A notation being added to the LDP requiring trees, 1, 3, 5, 7, 10, 11, 14, 15, 17 and 18 being protected during and beyond the construction phase.**
   b) **No pruning, removing or other modification to trees, 1, 3, 5, 7, 10, 11, 14, 15, 17 and 18 shall occur without the written development approval of the City of Mandurah**
   c) **Any application for development approval to remove, prune or modify trees, 1, 3, 5, 7, 10, 11, 14, 15, 17 and 18 must be accompanied by a report prepared by a suitably qualified arborculturalist.**

2. **Acknowledge that the Local Development Plan for Lot 2002, No. 21 Marina Quay Drive Erskine with the amendments of the addition of tree preservation for lots 1, 3, 5, 7, 10, 11, 14, 15, 17 and 18, requires approval from the Western Australian Planning Commission.**

LOCAL DEVELOPMENT PLAN (1:1250)



LOCATION PLAN (not to scale)

LEGEND

- LOTS SUBJECT TO LOCAL DEVELOPMENT PLAN
- SPECIAL USE (R40)
- PUBLIC OPEN SPACE
- P.A.W.
- FENCING TO BE 50% VISUALLY PERMEABLE ABOVE 1.2m HIGH
- DWELLING ORIENTATION
- TREE PRESERVATION
- (B) BIN PAD LOCATION FOR LOTS 8 - 11
- (AG) LOTS REQUIRE "QUIET HOUSE PACKAGE A" Noise Mitigation to Ground Floor
- (AU) LOTS REQUIRE "QUIET HOUSE PACKAGE A" Noise Mitigation to Upper Floor
- (BG) LOTS REQUIRE "QUIET HOUSE PACKAGE B" Noise Mitigation to Ground Floor
- (BU) LOTS REQUIRE "QUIET HOUSE PACKAGE B" Noise Mitigation to Upper Floor
- (CG) LOTS REQUIRE "QUIET HOUSE PACKAGE C" Noise Mitigation to Ground Floor
- (CU) LOTS REQUIRE "QUIET HOUSE PACKAGE C" Noise Mitigation to Upper Floor
- 1.8m HIGH ACOUSTIC WALL
- 2.4m HIGH ACOUSTIC WALL
- NO VEHICLE ACCESS PERMITTED
- DESIGNATED GARAGE LOCATION
- PREFERRED OUTDOOR LIVING AREA LOCATION
- PERMITTED TWO STOREY BOUNDARY WALL

PROVISIONS

ATTACHMENT 2.1

Unless otherwise defined on this Local Development Plan, all development shall be in accordance with the City of Mandurah Town Planning Scheme No. 12 (TPS 12) and the Residential Design Codes of WA (RD Codes).

1 GENERAL

1.1 The requirements of the RD Codes are varied as shown on the Local Development Plan.

1.2 Due to the land being zoned 'Special Use' under the provisions of TPS 12, the 'Single Dwelling', 'Grouped Dwelling' and 'Multiple Dwelling' are discretionary uses and require an Application for Planning Approval to be submitted with the City of Mandarah for each lot under the Local Development Plan.

2 STREETSCAPE & SETBACK REQUIREMENTS

R40			
Criteria	**Location**	**Setback**	**Requirement**
Primary street	All lots	2.0m	Minimum setback
Secondary street	All lots	1.0m	Minimum setback
Rear boundaries	Lots 22 - 27	4.0m	Minimum setback
Side boundaries	Lots 3 - 10, 13, 14 17, 20, 23 - 26	Nil	Both side boundaries Maximum length determined by front and rear setbacks Maximum height as per RD Codes
	Lots 1, 2, 11, 12 15, 16, 21, 22, 27		One side boundary Maximum length determined by front and rear setbacks Maximum height as per RD Codes
Garages	Primary street	4.5m	Minimum setback
	Other than Primary street	1.5m	

2.1 For all corner lots, the dwelling shall include at least one habitable room major opening with a clear view of the Secondary Street and must not be obscured by visually impermeable fencing.

2.2 Where front fencing is not supplied as part of the subdivision works, the fencing is restricted in solid height to 1.2m and above a height of 1.2m must be 50% visually permeable.

2.3 For lots 22 - 24, a garage door and its supporting structures may occupy up to 70 per cent of the frontage as the setback line as viewed from the street, where an upper floor or balcony extends for more than half the width of the garage and its supporting structures and the entrance to the dwelling is clearly visible from the primary street.

2.4 For lots 22 - 27 two storey boundary walls are permitted up to a maximum height of 6.5m and are located between a minimum 4.0m front setback and a minimum 4.0m rear setback.

2.5 For lots 22 - 27 a minimum 4.0m rear building setback (including patios and verandahs) applies.

2.6 No vehicle access is permitted from Marina Quay Drive for lots 2, 12 and 22.

3 OPEN SPACE REQUIREMENTS

R40		
Location	**Minimum**	**Requirement**
All lots	40%	All dimension of the outdoor living area shall be a minimum of 4m

4 ACOUSTICS

4.1 Any dwelling constructed on lots 7 - 16 is required to comply with the nominated 'Quiet House Package A, B or C'. Quiet House design requirements contained on page 2 of this Local Development Plan.

5 SITE WORKS

5.1 All dwellings are to be established with a minimum finished floor level of 2.7m AHD.

6 BUILDING HEIGHT

6.1 Except for lot 28, all lots have a maximum building height limit of 2 storeys. Wall and roof heights are as per Category B under Table 3 of State Planning Policy 7.3 Residential Design Codes Volume 1.

7 HOUSING DESIGN

7.1 For all lots under the Local Development Plan, the roofing colour to the main dwelling and any ancillary buildings is to be finished in 'surf mist'.

7.2 The external finish of all visible boundary walls shall be finished with the same materials as the dwelling to the satisfaction of the City of Mandurah.

7.3 Any tree planting is required to be of a native species.

LOCAL DEVELOPMENT PLAN

LOT 2002 ON DP 404283 (#21) MARINA QUAY DRIVE, ERSKINE WA 6210
City of Mandurah

ENNIS ADVISORY TOWN PLANNING & DEVELOPMENT DELIVERY

DATE : 2 November 2022
DRAWN BY : K.R.D.
CHECKED BY : J.E.
FILE : 21-10_(SK-15)
PAGE : 1 of 2

SCALE 1:1250 @ A3
0m 10m 20m 30m 40m 50m

N

QUIET HOUSE DESIGN REQUIREMENTS

Quiet House Package A

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): ○ Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; ○ Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$): ○ Sealed awning or casement windows with minimum 6mm glass.	• Up to 40% floor area ($R_w + C_{tr} \geq 25$): ○ Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; • Up to 60% floor area ($R_w + C_{tr} \geq 28$); • Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	• Doors to achieve $R_w + C_{tr} \geq 25$: ○ 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; ○ Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	• $R_w + C_{tr} \geq 45$: ○ Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or ○ Single leaf of 150mm brick masonry with 13mm cement render on each face; or ○ One row of 92mm studs at 600mm centres with: ▪ Resilient steel channels fixed to the outside of the studs; and ▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; ▪ 75mm thick mineral wool insulation with a density of at least 11kgkg/m³; and ▪ 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	

Quiet House Package B

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): ○ Sliding or double hung with 6mm-12mm-10mm double insulated glazing; ○ Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$); • Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	• Doors to achieve $R_w + C_{tr} \geq 28$: ○ 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; ○ Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: ○ Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m³). Resilient ties used where required to connect leaves. ○ Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). ○ Single leaf of 220mm brick masonry with 13mm cement render on each face. ○ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. ○ Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m³) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	

Quiet House Package C

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 20% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 40% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Not recommended.	• Doors to achieve $R_w + C_{tr} \geq 30$: ○ Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; ○ 40mm Solid timber core side hinged door, frame and seal system certified to R_w 32 including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: ○ Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). Resilient ties used where required to connect leaves. ○ Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m³). ○ Single leaf of 220mm brick masonry with 13mm cement render on each face. ○ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. ○ Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m³) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 40$: ○ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; ○ R3.0+ insulation batts above ceiling; ○ 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.	

LOCAL DEVELOPMENT PLAN

LOT 2002 ON DP 404283 (#21) MARINA QUAY DRIVE, ERSKINE WA 6210
City of Mandurah

ENNIS ADVISORY TOWN PLANNING & DEVELOPMENT DELIVERY

DATE : 2 November 2022
DRAWN BY : K.R.D.
CHECKED BY : J.E.
FILE : 21-10_(SK-15)
PAGE : 2 of 2

SCALE 1:1250 @ A3
0m 10m 20m 30m 40m 50m

N

ATTACHMENT 2.2

Proposed Local Development Plan: Lot 2002, No. 21 Marina Quay Drive, Erskine

Summary of Submissions Table

Owner / Address	Submission (Summarised comments)	Comment
1. A Walker	a. Request that development be subject to same requirements as Mandurah Quay Development – Sea Mist Colorbond roofing only	*a.* Applicant has agreed to implement the following to the LDP to address this: "*For all lots under the Local Development Plan, the roofing to the main dwelling and any ancillary buildings is to be finished in a light roof colour. The preferred roofing colours being white, shale grey or similar."*
	b. Queried development of Lot 28 and specific built form requirements	b. Development of Lot 28 requires development approval and while likely to be grouped dwellings, assessment will be undertaken upon lodgement of plans and considered against the provisions of the Residential Design Codes and Local Planning Policy.
	c. Queried definition of 'foreshore reserve' regarding LPP1 setback requirements to foreshore reserve. Does this apply to the boardwalk on the east and north sides of the boardwalk in the marina and do these setbacks also apply to these 2 sides of Lot 28?	c. Lot 28 will need to comply with the foreshore setback requirements of LPP1 for the south east boundary (where the boundary adjoins the 'POS' area on the LDP). It will not be applied along the boardwalk as the water portion is not POS.
2. M Tranfield	a. Boundary Island Brewery (BIB) does not have enough parking and parking spills into the proposed LDP lots. Where are these cars going to park if the proposed building site goes ahead? Concerns for street parking overflow, on verge and blocking the streets	a. The parking for the Restaurant/Bar is a separate concern to the proposed LDP. The parking ratio was deemed compliant for the seating amount proposed by the restaurant. If BIB patrons park their vehicles within the surrounding streets and on local government property, the City of Mandurah Parking and Parking Facilities Local Law 2015 applies and can be enforced by the City.
	b. Concerns regarding trees being destroyed and prevent wildlife around the area	b. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements.

	c. Buildings should be a maximum of two stories so they do not overshadow	c. Applicant has included the following to address concerns: *"Except for Lot 28, all lots have a maximum building height limit of 2 storeys. Wall and roof heights are as per Category B under Table 3 of State Planning Policy 7.3 Residential Design Codes Volume 1."*
3. T Piklington	a. Queried Lot 28 development	a. Development of Lot 28 requires development approval and while likely to be grouped dwellings, assessment will be undertaken upon lodgement of plans and considered against the provisions of the Residential Design Codes and Local Planning Policy.
4. J Sibson	a. Current parking issue in and around BIB. Cars are parking where the proposed lots for the LDP. Congestion and noise. Plan is unacceptable within more space for parking allocated	a. See 2a
	b. Concerns for increased traffic	b. The traffic increase has been considered through the subdivision process.
	c. Concerns for Lot 28 being an apartment complex	c. The future development of Lot 28 will be considered against the Residential Design Codes and Local Planning Policy 1 which do allow for grouped and multiple dwellings
5. D & P Browning	a. Concern for Lot 28 building height	a. Lot 28 building height is subject to LPP1 which applies Category C as per table 3 of the R-Codes which permits maximum height of wall 9m, maximum total building height 10m (gable, skillion and concealed roof) or 12m (hipped and pitched roof). This effectively means three storeys.
6. J & T Lindley	a. Concerns for significant tree registered tree	a. Subject significant tree is located within road reserve, not intended for removal
	b. Don't want to see trees removed	b. Retention of all trees is not possible. Two trees are being retained and R-Codes require each lot to include a tree

7. R & A Jepson	a. Concern for parking with BIB, cars forced to park on roads around Mandurah Quay. b. Increased volume of parked vehicles c. Concerned about the size of the blocks of land. Ask to reconsider the proposed plan	a. See 2a b. LDP requires 4.5m setback to garages to accommodate visitor parking c. Lot sizes and subdivision has been approved by WAPC. The proposed LDP cannot alter lot sizes
8. J Hewison	a. Parking concerns relating to BIB on proposed LDP lots. Increased water traffic since BIB	a. See 2a
9. R & S Rummer	a. Traffic associated to BIB has increased, parking issue associated to BIB. When the Brewery is at capacity there is nowhere for people to park. If proposed LDP goes ahead, where will the people park. b. Streets surrounding the venue are very narrow and concern for illegal verge parking c. Concerns for garages and driveways facing Marina Quay Drive, directly onto oncoming traffic in both directions and on a bend. d. Aboriginal site on the LDP land – illegal to cover/build over e. Too many dwellings/lots proposed f. Concern for number of trees that are going to be removed	a. See 2a b. See 2a c. The LDP has limited garages and driveways facing Marina Quay to only three properties. These properties have no alternative access location d. The WAPC has approved the subdivision through their processes e. The WAPC has approved the subdivision. The LDP cannot alter this decision f. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements.
10. G Noske	a. Concern for Lot 28 development	a. Development of Lot 28 requires development approval and while likely to be grouped dwellings, assessment will be undertaken upon lodgement of plans and considered against the provisions of the Residential Design Codes and Local Planning Policy.

11. J & A Kreibich	a. Parking issues associated with BIB. Not enough parking. concerns parking will occur on street illegally.	a. See 2a
	b. Concerns with BIB using the disabled parking for trucks and sea containers	b. Noted, however not related to LDP assessment
	c. Speed limit along Marina Quay Drive needs to be reduced and zebra crossing near the entry to the Brewery	c. Technical Services have provided comment on Marina Quay Drive Speed: "*Average speed is less than 40km/hr"*
12. G and B Leach	a. Parking issues associated with BIB. Not enough parking. concerns parking will occur on street illegally.	a. See 2a
	b. Concerns for garages and driveways facing Marina Quay Drive, directly onto oncoming traffic in both directions and on a bend.	b. Noted. The LDP has been amended to have limited garages and driveways facing Marina Quay to only three properties. These properties have no alternative access location
	c. Traffic speed and noise concerns relating to BIB traffic	c. See 11b and 11c
	d. deliveries of goods/foodstuffs have been constantly performed between the hours of 1.30 to 2.30am two or three times each week to the service area of the building	d. See 11b. Further investigation is required relating to noise and compliance with development conditions.
	e. LDP proposal is greedy, no consideration of open space, preservation of trees, environment, birds/wildlife or safety and wellbeing of present residents	e. Lot sizes and subdivision approved by WAPC. LDP cannot alter lot sizes
13. S & N Robinson K Pomlett E Moczulska R & D Williams P Wilson	a. Parking: no public parking provided. Overflow from BIB occurring	a. See 2a
	b. No additional parking for new housing lots. Concerns for visitor parking	b. LDP requires 4.5m setback to garages to accommodate visitor parking
	c. Existing tree canopy being removed, only leaving two trees	c. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements.
	d. Increased boating traffic	d. See 11b
	e. Water quality needs to be closely monitored	e. See 11b

	f. Traffic density: additional vehicles along Sticks Boulevard	f. See 11b
14. C & S Brown	a. Overflow parking on LDP land	a. See 2a
	b. Concern regarding an increase in vehicles and limited on street parking within LDP area	b. Number of lots approved by WAPC through subdivision. LDP requires 4.5m setback to garages to accommodate visitor parking
	c. Only 2 out of 14 trees to be retained are being retained foraging for food in these trees by Forest Red Tailed Black Cockatoos	c. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements.
	d. current drainage area being removed, how will this impact?	d. Approved by WAPC. All drainage will have to comply with relevant standards and be approved by City's Engineering
	e. Brewery noise concerns	e. Acoustic report provides requirements and recommendations for lots closest to BIB. Quiet house design guidelines applied and noise walls installed along BIB boundary. The onus is on the brewery as the noise emitter to ensure they don't exceed the regulated levels
	f. Query regarding Lot 28 having a separate LDP	f. Development of Lot 28 requires development approval and while likely to be grouped dwellings, assessment will be undertaken upon lodgement of plans and considered against the provisions of the Residential Design Codes and Local Planning Policy.
	g. Tree condition of the flooded gum tree opposite 46 Marina Quay Drive (on significant tree register) has an application been made to remove this? If so, we object	g. Subject tree is located on road reserve and no application has been submitted for removal
15. B Wilkerson	a. Parking concern relating to BIB and new residential development	a. See 2a
	b. Will building guidelines be the same as Mandurah Quay Home Owners Association?	b. Applicant has implemented the following to the LDP to address this: "*For all lots under the Local Development Plan, the roofing to the main dwelling and any ancillary buildings is to be finished in a light roof colour. The preferred roofing colours being white, shale grey or similar."*

	c. Storm water sump or drainage area to be filled, what are the implications? d. Lot 28 what are the developer's intentions? e. Traffic flow impacts on Stick Boulevard and Old Coast Road from increase in traffic	c. Approved by WAPC. All drainage will have to comply with relevant standards and be approved by City's Engineering d. Explanation of development of Lot 28 is discussed in report. e. Noted, not relevant to LDP assessment
16. D Vardy	a. Not enough parking for BIB currently; where is everyone going to park? b. Trees being removed that should be retained c. What's the intention for lot 28? Looks like an apartment d. Lot size should be bigger, with less houses and retain some parkland e. Mandurah is being ruined by development	a. See 2a b. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements. c. Explanation of development of Lot 28 is discussed in report. d. Lot sizes approved by WAPC e. Noted
17. R & D Willard	a. Parking is currently a major problem. Lot 2002 currently used for parking overflow from the Brewery. Where is everyone going to park? Concerns for street parking b. Large pond on Lot 2002 which used to be a natural spring, of aboriginal heritage. Surely illegal to build over this? c. Trees being destroyed that should be retained	a. See 2a b. WAPC have approved the subdivision through their process. c. Retention of all trees is not possible. Each lot will be required to have one tree planted as per R-Codes Landscaping requirements.
18. R & T Connor	a. Parking from BIB occurring on the land, where will these cars park? b. Noise from brewery play area c. Query proposal for Lot 28, no information on plan	a. See 2a b. See 14e c. See 11b

	d. Trees being removed on Lot 12, believe they are on council land and should be protected	d. See 16b
	e. The proposed development and the current car parking situation at BIB cannot co-exist, something has to give	e. See 2a
19. I Readwin	a. Where will the overflow of parking from BIB go? On the weekend over 40 cars were parked each day on the vacant lot. Where will everyone park?	a. See 2a
	b. Concern for parking overflow spilling into the suburb and destroy the tranquillity	b. See 2a
20. J & M Geoghegan	a. Trees. The corridor of trees on the south side of the brewery should be maintained as habitat for the fauna and flora preservation as the last remaining natural and native species in the area.	a. See 17c
	b. Parking. Serious thought needs to be given for planning on how to accommodate in excess of 50 plus vehicles before any other accommodation approval is given.	b. See 2a
	c. Marina. Access for vehicles and people to the marina pens need to be included in any development plan.	c. Noted, not considered for assessment of the LDP provisions
	d. Traffic. A reduction in the number of dwellings proposed and to include extra parking will help to minimise the traffic problems.	d. Subdivision is already approved by WAPC
	e. Block size. All proposed block sizes need to compliment the neighbourhood rather than create a congested area within. Minimum block size of 400m²	e. See 20d
	f. Lot 28. Better to be left as public open space.	f. Noted, land is privately owned, therefor land owner's choice of development
	g. Noise. As the developer recognises the noise problem of the boat playground for new properties, they should accept responsibility and replace windows on existing properties with double glazing or remove the boat playground.	g. It is the brewery's responsibility to comply with noise requirements

21. P & U Fowles	a. NBN being installed for the new buildings, does this mean it's going ahead regardless? b. BIB carpark is full and cars parking on LDP land c. Love the tranquillity of the area, don't relish overflow parking in our street	a. The subdivision has been approved by WAPC b. See 2a c. See 2a
22. P & H Naylor	a. If development is approved the cars from BIB will have nowhere to park. There is insufficient parking room for boat trailers. Street parking is already occurring b. Concern for Waterford Retreat and Marina Quay Drive becoming more congested and dangerous for the many daily walkers	a. See 2a b. Noted, not a consideration for LDP provisions. Vehicle access is limited on Marina Quay Drive and Waterford Retreat
23. R Heilbronn	a. Protection of the environment: removal of trees, concern for Forest Red-tailed Black Cockatoos. EPA requirements for threated species b. Open space: R-Code R40 requires 45% open space. LDP requires 40% open space? c. parking BIB overflow parking issue will only worsen. Concern for street/verge parking d. casual area users: POS users are limited to 10 parking spaces, their needs are neglected in this LDP e. Lot 28 concerns for development f. large drainage area: what happens to this and drainage capacity? g. Amenity: Mandurah Quay has a quiet, safe and pristine environment. Proposed development is of a great concern to the amenity	a. The applicant has been reminded of their requirements to comply with the EPA b. The LDP can reduce the requirement for open space. A 5% decrease is considered acceptable due to the size of the lots c. See 2a d. The 10 parking spaces within the road reserve are maintained e. See 11b f. See 14d g. noted
24. G & L Wray	a. Overflow of parking from BIB is of great concern	a. See 2a
25. J Sangster & S Tischler	a. Overflow of parking from BIB what measures have been put in place to provide extra parking to accommodate BIB?	a. See 2a

	b. Noticeable litter throughout the area, cars driving fast around the estate, concern for safety with traffic speed and volumes	b. Noted, however not related to LDP provisions
	c. Visitors from BIB have little regard for our special residential area	c. noted
26. R & H Oxley	a. Construction and design to compliment existing properties. MQHOA building guidelines to be incorporated where possible.	a. See 1a
	b. More trees to be retained	b. 2b
	c. COM to ensure the developers to made particularly aware of clearing restrictions in mind of Cockatoo habitat and any possible penalties for breeches.	c. See 23a
	d. Access to garages and off street residents parking to be contained within the internal perimeter of the LDP, not on Marina Quay Drive.	d. Subdivision already approved by WAPC. See 12b
	e. Attention be given to the building height of properties fronting the estuary in considering the flight path of birds and probable collisions into buildings.	e. All lots except Lot 28 are maximum 2 storey. Lot 28 permitted to 3 storey. Flight path of birds not a planning consideration
	f. Drainage, new and existing be sufficiently addressed.	f. See 14d
	g. COM Planning to acknowledge that in the course of the proceeding of the LDP, the redevelopment of the Marina and the existing substantial shortfall of parking at the Brewery, then planning must responsibly take these matters into consideration within the current LDP process	g. See 2a
27. C Heilbronn	a. Birdlife: implore you to take into consideration reserving bird habitat and foraging on Lot 2002	a. Noted, see 2b
	b. BIB parking on Lot 2002 and destroying vegetation	b. See 2a
	c. Overflow of parking, where will BIB patrons park if land is developed	c. See 2a
	d. Environment: people dumping rubbish and white goods on the site	d. Noted
	e. Noise: children playground creating noise issues, weekend	e. See 20g

	noise late into evenings of screaming	
	f. Late night noise: frightening verbal abuse voices as they return to cars	f. See 20g
28. K Drage	a. Safety and evacuation: Marina Quay Drive is small and winding, blind corners and near misses of accidents. Concerns of increased vehicles with dwellings and concern of emergency service vehicles not being able to use the site	a. Noted, however not considered relative to LDP provisions
	b. Parking: overflow parking from BIB on Lot 2002. Proposal does not demonstrate that there will be sufficient parking to accommodate for this	b. See 2a
	c. Block sizes: proposal shows very small block sizes, not consistent with surrounding residential properties, minimal garden and greenery, which will reduce the aesthetics of the area.	c. Subdivision already approved by WAPC
	d. Tree removal	d. See 17c
	e. Clarification for Lot 28	e. See 11b
	f. Noise and antisocial behaviour. BIB patrons throwing rocks and abusing residents. Security of homes is a risk	f. See20g
29. S & J Jovicic	a. Overdevelopment of the land	a. Subdivision already approved by WAPC
	b. Overflow of cars from BIB on the LDP land	b. See 2a
	c. Size of the lots is small and no reference to where potential owner's visitors would park	c. See 20f
	d. Currently the land is used for public recreation, if the subdivision is passed it will impact the wider community	d. See 20f
	e. There is only one way in and one way out of Mandurah Quays. In case of an emergency, this poses risk	e. Noted, existing road layout cannot be altered through proposed LDP
	f. Having so many lots will contribute to noise and traffic	f. See 29a
	g. Are there any covenants attributed to these proposed lots?	g. No

	h. Feel the number of lots proposed unfairly represents a detriment to our own house values	h. See 29a
	i. We have had to conform to the various constraints such as height restrictions, fencing, containing parking on site etc and we feel this proposed subdivision does not have adequate planning involved	i. The proposed LDP has height limitations, fencing requirements and R-Codes require visitor parking
	j. Bird environment being affected	j. Noted, however not relative to LDP provisions
	k. Another concern is the environmental impact that such a development would have on the marina with potential drainage and overflow going into the water affecting the aquatic environment. The lots are very close to the water and the plan does not indicate what the potential setbacks would be and how they would address these environmental issues	k. Noted, see 14d
	l. We believe this land could be purchased by the government and given back to the people of Mandurah Quays and the wider community to be enjoyed as a public open space	l. See 20f
30. MQHOA	a. Block sizes are not in keeping with existing surrounding block sizes	a. 29a
	b. Lack of detail regarding Lot 28, what's the size of the dwelling, height, design and parking provision?	b. 1b
	c. Currently the lot is used for overflow parking from BIB. Will the Council consider that the development will remove all current overflow parking and create congestion, illegal parking and nuisance both to residents and patrons?	c. See 2a
	d. Traffic flows have increased. Will the Council require updated traffic flows, especially in the approaching Summer months/holiday period, before considering the LDP rather than to base decisions on current unrepresentative information?	d. Subdivision is already approved by WAPC, therefor amount of dwellings is already confirmed. Technical Services review traffic flow data
	e. Existing building guidelines in Mandurah Quay: construction and	e. See 1a

	colours of roofing, render and fencing. Will these be applied to the LDP so they remain in keeping with the area?	
	f. Loss of trees and habitat for the protected species of black cockatoos and for spoonbills. Has the developer applied to for, and received, permission to remove the protected habitat?	f. See 23a
	g. Noise impacts. Will the Council place sufficient weight and require additional measures from the developer to protect existing homeowners?	g. The developer is not required to protect existing home owners regarding noise impacts from BIB
	h. Water table impact on proposed lots and existing drainage built over. Will the Council include water and drainage as a risk issue?	h. See 14d
	i. Rumour that the tennis court is being considered for overflow parking?	i. No formal application for the tennis court to be a parking lot has been received
	j. What does the Council believe the solution to overflow parking could be as this is going to be a “forever problem” for the City to control?	j. See 2a
	k. Can the subdivision be revised?	k. No, the subdivision has been approved by WAPC

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Environmental Noise Assessment

Marina Quay Drive, Erskine

Reference: 21096664-01

Prepared for:
Ennis Advisory

Report: 21096664-01

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Date:	Rev	Description	Prepared By	Verified
10-Sep-21	0	Issued to Client	Terry George	Rob Connolly

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1 INTRODUCTION

It is proposed to subdivide land at Lot 2002 Marina Quay Drive, Erskine as generally shown in *Figure 1-1*, with the proposed subdivision plan provided in *Figure 1-2*.

Figure 1-1 Project Locality (PlanWA)

As part of the approval conditions, it is stated a Local Development Plan is required to address, amongst other things, noise to proposed Lots 8-16.

The reason for the above condition is that it is proposed to convert the existing Mandurah Quay Function Centre to a Micro Brewery and the subdivision will encroach on this proposal.

A noise assessment was undertaken for the proposed micro brewery (based on existing residences) by EcoAcoustics Pty Ltd and a copy of this report[1] has been provided (refer *Appendix B*) and utilised in this assessment.

Appendix C contains a description of some of the terminology used throughout this report.

[1] *Mandurah Quay Resort – Boundary Island Brewery Redevelopment, 40 Marina Quay Drive, Erskine, Noise Impact Assessment*; 23 June 2021, 21050950-01

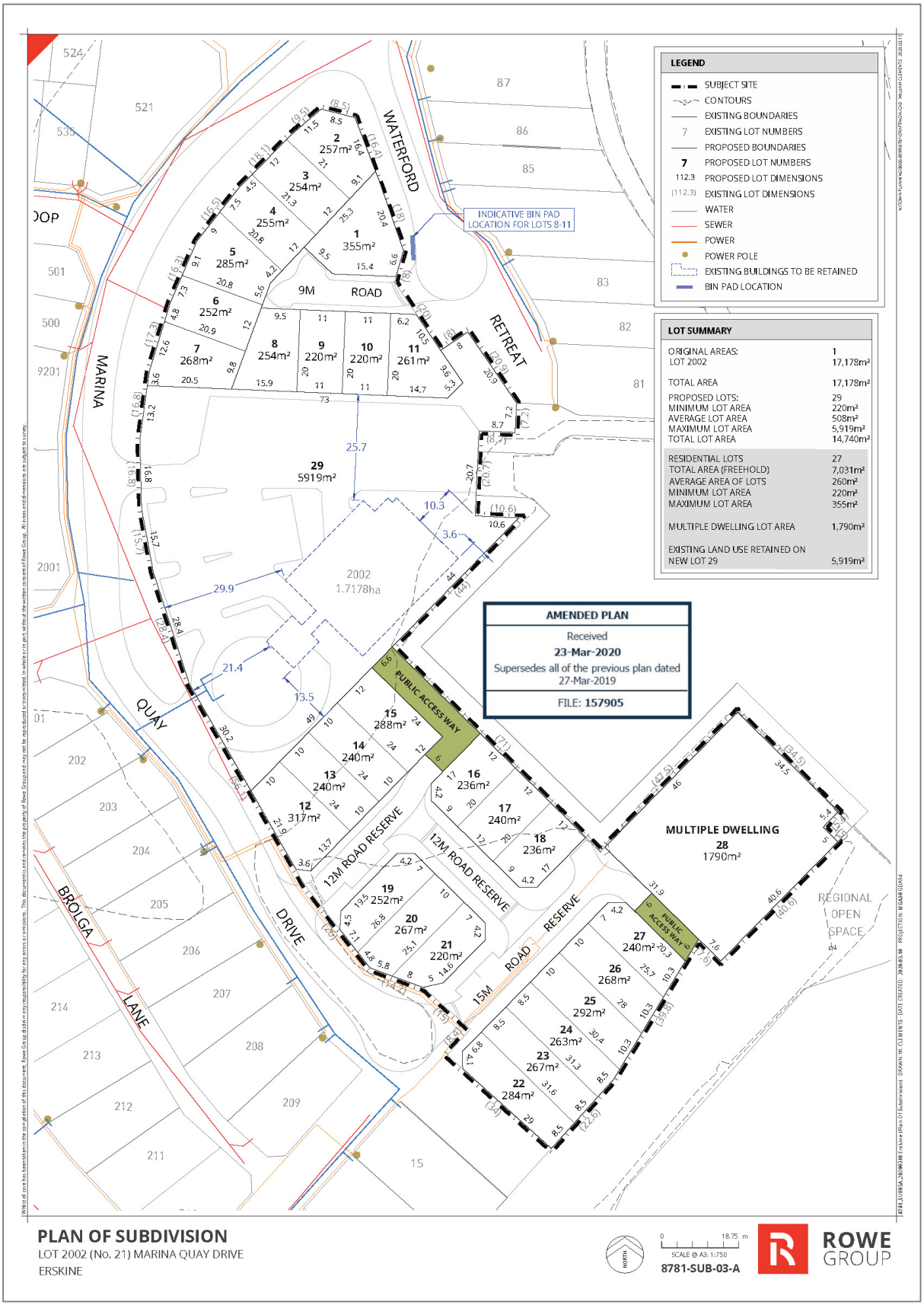


Figure 1-2 Proposed Subdivision

2 CRITERIA

Environmental noise in Western Australia is governed by the *Environmental Protection Act 1986*, through the *Environmental Protection (Noise) Regulations 1997* (the Regulations).

Regulation 7 defines the prescribed standard for noise emissions as follows:

"7. (1) Noise emitted from any premises or public place when received at other premises –

(a) Must not cause or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and

(b) Must be free of –

i. tonality;

ii. impulsiveness; and

iii. modulation,

when assessed under regulation 9"

A "…noise emission is taken to significantly contribute to a level of noise if the noise emission … exceeds a value which is 5 dB below the assigned level…"

Tonality, impulsiveness and modulation are defined in Regulation 9. Noise is to be taken to be free of these characteristics if:

(a) The characteristics cannot be reasonably and practicably removed by techniques other than attenuating the overall level of noise emission; and

(b) The noise emission complies with the standard prescribed under regulation 7 after the adjustments of *Table 2-1* are made to the noise emission as measured at the point of reception.

Table 2-1 Adjustments Where Characteristics Cannot Be Removed

Where Noise Emission is Not Music			Where Noise Emission is Music	
Tonality	Modulation	Impulsiveness	No Impulsiveness	Impulsiveness
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

Note: The above are cumulative to a maximum of 15dB.

The baseline assigned levels (prescribed standards) are specified in Regulation 8 and are shown in *Table 2-2*.

Table 2-2 Baseline Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area[1]	0700 to 1900 hours Monday to Saturday (Day)	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays (Sunday)	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days (Evening)	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	35 + influencing factor	45 + influencing factor	55 + influencing factor

1. ***highly sensitive area*** means that area (if any) of noise sensitive premises comprising —
   (a) a building, or a part of a building, on the premises that is used for a noise sensitive purpose; and
   (b) any other part of the premises within 15 metres of that building or that part of the building.

The influencing factor is calculated as 2 dB within the EcoAcoustics report such that this has also been adopted. As such, the assigned noise levels are provided in *Table 2-3.*

Table 2-3 Assigned Noise Levels

Premises Receiving Noise	Time Of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area[1]	0700 to 1900 hours Monday to Saturday (Day)	47	57	67
	0900 to 1900 hours Sunday and public holidays (Sunday)	42	52	67
	1900 to 2200 hours all days (Evening)	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays (Night)	37	47	57

1. ***highly sensitive area*** means that area (if any) of noise sensitive premises comprising —
   (a) a building, or a part of a building, on the premises that is used for a noise sensitive purpose; and
   (b) any other part of the premises within 15 metres of that building or that part of the building.

3 METHODOLOGY

As described in *Section 1*, the basis of the assessment utilises the information within the EcoAcoustics Report contained within *Appendix B*. This report describes the proposal as:

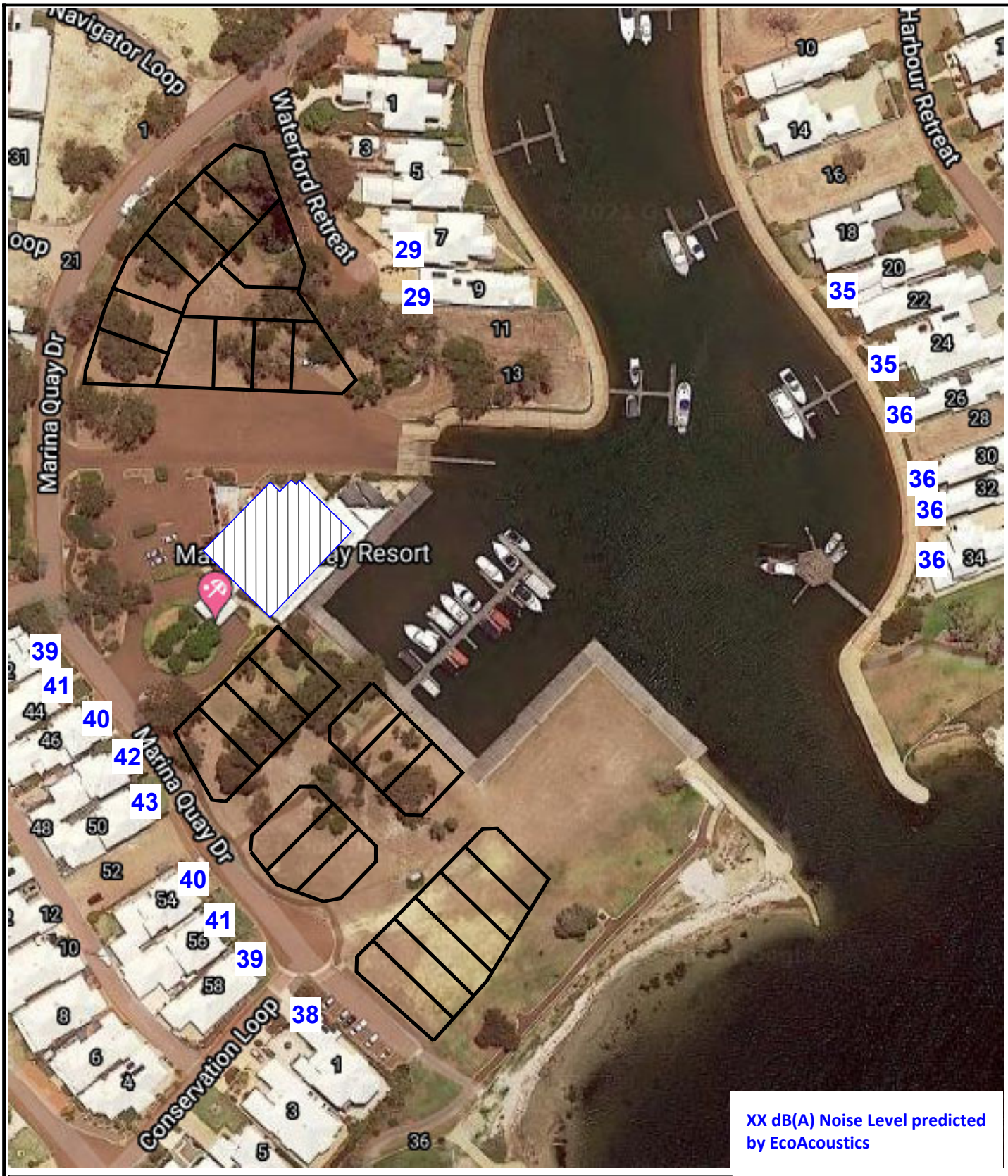
- *"The existing restaurant/function area will be retained and refurbished to include seating. The existing dance floor will be removed and replaced with dining areas;*
- *Seating will be provided on the terrace area fronting onto the canal; A sundeck will be added to the north eastern corner of the site to allow for outdoor dining and very low level music;*
- *Music will be generally played through in-house speaker systems only with the exception of an occasional "acoustic act" to be played within the building;*
- *A new children's play area will be located at the Marina Quay Drive frontage of the site; Air conditioning and mechanical plant will remain insitu …"*

The report considers four scenarios:

1. Normal Summer – windows and doors all open, patrons dining on the sundeck and terrace areas. The findings of this scenario was it was compliant (excluding music penalties) during the day and evening periods at existing residences – refer *Figure 3-1*;
2. Normal Winter – windows and doors closed, patrons dining on the sundeck with low level music playing. The findings of this scenario is it is compliant during the day and evening periods (with music penalty) at existing residences – refer *Figure 3-2*;
3. Closed with music – windows and doors closed with higher level music playing inside, patrons dining on the sundeck only. The findings of this scenario was it was compliant during the day and evening periods at existing residences – refer *Figure 3-3*;
4. After 10pm Operation – Windows and doors closed, no music on sundeck. Patrons dining externally on the sundeck and terrace. Noise levels are deemed compliant at all times by EcoAcoustics – refer *Figure 3-4*.

To achieve compliance at the existing residences, the following management was also recommended by EcoAcoustics (amongst others):

- When doors and windows are open, internal music levels must be restricted;
- Doors and windows are to be closed at 10pm and external speakers turned off;
- Children's play area to be closed at 10pm.



Marina Quay Drive, Erskine
Proposed Subdivision

Predicted Noise Level from EcoAcoustics Report
Scenario 1 - Normal Summer Operating Conditions

SoundPLAN v8.2
CONCAWE Algorithms

9 September 2021

Signs and symbols
- Proposed Brewery
- Proposed Subdivision

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Length Scale 1:1500
0 7.5 15 30 45 60 m

Figure 3-1

Marina Quay Drive, Erskine
Proposed Subdivision

Predicted Noise Level from EcoAcoustics Report
Scenario 2 - Normal Winter Operating Conditions

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Figure 3-2

Marina Quay Drive, Erskine
Proposed Subdivision

Predicted Noise Level from EcoAcoustics Report
Scenario 3 - Music at Higher Level Inside (Windows and Doors to Canal Closed)

SoundPLAN v8.2
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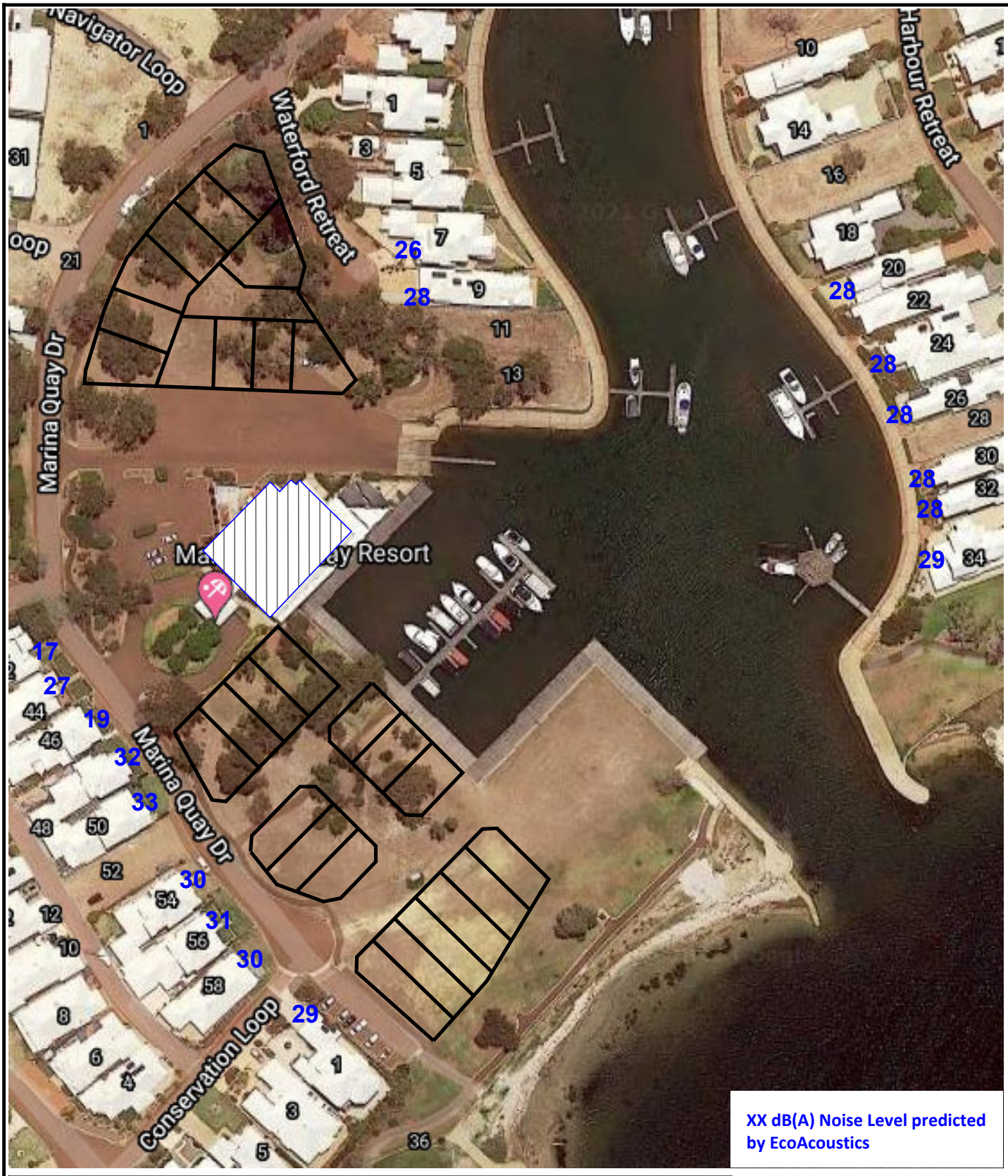
0 7.5 15 30 45 60 m

Figure 3-3



Marina Quay Drive, Erskine
Proposed Subdivision

Predicted Noise Level from EcoAcoustics Report
Scenario 4 - Normal Operations After 10pm

SoundPLAN v8.2
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Length Scale 1:1500
0 7.5 15 30 45 60 m

Figure 3-4

4 RESULTS

From the EcoAcoustics model, Scenario 1 represents the worst-case noise emissions for daytime and evening, where the assigned noise levels are 47 dB(A) and 42 dB(A) respectively, noting the latter also applies on Sundays and public holidays during the day. Scenario 4 represents the worst-case noise emissions during the night, after 10pm where the assigned noise level is 37 dB(A).

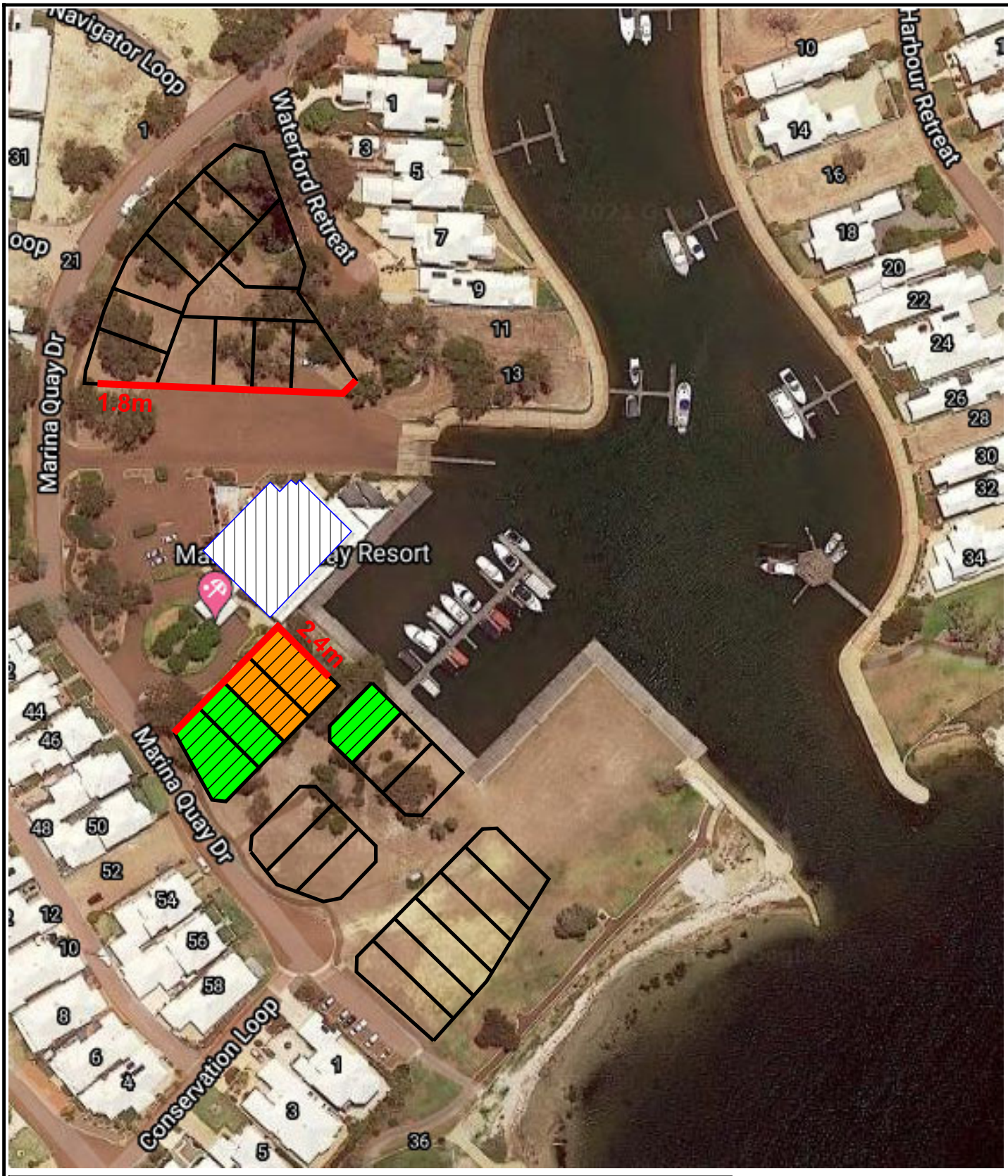
With regard to Scenario 1, the highest predicted level at an existing residence (#50) is 43 dB(A), with 40 dB(A) relating to the sundeck and music from inside and 38 dB(A) from children playing. At the closest proposed Lot 15, this relates to 54 dB(A) from children playing and 52 dB(A) from the sundeck and music (total level of around 55 dB(A) adjusting for distance). Compared to the most stringent assigned noise level of 42 dB(A), this represents an exceedance of 13 dB(A). This would be expected to progressively reduce to a 4 dB exceedance at proposed Lot 12 and also 4 dB exceedance at proposed Lot 16.

To the north, the results at existing 7 Waterford Retreat can be used where the predicted level is reported as 29 dB(A). On this basis, the predicted level at proposed Lots 8-11 is around 37 dB(A), which would be considered compliant during the day and evening. It is also noted that these lots will also adjoin the car park where some noise can be expected.

For Scenario 4, the highest predicted level to the south is 33 dB(A) at #50, which is estimated to relate to 43 dB(A) at proposed Lot 15, representing a 6 dB exceedance at night. By proposed Lot 12, this is expected to reduce to 36 dB(A) and therefore be compliant. To the north, the worst-case calculated level is 28 dB(A) at an existing residence, which is expected to relate to 34 dB(A) at proposed Lots 8-11, which would comply with the night assigned level of 37 dB(A).

Using the estimated exceedances at the proposed lots, *Figure 4-1* and *Figure 4-2* provide the recommended architectural packages (refer *Appendix A*) to be adopted for the ground and upper floor respectively, of dwellings on affected lots. These packages have been adopted from the Guidelines[2] associated with *State Planning Policy No. 5.4*. Also included are the recommended noise walls as well as notifications on title. Note any noise wall shall be solid, free of gaps and have a minimum surface mass of 15 kg/m^2 or acoustically rated at R_w 28.

[2] *Road and Rail Noise Guidelines*, September 2019



Marina Quay Drive, Erskine
Proposed Subdivision

Noise Mitigation to Ground Floor

9 September 2021

Signs and symbols
- Proposed Brewery
- Proposed Subdivision
- Noise Wall
- Package A
- Package B
- Package C

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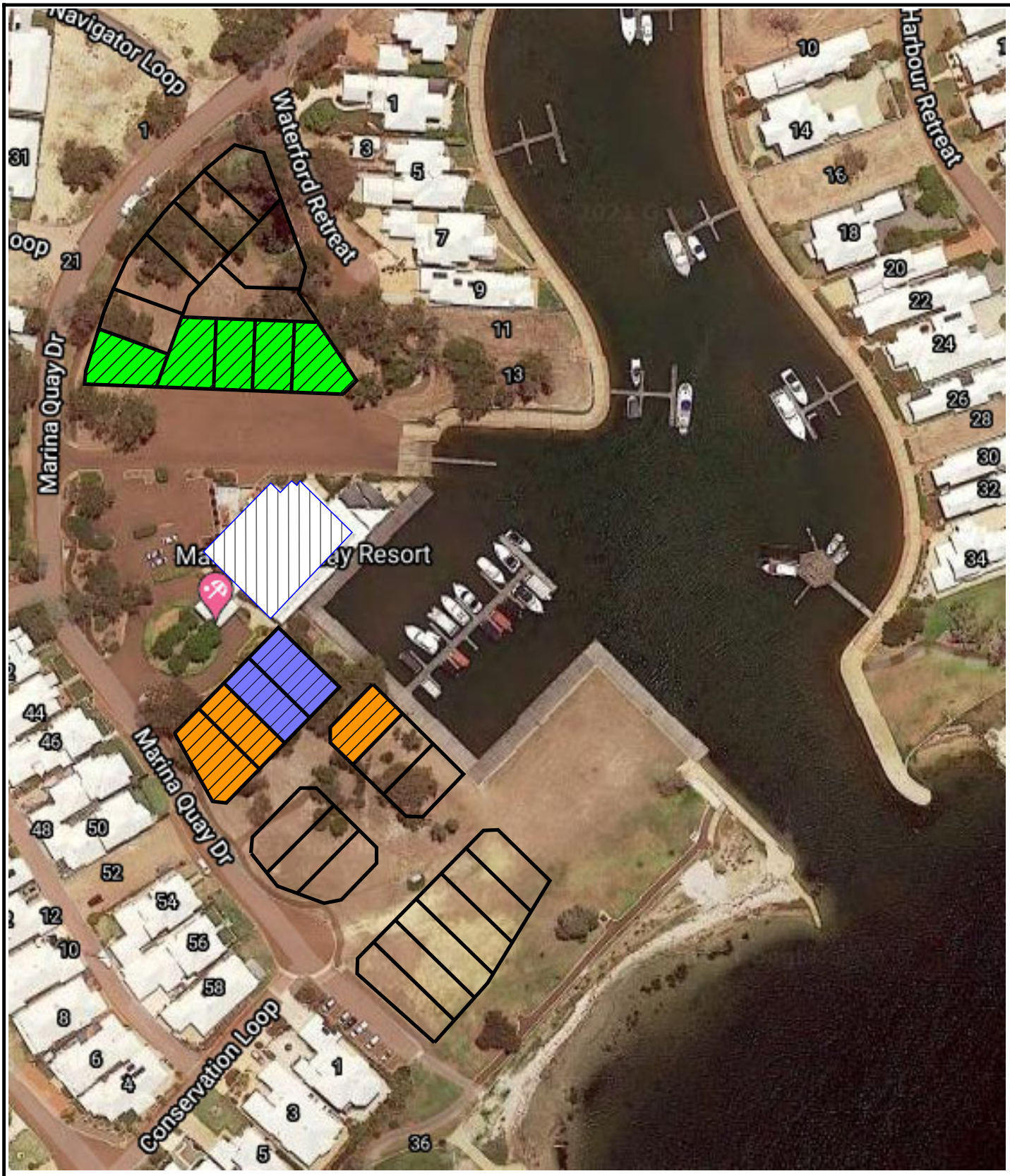
Length Scale 1:1500
0 7.5 15 30 45 60 m

Figure 4-1



Marina Quay Drive, Erskine
Proposed Subdivision

Noise Mitigation to Upper Floor

9 September 2021

Signs and symbols
- Proposed Brewery
- Proposed Subdivision
- Noise Wall
- Package A
- Package B
- Package C

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Length Scale 1:1500
0 7.5 15 30 45 60 m

Figure 4-2

5 CONCLUSION

With regard to compliance with the *Environmental Protection (Noise) Regulations 1997*, the onus is on the noise emitter. In this case it is acknowledged that the subdivision is encroaching on an existing buffer to the proposed brewery and therefore a combination of notifications on title, noise walls and architectural upgrades have been recommended to assist in minimising the noise impacts.

Appendix A

Quiet House Packages

The packages and information provided on the following pages are taken from *Road and Rail Noise Guidelines* (September 2019).

Where outdoor and indoor noise levels received by a noise-sensitive land-use and/or development exceed the policy's noise target, implementation of quiet house requirements is an acceptable solution.

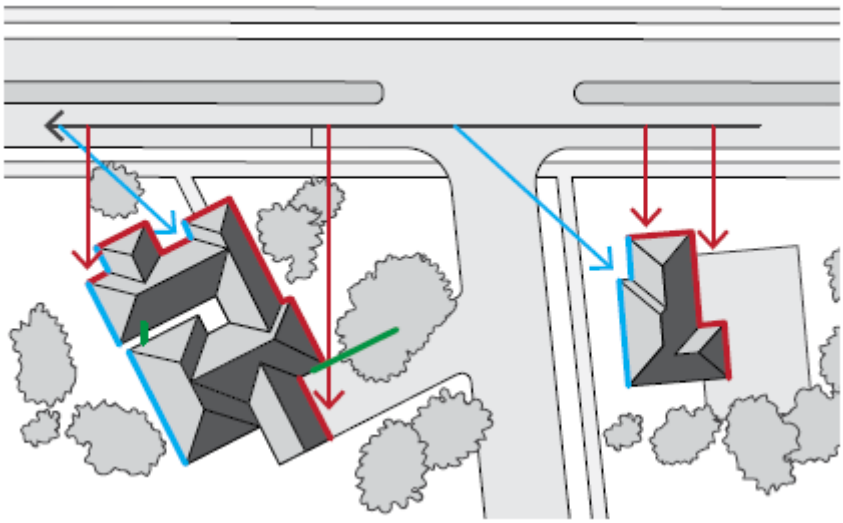
The quiet house packages are not the only solution to achieving acceptable internal transport noise levels. A suitably qualified acoustical engineer or consultant may also determine more tailored acoustic design requirements for buildings in a transport noise corridor by carrying out acoustic design in accordance with relevant industry standards. This includes the need to meet the relevant design targets specified in AS/NZS 2107:2016 for road traffic noise.

With regards to the packages, the following definitions are provided:

- **Facing** the transport corridor (red): Any part of a building façade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the façade without obstruction (ignoring any fence).

- **Side-on** to transport corridor (blue): Any part of a building façade that is not 'facing' is 'side-on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).

- **Opposite** to transport corridor (green): Neither 'side on' nor 'facing', as defined above.



Quiet House Package A

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): ○ Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing; ○ Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$): ○ Sealed awning or casement windows with minimum 6mm glass.	• Up to 40% floor area ($R_w + C_{tr} \geq 25$): ○ Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing; • Up to 60% floor area ($R_w + C_{tr} \geq 28$); • Up to 80% floor area ($R_w + C_{tr} \geq 31$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.	• Doors to achieve $R_w + C_{tr} \geq 25$: ○ 35mm Solid timber core hinged door and frame system certified to R_w 28 including seals; ○ Glazed sliding door with 10mm glass and weather seals.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	• $R_w + C_{tr} \geq 45$: ○ Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or ○ Single leaf of 150mm brick masonry with 13mm cement render on each face; or ○ One row of 92mm studs at 600mm centres with: ▪ Resilient steel channels fixed to the outside of the studs; and ▪ 9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside; ▪ 75mm thick mineral wool insulation with a density of at least 11kgkg/m^3; and ▪ 2 x 16mm fire-rated plasterboard to inside.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.	

Quiet House Package B

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 28$): ○ Sliding or double hung with 6mm-12mm-10mm double insulated glazing; ○ Sealed awning or casement windows with minimum 6mm glass. • Up to 60% floor area ($R_w + C_{tr} \geq 31$); • Up to 80% floor area ($R_w + C_{tr} \geq 34$).
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass.	• Doors to achieve $R_w + C_{tr} \geq 28$: ○ 40mm Solid timber core hinged door and frame system certified to R_w 32 including seals; ○ Fully glazed hinged door with certified $R_w + C_{tr} \geq 28$ rated door and frame including seals and 6mm glass.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: ○ Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester (24kg/m^3). Resilient ties used where required to connect leaves. ○ Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). ○ Single leaf of 220mm brick masonry with 13mm cement render on each face. ○ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. ○ Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m^3) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 35$: ○ Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard ceiling with R3.0+ fibrous insulation.	

Quiet House Package C

Element	Orientation	Room	
		Bedroom	**Indoor Living and Work Areas**
External Windows	Facing	• Up to 20% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 40% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.	• Up to 40% floor area ($R_w + C_{tr} \geq 31$): ○ Fixed sash, awning or casement with minimum 6mm glass or 6mm-12mm-6mm double insulated glazing. • Up to 60% floor area ($R_w + C_{tr} \geq 34$): ○ Fixed sash, awning or casement with minimum 10mm glass or 6mm-12mm-10mm double insulated glazing.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Doors	Facing	• Not recommended.	• Doors to achieve $R_w + C_{tr} \geq 30$: ○ Fully glazed hinged door with certified $R_w + C_{tr} \geq 31$ rated door and frame including seals and 10mm glass; ○ 40mm Solid timber core side hinged door, frame and seal system certified to R_w 32 including seals. Any glass inserts to be minimum 6mm.
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	As above, except $R_w + C_{tr}$ values may be 6 dB less or max % area increased by 20%.	
External Walls	All	• $R_w + C_{tr} \geq 50$: ○ Two leaves of 90mm thick clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). Resilient ties used where required to connect leaves. ○ Two leaves of 110mm clay brick masonry with minimum 50mm cavity between leaves and 25mm glasswool or polyester insulation (24kg/m^3). ○ Single leaf of 220mm brick masonry with 13mm cement render on each face. ○ 150mm thick unlined concrete panel or 200mm thick concrete panel with one layer of 13mm plasterboard or 13mm cement render on each face. ○ Single leaf of 90mm clay brick masonry with: ▪ A row of 70mm x 35mm timber studs or 64mm steel studs at 600mm centres; ▪ A cavity of 25mm between leaves; ▪ 50mm glasswool or polyester insulation (11kg/m^3) between studs; and ▪ One layer of 10mm plasterboard fixed to the inside face.	
Roofs and Ceilings	All	• $R_w + C_{tr} \geq 40$: ○ Concrete or terracotta tile roof with sarking, or metal sheet roof with foil backed R2.0+ fibrous insulation between steel sheeting and roof battens; ○ R3.0+ insulation batts above ceiling; ○ 2 x 10mm plasterboard ceiling or 1 x 13mm sound-rated plasterboard affixed using steel furring channel to ceiling rafters.	

Mechanical Ventilation requirements

In implementing the acceptable treatment packages, the following mechanical ventilation / air-conditioning considerations are required:

- Acoustically rated openings and ductwork to provide a minimum sound reduction performance of R_w 40 dB into sensitive spaces;
- Evaporative systems require attenuated ceiling air vents to allow closed windows;
- Refrigerant based systems need to be designed to achieve National Construction Code fresh air ventilation requirements;
- Openings such as eaves, vents and air inlets must be acoustically treated, closed or relocated to building sides facing away from the corridor where practicable.

Notification

Notifications on title advise prospective purchasers of the potential for noise impacts from major transport corridors and help with managing expectations.

The Notification is to state as follows:

This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.

Appendix B

EcoAcoustics Report

Mandurah Quay Resort - Boundary Island Brewery Redevelopment

40 Marina Quay Drive, Erskine

Noise Impact Assessment

23 June 2021

Report Number: 21050950 - 01

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Appendix A 25

Executive Summary

EcoAcoustics Pty Ltd was commissioned to conduct a noise impact assessment of a proposed Hotel License Application for the Boundary Island Brewery Microbrewery, located at 40 Marina Quay Drive, Erskine.

The purpose of this report was to assess the noise emissions from the site in accordance with the prescribed standards contained in the *Environmental Protection (Noise) Regulations 1997*.

Four separate scenarios have been examined for this site to determine the impact that the reconfigured site will have on the surrounding residential premises. The results of the predictions outlined in this report show that the noise from the proposed site can comply with the *Environmental Protection (Noise) Regulations 1997*.

The noise level prediction results presented in each scenario are lower than the average measured ambient L_{A10} and L_{A90} under all situations.

It is recommended that following management tools be adopted by the site:

- When doors and windows are open, internal music restricted to a level whereby it does not dominate the soundscape but enhances the ambience of the space only such that patrons can converse at a normal to raised vocal effort for people talking at a distance of 600mm inside the building;
- Doors and windows are to be closed after 10pm and all external speakers (on the sundeck) to be shut down;
- Children's play area to be closed after 10pm;
- Speakers to be installed in the sundeck area in the wall structure, facing back toward the site at a height no more than 1 metre from the floor of the deck;
- On nights where music is required to be played at a higher level, all windows and doors to the venue are closed and remain closed for the duration of the event.

1 Introduction

EcoAcoustics Pty Ltd was commissioned to conduct a noise impact assessment of a proposed Hotel License Application for the Boundary Island Brewery Microbrewery, located at 40 Marina Quay Drive, Erskine.

The purpose of this report is to assess the noise emissions from the site in accordance with the prescribed standards contained in the *Environmental Protection (Noise) Regulations 1997*.

Appendix A contains a description of some of the terminology used throughout this report.

1.1 Site Locality & Surroundings

The site is located on Marina Quay Drive in Erskine. The site and surroundings are shown in an aerial photo in Figure 1.1**Error! Reference source not found.**.

Figure 1.1: Site and Surroundings (Source: Google Earth)

The nearest noise sensitive premises are located across Marina Quay Drive to the southwest, to the northeast and also across the canal to the east and north east of the site. Figure 1.2 presents the cadastre showing the locations of the noise sensitive receivers (shown in Red).

Figure 1.2: Noise Sensitive Premises (Source: City of Mandurah IntraMaps)

1.2 Proposed Development

It is proposed to reconfigure the existing restaurant building into a microbrewery. The brewery will comprise:

- The existing restaurant/function area will be retained and refurbished to include seating. The existing dance floor will be removed and replaced with dining areas;
- Seating will be provided on the terrace area fronting onto the canal;
- A sundeck will be added to the north eastern corner of the site to allow for outdoor dining and very low level music;
- Music will be generally by played through in-house speaker systems only with the exception of an occasional "acoustic act" to be played within the building;
- A new childrens play area will be located at the Marina Quay Drive frontage of the site;
- Air conditioning and mechanical plant will remain insitu and has not been considered further in this report;

Figure 1.3 presents a copy of the proposed plans for the site.

Car parking will utilise the existing spaces, no additional parking bays will be added. As such, car parking has not been considered further in this report.

It is understood that the hours of operation will be 10am to 12am.

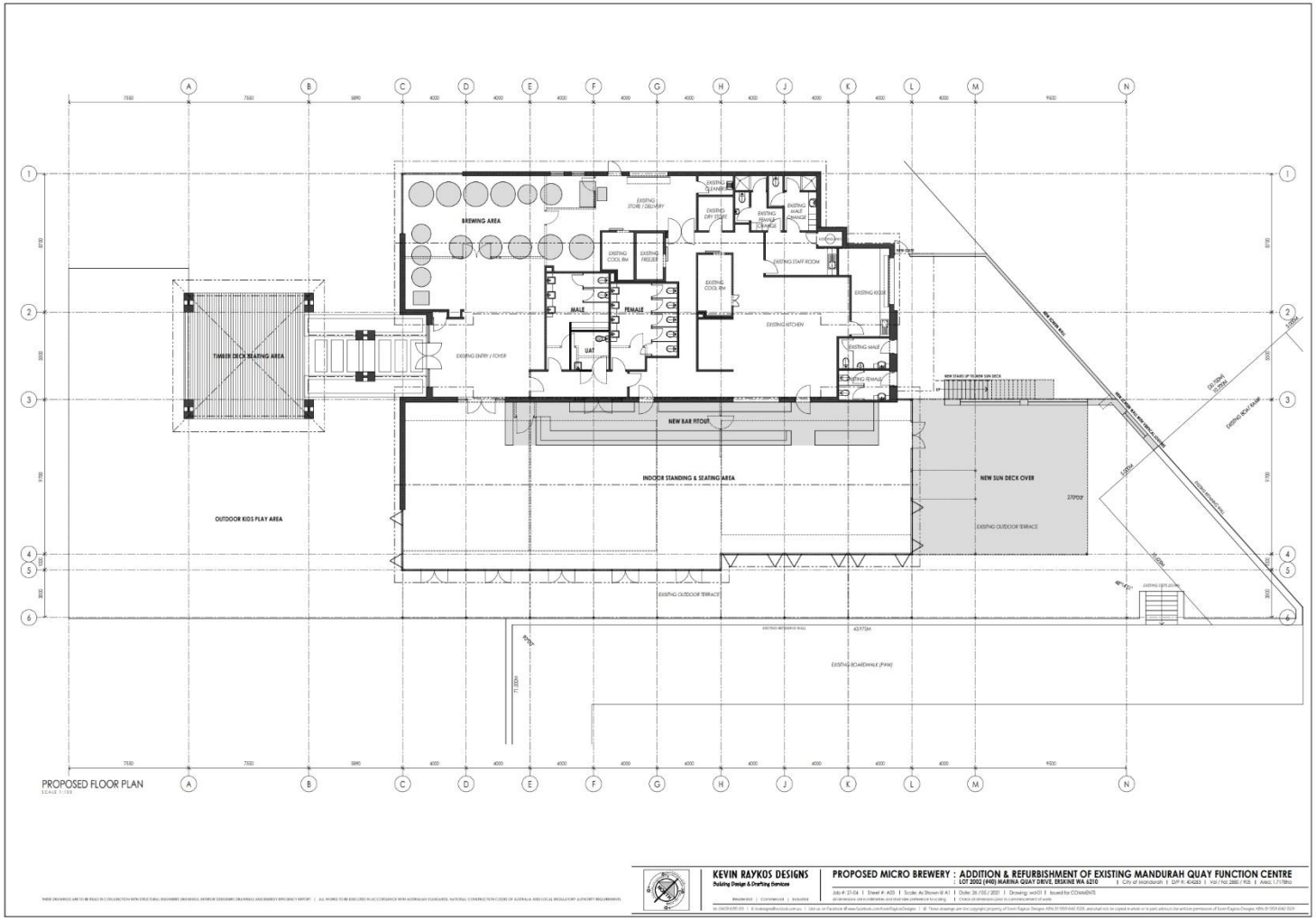


Figure 1.3: Floor Site Layout (source: Kevin Raykos Designs)

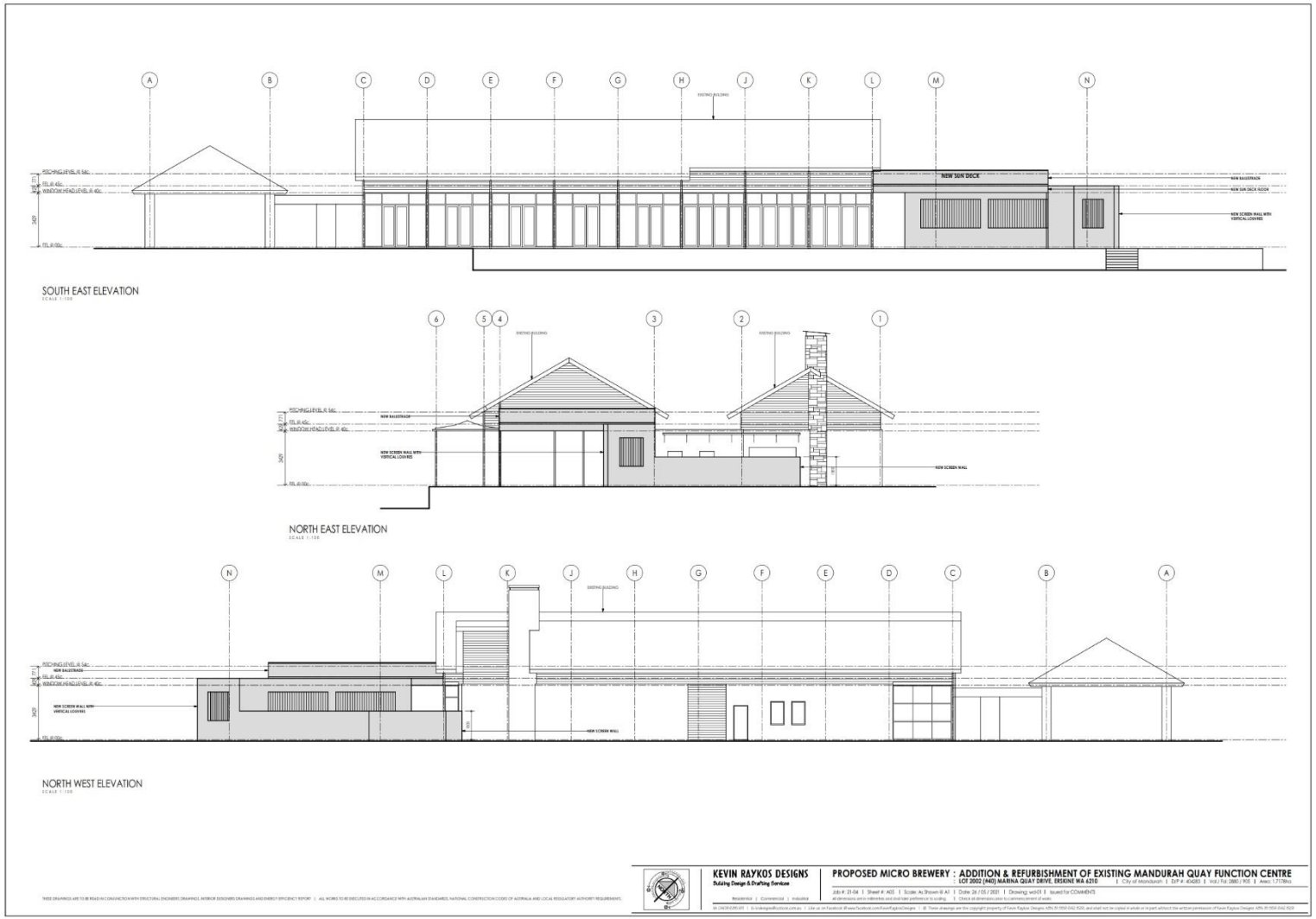


Figure 1.4: Elevations (source: Kevin Raykos Designs)

2 Criteria

2.1 Environmental Protection (Noise) Regulations 1997

In Western Australia all Environmental noise is regulated by the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. Noise emissions from the microbrewery are required to satisfy the assigned noise levels specified in Regulations 7, 8 and 9.

The standard stipulated in Regulation 7 states:

7. (1) Noise emitted from any premises or public place when received at other premises –

a) Must not cause or significantly contribute to, a level of noise which exceeds the assigned level in respect of noise received at premises of that kind; and

b) Must be free of –

- *Tonality;*
- *Impulsiveness; and*
- *Modulation.*

A... noise emission is taken to significantly contribute *to a level of noise if the noise emission exceeds a value which is 5dB below the assigned level...*

Regulation 9 defines tonality, impulsiveness and modulation. It is regarded that noise is free of these characteristics if:

a) Tonality, impulsiveness and modulation cannot be equitably removed by means other than decreasing the overall level of noise emission; and

b) Subsequent to any adjustments as displayed in Table 2.1, noise emissions remain compliant with the required standards when measured at the point of reception.

Table 2.1:Adjustments for Intrusive Characteristics

Adjustment Where Noise Emission is not Music (cumulative to maximum of 15 dB)			Adjustment Where Noise Emission is Music	
Tonality	**Modulation**	**Impulsiveness**	**Where impulsiveness is not present**	**Where impulsiveness is present**
+ 5dB	+ 5dB	+ 10dB	+10dB	+15dB

The baseline assigned levels (prescribed standards) are specified in Regulation 8 and are shown below in Table 2.2.

Table 2.2: Baseline Assigned Noise Levels

Premises Receiving Noise	Time of Day	Assigned Level (dB)[1]		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday **(Day)**	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sunday and public holidays **(Sunday)**	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days **(Evening)**	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays **(Night)**	35 + influencing factor	45 + influencing factor	55 + influencing factor
Commercial	All hours	60	75	80

1. The assigned noise level is based on a free field scenario ie does not include façade reflection

Table 2.3 shows the calculations used in determining the influencing factor at the nearest residential premises.

Table 2.3: Calculation of Influencing Factor

Premises Receiving Noise (ref Figure 1.1)	Description	Within 100 metre Radius	Within 450 metre Radius	Total
R1 – R3	Industrial Land	0	0%	0dB
	Commercial Land	28%	2%	2dB
	Major Road	0dB	0dB	0dB
	Minor Road	0 dB	0	0dB
	Total Influencing Factor			**2 dB**

Based on the influencing factors contained in Table 2.3, the assigned noise levels are shown in Table 2.4.

Table 2.4: Assigned Noise Levels

Premises Receiving Noise	Time of Day	Assigned Level (dB)[1]		
		L_{A10}	L_{A1}	L_{Amax}
R1 – R3	0700 to 1900 hours Monday to Saturday **(Day)**	47	57	67
	0900 to 1900 hours Sunday and public holidays **(Sunday)**	42	52	67
	1900 to 2200 hours all days **(Evening)**	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays **(Night)**	37	47	57

1. The assigned noise level is based on a free field scenario ie does not include façade reflection

2.2 Current Liquor License Conditions

The site currently has specific Noise requirements noted in their *Special Facility License (No. 6220048686)*, specifically:

> *7. Live entertainment may be provided in the Restaurant and adjacent decking and alfresco area provided it does not exceed 60dB(A) at 1m from the Restaurant doors and is restricted to acoustic style with no drums and with any amplification to be low level and via a centralised controlled music system.*
>
> *8 Live entertainment in the Restaurant and adjacent decking and al fresco areas is prohibited after 3pm unless this area is being used for a pre-arranged function as defined by section 3 of the Act.*
>
> *9. Entertainment may be provided in the Restaurant and adjacent decking and al fresco area after 3pm provided it is the form of background type music which does not exceed 60dB(A) at 1m from the doors.*

3 Noise Methodology

3.1 Noise Measurements

3.1.1 Measurement Methodology

As part of the previous assessment conducted at this site, noise measurements were completed to determine the existing background noise levels in the vicinity of the site. In accordance with the Regulations, as defined in Regulations 19, 20, 22 and 23 and Schedule 4 sets out noise measurement requirements. The earlier site noise measurements have satisfied these requirements, with the following detailed:

- Measurements were completed on the site using a Type 1 Sound Level Meter, Norsonic 140 (S/N 1405472).
- The sound level meter holds current laboratory certificate of calibration, available upon request;
- The meter records both slow and fast time weighted sound levels, allowing relevant data to be collected;
- The microphone was fitted with standard wind screen;
- During the measurements, the microphone was at least 1.3 metres above the ground level and at least 3 metres from reflecting facades (other than the ground plane); as such no adjustments have been applied for reflected noise.

Noise level measurements were completed on 25th November 2017 between 7pm and 11pm. Meteorological conditions at the time, recorded at the Bureau of Meteorology's Mandurah site, were:

- Temperature: 25°C
- Relative Humidity: 52%
- Wind Speed: 5 m/s
- Wind Direction: SSW

3.1.2 Noise measurement results

Background noise levels were measured over a 60-minute period commencing at 9:30pm without any noise intrusion from the Mandurah Quay restaurant. Each measurement was taken over a 15-minute duration. The resultant noise levels are presented in Table 3.1.

Table 3.1: Summary of Background Noise Levels

Time	Measured L_{A10} dB(A)[1]	Measured Background L_{A90}dB(A)
9:30 to 9:45pm	52	47
9:45 to 10:00pm	48	45
10:00 to 10:15pm	52	46
10:15 to 10:30pm	45	43
Average level	**49**	**45**

These background noise levels were measured during the evening and nighttime period.

3.2 Noise Modelling

Computer modelling software, SoundPlan 8.2 has been used to calculate the noise levels associated with the microbrewery at the nearby residential premises. Noise modelling is used as it is not affected by background noise sources and can provide the noise level for various weather conditions.

The software incorporates the algorithms enabling the modelling to include the influence of wind and atmospheric stability. Input data required in the model are:

- Meteorological Information;
- Topographical data;
- Ground Absorption; and
- Source sound power levels.

Figure 3.1 presents a 3-dimensional render of the site and surroundings.

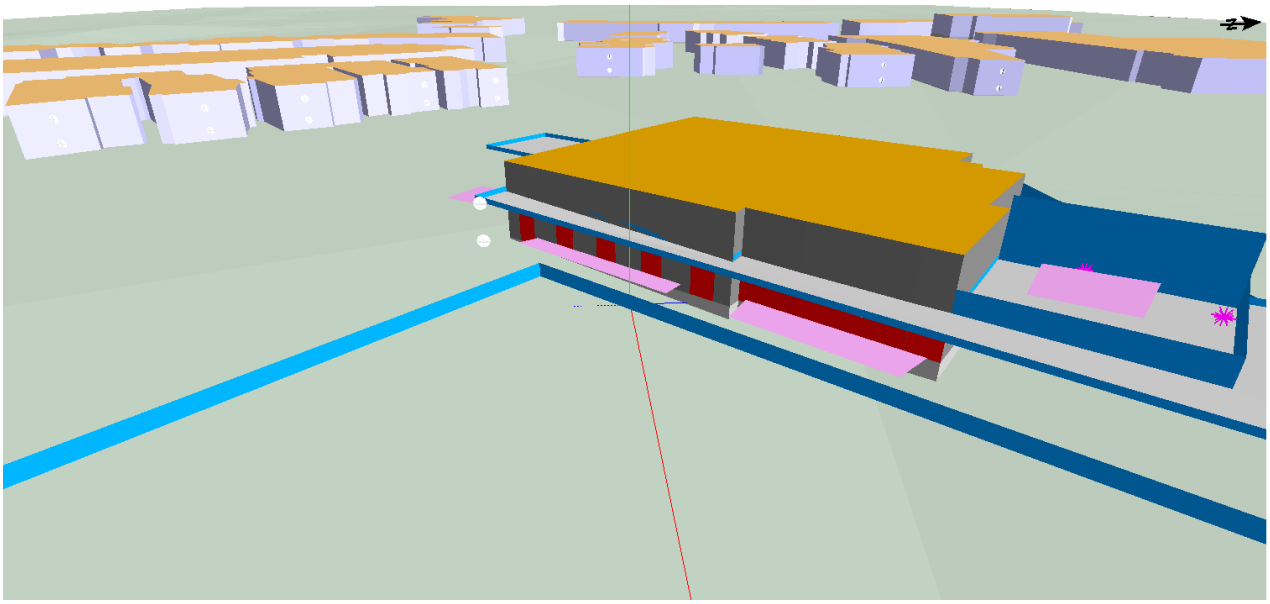


Figure 3.1: 3-dimensional Render of Site for Worst Case Summer Scenario (source EcoAcoustics Pty Ltd)

3.2.1 Meteorological Information

Meteorological information utilised is based on data specified in the May 2021 draft EPA *Guidance for the Assessment of Environmental Noise Emissions* and are shown below in Table 3.2.

Table 3.2: Modelling Meteorological Conditions

Parameter	Night (1900-0700)	Day (0700-1900)
Temperature (°C)	15	20
Humidity (%)	50	50
Wind Speed (m/s)	3	4
Wind Direction*	All & Prevailing	All & Prevailing
Pasquil Stability Factor	F	E

Note that the modelling package used allows for all wind directions to be modelled simultaneously.

The above conditions approximate the typical worst-case for enhancement of sound propagation. The EPA policy is that compliance with the assigned noise levels needs to be demonstrated for 98% of the time, during the day and night periods, for the month of the year in which the worst-case weather conditions prevail. In most cases, the above conditions occur for more than 2% of the time and therefore must be satisfied.

At wind speeds greater than those shown above, sound propagation may be further enhanced, however background noise from the wind itself and from local vegetation is likely to be elevated and dominate the ambient noise levels.

3.2.2 Topographical Data

Topographical data was based on information provided by the client. Surrounding topographical data has been obtained from Landgate and Open Street Maps.

3.2.3 Ground Absorption

Ground absorption varies from a value of 0 to 1, with 0 being for an acoustically reflective ground (e.g. water or bitumen) and 1 for acoustically absorbent ground (e.g. grass). In this instance value of 0.6 has been used for the land areas, and 0 has been used for the water and bitumen as this is appropriate this environment.

3.2.4 Source Sound Levels

Table 3.3 shows the sound power levels used in the modelling. The sound power levels have been based on file data and measurements taken by EcoAcoustics Pty Ltd. Reference has also been made to Hayne et. Al *Prediction of Noise from Small to Medium Sized Crowds*, and the Association of Australasian Acoustical Consultants *Licensed Premises Noise Assessment Technical Guidelines*. Noise from children playing has been based on the Australasian Acoustical Consultants *Child Care Centre Noise Assessment Technical Guidelines*.

Table 3.3: Source Sound Power Levels

Description	Parameter	Octave Band Centre Frequency, dB (Hz)							Overall dB(A)
		63	125	250	500	1k	2k	4k	
Music playing inside bar at a level dominating the soundscape with music at a level whereby loud vocal effort is required within close proximity to listeners ears	L_{A10}	100	104	107	105	104	105	103	**95**
Music playing at a background level, so as not to dominate the soundscape but to enhance the ambience of the space only. Normal to raised vocal effort is required at 600mm.	L_{A10}	83	74	78	76	71	75	69	**80**
Patrons Dining no music (based on 20 patrons talking with a slightly raised voice)	L_{A10}	70	79	72	73	76	74	67	**80**
Background music and patrons talking (based on 20 patrons in beer garden style scenario)	L_{A10}	83	85	83	79	78	76	71	**83**

Description	Parameter	Octave Band Centre Frequency, dB (Hz)							Overall dB(A)
		63	125	250	500	1k	2k	4k	
10 children playing	L_{A10}	23	42	60	72	81	81	74	**85**

4 Assessment of Noise Emissions

Noise emissions have been assessed based on four separate scenarios, each of these are discussed below:

- Scenario 1: normal summer operating conditions, windows and doors all open, patrons dining on the sundeck and terrace areas;
- Scenario 2: normal winter operating conditions, windows and doors closed, patrons dining on the sundeck with low level music playing;
- Scenario 3: higher level music playing inside venue, windows and doors closed, patrons dining on the sundeck only;
- Scenario 4: normal operations after 10pm with windows and doors closed, and no music on the sundeck. Includes patrons dining externally on the sundeck and terrace areas.

Each of these scenarios have been discussed in detail in the following section, with noise level predictions provided.

4.1 Scenario 1 – Normal Summer Operating Conditions

Table 4.1 presents the predicted noise levels from the site configured as Scenario 1 at the nearby residential locations shown on Figure 1.2. The predictions are based on the sound power levels presented in Table 3.3. The Scenario 1 predictions include:

- a +10dB penalty adjustment has been shown for music sources for the point calculations presented in Table 4.1, however, this may not be required due to the measured background noise levels (shown in Table 3.1) being significantly higher than the predicted levels;
- Music playing at levels so as not to dominate the soundscape but to enhance the ambience of the space only, as presented in Table 3.3, with the overall a-weighted noise levels associated with music playing inside the building at 80dB(A) – this equates to a normal to raised vocal effort for people talking at 600mm inside the building;
- Attenuation of Rw 45 for the roof/ceiling structure;
- All windows and doors facing the canal open;
- Patrons dining on the Terrace Area without music;
- Patrons dining on the Sundeck with low level music playing within speakers set into the walls of the deck, facing back toward the building (based on the noise levels presented in Table 3.3);
- Children playing in the outdoor play area (based on the noise levels presented in Table 3.3);

Table 4.1: Predicted Noise Levels – All Windows and Doors Open

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels (including sundeck and music from inside) L_{A10}, dB(A)[1]	Predicted Noise from Children Playing L_{A10} dB(A)	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A)[1]
42 Marina Quay	Ground	32 (42)	38	13	39 (44)
	1st floor	33 (43)	38	14	39 (44)
44 Marina Quay	Ground	35 (45)	39	26	41 (46)
	1st floor	35 (45)	40	26	41 (46)
46 Marina Quay	Ground	33 (43)	38	16	39 (44)
	1st floor	33 (43)	38	17	40 (45)
48 Marina Quay	Ground	37 (47)	39	31	42 (48)
	1st floor	38 (48)	39	32	42 (48)
50 Marina Quay	Ground	40 (50)	38	31	42 (50)
	1st floor	40 (50)	38	32	43 (51)
54 Marina Quay	Ground	37 (47)	37	28	39 (47)
	1st floor	38 (48)	37	31	40 (48)
56 Marina Quay	Ground	38 (48)	33	29	40 (48)
	1st floor	39 (49)	33	30	41 (49)
58 Marina Quay	Ground	36 (46)	35	30	38 (46)
	1st floor	37 (47)	35	31	39 (47)
1 Conservation Loop	Ground	35 (45)	32	28	37 (45)
	1st floor	36 (46)	32	29	38 (46)
7 Waterford Retreat	Ground	25 (35)	30	27	27 (35)
	1st floor	27 (37)	30	28	29 (37)
9 Waterford Retreat	Ground	26 (36)	21	10	27 (36)
	1st floor	28 (38)	24	10	29 (37)
20 Harbour Retreat	Ground	35 (45)	16	11	35 (45)
	1st floor	34 (44)	19	12	35 (44)
24 Harbour Retreat	Ground	35 (45)	22	26	35 (45)
	1st floor	34 (44)	24	26	35 (44)

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels (including sundeck and music from inside) L_{A10}, dB(A)[1]	Predicted Noise from Children Playing L_{A10} dB(A)	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A) [1]
26 Harbour Retreat	Ground	35 (45)	21	26	36 (45)
	1st floor	34 (44)	21	26	35 (44)
30 Harbour Retreat	Ground	35 (45)	23	26	36 (45)
	1st floor	34 (44)	24	26	35 (44)
32 Harbour Retreat	Ground	35 (45)	25	27	36 (45)
	1st floor	34 (44)	26	26	35 (44)
34 Harbour Retreat	Ground	35 (45)	24	27	36 (45)
	1st floor	35 (45)	25	26	36 (45)

1. Includes penalty adjustment of +10dB for the music component of the noise shown in brackets if required.

The results presented in Table 4.1 show the predicted noise levels from all sources operating simultaneously. The predictions without the inclusion of a penalty adjustment generally show compliance with the Regulatory noise levels during the day and evening time periods. In addition, these predictions are all significantly lower than the measured background levels presented in Table 3.1. provides a comparison of the resultant noise levels with the Regulations during the day and evening time periods to represent a worst case.

4.2 Scenario 2 – Normal Winter Operating Conditions

Table 4.2 presents the predicted noise levels from the site configured as Scenario 2 at the nearby residential locations shown on Figure 1.2. The predictions are based on the sound power levels presented in Table 3.3. The Scenario 2 predictions include:

- a +10dB penalty adjustment has been shown for music sources for the point calculations presented in Table 4.2, however, this unlikely to be required due to the measured background noise levels (shown in Table 3.1) are significantly higher than the predicted levels;
- Music playing at levels so as not to dominate the soundscape but to enhance the ambience of the space only, as presented in Table 3.3, with the overall a-weighted noise levels associated with music playing inside the building at 80dB(A) – this equates to a normal to raised vocal effort for people talking at 600mm inside the building;
- Attenuation of Rw 45 for the roof/ceiling structure;
- All windows and doors facing the canal closed;

- Patrons dining on the Sundeck with low level music playing within speakers set into the walls of the deck, facing back toward the building (based on the noise levels presented in Table 3.3);
- Children playing in the outdoor play area (based on the noise levels presented in Table 3.3);

Table 4.2: Predicted Noise Levels – All Windows and Doors Closed

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels (including sundeck and music from inside) L_{A10}, dB(A)[1]	Predicted Noise from Children Playing L_{A10} dB(A)	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A) [1]
42 Marina Quay	Ground	13 (23)	38	13	38 (38)
	1st floor	14 (24)	38	14	38 (38)
44 Marina Quay	Ground	14 (24)	39	26	40 (40)
	1st floor	15 (25)	40	26	40 (40)
46 Marina Quay	Ground	13 (23)	38	16	38 (38)
	1st floor	14 (24)	38	17	38 (38)
48 Marina Quay	Ground	15 (25)	39	31	40 (40)
	1st floor	16 (26)	39	32	40 (40)
50 Marina Quay	Ground	18 (28)	38	31	39 (39)
	1st floor	19 (29)	38	32	39 (40)
54 Marina Quay	Ground	19 (29)	37	28	35 (36)
	1st floor	19 (29)	37	31	35 (36)
56 Marina Quay	Ground	19 (29)	33	29	36 (37)
	1st floor	19 (29)	33	30	36 (37)
58 Marina Quay	Ground	20 (30)	35	30	34 (35)
	1st floor	23 (33)	35	31	34 (37)
1 Conservation Loop	Ground	20 (30)	32	28	32 (35)
	1st floor	21 (31)	32	29	33 (34)
7 Waterford Retreat	Ground	24 (34)	30	27	26(34)
	1st floor	26 (36)	30	28	28 (36)
9 Waterford Retreat	Ground	25 (35)	21	10	26 (35)
	1st floor	28 (38)	24	10	28 (38)
20 Harbour	Ground	24 (34)	16	11	29 (34)

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels (including sundeck and music from inside) L_{A10}, dB(A)[1]	Predicted Noise from Children Playing L_{A10} dB(A)	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A) [1]
Retreat	1st floor	24 (34)	19	12	30 (34)
24 Harbour Retreat	Ground	24 (34)	22	26	29 (34)
	1st floor	25 (35)	24	26	29 (35)

1. Includes penalty adjustment of +10dB for the music component of the noise shown in brackets.

The results presented in Table 4.2 show the predicted noise levels from all sources operating simultaneously. The predictions with the inclusion of a penalty adjustment show compliance with the Regulatory noise levels during the day and evening time periods. In addition, these predictions are all significantly lower than the measured background levels presented in Table 3.1.

4.3 Scenario 3 – Music Playing at a Higher Level Inside the Venue

Table 4.3 presents the predicted noise levels from the site configured as Scenario 3 at the nearby residential locations shown on Figure 1.2. The predictions are based on the sound power levels presented in Table 3.3. The Scenario 3 predictions include:

- a +10dB penalty adjustment has been shown for music sources for the point calculations presented in Table 4.3, however, this unlikely to be required due to the measured background noise levels (shown in Table 3.1) are significantly higher than the predicted levels;
- Music playing inside bar at a level dominating the soundscape whereby loud vocal effort is required within close proximity to listeners ears as presented in Table 3.3, with the overall a-weighted noise levels associated with music playing inside the building at 95dB(A);
- Attenuation of Rw 45 for the roof/ceiling structure;
- All windows and doors facing the canal closed;
- Patrons dining on the Sundeck with low level music playing within speakers set into the walls of the deck, facing back toward the building (based on the noise levels presented in Table 3.3);
- Children playing in the outdoor play area (based on the noise levels presented in Table 3.3);

Table 4.3: Predicted Noise Levels – All Windows and Doors Closed Music at 95dB(A) Inside

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels (including sundeck and music from inside) L_{A10}, dB(A)[1]	Predicted Noise from Children Playing L_{A10} dB(A)	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A) [1]
42 Marina Quay	Ground	23 (33)	38	13	38 (39)
	1st floor	24 (34)	38	14	38 (40)
44 Marina Quay	Ground	26 (36)	39	26	40 (41)
	1st floor	26 (36)	40	26	40 (41)
46 Marina Quay	Ground	24 (34)	38	16	38 (40)
	1st floor	24 (34)	38	17	39 (40)
48 Marina Quay	Ground	28 (38)	39	31	40 (42)
	1st floor	28 (38)	39	32	40 (42)
50 Marina Quay	Ground	31 (41)	38	31	39 (43)
	1st floor	31 (41)	38	32	40 (43)
54 Marina Quay	Ground	28 (38)	37	28	35 (40)
	1st floor	29 (39)	37	31	36 (40)
56 Marina Quay	Ground	29 (39)	33	29	37 (41)
	1st floor	30 (40)	33	30	37 (41)
58 Marina Quay	Ground	28 (38)	35	30	34 (39)
	1st floor	29 (39)	35	31	35 (40)
1 Conservation Loop	Ground	27 (37)	32	28	33 (38)
	1st floor	28 (38)	32	29	33 (39)
7 Waterford Retreat	Ground	24 (34)	30	27	26(34)
	1st floor	26 (36)	30	28	28 (38)
9 Waterford Retreat	Ground	25 (35)	21	10	26 (38)
	1st floor	28 (38)	24	10	28 (38)
20 Harbour Retreat	Ground	27 (37)	16	11	31 (38)
	1st floor	27 (37)	19	12	31 (38)
24 Harbour Retreat	Ground	27 (37)	22	26	30 (38)
	1st floor	28 (38)	24	26	30 (38)

2. Includes penalty adjustment of +10dB for the music component of the noise shown in brackets.

The results presented in Table 4.3 show the predicted noise levels from all sources operating simultaneously to represent a worst case. The predictions with the inclusion of a penalty adjustment show compliance with the Regulatory noise levels during the day and evening time periods with windows and doors closed. In addition, these predictions are all significantly lower than the measured background levels presented in Table 3.1.

4.4 Scenario 4: Normal Operations after 10pm with Windows and Doors closed, and No Music on the Sundeck

Table 4.4 presents the predicted noise levels from the site configured as Scenario 4 at the nearby residential locations shown on Figure 1.2. The predictions are based on the sound power levels presented in Table 3.3. The Scenario 4 predictions include:

- a +10dB penalty adjustment has been shown for music sources for the point calculations presented in Table 4.4, however, this may not be required due to the measured background noise levels (shown in Table 3.1) being significantly higher than the predicted levels;
- Music playing at levels so as not to dominate the soundscape but to enhance the ambience of the space only, as presented in Table 3.3, with the overall a-weighted noise levels associated with music playing inside the building at 80dB(A) – this equates to a normal to raised vocal effort for people talking at 600mm inside the building;
- Attenuation of Rw 45 for the roof/ceiling structure;
- All windows and doors facing the canal closed;
- Patrons dining on the Terrace Area and Sundeck without music;
- No children playing in the outdoor play area;

Table 4.4: Predicted Noise Levels – All Windows and Doors Open

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels L_{A10}, dB(A)[1]	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A)[1]
42 Marina Quay	Ground	9 (19)	15	16 (20)
	1st floor	9 (19)	16	17 (21)
44 Marina Quay	Ground	12 (22)	26	26 (27)
	1st floor	12 (22)	27	27 (28)
46 Marina Quay	Ground	10 (20)	17	18 (22)
	1st floor	10 (20)	18	19 (22)
48 Marina Quay	Ground	14 (24)	31	31 (32)
	1st floor	14 (24)	32	32 (32)

Address of Receiver (worst case façade) (ref Figure 1.2)	Floor Height	Predicted Music Noise Levels L_{A10}, dB(A)[1]	Predicted Noise from Patrons Dining Externally, L_{A10} dB(A)	Overall Noise Level Predictions, L_{A10} dB(A)[1]
50 Marina Quay	Ground	16 (26)	31	32 (33)
	1st floor	17 (27)	32	33 (34)
54 Marina Quay	Ground	13 (23)	28	29 (30)
	1st floor	14 (24)	31	30 (31)
56 Marina Quay	Ground	14 (24)	29	30 (31)
	1st floor	15 (25)	30	31 (32)
58 Marina Quay	Ground	12 (22)	30	29 (30)
	1st floor	13 (23)	31	30 (31)
1 Conservation Loop	Ground	11 (21)	28	28 (28)
	1st floor	12 (22)	29	29 (29)
7 Waterford Retreat	Ground	5 (15)	27	24 (24)
	1st floor	5 (15)	28	26 (26)
9 Waterford Retreat	Ground	5 (15)	10	25 (25)
	1st floor	5 (15)	10	28 (29)
20 Harbour Retreat	Ground	10 (20)	11	28 (29)
	1st floor	10 (20)	12	28 (29)
24 Harbour Retreat	Ground	10 (20)	26	28 (29)
	1st floor	10 (20)	26	28 (29)
26 Harbour Retreat	Ground	11 (21)	26	28 (29)
	1st floor	10 (20)	26	28 (29)
30 Harbour Retreat	Ground	11 (21)	26	28 (29)
	1st floor	10 (20)	26	28 (29)
32 Harbour Retreat	Ground	11 (21)	27	28 (29)
	1st floor	10 (20)	26	28 (29)
34 Harbour Retreat	Ground	11 (21)	27	29 (29)
	1st floor	11 (21)	26	28 (29)

1. Includes penalty adjustment of +10dB for the music component of the noise shown in brackets if required.

The results presented in Table 4.4 show the predicted noise levels from all sources operating simultaneously as a worst-case scenario. The predictions with the inclusion of a penalty adjustment show compliance with the Regulatory noise levels during the night time period with the doors closed after 10pm. In addition, these predictions are all significantly lower than the measured background levels presented in Table 3.1, thus the penalty adjustment is unlikely to be required.

5 Assessment of License Conditions

With windows and doors open, the predicted noise levels based on music laying at levels so as not to dominate the soundscape but to enhance the ambience of the space only equating to a normal to raised vocal effort for people talking at 600mm apart inside the building results in a noise level of approximately 63dB(A) at 1 metre outside of the building. With the windows and doors closed, this level reduces significantly to approximately 40dB(A).

It is recommended that the current license conditions be update to align with the requirements of the Regulations. Ensuring compliance with the Regulations, the site can still operate a vibrate site allowing an enhanced ambience inside the venue and within the sundeck area.

6 Discussion and Recommendations

The noise level prediction results presented in each scenario are lower than the average measured ambient L_{A10} and L_{A90} under all situations. The 10dB penalty adjustment is required if the music is audible above the background.

It is recommended that following management tools be adopted by the site:

- When doors and windows are open, internal music restricted to a level whereby it does not dominate the soundscape but enhances the ambience of the space only such that patrons can converse at a normal to raised vocal effort for people talking at a distance of 600mm inside the building;
- Doors and windows are to be closed after 10pm and all external speakers (on the sundeck) to be shut down;
- Children's play area to be closed after 10pm;
- Speakers to be installed in the sundeck area in the wall structure, facing back toward the site at a height no more than 1 metre from the floor of the deck;
- On nights where music is required to be played at a higher level, all windows and doors to the venue are closed and remain closed for the duration of the event.

7 Conclusions

Four separate scenarios have been examined for this site to determine the impact that the reconfigured site will have on the surrounding residential premises. The results of the predictions outlined in this report show that the noise from the proposed site can comply with the *Environmental Protection (Noise) Regulations 1997*.

Appendix A

Terminology

Terminology

Ambient Noise

Ambient noise refers to the level of noise from all sources, including background noise as well as the source of interest.

A-Weighting

An A-weighted noise level is a noise level that has been filtered as to represent the way in which the human ear distinguishes sound. This weighting indicates the human ear is more sensitive to higher frequencies than lower frequencies. The A-weighted sound level is described as dB L_A.

Background Noise

Background noise is the noise level from sources other than the source of interest. Background may originate from such things as traffic noise, wind induced noise, industrial noise etc.

Decibel (dB)

The decibel is the unit that characterises the sound power levels and sound pressure of a noise source. It is a logarithmic scale with regard to the threshold of hearing.

Impulsive Noise

An impulsive noise source is a short-term impact noise which may originate from such things as banging, clunking or explosive sound.

Influencing factor

$=1/10$ (% Type A_{100} + % Type A_{450}) + $1/20$(% Type B_{100} + % Type B_{450})

Where:

% Type A_{100} = The percentage of industrial land within a 100m radius of the premises receiving noise

% Type A_{450} = The percentage of industrial land within a 450m radius of the premises receiving noise

% Type B_{100} = The percentage of commercial land within a 100m radius of the premises receiving noise

% Type B_{450} = The percentage of commercial land within a 450m radius of the premises receiving noise

+ Traffic factor (maximum 6dB)

= 2 for each secondary road within 100m

= 2 for each major road within 450m

= 6 for each major road within 450m

L_{A1}

An L_{A1} level is the A-weighted noise level which is overreached for one percent of a measurement period. It represents the average of the maximum noise levels measured.

L_{A1} assigned level

An assigned L_{A1} level which is not to be exceeded for more than 1% of a delegated assessment period.

L_{A10} assigned level

An assigned L_{A10} level which is not to be exceeded for more than 10% of a delegated assessment period.

L_{A10}

An L_{A10} level is the A-weighted noise level which is exceeded for 10 percent of the measurement period and is considered to represent the "*intrusive*" noise level.

L_{A90}

An L_{A90} level is the A-weighted noise level which is overreached for 90 percent of the measurement period. It is represents the "*background*" noise level.

L_{Aeq}

L_{Aeq} refers to the comparable steady state of an A-weighted sound which, over a specified time period, contains the same acoustic energy as the time-varying level during the specified time period. It represents the "*average*" noise level.

L_{AFast}

The noise level in decibels, obtained using the A frequency weighting and the F time weighting as specified in AS1259.1-1990. L_{AFast} is used when examining the presence of modulation.

L_{Amax}

The L_{AMax} level is the maximum A-weighted noise level throughout a specified measurement.

L_{Amax} assigned level

The L_{Amax} assigned level describes a level which is not to be exceeded at any time.

L_{APeak}

TheL_{APeak} level is the maximum reading (measured in decibels) during a measurement period, using the A frequency weighting and P time weighting AS1259.1-1990.

L_{ASlow}

A L_{ASlow} level is the noise level (measured in decibels) obtained using the A frequency weighting and S time weighting as specified in AS1259.1-1990

Major Road

A Major road has an estimated average daily traffic count of more than 15,000 vehicles.

Maximum Design Sound Level

Maximum Design Sound Level is the level of noise beyond hearing range of most people occupying the space start, become dissatisfied with the level of noise.

Modulating Noise

A modulating source is an audible, cyclic and regular source. It is present for at least 10% of a measurement period. The quantitative definition of tonality is:

a fluctuation in the discharge of noise which;

a) is more than 3 dB $L_{A\ Fast}$ or is more than 3 dB $L_{A\ Fast}$ in any one-third octave band;

b) is present for at least 10% of the representative

One-Third-Octave Band

One-Third-Octave-Band are frequencies that span one-third of an octave which have a centre frequency between 25 Hz and 20 000 Hz inclusive.

Representative Assessment Period

Representative Assessment Period describes a period of time not less than 15 minutes, and not surpassing four hours. It is determined by an inspector or authorised person to be suitable for the assessment of noise emissions.

Reverberation Time

Reverberation time refers to an enclosure for a sound of a specified frequency or frequency band as well as the time that would be necessary for the reverberantly decaying sound pressure level in the enclosure to decrease by 60 decibels.

RMS

The root mean square level is used to represent the average level of a wave form such as vibration.

Satisfactory Design Sound Level

Satisfactory Design Sound Level refers to the level of noise that has been found to be acceptable for the environment in question, which is also to be non-intrusive.

Secondary / Minor Road

A Secondary / Minor road has an estimated average daily traffic count of between 6,000 and 15,000 vehicles.

Sound Pressure Level (L_p)

Sound Pressure Level refers to a noise source which is dependent upon surroundings, and is influenced by meteorological conditions, topography, ground absorption; distance etc. Sound Pressure Level is what the human ear actually hears. Noise modelling predicts the sound pressure level from the sound power levels whilst taking into account the effect of relevant factors (meteorological conditions, topography, ground absorption; distance etc).

Sound Power Level (L_w)

A sound power level of a noise source cannot be directly measured using a sound level meter. It is calculated based on measured sound pressure levels at recognised distances. Noise modelling includes source sound power levels as part of the input data.

Specific Noise

Specific Noise relates to the component of the ambient noise of interest. It can be specified as the noise of interest or the noise of concern.

Tonal Noise

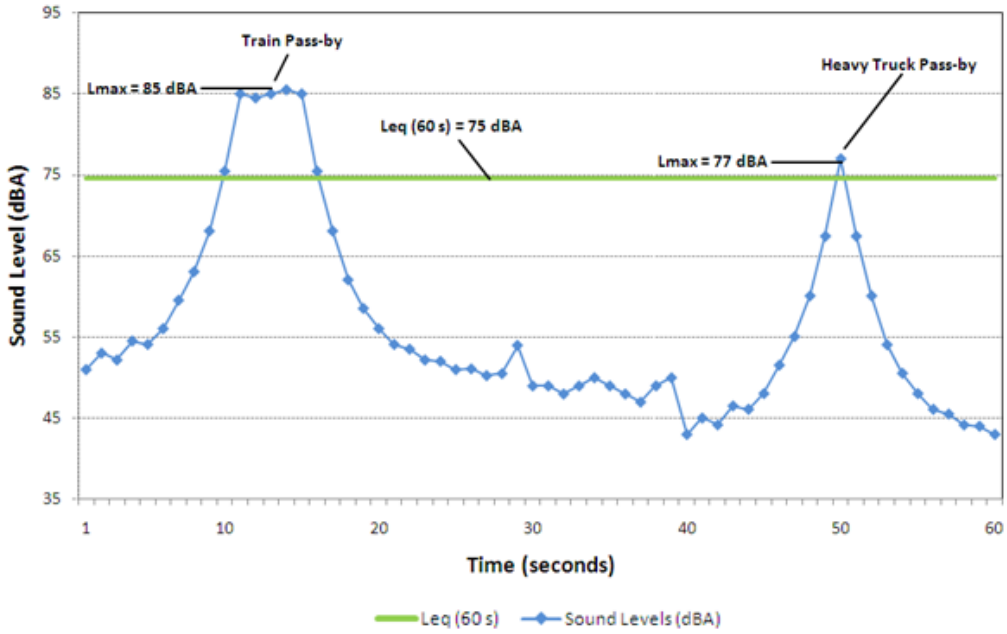
A tonal noise source can be designated as a source that has a specific noise emission over one or several frequencies, such as droning. The quantitative definition of tonality is:

the presence in the noise emission of tonal characteristics where the difference between —

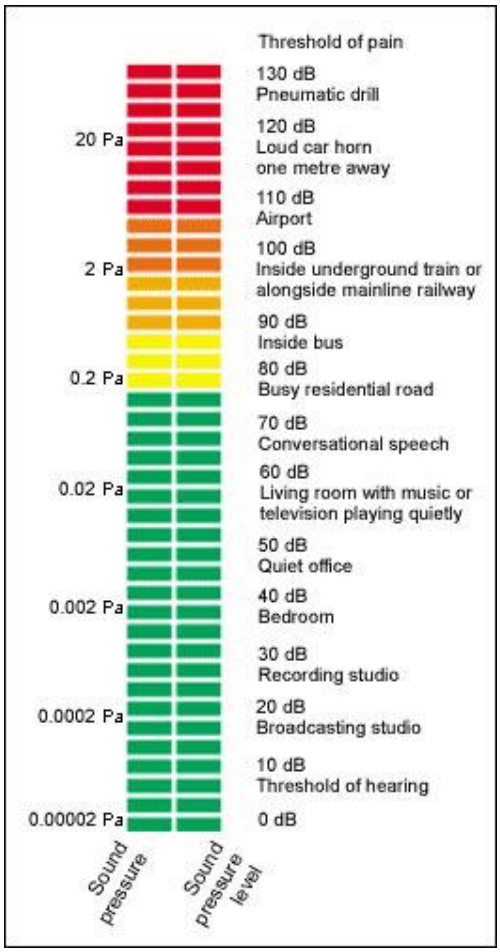
a) the A-weighted sound pressure level in any one-third octave band; and

b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands, is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

Chart of Noise Level Descriptors



Typical Noise Levels



Appendix C

Terminology

The following is an explanation of the terminology used throughout this report.

Decibel (dB)
The decibel is the unit that describes the sound pressure and sound power levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

A-Weighting
An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A dB.

Sound Power Level (L_w)
Under normal conditions, a given sound source will radiate the same amount of energy, irrespective of its surroundings, being the sound power level. This is similar to a 1kW electric heater always radiating 1kW of heat. The sound power level of a noise source cannot be directly measured using a sound level meter but is calculated based on measured sound pressure levels at known distances. Noise modelling incorporates source sound power levels as part of the input data.

Sound Pressure Level (L_p)
The sound pressure level of a noise source is dependent upon its surroundings, being influenced by distance, ground absorption, topography, meteorological conditions etc and is what the human ear actually hears. Using the electric heater analogy above, the heat will vary depending upon where the heater is located, just as the sound pressure level will vary depending on the surroundings. Noise modelling predicts the sound pressure level from the sound power levels taking into account ground absorption, barrier effects, distance etc.

L_{ASlow}
This is the noise level in decibels, obtained using the A frequency weighting and the S (Slow) time weighting as specified in IEC 61672-1:2002. Unless assessing modulation, all measurements use the slow time weighting characteristic.

L_{AFast}
This is the noise level in decibels, obtained using the A frequency weighting and the F (Fast) time weighting as specified in IEC 61672-1:2002. This is used when assessing the presence of modulation only.

L_{APeak}
This is the greatest absolute instantaneous sound pressure in decibels using the A frequency weighting as specified in IEC 61672-1:2002.

L_{Amax}
An L_{Amax} level is the maximum A-weighted noise level during a particular measurement.

L_{A1}
An L_{A1} level is the A-weighted noise level which is exceeded for one percent of the measurement period and is considered to represent the average of the maximum noise levels measured.

L_{A10}
An L_{A10} level is the A-weighted noise level which is exceeded for 10 percent of the measurement period and is considered to represent the "*intrusive*" noise level.

L_{Aeq}
The equivalent steady state A-weighted sound level ("equal energy") in decibels which, in a specified time period, contains the same acoustic energy as the time-varying level during the same period. It is considered to represent the "average" noise level.

L_{A90}
An L_{A90} level is the A-weighted noise level which is exceeded for 90 percent of the measurement period and is considered to represent the "*background*" noise level.

One-Third-Octave Band
Means a band of frequencies spanning one-third of an octave and having a centre frequency between 25 Hz and 20 000 Hz inclusive.

L_{Amax} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded at any time.

L_{A1} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded for more than 1% of the representative assessment period.

L_{A10} assigned level
Means an assigned level which, measured as a $L_{A\ Slow}$ value, is not to be exceeded for more than 10% of the representative assessment period.

Tonal Noise
A tonal noise source can be described as a source that has a distinctive noise emission in one or more frequencies. An example would be whining or droning. The quantitative definition of tonality is:

the presence in the noise emission of tonal characteristics where the difference between -

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

This is relatively common in most noise sources.

Modulating Noise
A modulating source is regular, cyclic and audible and is present for at least 10% of the measurement period. The quantitative definition of modulation is:

a variation in the emission of noise that —

(a) is more than 3 dB $L_{A\ Fast}$ or is more than 3 dB $L_{A\ Fast}$ in any one-third octave band;

(b) is present for at least 10% of the representative.

Impulsive Noise
An impulsive noise source has a short-term banging, clunking or explosive sound. The quantitative definition of impulsiveness is:

a variation in the emission of a noise where the difference between $L_{A\ peak}$ and $L_{A\ Max\ slow}$ is more than 15 dB when determined for a single representative event;

Major Road
Is a road with an estimated average daily traffic count of more than 15,000 vehicles.

Secondary / Minor Road
Is a road with an estimated average daily traffic count of between 6,000 and 15,000 vehicles.

Influencing Factor (IF)

$$= \frac{1}{10}(\%\ \text{Type A}_{100} + \%\ \text{Type A}_{450}) + \frac{1}{20}(\%\ \text{Type B}_{100} + \%\ \text{Type B}_{450})$$

where:

$\%\ \text{Type A}_{100}$ = the percentage of industrial land within a100m radius of the premises receiving the noise

$\%\text{TypeA}_{450}$ = the percentage of industrial land within a 450m radius of the premises receiving the noise

$\%\ \text{Type B}_{100}$ = the percentage of commercial land within a100m radius of the premises receiving the noise

$\%\text{TypeB}_{450}$ = the percentage of commercial land within a 450m radius of the premises receiving the noise

+ Traffic Factor (maximum of 6 dB)

= 2 for each secondary road within 100m

= 2 for each major road within 450m

= 6 for each major road within 100m

Representative Assessment Period
Means a period of time not less than 15 minutes, and not exceeding four hours, determined by an inspector or authorised person to be appropriate for the assessment of a noise emission, having regard to the type and nature of the noise emission.

Background Noise
Background noise or residual noise is the noise level from sources other than the source of concern. When measuring environmental noise, residual sound is often a problem. One reason is that regulations often require that the noise from different types of sources be dealt with separately. This separation, e.g. of traffic noise from industrial noise, is often difficult to accomplish in practice. Another reason is that the measurements are normally carried out outdoors. Wind-induced noise, directly on the microphone and indirectly on trees, buildings, etc., may also affect the result. The character of these noise sources can make it difficult or even impossible to carry out any corrections.

Ambient Noise
Means the level of noise from all sources, including background noise from near and far and the source of interest.

Specific Noise
Relates to the component of the ambient noise that is of interest. This can be referred to as the noise of concern or the noise of interest.

Peak Component Particle Velocity (PCPV)

The maximum instantaneous velocity in mm/s of a particle at a point during a given time interval and in one of the three orthogonal directions (x, y or z) measured as a peak response. Peak velocity is normally used for the assessment of structural damage from vibration.

Peak Particle Velocity (PPV)

The maximum instantaneous velocity in mm/s of a particle at a point during a given time interval and is the vector sum of the PCPV for the x, y and z directions measured as a peak response. Peak velocity is normally used for the assessment of structural damage from vibration.

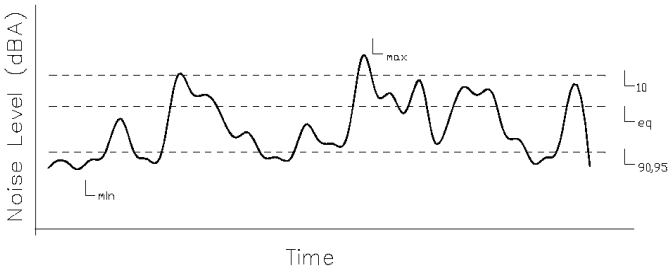
RMS Component Particle Velocity (PCPV)

The maximum instantaneous velocity in mm/s of a particle at a point during a given time interval and in one of the three orthogonal directions (x, y or z) measured as a root mean square (rms) response. RMS velocity is normally used for the assessment of human annoyance from vibration.

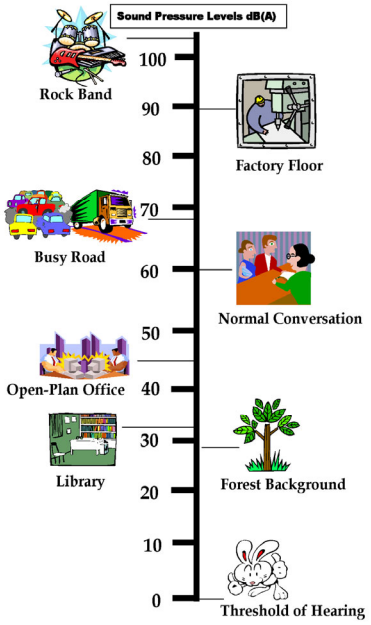
Peak Particle Velocity (PPV)

The maximum instantaneous velocity in mm/s of a particle at a point during a given time interval and is the vector sum of the PCPV for the x, y and z directions measured as a root mean square (rms) response. RMS velocity is normally used for the assessment of human annoyance from vibration.

Chart of Noise Level Descriptors



Typical Noise Levels



1	**SUBJECT:**	Financial Report October 2022
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

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

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.6/6/22 28/06/2022 Adoption of Annual Budget 2022/23

Background

Nil

Comment

Financial Summary

The financial report for October 2022 shows an actual surplus for this period of $80.0 million. The reason why the first six months of any financial year has a large surplus is because over 80% of the total revenue has been recognised (from raising of rates and fees and charges), however most of the City's expenditure occurs evenly over the 12 months. This results in a timing variance and the actual surplus reduces as the financial year progresses.

The opening surplus is currently $4.82 million. The actual opening surplus at 30 June 2022 is close to being finalised. The actual opening surplus may change until such time as the Audit Report and the 2021/22 Annual Financial Statements are adopted by Council. The reduction in the actual opening surplus can be due to adjustments being made in accordance with the Accounting Standards or funds being required to be carried forward to the 2022/2023 financial year in order for the City to complete the project.

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

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	$ 000s	$ 000s	$ 000s	$ 000s	%
Opening Funding Surplus / (Deficit)	**600**	**600**	**4,818**	**4,218**	**703%**
Revenue					
Revenue from operating activities	124,194	108,684	110,611	1,927	2%
Capital revenue, grants and Contribution	15,369	5,123	1,201	(3,922)	-77%
	139,563	**113,807**	**111,812**	**(1,995)**	
Expenditure					
Operating Expenditure	(144,896)	(49,004)	(42,507)	6,497	-13%
Capital Expenditure	(42,882)	(13,475)	(6,207)	7,268	-54%
	(187,778)	**(62,479)**	**(48,714)**	**13,765**	
Non-cash amounts excluded from operating activities	30,535	10,330	10,213	(117)	-1%
Non-cash amounts excluded from investing activities	(5,277)	-	3,692	3,692	0%
Other Capital Movements	21,817	(1,453)	(1,856)	(402)	28%
Closing Funding Surplus / (Deficit)	**(539)**	**60,804**	**79,965**	**19,161**	**32%**

Key Capital Projects

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

Project	2022/23 Actuals Incl. CMT $`000s	2022/23 Annual Budget $`000s	On Time / On Budget	Comment
Western Foreshore Recreation Precinct	1,259	3,330	*Project original date of completion was March 2022, the revised project completion date is now October 2022.* *Project remains within the budget allocated*	*Project status:* The Play Space was opened to the public on Sunday, 30 October 2022. The special feature rope tunnel and the playground boat structure are to be installed in February 2023. Additional shade shelters (skate park and play space) are to be procured and installed in early 2023.

Eastern Foreshore South Precinct	607	3,412	*Completed* *Project original date of completion was January 2022, the project was substantially completed in August 2022 with minor finishing works progressing.* *Project remains within the budget allocated.*	*Project status:* **Estuary Pool** The Estuary Pool was opened to the public on 24 December 2021. **Eastern Foreshore South – Reserve Area** Carpark reconfiguration and paving is complete. The concrete seating wall and soft landscaping works are complete. Works to the southern end of the eastern foreshore area are substantially complete with minor defects and finishing works being progressed, these include: • Kick rail around pool and nearby area; • Bollard supply and installation; • Furniture supply and installation; and • Mobility scooter charging station. All the above works are expected to be complete by end of November 2022. Design of the new toilet block has commenced with construction expected to commence after Crab Fest (March 23) and be completed by June 2023.
RC Pinjarra Road Stage 4	228	1,534	*Project stage 4 completion date is June 2023.*	*Project status:* Reconstruction of the section between Randell Street and Foulkes Place commenced in October. It is expected that the eastbound lanes will be completed in December and the west bound lanes commenced early in 2023 and completed May 2023.

RC Peel Street Stage 3	546	1,528	*Project stage 3 completion date is June 2023.*	*Project status:* Utility service relocations are expected to be completed by June 2023. Completion of roadworks programmed for 2023-2024, subject to funding. The electricity supplier has recently advised the City that it failed to secure suitable tender submissions through its current panel members and will be seeking alternative procurement methods to complete the undergrounding power works. Other service relocation works for phone, water, internet and gas will commence in December 2022.
MARC Roof Repairs	37	2,363	*Once the procurement process has been completed, the project completion date will be determined.*	*Project status:* Procurement process progressing.

Statutory Environment

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

Policy Implications

Nil

Financial Implications

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

Mandurah Murray Charity Motorcycle Event

In 2020, the City was approached to support the Mandurah Murray Charity Motorcycle event as the cost of traffic management for the event had become unaffordable. This resulted in the City listing this project for $10,000 as a separate budget line in the LTFP in the Festivals & Events annual operating budget. This support sits outside the External Event funding program. It is requested that Council note, that each year the funds are only allocated to the actual traffic management plan costs incurred, up to a maximum of $10,000. It is estimated that the 2022 traffic management plan for this event will cost an estimated $8,772.

2022/23 Budget Variations

Riverside Retaining Wall

City officers have identified an invoice to complete the works relating to the retaining wall at Riverside Gardens project has been processed as a maintenance transaction through an operating account. The works completed are actually capital in nature as the invoice value is greater than $5,000 and the works are for the demolition of a fixed timber jetty and the subsequent installation of a new timber retaining wall.

To enable capitalisation of these works, it is recommended that approval be granted to reallocate $13,345 from the Erosion Control – Waterways operating budget to a new capital works project.

Conclusion

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

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

NOTE:

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

RECOMMENDATION

That Council:

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

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

Total Municipal Fund	**$**	**9,653,742.20**
Total Trust Fund	**$**	**0.00**
	$	**9,653,742.20**

3 Acknowledges that each year the annual budget for the Mandurah Murray Charity Motorcycle event is only allocated to the actual traffic management plan costs incurred.

4 Approves the following budget variations for 2022/23 annual budget:

4.1 Unbudgeted capital expenditure of $13,345* for Riverside Retaining Wall
- **To be funded from the Erosion Control – Waterways operating budget $13,345***

ABSOLUTE MAJORITY REQUIRED

Monthly Financial Report

October 2022

City of Mandurah
October 2022

$539.4K —

Estimated Deficit at 30 June 2023 with proposed budget amendments

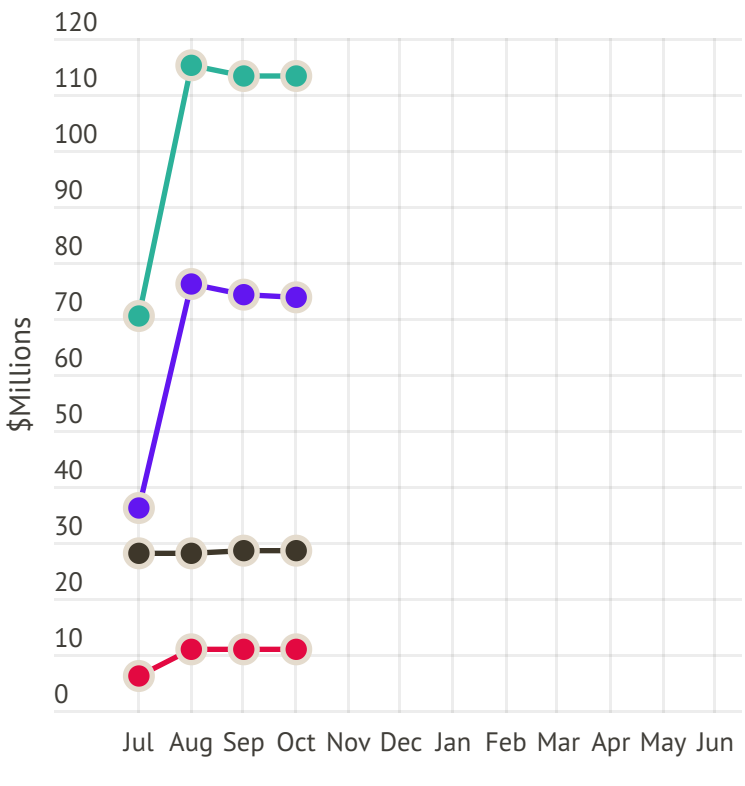
$79.97million ▼

Year to Date Actual Surplus

Summary

- Actual Rates Raised $86.9M ▲
- Actual Rates Received $61.8M (69% collected) ▲
- Actual Operating Revenue $110.6M ▲
- Actual Capital Revenue $1.1M ▲
- Actual Operating Expenditure $42.5M ▲
- Actual Capital Expenditure $6.2M ▲
- Actual Proceeds from Sale of Assets $142K —

Investments



Loans

- Actual Principal Outstanding $22.5M ▼
- Actual Principal Repayments Made $1.4M ▲
- Actual Interest Paid $190K ▲
- Actual New Loans Drawndown $0M —
- Amount of Interest Saved from Loan Offset Facility $46K ▲

Rates Outstanding

23 Properties with >$10K outstanding ▼

129 Properties $3K to $10K outstanding ▼

0 Properties commenced legal action in 22/23 —

$2.12M Rates Exemptions —

Sundry Debtors Outstanding

117 current accounts due ($1.2M) ▲

198 accounts overdue i.e >30 days ($204K) ▼

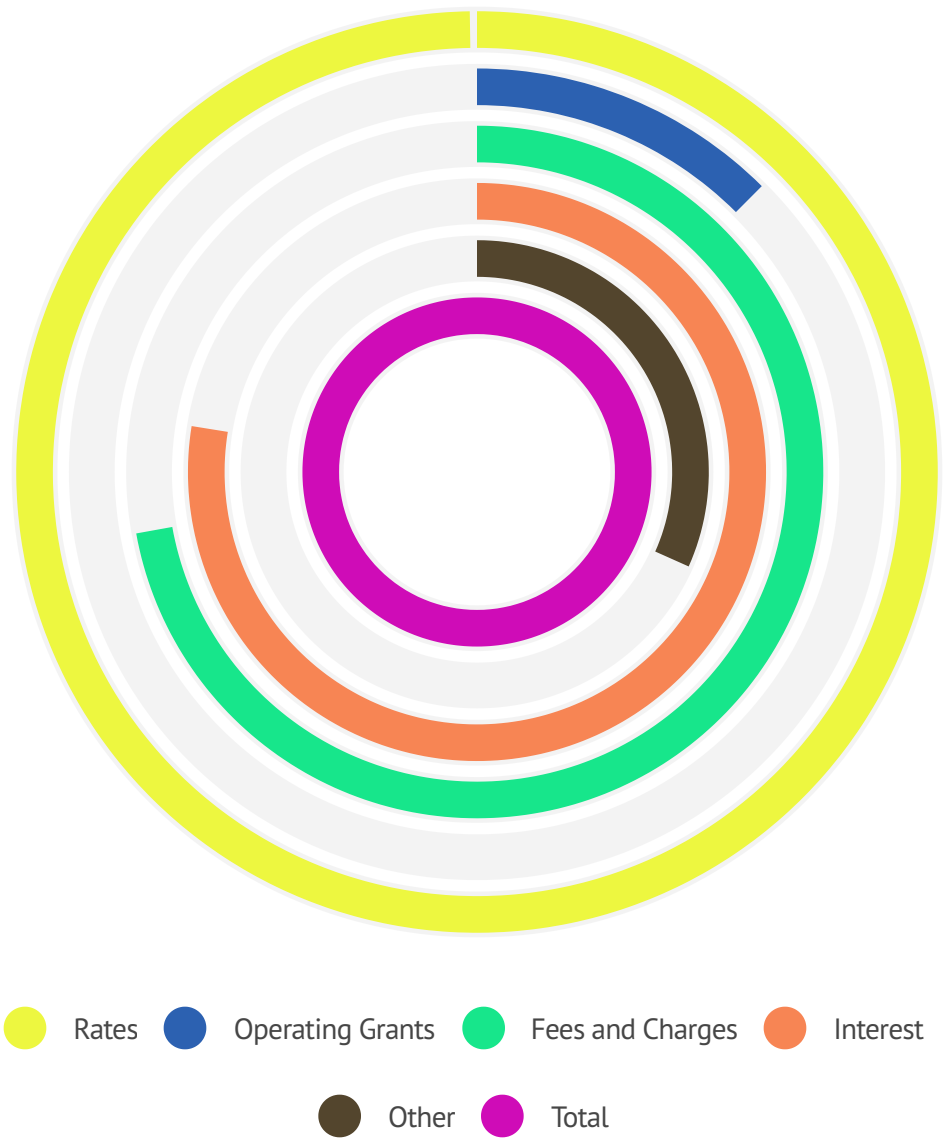
Budget Proposed Amendments

- Unbudgeted capital expenditure of $13,345 for Riverside Retaining Wall funded from Erosion Control - Waterways operating budget.

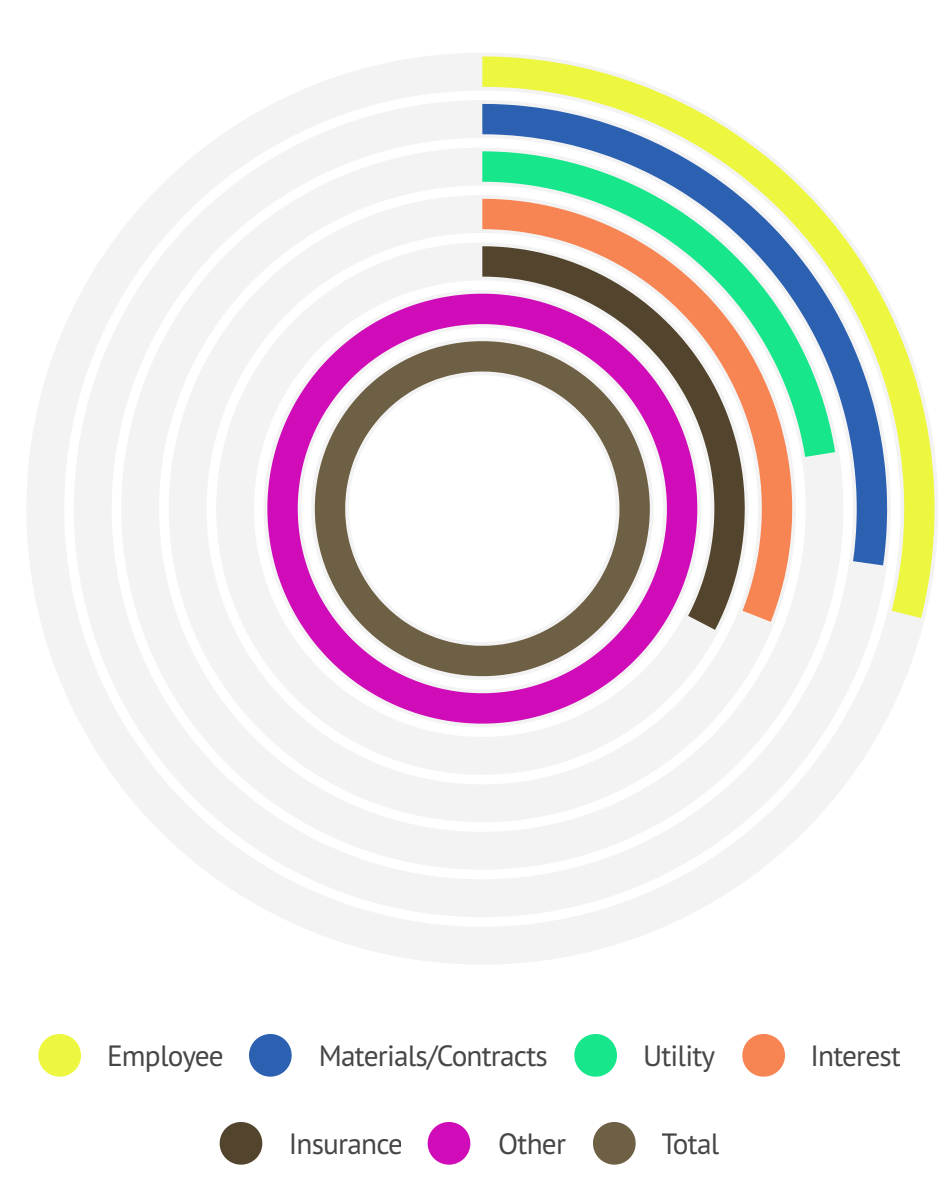
2 Tenders awarded during the month through CEO delegation -

9.92% Grants received for the 22/23 year ▲

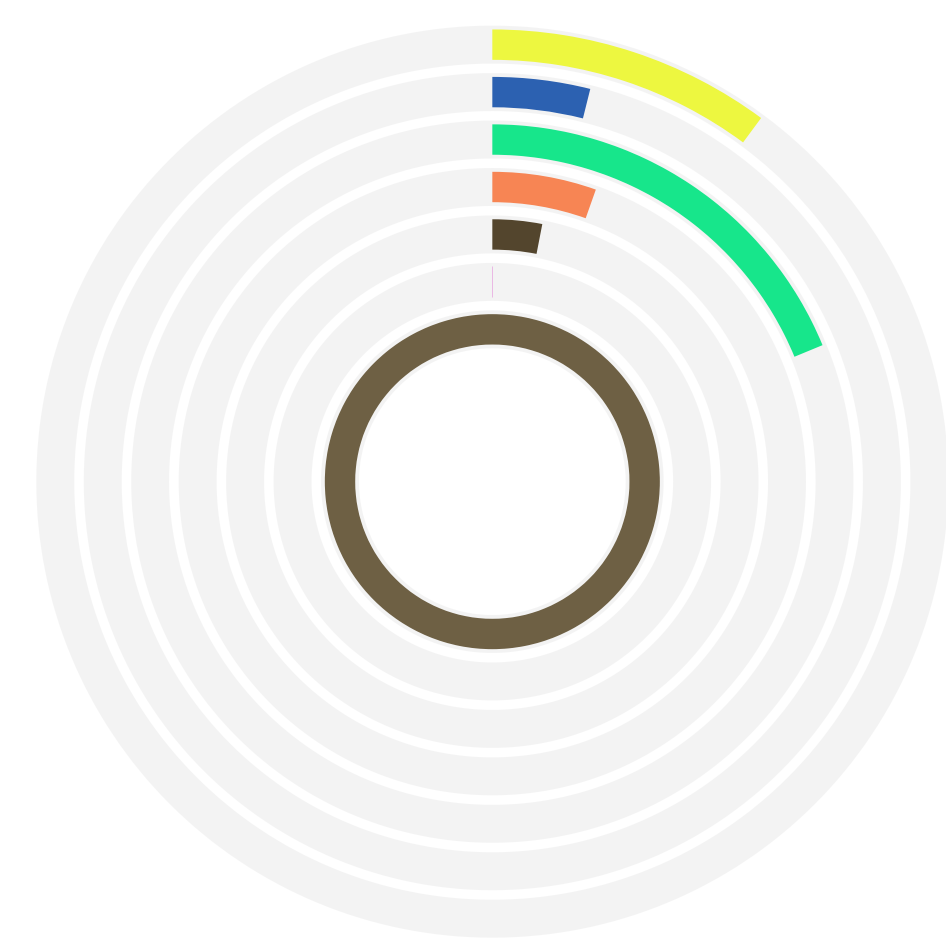
Year to Date Revenue Actuals Compared to Current Budget

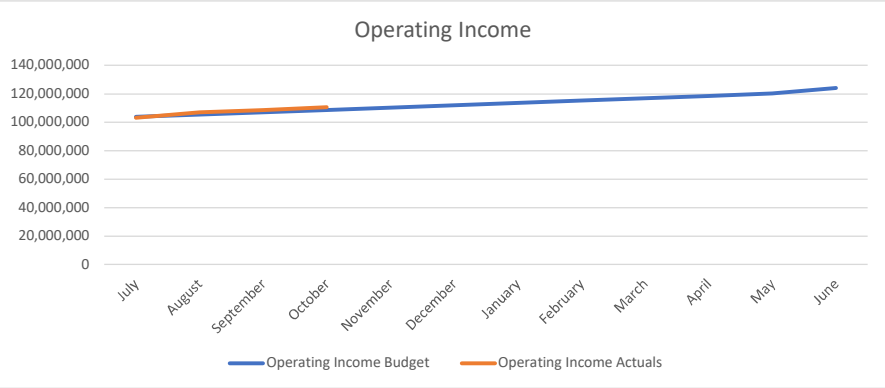


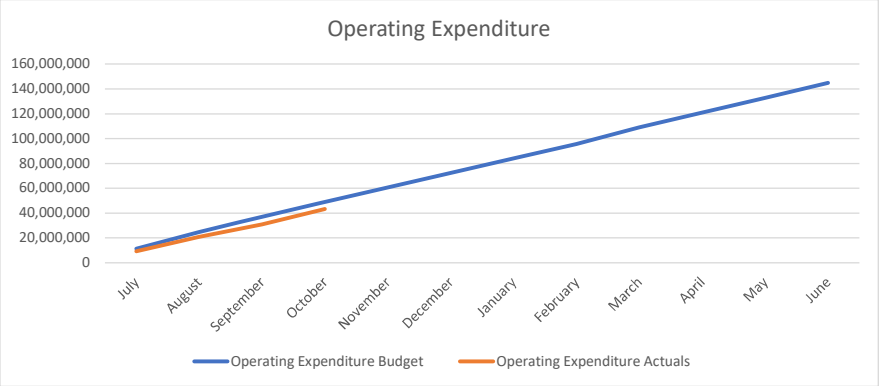
Year to Date Expenditure Actuals Compared to Current Budget

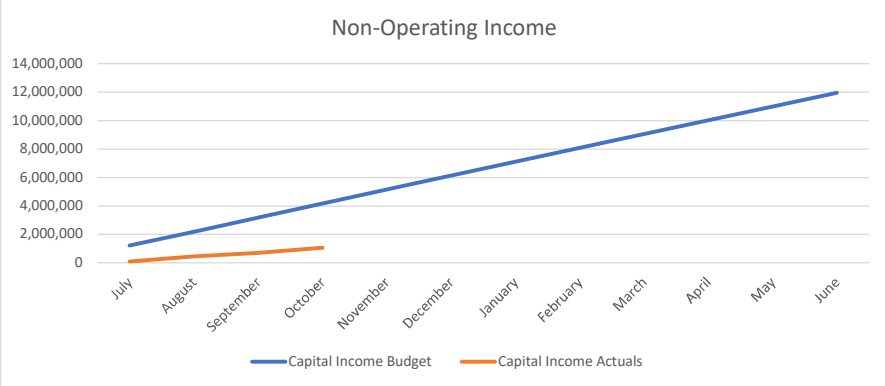


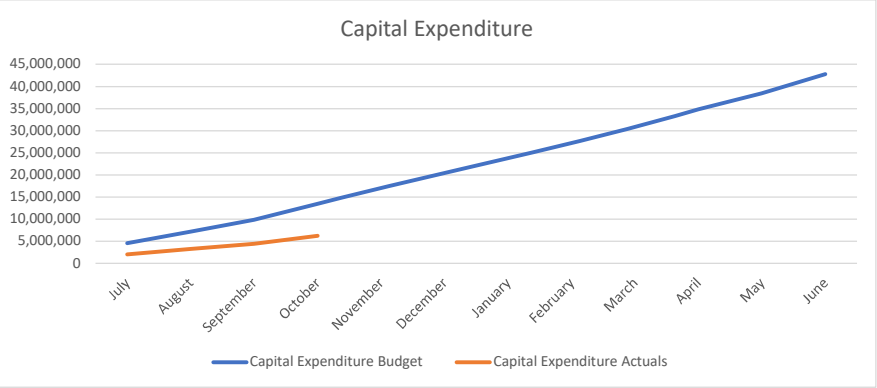
Year to Date Capital Actuals Compared to Current Budget




Operating Income
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Income Budget
Operating Income Actuals


Operating Expenditure
160,000,000
140,000,000
120,000,000
100,000,000
80,000,000
60,000,000
40,000,000
20,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Operating Expenditure Budget
Operating Expenditure Actuals


Non-Operating Income
14,000,000
12,000,000
10,000,000
8,000,000
6,000,000
4,000,000
2,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Income Budget
Capital Income Actuals


Capital Expenditure
45,000,000
40,000,000
35,000,000
30,000,000
25,000,000
20,000,000
15,000,000
10,000,000
5,000,000
0
July
August
September
October
November
December
January
February
March
April
May
June
Capital Expenditure Budget
Capital Expenditure Actuals

CITY OF MANDURAH

MONTHLY FINANCIAL REPORT
For the Period Ended 31 October 2022

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STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2022

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		$	$	$	$	%	
Opening Funding Surplus / (Deficit)		600,000	600,000	**4,818,271**			
Revenue from operating activities							
Rates		87,148,305	86,730,585	**86,934,024**	203,439	0.23%	
Operating grants, subsidies and contributions		4,998,860	812,439	**623,298**	(189,141)	(23.28%)	▼
Fees and charges		29,770,724	20,392,913	**21,483,162**	1,090,249	5.35%	
Interest earnings		1,480,000	493,333	**1,147,600**	654,267	132.62%	▲
Other revenue		796,103	254,534	**422,860**	168,326	66.13%	▲
		124,193,992	**108,683,804**	**110,610,944**	1,927,140	1.77%	
Expenditure from operating activities							
Employee costs		(50,250,312)	(16,798,863)	**(14,514,922)**	2,283,941	13.60%	▲
Materials and contracts		(57,027,981)	(19,477,605)	**(15,537,071)**	3,940,534	20.23%	▲
Utility charges		(4,561,221)	(1,520,406)	**(1,024,957)**	495,449	32.59%	▲
Depreciation on non-current assets		(30,575,421)	(10,329,748)	**(10,313,000)**	16,748	0.16%	
Interest expenses		(1,222,929)	(458,097)	**(378,550)**	79,547	17.36%	▲
Insurance expenses		(1,257,846)	(419,282)	**(410,539)**	8,743	2.09%	
Other expenditure		-	-	**(8,915)**	(8,915)	100.00%	▼
Loss on disposal of assets	1(a) & 4	-	-	**(319,205)**	(319,205)	100.00%	▼
		(144,895,710)	**(49,004,001)**	**(42,507,159)**	6,496,842	13.26%	
Non-cash amounts excluded from operating activities	1(a)	30,535,421	10,329,748	**10,213,203**	(116,545)	(1.13%)	
Amount attributable to operating activities		**9,833,703**	**70,009,551**	**78,316,988**	8,307,437	(11.87%)	
Investing activities							
Non-operating grants, subsidies and contributions	10	11,963,753	3,987,918	**1,059,095**	(2,928,823)	(73.44%)	▼
Proceeds from disposal of assets	4	3,405,703	1,135,234	**141,906**	(993,328)	(87.50%)	▼
Payments for property, plant and equipment	6	(42,882,043)	(13,475,097)	**(6,207,272)**	7,267,825	53.94%	▲
Amount attributable to investing activities		**(27,512,587)**	**(8,351,945)**	**(5,006,271)**	3,345,674	40.06%	
Non-cash amounts excluded from investing activities	1(b)	(5,277,120)	-	**3,691,940**	3,691,940	100.00%	
Amount attributable to investing activities		**(32,789,707)**	**(8,351,945)**	**(1,314,331)**	7,037,614	84.26%	
Financing Activities							
Proceeds from new debentures	7	6,407,463	-	**-**	0	0.00%	
Unspent Loans Utilised		3,083,698	-	**-**	0	0.00%	
Repayment of debentures	7	(4,365,891)	(1,455,297)	**(1,385,716)**	69,581	4.78%	
Payment of lease liability		(588,199)	(294,100)	**(234,674)**	59,425	20.21%	▲
Proceeds from new interest earning liability		1,109,469	554,735	**-**	(554,735)	(100.00%)	▼
Principal elements of interest earning liability		(551,075)	(275,538)	**(261,732)**	13,806	5.01%	
Proceeds from community loans		50,271	16,757	**26,281**	9,524	56.84%	▲
Transfer from reserves	8	19,396,691	-	**-**	0	0.00%	
Transfer to reserves	8	(2,725,843)	-	**-**	0	0.00%	
Amount attributable to financing activities		**21,816,584**	**(1,453,443)**	**(1,855,841)**	(402,399)	(27.69%)	
Closing Funding Surplus / (Deficit)	1(d)	**(539,420)**	**60,804,163**	**79,965,087**	19,160,924	31.51%	

KEY INFORMATION

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

NOTE 1
STATEMENT OF FINANCIAL ACTIVITY INFORMATION

(a) Non-cash items excluded from operating activities

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

Non-cash items excluded from operating activities	Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Movement in liabilities associated with restricted cash		(40,000)	-	22,800
Movement in pensioner deferred rates (non-current)		-	-	(45,604)
Movement in employee benefit provisions (non-current)		-	-	(396,198)
Add: Loss on asset disposals	4	-	-	(5,334)
Add: Loss on asset write offs		-	-	324,539
Add: Depreciation on assets		30,575,421	10,329,748	10,313,000
Total non-cash items excluded from operating activities		**30,535,421**	**10,329,748**	**10,213,203**

(b) Non-cash items excluded from investing activities

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

Adjustments to investing activities				
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity				
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash		(5,277,120)	-	3,691,940
Total non-cash amounts excluded from investing activities		**(5,277,120)**	**-**	**3,691,940**

(c) Adjustments to net current assets in the Statement of Financial Activity

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with regulation 32 of the Local Government (Financial Management) Regulations 1996 to agree to the surplus/(deficit) after imposition of general rates.

		Budget Closing 30 Jun 2022	Budget Closing 30 Jun 2023	Year to Date 31 Oct 2022
Adjustments to net current assets				
Less: Reserves - restricted cash		(24,888,945)	(31,689,865)	(50,162,386)
Less: Unspent loans		(207,137)	(295,779)	(3,470,667)
Less: Other receivables		(80,000)	-	(23,990)
Less: Prepaid Rates		-	-	
Add: Borrowings	7	9,826,754	4,158,994	3,324,646
Add: Other liabilities		3,417,743	1,115,424	8,384,538
Add: Lease liability		759,243	-	180,223
Add: Provisions - employee		5,216,724	4,206,636	4,921,389
Add: Loan Facility offset		-	-	11,000,000
Total adjustments to net current assets		**(5,955,618)**	**(22,504,590)**	**(25,846,246)**

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

Current assets				
Cash and cash equivalents	2	23,842,754	45,752,832	101,596,376
Rates receivables	3	2,480,445	2,365,697	27,200,143
Receivables	3	4,341,798	3,257,820	8,370,943
Other current assets		549,233	1,488,370	2,659,092
Less: Current liabilities				
Payables		(9,848,897)	(17,503,876)	(11,319,914)
Borrowings	7	(5,105,388)	(4,158,994)	(3,324,646)
Interest earning liabilities		-	16,848	(272,495)
Unspent non-operating grant, subsidies and contributions liability		(1,065,909)	-	(9,073,866)
Lease liabilities		(759,243)	(421,216)	(180,223)
Provisions		(8,396,241)	(8,832,311)	(9,844,076)
Less: Total adjustments to net current assets	1(c)	(5,955,618)	(22,504,590)	(25,846,246)
Closing Funding Surplus / (Deficit)		**82,934**	**(539,420)**	**79,965,087**

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. Unless otherwise stated assets or liabilities are classified as current if expected to be settled within the next 12 months, being the Council's operational cycle.

OPERATING ACTIVITIES
NOTE 2
CASH AND INVESTMENTS

	Total Amount	Interest rate	Total Interest Earnings at Maturity Date	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	$	$	$	$				
Cash on hand								
Westpac Municipal Bank Account (inc. Bonds Investments & Notice Savers)	12,639,756	Variable		Westpac	AA-	NA	NA	
	12,639,756							
Municipal Investments								
Muni 10 - 9652-46197	29,885	0.75%	56	ANZ	AA-	1/10/2022	31/12/2022	91
Muni 40 - 24-879-6372	3,059,135	3.40%	50,998	NAB	AA-	29/08/2022	27/02/2023	182
Muni 41 - 24-055-4504	3,036,979	2.95%	22,173	NAB	AA-	29/08/2022	28/11/2022	91
Muni 42 - 98-829-1441	6,074,732	0.80%	51,061	NAB	AA-	19/09/2022	19/12/2022	91
Muni 43 August - 88-274-3411	3,021,316	3.40%	21,316	NAB	AA-	22/08/2022	21/11/2022	91
Muni 44 - 88-258-4975	3,021,316	2.85%	21,316	NAB	AA-	22/08/2022	21/11/2022	91
Muni 45 - 88-286-2250	3,030,082	3.05%	30,082	NAB	AA-	22/08/2022	20/12/2022	120
Muni 46 - B33713404.115	3,021,156	2.86%	21,156	CBA	AA-	24/08/2022	22/11/2022	90
Muni 47 - B33713404.114	3,021,156	2.86%	21,156	CBA	AA-	24/08/2022	22/11/2022	90
Muni 48 - B33713404.116	3,030,378	3.08%	30,378	CBA	AA-	24/08/2022	22/12/2022	120
Muni 49 - 97-760-7420	3,021,452	2.90%	21,452	NAB	AA-	25/08/2022	23/11/2022	90
Muni 50 - B33713404.117	3,021,230	2.87%	21,230	CBA	AA-	25/08/2022	23/11/2022	90
Muni 51 - B33713404.118	3,021,304	2.88%	21,304	CBA	AA-	26/08/2022	24/11/2022	90
Muni 52 - B33713404.120	3,021,304	2.88%	21,304	CBA	AA-	26/08/2022	24/11/2022	90
Muni 53 - B33713404.119	3,052,373	3.54%	52,373	CBA	AA-	26/08/2022	22/02/2023	180
Muni 54 - 27-028-9270	3,022,064	2.95%	22,064	NAB	AA-	29/08/2022	28/11/2022	91
Muni 55 - B33713404.121	3,021,765	2.91%	21,765	CBA	AA-	29/08/2022	27/11/2022	90
Muni-56 - B33713404.122	3,031,128	3.13%	31,128	CBA	AA-	29/08/2022	28/12/2022	121
MNS 31 - 582058	156,735	3.20%	439	Westpac	AA-	30/09/2022	31/10/2022	31
MNS 60 - 582007	6,436,836	3.30%	18,674	Westpac	AA-	30/09/2022	31/10/2022	31
	61,152,330							
Reserve Investments								
Reserve 42 - 36-976-7906	3,054,900	3.00%	44,537	NAB	AA-	22/06/2022	19/12/2022	180
Reserve 44 - 70-586-3025	3,052,663	3.55%	27,073	NAB	AA-	27/09/2022	28/12/2022	92
Reserve 45 - 70-568-6989	3,079,747	4.05%	60,635	NAB	AA-	27/09/2022	27/03/2023	181
Reserve 47 - B33713404.106	4,072,989	3.52%	35,047	CBA	AA-	19/10/2022	17/01/2023	90
Reserve 48 - B33713404.106	6,158,255	3.87%	115,329	CBA	AA-	19/10/2022	17/04/2023	180
RNS 31 - 581565	5,924,885	3.20%	16,584	Westpac	AA-	30/09/2022	31/10/2022	31
RNS 60 - 581573	3,270,972	3.30%	9,490	Westpac	AA-	30/09/2022	31/10/2022	31
	28,614,412							
Total Municipal and Reserve Funds	**102,406,497**		**810,121**					

Interest revenue	
Investment Interest Accrued	351,767
Investment Interest Matured	272,656
Rates Interest	523,177
	1,147,600

Interest Earned
$1,147,600

Loan Offset Facility	**Amount**	**Interest rate on loans**	**Interest Saved**	**YTD Interest Saved**
Westpac	11,000,000	4.00%	14,064	45,914

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**
$113.41 M	**$84.79 M**

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

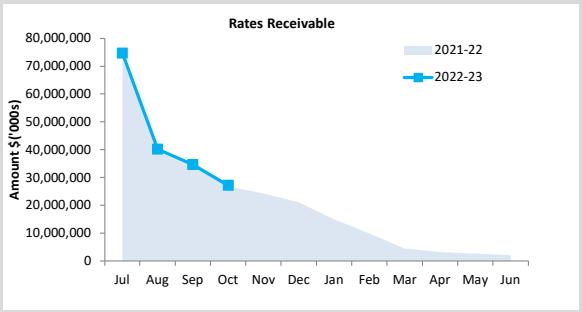
Rates Receivable	30-Jun-22	31-Oct-21	31 Oct 22
	$		$
Opening Arrears Previous Years	3,093,324	3,093,324	2,028,200
Rates levied	82,607,155	82,431,636	86,934,024
Less - Collections to date	(83,672,279)	(58,804,441)	(61,762,080)
Equals Current Outstanding	**2,028,200**	**26,720,519**	**27,200,143**
Net Rates Collectable	**2,028,200**	**26,720,519**	**27,200,143**
% Collected	97.6%	68.8%	69.4%

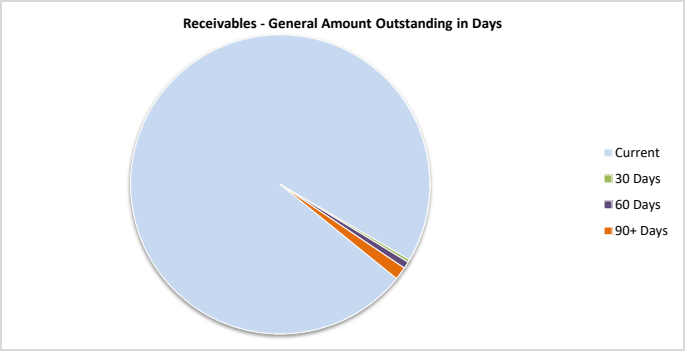
	31 Oct 21	31 Oct 22
- No. of Legal Proceedings Commenced for the financial year	4	0
- No. of properties > $10,000 outstanding	26	23
- No. of properties between $3,000 and $10,000 outstanding	164	129
- Value of Rates Concession	69,766	68,587
- Value of Rates Exemptions	2,027,889	2,117,724

Receivables - General	31-Oct-21	Current	30 Days	60 Days	90+ Days	31 Oct 22
	$	$	$	$	$	$
Balance per Trial Balance						
Sundry receivable	2,091,442	1,671,778	24,767	8,810	116,385	1,821,740
Recreation Centres	98,537	186,928				186,928
Mandurah Ocean Marina	37,286	171,620	0	54,325		225,945
GST receivable	655,996	615,093				615,093
Allowance for impairment of receivables	(158,610)	(210,870)				(210,870)
Infringements	1,013,546	887,288				887,288
Pensioners rates and ESL deferred	3,606,131	3,822,697				3,822,697
Other Receivables	1,099,685	1,050,645				1,050,645
Total Receivables General Outstanding	**8,444,013**	**8,195,180**	**24,767**	**63,135**	**116,385**	**8,399,467**
Percentage		97.6%	0.3%	0.8%	1.4%	

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
69.4%	$27,200,143

Debtors Due	Over 30 Days	Over 90 Days
$8,399,467	2%	1%

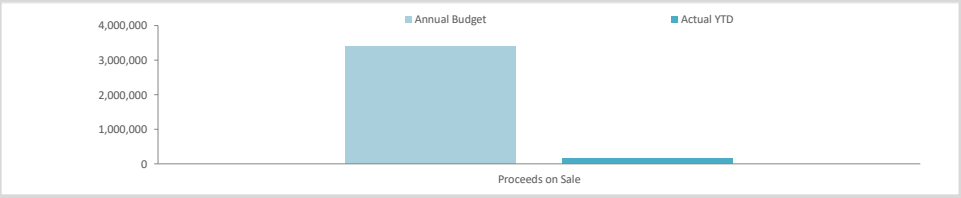
OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

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

OPERATING ACTIVITIES
NOTE 4
DISPOSAL OF ASSETS

			Budget		YTD Actual			
Asset	Asset ID	Asset Owner	Net Book Value	Proceeds	Net Book Value	Proceeds	Profit	(Loss)
Minor Equipment >$5000								
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61517	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61617	Built & Natural -CITYBUILD	2,500	2,500	0	0	0	0
HAKO-CITYMASTER	P61817	Built & Natural -CIVIL MAINTENANCE	25,000	25,000	0	0	0	0
Construction Vehicles - Replacement								
KOMATSU - WHEEL LOADER	G005	Built & Natural -WORKS CONSTRUCTION	65,410	65,410	0	0	0	0
Plant disposals from 2021/22 budget:								
Light Commercial Vehicles - Replacement								
FORD RANGER PU MK11 - MH3964A	U02617	Business Services - Ranger Services		0	16,100	22,086	5,986	0
FORD RANGER PU MK11 - MH4447A	U06617	Business Services - Ranger Services		0	18,311	29,359	11,048	0
Construction Vehicles - Replacement								
BOMAG - MULTI-TYRE ROLLER BW24R	R002	Build & Natural - Civil Contruction		0	48,584	32,818	0	(15,766)
Parks & Mowers								
TORO - REEL MASTER 7000-D	M02517	Built & Natural -PARKS		0	20,000	8,258	0	(11,742)
			3,405,703	**3,405,703**	**136,572**	**141,906**	**32,842**	**(27,508)**

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
$3,405,703	$141,906	4%

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

NOTE 5
TENDERS/QUOTES AWARDED FOR THE MONTH

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

Tender code	Tender Description	Company Awarded to	Contract Term	Contract Amount
RFQ24-2022	Supply and Delivery of Outdoor Barbeque Equipment	Grillex Pty Ltd	Period of one (1) year with options to extend for a further Three (3) one (1) year periods	$480,000 ex GST over the term of the contract
RFQ26-2022	Microsoft Licence Agreement	Datacom Systems (AU)	Period of three (3) years	$1,072,445 ex GST over the term of the contract

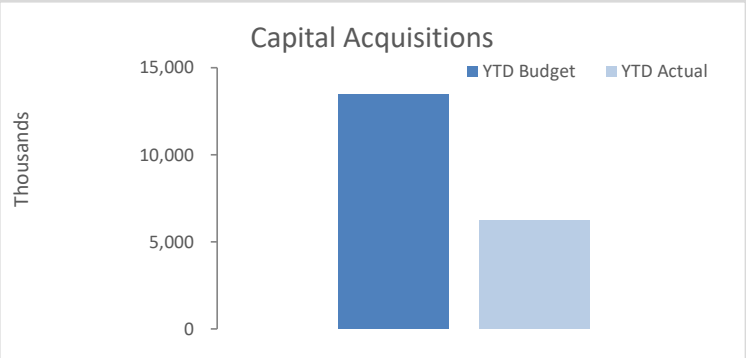
INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	$		$	$	$
Buildings	2,855,325	7,922,537	2,636,736	802,753	(1,833,983)
Equipment	95,853	129,480	64,543	32,865	(31,678)
Machinery	3,495,770	5,606,144	2,332,625	190,085	(2,142,540)
Infrastructure - Roads	10,939,402	12,913,861	3,649,520	2,953,680	(695,840)
Bridges	370,137	595,326	328,533	38,542	(289,991)
Parks	4,721,351	12,486,506	3,583,642	1,689,429	(1,894,213)
Drainage	756,649	1,104,671	320,756	403,426	82,669
Coastal & Estuary	375,698	781,451	155,028	23,796	(131,232)
Other Infrastructure	275,634	1,342,068	403,714	72,697	(331,017)
Capital Expenditure Totals	**23,885,819**	**42,882,043**	**13,475,097**	**6,207,272**	**(7,267,825)**
Capital Acquisitions Funded By:					
	$		$	$	$
City of Mandurah Contribution	**11,268,603**	**11,245,023**	**8,833,537**	**5,006,271**	(3,827,266)
Capital grants and contributions	**5,262,383**	**11,963,753**	**4,172,993**	**1,059,095**	(3,113,898)
Borrowings	**4,159,000**	**9,491,161**	-	-	-
Other (Disposals & C/Fwd)	**853,359**	**1,405,703**	**468,568**	**141,906**	(326,661)
Cash Backed Reserves					
Building Reserve	-	**474,833**	-	-	-
Asset Management Reserve	**890,474**	**4,948,078**	-	-	-
Cultural Centre Reserve	-	**213,495**	-	-	-
Sustainability Reserve	**77,000**	**196,000**	-	-	-
Sanitation Reserve	**1,275,000**	**1,654,695**	-	-	-
City Centre Land Acquisition Reserve	**100,000**	**100,000**		**0**	0
Plant Reserve	-	**1,189,302**	-	-	-
Capital Funding Total	**23,885,819**	**42,882,043**	**13,475,097**	**6,207,272**	**(7,267,825)**

SIGNIFICANT ACCOUNTING POLICIES

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

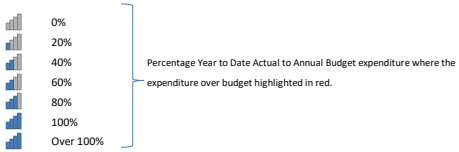
KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$42.88 M	**$6.21 M**	**14%**

Capital Grant	Annual Budget	YTD Actual	% Received
	$11.96 M	**$1.06 M**	**9%**

Capital Expenditure Total
Level of Completion Indicators



Level of completion indicator, please see table at the end of this note for further detail.

	Account Description	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	Land						
	Buildings						
	750686 22-23 Enhancements to Reserve Changerooms	56,316	56,316	6,316	6,316	50,000	Design only.
	750687 22-23 LED Buildings Plan	77,418	77,418	418	418	77,000	Ongoing program 2022/23.
	750688 22-23 MPAC Internal Refurb	122,858	122,858	22,858	22,858	100,000	Design only.
	750689 Works & Services Building Refurb	218,644	218,644	51,978	18,644	200,000	Construction to commence Q3/4.
	750690 Install walls and roof to the Camera Deck at Rushton Main	25,350	25,350	5,350	5,350	20,000	Design only.
	750691 Install of Emergency Door - Shower Service	52,423	26,423	4,423	4,423	22,000	Construction to commence Q4.
	750692 Upgrade to the Bortolo Pavilion Kitchen	13,263	13,263	3,263	3,263	10,000	Scope of work to be confirmed.
	750693 Minor Improvements to Lakelands Community House	24,423	24,423	4,423	22,391	2,032	Construction complete. Finances to be finalised.
	750694 Tims Thicket Waste Facility - Decommissioning	150,000	150,000	0	0	150,000	Design only.
	750695 WMC - Upgrade Fire Fighting Infrastructure	150,000	150,000	0	0	150,000	Construction to commence Q3.
	750696 MPAC - External Steelwork	95,426	95,426	10,426	10,426	85,000	Scope of work to be confirmed.
	750697 Minor Improvements to Sutton Hall	57,098	57,098	15,431	9,198	47,900	Construction to commence Q2.
	750699 Admin. Building Foyer - Front Door Reveals Replacement	8,006	8,006	4,339	2,506	5,500	Construction to commence Q3.
	750700 Administration Building - Foyer Upgrade	238,435	238,435	18,435	18,435	220,000	Construction to commence Q3.
	750701 Billy Dower Flooring	60,637	60,637	17,304	8,637	52,000	Construction to commence Q2.
	750702 Civic Building Roof Renewal	89,535	89,535	39,535	14,535	75,000	Construction to commence Q3.
	750703 Dudley Park Bowling Club - Dance Floor Ceiling Replacement	34,528	34,528	4,528	4,528	30,000	Construction to commence Q3.
	750704 Mandurah Bridge Club - Air Conditioner	56,203	56,203	19,536	1,203	55,000	Construction to commence Q2.
	750705 Mandurah Community House (MFHS & Pottery House) Roof Renewal	35,213	35,213	5,213	5,213	30,000	Construction to commence Q3.
	750706 Mandurah Community Museum Roof & Gutters	179,326	179,326	14,326	14,326	165,000	Construction to commence Q2.
	750707 MARC - Creche Blind Replacement	53,053	53,053	19,720	3,053	50,000	Construction to commence Q2.
	750708 MARC Sauna Expansion & Refurbishment	48,742	28,742	8,742	8,742	20,000	Construction to commence Q4.
	750710 PBSLSC - External Steelwork Painting	25,314	25,314	314	314	25,000	Construction to commence Q2/3.
	750711 Mandurah Tennis Club	34,423	34,423	4,423	4,423	30,000	Construction to commence Q3.
	750712 Refurbishment of Billy Dower Youth Centre	57,372	57,372	7,372	7,372	50,000	Concept development only.
	750713 Port Bouvard Surf Life Saving Club Floor	16,158	16,158	7,491	3,158	13,000	Construction to commence Q2.
	750714 Rushton Park North Pavilion Roof (inc Verandah Redesign)	58,847	58,847	25,513	8,847	50,000	Design only.
	750715 Rushton Park Stadium -External Painting Walls and Steelwork	35,209	61,209	209	209	61,000	Construction to commence Q2.
	750718 Verandah on the air pistol shed at Port Bouvard Pistol Club	25,365	25,365	5,365	5,365	20,000	Construction to commence Q3.
	750719 22-23 Reserve Meter Replacement Program	50,418	50,418	418	418	50,000	Ongoing program 2022/23.
	750720 22-23 Site Main Switchboard Program	50,418	50,418	418	10,418	40,000	Ongoing program 2022/23.
	750649 Falcon Family Centre - External Works	58,401	58,401	8,401	8,401	50,000	Scope of work to be confirmed.
	750655 MARC Leisure Pool Acoustics	218,435	218,435	18,435	18,435	200,000	Works to be undertaken in conjunction with MARC Roof Repairs project.
	750722 Admin Building - CEO Area Refurbishment	82,065	82,065	60,399	69,110	12,956	Complete.
	750725 Other Buildings Renewal	296,000	146,000	0	0	146,000	Ongoing program 2022/23.
	750647 Dawesville Community Centre	0	692,899	230,966	4,445	688,454	Design only.
	750657 MPAC Internal Refurb	0	328,800	219,200	1,668	327,132	Construction to commence Q2.
	750660 WMC Tipping Shed	0	155,215	51,738	1,276	153,939	Construction to commence Q3.
	750661 Works & Services Building Refurb	0	186,400	62,133	23,570	162,830	Construction to commence Q3/4.
	750671 Mandurah Library Re Roofing Project	0	165,365	110,243	132,785	32,580	Construction complete. Finances to be finalised.
	750673 Mewburn Ablution Refurbishment	0	170,450	113,633	2,388	168,062	Construction to commence Q3.
	400030 Owen Avenue Ablution	0	144,090	96,060	96,747	47,344	Construction 95% complete.
	750623 Administration Building - Foyer Security	0	22,758	15,172	0	22,758	Construction 80% complete.
	750633 Stage 2 of Upgrades to Peelwood Reserve	0	253,343	168,895	169,069	84,274	Construction 90% complete.
	750643 Falcon Family Centre Upgrade	0	71,796	47,864	0	71,796	Scope of work to be confirmed.
	750679 Solar Plan 2021/22	0	119,000	79,333	0	119,000	Construction to commence Q3.
	750678 ManPAC RVIF Lighting	0	238,495	158,997	740	237,755	Construction to commence Q3.
	750[illegible] Minor Capital Works	0	2,363,021	787,674	116,884	2,246,137	Refer to Financial Report, Key Capital Projects table.

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750684	Southern Operations Ramp	0	20,000	13,333	640	19,360	Construction to commence Q2.
750685	Visitors Centre Transit Station	0	15,000	10,000	0	15,000	Scope of work to be confirmed.
750721	Rushton Park Main - Staircase Remedial Work	0	18,000	12,000	13,910	4,090	Complete.
750726	Changing Places - Eastern Foreshore Mandurah	0	140,075	0	0	140,075	Construction to commence Q4.
750728	MARC Additional CCTV	0	32,506	10,835	2,506	30,000	Construction to commence Q4.
750729	MPAC Fly Tower and Auditorium Façade Cladding and Roof	0	100,000	33,333	1,389	98,611	Design only.
	Bridges						
880014	Cambria Island Abutment Walls Repair	370,137	370,137	253,471	20,137	350,000	Design only.
880012	Lakelands-Madora Bay Pedestrian Bridge	0	225,189	75,063	18,405	206,784	Durability report options being assessed.
	Parks						
700518	Eastport Foreshore Upgrade	164,384	164,384	13,186	13,186	151,198	Construction to commence Q3.
700519	South East Dawesville - Boundary Fence	79,115	79,115	29,115	4,115	75,000	Construction to commence Q2.
700520	Bortolo Reserve Soccer Goals	11,199	11,199	1,199	12,158	(959)	Construction to commence Q3.
700521	Lakes Lawn Cemetery - Plinths and Irrigation Upgrade	56,791	56,791	56,791	6,791	50,000	Construction to commence Q2.
700522	Capital Replacement Cost of Artesian Pump Assets	53,106	53,106	3,106	5,626	47,480	Construction to commence Q4.
700523	Kangaroo Paw Park	443,109	443,109	93,109	27,008	416,101	Construction to commence Q2/3.
700524	Relocate Hard Wicket on Northern Oval at Lakelands Park	26,926	26,926	1,926	1,926	25,000	Construction to commence Q3.
700525	Westbury Way Offset Bird Waterer	27,389	27,389	1,389	16,609	10,780	Construction complete. Finances to be finalised.
700526	Seascapes Village Shade Structure	56,002	56,002	6,002	6,002	50,000	Construction to commence Q3.
700529	Observation Deck, Watersun Drive	39,831	39,831	2,831	2,831	37,000	Construction to commence Q3.
700527	Mandurah Ocean Marina Bocce Court Upgrade	22,256	22,256	8,923	2,256	20,000	Construction to commence Q2/3.
700530	Falcon Bay Stage 5 of 5	423,334	423,334	23,334	23,334	400,000	Construction to commence Q4.
700531	2022-23 Falcon Reserve Activation Plan - Implementation	53,149	53,149	13,149	13,149	40,000	Construction to commence Q3.
700532	Merlin Street Activation Plan - Implementation	56,593	56,593	6,593	6,593	50,000	Design only.
700533	2022-23 South Harbour Paving Upgrades	160,482	160,482	3,082	3,082	157,400	Construction to commence Q2.
700534	Riverside Boardwalk	121,643	121,643	18,143	19,393	102,250	Construction to commence Q3/4.
700535	St Ives Boardwalk	119,402	119,402	18,352	18,352	101,050	Construction to commence Q3/4.
700536	Seascapes boardwalk, steps lookout node	326,639	326,639	23,727	23,727	302,912	Construction to commence Q3/4.
700537	Duverney Park - track renewal	104,981	104,981	71,647	4,981	100,000	Construction to commence Q3.
700538	Orion Street Beach Access Fencing	21,147	21,147	21,147	16,634	4,513	Complete.
700539	Lakes Lawn Cemetery - Stage 2 Fencing	33,592	33,592	33,592	3,592	30,000	Construction to commence Q2.
700540	Diadem Place Fencing	17,650	8,650	8,650	1,284	7,366	Construction to commence Q2.
700541	Philante Street Carpark Fencing	10,711	3,711	3,711	2,411	1,300	Complete.
700542	Karinga Foreshore Car Park Fencing	10,411	4,411	4,411	3,491	920	Complete.
700543	Dawesville Channel South Fencing	12,232	9,232	9,232	1,632	7,600	Construction to commence Q2.
700544	Central Irrigation Management System	96,317	96,317	6,317	6,317	90,000	Construction to commence Q4.
700545	Suncrest Meander Playground	41,489	41,489	23,989	6,489	35,000	Construction to commence Q3.
700546	Bruce Cresswell Reserve Playground	46,289	46,289	26,389	6,489	39,800	Construction to commence Q3.
700547	Tickner Reserve Playground	41,489	41,489	6,489	6,489	35,000	Construction to commence Q3.
700548	Karri Karri Pass Playground	46,593	46,593	6,593	6,593	40,000	Construction to commence Q3.
700549	Bortolo Reserve Playground	39,489	39,489	39,489	7,099	32,390	Construction to commence Q3.
700550	Signage new	45,689	45,689	12,356	5,689	40,000	Ongoing program 2022/23.
700551	Signage renewal	45,689	45,689	12,356	5,689	40,000	Ongoing program 2022/23.
700552	Quarry Park Softfall Replacement	106,703	106,703	36,703	1,703	105,000	Construction to commence Q2.
700553	Signature Circle (Edgbaston Road) Softfall Replacement	31,926	31,926	11,926	1,926	30,000	Construction to commence Q2.
700554	Floribunda Park Softfall Replacement	28,889	28,889	10,556	1,389	27,500	Construction to commence Q2.
700555	Lilac Park Softfall Replacement	12,889	25,278	10,278	1,389	23,889	Construction to commence Q2.
700556	Seascapes Village Softfall Replacement	16,389	0	0	0	0	Construction to commence Q2.
700557	Caterpillar Park Softfall Replacement	31,389	31,389	11,389	16,678	14,711	Construction 95% complete.
700558	Osprey Waters Softfall Replacement	19,351	19,351	7,018	851	18,500	Construction to commence Q2.
700559	Greenhouse Park Softfall Replacement	10,851	14,851	5,518	851	14,000	Construction to commence Q2.
700561	Upgrade of Playing Surface on Field 1 Peelwood Reserve	409,247	409,247	9,247	16,875	392,373	Project to be cancelled. Budget to be reallocated in due course.
700562	Basketball Court Suncrest Meander	65,584	65,584	25,584	32,859	32,725	Construction 50% complete
700563	Shelters Florida Foreshore	19,856	19,856	3,856	3,856	16,000	Construction to commence Q3.
700564	Estuary Road Foreshore - shelter	25,106	25,106	10,439	5,952	19,154	Construction to commence Q2.
700565	Duverney Park - drinking fountain	11,449	11,449	11,449	8,009	3,440	Construction to commence Q2.
700566	Bruce Cresswell Reserve Stage 1 of 2	334,750	334,750	8,297	9,423	325,327	Construction to commence Q2/3.
700567	Peelwood Reserve Cricket Nets	37,545	62,545	62,545	3,005	59,540	Construction to commence Q3.
700568	Path Connection Bridgewater	46,593	46,593	19,927	6,593	40,000	Construction to commence Q3.
700494	Pleasant Grove Foreshore	80,559	80,559	12,559	12,559	68,000	Construction to commence Q3.
700515	Mandurah Netball Feasibility Study - CSRFF	38,219	78,219	54,885	8,219	70,000	Feasibility study in progress.
700516	Yalgorup National Park	448,940	477,045	23,940	49,870	427,175	Consultant work underway.
700440	Major Public Artworks	90,000	90,000	0	0	90,000	Ongoing program 2022/23.
700478	Meadow Springs Golf Course Fence	0	40,000	26,667	0	40,000	Construction to commence Q2
700480	Central Irrigation Management System Renewal	0	90,000	0	0	90,000	Construction to commence Q4.

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700481	Bin Enclosures for Eastern/Western foreshore	0	50,000	33,333	47,680	2,320	Complete.
700485	Bortolo Park Drainage Basin	0	50,000	33,333	3,234	46,766	Construction to commence Q3.
700495	Kangaroo Paw Park	0	28,248	9,416	7,780	20,468	Construction to commence Q3/4.
700498	Tickner Reserve Final Stage	0	75,170	50,113	4,796	70,374	Construction to commence Q3/4.
700443	Falcon Bay Upgrade - Stage 4 of 5	0	18,117	12,078	0	18,117	Construction 95% complete
700444	Novara Foreshore Stage 4	0	14,832	9,888	12,767	2,065	Construction complete. Finances to be finalised.
700462	Madora Bay Beach	0	100,000	0	0	100,000	Construction to commence Q3.
700511	Mandurah Parks - Shade Sails	0	56,443	37,629	0	56,443	Construction to commence Q2.
700514	Bortolo Fire Track Water Infrastructure	0	100,000	66,667	291	99,709	Construction to commence Q2
	Roads						
501130	City Centre Streetscape Upgrades	120,023	120,023	36,690	20,023	100,000	Design only.
501131	Dawesville Channel SE Foreshore Upgrade	173,107	173,107	48,107	23,107	150,000	Design only.
501134	MARC Carpark Additional & Formalise Overflow Carpark	74,792	74,792	14,792	14,792	60,000	Construction to commence Q4.
501135	Resurface of the Driveway to the Mandurah Tennis Club	31,794	31,794	13,461	15,467	16,327	Construction to commence Q2/3.
501136	Senior Citizens Carpark	117,826	117,826	17,826	17,826	100,000	Construction to commence Q4.
501137	Torcello Mews Canal PAW Renewal	134,058	134,058	46,058	2,058	132,000	Construction to commence Q2.
501138	Upgrade Luminaries to LED's at the PBSRC	11,861	11,861	3,954	13,047	(1,186)	Complete.
501139	WMC - Upgrade Recycling Area Stage 1	500,000	500,000	0	0	500,000	Construction to commence Q3.
501132	Installation of Flood Lighting at Mandurah Tennis Club	178,228	178,228	71,180	17,656	160,572	Construction to commence Q3.
501141	SL Car Park lighting replacement	100,523	100,523	523	44,881	55,642	Ongoing program 2022/23.
501142	SL Light pole replacement	120,523	120,523	523	16,325	104,198	Ongoing program 2022/23.
501143	SL Marina Pole Canal light poles	79,482	79,482	11,482	11,482	68,000	Ongoing program 2022/23.
501144	SL Parks and Reserves	90,523	90,523	523	523	90,000	Ongoing program 2022/23.
501145	RC Pinjarra Road Stage 4	1,533,896	1,533,896	248,182	164,814	1,369,083	Refer to Financial Report, Key Capital Projects table.
501146	RR Mariners Cove/Hudson Drives Roundabout	421,615	421,615	421,615	362,380	59,235	Construction 95% complete.
501148	RR Olive Road	421,615	421,615	21,615	27,578	394,037	Construction to commence Q3.
501150	RR Harlem Place	301,170	301,170	207,836	129,282	171,888	Construction 50% complete.
501151	RR Ocean Road/Dandaragan Drive	170,000	170,000	0	0	170,000	Construction to commence Q2/3.
501152	RS Flavia Street, Falcon	64,839	64,839	14,839	4,839	60,000	Construction to commence Q3.
501153	RS Flinders Street, Falcon	59,944	59,944	14,111	4,944	55,000	Construction to commence Q3.
501154	RS Baloo Crescent, Falcon	233,195	233,195	58,195	23,195	210,000	Construction to commence Q2/3.
501155	RS Kyrean Street, Falcon	33,059	33,059	7,226	2,059	31,000	Construction to commence Q2/3.
501156	RS Cesia Lane, Falcon	15,059	15,059	4,226	2,059	13,000	Construction to commence Q3.
501157	RS Burna Street, Falcon	29,059	29,059	6,559	2,059	27,000	Construction to commence Q3.
501158	RS Ivanhoe Crescent, Falcon	141,334	141,334	28,834	6,334	135,000	Construction to commence Q3.
501159	RS Yeedong Road, Falcon	54,754	54,754	11,421	2,754	52,000	Construction to commence Q3.
501160	RS Dewar Street, Wannanup	84,363	84,363	19,363	6,363	78,000	Construction to commence Q3.
501161	RS Cathryn Street, Halls Head	88,944	88,944	18,944	4,944	84,000	Construction to commence Q3.
501162	RS Hill Street, Halls Head	252,485	252,485	56,652	17,485	235,000	Construction to commence Q3.
501163	RS Amar Close, Herron	22,059	22,059	5,392	2,059	20,000	Construction to commence Q3.
501164	RS Caledonia Close, Herron	22,468	22,468	4,968	1,468	21,000	Construction to commence Q3.
501165	RS Clifton Downs Road, Herron	34,059	34,059	7,392	2,059	32,000	Construction to commence Q3.
501166	RS Dunkeld Drive, Herron	29,559	29,559	6,642	2,059	27,500	Construction to commence Q3.
501167	RS Hexham Close, Herron	40,184	40,184	16,018	11,184	29,000	Construction to commence Q3.
501168	RS Raywood Road, Bouvard	42,559	42,559	8,809	2,059	40,500	Construction to commence Q3.
501169	RS Stock Road, Parklands	52,859	52,859	11,192	2,859	50,000	Construction to commence Q4.
501113	SP Halls Head PSP	820,835	820,835	554,168	20,835	800,000	Construction to commence Q2/3.
501171	SP Lanyon Street Stage 2	51,726	51,726	38,059	11,034	40,691	Ongoing program 2022/23.
501172	SP Lewis Street	35,614	35,614	27,281	10,614	25,000	Ongoing program 2022/23.
501173	Missing Links	37,477	37,477	26,143	3,477	34,000	Ongoing program 2022/23.
501174	SP Baloo Crescent	115,617	115,617	81,297	12,657	102,960	Construction to commence Q2/3.
501175	22-23 TM Discretional Traffic Management	166,079	166,079	119,153	59,167	106,912	Ongoing program 2022/23.
501176	Baloo Crescent/Yeedong Road Intersection	44,866	44,866	31,532	4,866	40,000	Construction to commence Q2/3.
501177	Halls Head Parade Car Park Stage 2a	73,148	73,148	53,148	54,792	18,356	Construction 50% complete.
501178	Merlin Street Reserve Southern Car Park	92,057	92,057	92,057	13,611	78,446	Construction to commence Q3/4.
501179	22-23 SF Street Furniture New Program	53,581	53,581	20,248	3,581	50,000	Ongoing program 2022/23.
501180	22-23 SL Street Lighting New Program	74,684	74,684	27,748	6,645	68,039	Ongoing program 2022/23.
501127	Falcon Reserve Activation Plan - Stage 3	428,252	428,252	28,252	35,458	392,794	Construction to commence Q3/4.
501089	RC Peel Street Stage 3	1,528,100	1,528,100	28,100	157,349	1,370,751	Refer to Financial Report, Key Capital Projects table.
501116	SP Pleasant Grove POS	52,289	52,289	10,789	10,789	41,500	Construction to commence Q3.
501181	TM Estuary Road Delineation	37,814	37,814	28,590	10,142	27,672	Construction to commence Q2/3.
501182	SL Old Coast Road/McLarty Road/Leeward Road Ent	48,903	48,903	2,295	2,295	46,608	Construction to commence Q4.
501183	SL Lakes Road/Murdoch Drive	103,224	103,224	14,433	14,433	88,791	Construction to commence Q4.
501129	Trails Project	997,321	997,321	22,321	55,497	941,823	Consultant work underway.
501184	Other Road Renewals	296,000	296,000	0	0	296,000	Ongoing program 2022/23.
501090	RC Pinjarra Road Stage 3	0	512,225	341,484	649,177	(136,951)	Refer to Financial Report, Key Capital Projects table. Overspend being investigated.
501091	SL Street Lighting New Program	0	98,263	32,754	0	98,263	Ongoing program 2021/22.

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	501115	SP Biara Court PAW Renewal	0	64,855	21,618	0	64,855	Planning only.
	501124	Emulsion tank with bunding	0	45,000	0	0	45,000	Acquisition to be completed in Q4.
	501101	Halls Head Beach Car Park Stage 2	0	106,307	35,436	148,712	(42,406)	Construction 95% complete. Overspend being investigated.
	500016	Smart Street Mall Upgrade	0	660,679	220,226	351,775	308,904	Construction 50% complete.
	501084	Peel Street - Power Relocation	0	479,671	319,780	313,477	166,194	Construction to commence Q3/4.
	501123	Ayrton St POS Carpark	0	7,460	7,460	21,275	(13,815)	Carried over from 2021/22. Overspend being investigated.
	Drainage							
	600188	Install Drainage in Bin Storage Area	13,993	13,993	7,326	12,313	1,680	Construction to commence Q2.
	600189	DR 130 Mandurah Terrace	41,227	41,227	16,227	16,227	25,000	Construction to commence Q4.
	600190	DR 30 George Street Drainage Improvement	62,872	62,872	15,872	15,872	47,000	Construction to commence Q2.
	600191	DR Baloo Crescent Drainage Upgrade	198,813	198,813	23,313	23,313	175,500	Construction to commence Q2/3.
	600192	DR Cervantes Drive	36,499	36,499	15,977	15,977	20,522	Construction to commence Q3.
	600193	DR Colonial Court Drainage Upgrade - Stage 1	221,108	221,108	17,108	20,172	200,937	Construction to commence Q3.
	600194	Discretional Drainage Projects	43,028	43,028	17,028	4,028	39,000	Ongoing program 2022/23.
	600195	DR Hopetoun Bend Drainage Upgrade	68,150	68,150	15,150	15,150	53,000	Construction to commence Q3.
	600196	DR Loton Road/Ashley Terrace Intersection Stage 1	70,960	70,960	12,960	15,640	55,319	Construction to commence Q3.
	600183	Halls Head Pde Beach Central CP Stage 2	0	108,740	72,493	118,447	(9,708)	Construction 95% complete. Overspend being investigated.
	600184	DR Mathew Street, Falcon	0	156,656	52,219	128,558	28,098	Construction 75% complete.
	600186	DR Yeedong Road, Falcon - Stage 2	0	82,626	55,084	17,729	64,897	Construction 75% complete.
	Coastal & Estuary							
	910071	Mandjar Bay Lower Landing Jetty Replacement Stage 1	67,261	67,261	2,261	2,261	65,000	Construction to commence Q3.
	910075	Birchley Road Boat Ramp Jetty	80,328	80,328	5,328	5,502	74,826	Construction to commence Q3.
	910076	Dawesville Foreshore Reserve (Leura Street) Rock Protection	86,165	86,165	2,465	2,465	83,700	Construction to commence Q3.
	910077	Dawesville Foreshore Reserve (Avon Court) Rock Protection	99,611	99,611	2,611	2,611	97,000	Construction to commence Q3.
	910078	Hall Park (Leighton Place) Rock Protection	42,333	42,333	1,744	1,744	40,589	Construction to commence Q3.
	910108	South Harbour Paving Upgrade Stage 3 to 6	0	16,103	10,736	7,293	8,811	Construction complete. Finances to be finalised.
	910109	Cambria Island Abutment Walls Repair	0	389,649	129,883	1,920	387,729	Design only.
	Equipment							
	820188	MARC Replacement Pool Inflatable	12,506	0	0	0	0	Acquisition to be completed Q2.
	820189	MARC Stadium Court 3 Scoreboard Replacement	12,506	12,506	12,506	2,506	10,000	Acquisition to be completed Q2.
	820191	Senior Citizens Stage Curtain	15,585	15,585	15,585	3,085	12,500	Acquisition to be completed Q2.
	820190	22-23 Furniture & Equipment	55,257	55,257	5,793	8,293	46,964	Balance of ongoing program from 2021/22.
	820185	All Terrain Wheelchair	0	8,500	5,667	0	8,500	Acquisition to be completed Q2.
	820186	Sand Cleaning Machine	0	18,673	18,673	18,982	(309)	Complete.
	820192	MARC Court Netting	0	18,960	6,320	0	18,960	Acquisition to be completed Q3.
	Plant & Machinery							
	770001	Replacement Light Passenger Vehicles	256,000	551,827	183,942	130,256	421,571	Ongoing program 2022/23.
	770002	Replacement Light Commercial Vehicles	606,230	1,112,200	370,733	35,224	1,076,976	Ongoing program 2022/23.
	770005	New - Light Passenger Vehicles	0	40,000	13,333	0	40,000	Ongoing program 2022/23.
	770006	Trucks and Buses	780,000	780,000	260,000	0	780,000	Ongoing program 2022/23.
	770007	Trailers	346,040	630,838	210,279	18,150	612,688	Ongoing program 2022/23.
	770008	Construction Vehicles	282,000	564,648	188,216	0	564,648	Ongoing program 2022/23.
	770009	Parks and Mowers	362,000	432,599	144,200	0	432,599	Ongoing program 2022/23.
	770010	New - Heavy Vehicles Plant and Equipment	680,000	770,865	770,865	0	770,865	Ongoing program 2022/23.
	770011	Miscellaneous Equipment	6,000	525,667	175,222	0	525,667	Ongoing program 2022/23.
	770012	New - Vehicle and Small Plant Program	27,500	7,500	2,500	6,455	1,045	Ongoing program 2022/23.
	770018	New - Light Commercial Vehicles	0	40,000	13,333	0	40,000	Ongoing program 2022/23.
	770020	Tim's Thicket Weighbridge	150,000	150,000	0	0	150,000	Construction to commence Q3.
	Other Infrastructure							
	930039	CSRFF Program - Small Grants	106,065	106,065	0	0	106,065	To date funding has been allocated to Upgrade luminaries to LED's at PBSRC ($11,861) and Installation of Flood Lighting at Mandurah Tennis Club ($32,074).
	930040	22-23 Christmas Decorations Program	169,569	169,569	119,569	19,569	150,000	Ongoing program 2022/23.
	930035	Restart Mandurah - Other	0	852,434	284,145	0	852,434	Remaining balance of Restart Mandurah funds.
	930038	MARC Geothermal Pump & VSD	0	214,000	0	53,128	160,872	Construction to commence Q3.
	700053	Lakelands DOS Sports Specific Infrastructure	0	332,398	110,799	119,120	213,278	Diamond 2 under construction.
	700055	Eastern Foreshore South Precinct	0	3,412,166	1,137,389	164,850	3,247,316	Refer to Financial Report, Key Capital Projects table.
	700056	Western Foreshore Recreation Precinct	0	3,329,677	1,109,892	855,889	2,473,788	Refer to Financial Report, Key Capital Projects table.
	Grand Total		**23,885,819**	**42,882,043**	**13,475,097**	**6,207,272**	**36,674,771**	

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	1 July 2022	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	$	$	$	$	$	$	$	$	$
Law, order, public safety									
Bortolo Fire Track Water Infrastructure		0	40,000	0	0	0	40,000	0	
Community amenities									
Compactor Waste Trailers and Dolly [336]	123,407	0	0	19,444	59345	103,963	63885	1,460	3367
Waste Water Reuse [349]	100,257	0	0	7,416	22475	92,841	77632	1,124	3145
Halls Head Ablution Block [350]	66,864	0	0	4,942	14978	61,921	51783	750	2098
Halls Head Recycled Water 2019/20	164,810	0	0	5,447	17864	159,363	145028	2,057	5416
Ablutions 2020/21	0	0	0	0	21265	0	228735	0	0
Ablutions 2021/22	250,051	0	0	5,638	0	244,413	0	3,646	8411
Recreation and culture									0
Rushton Park Redevelopment [318(ii)]	147,980	0	0	31,061	90350	116,920	58,812	724	3661
Meadow Springs Recreation Facility [318(iii)]	111,159	0	0	23,332	68838	87,827	42,210	544	2789
Mandurah Football & Sporting Club [324]	1,703	0	0	1,703	1701	0	0	0	5
Mandurah Rugby Club [325]	158	0	0	158	148	0	0	(0)	0
Bowling Club Relocation [326]	13	0	0	13	-	0	0	(13)	0
Ablutions - Netball Centre [329(i)]	4	0	0	4	-	0	0	(4)	0
Parks Construction [329(v)]	4	0	0	4	-	0	0	(4)	0
Halls Head Bowling Club upgrade [331]	235,855	0	0	11,812	35791	224,043	199,730	2,676	7673
Parks - Falcon Bay Reserve [333(i)]	22,699	0	0	8,126	22669	14,573	0	233	400
MARC Redevelopment [338]	431,781	0	0	54,653	158725	377,128	272,846	2,447	12575
MARC Redevelopment Stage 1 [340]	334,858	0	0	26,520	80362	308,339	254,226	3,744	10430
MARC Redevelopment Stage 2 [341]	823,803	0	0	74,544	208805	749,259	614,366	3,552	25483
Eastern Foreshore Wall [344]	541,704	0	0	47,962	134904	493,742	406,548	2,606	16800
MARC Stage 2 [345]	806,207	0	0	68,895	193127	737,312	612,473	3,853	25117
Falcon Bay Seawall [351]	167,937	0	0	12,393	37557	155,544	130,139	1,883	5271
MARC Solar Plan [353]	132,135	0	0	6,512	19733	125,623	112,210	1,500	4303
Novara Foreshore Development [355]	264,429	0	0	12,909	39459	251,520	224,592	3,115	8613
Falcon Bay Foreshore Upgrades [356]	264,225	0	0	13,025	39466	251,200	224,385	2,999	8606
Mandjar Square Development [358]	328,933	0	0	16,295	49368	312,638	279,299	3,733	10716
Lakelands DOS [360]	1,713,179	0	0	106,391	281019	1,606,789	1,430,886	5,761	55437
Mandjar Square Stage 3 and 4	367,421	0	0	13,705	86589	353,717	221,671	4,575	23091
Falcon Seawall	708,669	0	0	33,013	42827	675,657	710,844	3,547	12013
Novara Foreshore Stage 3	148,124	0	0	5,467	17089	142,657	129,170	1,845	4847
Smart Street Mall Upgrade 2019/20	401,335	0	0	15,252	45040	386,083	351126	4,996	13148
Falcon Bay Foreshore Stage 3 of 4	247,218	0	0	8,171	26795	239,047	217,551	3,085	8125
Mandjar Square Final Stage	247,205	0	0	8,171	26795	239,034	217,538	3,085	8125
Falcon Skate Park Upgrade	96,801	0	0	3,655	10796	93,146	84,761	1,205	3172
Westbury Way North side POS Stage 3	164,825	0	0	5,447	17863	159,377	145,043	2,057	5417
Eastern/ Western Foreshore 2020/21	1,031,140	0	0	38,682	96793	992,458	923,037	3,310	34151
Smart Street Mall 2020/21	1,004,804	0	0	31,677	93163	973,127	901,520	5,583	33329
Novara Foreshore Stage 4	91,576	0	0	2,543	8435	89,033	82,172	1,137	3037
Bortolo Reserve - Shared Use Parking and Fire Track Facility	274,702	0	0	7,628	25330	267,074	246,491	3,412	9110
Falcon Bay Upgrade - Stage 4 of 5	256,387	0	0	7,120	23633	249,267	230,066	3,184	8503
Enclosed Dog Park	18,466	0	0	511	1704	17,955	16,559	229	612
South Harbour Paving Upgrade Stage 2	45,794	0	0	1,271	4218	44,523	41,086	569	1518
Falcon Skate Park Upgrade 2020/21	69,102	0	0	1,918	6373	67,185	61,995	858	2291
Eastern/ Western Foreshore 2021/22	1,534,700	0	0	49,446	130452	1,485,254	1,403,935	6,698	51624
Smart Street Mall 2021/22	630,568	0	0	19,128	53609	611,439	576,830	4,036	21211
Enclosed Dog Park 2021/22	179,886	0	0	4,101	15297	175,784	164,552	2,623	6051
Novara Foreshore Stage 4 2021/22	230,047	0	0	5,198	19562	224,849	210,438	3,354	7738
Falcon Bay Upgrade - Stage 4 of 5 2021/22	71,455	0	0	1,727	6081	69,728	65,359	1,041	2403
Parks and Reserves Upgrades 2021/22	495,101	0	0	15,132	42098	479,969	452,902	3,092	16654
Mandurah Library Re Roofing Project	115,023	0	0	2,679	9787	112,344	105,213	1,677	3869
Falcon Reserve Activation Plan Stage 3	0	0	400,000	0	34014	0	365,986	0	13458
Pleasant Grove Foreshore	0	0	59,000	0	5023	0	53,977	0	1985
Kangaroo Paw Park	0	0	400,000	0	34014	0	365,986	0	13458
Falcon Bay Stage 5 of 5	0	0	350,000	0	29756	0	320,244	0	11776
2022/23 South Harbour Upgrades	0	0	150,000	0	12761	0	137,239	0	5047
Upgrade of Playing Surface Peelwood Parade	0	0	350,000	0	29756	0	320,244	0	11776
Bruce Creswell Reserve	0		300,000	0	25511	0	274,489	0	10093
Seascapes Boardwalk	0		200,000	0	17007	0	182,993	0	6729
Mandurah Community Museum Roof and Gutters	0		150,000	0	12761	0	137,239	0	5047
Stage 2 of Upgrades to Peelwood Reserve	0		70,000	0		0		0	
Smart Street Mall Upgrade	0		267,396	0		0		0	
Eastern Foreshore South Precinct	0		94,683	0		0		0	
Western Foreshore Recreation Precinct	0		800,000	0		0		0	
Transport									0
Drainage [318(iv)]	36,821	0	0	7,729	21512	29,093	16,602	180	872
Road Construction [318(v)]	369,604	0	0	77,578	232329	292,025	133,359	1,809	9414
Road Construction [329(ii)]	9	0	0	9	0	0	0	(9)	0
Drainage Construction [329(iii)]	3	0	0	3	0	0	0	(3)	0
Peelwood Oval - Parking [329(iv)]	1	0	0	1	0	0	0	(1)	0
Path Construction [329(vi)]	1	0	0	1	0	0	0	(1)	0
Street Lighting [329(viii)]	1	0	0	1	0	0	0	(1)	0
Road Construction [333(ii)]	103,407	0	0	37,021	103271	66,386	0	1,060	1822
New Pedestrian Bridge Construction [335]	243,718	0	0	39,354	120092	204,364	123,290	2,878	6604
New Road Construction [339]	313,715	0	0	36,762	113063	276,953	200,409	3,910	9169
New Road Construction [342]	425,086	0	0	36,880	103930	388,206	320,960	2,168	13214
WMC Tims Thicket [343]	67,049	0	0	5,109	15484	61,940	51,461	751	2096

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

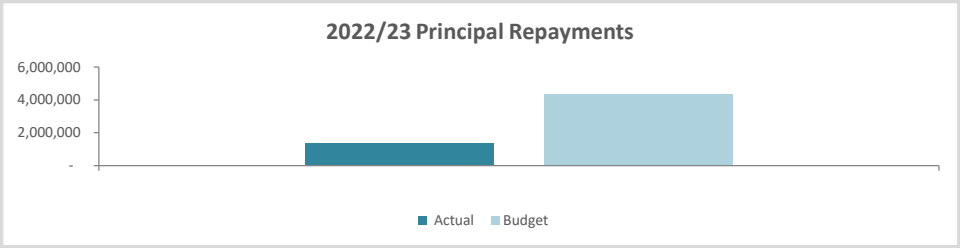
FINANCING ACTIVITIES
NOTE 7
BORROWINGS

Repayments - Borrowings

Information on Borrowings		New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**1 July 2022**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
Road Construction [346]	263,877	0	0	19,526	59172	244,352	204,336	2,958	8280
MARC Carpark [347]	200,493	0	0	14,832	44949	185,661	155,258	2,248	6291
MPAC Forecourt [348]	83,566	0	0	6,179	18726	77,387	64,715	937	2622
Mandurah Marina [352]	132,128	0	0	6,512	19733	125,616	112,203	1,500	4303
MARC Carpark [354]	198,193	0	0	9,766	29593	188,427	168,318	2,250	6455
Mandurah Foreshore Boardwalk Renewal [357]	296,245	0	0	14,662	44419	281,583	251,604	3,362	9653
New Road Construction [359]	864,540	0	0	50,548	142058	813,992	721,781	6,128	27970
Smoke Bush Retreat Footpath [361]	66,065	0	0	3,258	9873	62,807	56,090	750	2151
New Boardwalks 18/19	369,640	0	0	13,676	42735	355,964	322,592	4,604	12105
Coodanup Drive - Road Rehabilitation	74,083	0	0	2,733	8544	71,349	64,602	923	2424
Pinjarra Road Carpark	148,124	0	0	5,467	17089	142,657	129,170	1,845	4847
New Road Construction 2018/19	1,172,269	0	0	55,560	142756	1,116,710	1,013,818	4,760	38204
New Road Construction 2019/20	703,305	0	0	30,568	81755	672,737	612,092	5,880	22981
South Harbour Upgrade 2019/20	189,552	0	0	6,263	20542	183,290	166804	2,365	6230
New Roads 2020/21	543,876	0	0	19,702	56675	524,174	481,409	2,378	17929
Carryover Roads 2020/21	500,102	0	0	11,291	42518	488,811	457,482	6,973	16822
Roads 2021/22	250,051	0	0	5,388	21265	244,663	228,735	3,648	8411
SP Halls Head PSP	0	0	200,000	0	17007	0	182,993	0	6729
Carparks 2021/22	165,673	0	0	3,789	14095	161,884	151,544	2,415	5573
RC Peel Street	0	0	500,000	0	42518	0	457,482	0	16822
Cambria Island Abutment Wall	58,989	0	0	1,453	5024	57,536	53,953	859	1984
Senior Citizens Carpark		0	100,000		8504		91,496		3364
Torcello Mews Canal PAW Renewal		0	100,000		8504		91,496		3364
MARC Carpark Additional and overflow		0	50,000		4258		45,742		1682
Halls Head Parade Car Park Stage 2a		0	50,000		4258		45,742		1682
RC Pinjarra Road Stage 4		0	500,000		42518		457,482		16822
Cambria Island Abutment Walls Repair		0	300,000		25511		274,489		10093
RC Pinjarra Road Stage 3		0	500,000						
Halls Head Pde Beach Central CP Stage 2		0	135,361						
Cambria Island Abutment Walls Repair		0	341,023						
Economic services			0		0				0
Mandurah Ocean Marina Chalets Refurbishment	150,031	0	0	3,449	12761	146,582	137,239	2,187	5047
Other property and services					0				0
IT Communications Equipment [318(i)]	29,179	0	0	6,125	17210	23,055	12,827	143	697
IT Equipment [329(vii)]	1	0	0	1	0	0	0	(1)	0
Land Purchase [330]	3	0	0	3	0	0	0	0	0
Civic Building - Tuckey Room Extension	369,237	0	0	13,681	42761	355,556	321,815	4,599	12079
	23,853,143	0	6,407,463	1,385,716	4,365,891	22,467,427	23,569,427	190,039	906,534
Total	23,853,143	0	6,407,463	1,385,716	4,365,891	22,467,427	23,569,427	190,039	906,534
Current borrowings	4,365,891		6,407,463	1,385,716	4,365,891	3,324,646	4,365,891	190,039	906,534
Non-current borrowings	19,487,252					19,142,781	19,203,536		
	23,853,143					22,467,427	23,569,427		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION
All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.



Principal
$1,385,716

Interest Expense
$190,039

Loans Due
$22.47 M

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

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$
Building	1,627,162	12,443	0	0	0	(474,833)	0	1,164,771	1,627,162
Parking	481,438	6,412	0	0	0	0	0	487,851	481,438
Asset Management	15,417,266	119,918	0	2,000,000	0	(4,955,078)	0	12,582,106	15,417,266
Cultural Centre	215,975	0	0	0	0	(213,495)	0	2,480	215,975
Property Acquisition	0	0	0	0	0	0	0	0	0
Sustainability	531,204	4,902	0	0	0	(196,000)	0	340,105	531,204
Waste Facilities Reserve Fund	6,053,666	41,850	0	0	0	(1,686,611)	0	4,408,906	6,053,666
Traffic Bridge	0	0	0	0	0	0	0	0	0
Interest Free Loans	145,562	0	0	0	0	0	0	145,562	145,562
CLAG	11,917	16	0	0	0	0	0	11,933	11,917
Mandurah Ocean Marina	177,997	2,371	0	0	0	0	0	180,368	177,997
Waterways	811,550	9,515	0	0	0	(63,377)	0	757,689	811,550
Port Mandurah Canals Stage 2 Maintenance	93,112	1,240	0	0	0	0	0	94,352	93,112
Mariners Cove Canals	84,837	1,130	0	0	0	0	0	85,967	84,837
Port Bouvard Canal Maintenance Contributions	267,030	3,556	0	0	0	0	0	270,587	267,030
Unspent Grants & Contributions	8,773,649	0	0	0	0	(7,655,333)	0	1,118,316	8,773,649
Long Service Leave	4,592,006	0	0	0	0	(905,791)	0	3,686,215	4,592,006
Bushland and Environmental Protection	1,307,640	17,090	0	200,000	0	0	0	1,524,731	1,307,640
Coastal Storm Contingency	258,494	3,443	0	0	0	0	0	261,937	258,494
Digital Futures	56,866	929	0	0	0	0	0	57,795	56,866
Decked Carparking	1,008,622	13,433	0	0	0	0	0	1,022,056	1,008,622
Specified Area Rates - Waterside Canals	116,972	1,496	0	0	0	(6,738)	0	111,730	116,972
Specified Area Rates - Port Mandurah Canals	212,247	1,903	0	64,900	0	(1,131)	0	277,919	212,247
Specified Area Rates - Mandurah Quay Canals	222,331	2,917	0	8,965	0	0	0	234,213	222,331
Specified Area Rates - Mandurah Ocean Marina	564,257	5,392	0	151,390	0	0	0	721,039	564,257
Specified Area Rate - Port Bouvard Canals	131,740	1,609	0	588	0	0	0	133,937	131,740
Specified Area Rate - Mariners Cove	10,331	69	0	0	0	(5,317)	0	5,083	10,331
Specified Area Rate - Eastport	43,891	476	0	0	0	(31)	0	44,336	43,891
Sportclubs Maintenance Levy	242,545	2,681	0	0	0	0	0	245,226	242,545
City Centre Land Acquisition Reserve	1,010,931	13,215	0	0	0	(100,000)	0	924,146	1,010,931
Lakelands Community Infrastructure Reserve	1,102,123	14,679	0	0	0	0	0	1,116,802	1,102,123
Plant Reserve	874,700	10,966	0	0	0	(1,189,302)	0	(303,636)	874,700
Workers Compensation Reserve	673,563	6,349	0	0	0	0	0	679,912	673,563
Restricted Cash Reserve	3,040,759	0	0	0	0	(1,943,654)	0	1,097,105	3,040,759
	50,162,386	**300,000**	**0**	**2,425,843**	**0**	**(19,396,691)**	**0**	**33,491,538**	**50,162,386**

NOTE 9

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	$	$	$	$	$	$	$	$
Operating Grants and Subsidies								
General purpose funding								
Financial Assistance Grant - General Purpose	0	0	0	0	1,903,527	0	1,903,527	160,092
Financial Assistance Grant - Local Roads	0	0	0	0	1,439,746	0	1,439,746	82,377
Law, order, public safety								
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	32,928	0	32,928	15,057
SES LGGS: DFES	0	0	0	0	57,629	0	57,629	28,815
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	22,800	0	22,800	65,000	0	65,000	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Christmas Pageant: Lotterywest	0	0	0	0	10,000	0	10,000	0
Crabfest: Tourism WA	0	0	0	0	145,250	0	145,250	0
Every Club Funding 2022: DLGSC	40,000	0	0	40,000	0	0	40,000	0
Every Club Funding 2023: DLGSC	0	0	0	0	21,325	0	21,325	0
Wearable Art	0	0	0	0	41,500	0	41,500	0
Gnoonie Youth Football Cup: Healthway	0	2,000	(2,000)	0	1,500	0	1,500	2,000
2 & 5 Children's Week: Healthway	0	1,000	(1,000)	0	0	0	0	1,000
CHRMAP: DPLH	0	0	0	0	0	0	37,500	22,500
	40,000	**25,800**	**(3,000)**	**62,800**	**3,728,405**	**0**	**3,805,905**	**311,840**
Operating Contributions								
Recreation and culture				0				
She Codes Workshop: PDC	5,000	0	0	5,000	0	5,000	5,000	0
	5,000	**0**	**0**	**5,000**	**0**	**5,000**	**5,000**	**0**
TOTALS	**45,000**	**25,800**	**(3,000)**	**67,800**	**3,728,405**	**5,000**	**3,810,905**	**311,840**

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual (b)
	$	$	$	$	$	$	$	$
Non-Operating Grants and Subsidies								
Community amenities				0				
Changing Places - Eastern Foreshore	45,454	0	0	45,454	0	140,075	140,075	0
Recreation and culture								
Eastern Foreshore South Precinct: DoH	2,500,000	0	0	2,500,000	0	2,500,000	2,500,000	0
Eastern Foreshore South Precinct: DoH 22-23	0	2,500,000	0	2,500,000	0	0	0	0
Eastern Foreshore South Precinct: RfR	729,490	0	(164,850)	564,640	0	729,490	729,490	164,850
Mandurah Parks - Shade Sails: DPIRD	56,235	0	0	56,235	0	56,443	56,443	0
MPAC Internal Refurb: DPIRD	155,716	0	(1,668)	154,048	0	155,716	155,716	1,668
22-23 MPAC Internal Refurb	0	0	0	0	50,000	0	50,000	0
Mandurah Netball Feasibility Study - CSRFF	11,200	0	0	11,200	0	11,200	11,200	0
Mandurah Netball Feasibility Study - Netball WA	4,545	0	0	4,545	0	4,545	4,545	0
Stage 2 of Upgrades to Peelwood Reserve	66,465	0	(66,465)	0	0	66,465	66,465	66,465
All Terrain Weelchair	8,500	0	0	8,500	0	8,500	8,500	0
Dawesville Community Centre	0	1,000,000	0	1,000,000	0	673,052	673,052	0
Yalgorup National Park	300,000	0	(49,870)	250,130	225,000	0	225,000	49,870
Merlin Street Activation Plan - Implementation	150,000	0	0	150,000	0	0	0	0
MARC Roof Repairs	740,545	0	(30,684)	709,861	0	0	1,618,069	30,684
SP Halls Head PSP	0	25,000	0	25,000	400,000	0	400,000	0
Trails Project	155,655	0	(55,497)	100,158	900,000	0	900,000	55,497
Transport								
RC Peel Street Stage 3	400,000	0	(157,349)	242,651	1,000,000	0	1,000,000	157,349
Peel Street - Power Relocation	140,320	0	(140,320)	0	0	479,671	479,671	140,320
RC Pinjarra Road Stage 4	0	400,000	(164,814)	235,186	1,000,000	0	1,000,000	164,814
RR Mariners Cove/Hudson Drives Roundabout	0	200,000	(200,000)	0	300,000	0	300,000	200,000
RR Olive Road	0	200,000	(27,578)	172,422	300,000	0	300,000	27,578
RR Harlem Place	0	0	0	0	240,000	0	240,000	0
TM Estuary Road Delineation	0	7,379	0	7,379	18,448	0	18,448	0
SL Lakes Road/Murdoch Drive	0	23,678	0	23,678	59,194	0	59,194	0
SL Old Coast Road/McLarty Road/Leeward Road Ent	0	18,643	0	18,643	46,608	0	46,608	0
RS Baloo Crescent, Falcon	0	122,000	0	122,000	122,000	0	122,000	0
RS Ivanhoe Crescent, Falcon	0	100,000	0	100,000	100,000	0	100,000	0
RS Hill Street, Halls Head	0	154,335	0	154,335	146,411	0	146,411	0
Installation of Flood Lighting at Mandurah Tennis Club	0	0	0	0	53,524	0	53,524	0
	5,464,125	**4,751,035**	**(1,059,095)**	**9,156,066**	**4,961,185**	**4,825,156**	**11,404,410**	**1,059,095**
Non-Operating Contributions								
Recreation and culture								
PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
Eastport Foreshore Upgrade	0	0	0	0	151,198	0	151,198	0
Transport				0				
Dawesville Channel SE Foreshore Upgrade	0	0	0	0	150,000	0	150,000	0
Other property and services								
MARC Geothermal Pump & VSD	0	0	0	0	0	63,897	63,897	0
Trailers	0	0	0		0	18,896	18,896	0
Miscellanous Equipment	0	0	0		0	175,352	175,352	0
	1,065,909	**0**	**0**	**1,065,909**	**301,198**	**258,145**	**559,343**	**0**
Total Non-operating grants, subsidies and contributions	**6,530,034**	**4,751,035**	**(1,059,095)**	**10,221,975**	**5,262,383**	**5,083,301**	**11,963,753**	**1,059,095**

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

NOTE 11
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
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				$	$	$	$
	Budget Adoption		Opening Surplus/(Deficit)				(560,210)
100010-3780-1263-41400	Every Club Funding Operating Grant	June FR G.8/7/22	Operating Revenue		40,000		(520,210)
	Contract Liability	June FR G.8/7/22	Other	(40,000)			(560,210)
100010-5850-1263-41400	CHRMAP Operating Grant	June FR G.8/7/22	Operating Revenue		37,500		(522,710)
	Unspent Grant Reserve	June FR G.8/7/22	Other: Transfer Out of Reserve		39,099		(483,611)
	2021/22 Operating Carryover - Unspent Grants	June FR G.8/7/22	Operating Expenses			(39,099)	(522,710)
	Restricted Cash Reserve	June FR G.8/7/22	Other: Transfer Out of Reserve		2,050,114		1,527,404
	2021/22 Operating Carryovers	June FR G.8/7/22	Operating Expenses			(2,050,114)	(522,710)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Capital Expenses			(19,076,830)	(19,599,540)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Other: Proceeds from Debentures		2,248,463		(17,351,077)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Other: Unutilised Loans		3,247,526		(14,103,551)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Other: Proceeds From Sale of Assets		552,344		(13,551,207)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Capital Revenue		6,431,383		(7,119,824)
	Capital Works 2021/22 Carryovers - various reserve reductions	June FR G.8/7/22	Other: Transfer Out of Reserve		2,657,365		(4,462,459)
	Capital Works 2021/22 Carryovers	June FR G.8/7/22	Other	(4,541,456)			(9,003,915)
	Capital Works 2021/22 Carryovers - Unspent Grant Reserve	June FR G.8/7/22	Other: Transfer Out of Reserve		4,541,456		(4,462,459)
	Capital Works 2021/22 Carryovers - Restricted Cash Reserve	June FR G.8/7/22	Other: Transfer Out of Reserve		3,939,749		(522,710)
100010-4530-1263-41450	Mandurah Libraries - Contributions - Operating (She Codes Workshop)	June FR G.8/7/22	Operating Revenue		5,000		(517,710)
100010-4540-1343-61001	Falcon Library - Library Learning Projects (She Codes Workshop)	June FR G.8/7/22	Operating Expenses			(5,000)	(522,710)
750725-6100-1045-61129	Other Buildings Renewal	June FR G.8/7/22	Capital Expenses		50,000		(472,710)
100010-1000-1169-61001	CEO Corporate Projects	July FR G.7/9/22	Operating Expenses		35,000		(437,710)
100010-4210-1169-61001	Environmental Services Corporate Projects	July FR G.7/9/22	Operating Expenses			(35,000)	(472,710)
700540-6600-1045-61129	Diadem Place Fencing	July FR G.7/9/22	Capital Expenses		9,000		(463,710)
700541-6600-1045-61129	Philante Street Carpark Fencing	July FR G.7/9/22	Capital Expenses		7,000		(456,710)
700541-6600-1045-61129	Karinga Foreshore Car Park Fencing	July FR G.7/9/22	Capital Expenses		6,000		(450,710)
700543-6600-1045-61129	Dawesville Channel South Fencing	July FR G.7/9/22	Capital Expenses		3,000		(447,710)
700567-6600-1045-61129	Peelwood Cricket Nets	July FR G.7/9/22	Capital Expenses			(25,000)	(472,710)
101870-4210-1263-61129	Environmental Education Project	July FR G.7/9/22	Operating Expenses			(4,000)	(476,710)
100010-4210-1263-41450	Environmental Services Operating Contribution	July FR G.7/9/22	Operating Revenue		4,000		(472,710)
770007-6300-1045-41403	DFES Capital Contribution	July FR G.7/9/22	Capital Revenue		18,896		(453,814)

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

NOTE 11
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
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770011-6300-1045-41403	DFES Capital Contribution	July FR G.7/9/22	Capital Revenue		175,352		(278,462)
770007-6300-1045-61001	Trailers	July FR G.7/9/22	Capital Expenses			(18,896)	(297,358)
770011-6300-1045-61001	Miscellaneous Equipment	July FR G.7/9/22	Capital Expenses			(175,352)	(472,710)
New-6100-1045-41403	Department of Communities Grant	July FR G.7/9/22	Capital Revenue		140,075		(332,635)
New-6100-1045-61129	Changing Places - Eastern Foreshore Mandurah	Aug FR G. 8/9/22	Capital Expenses			(140,075)	(472,710)
105000-5570-2150-61129	MARC - Facility Management	Aug FR G. 8/9/22	Operating Expenses		18,960		(453,750)
820192-6700-1045-61129	MARC Court Netting	Aug FR G. 8/9/22	Capital Expenses			(18,960)	(472,710)
501123-6250-1045-xxxxx	Ayrton St POS Carpark	Aug FR G. 8/9/22	Capital Expenses			(7,460)	(480,170)
100010-4000-1114-61129	Administration - Dirctor of Place & Community - Consultants	Aug FR G. 8/9/22	Operating Expenses			(59,250)	(539,420)
162000-4410-1366-xxxxx	Emergency Management	Aug FR G. 8/9/22	Operating Expenses		31,460		(507,960)
100010-1110-1045-61001	Administration - Economic Development	Aug FR G. 8/9/22	Operating Expenses		205,000		(302,960)
	Restricted Cash Reserve	Aug FR G. 8/9/22	Other: Transfer Out of Reserve			(236,460)	(539,420)
	Capital Works 2021/22 Carryovers Reconciliation	Aug FR G. 8/9/22	Capital Expenses		391,348		(148,072)
	Capital Works 2021/22 Carryovers Reconciliation	Aug FR G. 8/9/22	Capital Revenue			(64,336)	(212,408)
	Capital Works 2021/22 Carryovers Reconciliation - Contract Liability	Aug FR G. 8/9/22	Other: Transfer Out of Reserve	64,336			(148,072)
	Capital Works 2021/22 Carryovers Reconciliation - Unspent Grants	Aug FR G. 8/9/22	Other: Transfer Out of Reserve			(64,336)	(212,408)
	Capital Works 2021/22 Carryovers Reconciliation	Aug FR G. 8/9/22	Other: Unutilised Loans			(163,828)	(376,236)
	Capital Works 2021/22 Carryovers Reconciliation	Aug FR G. 8/9/22	Other: Transfer Out of Reserve			(163,184)	(539,420)
750708-6100-1045-61129	MARC Sauna Expansion and Refurbishment	Sept FR G.6/10/22	Capital Expenses		20,000		(519,420)
820188-6700-1045-61001	MARC Replacement Pool Inflatable	Sept FR G.6/10/22	Capital Expenses		12,506		(506,914)
750728-6100-1045-61129	MARC Additional CCTV's	Sept FR G.6/10/22	Capital Expenses			(32,506)	(539,420)
700555-6600-1045-61129	Lilac Park Softfall Replacment	Sept FR G.6/10/22	Capital Expenses			(12,389)	(551,809)
700559-6600-1045-61129	Greenhouse Park Softfall Replacement	Sept FR G.6/10/22	Capital Expenses			(4,000)	(555,809)
700556-6600-1045-61129	Seascapes Village Softfall Replacement	Sept FR G.6/10/22	Capital Expenses		16,389		(539,420)
750715-6100-1045-61129	Rushton Park Stadium - External Painting Walls and Steelwork	Sept FR G.6/10/22	Capital Expenses			(26,000)	(565,420)
750691-6100-1045-61129	Install of Emergency Door - Shower Service	Sept FR G.6/10/22	Capital Expenses		26,000		(539,420)
770011-6300-1045-61001	Miscellaneous Equipment	Sept FR G.6/10/22	Capital Expenses			(20,000)	(559,420)
770012-6300-1045-61001	New - Vehicle & Small Plant Program	Sept FR G.6/10/22	Capital Expenses		20,000		(539,420)
750729-6100-1045-61129	MPAC Fly Tower and Auditorium Facade Cladding and Roof	Sept FR G.6/10/22	Capital Expenses			(100,000)	(639,420)

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

NOTE 11
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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
750725-6100-1045-61129	Other Buildings Renewal	Sept FR G.6/10/22	Capital Expenses		100,000		(539,420)
				(4,517,120)	**27,079,985**	**(22,542,075)**	

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

NOTE 12
PROPOSED BUDGET VARIATIONS FOR COUNCIL APPROVAL

The following are for consideration for Council to approve as budget variations

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				$	$	$	$
			Opening Surplus/(Deficit)				(539,420)
124032-5850-2150-61129	Erosion Control - Waterways		Operating Expenses		13,345		(526,075)
New-6400-1045-61129	Riverside Retaining Wall		Capital Expenses			(13,345)	(539,420)
				0	**13,345**	**(13,345)**	

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD ENDED 31 OCTOBER 2022

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2022-23 year is 10.00%

Reporting Program	Var. $	Var. %		Timing/ Permanent	Explanation of Variance
	$	%			
Revenue from operating activities					
Operating grants, subsidies and contributions	(189,141)	(23.28%)	▼	Timing	Variance primarily due to budgeted grants/contributions not yet received. Will be monitored throughout the remainder of the year.
Interest earnings	654,267	132.62%	▲	Permanent	Favourable variance primarily due to unforeseen increase in rates.
Other revenue	168,326	66.13%	▲	Permanent	Variance primarily due to unbudgeted reimbursements received.
Expenditure from operating activities					
Employee costs	2,283,941	13.60%	▲	Timing	Variance due to vacant positions not yet filled, to be monitored as the year progresses.
Materials and contracts	3,940,534	20.23%	▲	Timing	Variance due to operating projects which haven't commenced, to be monitored as year progresses.
Utility charges	495,449	32.59%	▲	Timing	Variance due to utility invoices not yet received, to be monitored as year progresses.
Interest expenses	79,547	17.36%	▲	Timing	Favourable variance an indication of interest savings due to loan offset facility.
Other expenditure	(8,915)	100.00%	▼	Permanent	Variance due to small debt write off for Lease Fees in accordance with the Write-Off Debts Delegation (DA-FCM06).
Loss on disposal of assets	(319,205)	100.00%	▼	Permanent	Unfavourable non-cash variance due to asset disposals/write-offs. Refer to note 4 for the asset disposals.
Investing Activities					
Non-operating Grants, Subsidies and Contributions	(2,928,823)	(73.44%)	▼	Timing	Capital grants are recognised in line with capital expenditure. Will be monitored throughout the remainder of the year.
Proceeds from Disposal of Assets	(993,328)	(87.50%)	▼	Timing	Will be monitored throughout the year. Refer to note 4.
Capital Acquisitions	7,267,825	53.94%	▲	Timing	Refer to note 6.
Financing Activities					
Payment of lease liability	59,425	20.21%	▲	Timing	Varying repayment terms on lease agreements. Will be monitored throughout the remainder of the year.
Proceeds from new interest earning liability	(554,735)	(100.00%)	▼	Timing	Proceeds not yet received from MAIA as dependent on timing of new lease take ups.
Proceeds from community loans	9,524	56.84%	▲	Timing	Varying repayment terms on loan agreements. Will be monitored throughout the remainder of the year.

2	**SUBJECT:**	Council Briefings Terms of Reference
	DIRECTOR:	Business Services
	MEETING:	Council
	MEETING DATE:	22 November 2022

Summary

Council has undertaken a review of the informal meetings structure during the Strategy weekend held on 22 and 23 October 2022. It is recommended that Council approve a Terms of Reference for Council Briefings, as detailed in Attachment 2.2. It is recommended that Council disband the Strategic Finance Working Group and create a Financial Management Council Briefing, where all Elected Members attend and the formulation of proposals are presented and considered in the context of the overall priorities of the organisation.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.14/6/21	22 June 2021	Council approved the establishment of the Strategic Finance Working Group and appointment of Elected Members to the Working Group up until 15 October 2021.
• G.13/11/21	23 November 2021	Council approved the Terms of Reference of the Strategic Finance Working Group and the appointment of Elected Members to the Working Group up until 20 October 2023.

Background

The Department of Local Government, Sports and Cultural Industries outline in Operational Guideline 5: Council Forum Guideline (Guideline) where Council forums/briefings may be appropriate. Some examples provided in the Guideline include once off or a number of sessions relating to:

- Propose, discuss and formulate ideas and strategies
- Informing Council of issues
- Project creation and scoping of purpose, objectives and outcomes
- Matters of local or regional significance
- Revenue requirements or expenditure needs
- Development of internal strategic, planning, management and financial matters, such as strategy, budgets, plans for the future and policy
- Understand and gain knowledge of a matter that may require a Council decision

The examples above are carried out in an informal manner because some ideas and development of strategy are underdeveloped, impractical or not viable and could never be adopted by Council.

Council should avoid briefings and engagement with applicants relating to town planning matters. Council are a planning authority and are required to maintain a high degree of independence when a matter is or likely to be brought before Council. Council are required to consider relevant and material facts that are presented. Where the is a requirement for a briefing in relation to town planning matters, this should be carried out with strict rules such as the purpose of the briefing being for information only, no debate and questions directed through the chair.

Any informal meetings must ensure the following principles are maintained:

- Transparency: A Terms of Reference is endorsed that outlines the procedures of the Council briefings and that it is known that these briefings occur on a regular basis.
- Accountability: The procedures are stated and adhered to, there is no debate and the agenda items are in accordance with the Council Briefings Term of Reference. Minutes relating to outcomes and actions are recorded.
- Integrity: The procedures include declaration of conflict of interests and that ethical conduct still applies, such as, when there is a financial interest, the relevant person departs the meeting while the item is being discussed. Procedures outline that the Mayor is the Chair for all briefings.

Comment

The Terms of Reference includes the procedural and behavioural controls to guide how the meetings will be conducted. It also states that formal debate and decision making does not occur at these briefings. Formal debate and decision making occurs at Council and Committee Meetings where there is a legal framework for how these are to be conducted.

Currently, Council has the following Council briefing sessions:

- EM/ELT Briefing: Held once per month and consists of Council Values and Culture Framework discussions, Mayor and CEO update, proposed notice of motions, presentations and updates from external stakeholders and Council related matters. There may be times where urgent and/or high risk matters are presented.
- Strategy Briefing: Held once per month and consists of strategy and policy development and reviews, submission responses, project updates and staff updates. There may be times where urgent and/or high risk matters are presented.
- Long Term Financial Plan (LTFP) Workshops: Held during November to May each year. All proposals are presented to Council for consideration for inclusion in the LTFP.
- Strategic Finance Working Group: This Working Group was designed to recommend to Council future services levels, revenue sources and oversee the long term financial planning. The Terms of Reference is provided in Attachment 2.1. It is recommended that this working group is disbanded and that these responsibilities are transferred to the entire Council through the form of a Finance Implications Council Briefing. It is proposed that the Financial Management Council Briefing is an amalgamation of the Long Term Financial Plan Workshops and the Strategic Finance Working Group, with more of a focus on how the proposals relating to a particular matter impact the organisation and achievement of current priorities.

Council has the following formal meetings:

- Ordinary Council Meeting: Occurs once per month and consists of all matters requiring a decision of Council. These meetings are open to the public.
- Planning and Community Consultation Committee Meeting: Occurs when there are matters that require a Council decision that are of strategic nature that involve formal public consultation, strategic town planning matters, land development matters and other matters referred by Council or the Chief Executive Officer (CEO). These meetings are open to the public.
- Audit and Risk Committee: Meets at least four times per year to assist Council carry out its function of reviewing annual audits, risk, internal audit, Annual Compliance Audit Return and the CEO review of internal controls, risk and compliance (regulation 17 of *Local Government (Audit) Regulations 1996*). These meetings are open to the public.

Consultation

Elected Members provided direction to the Executive Leadership Team in relation to the future of the Council Briefing Sessions at the Strategy Weekend held on 22 and 23 October 2022.

Statutory Environment

There are no provisions in the *Local Government Act 1995* that sets out how Council briefings should be conducted. The Department of Local Government, Sports and Cultural Industries provide model procedures for briefings to ensure transparency, accountability and integrity are achieved. It is important that it is clear that no decisions are made at these briefings.

Policy Implications

Nil

Financial Implications

There are financial implications relating to City officer time preparing information for Council, however it is a requirement that officers ensure Elected Members are knowledgeable, informed and decisions are evidence based.

Risk Analysis

It is important that Council are provided with information that allows an informed, evidence based decision to be made and Council are considering all impacts to the entire organisation relating to one matter. Impacts relate to reputation, legal, financial, environment, health, social and cultural.

Strategic Implications

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

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

Conclusion

It is recommended that Council formalise a Terms of Reference for Council Briefings and that the Strategic Finance Working Group is disbanded and replaced with a Finance Management Council Briefing held once per month where the purpose is to: consider all draft strategies, plans or proposals in order for Council to understand the implications of these proposed outcomes in the context of other competing outcomes in another strategy, plan or proposal; consider all reviews of services, programs and projects in the overall context of the City's LTFP and its capacity to deliver; and consider the priorities for the budget.

NOTE:
- Refer ***Attachment 2.1 Strategic Finance Working Group Terms of Reference***
  Attachment 2.2 Council Briefing Structure Terms of Reference

RECOMMENDATION

That Council:

1. **Disband the Strategic Finance Working Group.**
2. **Approve the Council Briefing Structure Terms of Reference effective 1 December 2022 as detailed in Attachment 2.2.**

ATTACHMENT 2.1

Strategic Finance Working Group Terms of Reference

1 Objectives of the Strategic Finance Working Group:

1.1 Recommend to Council the future revenue sources to ensure funds are available to deliver community programs and services.

1.2 Align service and infrastructure provision to the needs of the community.

1.3 Recommend to Council the future services and investment to be provided, and the service level standards associated with them.

1.4 Oversee the long term financial planning associated with future service provision and investment.

2 Powers of the Strategic Finance Working Group:

2.1 The Working Group is a formally appointed Working Group of Council and is responsible to that body. The Working Group does not have executive powers or authority to implement actions in areas over which the Chief Executive Officer has legislative responsibility and does not have any delegated financial responsibility. The Working Group does not have any management functions and cannot involve itself in management processes or procedures.

2.2 The Working Group is to report to Council and provide appropriate advice and recommendations to Council on matters relative to its Terms of Reference. This is in order to facilitate informed decision-making by Council in relation to the future planning for Mandurah.

3 Membership:

3.1 The membership of Strategic Finance Working Group shall comprise of the Chief Executive Officer, Mayor and three Councillors, as resolved by Council.

3.2 The Chief Executive Officer and/or his/her nominee(s) are to attend all meetings to provide advice and guidance to the Working Group.

3.3 The tenure of members' appointment to the Strategic Finance Working Group is up to two years terminating on the day of the Ordinary Council elections, at which time all Elected Members will be eligible for reappointment.

3.4 Working Group members must declare any conflict of interests or financial interests in accordance with regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021*, in a written notice to the Chief Executive Officer before the meeting or at the meeting immediately before the matter is discussed.

3.5 The members who are appointed to the Strategic Finance Working Group must represent the needs of the entire district of Mandurah equitably.

4 Role of City Staff:

4.1 The Chief Executive Officer will invite relevant City officers to attend Working Group meetings, in order to provide advice and guidance, discuss specific issues or reviews as and when required and take part in the discussions of the meetings.

5 Meetings:

5.1 The Working Group will meet once every two months or otherwise as required. There may be times during the year that there is a requirement to meet more frequently.

5.2 The Working Group meetings are only open to invited persons.

5.3 The quorum for a meeting is at least 50% of the number of Elected Members elected to the Strategic Finance Working Group.

5.4 The Mayor will hold the position of Chair.

6 Reporting:

6.1 Reports and recommendations of each Working Group meeting shall be presented to Council via email at the earliest convenience.

6.2 Council will determine the information that is contained in the report.

7 Duties and responsibilities:

7.1 Assessing and recommending to Council the current and future levels of service required to be delivered by Council;

7.2 The strategic review of services to assess and recommend to Council the relevance of the service to Council's and community needs and the delivery models for the future;

7.3 Investigating and recommending to Council opportunities for cost sharing or shared services arrangements with other organisations;

7.4 Advising Council on the development and implementation of the Long Term Financial Plan and associated financial strategies such as the rating policy;

7.5 Recommendation to Council in relation to the timing and scope of service reviews and the creation of a five year service review plan.

8 Confidentiality:

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

ATTACHMENT 2.2

Council Briefings Terms of Reference

1 Objectives of Council Briefings:

1.1 Elected Members are knowledgeable and informed on all relevant matters.

1.2 Ideas and development of strategy implications are explored before they are adopted by Council to avoid proposals being underdeveloped, impractical or unviable.

1.3 Provide guidance and feedback relating to the development of plans, strategies and policy prior to these being presented to Council for approval.

1.4 Oversee the progress of matters that do not require a decision however but that Council should be informed of the status.

2 Powers of Council Briefings:

2.1 All informal briefings are for information sharing and guidance purposes. There is no debate or decisions made at these briefings.

3 Membership:

3.1 Elected Members and the Executive Leadership Team are required to attend the informal briefings.

3.2 Elected Members must declare any conflict of interests or financial interests in accordance with regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021*, in a written notice to the Chief Executive Officer before the meeting or at the meeting immediately before the matter is discussed. Any financial or proximity interests will require the relevant Elected Member to leave the meeting for the duration of the time the matter is discussed.

4 Role of City Staff:

4.1 The Chief Executive Officer will invite relevant City officers to attend informal briefings, in order to provide advice and guidance, knowledge, or specific issues and take part in the discussions of the meetings as and when required.

5 Meetings:

5.1 The informal briefings will be held as outlined in section 6. There may be times during the year that there is a requirement to meet more frequently.

5.2 The informal briefings are only open to invited persons.

5.3 There is no quorum requirement.

5.4 The Mayor will hold the position of Chair and will manage the meetings relating to behaviour and conduct in a similar manner as outlined in the *City of Mandurah Standing Orders Local Law 2016*.

5.5 Elected Members are to behave and conduct themselves in a manner consistent with the

Code of Conduct Elected Members, Committee Members and Candidates and the *City of Mandurah Standing Orders Local Law 2016*.

5.6 All informal briefings will include an agenda outlining the purpose of the briefing and the expected outcomes from each matter discussed. It is strongly encouraged that City officers circulate a presentation, survey and briefing paper to Elected Members to review out of session and sufficient time is allocated for feedback and a response. Once this occurs the City officer can utilise the time allocated for the briefing to discuss the feedback of the responses and the key outcomes that they want to be achieve from the briefing.

5.7 Minutes will be kept that provides a summary of the matter, the outcomes and actions required from the briefing.

6 Informal Briefing Structure:

6.1 EM/ELT Briefing: Held first Tuesday, every month and consists of Council Values and Culture Framework discussions, Mayor and CEO update, proposed notice of motions, presentations and updates from external stakeholders and Council related matters. There may be times where urgent and/or high risk matters are presented.

6.2 Strategy Briefing: Held third Tuesday, every month and consists of strategy and policy development and reviews, submission responses, project updates and staff updates. There may be times where urgent and/or high risk matters are presented.

6.3 Finance Implications Council Briefing: Held second Tuesday, every month and its purpose is to consider: all draft strategies, plans or proposals in order for Council to understand the implications of these proposed outcomes in the context of other competing priorities in another strategy plan or proposal; all services, programs and projects in the overall context of the City's LTFP, including service reviews identified through the CEO KPIs; the City's capacity to deliver; guide the budget deliberations annually; information relating to staff and structure changes, efficiencies and improvements, scope development of CEO service reviews, finance strategic policies such as investment and rating and monitoring and reviewing implementation plans.

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Note: Council should avoid briefings and engagement with applicants relating to town planning matters. Council are a planning authority and must maintain a high degree of independence when a matter is or likely to be brought before Council. Presentations can occur at the Planning and Community Consultation Committee of Council meeting where relevant and material facts can be presented. Where there is a requirement for a briefing in relation to town planning matters, this should be carried out with strict rules such as the purpose of the briefing being for information only, no debate and questions directed through the Chair.

7 Confidentiality:

7.1 All Elected Members will be required to adhere to the City's confidentially requirements. In particular, no confidential information received or generated will be disclosed to unauthorised persons.

3 SUBJECT: Council and Committee Meeting Dates, Committee Meeting Structure 2023
DIRECTOR: Director Business Services
MEETING: Council Meeting
MEETING DATE: 22 November 2022

Summary

In accordance with Section 5.25(1)(g) of the *Local Government Act 1995* (the Act) and regulation 12(1) of the *Local Government (Administration) Regulations 1996,* Council is required to resolve to advertise each year, the days and times when Ordinary Council and Committee meetings will be held. Council is requested to endorse the Ordinary Council and Audit and Risk Committee meeting dates for 2023 for inclusion on the City's website.

Disclosure of Interest
Nil

Previous Relevant Documentation

- G.5/12/21 14 December 2021 Council and Committee Meeting Dates 2022
- G.16/11/20 24 November 2020 Ordinary Council and Committee Meeting Dates 2021

Background

At the Council Meeting on 14 December 2021, Council resolved to establish its Council and Committee meeting dates for 2022.

Comment

Ordinary Council meetings are generally held on the fourth Tuesday of each month with agendas generally distributed eight business days prior to the Council Meeting.

The Audit and Risk Committee agenda will be circulated not less than 72 hours prior to the Council or Committee meeting, in accordance with section 5.5 of the Act. The Planning and Community Consultation Committee will be called on an ad-hoc basis as and when required.

The meeting dates also consider the 2023 Local Government Elections, which will be held on Saturday, 21 October 2023. Post the 2023 Local Government Election, the newly appointed Elected Members will be sworn in on Monday, 23 October 2023. It is proposed that the October 2023 Ordinary Council Meeting be held on the fifth Tuesday of the month to also include the election and swearing in of a Deputy Mayor. This will provide the newly Elected Members sufficient time to consider nominations.

To achieve greater attendance to the Ordinary Council meeting in December, Council is requested to approve the change to the meeting date from Tuesday, 22 December 2022 to Tuesday 13 December 2022. Council should note that due to the proposed change in timing, the agenda will be circulated three business days prior to the Council Meeting.

Consultation

N/A

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.

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

Nil

Risk Analysis

There is a reputational risk of Council should attendance be poor at the committee meetings resulting in the meeting being cancelled due to the inability to achieve a quorum.

Strategic Implications

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

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

Conclusion

Council is requested to adopt the 2023 meeting dates and time for inclusion on the City's website.

RECOMMENDATION

That Council:

1. **Approve the change to the date for the Council Meeting from Tuesday, 22 December 2022 to be held on Tuesday, 13 December 2022 at 5:30pm, in the Council Chambers and advertise on the City of Mandurah website.**

2. **Approve the following Ordinary Council Meeting dates commencing at 5:30pm, to be held in the Council Chambers, and advertise on the City of Mandurah website:**

Meeting	Date
Council Meeting	**Tuesday, 24 January 2023, at 5:30**
Council Meeting	**Tuesday, 28 February 2023, at 5:30**
Council Meeting	**Tuesday, 28 March 2023, at 5:30**
Council Meeting	**Tuesday, 18 April 2023, at 5:30**
Council Meeting	**Tuesday, 23 May 2023, at 5:30**
Council Meeting	**Tuesday, 27 June 2023, at 5:30**
Council Meeting	**Tuesday, 25 July 2023, at 5:30**
Council Meeting	**Tuesday, 22 August 2023, at 5:30**
Council Meeting	**Tuesday, 26 September 2023, at 5:30**
Council Meeting	**Tuesday, 31 October 2023, at 5:30**
Council Meeting	**Tuesday, 28 November 2023, at 5:30**
Council Meeting	**Tuesday, 12 December 2023, at 5:30**

3. **Approve the Audit and Risk Committee meeting dates, commencing at 5:30pm, to be held in the Council Chambers, and advertise on the City of Mandurah website:**

Meeting	Date and Time
Audit and Risk Committee	**Tuesday, 7 March 2023 at 5:30**
Audit and Risk Committee	**Monday, 3 July 2023, at 5:30**
Audit and Risk Committee	**Monday, 4 September 2023, at 5:30**
Audit and Risk Committee	**Monday, 9 October 2023, at 5:30**
Audit and Risk Committee	**Monday, 4 December 2023, at 5:30**

4. **Approve the Swearing in Ceremony for the newly Elected Members on Monday 23 October 2023 commencing at 5:30pm, to be held in the Council Chambers, and advertise on the City of Mandurah website.**

4	**SUBJECT:**	Prosecutions Guidelines
	DIRECTOR:	Business Services
	MEETING:	Council
	MEETING DATE:	22 November 2022

Summary

On 23 August 2022, Council delegated to the Chief Executive Officer (CEO) the function of the taking of action, serving or withdrawal of a notice or otherwise, commencement of legal proceedings or prosecutions on behalf of the City of Mandurah (City). It was a resolution of Council that City officers develop a guideline to support consistent decision making in relation to prosecutions.

The City of Mandurah Prosecutions Guidelines (Guidelines) as per Attachment 4.2 have been developed for the purpose of ensuring consistent decision making in relation to prosecutions and enforcement of the Acts, Regulations and Local Laws administered by the City (Acts, Regulations and Local Laws) and that these decisions are based on criteria which is accountable, transparent, open, fair and capable of being applied consistently across the broad range of circumstances to which the laws apply.

It is recommended that delegation DA-LWE 03 - Action, notices, proceedings, prosecutions and withdrawals – any other written law be amended to include reference to the Guidelines as per Attachment 4.1.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.7/8/22 23 August 2022 Amendment to Delegations (Report 2)

Background

The legislative mechanism under which the City can authorise (via Statutory Authorisation) or appoint (via Delegated Authority) a City officer to commence proceedings on behalf of the City (Authorised Officer) varies across the Acts, Regulations and Local Laws.

In order to ensure a consistent decision-making process for the commencement of proceedings, whether those proceedings are commenced under a Delegated Authority, Statutory Authorisation or otherwise, it was recommended to Council at the August 2022 Ordinary Council Meeting that it adopt a new prosecutions delegation, (refer to Attachment 4.1) and amend and re-adopt an existing prosecutions delegation (DA-LWE 01 – Prosecutions/Recovery of Unpaid Rates, Service Charges, Fees and Charges). An additional recommendation was added that City officers develop prosecutions guidelines for Council's consideration.

On 23 August 2022 Council adopted DA-LWE 03 and re-adopted the existing amended delegation DA-LWE 01. Additionally, Council requested that City officers develop prosecutions guidelines for Council's consideration. On this request, and in order to ensure consistent and transparent decision making, Business Services developed the Guidelines and now provides these Guidelines to Council (refer Attachment 4.2) for noting.

Comment

The primary responsibility for investigating and issuing complaints under the Acts, Regulations or Local Laws administered by the City is an administrative responsibility which resides with the CEO.

The Guidelines (refer Attachment 4.2) aim to ensure that the administrative decisions made by Authorised Officers in relation to prosecution and enforcement of the Acts, Regulations and Local Laws are based on being accountable, transparent, open, fair and capable of being applied consistently across the range of circumstances to which the laws apply.

The Guidelines also recognise the role and importance of the "*public interest*" in determining whether or not a prosecution, or subsequent appeal, will be initiated or continued.

By application of the Guidelines, the City will ensure prosecutions are not conducted for improper purposes, capriciously or oppressively.

The application of the Guidelines will also ensure decisions regarding the progression or discontinuance of a prosecution, whether under a Delegated Authority or Statutory Authorisation (refer Attachment 4.1), are undertaken on a case by case basis considering all relevant information. Additionally, the Guidelines will ensure the decision to progress a prosecution are continually reviewed based on new information and at each stage of the Court process.

Consultation

N/A

Statutory Environment

Local Government Act 1995 and subsidiary legislation
City of Mandurah Local Laws

Policy Implications

N/A

Financial Implications

N/A

Risk Analysis

N/A

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.

Conclusion

At the request of Council, and in satisfaction of the resolution of Council made on 23 August 2022, Business Services developed the City of Mandurah Prosecutions Guidelines.

To support decision making which is capable of being applied consistently across a range of circumstances and which is reflective of the City's commitment to transparency, procedural fairness and the principles of 'natural justice' it is recommended that Council approve the amendment to DA-LWE 03 – Action, notices, proceedings, prosecutions and withdrawals – any other written law to include reference to the Guidelines (refer Attachment 4.1) and note that the City of Mandurah Prosecutions Guidelines (refer Attachment 4.2)

have been developed in satisfaction of the Council's request and will be implemented as an administrative guideline for City officers.

NOTE:

- Refer ***Attachment 4.1*** ***DA-LWE 03 – Action, notices, proceedings, prosecutions and withdrawals – any other written law***
  Attachment 4.2 ***City of Mandurah Prosecutions Guidelines***

RECOMMENDATION

That Council:

1. **Approves the amendment to *Attachment 4.1 - Action, notices, proceedings, prosecutions and withdrawals – any other written law* to include reference to the City of Mandurah Prosecutions Guidelines.**

2. **Note that the Prosecutions Guidelines as per *Attachment 4.2* have been developed in satisfaction of the resolution of Council made on 23 August 2022.**

*** ABSOLUTE MAJORITY REQUIRED**

Delegation	**DA-LWE 03 Action, notices, proceedings, prosecutions and withdrawals – any other written law**
Category	Laws and Enforcement
Delegator	Council
Express power to delegate	*Local Government Act 1995:* *s.5.42 Delegation of some powers and duties to CEO* As determined by the Act under which the function to be performed.
Express power or duty delegated	The exercise of any powers, the enforcement of any statutory provisions or the protection of any legal interests under any other written law which includes any Council Local Law but does not include the Local Government Act 1995 or its subsidiary legislation
Function	The taking of any action, serving or withdrawal of a notice or otherwise, commencement of legal proceedings or prosecutions on behalf of the City of Mandurah.
Delegates	Chief Executive Officer
Conditions	The Act under which the function is to be performed has express power to delegate the function. Any conditions or requirements of performing the function are as determined by the Act under which the function is to be performed. Any prosecution must follow the City of Mandurah Prosecutions Guidelines
Express power to subdelegate	*Local Government Act 1995:* *s.5.44 CEO may delegate powers and duties to employees.* The Act under which the function is to be performed has power to sub-delegate
Statutory framework	*Local Government Act 1995* City of Mandurah Local Laws
Date adopted	23 August 2022
Adoption references	G.7/8/22 New delegation adopted by Council

Prosecutions Guideline

Guidelines

Objective

The Prosecutions Guideline ("Guidelines") has been prepared to support decisions in relation to prosecutions of the Acts, Regulations and Local Laws administered by the City of Mandurah (referred to as "Acts, Regulations and Local Laws") are applied impartially, transparently and in a fair and consistent manner.

Statement

The commencement of prosecutions under the Acts, Regulations or Local Laws administered by the City of Mandurah ("City") resides with the Chief Executive Officer of the City ("CEO") with appropriate reporting to the Elected Members of the City of Mandurah.

These Guidelines aim to ensure that decisions in relation to prosecutions and enforcement of the Acts, Regulations and Local Laws are based on accountable, transparent, open, fair and capable of being applied consistently across the range of circumstances to which the laws apply.

The City recognises the role and importance of the "*public interest*" in determining whether or not a prosecution, or subsequent appeal, will be initiated or continued.

By application of these Guidelines, the City will ensure prosecutions are not conducted for improper purposes, capriciously or oppressively.

Scope

These Guidelines apply to all prosecutions for offences under the Acts, Regulations or Local Laws and as circumstances allow, to appeals arising out of proceedings in respect of any such prosecutions.

Authorised Officer

A City officer must be authorised in writing to commence a prosecution under a statutory or delegated authority (Authorised Officer).

Any Authorised Officer who is authorised to commence a prosecution will receive training on the application of these Guidelines in the course of their duties.

The Decision to Prosecute

In applying the law impartially and in a fair and consistent manner, it is necessary that the City consider:

(i) the rights of the alleged offender; and

(ii) the interests of the community and particularly those most adversely affected.

Where an Authorised Officer obtains sufficient evidence to establish a prima facie case for serious matters, and there is a reasonable prospect of a conviction based on legal advice, consideration will be given to taking prosecution action, instead of, or in addition to applying alternative enforcement actions, in circumstances including:

(i) where the City considers prosecution will have a role in general deterrence of non-compliance on the broader community;

(ii) where the issue of notices/orders/directives is considered insufficient for ensuring compliance with the Acts, Regulations or Local Laws;

(iii) where, in the opinion of an Authorised Officer, an alleged breach of the Acts, Regulations or Local Laws either has resulted, or could have resulted in serious injury, serious risk/damage or a serious health hazard;

(iv) alleged failure to comply with a notice within a reasonable period of time;

(v) where a person flagrantly and/or deliberately breaches an Act, Regulation or Local Law;

(vi) where an Authorised Officer alleges a person has repeated the same serious offence; or

(vii) wilful obstruction of an Authorised Officer.

In cases falling under one or more of the above circumstances, a prosecution only will be initiated where:

(i) an Authorised Officer obtains sufficient evidence to establish a prima facie case; and

(ii) it is judged to be in the "public interest", including there being a reasonable prospect of success.

Elected Members will be advised of the commencement of prosecution via a memo when the matter is or could generate moderate community interest (such as, there are more than 5 parties impacted, previous history and length of time the matter has been ongoing, local/State media interest).

Prima Facie Case and Public Interest

Consideration should be given, as early as possible in the prosecution process, as to whether the evidence discloses a prima facie case.

The question of whether there is a prima facie case is one of law. This involves consideration of whether the evidence could lead to the conclusion, beyond reasonable doubt, that all the elements of the offence can be proved.

Where, in the opinion of the City's CEO, giving due consideration to appropriate advice, the available material does not support a prima facie case, the prosecution should not be instituted or proceed. A report shall be prepared by the Chief Executive Officer for the Elected Members specifying the reasons for such action.

Prior to commencing a prosecution, an Authorised Officer should consider the potential legal costs of prosecution and whether the benefits of prosecution to the City and the public, are either commensurate to, or outweigh the costs of a prosecution.

If a prima facie case exists, the prosecution of an offence must also be in the public interest. This requires the balancing of a broad range of factors, as they relate to the particular case. The presence of a particular factor does not necessarily mean it would be against, or in, the public interest to proceed with a prosecution, and the same factor could equally weigh in favour of prosecution in one particular case, yet weigh against it in another. Ultimately it is all the relevant factors taken together which will determine, on balance, whether it is in the public interest to proceed. It is in the public interest that prosecutions be treated fairly and impartially.

A prosecution which is instituted for improper purposes, capriciously or oppressively is not in the public interest.

The City may also become involved in prosecution proceedings if the alleged offender elects to go to Court in relation to an infringement or if the matter is escalated to the Supreme Court in response to a Court or State Administrative Tribunal (SAT) decision.

Discontinuance of a Prosecution

Decisions regarding the progression or discontinuance of a prosecution are to be undertaken on a case by case basis considering all relevant information. Decisions to progress prosecution are to be continually reviewed based on new information and at each stage of the Court process.

If, following the commencement, but prior to the conclusion of prosecution action, an alleged offender complies with any prior order that gave rise to the prosecution, or submits any application for approval, the City may choose to discontinue the prosecution.

Once Prosecution Notices and Court Hearing Notices have been issued the decision to discontinue a prosecution may only be made by the CEO or Director of Business Services.

Monitoring of Legal Expenditure

Prior to the commencing of a prosecution, the CEO should consider:

(i) the legal costs of prosecution; and

(ii) whether the benefits of prosecution to the City and the public, are either commensurate to, or outweigh the costs of a prosecution.

The CEO must monitor the legal expenditure and seek a costs estimate and status update to Elected Members on a regular basis, through the bi-monthly CEO compliance report (in the CEO update) through the course of the prosecution.

Record Keeping

Any documentation received or used during in the course of the enforcement or prosecution for offences under the Acts, Regulations or Local Laws must be saved in accordance with the City's record keeping plan.

Supporting Information

Additional information on the City of Mandurah's objection and review process can be found on the City's website at https://www.mandurah.wa.gov.au/council/governance/objections-and-review

5	**SUBJECT:**	Appointment of Elected Members to the Selection Panel for the Chief Executive Officer Position
	DIRECTOR:	Chief Executive Officer
	MEETING:	Council
	MEETING DATE:	22 November 2022

Summary

Council is requested to approve the Elected Members to the Selection Panel for the Chief Executive Officer position.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.9/10/22 25 October 2022 Council approved: the Terms of Reference of the Selection Panel for the position of Chief Executive Officer; Chief Executive Officer to obtain quotes from Human Resources Consultants; and the Mayor to request from the shortlisted independent people availability, resume and statement.

Background

The proposed Chief Executive Officer recruitment process will include:

1. October 2022 Ordinary Council Meeting: It is resolved that Council:
   - Acknowledge the resignation of Mark Newman, Chief Executive Officer effective 21 October 2023.
   - Authorise the Chief Executive Officer to request quotes from a Human Resources Consultant to facilitate the recruitment process.
   - Approve the Terms of Reference for the Selection Panel for the Chief Executive Officer.
   - Authorise the Mayor to request availability, resume and a statement outlining their experience and knowledge of executive recruitment of the shortlisted independent people.

2. November 2022 Special Council Meeting: It is recommended that Council:
   - Appoint HR Consultant to facilitate the recruitment process for the position of the Chief Executive Officer in accordance with the agreed scope.
   - Appoint the independent person to the Selection Panel for the Chief Executive Officer.

3. November 2022 Ordinary Council Meeting: It is recommended that Council:
   - Appoint Elected Members to the Selection Panel for the position of the Chief Executive Officer.

4. January 2023 Ordinary Council Meeting: It is recommended that Council:
   - Approve the Job Description* which includes the Selection Criteria for the Chief Executive Officer position.
   - Approve the Chief Executive Officer Total Reward Package to be advertised.
   - Approve the Advertisement of the Chief Executive Officer, including State-wide public notice.
     * Absolute Majority Required

5. March 2023 Ordinary Council Meeting: It is recommended that Council:
   - Approve the Selection Panel's Shortlist of Applicants to interview.

6. April 2023 Ordinary Council Meeting: It is recommended that Council:
   - Approve the Selection Panel's Applicants to proceed to second interview.

7. May 2023 Ordinary Council Meeting: It is recommended that Council:
   - Accept the Selection Panel of the Chief Executive Officer Recommendation Report.
   - Approve/Not Approve* the Selection Panel's recommendation and the making of the offer to Preferred Applicant to be employed in the position of Chief Executive Officer.
   - Approve* the terms of the Chief Executive Officer contract of employment.
   - Authorise the Mayor to execute the Chief Executive Officer employment contract in accordance the terms of the Chief Executive Officer contract of employment, with minor amendments required that do not alter the key terms agreed to by Council.
   - Notes that subject to Preferred Applicant accepting the terms of the Chief Executive Officer employment contract, the applicant is appointed to the position of Chief Executive Officer.
     * Absolute Majority Required

8. June 2023: At the earliest Ordinary Council Meeting after the Chief Executive Officer contract has been executed, it is recommended that Council certifies that the Chief Executive Officer recruitment process has been completed on the execution of the Chief Executive Officer employment contract and was conducted in accordance with the City of Mandurah's adopted standards for the Chief Executive Officer recruitment.

Note, the above dates are indicative only and subject to change.

Comment

The Terms of Reference for the Selection Panel for the Chief Executive Officer position is detailed in Attachment 5.1. This was approved by Council at the October 2022 Ordinary Council Meeting.

Elected Members are required to:
- Attend workshops with the Human Resources Consultant to draft job description, advertisement, interview questions, shortlisting and discussions relating to the recruitment and appointment of the Chief Executive Officer.
- Attend the interviews of applicants. It is important that no leave is taken between April to June 2023.

The number of Elected Members on the Selection Panel is to be determined by Council.

Consultation

Not applicable

Statutory Environment

Section 5.39A and 5.39B of the Local Government Act 1995
Part 4 of *Local Government (Administration) Regulations 1996*

Policy Implications

City of Mandurah Standards for CEO Recruitment, Performance and Termination[1].

[1]City of Mandurah Standards for CEO Recruitment, Performance and Termination https://www.mandurah.wa.gov.au/-/media/files/com/downloads/council/governance/code-of-conduct/standards-for-ceo-recruitment-performance-and-termination.pdf

Financial Implications

It is estimated that the recruitment costs will be $40,000. There is no remuneration paid to sit on the Selection Panel.

Risk Analysis

It is important that the recruitment process is in accordance with legislation and the City of Mandurah Standards for CEO Recruitment, Performance and Termination.

Council deciding on the job description and selection criteria will ensure that the preferred candidate will deliver Mandurah's vision.

Strategic Implications

The Chief Executive Officer will be required to deliver all strategies included in the City of Mandurah Strategic Community Plan 2020 – 2040.

Conclusion

It is recommended that Council approve the appointment of the Elected Members to the Selection Panel for the Chief Executive Officer position.

NOTE:

- Refer ***Attachment 5.1*** ***Terms of Reference Selection Panel for the Chief Executive Officer Position***

RECOMMENDATION

That Council approve the appointment of the following Elected Members to the Selection Panel for the Chief Executive Officer position:

- **Mayor Rhys Williams**
- **Councillor _____**
- **Councillor _____**
- **Councillor _____**
- **Councillor _____**

ATTACHMENT 5.1

Selection Panel for the Chief Executive Officer Position Terms of Reference

Objective

To carry out the recruitment and selection process of the Chief Executive Officer position in accordance with the *Local Government Act 1995* and the City of Mandurah Standards for CEO Recruitment, Performance and Termination.

Powers of the Selection Panel for the Chief Executive Officer

- The Selection Panel is formally appointed by Council and is responsible to that body. The Selection Panel does not have executive powers or authority to implement actions in areas over which Council has legislative responsibility and does not have any delegated financial responsibility.
- The Selection Panel is to report to Council and provide appropriate advice and recommendations to Council on matters relating to the recruitment of the Chief Executive Officer position.

Membership

- The membership of Selection Panel shall comprise of the Mayor, and a number of Councillors and an independent person as resolved by Council.
- Diversity of membership is encouraged and may be achieved by ensuring gender, ethnicity, age and experiential diversity is represented.
- Independent person means a person other than a council member, employee of the local government or human resources consultant engaged by the local government. Examples of an independent person include:
    - Former elected members or staff members of the local government;
    - Former elected members (such as a Mayor or Shire President) or staff members of another local government;
    - A prominent or highly regarded member of the community; or
    - A person with experience in the recruitment of CEOs and senior executives.

Note: The essence of the role of an independent panel member is to bring an impartial perspective to the process and reduce any perception of bias or nepotism.

Support to the Selection Panel

A Human Resources Consultant will be appointed to facilitate the recruitment process and support the Selection Panel in carry out the Terms of Reference. The Human Resources Consultant is not to be directly involved in determining which applicant should be recommended for the position, their role is not one of decision-maker.

Term

The appointment to the Selection Panel will expire after the execution of the Chief Executive Officer contract between the City and the approved applicant.

Meetings

The Selection Panel will be required to attend the following:

- Workshops with the Human Resources Consultant to draft job description, advertisement, interview questions, shortlisting and discussion relating to preferred applicant)
- Interviews of applicants

Reporting

The Selection Panel will be required to provide a recommendation to Council for the following:

- Job Description (including selection criteria)
- Total Reward Package
- Advertisement
- Preferred Applicant

Note: A report of the process, recommendation and the suitability of the preferred applicant to the position of the Chief Executive Officer will be required to be provided to Council.

Council must have regard to, but is not bound to accept, a recommendation made by the Selection Panel.

Functions, Role and Responsibilities

- Prepare the Chief Executive Officer job description which includes the selection criteria (essential and desirable), based on the local government's consideration of the knowledge, experience, qualifications and skills and duties and responsibilities necessary to effectively perform the duties and responsibilities of the position of CEO of the local government.
- Ensure all applicants are given an equal opportunity for success, selection methods need to be consistent and objective.
- Carry out structured interviews, each applicant given the opportunity to answer the same primary questions with follow-up questions used to illicit further detail or clarification. Behavioural-based interview questions are objective and gauge the applicants' suitability, reducing biases in assessment.
- Responsible for assessing applicants knowledge, experience, qualifications and skills of all applicants against the selection criteria and making a recommendation to Council regarding the most suitable applicant or applicants.
- Determine any requirements for applicants to complete psychometric, ability and aptitude testing.
- Successful applicant assessed as clearly demonstrating how their knowledge, skills and experience meet the selection criteria, with the recommendation made impartially and free from nepotism, bias or unlawful discrimination.
- Verifying the recommended applicant's work history, qualifications, referees and claims made in their job application

Confidentiality

It will be a requirement that Selection Panel members sign a confidentially agreement and agree to the duties and responsibilities of their role set out in the Terms of Reference. This is to ensure that all information produced or obtained during the recruitment and selection process is kept confidential. This includes applicants' personal details, assessment details, the selection report and outcome of the process. This ensures privacy requirements are met and maintains the integrity of the process.

Desirable criteria for appointment to the panel

- Unconscious bias training

6	**SUBJECT:**	Appointment of Community Representatives to the Youth Advisory Group
	DIRECTOR:	Director Place and Community
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

The City of Mandurah's Youth Advisory Group (YAG) comprises a membership of fourteen community members and supporting officers (with no voting rights). Between May and August 2022, three community member positions became vacant due to resignations. At its meeting in August 2022, the YAG confirmed their support to fill the three vacancies for the remaining term ending 21 October 2023.

Nominations for the three vacancies were promoted widely, including being advertised in the local newspaper, on the City of Mandurah website, on social media, distribution of flyers and direct communication from officers to local youth services and networks.

After advertising, three nominations were received. Council is requested to review the nomination information which outlines relevant experiences and includes recommendations for appointment, and subsequently appoint three community member representatives to the YAG.

Disclosure of Interest

N/A

Property Details

N/A

Previous Relevant Documentation

• SP.3/10/19	29 October 2019	Appointment of Elected Members to Advisory Groups, External Agencies, Working Groups and Panels
• G.18/11/20	24 November 2020	Council approved the Youth Advisory Group Terms of Reference
• G.13/11/21	23 November 2021	Appointment to Advisory Groups, Working Groups, Panels and External Agencies (EM & Community Reps)

Background

Community member representatives were appointed and endorsed by Council for a two-year term in October 2021 to join the Youth Advisory Group. The representatives are young people aged 15-25 who live in Mandurah. The YAG allows young people to provide feedback on matters relating to young people in Mandurah, including consultation on City of Mandurah strategies, projects and programs.

Comment

Nominations to fill the three community representative vacancies were open from 19 September to 17 October 2022. Advertising was undertaken via the local newspaper, online and via youth network channels.

Interested nominees were asked to provide relevant experience and skills to contribute to the objectives of the YAG as outlined in the Terms of Reference (Attachment 6.1). At the close of nominations three nominations were received.

Council is requested to consider the suitability of the three nominees, noting the candidates recommended for appointment as outlined in the Confidential Nomination Feedback Form (Confidential Attachment 6.2).

Statutory Environment

As per the Commissioner for Children and Young People Act 2006, guidelines have been developed for government agencies regarding the participation by children and young people in decisions which affect them. The “Involving Children and Young People” participation guidelines encourage government agencies to ‘seek the participation of children and young people’ because they ‘have unique insights into issues, can offer creative solutions and their involvement can enrich decision-making processes and outcomes’.

The National Principles for Child Safe Organisations give effect to ten child safe standards that foster child safety and wellbeing. The Youth Advisory Group plays a key role in the City addressing National Principle 2 which includes that children and young people “participate in decisions affecting them and are taken seriously”.

Whilst there is no statutory requirement for the City of Mandurah to maintain a Youth Advisory Group, the YAG was established to create a formal process for youth consultation. The Terms of Reference provides guidance to the YAG in respect of its purpose and objectives.

Policy Implications

Nil

Financial Implications

Within existing resources.

Risk Analysis

Appointment of three new members will ensure sufficient representation from young community members in Mandurah. If new members are not appointed to fill the three vacancies there is a risk that the City may miss out on the breadth of lived experience, knowledge and skills provided by three new members to advance the Youth Strategy most advantageously.

If no new members are appointed, there is the risk that too much pressure will be placed on remaining members to contribute more than their capacity within their current circumstances, particularly in the creation of subgroups (i.e. event planning).

Strategic Implications

The following strategies from the City of Mandurah Strategic Community Plan 2020 – 2040 are relevant to this report:
Economic:
- Advocate for and facilitate opportunities for improved training and skill development opportunities in Mandurah

Social:
- Facilitate opportunities that promote community led initiatives by building resilience, local capacity and the contributions of young people.
- Promote and encourage community connection to create social interaction and a strong sense of belonging.

Health:
- Facilitate community health and wellbeing outcomes that target whole of life health from infants to seniors.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Provide professional customer service and engage our community in the decision making process.

Conclusion

The Youth Advisory Group assists the City by contributing ideas, information and feedback to City officers in areas relating to planning and implementing projects, including services and events, building and facilities, quality of service, engagement process and employment.

The group plays an active role in the delivery of the City's Youth Strategy outcomes. Filling the three vacancies with suggested group members will add diversity, supporting the group in providing insightful and informative feedback to the City on various projects.

NOTE:

Refer to

Attachment 6.1	***Youth Advisory Group Terms of Reference***
Confidential Attachment 6.2	***Youth Advisory Group Nominations***

RECOMMENDATION

That Council approves the appointment of three new community youth member representatives to the Mandurah Youth Advisory Group as detailed in Confidential Attachment 6.2, for the remainder of the current term, expiring on 21 October 2023.

Youth Advisory Group

1. Authority and purpose

Authority

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

Purpose and Objective

The purpose and objective of the Youth Advisory Group is to:

a) Represent the voices of young people within the community, through participation in City consultation processes and providing advice to Council.
b) Plan and deliver activities, projects and events for local young people, in line with the needs of the community.
c) Empower young people to develop their leadership skills, confidence and capacity, so they can use these skills in other community settings.

2. Responsibilities

The Youth Advisory Group is to:

a) Participate in all Youth Advisory Group meetings, events and training opportunities where possible.
b) Represent the voice of young people within the community when consulted on City projects, consulting with others in their own networks when necessary.
c) Promote and represent the Youth Advisory Group in a positive manner at all times.

3. Membership

Composition

The Advisory Group shall comprise of 14 young people aged 15-24, living, working or studying in the City of Mandurah.

Role of City Officers

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

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

Election of Chairperson

The Advisory Group shall elect one Group Member to be chairperson. The term of this appointment will be for a period of up to six months.

Role of Elected Member

Individual Elected Members can be invited to attend the Advisory Group as a guest in an observational capacity.

Elected Members who are representing Council can only provide advice that is consistent with Council policy or position. Elected Members must comply with the *Code of Conduct for Elected Members, Committee Members and Candidates* at all times.

4. Appointment

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

Appointment of Community Members will be made following a public advertisement.

The evaluation of potential members will be assessed by the City and appointments will be approved by Council on the basis of the potential member's skills and experience in the following:

- Young people aged 15-24 living, working or studying within the City of Mandurah.
- Members appointed to the group represent the diversity of young people across the City of Mandurah; place of residence, age, gender and sexuality, education and cultural background.
- Young people show a passion for wanting the opportunity to contribute to the Mandurah community.

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

5. Meetings

Quorum

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

The Advisory Group shall not transact business at a meeting unless the Quorum is present.

Frequency

Meetings shall be held quarterly, unless otherwise resolved by the Advisory Group.

Voting

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

Minutes and matters arising

All meetings shall be minuted by the Minute Taker, and minutes shall be approved by the Advisory Group at the next Advisory Group Meeting.

Agendas will be circulated two days prior to the Meetings.

Reporting

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

Confidentiality

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

Declarations of Interest

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

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

7	**SUBJECT:**	Visit Mandurah Memorandum of Understanding (MoU)
	DIRECTOR:	Strategy & Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

Mandurah Tourism Incorporated t/a Visit Mandurah is the peak tourism body for Mandurah. Visit Mandurah is majority funded by the City of Mandurah to increase the level of tourism visitation and expenditure in Mandurah. Visit Mandurah is responsible for destination marketing, destination development and the management of the Mandurah Visitor Centre.

The formal relationship between Visit Mandurah and the City of Mandurah was set out in a Memorandum of Understanding agreed upon in 2018. This MoU expired in August 2022 and rolling arrangements have been in place while the key principles of the new MoU have been negotiated between City officers and the Visit Mandurah Board.

This is now complete and Council is asked to approve the CEO to enter into a revised MoU for the period December 2022 to August 2027 including the key considerations set out in this report.

The 2022-2027 MoU will be designed to support Visit Mandurah in its next stage of growth in line with the KPIs set by the board in the 22/23 Visit Mandurah business plan (attached to this report).

A key priority for Visit Mandurah is financial sustainability through the diversification of income streams. City officers will continue to work with Visit Mandurah during the MoU to reduce reliance on funding from the City.

Disclosure of Interest

N/A

Previous Relevant Documentation

• G.43/11/19	26 November 2019	Council approved, subject to the Minister of Lands consent, a lease over portion of Reserve 42050, 75 Mandurah Terrace Mandurah to Mandurah Tourism Incorporated trading as Visit Mandurah incorporating the conditions outlined in the report. Council also approved the Chief Executive Officer to enter into a Memorandum of Understanding with Mandurah Tourism Incorporated incorporating the conditions outlined in the report.
• G.12/12/17	19 December 2017	Council agreed to enter into a modified Deed of Agreement with the Mandurah and Peel Tourism Organisation Incorporated and agreed to provide minimum funding of $650,000 per annum, subject to the submission of marketing strategy, business plan & operational plan. Quarterly reporting to the City is also requested.
• G.23/9/15	22 September 2015	Council agreed to a modified Deed of Agreement with MAPTO which set the Council contribution to a minimum of $650,000 per annum from 2016/17 to December 2018.

• G.27/10/12	23 October 2012	Council agreed to enter into a Deed of Agreement with MAPTO and agreed to a three-year financial commitment.
• G.34/8/11	23 August 2011	Council endorsed the establishment of an independently incorporated Local Tourism Organisation, including likely Board makeup, likely reporting organisation structure and acknowledged the likely contribution of $885,000 from the City in 2012/2013.

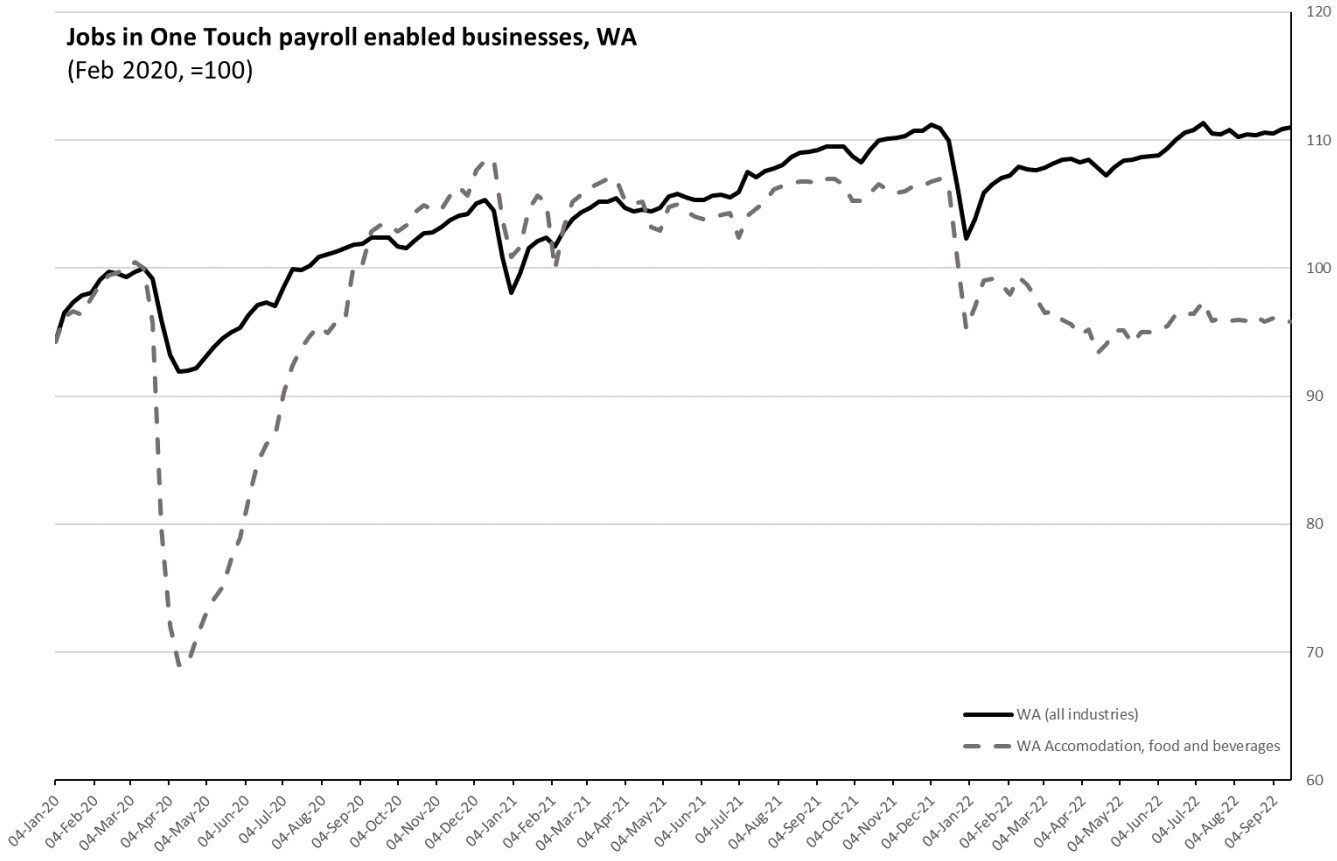
Background

The tourism industry is one of the largest components of the Mandurah economy. Visitor expenditure in Mandurah is estimated to be estimated at $280 million. This expenditure generates a substantial economic output of $460 million, approximately 13% of Mandurah's Gross Regional Product.

The City welcomed 1.391millon day trips in 20/21 and 1.059 domestic visitor nights in 2019/20, supporting an estimated 4,300 jobs.

Council resolved to establish an independently incorporated local tourism organisation MAPTO (Mandurah and Peel Tourism Organisation) in 2011 to provide destination marketing, branding and visitor centre support. MAPTO underwent several management iterations, reaching its current incarnation as Visit Mandurah in November 2019.

WA's tourism sector was hit hard during recent pandemic-induced restrictions in place between 2020 to 2022. Data for the state indicate that the number of payroll jobs has recovered more slowly than the wider economy on the whole, and is yet to recover to pre-crisis levels (Figure1).
Figure 1



Mandurah's tourism is driven predominantly by domestic visitors and day-trippers. Data indicate that while awareness of Mandurah is high, Mandurah's brand requires further investment to convert this awareness into day trips and overnight stays. Internal analysis commissioned by Visit Mandurah indicates that while 93% of West Australians are aware of Mandurah, only 36% are considering a visit over the next 12 months, lower than the 57% for Fremantle, 58% for the Swan Valley and 63% for Margaret River.

Visit Mandurah has played an important role in supporting the sector during this period through the pursuit of the following 5 strategic objectives:

1. Build the 'Mandurah – relaxed by nature' brand through measurable destination marketing to increase awareness, inspire visitors and foster positive sentiment
2. Leverage Mandurah's natural assets, experiences and attractions
3. Help Mandurah reach its tourism potential by encouraging and facilitating the delivery of critical infrastructure
4. Champion an innovative and collaborative tourism industry that supports local business and drives economic growth
5. Provide excellent face-to-face and digital visitor servicing that exceeds visitor expectations

These objectives are underpinned by a 6th: Governance, organisation sustainability and accountability. This objective provides the overarching management goals for Visit Mandurah that guide decision-making, including the aim of exploring additional income opportunities and moving toward greater financial sustainability. Visit Mandurah has made progress here, with successful bids for several State and Federal grants to fund promotion work and support operations.

Comment

Effective destination marketing is a key area of support as the City's Tourism sector attempts to recover from the disruption of COVID-19. Visit Mandurah has successfully helped position the City and its tourism offer to support growth, with the activities undertaken in close alignment with the City's strategic community plan and objectives of Transform Mandurah.

Visit Mandurah has played a critical role in promoting and improving the City's brand and reputation. Recent achievements include recognition as the WA's top tourism town and as a bronze medallist in the national tourism town awards. Visit Mandurah and the City were nominated in four separate categories at the 2022 Perth airport tourism awards, winning Gold in visitor information services, Silver in the Excellence in Local Government award, Bronze for Tourism Marketing and Campaigns and a further nomination for Major Festivals and Events.

Visit Mandurah's Performance
Visit Mandurah's 2022/23 acquittal (attached to this report) sets out how the activities are tied to the delivery of the strategic community plan. Visit Mandurah's KPIs are set by the board and reported against in the Visit Mandurah annual report alongside regular reporting to the board at each meeting.

Key principles of a new MoU
The proposed MoU for the period 2022 to 2027 reflects the growth Visit Mandurah has undergone over the past five years and the transition from MAPTO. It is proposed that the new MoU include the following obligations

Mandurah Tourism:

1. Mandurah Tourism leases the Visitors Centre building from the City of Mandurah including the ability for Mandurah Tourism to sublease portions of the building.
2. Conduct all business as a separate entity and maintain its own accounting system and financial reporting.
3. Allow the General Manager to attend City of Mandurah Management Meetings and participate in regular marketing meetings.

4. Obtain all relevant insurance including workers' compensation and contents insurance. Provide a certificate of insurance on an annual basis for contents insurance, public liability and workers' compensation.
5. Mandurah Tourism staff who are employed on or after 11 October 2022 are employed on the same terms and conditions in accordance with the Mandurah Tourism Enterprise Agreement, if applicable, otherwise the applicable industry award.
6. Mandurah Tourism staff who are employed prior to 11 October 2022, are employed on the same terms and conditions as the City of Mandurah Enterprise Agreement (including rates, superannuation and any other allowances). This includes maternity leave payments in accordance with the City of Mandurah's Maternity Leave Policy.
7. The total permanent full-time equivalent (FTE) that the City will reimburse in its funding contribution is 2.4FTE (Visitors Centre) and 3.0FTE for Mandurah Tourism. This includes all applicable employee costs such as superannuation and workers' compensation.
8. Any Mandurah Tourism staff who were employed prior to the transition which occurred on 25 December 2019, acknowledge that should the City cease funding, the permanent employees will transition to the City of Mandurah.
9. For Mandurah Tourism staff who were employed prior to 11 October 2022, Mandurah Tourism will carry out an annual review of pay rates that are in line with the City of Mandurah Enterprise Agreement for that year. Any payment over and above the amount for the level and step will not be reimbursed by the City.
10. Any additional staff must be funded by Mandurah Tourism and must be for another purpose other than what the City of Mandurah has agreed to as part of the funding contribution.
11. Reimburse the City of Mandurah any under-expenditure relating to salaries or project expenses, 30 days after the annual financial statements have been audited.
12. Mandurah Tourism shall provide the City with:
    - A three-year Strategic Tourism Strategy received by 30th June 2023, which demonstrates how Mandurah Tourism aligns with the City's objectives in the City of Mandurah Strategic Community Plan.
    - a copy of its audited annual statement of accounts for each preceding financial year by no later than 3 months after the end of Mandurah Tourism's financial year in each year of the Term;
    - an acquittal of the City's annual funding no later than 30 days after the end of the Mandurah Tourism's financial year in each year of the Term;
    - a proposed annual budget 30 days before the commencement of Mandurah Tourism's annual financial year;
    - an annual business plan received 30 days before the commencement of Mandurah Tourism's annual financial year;
    - an annual report detailing the performance against the measures identified in the Strategic Tourism Strategy, KPIs and annual business plan;
    - advice of any changes in its office holders or its rules of association; and
    - any information on Mandurah Tourism's membership or other information in relation to the management or activities of Mandurah Tourism requested by the City to determine Mandurah Tourism's compliance with the Parties' Obligations.

City of Mandurah:

a) The City of Mandurah leases the Mandurah Visitor Centre building to Mandurah Tourism and allows Mandurah Tourism to sublease and the City of Mandurah continues to pay all building insurance (excluding contents), utilities including electricity, general maintenance, water supply, cleaning, and rates and taxes.

b) Funding to 31 August 2027 to support the operations of Mandurah Tourism in operating the Mandurah Visitor Centre and Visit Mandurah.

c) Provide human resources, payroll, occupational health and safety and finance support where required.

d) The total permanent FTE that the City will fund in its funding contribution is 2.4FTE (Mandurah Visitor Centre) and 3.0FTE for Visit Mandurah and should funding cease, the City of Mandurah agree to transition these employees that were employed as City of Mandurah staff prior to 25th December 2019, back to the City of Mandurah. For those staff employed after 25 December 2019 and before 11 October 2022, if they are not redeployed, have the City of Mandurah Enterprise Agreement redundancy terms and conditions apply. All staff employed on or after 1 October 2022, will have the relevant industry award redundancy terms and conditions apply.

e) IT support and provision of equipment in accordance with the City's policies and procedures including standard of fleet.

f) Reimburse Mandurah Tourism all employee costs for the positions identified, including annual increases that are in line with the City of Mandurah Enterprise Agreement for that year and the relevant industry award. Any payment over and above the amount for the level and step will not be reimbursed by the City;

g) Reimburse Mandurah Tourism any costs incurred for termination payments relating to the Employment Contracts that the officers employed in specified positions.

h) Pay the Mandurah Tourism positions identified maternity leave payments in accordance with the City of Mandurah's Maternity Leave Policy for employees that were employed before 1 October 2022.

Internal Consultation

N/A

Statutory Environment

N/A

Policy Implications

N/A

Financial Implications

The MoU includes a commitment for the City of Mandurah to fund Visit Mandurah in the amount of $470,000 for the financial year 2022/23 for consumables and projects and $646,000 for employee costs. These costs are subject to Council approval each year as part of the budget process.

Risk Analysis

Visit Mandurah plays an essential role in the development and promotion of Mandurah's brand, to support the City's tourism industry. Underinvestment in destination marketing and brand management will likely undermine the City of Mandurah's position as a key day trip destination, hamper further growth and potential loss of market share.

Strategic Implications

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

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

Social:
- Promote a positive identity and image of Mandurah based on its unique lifestyle offering.
- Facilitate opportunities that promote community-led initiatives by building resilience, local capacity and the contributions of young people.
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The proposed 2022-27 MoU with the City provides a strong basis for Visit Mandurah to continue

- Refer ***Attachment 7.1 Visit Mandurah Acquittal 2021/22***
  Attachment 7.2 Visit Mandurah Business Plan 2022/23

RECOMMENDATION

That Council approve the CEO to enter into a Memorandum of Understanding with Mandurah Tourism based on the terms set out in this report.

CITY OF MANDURAH

VISIT MANDURAH ACQUITTAL

1. Annual Checklist

	Yes/No	Date	Attached (Yes/No)
Did the board approve a new/amend Strategic Tourism Strategy during the financial year?	**No**		**No**
Has the audited 2021/2022 Annual Financial Statements been submitted to the City?	**No**	**Due 30th September 2022**	
Has there been any changes to office holders? If so, list resignations and appointments	**No**		
Has there been any changes to the Rules of Association?	**No**		
Has the annual budget for the current (2022/23) financial year been submitted to the City?	**Yes**		
Has the annual business plan for the current (2022/23) financial year been submitted to the City?	**Yes**		

2. Visit Mandurah 2020/21 achievements towards the City of Mandurah strategic objectives

Community Outcomes	• Supporting and empowering local businesses • Creating local jobs and opportunities • Fostering innovation and creativity in enterprise • A diversity of employment, industries and enterprise • Considering the impact of industry on the environment	
Objectives	1.1. Promote and foster investment aimed at stimulating sustainable economic growth	• Delivered EOI for Visitor Centre commercial space seeking new tourism operator. Successful proponent 'The Bike Kiosk" launched a 7-day operation in December 2021 delivering two new tourism experiences to Mandurah. • Expanded 'Blackstump Art Gallery" space and new sublease signed. • Supported tourism industry by connecting service providers and delivering a suite of bookable packages. • Launch of Linkedin channel to build networks in tourism industry and inspire investment and awareness of opportunities in Mandurah.

	1.2. Facilitate and advocate for sustainable local job creation and industry diversification	• Supported delivery and facilitation of Mandurah – Peel Hospitality Job Connect Program for pathways into hospitality from 6-10th December 2021. • Delivered tourism-focused workshop for the local tourism industry to build capacity in the Peel Region.
	1.3. Actively partner and engage with business and industry to build Mandurah's entrepreneurial capacity and capability	• Sponsorship of the annual PCCI Business Excellence Awards in the Tourism category. • Developed 'Welcome to Country' artwork for Visitor Centre in collaboration with WAITOC. • Prepared a submission for host city for TCWA 2023 Regional conference. • Networking event for Tourism Community September 2021, December 2021, June 2022.
	1.4. Advocate for and facilitate opportunities for improved pathways to Education and learning outcomes in Mandurah	• Delivery of tour guiding training program to upskill local tourism industry. • Facilitation of two digital marketing workshops. Total of 23 local tourism, and hospitality business participated.
	1.5. Leverage partnerships with key stakeholders to achieve improved economic outcomes with due consideration to environmental impacts	• Exhibited at key national trade conference events (Australian Tourism Exchange, Australian Tourism Export Council event 'Meeting Place' and UK and China Missions (virtual)). Over 200 meetings with Global Travel Buyers and distributors to update on new products and experiences and seek out opportunities for Mandurah. • Maximised opportunities for industry to leverage opportunities for promotion and inclusion in 11 sporting events. • Launched Mandurah 50% discount promotion – to boost experience and attraction sales during low season. 15 operators participated and 648 bookings confirmed for Mandurah Operators. A 300% increase in bookings over LFY. • Leveraged opportunities for product and destination updates via membership with tourism industry partners including Tourism WA. Tourism Australia, Business Events Perth, ATEC and WAITOC.

3. Financial Acquittal Statement

Income

1. Financial Acquittal Statement

Income

Funding Source	2021/2022 Budget	2021/2022 Actuals
City of Mandurah	1116000	1116000
Customers – VC Income, Advertising	76000	95491
Co-operative income	34500	58864
Government Grants	54000	39000
Tenants	15000	20362
Interest	400	201
TOTAL	**1,295,900**	**1,329,918**

Expenditure

Expenditure Category	2021/2022 Budget	2021/2022 Actuals
Mandurah Visitor Centre Staffing	405000	401082
Visit Mandurah Staffing	256000	226212
COGS	32000	35097
General Expenses	60200	60669
Consulting and Advisory	36700	37044
Destination Development	201500	194212
Marketing	294500	331760
Insurances	10000	9033
Depreciation	0	38288
TOTAL	**1,295,900**	**1,333,397**

SURPLUS/DEFICIT

Surplus/(Deficit) - total Income less total expenditure	**0**	**(3,479)**

4. Annual Report

For the 2020/2021 financial year, detail for each section how Visit Mandurah has:

a) Performed against the measures in Strategic Tourism Strategy:

Develop the Visit Mandurah tourism brand through measurable destination marketing to raise awareness and inspire visitor interest

- Delivered a suite of multi-channel, seasonal campaigns (Summer, Christmas, Autumn, Winter) leveraged Mandurah's unique offerings at different times of the year; promoting natural assets, events, things to do and special offers.
- Each campaign spanned organic/paid social media, digital advertising, outdoor advertising, competitions, specials and media partnership.
- Delivery of Mandurah 50 Campaign to boost sales in low season. Resulted in a 300% increase in bookings for tours and attractions in Mandurah.
- Australian Traveller Print and Digital feature on Mandurah targeting Interstate audience.147,000 print magazine readership, predominantly Eastern States (83.7%). Two editorials in EDM newsletter sent to 82,000 opt in subscribers.
- Attendance and participation at Australian Tourism Exchange in Sydney over 120 1-2-1 meetings with key industry national and international travel and inbound agents and buyers.

Leverage Mandurah's natural assets, experiences and attractions and grow destination appeal and recognition to drive visitation

- Delivery of 'Welcome to Country' mural at Mandurah Visitor Centre developed in collaboration with WAITOC.
- Named WA's Top Tourism Town in 2022.
- Visit Mandurah awarded bronze in Tourism Marketing and Campaigns at 2021 Perth Airport WA Tourism Awards.

Encourage and facilitate the delivery of critical infrastructure and tourism products

- Introduction of new tourism products including Water Bike hire, SUP Yoga, eBikes/eScooters kiosk, gin distillery, and brewery.
- $22million Waterfront Redevelopment Project milestones reached with **o**pening of Estuary Pool, revamp of Smart Street Mall.
- Launch of Linkedin channel to build networks in tourism industry and inspire investment and awareness of opportunities in Mandurah. 463 followers organically within six months of the opening of the account. Followers include tourism industry leaders and investors.

Provide excellent face to face and digital visitor servicing that exceed visitor expectations.

- 90.2% score achieved on Review Pro
- Our Visitor Centre is ranked:
  - 4.5 stars on TripAdvisor
  - 4.4 stars on Google.
  - "Very Responsive" on Facebook.
  - Visit Mandurah's Facebook engagement rate grew by 86% (from 2.3% to 4.3% during qualifying period).
- Visitor Centre feedback forms
  Service Rating – 81% rated at 5/5 and 12% at 4/5 (4% did not complete).
- Trip Advisor Certificate of Excellence received for consistently achieving 4.5 star reviews.

- Delivered new sublease opportunity at Mandurah Visitor Centre with launch of first e-bike and scooter hire in Mandurah.
- Renewal of sublease by Black Stump Gallery and extension of trading area at Mandurah Visitor Centre.
- Delivery of Visitor Centre internal upgrade and digital transformation.
- Introduced a line of branded merchandise at the Visit Mandurah giftshop including clothing, souvenirs, towels. hats and water bottles.
- Information officers attended 10 famils to become acquainted with new products.

Champion an innovative and collaborative tourism industry that supports local business and drives economic growth

- Delivered two industry training workshops with held in Mandurah.
- Tourism Product development – launched 'Walk the Waterways' tour.
- Developed and launched Mandurah Overnight Packages
  - ✓ A Taste of Mandurah
  - ✓ Luxury Package
  - ✓ Wine and Unwind Package
  - ✓ Family Package
  - ✓ Seniors Stay & Cruise
  - ✓ Seniors Mid-Week Getaway

  Supported four RED grant applications from industry for tourism product development.
- Championed Mandurah through online channels showcasing Mandurah products and experiences.
- Produced annual visitor guide and distributed 25,000 copies locally, nationally and internationally
-

b) **KPIs**

1. **Increase website traffic by 10% YOY**

Result:
- Visitmandurah.com traffic increased by 6% compared to previous year.
- Number of new visitors to the website increased by 6% compared to the previous year.
- Number of returning visitors to the website increased by 7% compared to the previous year.
- Facebook audience growth was 23%, and Instagram audience growth was 17.4%.

2. **Grow average length of time spent on Visit Mandurah website**

Result:
- Continued Covid travel restrictions and border closures impacted our ability to deliver on this metric. This was not achieved, and the average dwell time remained consistent with prior year.

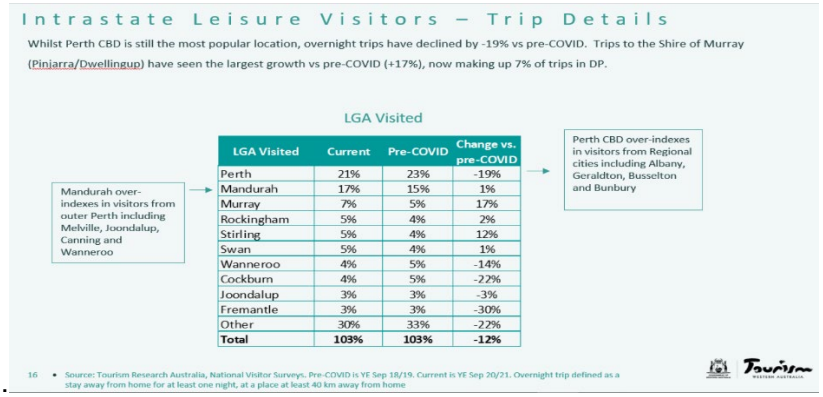
3. **Grow the Mandurah visitor economy**

Result:
- ✓ Mandurah remains the most popular daytrip destination within WA.
- ✓ STR Global data (2022) shows that despite lower occupancy rates in the COVID-19 impacted 2020 and 2021 years, the average daily rate (ADR) and revenue per available room recorded cumulative growth over the two years of more than 30% across both metrics. This strong price growth has meant that total revenue in 2021 was 29% above the pre-pandemic (2016-2019).
- ✓ Delivery of new overnight bookable packages for Mandurah.

4. **Growth in the market share of Perth's visitor economy**

Result:

- ✓ Tourism Research Australia statistics show 678k Intrastate overnight visits to Mandurah and surrounds in 2021 vs 616K in 2020.
- ✓ Intrastate overnight leisure visitors to Mandurah grew by 1%.



LGA Visited	Current	Pre-COVID	Change vs. pre-COVID
Perth	21%	23%	-19%
Mandurah	17%	15%	1%
Murray	7%	5%	17%
Rockingham	5%	4%	2%
Stirling	5%	4%	12%
Swan	5%	4%	1%
Wanneroo	4%	5%	-14%
Cockburn	4%	5%	-22%
Joondalup	3%	3%	-3%
Fremantle	3%	3%	-30%
Other	30%	33%	-22%
Total	**103%**	**103%**	**-12%**

5. **Grow member satisfaction rating (2021 - 70%)**

Result:

- ✓ Business Sentiment survey recorded a satisfaction rate of 82 %.

6. **Deliver at least two workforce development and capability building workshops**

Result:

- ✓ Delivered Hospitality Connect Program December 2021 and Meg Coffey Social Media training in June 2022

7. **Progression of the investment pipeline and identification and support for new tourism projects and developments in Mandurah**

Result:

- ✓ Introduction of new tourism products including Water Bike hire, SUP Yoga, eBikes/eScooters kiosk, gin distillery, and brewery.

8. **Explore at least one additional income stream by Q4 to increase organisational sustainability**

Result:

- ✓ Delivery of additional sublease at Mandurah Visitor Centre for the 'The Bike Kiosk" and extended trading area for Blackstump Gallery.

9. **Maintain current number of members (115 members) across all levels of Visitor Centre partnerships**

- ✓ Result: Increased to 120 members (+4%YOY).

10. **Develop and promote walking-based trail and interpretive experiences for visitors**

Result:

- ✓ Launched the 'Walk the Waterways' walking tour in Dec 2021.

Visit Mandurah Action Plan 2020/21 – updated with actual performance

No.	Action	Why	By when	Actual performance
1	Deliver a schedule of targeted and measurable multi-channel destination marketing activities	1. Develop our reputation as a distinctive and desirable destination that inspires Australians to visit 2. Drive conversion and grow market share of intrastate and interstate (international subject to border reopening) visitor length of stay and expenditure 3. Grow the midweek market and shoulder seasons	Ongoing	1. Content Marketing Strategy to build brand awareness, increase digital presence, promote key products, and push customers through a path to purchase. Three campaigns (Summer/Autumn/Winter) under 'Mandurah – Relaxed by Nature' brand. Each campaign spanned organic/paid social media, digital advertising, outdoor advertising, competitions, specials, and media partnerships. Collectively these campaigns delivered. • Outdoor billboards • • 1.1million impressions. • Google ads • • 3.45million impressions. • Social media • • 10.7million social media impressions. • • 52,000 social media engagements. • • Average engagement rate of 5.5%. • Facebook growth was 23%, and Instagram growth was 17.4% • .Website • • 294,340 Visit Mandurah landing page views. • • 160,674 visitors to web. • Media partnerships with Perth is Okay and Perth Now.

				○ Australian Traveller Print and Digital feature on Mandurah targeting Interstate audience.147,000 print magazine readership, predominantly Eastern States (83.7%). Two editorials in EDM newsletter sent to 82,000 opt in subscribers. • Christmas Lights Feature on Destination WA lifestyle travel series broadcast on Sunday 5th December 2021. Nationally each episode is broadcast on Channel 9, 9HD, 9Lifeand 9now, with an aggregated audience of 417,000 viewers per episode. • Launched a 50% off campaign with many of Mandurah's attractions and experiences discount ted over a six-week period targeting Interstate and Intrasate audiences. This promotional incentive was a collaboration between Visit Mandurah and Destination Perth. • **Results:** • 300% increase in bookings for tours and attractions in Mandurah over campaign period. • 648 bookings confirmed generating $73,973.97 revenue for local businesses.
2	Marketing Content Creation	Still and moving image development for promotional and media activity	June 2020	• Content developed for local 'stories" highlighting local businesses in Mandurah. Shared assets across our digital platforms and with local and industry stakeholders for inclusion in wider campaigns. • Sebastian & Jamie Jones - Salt & Bush Eco Tours • Ian Wolley – Surf school • Kerry Stack – Goolamwiin • George Walley – Mandjoogoordap Dreaming
3	Website development and SEO	Web dev projects and SEO	June 2022	• Worked closely with provider (CloudCartel) to review, update and maintain SEO and keywords.

				I
4	Destination and Product Development	Provide leads for VM/PDC tourism investment pipeline. Arrange quarterly meetings to track progress	June 2022	• RED Grant initiative - Launched 'Walk the Waterways' tour in December 2021. • 25 tours delivered. 109 tour participants.
5	Develop and implement Golf Strategy	Develop key strategic partnerships to develop and take to market targeted golf itineraries and packaged products		• Engaged Go Golfing to develop specific Mandurah Golf Packages and distribute to key contacts with a key focus on wholesalers, online travel agents and specific golfing target markets.
6	Tourism Development Planning	Support and contribute to COM framework for tourism trading permits and events planning. Actively support and advocate for tourism projects identified in the Transform Mandurah Project.		• Introduction of new tourism products including walking tour, Water Bike hire, SUP Yoga, eBikes/eScooters kiosk, gin distillery, and brewery. • Planning is currently underway for the development of new regional tourism products through the Activation of Yalgroup National Park ($2 million) and the Peel Yalgorup Trails ($1.2 million) projects. • $22million Waterfront Redevelopment Project milestones reached with opening of Estuary Pool, revamp of Smart Street Mall.
7	Infrastructure Development	Provide specific focus on projects identified in the Mandurah Tourism Strategy 2020-2023 through development of feasibility report in conjunction with Peel Development Commission		• EOI developed and distributed in market. • Progression of Visit Mandurah/PDC accommodation needs assessment and business case. Final Report due August 2022.
	Geo Park Initiative	Workshop with Geo Parks Australia to consider UNESCO Global Geopark opportunities for Mandurah		• Workshop conducted with PDC and Geo Parks Australia to explore potential for Mandurah and the Peel Region. • Working group formed to explore next steps and assess feasibility including potential sites for the Geopark covering key geological features as

				well as key biotic and cultural sites.
9	Grant Opportunities	Pursue grant opportunities for Visit Mandurah and support partners in seeking grants for appropriate tourism projects including providing support, strategic advice and letters of support		• Successful submission for Access Asia Business Grant for 'Visit Mandurah- Virtually' project
10	Membership Satisfaction Survey	Undertake annual membership satisfaction survey and utilise findings to improve service delivery.	Feb 2022	• Membership Survey (Sept 2021 Jan 2022). Results: 82% of businesses surveyed rated Visit Mandurah services very highly.
11	VC Membership Program	Implement membership program to recruit and retain members.	Feb 2022	• 120 partnerships confirmed for 2021/22 (115 partnerships in 2019/20).
m	Official Visitor Publications	Produce and distribute destination guides and supporting visitor collateral	Dec 2021	• 2022 Destination guide designed and published with 25,000 copies distributed at locations across WA, principally visitor information centres, accommodation houses, travel agents, airports car hire stations etc.
13	Identify, develop and deliver significant tourism art piece leveraging any potential grant streams	Enhance visitor experience and experience.	Dec 2021	• In collaboration with WAITOC delivered the 'Welcome to Country' Mural at Mandurah Visitor Centre.
14	Visitor Centre Refurbishment	Completion of VC refurbishment and technology upgrade	Dec 2021	• Visitor Centre refurbishment complete. • 34,115 visitors attended the Centre. • 1,258 bookings confirmed

15	Corporate Communications	Implement timely and effective industry communication activities.	Ongoing	• Delivered Monthly Business EDM to business database – 150 subscribers. • Provided regular relevant content to Tourism WA for Talking Tourism newsletter.
16	Industry forums and networking events	Develop an ongoing series of local industry consultation workshops and networking events.	June 2021	• Hospitality Connect Program Dec 2021. • Social Media Training workshop with social media specialist Meg Coffey June 2022.
17	Develop an additional sublet opportunity and EOI	Create additional revenue stream for VM. Explore opportunities for an e-bike operation at MVC	Dec 2021	• Delivered new sublease opportunity at Mandurah Visitor Centre with launch of first e-bike and scooter hire in Mandurah. • Renewal of sublease by Black Stump Gallery and extension of trading area at Mandurah Visitor Centre
18	Maximise opportunities for staff to engage with industry stakeholders	To build profile and influence. Improve professional networks and understanding of stakeholder expectations	Ongoing	• Co-hosted a membership mingle; inviting Destination Perth Board to present to Visit Mandurah members. • Supported a famil trip for Destination Perth team to showcase Mandurah's new offerings.
19	Work with Sports Marketing Australia and CoM events team to grow events Calendar	Encourage visitation within weekday and off peak visitation periods to grow the seven day economy	Ongoing	• Delivered 11 events in conjunction with CoM event team. Provided pre and post itineraries, destination video, images, and relevant content for inclusion in programs. • Pop up booth at Australian Master Games in Perth supplying destination marketing content to participants and spectators.
20	Accessible Tourism Development	Conduct audit of operators and accessible tourism product with view to develop dedicated marketing collateral		• In collaboration with CoM we engaged Spinal Life Australia to review 15 operators to determine what businesses are accessible (ie wheelchair friendly,

		and position Mandurah as destination of choice for travellers with a disability.		hearing impairment) and identify opportunities.
21	YR 3 event and acquittal of Royalties for Region adventure sports grant	Support position of region as exciting destination for events.		• Acquittal completed and finalised by Peel Development Commission.
22	Target opportunities with industry stakeholders for familiarisation and training opportunities	Hosted trade and familiarisation trips. Support Tourism Council workshops within region. Work with Tourism WA International Market Managers toidentify opportunities for Mandurah.	BDM	• Facilitated industry familiarisation trips to Mandurah with Destination Perth, Tourism WA and Tourism Australia to the raise awareness of Mandurah for tourism and development opportunities. • 10 Operator/Staff familiarisation trips to increase staff product knowledge.
23	Wholesale brochure Opportunities	To provide a framework for destination development	April 21	• Due to COVID 19 operators did not take to market any new brochure opportunities – project paused
24	Trade and Business Events	Represent, showcase and promote Mandurah by interacting directly with key decision makers Specific activity includes Australian Tourism Exchange, ATEC Meeting Place,	Ongoing	• Exhibited at key national trade conference events (Australian Tourism Exchange, Australian Tourism Export Council event 'Meeting Place' and UK and China Missions (virtual)). Over 200 meetings with Global Travel Buyers and distributors to update on new products and experiences and seek out opportunities for Mandurah. • Submitted bid for host city for 2023 TCWA Regional Tourism Conference.

25	Digital AssetLibrary	Maintain an up-to-date digital asset library freely available to stakeholders and the tourism community.	Ongoing	• Renewed license agreement. • Managed the DAM system including loading of new content, authorising user requests, and onboarding of new users.
	Mandurah Ocean Marina Chalets	Support CoM to deliver pricing strategy to drive increased revenues. Explore opportunities to maximise potential for occupancy and yield.	Jun 21	• Regular meetings with Mandurah Ocean Marina to provide support, advice and recommendations around rates and maximising yield.
27	Work with Aboriginal community and WAITOC to develop Aboriginal content and product	Support Aboriginal operators and meet market demand for cultural aboriginal experience. .	Ongoing	• In collaboration with WAITOC delivered the 'Welcome to Country' Mural at Mandurah Visitor Centre. • Negotiated commercial rights to use artwork for a dedicated line of merchandise and retail products at MVC. • Created and promoted two aboriginal video assets showcasing local aboriginal products and experiences in Mandurah.
28	Tourism Advocacy	Advocate for the visitor economy as a vital regional industry and a key economic driver with all levels of government and within the community	Ongoing	• Regular contributor to Mandurah Mail 'Local Leaders' feature. • Regular meetings with key stakeholders including PDC, Tourism WA, Destination Perth. • Participation in the Tourism industry engagement workshop held at Pinjarra with Hon MLA David Templeman and Parliamentary Sec Jessica Shaw.

				• Participation in the Australian-WA Treasury joint visit to the Peel region, February 2022. Shared insights into business conditions and the economic outlook for the region for tourism and hospitality. • Sponsorship of the annual PCCI Business Excellence Awards in the Tourism category.
29	Industry partnerships	Actively support partnerships with key organisations, maintaining memberships and collaborating at Local, State, National and International levels.		• Member of Tourism Council WA, Western Australian Indigenous Office, and Council (WAITOC), Australian Tourism Export Council (ATEC), Business Events Perth (BEP), Destination Perth. • Collectively attended over 20 tourism Industry specific briefings and webinars from Tourism WA /Tourism Australia and Tourism, Council WA. • Support Destination Perth campaigns through Visit Mandurah channels (e.g., stay and play campaign) to present Mandurah content.

11. Any other information/achievements

- Mandurah crowned ‘GWN7 Western Australia’s 2022 Top Tourism’ at the Top Tourism Town Awards in June 2022

- Bronze at Perth Airport Western Australia Tourism Awards for 'Regional Marketing and Campaigns' in November 2021.

- Mandurah through to National Finals of the Top Tourism Town category to be held in Canberra in September 2022.

MANDURAH BUSINESS PLAN 2022-23

RELAXED BY NATURE

VISIT MANDURAH

BUSINESS PLAN SUMMARY

Business Name:
Mandurah Tourism Incorporated t/a Visit Mandurah

Business Structure: Incorporated Association- Not for profit
ABN: 56 306 223 055
GST registered: YES
Domain names: Visitmandurah.com and Visitmandurah.com.au
Date established: 7 February 2013
Business Owner(s): The business is overseen by a Board of 7 members, comprising of significantly experienced tourism business and tourism management professionals and representation from the City of Mandurah.

PLAN PURPOSE

The 2022 business plan aims to provide an outline for destination development, marketing, and visitor servicing for the next 12 months.

Tourism is a hugely important sector to Mandurah; it is a complex sector made up primarily of small owner- operated businesses that need support and guidance to achieve their potential, and which individually cannot present the destination effectively in the marketplace.

Tourism is also an intensively competitive sector, with destinations across Western Australia continually investing in the quality and range of their offer to meet the ever-increasing demands of today's sophisticated visitor and investing in their destination marketing to ensure they stand out, reach their target audiences effectively and build loyalty and repeat visits.

VISIT MANDURAH BOARD & TEAM

VISIT MANDURAH BOARD

Chair – Pat Strahan

GENERAL MANAGER

Anita Kane

MARKETING MANAGER

Nadine Heinen

BUSINESS DEVELOPMENT MANAGER

Alana Hammond

SENIOR INFORMATION OFFICER

Kellie White

Visit Mandurah employs a small, dedicated team in the key focus areas of business development, marketing and visitor servicing. The staff led by the General Manager are all permanent employees of Visit Mandurah. The General Manager reports to the Chair of Visit Mandurah. The Board defines the strategic direction of Visit Mandurah.

EXECUTIVE SUMMARY

Despite the continued challenges that COVID-19 has created for the tourism industry, the last 12 months has seen several initiatives undertaken by Visit Mandurah come to fruition.

The Visitor Centre refurbishment was completed in December 2021 and a magnificent 'welcome to country' mural by local artists Peta and Corey Ugle unveiled. The result of a 12-month collaboration with the Western Australian Indigenous Tourism Organisation (WAITOC).

We are immensely proud of the improvements made to the customer experience and transformation at the Mandurah Visitor Centre. The internal works have allowed us to create a new sublease opportunity and we welcomed a second tenant late in 2021 "the Bike Kiosk' Mandurah's first e-bike and e-scooter hire business. Further, the changes allowed us to free up more floor space. We were delighted that BlackStump Gallery extended its gallery trading space, renewed its lease, and committed to continue trading from the Mandurah Visitor Centre.

In September we launched a 'Mandurah 50' discount campaign with the aim of providing a much-needed boost for our local experiences and attractions operators over the shoulder season. The campaign was a huge success generating over $70k sales for our local operators revenue and delivering an additional 250 experience bookings during the campaign period.

At the Perth Airport WA Tourism Awards in November 2021, we were the lucky recipient of the Bronze Award in the destination marketing category, it's the first time we have entered an award in this category, so we were delighted to receive the award.

As we look to the future, we are excited with the level of interest and investment in tourism in Mandurah. The recently announced 'Thomas Dambo Sculptures in Western Australia' project is a fantastic opportunity for Mandurah. The potential visitation for this project is enormous, and it will have the ability to attract visitors from intrastate, interstate, and international markets.

This Business Plan is a commitment to grabbing the great opportunities for tourism in 2022/23. We look forward to implementing marketing, development, and visitor servicing initiatives to support growth in visitor yield and the value of our city's visitor economy.

We have outlined how we will work collaboratively with the tourism industry, Local Government, sector partners, and our community to grow tourism to deliver benefits for all those stakeholder groups.

Pat Strahan
Chair
Visit Mandurah

WHO WE ARE

Mandurah Tourism Inc t/a Visit Mandurah is the local tourism organisation for Mandurah focused on developing the visitor economy in Mandurah and including within our scope of service a focus on product development, investment attraction, and destination branding. In addition, we have sole responsibility for the operation of the Mandurah Visitor Centre (MVC).

WHAT WE DO AND WHY

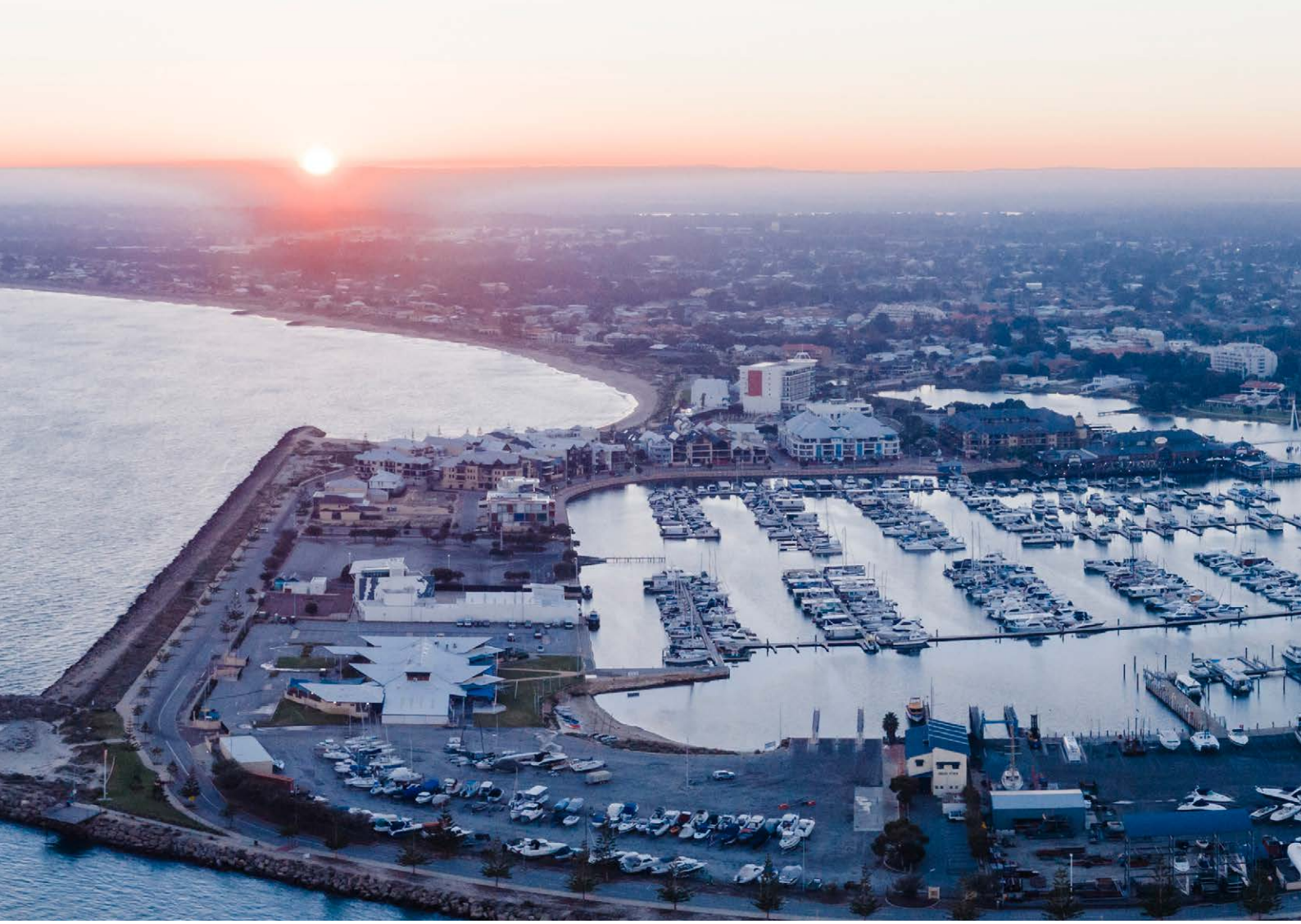
VISION

Mandurah to be a nationally recognised destination with a strong and innovative visitor economy that preserves our natural environment and delivers exceptional visitor experiences.

MISSION

Visit Mandurah exists to grow and support the Visitor Economy through measurable destination marketing, facilitating and encouraging destination development and delivering first-class visitor servicing.

OUR VALUES



TOURISM AND HOSPITALITY VALUE IN MANDURAH

Tourism provides a significant contribution to the regional economy, calculated by visitor expenditure. Overall, visitor expenditure (estimated at $280 million*) generates substantial economic benefits for Mandurah including economic output of $460 million and supports over 4300 jobs.

TOURISM SNAPSHOT**

NVS STATISTICS	December 2020 (000)	December 2021 (000)	% diff
Daytrips	2,205	2,246	1%
Overnight (trips)	637	697	9%

OUR MARKETS

Tier 1
Domestic day trip Visitors – From Perth (primary) and WA (Secondary) targeting families, couples and Visiting Friends and Relatives market (VFR)

Tier 2
Domestic overnight visitors – Intrastate and interstate targeting families and friends, retirees and the VFR market

Tier 3
International leisure visitors – Arriving in Perth and Busselton with the intention of attracting them to stay longer in Mandurah

* Source: Economy ID.
** Peel Region - National Visitor Statistics December 2021 – Tourism Research Australia

CHALLENGES AND OPPORTUNITIES

OUR BIGGEST CHALLENGES

- Limited workforce with both availability and capability post COVID-19
- Perceived security issues and crime rates in Mandurah
- Representation and inclusion for Mandurah in Tourism WA interstate and international campaigns
- International market recovery
- Poor transport connectivity within the region
- The impact on visitor experience due to anti-social behaviour and negative media coverage
- Slow population growth which impacts VFR market

GREATEST OPPORTUNITIES

- Delivery of Thomas Dambo Sculptures in WA program and tourism packages to support the program
- The strong visiting friends and relatives' market
- The proximity and connectivity of Mandurah to key visitor markets
- Delivery of key Transform Mandurah projects
- Leverage strategic marketing partnerships to reach interstate audiences
- Addressing the demand for a commercial tourism resort
- Improve perception on the value of local tourism in the community
- Nature based eco-tourism opportunities
- Grow the destination through delivery of new product and packages
- Addressing seasonality through targeted investment in events, trip planning and promotional material to encourage off-peak visitation
- Continue to develop Mandurah as a leisure and business events destination through strategic partnerships

OUR PARTNERS FOR SUCCESS

- Local tourism industry
- Regional Tourism Organisations – Destination Perth/ Australia's South West
- Tourism WA
- FORM
- Peel Development Commission
- City of Mandurah
- WAITOC
- Tourism Council Western Australia
- Business Events Perth
- Travel Trade
- Media
- Sports Marketing Australia

THOSE WE SEEK TO INFLUENCE

- Leisure travellers
- Visiting friends and relatives
- Business events, conferences and incentive delegates
- International students in Perth

THIS BUSINESS PLAN IS A COMMITMENT TO GRABBING THE GREAT OPPORTUNITIES FOR TOURISM IN 2022/23. WE LOOK FORWARD TO IMPLEMENTING MARKETING, DEVELOPMENT, AND VISITOR SERVICING INITIATIVES TO SUPPORT GROWTH IN VISITOR YIELD AND THE VALUE OF OUR CITY'S VISITOR ECONOMY.

STRATEGIC OBJECTIVES

OBJECTIVE 1: BUILD THE 'MANDURAH – RELAXED BY NATURE' BRAND THROUGH MEASURABLE DESTINATION MARKETING TO INCREASE AWARENESS, INSPIRE VISITORS AND FOSTER POSITIVE SENTIMENT

- Develop and execute minimum of 2 (Summer and Winter) tactical destination campaigns under the 'Mandurah – Relaxed by Nature' brand
- Content Marketing Strategy - Invest in the development and distribution of content aligned with the brand activity and key products in Mandurah including but not limited to family activities camping and caravanning, golf, eco-tourism and accessible tourism
- Deliver market research report measuring visitor perceptions of Mandurah as a destination and effectiveness of annual planner
- Assist Form In the delivery of tourism packages and maximise opportunities to support Thomas Dambo Sculptures in WA program
- Market Mandurah to international and domestic markets by partnering with key industry partners including Tourism WA, Business Events Perth and Destination Perth
- Maximise digital presence through strategic activities on digital platforms to generate interest, brand build and push potential customers through the path to purchase.
- Drive local awareness of the exceptional products and experiences unique to Mandurah
- Grow the mid-week and shoulder seasons to grow the seven day visitor economy through the delivery of unique Mandurah packages
- Continue to build relationship's between the City and Visit Mandurah that can help reduce duplication, and assist in promoting a more consistent set of messages and stories to local and domestic audiences

Measures of Success

1. Continual growth year on year in visitation to the website
2. Continual growth year on year in subscribers to VM social media platforms
3. There is an increase in digital and social media engagement during our tactical marketing campaign activity

OBJECTIVE 2: LEVERAGE MANDURAH'S NATURAL ASSETS, EXPERIENCES AND ATTRACTIONS

- Ensure Mandurah's visitor economy supports the collective interests of those who call Mandurah home
- Strengthen the ties to the history and culture of the region's traditional owners with visitors and industry alike
- Develop arts, heritage and cultural opportunities that engage creative investment, participation and community pride
- Work with City Of Mandurah Transform Mandurah team in identifying and delivering tourism development and infrastructure outcomes for Mandurah
- Continue to work with Sports Marketing Australia and CoM events team (lead agency) to identify and support new events to Mandurah delivered by City of Mandurah and external groups
- Develop strong partnerships with MICE facilitators and organisers to leverage the tourism opportunities generated by activity of significant events in Mandurah, Business Events, trade shows and trade familiarisation program
- Represent, showcase and promote Mandurah by interacting directly with key decision makers in the business and trade sectors. Specific activity includes Australian Tourism Exchange, ATEC Meeting Place

Measures of Success

1. Growth in the market share of Perth's visitor economy
2. Grow the Mandurah visitor economy

OBJECTIVE 3: HELP MANDURAH REACH ITS TOURISM POTENTIAL BY ENCOURAGING AND FACILITATING THE DELIVERY OF CRITICAL INFRASTRUCTURE

- Working with our partners for success to ensure progression of investment pipeline
- Engage with our partners to success through strategic and long-term planning
- Responding to all investment enquiries within five working days
- Improving visitor access to and navigation between key attractions/precincts
- Encouraging and supporting investment in the upgrade of current accommodation facilities (e.g. tourism resorts, backpackers, motels)

Measures of Success

1. Identification and support for new tourism projects and developments in Mandurah
2. Inclusion of Mandurah tourism project priorities in the Tourism WA Peel Region 2023 Destination Management Plan
3. Delivery of outcomes and actions identified in the Peel Tourist Resort feasibility study

OBJECTIVE 4 – CHAMPION AN INNOVATIVE AND COLLABORATIVE TOURISM INDUSTRY THAT SUPPORTS LOCAL BUSINESS AND DRIVES ECONOMIC GROWTH

- Provide dedicated and industry specific support service for local tourism operators
- Implement membership program to recruit and retain local tourism members
- Implement communications activities to engage members and demonstrate value of membership with information on our purpose, opportunities, benefits, marketing
- Develop an ongoing series of local member workshops and networking events
- Attendance at trade shows to showcase, educate and update travel trade on Mandurah's experiences
- Conduct research and interpret data to ensure a good understanding of tourism trends and visitor perceptions related to Mandurah as a tourism destination
- Support potential private sector investors through the provision of local tourism data to support business planning
- Build capacity with new and existing operators to attract visitors to Mandurah through online distribution channels
- Provide ongoing workforce development and capability strengthening that meets the current and future business needs and visitor demand

Measures of Success

1. Grow member satisfaction rating (2022 - 80%)
2. Deliver at least two workforce development and capability building workshops

OBJECTIVE 5 – PROVIDE EXCELLENT FACE TO FACE AND DIGITAL VISITOR SERVICING THAT EXCEED VISITOR EXPECTATIONS

- Supply visitors with the inspiration and information they need to explore the region, when and how they want it
- Deliver a vibrant tourism hub with a state-of-the-art augmented reality experience
- Optimise revenue opportunities through, membership, bookings and merchandise sales

Measures of Success

1. Maintain current number of members (115 members) across all levels of Visitor Centre partnerships
2. Increased footfall to the Mandurah Visitor Centre

OBJECTIVE 6 – GOVERNANCE, ORGANISATION SUSTAINABILITY AND ACCOUNTABILITY

- Staff and Board administration and training
- Financial reporting and audit
- Efficiently and responsibly manage finance and board administration
- Identify additional income streams
- Operate under transparent and effective Memorandum of Understanding with COM
- Explore additional income opportunities and moving towards greater financial stability

Measures of Success

1. Delivery of MOU 2022-2027
2. Renewal of lease agreements for existing tenants (current lease expires August 2022)
3. Delivery of 2023 Tourism Strategy

MINI GOL

KEY PRIORITIES 2022/23

DESTINATION DEVELOPMENT

- In conjunction with PDC go to market with EOI for product development study at Thrombolites
- Advocate for key City of Mandurah tourism infrastructure projects
- Work with local operators to grow the mid- week and shoulder season through the delivery of new unique packages for Mandurah identifying new distribution channels
- Bid for host town for 2023 Australian Regional Tourism Conference
- Support FORM in developing tourism packages for Thomas Dambo Sculptures in WA program
- Work with Geo Tourism stakeholder group to develop opportunity for 'Aspiring Geo Park' in the Peel Region
- Work with Aboriginal community and WAITOC to develop Aboriginal content and product
- Form working group to deliver priorities and outcomes for Mandurah as identified in the Peel Tourist Resort Study

DESTINATION MARKETING

- Support FORM with dedicated marketing and promotional activities targeting the visitor market
- Website update and SEO maintenance
- Design and deliver social media content strategy
- Deliver seasonal tactical campaigns
- Leverage opportunities with Destination Perth and Tourism WA to deliver at least one joint funded campaign
- Deliver 2023 Visitor Guide
- Invest in digital assets and content to fill the current gaps in image library
- Proactively target golf opportunities
- Deliver three written submissions for Perth Airport Awards in destination marketing, local government and visitor services categories
- Support City of Mandurah activations and events
- Delivery of 2023 Tourism Strategy

VISITOR EXPERIENCE

- Work with City of Mandurah to identify a realistic and consistent method of tracking and reporting pedestrian footfall throughout the City
- Develop pop-up visitor information opportunities for local operators
- Develop and deliver a school holiday and educational program for MVC
- External Entrance upgrade

PARTNERSHIPS AND CAPABILITY BUILDING

- Facilitate engagement workshop with tourism industry representatives and operators
- Participation at key industry trade shows
- Delivery of at minimum of 5 hosted trade and media familiarisation trips

OPERATIONAL ACTION PLAN – 2022/23

No.	Action	Why	By when	By who	Budget Expense	Budget Line
1	Deliver a schedule of targeted and measurable multi-channel destination marketing activities	Develop our reputation as a distinctive and desirable destination that inspires Australians to visit Drive conversion and grow market share of intrastate and interstate Grow the midweek market and shoulder seasons	Ongoing	MM/ GM	**$100k**	**Marketing**
2	Marketing Content Creation	Still and moving image development for promotional and media activity focusing on experience/accommodation gaps in the image library	Nov 2022	MM	**$35k**	**Marketing**
3	Website development and SEO	Web dev projects and SEO	Ongoing	MM	**$20k**	**Marketing**
4	Bid for Australian Regional Tourism Conference	In collaboration with Business Events Perth and Destination Perth prepare bid for Mandurah as host city	Oct 2022	GM	**$15K**	**Sponsorship & Contributions**
5	Subscription for visitor spend data and analysis tool	In collaboration with City of Mandurah to provide meaningful economic impact and visitor spend with key visitor demographics	Aug 2022	GM	**$9K**	**Destination Development**
6	Tourism Development Planning	Support and contribute to COM framework for tourism trading permits and events planning. Actively support and advocate for tourism projects identified in the Transform Mandurah Project.	Ongoing	GM	**Nil**	
7	Thomas Dambo Sculptures program	Support FORM with developing tourism packages and promotion by highlighting the Sculptures trail and incredible and unique assets to local, interstate and international visitors.	Nov 2023	BDM/ MM	**$25K**	**Destination Development/ Contingency**
8	Eye Jack Augmented Reality Experience	Deliver two AR experiences	Sep 2022	MM	**$25K**	**Asset**
9	Product Development	Grow the mid- week and shoulder season and impacts of seasonality through the delivery of new unique packages for Mandurah	Oct 2022	BDM	**Nil**	
10	Grant Opportunities	Pursue grant opportunities for Visit Mandurah and support partners in seeking grants for appropriate tourism projects including providing support, strategic advice and letters of support	Apr 2023	GM/ BDM	**TBC**	
11	Membership Satisfaction Survey	Undertake annual membership satisfaction survey and utilise findings to improve service delivery.	Feb 2023	BDM/ Team leader - VC	**Nil**	

No.	Action	Why	By when	By who	Budget Expense	Budget Line
12	VC Membership Program	Review current membership program and provide recommendations for 2023 membership drive.	Mar 2023	Team leader - VC	**$1k**	**Visitor Centre**
13	Official Visitor Publications	Produce and distribute destination guides and supporting visitor collateral	Dec 2022	MM	**$42k**	**Marketing**
14	Identify, develop and deliver significant statement entrance at Creery Wetlands leveraging any potential grant streams	Enhance visitor experience and experience at Creery Wetlands.	May 2023	GM/ BDM	**TBC**	**Destination Development**
15	Work with PDC to deliver Thrombolites Activation Opportunities Study	Study to identify and investigate cultural tourism opportunities at the Thrombolites.	Dec 2022	GM	**$40K (50% funded by PDC)**	**Destination Development**
16	Visitor Centre external upgrade to lighting/ entrance etc	Second stage of VC refurbishment to enhance external appeal and navigation points.	Oct 2022	GM/ Team leader	**$35K**	**Asset**
17	Corporate Communications	Implement timely and effective industry communication activities.	Ongoing	MM	**$1K**	**Marketing**
18	Industry forums and networking events	Develop an ongoing series of local industry consultation workshops and networking events.	Jun 2023	BDM	**$6K**	**General**
19	Market Research project	Complete stage 2 of market research project measuring visitor perceptions of Mandurah as a destination and effectiveness of annual planner	Aug 2022	MM	**$11k**	**Marketing**
20	Maximise opportunities for staff to engage with industry stakeholders	To build profile and influence. Improve professional networks and understanding of stakeholder expectations	Ongoing	GM	**Nil**	
20	Work with Sports Marketing Australia and CoM events team to grow events calendar	Encourage visitation within weekday and off peak visitation periods to grow the seven day economy	Ongoing	BDM	**$28k**	**Destination Development**
21	Deliver 2023 Tourism Strategy	Review 2019- 2022 tourism strategy and outcomes and develop a 5 year-strategic plan	Jun 2023	GM	**TBC**	**Destination Development**
22	Destination Management Plan for the Peel Region	Tourism WA initiative	Jun 2023	GM	**Nil**	
23	Target opportunities with industry stakeholders for familiarisation and training opportunities	Hosted trade and familiarisation trips. Support Tourism Council workshops within region. Work with Tourism WA International Market Managers to identify opportunities for Mandurah.	May 2023	BDM	**$15K**	**Marketing**

OPERATIONAL ACTION PLAN – 2022/23 CONTINUED

No.	Action	Why	By when	By who	Budget Expense	Budget Line
24	TCWA Regional Conference 2023	Pending announcement. If bid successful for host city work with TCWA and stakeholders to deliver regional conference. Develop and deliver pre and post fam trip program	Apr 21	ALL	**$55K ($20k contribution from COM and $5k PDC)**	**Contingency**
25	Trade and Business Events	Represent, showcase and promote Mandurah by interacting directly with key decision makers Specific activity includes Australian Tourism Exchange, ATEC Meeting Place, Tourism WA East Coat Roadshow	Ongoing	GM	**$7.5k**	**Marketing**
26	Digital Asset Library	Maintain an up-to-date digital asset library freely available to stakeholders and the tourism community.	Ongoing	MM	**$8.8k**	**Marketing**
27	Mandurah Ocean Marina Chalets	Continue to assist with pricing structure to maximise potential for occupancy and yield.	Jun 23	GM	**Nil**	
28	Work with Aboriginal community and WAITOC to develop Aboriginal content and product	Support Aboriginal operators and meet market demand for cultural aboriginal experience.	Ongoing	BDM	**TBC**	
29	Tourism Advocacy	Advocate for the visitor economy as a vital regional industry and a key economic driver with all levels of government and within the community	Ongoing	GM	**Nil**	
30	Strategic Partnerships	Actively support partnerships with key organisations, maintaining memberships and collaborating at Local, State, National and International levels.	Ongoing	GM/ BDM	**$4K**	**General**
31	Enter three submissions for Perth Airport Awards in destination marketing, visitor servicing and destination development categories.	Positive recognition for Mandurah at State level. Community pride and awareness of contribution to tourism from local government.	Aug 2022	ALL	**$7K**	**Promotional Awards**

INCOME AND EXPENDITURE

Throughout 2022/23 Visit Mandurah will essentially operate through the allocation of funding from the City of Mandurah. Other funding includes commission from the sale of consignment and other advertising opportunities through the Visitor Centre.

The organisation will also retain the capacity to secure allocations from other external stakeholders, grants from State or Federal Government and interest on deposits.

As outlined in this business plan, it will conduct a range of operations in the area of tourism marketing and destination development that will necessitate operating expenses.

It will account for this activity in a regular program of reporting to the Board, at which time it will prepare and update a bimonthly report on budget and finance.

BUDGET 2022/23

	Budgeted
Income	
Visit Mandurah Income	
City of Mandurah Grant	$470,000.00
City of Mandurah Employee Funding	$646,000.00
PDC contribution to projects	$25,000.00
Advertising Income	$25,000.00
Co-Operative Income	$25,000.00
EMDG	$15,000.00
Total Visit Mandurah Income	**$1,206,000.00**
Visitor Centre Income	
Consignment Sales	$20,000.00
Merchandise Sales	$21,000.00
Memberships	$7,000.00
VC Commissions	$12,000.00
Premises Rent	$26,750.00
Utility Contribution	$2,000.00
Total Visitor Centre Income	**$88,750.00**
Total Income	$1,294,750.00
Cost Of Sales	
Cost Of Sales Consignment	$14,000.00
Cost of Sales Merch	$11,500.00
Bookeasy /marketing fees	$6,500.00
Freight In	$700.00
Loss due to damage/theft	$400.00
Total Cost Of Sales	**$33,100.00**
Gross Profit	$1,261,650.00

	Budgeted
Expenses	
General Expenses	
Bank / MYOB trans fees	$200.00
Business Development & Entertainment	$1,500.00
Conferences & Seminars	$3,000.00
IT Provider & Software	$12,000.00
Office Expenses	$3,000.00
Telephone & Internet Expenses	$1,800.00
Minor Equipment Purchases	$1,000.00
Postage	$350.00
Printing & Stationery	$2,500.00
General Repairs & Maintenance	$5,000.00
Taxi / Train / Parking	$500.00
Workshops	$6,000.00
Total General Expenses	**$36,850.00**
Employee / Payroll Expenses	
VM- Wages & Salaries Expenses	$326,500.00
VC - Wages & Salaries Expenses	$216,422.00
Staff Training Expenses	$10,000.00
Travel & Accom. Expenses	$500.00
VM- Superannuation Expenses	$41,500.00
VC- Superannuation Expenses	$21,628.00
Contractor/Bookkeep CoM Funded	$40,000.00
Uniforms	$2,000.00
Workers Comp Insurance	$3,000.00
Total Employee / Payroll Expenses	**$661,550.00**
Board	
Board Fees	$18,000.00
Board Expenses	$1,500.00
Total Board	**$19,500.00**
Tourism Expenses	
Destination Development Projects	$81,500.00
Sports Marketing Australia Agreement	$28,000.00
Spendmapp Data Monitoring	$9,000.00
Mandurah % Promotions	$25,000.00
Subscriptions & Memberships	$4,000.00
Sponsorships & Contributions	$18,500.00
Total Tourism Expenses	**$166,000.00**

	Budgeted
Marketing	
Visitor Guide Production	$42,000.00
Distribution and storage	$10,600.00
Destination Perth campaigns and membership	$8,000.00
Visitor Centre Prospectus/Guide	$650.00
Email Marketing	$3,500.00
Tactical Campaigns (Summer/Winter)	$100,000.00
Digital Assets Library	$8,300.00
Merchandising	$1,900.00
Promotional Material/Awards	$10,000.00
Content Creation (digital assets/PR/bloggers)	$35,000.00
Website	$20,000.00
Contingency	$60,000.00
Famils	$15,000.00
Consumer and Trade Shows	$7,500.00
Total Marketing	**$322,450.00**
Consulting & Advisory	
Administration/Bookkeeping Fees	$30,000.00
Audit Fees	$5,000.00
EMDG processing	$2,000.00
Legal Fees	$200.00
Recruitment	$500.00
Total Consulting & Advisory	**$37,700.00**
Motor Vehicle Expenses	
Motor Vehicle Fuel/Oil	$500.00
Visitor Centre Expenses	
VC affiliations/memberships	$1,500.00
VC bank/merchant fees	$2,000.00
VC office	$1,000.00
VC stationery	$2,000.00
Total Visitor Centre Expenses	**$6,500.00**
Insurance Expenses	
Insurance expense	$11,000.00
Total Expenses	**$1,262,050.00**
Operating Profit	($400.00)
Other Income	
Interest Income	$400.00
Net Profit/(Loss)	$0.00

MANDURAH
RELAXED BY NATURE

Mandurah Tourism Inc.
t/a Visit Mandurah

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VisitMandurahWA

8	**SUBJECT:**	Property Strategy – Strategy Report
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

In September 2022, Council endorsed Stage 1 of the revised Property Strategy through the adoption of 7 Guiding Principles, to support consistent decision-making for the management of the City's freehold land assets.

These Principles have since been applied throughout the review of Stage 2 of the Property Strategy (Strategy Report), to deliver high-level actions for the future land-use, management and disposal of the City's freehold land assets.

Parallel to this process, the City Centre Master Plan, Parking Plan and Community Infrastructure Plan have been progressing well, with the newly adopted guiding principles of the Property Strategy also translating through to high level strategic planning considerations within these bodies of work.

The final stage of the Property Strategy (Stage 3 – Land Acquisitions and Implementation Plan) is subject to the completion of the City Centre Master Plan and Parking Plan and will be completed in early 2023.

Council is requested to adopt the Property Strategy (Strategy Report) as a guide in the management and disposal of the City's freehold land assets.

Disclosure of Interest

Nil

Previous Relevant Documentation

• G.12/9/22	27 September 2022	Council adopted the 7 Guiding Principles for inclusion in the Property Strategy, to ensure a consistent approach to decision making for the acquisition, management and disposal of the City's freehold land assets.
• G.16/12/21	14 December 2021	Council approved that the City should commence negotiations with land owners of lot 7 Dunkeld Drive in line with the City's Bushland Acquisition objectives
• G. 27/7/21	27 July 2021	Council approved the Disposal of Land 400 - 404 Allnutt Street Mandurah
• G.19/6/19	11 June 2019	Council supported the review of the City of Mandurah Policy Manual and to revoke the Land Asset Policy along with 35 other policies no longer required.
• G.13/5/19	28 May 2019	Council approved the purchase of Lot 6 (176 Lakeside Parkway, Herron via the Bushland Acquisition Program.

Background

Council endorsed the City's current Property Strategy in 2018 as a guiding document for the use, development, sale and transfer of the City's freehold land assets.

Whilst this document is relatively recent, there has been a recognised need to review the City's strategic approach in relation to the commercial value of key land assets.

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

- Sale of Lot 200 Allnutt Street (Peel Health Hub)
- Sale of lots 400 - 404 Allnutt Street (Common Ground Site)
- Acquisition of lot 7 Dunkeld Drive (Bushland Conservation Site)

In September 2022, Council endorsed Stage 1 of the Property Strategy review, through the adoption of 7 Guiding Principles, to support consistent decision-making for the management of the City's freehold land assets.

The 7 Guiding Principles are outlined below:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.

2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternate function into the future may be transferred to the State (Crown), directly or through a land exchange arrangement.

3. Properties which are delivering the highest yield and best use or which are expected to do so in future, should be held and maintained.

4. All freehold land identified for City Growth or Investment purposes should be development ready.

5. Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.

6. In principle, the City is not a property developer (excluding simple subdivisions and amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.

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

Comment

Following endorsement of the 7 Guiding Principles, these Principles have since been applied throughout the review of Stage 2 of the Property Strategy (Strategy Report), to deliver high-level actions for the future land-use, management and disposal of the City's freehold land assets.

The Property Strategy suggests that the City should seek to evaluate the highest and best use of its freehold land assets, with consideration of their social, environmental, financial or cultural benefits, and where appropriate, identify actions to incrementally adjust or improve land use options in order to achieve a better outcome.

However, it is acknowledged that changing land use will not be a short-term action, especially where community services are currently located on freehold land and relocations/redevelopments may be required (with reference to Guiding Principle 1), or where a site requires capital spend to make it development ready.

In realising the highest and best use of its land assets, the City may also achieve success in redesigning and retrofitting some of its drainage assets for an improved community outcome where a shortfall of POS may exist, or for capital gain, through disposal where additional POS is not required. There are a number of sites identified in the critical infrastructure classification of the Strategy for exploration of this nature.

With consideration of the Transform Mandurah program and the evolving strategic vision for the City Centre, there is a notable drive by the City to attract investment and activate the City Centre. The City has made efforts in this space with the Western Foreshore Expression of Interest (EOI) process and, should the market be considered suitable, the City may have further opportunities with its more centrally located sites, to do the same. This would primarily be considered appropriate for the City Growth sites, and while no recommendation has been made for disposals of this nature at this time, such options could be considered on a case by case basis, if an appropriate opportunity were to arise.

It is acknowledged that the City is one of the primary land holders in the City Centre, with the majority of lots held as vacant land or carparking. Ultimately therefore, activation of the City Centre is also dependent on the City's vision and management of its City Centre land assets.

Additionally, the City may seek to realise some commercial benefit through development of land within the Civic and Cultural Precinct (Crown land under a management order to the City), facilitated through a negotiated land exchange with the State as a means to achieve and compliment the City's vision for the City Centre. The Property Strategy also considers additional Key Government Sites of this nature that, through a negotiated land exchange outcome, the City may achieve some of its strategic objectives.

The Property Strategy further outlines that financial benefit may also be achieved by exploring options to leverage a revenue stream through the City's freehold land assets, either through sale, ground-lease or alternate investment options, and to ensure that capital funds from land disposals are allocated to significant and appropriate infrastructure developments. Endeavouring to deliver its core community functions on Crown land, where possible, will support this objective.

Acknowledging that highest and best use of a site can be measured through social, environmental, financial or cultural benefit, or its potential for, the City should continue to seek, manage or invest in property that offer these benefits, where appropriate to do so. This may include City Centre land acquisitions, bushland acquisitions or mixed-use community and commercial space, where a justified need has been demonstrated through strategic planning.

As part of the 2018 Property Strategy, Council also adopted a list of possible land acquisition sites that focus on city growth or conservation with the potential to add value to existing land holdings. In light of Guiding Principle 7 and recent acquisitions since 2018, the land acquisition list should now be reviewed subject to the outcomes of the City Centre Master Plan and City Centre Parking Plan, and presented back to Council for consideration in early 2023, following the finalisation of these plans.

In line with the review of the land acquisition list, officers will develop an Implementation Plan for the Property Strategy actions to identify the scheduling, resources and budget requirements, in addition to the prioritisation of recommended site disposals and acquisitions.

Property Strategy Delivery Stages

Stage	Deliverable	Coment	Timing
1	Property Strategy *Guiding Principles*	To ensure a consistent approach to the management of freehold land assets.	Adopted in September 2022
2	Property Strategy *Strategy Report*	Draft complete – Circulated for review and feedback.	Present to Council November 2022
3	Property Strategy *Land Acquisitions and Implementation Plan (Including Property Assessment Criteria)*	Subject to completion of the City Centre Master Plan and City Centre Parking Plan.	To be presented to Council in early 2023

Consultation

N/A

Internal Consultation

The Property Strategy (Strategy Report) was reviewed by the Executive Leadership Team at its meeting on Tuesday 18 October 2022, and was additionally circulated to the following internal teams for review and feedback.

- Executive Managers
- Management Team
- Property Strategy Project Team (including representatives from Finance Services, Technical Services, Statutory Planning and Lands, City Planning, Natural Environment and Transform Mandurah)
- Recreation Services
- Transform Mandurah Team

Statutory Environment

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

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

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

services in the district, its expected financial effect on the local government and on matters referred to in the local government's Annual Plan, and the ability of the local government to manage the transaction.

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

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

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

Policy Implications

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

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

Financial Implications

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

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

The Property Strategy (Strategy Report) is a guiding document only, and as such has no subsequent financial implications. The Property Strategy Implementation Plan and Acquisition Report proposed for early 2022 will have financial implications as an outcome of the Property Strategy noted for Council's consideration.

Risk Analysis

As the Property Strategy will provide high-level guidance on the acquisition, management and disposal of the City's freehold land assets, it is essential that the Property Strategy reflects the aspirations of Council and provides clear guidance for officers as a strategic planning tool.

In the absence of clear, high-level actions the City would be at risk of making reactive and inconsistent decisions, specifically with regard to land asset disposals and/or acquisitions.

Adequately considered and endorsed actions will steer the application of resources in efforts to achieve the highest and best use of the City's freehold land.

Stage 3 of the Property Strategy review will include the development of an Implementation Plan to identify the schedule, resources and budget requirements to deliver the proposed actions of the Property Strategy 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 investment aimed at stimulating sustainable economic growth.
- Facilitate and advocate for sustainable local job creation, and industry growth and diversification.
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

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

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

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

Conclusion

The City is in a strong position with a land asset portfolio sporting a collection of significantly sized sites located in commercial centres. Accentuated by the recent completion of the first few stages of the Waterfront redevelopment, these sites offer opportunities to attract private business and investment to the City Centre, and have been identified for retention until such opportunities arise.

However, the current climate of increasing interest rates and inflated construction costs does present an environment where the City must carefully consider the degree of risk before entering the market with these sites.

The City must consider industry trends that may include the upturn or down-turn of particular markets, and the subsequent implications on not only the value of its land assets but their demand, use and potential renewed use as a result. This in turn may create opportunities that the City must be in a position to act upon, where appropriate to do so, within the guiding principles of the Property Strategy, and to act to acquire new, maintain or dispose of land assets as required.

Whilst the broader industry trends will have implications for the City's land asset portfolio in the long-term, as a short-term approach, the City should actively explore the recommended actions outlined in the Strategy to maximise opportunities for highest and best use through Water Sensitive Urban Design retrofitting or making sites development ready, in order to proactively prepare for sale or a development opportunity.

Above all, the City should seek to maintain a sustainable land asset portfolio that will provide sufficient financial equity and growth opportunities for the long-term future of Mandurah.

NOTE:

Refer ***Attachment 8.1 Property Strategy (Strategy Report)***

RECOMMENDATION

That Council:

1. **Adopts the Property Strategy (Strategy Report) as a guide for the land-use, management and disposal of freehold land assets as detailed in Attachment 8.1.**

2. **Notes that officers will present Stage 3 of the Property Strategy (Land Acquisitions and Implementation Plan) in early 2023, subject to the completion of the City Centre Master Plan and City Centre Parking Plan.**

Property Strategy

November 2022

CITY OF MANDURAH

Record of Adoption

Stage	Version No	Document Date	Approval Date
Adopted by Council	Version 8	April 2018	G.26/4/18 April 2018

Schedule of Modifications

No	Description	Version No	Document Date	Approval Date
1	2022 Property Strategy: Asset portfolio review for stakeholder distribution and ELT workshop	Version 9	August 2022	N/A
2	2022 Property Strategy: Draft for Internal Review	Version 10	October 2022	N/A
3	2022 Property Strategy: Draft for Council Consideration	Version 11	November 2022	

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Executive Summary

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

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

- Sale of Lot 200 Allnutt Street (Peel Health Hub)
- Sale of Lots 400 - 404 Allnutt Street (Common Ground Site)
- Acquisition of Lot 7 Dunkeld Drive (Bushland Conservation Site)

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

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

To achieve these values and ensure a consistent approach to the management of freehold land assets, Council endorsed 7 Guiding Principles in September 2022 to guide the decision making for the recommendations within the Property Strategy. These include:

1. All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.

2. All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternative function into the future may be transferred to the State (directly or through a land exchange arrangement).

3. Properties which are delivering the highest yield and best use, or which are expected to do so in future, should be held and maintained.

4. All freehold land identified for City Growth or Investment purposes should be development ready.

5. Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.

6. The City is not fundamentally a property developer (with the exception of small subdivisions or amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.

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

The City's land asset portfolio contains 83 freehold land assets (sites) or collections of co-located assets. These have been separated into seven classifications, with consideration of strategic significance, value, location, function and zoning. There were originally six classifications in the 2018 Property Strategy, however this review additionally picks up all sites dedicated to critical infrastructure, such as stormwater drainage and services. Classifications include: City Growth, Investment, Social and Community, Public Open Space, Conservation, Critical Infrastructure and Sale.

A further point of difference in this Strategy, is the creation of a site snapshot for each site (or collection of sites), to identify the key features, history and current use of each with further recommended actions (Retain, Retain and Explore, Make Development Ready, Land Exchange Option or Dispose) relative to each.

Ultimately, the City needs to more actively manage its Property Strategy, and the land owned in freehold should be used in the most appropriate and efficient manner.

In realising the highest and best use of its land assets, the City may achieve success in redesigning and retrofitting some of its drainage assets for capital gain through disposal or for an improved community outcome, where required. The Strategy has outlined 13 sites within the land asset portfolio for exploration of this nature.

Additionally, acknowledging that the highest and best use of a site can be measured through social, environmental, financial and/or cultural benefit (or potential benefit), the City should continue to seek, manage or invest in property that offer these benefits, where appropriate to do so. This may include City Centre land acquisitions, bushland acquisitions or mixed-use community and commercial space, with reference to guiding principle 7, where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective.

All sale sites should be 'development ready' and the City should consider options to leverage a revenue stream from them through its sale, ground-lease or alternate investment options.

It is recommended that the City consider applying additional resources to review and update the OneCouncil Asset Register appropriately, to capture land asset information and associated documentation, and to further implement systems improvement to manage this information ongoing.

Above all, the City should seek to maintain a sustainable land asset portfolio that will provide sufficient financial equity and growth opportunities for the long-term future of Mandurah.

This Strategy should be used by Council as a guiding document for the land-use, management and disposal of the City's freehold land assets.

The Strategy Actions are outlined below:

Action 1 Develop an Assessment Criteria to ensure a less subjective evaluation of the highest and best use of a property with regard to social, environmental, financial and cultural benefits.

Action 2 Review the City's current land acquisition list with respect to Guiding Principle 7 of the Property Strategy.

Action 3 Develop an Implementation Plan for all of the Strategy Recommendations to outline the prioritisation, planning, implementation and budgeting for the recommended actions for the City's freehold land assets. This should include actions for the short (1-2yrs), medium (3–5yrs) and long-term (6-10yrs). The Implementation Plan is to include the following significant recommendations:

- Undertake planning work for sites to be explored for improved Water Sensitive Urban Design (WSUD) outcomes for potential sale or improved community outcomes. Includes sites: 31, 32, 40-48, 50 – 52.

- Subject to the outcomes of the City Centre Master Plan, explore a land exchange opportunity with the State Government within the Civic and Cultural Precinct to support opportunities for mixed-use (community, cultural and residential) functions in the precinct.

- Undertake planning and implementation actions to ensure all Sale sites are 'development ready'. Sites include:

  Site 49 Sutherland Street; Site 79 Peel/Anstruther North; and Site 82 Banksia Street (Old Bowling Club).

- Actively market unencumbered sale sites when the market is right.

- Review the masterplan for Rushton Park to include Site 10 Ruston Park North and Site 88 Rushton Park South (Key Government Site) in line with the community infrastructure planning outcomes.

- Develop a Master Plan for Site 8 Library site, with consideration of neighbouring Key Government Site 87 (Police Station and Lotteries House).

- Allocate resources to develop and implement an Improvement Plan, including a review and population of consolidated Asset Register, to capture the City's freehold land assets appropriately with associated documentation and records, as a central source of information.

1. Property Strategy Review

1.1 Introduction

Mandurah is a rapidly developing area of Western Australia located in the Peel Region, approximately 70 kilometres south of Perth.

The City of Mandurah's boundaries cover an area of 175 km and represents a 50-kilometre-long coastal strip, ranging from the northern-most suburbs of Madora Bay and Lakelands to the southern-most areas of Lake Clifton and Herron. The City of Mandurah shares its boundaries with the Shire of Murray to the east, the Shire of Waroona to the south and the City of Rockingham to the north.

The Mandurah City Centre contains a mix of retail and commercial areas, entertainment, recreation, government and community facilities and a number of historical buildings and sites. Mandurah's economy is currently characterised by a high concentration of population-driven industries such as retail, professional service providers and construction. Tourism is a major generator of business opportunities and employment in Mandurah, with proactive education initiatives that have boosted investment opportunities and employment in the hospitality and service industries. Mandurah is the key service centre for the Peel Region residents.

Mandurah remains one of Australia's fastest growing cities experiencing phenomenal long-term growth, expanding from a population of 13,500 in 1981 to a city with a population of over 93,414 as per the 2021 census.[1]

Between 2015 and 2036, the population of the City of Mandurah is forecast to grow to reach 125,000.

[1] *Australian Bureau Statistics, Regional Population Growth, June 2021*

1.2 Background

In April 2018, Council adopted its Property Strategy to guide the use, development, sale and transfer of the City's freehold land.

Whilst this document is relatively recent, there has been a recognised need to review the City's strategic approach in relation to the commercial value of key land assets.

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

- Sale of Lot 200 Allnutt Street - Peel Health Hub
- Sale of Lots 400 - 404 Allnutt Street - Common Ground Site
- Acquisition of Lot 7 Dunkeld Drive (82.7ha) – Conservation Site

This review has been an opportunity to consolidate Council's previous *Property Strategy* and *Strategic Landholding Portfolio* into a single point of reference for the City's freehold land assets

1.3 Purpose

The purpose of the Strategy is:

to optimise the City's freehold land assets and determine their highest and best use with consideration of social, environmental, financial and cultural values.

1.4 Role and Function of The Property Strategy

The role and function of the Strategy is:

- to articulate the guiding philosophy of the City of Mandurah in considering decisions regarding the acquisition, management and disposal of property assets;
- to define the strategic policy framework within which the specific property-related decisions are to be made;
- to identify the specific property-related objectives of the City, as a basis for determining the need for, and priority accorded to individual transactions; and
- to define the management and decision-making framework governing specific property decisions.

1.5 Guiding Principles

When making decisions regarding the management of freehold land assets, Council has determined that there are seven guiding principles to be used in decision making on sites:

1. *All Social and Community assets should be located on Crown Land, with no new assets to be developed on freehold land, where possible.*

2. *All land identified for Community and Social purposes, Public Open Space or Critical Infrastructure and which are considered to have no alternative function into the future may be transferred to the State (directly or through a land exchange arrangement).*

3. *Properties which are delivering the highest yield and best use, or which are expected to do so in future, should be held and maintained.*

4. *All freehold land identified for City Growth or Investment purposes should be development ready.*

5. *Properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.*

6. *The City is not fundamentally a property developer (with the exception of small subdivisions or amalgamations), however clearly defined joint venture opportunities will be considered. The City's preference is ground lease or sale.*

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

2. Managing the City's Property Portfolio

2.1 Managing Conflicts and Risk

The involvement of local authorities in property ownership and/or development for commercial (as opposed to community or social) reasons raises a number of issues regarding public perception and the relationship with the community. These include:

- actual or perceived conflicts of interest between the local authority's role as a planning authority and as a commercial property owner or developer;
- potential conflicts between political or social priorities of the local authority and its commercial activities;
- conflict between the need for commercial confidentiality to achieve better returns and the responsibility for transparency and accountability to the residents and ratepayers;
- the appropriateness of any public authority undertaking commercial activities traditionally the realm of the private sector;
- the management of financial risk when public or community assets are involved;
- dealing with decisions necessarily required as a consequence of a local authority being involved in commercial activities (real or perceived), in conflict with its constituents;
- local government decision making processes, which revolve around consultation and consensus, and are not always conducive to making investment decisions, particularly where there may be a need to pursue parallel strategies and make a final, rapid and commercially confidential decision.

Ordinarily, such issues would suggest that consideration be given to alternative governance structures for managing the City's property investment and/or development activities. However, due to the limitations imposed by section 3.60 of the *Local Government Act 1995* this is not currently an option. Thus, it is essential that the City establish appropriate measures to deal with these issues.

There are some factors in relation to dealings with property where some measure of delegated authority might be appropriate, such as:

- Negotiating a price to acquire a property, where known involvement by the City may cause a seller to seek an otherwise inappropriate price;
- Determining an appropriate point at which to sell a property;
- Negotiating a rent review with a tenant;

2.2 Property Development - Investment Attraction

With consideration of Guiding Principle 6, the City may determine it appropriate to add value to land prior to selling the land, by undertaking a land development exercise (subdivision) to ensure it is consistent with that immediate area and has appeal to private investors. The City may also wish to obtain a development approval over a site, and/or place design guidelines over a site to either add value to a site and/or ensure the future development of the site is consistent with the City's vision. In any of these situations, the City needs to understand the prospective risk(s) associated with the particular approach.

The City should carefully consider the risk(s) prior to entering into any built form project. As a general rule of thumb, the City should not construct a residential development (the built form). The City should sell the land after any rezoning and/or subdivision process.

The City may wish to consider the construction and leasing (in the medium to longer term) of commercial premises, thus providing an ongoing revenue stream. Involvement in the leasing of commercial properties is considered appropriate for the City to consider. This approach for residential properties is not recommended.

Involvement of the City in the development of sites, such as the Civic and Cultural precinct and the City Centre for example, will need to be considered carefully. While appropriate community outcomes should always be the primary focus, the City should not exclude itself from involvement on a commercial basis, subject to a detailed assessment of the financial risks associated with such a course of action.

2.3 Property Transfers

City Freehold to Crown Reserve

The City owns in freehold a number of land parcels which are very unlikely to ever be used for any other purpose than public use. Some of these land parcels have purposefully been acquired by the City under the Bushland Protection Strategy. Other parcels will be recognised by the community as being recreation space. The community expectation of this land is that it would not be developed for economic purposes.

In such cases, the City may choose to investigate with the State Government the possibility of exchanging such land parcels for alternate Crown land of better use to the City, to meet a strategic objective.

Consideration needs to be given with the prevailing State Government policy approach with respect to proceeding with a sale, land swap or exchange, to ensure that a mutually beneficial outcome can be reached. The general approach should be that if there is land that will not be used for any other purpose, other than social or environmental, the City should seek to transfer this land to the Crown, either in a land exchange or for monetary return. Any funds generated as an outcome of this process should be used by the City to acquire additional land.

Where an exchange is successfully negotiated pertaining to social and community land functions, and in some cases environmental, the City would have the option to continue with the management and maintenance of the site as a public service, through an agreed management order with the State.

2.4 Government Sites

There are key State Government sites located in Mandurah which in the future may be put to alternate uses than their current one. Where the City has a strategic vision or opportunity for such sites, it needs to have a clear understanding of the aspiration and vision of the sites to inform advocacy into the future.

2.5 Crown Reserve to Freehold

Having established a strategic vision, opportunities may exist to exchange Crown land (Government owned) for City freehold. This opportunity may be relevant for the sites such as the Civic and Cultural Precinct and the Old Yacht Club site. Both sites are strategic in their location and subject to appropriate outcomes being achieved for the community, part of these sites could be developed for not for profit community groups, along with complimentary commercial uses. Opportunities such as these need to be explored via further detailed planning, including financial and community assessment, and discussions with the State Government.

2.6 Property Acquisitions

In line with Guiding Principle 7 of the Strategy, land acquisition should be considered by the City where a justified need has been demonstrated through strategic planning, and where the acquisition of the land is required to meet a strategic objective.

In doing so, consideration should be given to consolidate the City's current holdings by acquiring land adjacent to its existing land holdings, where appropriate to do so, thus creating a significantly sized parcel that may attract State Government or private investment.

A priority should be given to acquiring land within the City Centre in order to facilitate its growth and development in a manner consistent with the City's strategic goals.

A City Centre Master Plan is currently under development which will provide further strategic direction on the potential need for future land acquisitions in the City Centre.

In line with the City's commitment to fund future land acquisitions, the City will consider potential acquisitions for bushland protection purposes and offset purposes, as per the Bushland Protection Strategy (2013). The focus for such sites should be on the land which is zoned 'Rural' or 'Rural Residential' under the City's Town Planning Scheme and adjacent to existing land which is protected and has environmental qualities. Thus, the City's purchase would add value to existing protected land.

In order for the City to be in the position to act on appropriate land acquisitions, as and when opportunities arise, two reserves have been established in line with the above-mentioned acquisition objectives. The Bushland Acquisition Reserve and the City Centre Acquisition Reserve.

The City has recently achieved its bushland acquisition target of 150 hectares, and as a result has amended its focus to maintenance of its conservation sites. In June 2022, Council adopted a change to redirect $300,000 of the $500,000 annual Bushland Acquisition Reserve to the ongoing protection and maintenance of its existing bushland sites.

Remaining committed to the underlying objective of the Bushland Protection Strategy, the City will continue to acquire bushland at a slower rate to accommodate future off-sets as required for future

development, using the remaining $200k of the original $500K allocated per annum.

One approach that would ensure preservation of the bushland sites already acquired, whilst providing some financial benefit to the City, would be to consider converting the freehold conservation sites to Reserve (Crown land) in exchange for freehold over other selected Crown Reserves that have development potential (as per sections 2.3 and 2.5).

2.7 Property Disposals

As per Guiding Principle 5 of the Property Strategy, properties which do not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.

To ensure a less subjective evaluation of the highest and best use of a property, an assessment criteria should be developed with regard to social, environmental, financial and cultural benefits to provide an objective measure to assess if a property is meeting, or has the potential to meet, its highest and best use.

3. Statutory and Policy Framework

3.1 Statutory Framework

Local Government Act 1995

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

- ***Section 3.58*** requires that a local government can only dispose of property by public auction, public tender, or otherwise by giving local public notice of the proposed disposition and inviting public submissions that must be considered before the disposition is made.

  This notification must include full details of the names of the parties involved, the market value as determined by a licensed valuer, which is carried out not more than six months before disposal, and the sale price to be paid. This is a significant disincentive to private bodies seeking to undertake development projects, as they would normally seek to prove up the commercial feasibility of a project before paying for the land, and would be reluctant to expose commercially sensitive information to their competitors, who would be under no such constraints.

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

  The business plan must be advertised state-wide for public submissions for six weeks, and if through any change of circumstance or as a result of any matters raised in submissions the local government decides to vary its proposal in any significant way, it must repeat the entire process. Although there is provision for some types of transaction to be exempted by regulation, no such exemptions are provided for under the regulations to the Act.

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

  Regulation 32 of the [Local Government (Finance and General) Regulations 1996] provides that a local government may participate in an incorporated association or a body corporate established under the Strata Title Act 1998, but there is no general provision permitting the establishment of trading or investment entities such as companies or trusts. This prohibition prevents local authorities from utilising corporate structures that would normally be used by private sector entities seeking to undertake property developments.

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

Land Administration Act 1997

The City is also obliged, when considering options with respect to property dealings involving Crown land, to act within the statutory requirements by the Land Administration Act 1997:

Section 18 provides that a person must not without authorisation under subsection (7) assign, sell, transfer or otherwise deal with interests in Crown land or create or grant an interest in Crown Land.

3.2 Council Policy

A strategy in relation to land assets and property owned by the City cannot be developed in isolation of other elements and must support the City's overall aims and objectives. The City has a series of well-developed policies, some of which are relevant to the development of a Property Strategy. These include the following:

- **Bushland Conservation (EVM 02)** - the City will establish an Environmental Reserve Fund (Bushland Acquisition Reserve), which will be used for the purchase of local bushland, where appropriate for conservation. Provides criteria and assessment guidelines for the purchase of land.

- **Community and Recreation Facilities (POL – CNP 07)** - to guide the City in the design, development and management of City owned community and recreational facilities. This policy applies to both existing and future facilities including refurbishments, in particular, where there is some form of tenure arrangement with a group or club, such as a lease, licence or preferred hire.

3.3 Strategic Framework

Bushland Protection Strategy 2003

Council has adopted a Strategy to acquire and preserve land that might contain significant natural areas. The overall goal is to protect 150ha of privately-owned bushland that would otherwise be developed.

Since the endorsement of the 2018 Property Strategy, the City has acquired an additional two bushland/conservation sites which has now achieved the target of 150ha of privately-owned bushland. These include:

2019 *Lakelands Parkway, HERRON*
10 hectares
Zoned Rural Smallholdings

2022 *Dunkeld Drive. HERRON*
82 hectares
Zones Rural Residential

Any future conservation (bushland or environmental) land acquisitions should occur within the framework of the City's Property Strategy.

Even without the impact of this Policy, the land area of the City of Mandurah contains some 4000 ha of conservation areas, 465 ha of foreshore in its natural state, 447ha of bushland, and 4 National Parks.

Mandurah Social Infrastructure Plan 2013 – 2043

The City of Mandurah has taken a long-term strategic view to its delivery and management of community and recreational infrastructure through the development of its Social Infrastructure Plan (SIP). The SIP was originally endorsed by Council in September 2013 with a Four-Year Review undertaken in 2017. The key objectives of the plan are to:

- enable Council to pursue collaborative partnerships with other levels of government, the private sector, community and non-profit organisations for the provision and/or sharing of community facilities;

- address rapid growth with a strong evidence base from which to advocate to State and Federal Governments for the facilities required to support the Mandurah community;
- guide Council in its planning and allocation of resources for social infrastructure, in fulfilment of its legislative and corporate responsibility;

- enable Council to maximise the benefits from its existing investments in social infrastructure assets;

- assist the City in improved usage and/or in redeveloping existing facilities.

Of particular importance to the Property Strategy was the SIPS consideration of the Nellie Regan Hall and the Sutton Street Hall, as community facilities located on land owned in freehold by the City. Now noting that the Nellie Regan Hall has since been decommissioned and remains as a freehold land asset providing city growth

opportunities, and Sutton Street Hall is also considered a long-term city growth land asset.

Also, of importance is the provision of the non-profit accommodation facility and Social and Crisis Support facility, both earmarked for central Mandurah, which lacks easily identifiable Crown land.

The City is undertaking a 2022 review of the Social Infrastructure Plan, along with a number of key planning documents for community infrastructure such as the, Mandurah Active Recreation Strategy, Skate and BMX Strategy, Arts and Heritage Strategy, to name a few, with the view to consolidate and prioritise planning into a single strategic document, being the Community Infrastructure Plan.

The 7 Guiding Principles of the Property Strategy endorsed by Council in September 2022, will be reflected and acknowledged throughout the development of the Community Infrastructure Plan, to ensure alignment in the City's strategic vision. This will be of particular importance in considering the long-term use of Sutton Hall and any community services currently located on freehold land assets, with consideration of Guiding Principle 1 of the Property Strategy.

4. Situational Analysis

Transform Mandurah is a program of projects that the City is developing with a focus on economic diversification, revitalisation and community capacity building, designed to transform the local economy and improve education and employment opportunities for residents.

The City has already begun developing and rolling out this program of projects, with the significant capital works around its waterfront almost complete and a wide range of planning work underway that will influence the look and feel of the City Centre, how people move around it and seek to improve and futureproof community infrastructure.

These projects include the City Centre Masterplan, City Centre Parking Plan, Integrated Transport Strategy and Community Infrastructure Plan which are currently underway, with each having a reciprocal reliance on the Property Strategy to support decisions for land use, acquisition and disposal in the coming years as the program evolves.

When making decisions around the management of the City's freehold land assets, it's important for the City to maintain vision over the economic climate at a local, state and national level, and in some instances at an international level.

The City must consider industry trends that may include the upturn or down-turn of particular markets and the subsequent implications on not only the value of its land assets but their demand, use and potential renewed use as a result. This in turn may create opportunities that the City must be in a position to act upon, where appropriate to do so within the guiding principles of the Property Strategy and to act to acquire new, maintain or dispose of land assets.

4.1 SWOT Analysis

The analysis below is to help outline the current strengths, weaknesses, opportunities and threats that surround the City as an organisation, both internally and externally where conditions are outside of the City's control.

Strengths

- The City has a land asset base of over $90m
- The completion of the City Centre Waterfront projects is anticipated to not only attract tourism opportunities but to attract local business and private investment to Mandurah, thus having the potential to stimulate a demand for land in and around the City Centre
- The City has acquisition reserve funds set aside for City Centre land opportunities and conservation opportunities

Weakness

- The City owns a significant share of undeveloped land in the City Centre, contributing to the lack of growth and investment opportunities to activate the City Centre
- The City's appetite as a developer is low
- Availability of funding sources is currently low

Opportunities

- The City owns some significantly sized sites, located in commercial centres that offer opportunities for investment attraction or capital revenue through sale
- State Government strategic objective i.e. Department of Communities and the drive to deliver social and affordable housing, may present a land exchange opportunity that will benefit both the City and the State
- May be opportunities to achieve Transform Mandurah project initiatives via City owned land and partnerships

Threats

- Post Covid construction industry may have implications for the uptake of land sales and development due to increased construction costs and timelines
- Increasing interest rates by the Reserve Bank may also have impacts on the appetite for private investment projects in the City.
- Increased cost of rental markets
- The City is broadly impacted by ongoing building supply issues and costs, and the subsequent impact on the delivery of capital projects

5. Land Asset Portfolio

5.1 Classifications

The City's land asset portfolio contains 83 freehold land assets (sites) or collection of co-located assets. These have been separated into seven classifications with consideration of strategic significance and value, location, function and zoning.

Originally six classifications in the 2018 Property Strategy, this review additionally picked up all sites dedicated to critical infrastructure, such as stormwater drainage and services.

The Property Strategy also captures a further 9 key government sites of significance to the City, due to location and/or function (current and potential).

An outline of the classifications and relevant site 'snapshot' are as follows:

City Growth	Land held in the City Centre where development for an identified purpose will assist in the future economic development of the City.
Investment	Land Assets where the primary objective is to develop an ongoing income stream to assist in funding the City's objectives.
Social and Community	Assets whose primary purpose is social and community benefit, where a significant return on funds invested is generally not expected.
Public Open Space	Land utilised for recreation purposes.
Conservation	Land held for biodiversity/conservation purposes that has been acquired through the Bushland Acquisition Strategy.
Critical Infrastructure	Land utilised for essential infrastructure or services.
Sale	Land which does not offer the potential for highest and best use (social, environmental, financial or cultural benefits), and which does not create either a funding stream or land exchange opportunity, should be scheduled for disposal.
Key Government Sites	Land held in State ownership where opportunities may be explored to acquire, or swap, the sites so as to create or improve development opportunities on City-owned land.

5.2 Site Snapshot and Recommended Actions

Further to the classifications detailed in section 5.1, a site snapshot has been prepared for each site, or collection of sites, to identify the key features, history and current use.

Within each snapshot, a recommended action for the management of each land asset or collection of assets is noted. The snapshots and respective recommended actions will assist as a tool to guide and support the management of the City's land asset portfolio in achieving its strategic planning objectives.

The **recommended actions** will be one of the following:

- **Retain** site for a specific function
- **Retain and Explore** site for improved community value or commercial outcomes
- **Make Development Ready** in readiness for disposal or other development opportunities
- **Land Exchange Option** with the State Government.
- **Dispose** through land sale

Additional **sub-actions** within the key recommendations and action plan for a site, or collection of sites, may include one or more of the following:

- **Masterplan** - provides a conceptual layout to guide future growth and development.
- **Cost Benefit Analysis** - is a way to compare the costs and benefits of an intervention, where both are expressed in monetary units.
- **Stormwater Drainage Retrofit** - Installation of storm water best management practices in areas where none previously exist, or an improvement of existing storm water management practices to reduce the impactful footprint to a site and improve the amenity of the site for public recreation or provide development opportunities.

City Centre Locations

Ownership Category

City of Mandurah Freehold

City of Mandurah Crown Grant in Trust

City of Mandurah Crown Reserve
(where Management Order Purpose is not Public Recreation)

Site Numbers

1 Hackett Street Site

Lots 45, 101, 2 Mandurah Tce &
Lots 61, 62 and 63 Sholl Street
5400 square metres
Zoned Commercial Mixed Use (RAC3)
Vacant Lot

2 Sutton Street Lots

Lots 94 & 95 Sholl Street and
Lots 111 - 113 Sutton Street
5263 square metres
Zoned Commercial Mixed Use (R100)
Office Leased to Peel Harvey CC
and at-grade car parking

3 Nellie Regan Hall Site

Lot 5 Peel Street
6033 square metres
Zoned Commercial Mixed Use (R100)
Vacant Lot

4 Mewburn Site

Lots 9 & 414 Sholl Street &
Lots 139 - 131 Sutton Street
1.018ha
Zoned City Centre (LDP Required)
Contains park and at-grade carparking

5 Sutton Street Hall

Lots 126 - 130 Sutton / Gibson Street
2812 square metres
Zoned City Centre (R-AC2)

6 Leslie Street Car Park

Lot 57 Pinjarra Road, Lot 53 Leslie Street
and Lot 71 Creery Street
6890 square metres
Zoned City Centre and
Residential R40
Vacant and at-grade carparking

7 Reading Cinemas Site

Location 4265 James Service Place
3500 square metres
Leased to Reading Cinemas
Zoned Commercial Mixed Use (R100)

9 Vivaldi Drive Car Park

Lot 5 Vivaldi Drive
6257 square mtres
Zoned Residential Mixed Use (R100)
Contains Car ParkAdministration Building

A Location 3062 Mandurah Tce
('Crown Grant in Trust')
9264 square metres
Zoned Commercial Mixed Use (R100)

B Reserve 42050
Management Order:
Culture Entertainment

4.9307ha

Contains MPAC, Admininstration Bay,
Visitors Centre, Seniors and
Community Centre

Zoned Commercial Mixed Use (R100)

C Reserve 32476
Management Order:
Community and Civic Centre

8075 square metres

Zoned Commerical Mixed Use (R100)

Contains City Administration,
Community Centre and CASM

0 75 150m

21 October 2022 | 21/CCMP/PL002B
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City Property Strategy

5.3 City Growth

Land held in the City Centre where development for an identified purpose will assist in the future economic development of the City.

Site 1 Hackett Street Lots

Land Description	Lot 101 on Diagram 79399, Lot 45 on Plan 1975, Lots 61–63 on Plan 1975
Address / Location	56, 58 & 60 Sholl St; 77 & 79 Mandurah Tce; 2 Hackett St, Mandurah
Total Land Area (ha)	0.5402ha
Zoning	Strategic Centre (Structure Plan: Commercial Mixed Use - R-AC3)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	19 October 1995
Purchase Price	$1.3M (Total purchase price for 6 lots in one transfer)
Historic Use	Residential lots which included Winthrop Holiday Home
Current Use	Vacant Land, Temporary Car Park
Encumbrances	None
Infrastructure Details	Temporary Car Park

Physical Description and Important Notes

Note that although no remnant structures, the site on the corner of Mandurah Terrace and Hackett Street has a historical significance, being the location of 'The Pines' summer home of WA early Statesman Sir Winthrop and Lady Hackett, built in the early 1900s.

Key Recommendation and Action Plan

Retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

Site Photo

Site 2 Sholl Street and Sutton Street Lots

Land Description	Lots 94 & 95 on Plan 1975, Lots 111–113 on Plan 1975
Address / Location	55 & 57 Sholl St / 54, 56 & 58 Sutton St, Mandurah
Land Area (ha)	0.5263
Zoning	Strategic Centre (Structure Plan: Commercial Mixed Use - R100)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	Sholl St Lots (26/3/1999, 24/01/2001) Sutton St Lots (01/04/2010)
Purchase Price	$2.89M (Total cost over 3 land acquisitions)
Historic Use	Housing Lots
Current Use	At grade car parking including Recreational Vehicle waste station; Dwelling on Lot 111 converted to an office with lease to Peel Harvey Catchment Council;
Encumbrances	Yes
Infrastructure Details	Peel Harvey Catchment Council Building (PHCC)

Physical Description and Important Notes

Lot 95 was ceeded to the City for community benefit (parking). Consider tree retention. Peel Harvey Catchment Council lease expires 19/5/23 and are seeking to renew with a possible extension of footprint into Lot 112. Consider tree retention.

Key Recommendation and Action Plan

Retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities. Negotiate to change the purpose of Lot 95 and remove the restriction.

Site Photo

Site 3 Nellie Regan Site

Land Description	Lot 5 on Diagram 60615
Address / Location	72 Sutton St, Mandurah
Land Area (ha)	0.6033
Zoning	Strategic Centre (Precinct Plan: Commercial Mixed Use - R100)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	10/02/1917 / 14/05/1953
Purchase Price	£30
Historic Use	Nell Regan Community Hall
Current Use	Vacant Land with Car Park
Encumbrances	Yes
Infrastructure Details	Vacant site

Physical Description and Important Notes

Originally Lots 101–106 on Plan 1976 and amalgamated to create a previous community hall which was demolished in 2018. Site has a large tuart trees and has some drainage functions.

Key Recommendation and Action Plan

Retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

Site Photo

Site 4 Mewburn Centre Lots

Land Description	Lot 9 on Plan 1975, Lot 414 on DP 302738 Lots 139–141 on Plan 1975
Address / Location	11 & 13 Sholl St / 6,8 & 10 Sutton St Mandurah
Land Area (ha)	1.0184
Zoning	Strategic Centre (Structure Plan: City Centre; Local Development Plan required)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	1929-1999
Purchase Price	£25 - $350,000
Historic Use	Developed land with properties on them
Current Use	George Robinson gardens, Car Parking, Mewburn Centre incl. Citizens Advice Bureau (lease expiry 31/01/23) and public ablutions
Encumbrances	Yes
Infrastructure Details	Mewburn Centre, Park and Carparking

Physical Description and Important Notes

Historical reference materials indicate Lot 414 was originally set aside for a Town Hall, and current planning guidelines require the development of a Local Development Plan (LDP) which will require public consultation. Th site has a number of large trees and also serves some drainage functions.

Key Recommendation and Action Plan

Retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of Mandurah.

Centralised parking is considered essential on this site, therefore future development options need to consider the replacement of parking as part of any design / layout.

Site Photo

Site 5 Gibson Street Carpark / Sutton Hall

Land Description	Lots 126–130 on DP 37372
Address / Location	26 & 28 Sutton Street, Mandurah
Land Area (ha)	0.2820
Zoning	Strategic Centre (Structure Plan: City Centre - RAC2)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	5 lots between 1985-1995
Purchase Price	$324,990 in 3 transactions
Historic Use	Developed land with properties upon them / incl. Methodist Church
Current Use	Sutton Hall, carpark
Encumbrances	Yes
Infrastructure Details	Sutton Hall. Refer to Asset Management records for asset details.

Physical Description and Important Notes

Originally a Methodist church built in 1940-41. Acquired by City in late 90's. City made commitment to use for community rather than demolish. Peel Multicultural Group has recently relocated to Sutton Hall for the remainder of its lease until 20/10/25 due to the necessity to vacate their previous location However, City's preference is for casual hire only in order to maintain flexibility for potential development interest. Asbestos clad building. Significant tree noted.

Key Recommendation and Action Plan

Retain site for city growth opportunities, where development for an identified purpose will assist in the future economic development of the City. Public parking may remain on site pending the outcome of the City Centre Parking Plan or until such times as it may be developed for city growth opportunities.

Investigate the potential relocation of the Hall and user groups to a more suitable location with colocation opportunities.

Site Photo

Site 6 Creery/Leslie Street Car Park

Land Description	Lot 57 on Plan 2717, Lot 53 on Plan 2717, Lot 71 on Diagram 62134
Address / Location	45 Pinjarra Rd, Mandurah and 4 Leslie St & 4-6 Creery St, Dudley Park
Land Area (ha)	0.6889
Zoning	Lot 57: Strategic Centre (Structure Plan: City Centre - RAC2); Lot 53 and 71: Residential (R40)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	2016, 2019 & 2019 respectively
Purchase Price	$1.2M, $260,000 & 285,000 respectively
Historic Use	Developed land with properties on them
Current Use	Formalised Parking
Encumbrances	Yes
Infrastructure Details	Formalised Carpark/Stormwater Drainage

Physical Description and Important Notes

Lot 57 acquired by the City on basis of plans to consider extending Sutton Street. Formalised parking on Leslie Street and Creery Street being in place for some time. Access from 3 roads. Drainage and Sewer Easements on Lot 57.

Key Recommendation and Action Plan

Retain and Explore site for improved community value or commercial outcomes. Undertake modelling to determine if an extension to Sutton Street is required into the future. Site is currently underutilised and its future need to retain will be determined through the City Centre Master Plan and Sutton Street extension investigations.

Site Photo

5.4 Investment

Land Assets where the primary objective is to develop an ongoing income stream to assist in funding the City's objectives

Site 7 Reading Cinema

Land Description	Lot 4265 on DP 193117
Address / Location	7 James Service Place, Mandurah
Total Land Area (ha)	0.3500
Zoning	Strategic Centre (Structure Plan: Commercial Mixed Use - R-AC3)
Strategic Planning	Pending City Centre Master Plan
Acquisition Date	22/05/2001
Purchase Price	Equal Value Land Exchange ($2.65M)
Historic Use	Undeveloped land
Current Use	Commercial lease to Reading Cinemas (Expiry 11/2022)
Encumbrances	N/A
Infrastructure Details	Reading Cinema building

Physical Description and Important Notes

Site acquired as part of the Peel Regional Campus Land Exchange and developed as cinema. The Reading Cinema lease area only includes the building footprint.

Key Recommendation and Action Plan

Retain site for commercial use.

City currently advertising public notice for a major land transaction and proposed lease with Reading Cinema.

Site Photo

Site 8 Library Site

Land Description	Lot 300 on DP 409365, Lot 4263 on DP 192846
Address / Location	331 Pinjarra (Third Ave) Rd and 2 Anzac Pl, Mandurah
Total Land Area (ha)	4.4427
Zoning	Lot 300: Strategic Centre (Commercial/Residential - R-AC3) Loc 4263 Residential (R40)
Strategic Planning	None
Acquisition Date	30/01/1990 (Lot 300), / 08/06/1999 (2 Anzac Pl)
Purchase Price	Peppercorn
Historic Use	Undeveloped land
Current Use	Community Purpose: Multiple services.
Encumbrances	Yes
Infrastructure Details	Multiple buildings. Refer to Asset Management records for details

Physical Description and Important Notes

This was a land swap for a portion of Cockburn Sound (whole of C/T 1491/001). Consider relocation/co-location of some community services through the Community Infrastructure Plan review. Current commercial leases with Anglicare (expires 2028) and community leases with Potters & Family History (expires 2025). Site also the location of the Peel Community Kitchen and WestAus community showers. Jack Ireland Park in NW corner. Stormwater basin in NW corner of site

Key Recommendation and Action Plan

Retain site for long-term investment. Site to be master planned to determine how some services may be consolidated or co-located and site subdivided for sale. Masterplan to include adj. Lotteries House and Police Station sites. Consider land needs for intersection at north of site leading into the shopping centre (Arnold St). City should consider limiting investment in this site until master planning is complete. Lot 4263 may need to be rezoned.

Site Photo

Site 9 The Point Carpark

Land Description	Lot: 2 on DP 49152
Address / Location	5 Marco Polo Drive, Mandurah
Total Land Area (ha)	0.6257
Zoning	Strategic Centre (Structure Plan: Residential Mixed Use)
Strategic Planning	Pending City Centre Master Plan, City Centre Parking Plan
Acquisition Date	17/09/1999
Purchase Price	Land Swap
Historic Use	Undeveloped land
Current Use	Parking
Encumbrances	Yes
Infrastructure Details	At Grade Car Park

Physical Description and Important Notes

Part of land exchange with the State for Reserve 25710 (PAW Stingray Point). Formed part of Peel Regional Campus Land Exchange Cabinet Decision. Easements located through site. Previous business plan developed in 2009/10 to consider mixed use street frontage development sleeving a decked car parking which demonstrated not financially viable at the time.

Large portion required for parking as per restrictive covenant Lot 2 on DP49152; An encumbrance which specifies height restrictions that are in place until 2038.

Key Recommendation and Action Plan

Retain site for long-term investment. As per covenant on title, site a large portion of the site must be retained as parking. Site has the potential for mixed use outcomes along the street edges whilst the retaining the parking

Site Photo

Site 10 Ocean Marina Manager's Office

Land Description	Lot 3 on DP 28809
Address / Location	19 Fathom Turn, Mandurah
Total Land Area (ha)	0.0296
Zoning	Strategic Centre (Structure Plan: Residential Mixed Use)
Strategic Planning	Pending City Centre Master Plan
Acquisition Date	21/02/2003
Purchase Price	Nil Consideration
Historic Use	Undeveloped land
Current Use	Mandurah Marina Management Office & commercial lease with Mandurah Boat Sales expires 30/06/23.
Encumbrances	Yes
Infrastructure Details	Mandurah Ocean Marina Offices. Refer to Asset Management records for asset details

Physical Description and Important Notes

In accordance with the Mandurah Ocean Marina Management Agreement (expires October 2042), between the State, Landcorp and the City, the office must be used for purposes relating to management or operation of the Marina and specifies portions may be leased for boating services and for public ablutions.

Key Recommendation and Action Plan

Retain site.
Potential to lease floors separately or together if premises become vacant. In the long-term, explore future use after Agreement expires.

Site Photo

Site 11 Park Road Operations Centre

Land Description	Lot 148 on Diagram 37384, Lots 24 & 25 on Plan 10398; and Lot 31 on Diagram 76881
Address / Location	93, 95 & 95A Park Road and 34 Reserve Dr, Mandurah
Total Land Area (ha)	4.4414
Zoning	Light Industry
Strategic Planning	None
Acquisition Date	04/02/1965
Purchase Price	£5,200
Historic Use	Undeveloped land
Current Use	City Operations Centre, Lions Club of Mandurah (community lease expiry 30/06/24)
Encumbrances	None
Infrastructure Details	Multiple buildings, structures and underground tanks. Refer to Asset Management records for asset details

Physical Description and Important Notes

These collective sites have multiple buildings including Operations Centre, machinery and supplies. The City recently prepared a Business Case for the proposed relocation of these services to the Corsican Place site in Parklands. However, further planning and investigation needs to be undertaken before a decision and timeline is known for future relocation/redevelopment.

Key Recommendation and Action Plan

Retain site and await the outcome of further planning outcomes. In the short term, retain as Operations Centre.

Site Photo

Site 12 Lot 103 Corsican Place

Land Description	Lot 103 on DP 73737
Address / Location	102 Corsican Place, Parklands
Total Land Area (ha)	3.0005
Zoning	Service Commercial
Strategic Planning	None
Acquisition Date	30/05/2012
Purchase Price	$5,500,000
Historic Use	Undeveloped land
Current Use	Operations Centre storage
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

The City recently prepared a Business Case for the proposed relocation of the Park Road depot to this site. However, further planning needs to be completed before a decision and timeline is known for future relocation/redevelopment.

Key Recommendation and Action Plan

Retain site subject to the completion of additional investigation works required for consideration as a new Operations Centre.

Site Photo

5.5 Social and Community

Assets whose primary purpose is community benefit. Where a significant return on funds invested is generally not expected

Site 13 Rushton Park North

Land Description	Lots 201 & 202 on DP 411965
Address / Location	87 Dower St & 70 Thomson St. Mandurah
Total Land Area (ha)	7.3782
Zoning	Strategic Centre (Structure Plan: Public Open Space)
Strategic Planning	2012 Rushton Master Plan
Acquisition Date	10/04/1956
Purchase Price	£1,130
Historic Use	POS
Current Use	Community Sport and Recreation / Commercial sporting pavilion
Encumbrances	Yes
Infrastructure Details	Mandurah Tennis Club, Croquet Club, Indoor Sports Centre. Refer to Asset Management records for details.

Physical Description and Important Notes

Previous planning discussed co-location of croquet and tennis. Previous Lot 501 Thomson St was subdivided in Dec 2018 for creation of new Lot 200 Allnutt St for Peel Health Hub. Commercial lease with Indoor Sports (exp 2033) and community leases with Tennis (exp. Commercial lease with Indoor Sports (ep 2033) and community leases with Tennis (exp. 2026) and Croquet (exp. 2029).

Easements located north of Mandurah Tennis Club for power and sewer.

Key Recommendation and Action Plan

Land Exchange Option. Some land on north-east portion will likely be excised, as a 'land sale'. Remaining site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Master Plan review required, pending outcome of 2022 Netball Feasibility Study.

Site Photo

Site 14 Waste Management Transfer Station

Land Description	Lot 400 on DP 420524
Address / Location	56 Corsican Pl, Parklands
Total Land Area (ha)	6.0955
Zoning	Reserved: Public Purposes – Special Uses (PRS)
Strategic Planning	N/A
Acquisition Date	25/11/2013
Purchase Price	Equal value land exchange
Historic Use	Water Corp
Current Use	City's Waste Management Transfer Station
Encumbrances	Yes
Infrastructure Details	6 buildings/structures. Refer to Asset Management records for asset details.

Physical Description and Important Notes

Current Cleanaway and Waste Transfer Site with a licence agreement with Cleanaway to use the site. Acquired from the Water Corp under a Land Exchange Contract. Review the operations on the site to be linked to strategic alignment for waste management into the future, including implications of 'waste to energy' contacts.

Refer Restrictive Covenant M699067 and Notification M699066 for land use restrictions

Key Recommendation and Action Plan

Retain site for current function and monitor for contamination prior to any other use, disposal or transfer of land into the future.

Site Photo

Site 15 Halls Cottage

Land Description	Lot 173 on Plan 17616
Address / Location	7 Leighton Place, Halls Head
Total Land Area (ha)	0.2032
Zoning	Residential (R25)
Strategic Planning	None
Acquisition Date	16/07/1992
Purchase Price	Gift
Historic Use	None
Current Use	Historic House (lease with Mandurah Historical Society which expires 31/12/2022).
Encumbrances	Yes
Infrastructure Details	Hall Cottage, ablution bock and a shed, Refer to Asset Management records for asset details.

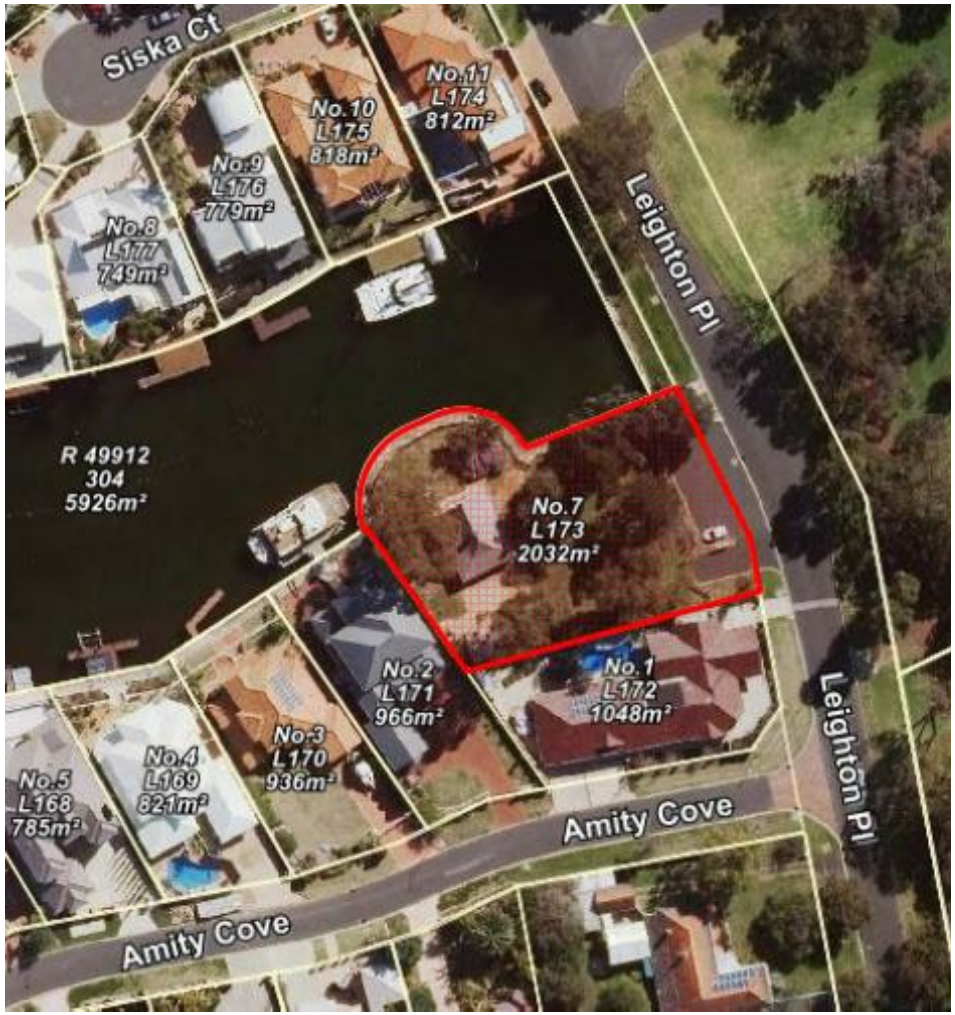
Physical Description and Important Notes

A heritage listed (canal) property. The original cottage was built circa 1833. State Heritage Place No 1485. Site was gifted to the City from the developers Esplanade Management Ltd. Two memorials on title (F539093 and F440850) which provide information on the site's heritage value, however, State Heritage approval will be required for any modifications.

Key Recommendation and Action Plan

Retain site for current function. Site may present potential commercial opportunities into the future.

Site Photo



Site 16 Peelwood Reserve

Land Description	Lot 2 on Plan 14264
Address / Location	63 Mahogany Drive, Halls Head
Total Land Area (ha)	0.3037
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	29/05/1986
Purchase Price	Gifted by Esplanade (Mandurah) Pty Ltd
Historic Use	Active reserve
Current Use	Peelwood Pavilion which is used for Community Hire (Oct-Mar) and Mandurah City Football clubrooms licence (Apr-Sep)
Encumbrances	None
Infrastructure Details	Peelwood Sports Pavilion and Parking

Physical Description and Important Notes

There is little knowledge on the history of this unusual site configuration, however, as it was gifted by the developers of the surrounding area, presumably it was proposed for a community facility which was then subsequently built in a different alignment.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 17 Lakes Lawn Cemetery

Land Description	Lot 36 on Diagram 44171
Address / Location	115 Stock Road, Parklands
Total Land Area (ha)	8.0937
Zoning	Public Purposes - Cemetery
Strategic Planning	None
Acquisition Date	28/03/1973
Purchase Price	$8,000
Historic Use	None
Current Use	Cemetery
Encumbrances	No development potential
Infrastructure Details	Ablution block, 2 x sheds and rotunda

Physical Description and Important Notes

The City's only operational cemetery. Sub-regional structure plan identified a need for another cemetery in the region. To be considered.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership (under a management order) through an appropriate land exchange opportunity, should one arise. Continue to liaise with Metropolitan Cemetery's Board.

Site Photo

Site 18 Halls Head Bowling Club

Land Description	Lot 31 on Diagram 79193
Address / Location	3 Sticks Blvd, Erskine
Total Land Area (ha)	1.6202
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	16/01/1992
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Halls Head Sport and Recreation Club (Bowling) (community lease expires Jan 2034)
Encumbrances	None
Infrastructure Details	Sporting Club and multiple sheds

Site Photo

Physical Description and Important Notes

Site was ceded by the developers as a condition of subdivision for community purposes (Dealing E713356). Site is immediately adjacent to the Halls Head Croquet Club (who were gifted their land in freehold

The neighbouring site (Lot 30) is held in freehold by the Halls Head Croquet Club.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold land and continue to monitor the need for this site to be used for community infrastructure as a long-term evaluation.

Site 19 Aldgate Street Car Park

Land Description	Lot 200 on DP 414886
Address / Location	46 Aldgate St, Mandurah
Total Land Area (ha)	0.5522
Zoning	Strategic Centre
Strategic Planning	Rushton Park Master Plan 2012
Acquisition Date	03/03/1953
Purchase Price	Gifted
Historic Use	Undeveloped land
Current Use	Parking
Encumbrances	Caveat RX 426/1953 on title
Infrastructure Details	Carpark opposite Rushton Park

Physical Description and Important Notes

Land was ceded/gifted to the City for recreational purposes. Sale or alternate use may not be an option for this site.

Key Recommendation and Action Plan

Retain site for 'recreation purposes' as per the caveat on title.

Site Photo

Site 20 Lakelands Community House

Land Description	Lot 382 on DP 36716
Address / Location	20 Dalona Parkway, Lakelands
Total Land Area (ha)	0.0631
Zoning	Residential
Strategic Planning	None
Acquisition Date	25/01/2012
Purchase Price	Ceded in lieu of Community Space
Historic Use	Peet Sales Office
Current Use	Community hire space / Child health nurse office
Encumbrances	None
Infrastructure Details	Lakelands Community House.

Physical Description and Important Notes

Built by Peet Ltd, the house was ceded to the City in lieu of community space. The house is used as a hireable community space. Dept Health Child Health Nurse lease a room (community licence expiry 30/04/26). In lieu of the need to vacate the Parents Place for civic needs, the Peel Preservation Group will relocate here as a short/medium term solution (lease expires 2025), however City should limit significant spend on this asset. If site sold, the City must use the entire proceeds to construct or procure a community facility for the area as per conditions of acquisition.

Key Recommendation and Action Plan

Retain and Explore. The adjoining site (parking) is still in Peet's ownership. The City is to liaise with Peet on its intended timeframe to sell its site. As the house is not purpose-built for its function, it has significant limitations (access and parking) that make it more appropriate to sell than overcapitalise to address these issues. City should consider sale in-line with the sale of Peets adjacent site and plan to meet service provision via alternate delivery options. The community function will be considered in the Community Infrastructure Plan Review.

Site Photo

Site 21 Lakelands Town Centre - Community Purpose Site

Land Description	Lot 2300 on DP 61697
Address / Location	2 Seppings Parade, Lakelands
Total Land Area (ha)	0.4894
Zoning	District Centre
Strategic Planning	Lakelands Precinct Plan
Acquisition Date	24/01/2020
Purchase Price	Land in Lieu (Value $1,172,500)
Historic Use	Undeveloped land
Current Use	Vacant Land
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Land in lieu of cash from the developer as a contribution to community infrastructure for the Lakelands development. As an interim measure, the Lakelands Library is located within the Lakelands Shopping Centre under a lease arrangement with ISPT which expires 20/06/23.

Key Recommendation and Action Plan

Retain and Explore. Community Infrastructure Plan is currently under review. The City will continue to monitor its future need for Social and Community use at this site and explore options for service delivery in the area, incorporating the services at Lakelands Community House. Site has potential for disposal with proceeds going towards future community purposes. Seek to improve street view as a short-term action.

Site Photo

5.6 Public Open Space

Land utilised for recreation purposes

Site 22 Seawind Drive

Land Description	Lot 6 on DP 41733
Address / Location	2C Seawind Drive, Silver Sands
Total Land Area (ha)	0.1546
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	03/12/2001
Purchase Price	$405,000
Historic Use	Undeveloped land
Current Use	Vacant/Path to beach
Encumbrances	Yes
Infrastructure Details	Pathway to beach

Physical Description and Important Notes

Site was purchased by the City from developer for POS following unsuccessful negotiations for POS allocation through the subdivision process. Site is next to Crown site managed by City and across from landscaped POS. Should be designed and landscaped. Memorials on title are for mosquitoes and coastal hazards.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site should be developed as POS along with Lot 5 to the north, which is already Crown land, to improve public amenity.

Site Photo

Site 23 Orestos Street (Eros Reserve)

Land Description	Lots 58-61 on Diagram 54379
Address / Location	32, 34, 36 & 38 Orestos St, San Remo
Total Land Area (ha)	0.3310
Zoning	Regional Open Space
Strategic Planning	None
Acquisition Date	24/08/1978
Purchase Price	$40,000 (all 4 lots)
Historic Use	Undeveloped land
Current Use	POS – Landscaped
Encumbrances	None
Infrastructure Details	Parking and playground

Physical Description and Important Notes

Reserved as Regional Open Space, these 4 sites form part of the extent of Crown Reserve 35553 (Lot 2723) which has the Mandurah Surf Lifesaving Club on it along with activated POS.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Any land exchange should consider power to lease for up to 21 years.

Site Photo

Site 24 Karinga Road

Land Description	Lot 3 on Diagram 22576
Address / Location	34–38 Karinga Rd, San Remo
Total Land Area (ha)	1.2637
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	07/10/1963
Purchase Price	1 Shilling
Historic Use	Sanitary Tip 1950s
Current Use	POS
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired from R L Tuckey. Provides a pocket park within the suburb for passive recreation opportunities. Officially named as Karinga Reserve at Landgate despite being in freehold ownership.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 25 Old Pinjarra Road

Land Description	Lot 166 on Plan 6268
Address / Location	Old Pinjarra Road, Greenfields
Total Land Area (ha)	21.7723
Zoning	Regional Open Space (PRS)
Strategic Planning	None
Acquisition Date	12/05/1970
Purchase Price	$100
Historic Use	Foreshore
Current Use	Right of Way – Serpentine River Foreshore Joseph Dulcie Nannup Walk Trail
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Linear foreshore site along the Serpentine River.
Activated community walk trail with plans to extend to the south.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 26 Bortolo Reserve (North)

Land Description	Lot 6 on Diagram 77593
Address / Location	20 Waldron Blvd, Greenfields
Total Land Area (ha)	4.3501
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	11/03/1991
Purchase Price	$1 (ceded under subdivision)
Historic Use	Undeveloped land
Current Use	POS / Fire Track
Encumbrances	None
Infrastructure Details	Shared use fire training and parking infrastructure and new toilet block. Sports infrastructure.

Physical Description and Important Notes

City currently installing hydraulic infrastructure to service the fire training needs of the site. This site represents the northern section of Bortolo District sporting reserve and should be master planned along with Lot 4400 (Crown R41978) to the south of it. Note (18m² being Lot 7 Lowden Road) also needs to be amalgamated and transferred with this site; was previously owned by Western Power for infrastructure but has been relocated into Lot 6 (with an easement over it) in 2017.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 27 Mandurah Country Club

Land Description	Lot 104 on DP 61694
Address / Location	16 Marsh Place, Halls Head
Total Land Area (ha)	40.004
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	26/04/1961
Purchase Price	£1,650
Historic Use	Undeveloped land
Current Use	Country Club
Encumbrances	None
Infrastructure Details	Maintenance shed/structures in centre of course

Physical Description and Important Notes

Site forms part of POS contribution for surrounding districts. Land leased to Mandurah Country Club (42-year community lease expires 30 June 2023). Foresee no issues with extending the lease. Note minor encroachments from abutting Club's freehold site.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Ensure that any land exchange will not impact ability to lease small section for Mandurah Country Club expansion at northern end into the future.

Site Photo

Site 28 McLarty Road

Land Description	Lot 100 on DP 45993
Address / Location	McLarty Road, Halls Head
Total Land Area (ha)	10.2563
Zoning	Regional Open Space (PRS)
Strategic Planning	None
Acquisition Date	04/07/1991
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Public access and sand dune area, POS
Encumbrances	None
Infrastructure Details	Public path and picnic areas

Physical Description and Important Notes

Linear coastal Regional Open Space adjacent to Water Corporation site and encompassing the southern portion of the Calypso Foreshore POS.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 29 Magnetic Square

Land Description	Lot 1 on Plan 19938
Address / Location	2–30 Magnetic Square, Halls Head
Total Land Area (ha)	0.1267
Zoning	Public Open Space
Strategic Planning	None
Acquisition Date	06/03/1997
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Landscaped Pocket Park
Encumbrances	None
Infrastructure Details	Landscaping

Physical Description and Important Notes

Located on the periphery of the original Seascapes development, this site is developed as a pocket park and appears to be contoured for stormwater drainage, but no drainage infrastructure noted.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

Site 30 Brighton Square/Plaza

Land Description	Lot 306 on DP 44022
Address / Location	8 Mandurah Terrace, Mandurah
Total Land Area (ha)	0.1185
Zoning	Strategic Centre (Structure Plan: Public Open Space)
Strategic Planning	City Centre Master Plan, City Centre Parking Plan
Acquisition Date	13/12/2007
Purchase Price	Ceded under development
Historic Use	Previously the site of multiple building structures within the original town site that no longer exist.
Current Use	Landscaped POS (Plaza)
Encumbrances	None
Infrastructure Details	Hardscaping

Physical Description and Important Notes

This site came from the 2001 Brighton Redevelopment Contribution Plan, with the land ceded to the City free of cost and encumbrances. It forms a connection from Barracks Lane to Mandurah Terrace. It is essential for pedestrian access and flow in and around the City Centre and is to be retained as a 'town square/plaza'.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise. Any land exchange should consider power to lease for up to 21 years.

Site Photo

Site 31 Honeysuckle Ramble

Land Description	Lot 995 on Plan 17773
Address / Location	60 Honeysuckle Ramble, Halls Head
Total Land Area (ha)	0.3778
Zoning	Residential
Strategic Planning	None
Acquisition Date	31/01/1996
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Drainage/POS
Encumbrances	None
Infrastructure Details	Drainage basin – extent of which unknown.

Physical Description and Important Notes

Ceded to the City by the developer for drainage purposes. Site is next to Halls Head Community College. This site has been identified in the recent Strategic Prioritisation of Water Sensitive Urban Design (Urbaqua Report August 2021) which suggests outlay of approx. $408,000 to retrofit the drainage. Minor encroachment at the south-east by the College roadway to be realigned upon any land amendment.

Key Recommendation and Action Plan

Retain and Explore. In-house investigations required to complete cost benefit analysis for retrofitting for possible sale as residential land. If not feasible, then retain as POS and consider as a land exchange option.

Site Photo

Site 32 Allnutt Street

Land Description	Lot 427 on Plan 2029
Address / Location	2-4 Allnutt Street, Mandurah
Total Land Area (ha)	0.5239
Zoning	Strategic Centre (Structure Plan: Public Open Space)
Strategic Planning	
Acquisition Date	26/05/1978
Purchase Price	$4,000
Historic Use	Undeveloped land
Current Use	Samuel Renfrey Reserve – Drainage Pond
Encumbrances	None
Infrastructure Details	Stormwater infrastructure

Physical Description and Important Notes

This site has been identified in the Strategic Prioritisation of Water Sensitive Urban Design (Urbaqua Report August 2021), which suggests an approx. spend of $760,000 to retrofit some of the drainage requirements and achieve an improved community outcome with a more usable space.

Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved by minimising stormwater impact to make better use of the site would be of benefit to the community.

Key Recommendation and Action Plan

Retain and Explore. Drainage investigation required and simple cost benefit analysis undertaken on ability to sell as residential blocks. If not feasible then retain as POS and consider as a land exchange option. Not likely a saleable site.

Site Photo

Site 33 Red Road Reserve

Land Description	Lot 29 on Plan 7089
Address / Location	35A Red Road, Parklands
Total Land Area (ha)	2.0209
Zoning	Public Open Space
Strategic Planning	Red Road Reserve Master Plan
Acquisition Date	14/09/1973
Purchase Price	$4,000
Historic Use	Previously used by recreation groups and location of fill storage site for the City. Progressive and historic fill dumping resulted in contamination of the site and all activities were ceased.
Current Use	Vacant
Encumbrances	Memorial L583891 on title.
Infrastructure Details	None

Physical Description and Important Notes

Unusual shaped site. Has an approved master plan in conjunction with Crown land (Lot 2863 R39983) to the north as a community and active recreation site. Site is suitable for an active reserve.

Key Recommendation and Action Plan

Land Exchange Option. Site could be transferred to Crown ownership through an appropriate land exchange opportunity, should one arise.

Site Photo

5.7 Conservation

Land held for biodiversity/conservation purposes that has been acquired through the Bushland Acquisition Strategy.

Site 34 Lakeside Parkway

Land Description	Lot 6 on DP 18647
Address / Location	176 Lakeside Parkway, HERRON
Total Land Area (ha)	10.2952
Zoning	Rural Smallholdings (10ha minimum lot size)
Strategic Planning	Bushland Protection Strategy 2003
Acquisition Date	02/07/2019
Purchase Price	$340,000
Historic Use	Undeveloped land
Current Use	Bushland Conservation
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired as a part of the City's Bushland Acquisition Program.

Habitat for threatened species (flora, fauna and ecological communities)

Management Plan in place

Key Recommendation and Action Plan

Retain site for its conservation value as bushland.

Consider sustainable recreation and tourism opportunities where appropriate.

Site Photo

Site 35 Dunkeld Drive

Land Description	Lot 7 on DP 12441
Address / Location	225 Dunkeld Drive, Herron
Total Land Area (ha)	82.6955
Zoning	Rural Residential (5ha minimum lot size)
Strategic Planning	Bushland Protection Strategy 2003
Acquisition Date	15/06/2022
Purchase Price	$1,695,000
Historic Use	Undeveloped land
Current Use	Bushland Conservation
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired as part of the City's Bushland Acquisition Program.

Habitat for threatened species (flora, fauna and ecological communities)

Key Recommendation and Action Plan

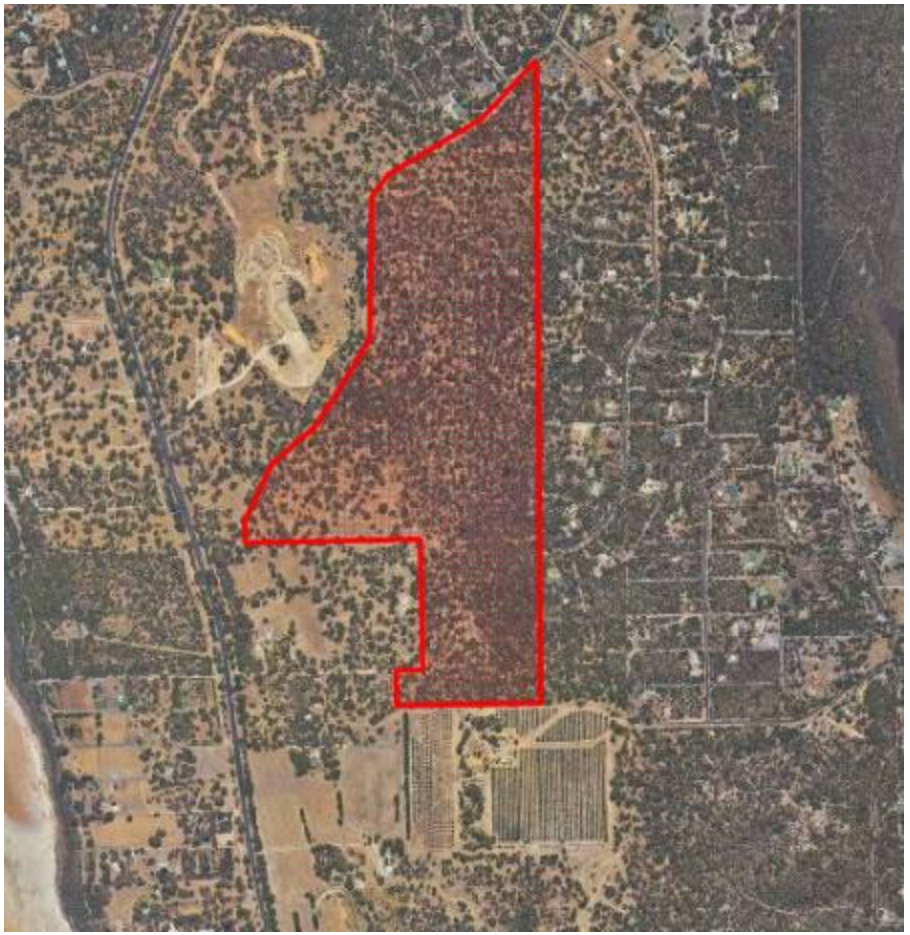
Retain site for its conservation value as bushland.

Develop a Management Plan for the site.

Consider sustainable recreation and tourism opportunities where appropriate.

Explore a subdivision of 1 x 10-hectare site to facilitate strategic objectives to improve access in and around the area.

Site Photo



Site 36 Mulga Drive

Land Description	Lot 9015 on DP 48694
Address / Location	Mulga Drive, Parklands
Total Land Area (ha)	23.9296
Zoning	Rural Residential (5ha minimum lot size)
Strategic Planning	Bushland Protection Strategy 2003
Acquisition Date	31/01/2006
Purchase Price	$1,705,000
Historic Use	Undeveloped land
Current Use	Bushland Conservation
Encumbrances	Site of cultural significance
Infrastructure Details	None

Physical Description and Important Notes

Acquired as part of the City's Bushland Acquisition Program.

Habitat for threatened species (flora, fauna and ecological communities).

Management Plan in place

Site of the culturally significant Scar Tree

Key Recommendation and Action Plan

Retain site for its conservation value as bushland.

Consider sustainable recreation and tourism opportunities where appropriate.

Site Photo

Site 37 Gum Nut Avenue

Land Description	Lot 590 on DP 61958
Address / Location	12 Gum Nut Ave. Dawesville
Total Land Area (ha)	0.7396
Zoning	Residential
Strategic Planning	Bushland Protection Strategy 2003
Acquisition Date	09/01/2009
Purchase Price	$654,546
Historic Use	Undeveloped land
Current Use	Bushland Conservation
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired under the City's Bushland Acquisition Program.

Habitat for threatened species (flora, fauna and ecological communities)

Management Plan in place

Key Recommendation and Action Plan

Retain site for its conservation value as bushland.

Consider sustainable recreation and tourism opportunities where appropriate.

Site Photo

Site 38 Southern Estuary Road

Land Description	Lot 101 on DP 400603
Address / Location	Old Coast Road, Herron
Total Land Area (ha)	31.2625
Zoning	Rural Residential (5ha minimum)
Strategic Planning	Bushland Protection Strategy 2003
Acquisition Date	28/11/20013
Purchase Price	$1,050,000
Historic Use	Undeveloped land
Current Use	Bushland Conservation
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired under the City's Bushland Acquisition Program.

Habitat for threatened species (flora, fauna and ecological communities)

Management Plan in place

Key Recommendation and Action Plan

Retain site for its conservation value as bushland.

Consider sustainable recreation and tourism opportunities where appropriate.

Site Photo

Site 39 Dunkeld Drive

Land Description	Lot 27 on Plan 20809
Address / Location	104 Dunkeld Dr, Herron
Total Land Area (ha)	0.4000
Zoning	Rural Residential (5ha minimum)
Strategic Planning	None
Acquisition Date	05/06/2003
Historic Use	Undeveloped land
Current Use	Vacant Land – Community Purpose
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Ceded as part of the sub-division condition. Deed / Caveat for the site 1505176. Heavily vegetated site. Site has never been used nor is there an identified need for a community purpose site in the area. Site is opposite Lot 7 Dunkeld Rd, which is one of the City's five bushland conservation sites (82 hectares).

Key Recommendation and Action Plan

Retain and Explore. Review Caveat for community purpose conditions and explore rezoning site for conservation purposes in line with adjacent bushland site.

Site Photo

5.8 Critical Infrastructure

Land utilised for essential infrastructure or services

Site 40 Allnutt Street

Land Description	Lot 314 on Diagram 57750
Address / Location	113 Allnutt Street, Mandurah
Land Area (ha)	0.0704
Zoning	Strategic Centre (Structure Plan: Mixed Use R100)
Strategic Planning	None
Acquisition Date	26/10/2001
Purchase Price	$80,000
Historic Use	Residential Property
Current Use	Truck turnaround and footpath infrastructure
Encumbrances	None
Infrastructure Details	Cleanaway truck access and stormwater drainage

Physical Description and Important Notes

Site is used for Cleanaway truck access and turning circle, in addition to stormwater drainage.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore vehicle circulation, stormwater drainage needs and options to retrofit with potential for sale.

Site Photo

Site 41 Anstruther Road

Land Description	Lot 1 on Diagram 33070
Address / Location	31 Anstruther Road, Mandurah
Land Area (ha)	0.1012
Zoning	Strategic Centre (Structure Plan: Mixed Use R100)
Strategic Planning	None
Acquisition Date	30/12/1969
Purchase Price	Land Exchange Agreement (refer Transfer A289985)
Historic Use	Vacant land
Current Use	Stormwater Drainage
Encumbrances	None
Infrastructure Details	Stormwater drainage

Physical Description and Important Notes

Large corner block with drainage requirements. Explore minimising stormwater impact to make better use of the site for the community as POS.

Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved by minimising stormwater impact to make better use of the site would be of benefit to the community.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit and achieve an improved community outcome.

Site Photo

Site 42 Bennett Brook Circle (Lot 435)

Land Description	Lot 435 on DP 38469
Address / Location	50 Bennett Brook Circle. Greenfields
Land Area (ha)	0.0508
Zoning	Residential R40
Strategic Planning	None
Acquisition Date	26/07/2005
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Drainage Basin
Encumbrances	Sewerage easement to north of lot.
Infrastructure Details	Drainage basin / Gravity sewer

Physical Description and Important Notes

If drainage can be moved to road reserve, it may have some development potential.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit. Conduct a mini cost benefit analyses on potential to sell.

Site Photo

Site 43 Cooranga Rd, Falcon

Land Description	Lot 18 on DP 20618
Address / Location	24 Cooranga Rd, Falcon
Land Area (ha)	0.1012
Zoning	Residential R20
Strategic Planning	None
Acquisition Date	15/04/1963
Purchase Price	£375
Historic Use	Undeveloped land
Current Use	Drainage Basin
Encumbrances	None
Infrastructure Details	Stormwater Drainage

Physical Description and Important Notes

This site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a mini cost benefit analyses on potential to sell.

Site Photo

Site 44 Forward Street

Land Description	Lot 100 on DP 34442
Address / Location	2-4 Forward St, Mandurah
Land Area (ha)	0.1619
Zoning	Strategic Centre (Structure Plan: Residential R60)
Strategic Planning	None
Acquisition Date	02/09/1988
Purchase Price	$38,000
Historic Use	Undeveloped land
Current Use	Drainage basin
Encumbrances	No contamination details noted
Infrastructure Details	Drainage basin

Physical Description and Important Notes

The site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a mini cost benefit analyses on potential to sell.

Site Photo

Site 45 Olinda Street

Land Description	Lot 660 on Plan 16940
Address / Location	20 Olinda Ct, Greenfields
Land Area (ha)	0.1675
Zoning	Residential R20
Strategic Planning	None
Acquisition Date	19/06/1997
Purchase Price	$1 (ceded under subdivision)
Historic Use	Undeveloped land
Current Use	Drainage basin
Encumbrances	No contamination details noted
Infrastructure Details	Drainage basin

Physical Description and Important Notes

Drainage basin only has a small catchment therefore could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a simple cost benefit analyses on potential to sell/lease.

Site Photo

Site 46 Pinjarra Road

Land Description	Lot 567 on DP 29882
Address / Location	148 Pinjarra Rd, Mandurah
Land Area (ha)	0.2023
Zoning	Strategic Centre (Structure Plan: Service Commercial)
Strategic Planning	None
Acquisition Date	19/02/1988
Purchase Price	Ceded under subdivision
Historic Use	Undeveloped land
Current Use	Drainage basin
Encumbrances	None
Infrastructure Details	Drainage basin

Physical Description and Important Notes

Necessity for drainage may be less following the redesign of drainage under Pinjarra Road. This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some of the site. City has received numerous enquiries from neighbour to purchase. The rear of the site needs to be retained as shared access to site along with Lots 568 and 66, and the front potentially for tree retention and/or drainage.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and conduct a mini-masterplan to review drainage needs, trees, access and usability of remaining site with a simple cost benefit analysis on potential to sell/lease.

Site Photo

Site 47 Quarry Way

Land Description	Lot 31 on Plan 17900
Address / Location	10 Quarry Way, GREENFIELDS
Land Area (ha)	0.1742
Zoning	Industry
Strategic Planning	None
Acquisition Date	13/11/1996
Purchase Price	Ceded under subdivision (free of cost)
Historic Use	Undeveloped land
Current Use	Stormwater drainage
Encumbrances	None
Infrastructure Details	Stormwater Drainage

Physical Description and Important Notes

This site is currently utilised and required for its drainage function, however it is located adjacent to a vacant WAPC site to the north that appears to have no access from Gordon Road with easements through it. There may be potential to explore moving drainage to the WAPC site to free up this site for other uses.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore potential for stormwater drainage to be relocated to neighbouring WAPC site in order to make use of this site or to consolidate sites for an improved outcome through a land exchange opportunity, should one arise.

Site Photo

Site 48 Shayne Street

Land Description	Lot 434 on Plan 7595
Address / Location	53 Shayne St, Halls Head
Land Area (ha)	0.0952
Zoning	Residential R25
Strategic Planning	None
Acquisition Date	13/01/1971
Purchase Price	Ceded as part of subdivision (free of cost)
Historic Use	Drainage Purposes
Current Use	Drainage Basin
Encumbrances	None
Infrastructure Details	Drainage basin

Physical Description and Important Notes

This site could be explored for a potential retrofit of drainage infrastructure with consideration of ability to sell some or all of it.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit and conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo

Site 49 Sutherland St

Land Description	Lot 396 on Plan 7466
Address / Location	15 Sutherland ST, Dawesville
Land Area (ha)	0.1012
Zoning	Residential R20
Strategic Planning	None
Acquisition Date	1965
Purchase Price	$0
Historic Use	Drainage Infrastructure
Current Use	Drainage Basin
Encumbrances	Existing Infrastructure
Infrastructure Details	Drainage Basin

Physical Description and Important Notes

The site is currently utilised and required for its drainage function, however the drainage function is contained to the front section of the site and the neighbouring property to the rear (Lot 395) has encroached onto the rear portion of the site. To resolve this issue, the City has undertaken a drainage assessment and determined that the drainage is required and functioning well and that the rear of the site can be appropriately disposed.

Key Recommendation and Action Plan

Make Development Ready. Subdivide the site to separate the drainage function from the rear portion that has neighbouring encroachment.

Site Photo

Site 50 Ward Street

Land Description	Lot 153 on Plan 7141
Address / Location	36 Ward Street, Mandurah
Land Area (ha)	0.1022
Zoning	Strategic Centre (Structure Plan: Residential R60)
Strategic Planning	None
Acquisition Date	15/07/1958
Purchase Price	Ceded under the subdivision
Historic Use	Undeveloped land
Current Use	Drainage basin
Encumbrances	None
Infrastructure Details	Drainage basin

Physical Description and Important Notes

Currently used as a drainage basin however has a small catchment. This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of it. Consider tree retention on this site.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo

Site 51 Wyeree Road

Land Description	Lot 40 on Plan 6960
Address / Location	49 Wyeree Rd, Mandurah
Land Area (ha)	0.0819
Zoning	Residential R20
Strategic Planning	None
Acquisition Date	31/12/1966
Purchase Price	$1,520
Historic Use	Vacant land
Current Use	Drainage basin
Encumbrances	None
Infrastructure Details	Drainage basin

Physical Description and Important Notes

Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved would be of benefit to the community.

This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site. If sold, money should be used to acquire POS for this area in a suitable location where a shortfall has been indicated.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo

Site 52 Morfitt Street

Land Description	Lot 104 on Plan 7096
Address / Location	39 Morfitt Street, Mandurah
Land Area (ha)	0.1031
Zoning	Residential R20
Strategic Planning	None
Acquisition Date	18/10/1965
Purchase Price	£180
Historic Use	Vacant land
Current Use	Drainage basin
Encumbrances	None
Infrastructure Details	Drainage basin

Physical Description and Important Notes

Suburb is lacking in accessible public open space as 60% of the POS allocation (13%) is attributed to the Rushton Park Sporting complex. Any pocket parks between the Eastern Foreshore and Rushton Park that can be achieved would be of benefit to the community.

This site could be explored for a potential retrofit or redirection of drainage with consideration of ability to sell some or all of the site. If sold, money should be used to acquire POS for this area in a suitable location where a shortfall has been indicated.

Key Recommendation and Action Plan

Retain and Explore. Retain as freehold and explore stormwater drainage needs and options to retrofit when investigating the nearby 'old bowling club' site. Conduct a simple cost benefit analysis on potential to sell/lease.

Site Photo

Table 1 – Critical Infrastructure

Represents any critical infrastructure sites that remain essential for their current drainage or access function that may be transferred to the Crown, disposed to adjacent landowner or amalgamated into road reserve.

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 53	700	23 Angalore Rd, Madora Bay	0.0850	Residential	2169/616	17/08/99	$40K	Major Stormwater Infrastructure. Surrounding area is still developing. Retain subject to future development completion. Heavily vegetated. Required for drainage function.	Retain
Site 54	1652	3A Aquarius Cl, Falcon	0.0639	Residential	1466/325	26/12/81	Nil	Ceded under subdivision. Very steep, gravity sewer at rear of the site. Required for drainage function.	Retain
Site 55	66	Balwina Rd, Greenfields	0.1167	Regional Open Space	1254/302	15/02/72	Nil	Acquired from Shire of Murray in consideration of an adjustment of boundaries. Currently used as access to the Estuary by officers and public access way. Required for drainage function	Retain
Site 56	428	Bennett Brook Cir, Greenfields	0.0301	Residential	2796/192	03/12/12	$2,650	Used as a pocket park with drainage in the site. Required for drainage function.	Retain
Site 57	444	Bennett Brook Cir, Greenfields	0.0428	Residential	2796/191	03/12/12	$660	Used as a pocket park, access way with drainage in the site. Required for drainage function.	Retain
Site 58	10	19 Boundary Rd, Dudley Park	0.1288	Residential	1117/144	05/08/55	£350	Stormwater drainage infrastructure. Site has good trees. Required for drainage function.	Retain
Site 59	9	22L Calypso Rd, Halls Head	0.2154	Public Open Space	1860/607	14/01/91	$0	Free of cost as a condition of subdivision. Land locked site used for stormwater drainage. Should have been ceded with adjoining site. Required for drainage function	Retain

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 60	33	33 Caroline Way, Madora Bay	0.0086	Residential	1277/785	1/10/1963	$0	Drainage team confirm no drainage within the lot. Original Diagram shows as being a Drainage Reserve, however, as no drainage insitu and landowners have encroached into it, investigate disposal to adj. landowners.	Investigate disposing to adjoining landowners.
Site 61	1393	1 Casilda St, Falcon	0.0895	Residential	2832 / 300	21/03/14 *(but used since 1965)	$0	Major stormwater drainage basin. Subject to design review. Required for drainage function *Property was ceded under the subdivision in 1965,but held in private ownership by the original landowners in error until 2014.	Retain
Site 62	117	24 Clydesdale Dr, Greenfields	0.2006	Residential	1973 / 318	27/03/98	$73K	Stormwater drainage basin. Subject to design review. Required for drainage function	Retain
Site 63	1854	20 Darter Pl, Halls Head	0.1690	Residential	1851/492	15/01/91	$0	Site provided in lieu of community space and utilised for drainage. Adjoins Lot 1842 utilised for POS. To remain as POS with adjacent site.	Retain
Site 64	155	24 Dower St, Mandurah	0.0814	Strategic Centre	16/16A	05/12/66	$0	Ceded under subdivision for drainage. Required for drainage function.	Retain
Site 65	300	30 Fairway Cres, Meadow Springs	0.1001	Residential	1812/591	23/11/90	$0	Ceded under the subdivision. Stormwater drainage basin. Required for drainage function.	Retain
Site 66	478	12 Gibla St, Mandurah	6.914	Residential	2214/877	1981	$0	Stormwater drainage basin and POS. Required for drainage function.	Retain
Site 67	33	Henson St, Mandurah	0.0476	Strategic Centre	Lot 33 P 6731	1956	$0	Ceded under subdivision for drainage, Used as access way between Aileen St to Henson St.	Retain as freehold. If drainage pipe comes out sites can be sold to neighbours
	33	Lola Pl, Mandurah	0.1002	Strategic Centre	Lot 33 P 6731	1956	$0	Ceded under subdivision for drainage. Used as access way between Lola Pl to Shannon Rd.	

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
	33	Stewart St, MANDURAH	0.1083	Strategic Centre	Lot 33 P 6731	1956	$0	Ceded under subdivision for drainage. Used as access way between Stewart St to Lola Pl.	
	166	Ormsby Tce / Beam Rd, Mandurah	0.0425	Strategic Centre	LOT 166 P 6731	1956	$0	Ceded under subdivision for drainage. Used as access way between Ormsby Tce to Beam Rd.	
	133	Peel St, Mandurah	0.3740	Strategic Centre	2970/260	14/05/85	$0	Ceded under subdivision for drainage. Used as access way from Ormsby Tce to Stewart St.	
Site 68	301	37 Inverness Dr, Meadow Springs	0.1015	Residential	1820/24	23/11/90	$0	Stormwater drainage. Required for drainage function.	Retain
Site 69	73	14 Ivanhoe Cr, Falcon	0.1143	Residential	563/4A	29/12/58	$0	Stormwater drainage. Required for drainage function. Encroachment from adjoining landowner.	Potential sale to adj. Landowner
Site 70	98	3 Kalyan Cl, Greenfields	0.2684	Residential	2173/789	12/05/00	$1,940	Stormwater drainage. Required for drainage function.	Retain
Site 71	3	3A Lanyon St, Mandurah	0.0476	Strategic Centre	2731/405	29/09/09	$286,200	Stormwater drainage. Required for drainage function.	Retain
Site 72	94	6 Legend Cres, Greenfields	0.1824	Residential	1856/957	10/09/91	$0	Ceded under the subdivision. Stormwater drainage. Required for drainage function.	Retain
Site 73	250	19 Leyburn Dr, Halls Head	0.0842	Public Open Space	1537/543	11/11/80	$0	Ceded under the subdivision. Verge strip adjoining golf course.	Amalgamate with Road Reserve
Site 74	275	8 Linville St, Falcon	0.0805	Residential	2066/909	02/09/97	? - Deed G573650	Stormwater drainage. Historic flooding issues in the area. Required for drainage function.	Retain
Site 75	166	Queen Pde, Wannanup	0.0429	Residential	1410/683	22/11/95	$1	Right of way – Rights of carriageway of adjoining 4 properties still exists. Site also has 2 powerlines, 2 sewer lines and water mains running through. Should retain to manage access rights.	Retain as freehold

Site No	Lot No.	Address	Land area (ha)	Zoning	Volume/Folio Parcel No.	Acquisition Date	Purchase Price	Additional details / Infrastructure	Recommended Action
Site 76	2	7F Seminole Ave, Meadow Springs	0.0002	Residential	2158/355	08/04/99	$0	Ceded under subdivision. Extremely small (2 m²) site. Water supply.	Amalgamate with road reserve
Site 77	139	15 Times Cir, Greenfields	560	Residential	1856/986	10/09/91	$0	Ceded under subdivision. Stormwater drainage. Required for drainage function.	Retain

5.9 Sale

Land which do not offer the potential for highest and best use (social, environmental, financial or cultural) and which do not create either a funding stream or land exchange opportunity should be scheduled for disposal.

Site 78 Reserve Drive

Land Description	Lot 201 on DP 26697
Address / Location	10 Lively Place, Mandurah
Total Land Area (ha)	2.0907
Zoning	Service Commercial
Strategic Planning	None
Acquisition Date	03/09/1998
Purchase Price	$270,000
Historic Use	Undeveloped land
Current Use	Mandurah Business Development Centre (MBDC) in south-west corner
Encumbrances	Yes
Infrastructure Details	Mandurah Business Development Centre (MBDC)

Physical Description and Important Notes

Multiple commercial short-term small business licences within the MBDC (expiring 30/06/23) and hire facilities. City also utilises for conference / training purposes.

Sewer easement along south-eastern boundary

Key Recommendation and Action Plan

Make Development Ready. In short term, consider and review the management model for the MBDC. Explore and confirm retention of MBDC, dependant on occupancy and commitments in place. identify and review access arrangements a prepare concept development plan, with consideration of subdivision requirements for disposal of remaining site.

Site Photo

Site 79 Peel / Anstruther North

Land Description	Lot 503 on DP 47479 & Lot 504 on DP 47480
Address / Location	60 Peel St & 70 Anstruther Rd, Mandurah
Total Land Area (ha)	0.1426
Zoning	Strategic Centre (Structure Plan Zone: Mixed Use R100)
Strategic Planning	None
Acquisition Date	08/02/05 (60 Peel) / 28/08/07 (70 Anstruther)
Purchase Price	$295K (60 Peel) / $198K (70 Anstruther)
Historic Use	Previous dwelling on Lot 503 was occupied by WestAus Crisis Services
Current Use	Vacant
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Acquired for the development of Anstruther Road / Peel St junction. Site is half- way between train station and City Centre. Sites best marketed together.

Key Recommendation and Action Plan

Dispose of site through land sale as per legislative requirements when the market is right.

Ensure site access is clarified prior to sale.

Site Photo

Site 80 Maria Street

Land Description	Lot 62 on DP 47861
Address / Location	4 Maria St, Dudley Park
Total Land Area (ha)	0.0643
Zoning	Residential R25
Strategic Planning	None
Acquisition Date	05/12/2006
Purchase Price	$25,000
Historic Use	Residential Property
Current Use	Vacant Land
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Site was acquired for road development and is the last remaining to be sold. Other sites were sold previously.

Key Recommendation and Action Plan

Dispose of site through land sale as per legislative requirements when the market is right.

Site Photo

Site 81 Wattleglen Avenue

Land Description	Lot 31 on Plan 20789
Address / Location	60 Wattleglen Ave, Erskine
Total Land Area (ha)	0.2000
Zoning	Neighbourhood Centre
Strategic Planning	None
Acquisition Date	29/09/2010
Purchase Price	Ceded as developer contribution
Historic Use	None
Current Use	Parking
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Land ceded to City when shopping centre was developed for community purpose site. Was considered for a community centre previously, however 2013 Social Infrastructure Plan recommended expansion to existing Merlin Street facility to meet community needs. This site no longer required.

Key Recommendation and Action Plan

Dispose of site through land sale as per legislative requirements when the market is right.

Site Photo

Site 82 Banksia Street (Old Mandurah Bowling Club)

Land Description	Lot 506 on Plan 63332
Address / Location	Banksia St, Mandurah
Total Land Area (ha)	1.9540
Zoning	Strategic Centre (Structure Plan Zone: Mixed Use R100)
Strategic Planning	None
Acquisition Date	05/04/2012
Purchase Price	Land exchange outcome with the State Government
Historic Use	Mandurah Bowling Club
Current Use	Vacant
Encumbrances	Road needs to be dedicated.
Infrastructure Details	May be underground drainage infrastructure on smaller portion.

Physical Description and Important Notes

Previous location of the Mandurah Bowling Club, which due to the East-West Road Link realignment was relocated to its current location on Allnutt St under a land exchange with the Crown. The new road running through the land is still not dedicated and this will be required if the land is to be sold. City's insurance covers the public using the road, but only a State Department could purchase to use the same model.

Key Recommendation and Action Plan

Make development ready. Explore and confirm drainage on small portion of site. Cede road reserve, subdivide sites and connect services to both sites in readiness for disposal through land sales or a land exchange opportunity, should one arise.

Site Photo

Site 83 Bennett Brook Circle (Lot 417)

Land Description	Lot 417 on DP 38469
Address / Location	Bennett Brook Circle, Greenfields
Total Land Area (ha)	0.0220
Zoning	Residential R40
Strategic Planning	None
Acquisition Date	03/12/2012
Purchase Price	$2,051
Historic Use	Vacant
Current Use	None
Encumbrances	None
Infrastructure Details	Vacant

Physical Description and Important Notes

Lot was previously Crown PAW which was closed due to antisocial behaviour and transferred to the City for subsequent disposal, but this did not come to fruition. Originally considered to have a drainage need, the site has no identifiable drainage requirement for the surrounding area. The site is undeveloped with no constraints.

Key Recommendation and Action Plan

Dispose of site through land sale as per legislative requirements when the market is right.

Site Photo

Site 84 Samphire Cove

Land Description	Lots 139, 141 & 143 on DP 61894
Address / Location	21, 25 & 21 Wedgetail Retreat, Halls Head
Total Land Area (ha)	0.0198 – 0.0359
Zoning	Residential R40
Strategic Planning	None
Acquisition Date	30/08/2000
Purchase Price	Formed part of a land swap for land on Old Coast Road with Esplanade Mandurah Pty Ltd for Port Mandurah estate
Historic Use	Undeveloped land
Current Use	Vacant
Encumbrances	None
Infrastructure Details	Vacant

Physical Description and Important Notes

Formed part of a previous development undertaken by the City called 'Samphire Cove' where City has now sold all the lots except these 3 dues to current bushfire hazard mapping restricting residential outcomes.

Key Recommendation and Action Plan

Should progress be made to modify bushfire hazard provisions for residential sites, **dispose** of sites through land sale as per legislative requirements when the market is right.

Site Photo

5.10 Key Government Sites

Land held in State ownership where opportunities may be explored to acquire or swap the sites so as to create or improve development opportunities on City-owned land.

(Note: these sites are not in the City's ownership, but present signficant economic opportunites for Mandurah's future growth)

Site 85 Civic and Cultural Precinct

Land Description	Lot 2283 (R32476), Lot 310 (R42050) & Loc 3062 (Crown Reserves
Address / Location	63 Ormsby Tce, 75 Mandurah Tce and 3 Peel St, Mandurah
Land Area (ha)	6.664
Zoning	Strategic Centre (Structure Plan Zone: Commercial Mixed Use)
Strategic Planning	Pending City Centre Master Plan Civic and Cultural Precinct Master Plan
Tenure	Loc 3062 - Freehold Crown Grant for the purposes of Administration and Civic Centre
Management Order	R32475 –Community & Civic Centre (Power to Lease 21 Years; R42050 –Cultural & Entertainment Centre (Power to Lease for 50 Years)
Historic Use	Developed land with some buildings
Current Use	Civic and Cultural Precinct, Parking
Encumbrances	None
Infrastructure Details	MPAC, CASM, Seniors Centre, Civic Administration buildings, Visitors Centre, formalised parking. Stormwater infrastructure.

Physical Description and Important Notes

Review strategic stormwater; site layout plans for Civic and Cultural Precinct;

Key Recommendation and Action Plan

Strategic site. City should explore a land exchange with the State Government to achieve a freehold portion of the Civic and Cultural Precinct. This would enable the City to consider mixed-use / commercial opportunities.

Site Photo

Site 86 Old Yacht Club

Land Description	Reserve 38763 (Lot 1781), Reserve 40788 (Lot 1797), Vacant Crown Land (VCL)
Address / Location	1A Halls Head Pde, 27-29 Mary St, Halls Head
Land Area (ha)	7.384
Zoning	Regional Open Space (PRS)
Strategic Planning	Foreshore Focus 2020 Vision
Tenure	Crown Land
Management Order	R38763 –Yacht Club & Club Premises with Power to Lease for 21 Years; R40788 –Recreation no Power to Lease
Historic Use	Old Mandurah Yacht Club
Current Use	Community Centre and Open Space
Encumbrances	None
Infrastructure Details	Halls Head Parade Community and Sporting Facility

Physical Description and Important Notes

Old Mandurah Yacht Club has now relocated to Ocean Marina therefore no current leases on the site. Site of permanent sand by-passing. VCL (Vacant Crown Land) to be transferred to the City's management. R40788 is named Victor Adam Park.

Key Recommendation and Action Plan

Strategically significant site owned by the State Government. Identified in the City's Foreshore Focus 2020 Vision. Currently used for community use, however, has significant tourism and economic potential. Could be re-purposed. A key site with potential to leverage opportunities.

Site Photo

Site 87 Mandurah Police Station and Lotteries House

Land Description	Lot 2986 (Reserve 39705) and Lots 2838 & 2986 (Reserve 41742)
Address / Location	333 & 331A Pinjarra Road, MANDURAH
Land Area (ha)	2.598
Zoning	Strategic Centre (Structure Plan Zone: Service Commercial)
Strategic Planning	None
Tenure	Crown land granted in trust to the Police Commissioner WA (Lot 2986) and Lotteries House (Lot 2838) with Power to Lease for 21 Years.
Management Order	Commissioner of Police
Historic Use	Vacant land
Current Use	Police Station and Lotteries House
Encumbrances	-
Infrastructure Details	Police Station, Lotteries House and Parking. Refer top appendix for asset details.

Physical Description and Important Notes

Site located directly east of site 8, the Library site.

Key Recommendation and Action Plan

Incorporate these sites in the proposed master plan for the adjacent freehold Library site with consideration of future spatial needs and access in and around the precinct.

Site Photo

Site 88 Rushton Park South

Land Description	Lot 502 (R28164), Lot 503 (R19312) and Lot 504 (R53009)
Address / Location	21 Dower St & 20 Thomson St, Mandurah
Land Area (ha)	6.0076
Zoning	Strategic Centre (Structure Plan Zone: Public Open Space)
Strategic Planning	Rushton Park Master Plan
Tenure	Crown Land
Management Order	R28164 –Club & Club Premises (Power to Lease for 21 Years); R19312 & R53009 –Recreation & Community Purposes (Power to Lease for 21 Years);
Historic Use	Sanitation Site (gazetted 1926) then Recreation Reserve 1958
Current Use	Sport and Recreation and Billy Dower Youth Centre
Encumbrances	None
Infrastructure Details	Billy Dower Youth Centre, Rushton Park Sports Facility, Thomas St Netball Facility and sports flood lighting

Physical Description and Important Notes

Home to Peel Thunder and Mandurah Mustangs Football Clubs, along with Peel Netball Association. Along with freehold sites immediately to the north, Rushton Park is the City's primary regional sports facility. The 2012 Rushton Park Master Plan is due for review and is awaiting the outcome of a netball feasibility study to first determine the future home of netball in Mandurah. Current community leases with Peel Thunder (expires 2040), various Billy Dower tenants and Mandurah Netball Association (expires 2024).

Key Recommendation and Action Plan

Consider economic and tourism opportunities this site could offer as a major event venue into the future. To be considered through a possible review of the Transform Mandurah economic opportunities in line with the Master Plan review.

Site Photo

Site 89 South- East Dawesville Channel

Land Description	Lot 2197 (Reserve 30624)
Address / Location	4 Thisbe Drive, DAWESVILLE
Land Area (ha)	6.8264
Zoning	Regional Open Space (PRS)
Strategic Planning	South-East Dawesville Foreshore Master Plan
Tenure	Crown Land
Management Order	Purpose: Recreation, Community Purposes & Foreshore Management (with Power to Lease for 21 Years);
Historic Use	Site created as a result of the Dawesville Channel
Current Use	John Tonkin Maritime Skills Centre & Port Bouvard Sport & Recreation Club lease; public amenities;
Encumbrances	None
Infrastructure Details	Public Toilet Facility and Jetty

Physical Description and Important Notes

The site is reclaimed land from the development of the Dawesville Cut in the mid 90's.

Portion of the site is leased to the Department of Education & Port Bouvard Sporting & Recreation Club (sailing arm) with leases extending up to 2031. The site has been subject to a range of master plans over a number of years, with the most recent (as shown) providing for public access, amenities and amended lease areas for the current activities to improve outcomes for the broader community. The space shown in red provides for further opportunities and exploration.

Key Recommendation and Action Plan

Site has significant potential for tourism opportunities to support City's economic agenda.

Consider eco-tourism or resort style outcome together with progressing on delivery of the master plan for public amenities on the foreshore edges.

City to continue working with Visit Mandurah on opportunities.

Site Images

Site 90 Mandurah High School

Land Description	Lot 555 (Reserve 39085)
Address / Location	98 Park Rd, Mandurah
Land Area (ha)	19.9214
Zoning	Public Purpose Reserve (PRS)
Strategic Planning	None
Tenure	Crown Land
Management Order	School for purpose of School Education Act 1999
Historic Use	Undeveloped land
Current Use	John Tonkin High School & North Mandurah Primary School
Encumbrances	Lower oval subject to flooding. Needs to be raised for future development
Infrastructure Details	John Tonkin High School and North Mandurah Primary School

Physical Description and Important Notes

The school ovals are shared use with the City and considered 3 of the active reserves outlined in the Mandurah Active Recreation Strategy, together with the two schools, with a potential that buildings need renewal or upgrade. Shared Use Agreement Licence in place with Department of Education (expires 11/11/2033)

Key Recommendation and Action Plan

Prepare a master plan as an outcome of the Community Infrastructure Plan to confirm shared use or recreation needs of the district should the state reconsider the site's needs for an education site.

Site Photo

Site 91 Red Road Reserve

Land Description	Lot 2863 (Reserve 39983)
Address / Location	35 Red Road, Parklands
Land Area (ha)	7.2644
Zoning	Public Open Space
Strategic Planning	A draft master plan for the site exists identifying it as a potential active reserve.
Tenure	Crown Land
Management Order	Purpose - Public Recreation no Power to Lease
Historic Use	Previously used by recreation groups and location of fill storage site for the City. Progressive and historic fill dumping resulted in contamination of the site and all activities were ceased.
Current Use	Currently vacant and gated.
Encumbrances	None
Infrastructure Details	None

Physical Description and Important Notes

Site has two potential access options. Adjacent site (Lot 29) Is held in freehold by the City. Site previously master planned as an active reserve. Community interest in the site's future.

Key Recommendation and Action Plan

Recommend City seek to have adjacent Lot 29 transferred to Crown land. Site considered primarily for recreation due to development limitations.

Site Photo

Site 92 Mandurah Aquatic and Recreation Centre

Land Description	Lot 700 (Reserve 22204)
Address / Location	Cemetery Rd, Mandurah
Land Area (ha)	4.4361
Zoning	Strategic Centre (Structure Plan Zone: Public Open Space)
Strategic Planning	
Tenure	Class A Crown Reserve granted in trust to City
Management Order	Purpose - Parklands and Recreation Act with Power to Lease for 21 Years
Historic Use	Undeveloped land
Current Use	Mandurah Aquatic Centre
Encumbrances	Refer to Significant Tree Register
Infrastructure Details	MARC (Regional Aquatic Facilities)

Physical Description and Important Notes

Mandurah Aquatic Centre redevelopment completed between 2015-2017.

Site has remaining space for development. Discussions around additional indoor courts to accommodate basketball/netball; as well as around available space for Billy Dower as a relocation site (good alignment with recreation activities). To be considered in Rushton Park Master Plan also.

Key Recommendation and Action Plan

Future expansions of the site subject to strategic recommendation in the Community Infrastructure Plan and additional needs assessment and feasibility. Consider remaining land for other community uses.

Site Photo

Site 93 Mandurah Primary School

Land Description	Lot 555 (Reserve 24767)
Address / Location	18 Hackett St, Mandurah
Land Area (ha)	2.7669
Zoning	Strategic Centre (Structure Plan Zone: Primary School)
Strategic Planning	City Centre Master Plan
Tenure	Granted in trust to Minister for Education
Management Order	For the purposed of School Education Act 1999
Historic Use	School structure built prior to 1974.
Current Use	Mandurah Primary School
Encumbrances	-
Infrastructure Details	Multiple school buildings and sheds

Physical Description and Important Notes

The school reserve is not suitable for active sports however provides an important element of open space in the City Centre for non-structural recreation opportunities. Consider school's historical value.

Key Recommendation and Action Plan

School may have increased relevance with infill in the City Centre into the future or be suitably placed for other educational needs into the future if not required as a primary school site.

Site Photo

6. Conclusion

As suggested in the 2018 Property Strategy, the City needs to be more proactive in managing its land assets. The development and endorsement of the 7 Guiding Principles for the Property Strategy will be an invaluable tool to support the decision making and management of the City's freehold land, with Councils strategic direction now clearly articulated.

With consideration of the Transform Mandurah program and the evolving strategic vision for the City Centre, there is a notable drive by the City to attract investment and activate the City Centre. The City has made efforts in this space with the Western Foreshore Expression of Interest (EOI) process and, should the market be considered suitable, the City may have further opportunities, with the more centrally located freehold land assets, to do the same.

Furthermore, the City may seek to realise some commercial benefit through land within the Civic and Cultural precinct (Crown land under a management order to the City) through a negotiated land exchange with the State as a means to add-to and compliment the City's vision for the City Centre.

The City should seek to evaluate the highest and best use of its freehold land assets and where appropriate develop a management plan that looks to incrementally adjust or improve land use options in order to achieve a better outcome. However, it is acknowledged that changing land use will not be a short-term action, especially where community services are currently located on freehold land and relocations/redevelopments may be required (with reference to Guiding Principle 1) or where a site requires capital spend to make development ready. In realising the highest and best use of its land assets, the City may also achieve success in redesigning and retrofitting some of its drainage assets for capital gain through disposal or for an improved community outcome, where required. There are a number of sites identified in the critical infrastructure classification within the land asset portfolio for exploration of this nature.

Acknowledging that highest and best use of a site can be measured through social, environmental, financial and/or cultural benefit or its potential for, the City should continue to seek, manage or invest in property that offer these benefits, where appropriate to do so. This may include City Centre land acquisitions, bushland acquisitions or mixed-use community and commercial space, with reference to Guiding Principle 7, "*where a justified need has been demonstrated through strategic planning and where the acquisition of the land is required to meet a strategic objective*."

Finally, the City should seek to explore options to leverage a revenue stream through its freehold land assets through sale, ground-lease or alternate investment options, to ensure that capital funds from land disposals are allocated to significant and appropriate infrastructure developments and endeavour to deliver its core community functions on Crown land where possible.

Above all, the City should seek to maintain a sustainable land asset portfolio that will provide sufficient financial equity and growth opportunities for the long-term future of Mandurah.

7. Strategy Action Plan

Action 1 Develop an Assessment Criteria to ensure a less subjective evaluation of the highest and best use of a property with regard to social, environmental, financial and cultural benefits.

Action 2 Review the City's current land acquisition list with respect to Guiding Principle 7 of the Property Strategy.

Action 3 Develop an Implementation Plan for all of the Strategy Recommendations to outline the prioritisation, planning, implementation and budgeting for the recommended actions for the City's freehold land assets. This should include actions for the short (1-2yrs), medium (3–5yrs) and long-term (6-10yrs). The Implementation Plan is to include the following significant recommendations:

- Undertake planning work for sites to be explored for improved Water Sensitive Urban Design (WSUD) outcomes for potential sale or improved community outcomes. Includes Sites: 31, 32, 40- 48, 50 – 52.
- Subject to the outcomes of the City Centre Master Plan, explore a land exchange opportunity with the State Government within the Civic and Cultural Precinct to support opportunities for mixed-use (community, cultural and residential) functions in the precinct.
- Undertake planning and implementation actions to ensure all Sale sites are 'development ready'. Sites include:

  Site 49 Sutherland Street; Site 79 Peel/Anstruther North; and Site 82 Banksia Street (Old Bowling Club).
- Actively market unencumbered sale sites when the market conditions are appropriate.
- Review the Master Plan for Rushton Park to include Site 13 Ruston Park North and Site 88 Rushton Park South (Key Government Site) in line with the community infrastructure planning outcomes.
- Develop a Masterplan for Site 8 Library site, with consideration of neighbouring Key Government Site 87 (Police Station and Lotteries House).
- Allocate resources to develop and implement an Improvement Plan, including a review and population of consolidated Asset Register, to capture the City's freehold land assets appropriately with associated documentation and records, as a central source of information.

9	**SUBJECT:**	North Mandurah Aquifer Recharge: Additional Water Allocation
	DIRECTOR:	Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

With reduced rainfall, over subscription on aquifer licensed water supply and evidence of future water quality decline due to coastal saline intrusion, the City has been targeting alternative water resources for irrigating City managed Public Open Space (POS) in North Mandurah. Additional water supplies will be required as the water demand is predicted to reach a total of 2 Gigalitres by 2030. Additional and alternative water supplies will also assist groundwater sustainability and recharge, and support groundwater dependent ecosystems such as wetlands and remnant bushland parcels.

The City's preferred solution is to target an alternative source of water known as Managed Aquifer Recharge (MAR), utilising treated wastewater from the Water Corporations Gordon Road Resource Recovery Plant (RRP). To assist in securing this water resource the City has:

1. Commissioned the North Mandurah Hydrogeological study to determine the extent and availability of additional MAR water available in the sub-area;
2. Undertaken a bore monitoring program to ground-truth the sub-area for sustainable aquifer water abstraction volumes and water quality;
3. Sought approvals from the Water Corporation and all regulators; and
4. Received an extra MAR water allocation of 300,000kL per annum.

This report aims to update Council on the progress made to date on securing this sustainable water resource, and to seek endorsement for the inclusion of capital expenditure in the 2023-2024 and 2024-2025 financial years, under the Long Term Financial Plan, in order for the City to make best use of the extra water allocation received.

Disclosure of Interest

Nil

Location

The study area for the North Mandurah MAR is depicted in Figure 1 and covers a total area of 3,770 ha. The area is bounded by the Indian Ocean to the west, the Mandurah estuary to the south, the local government boundary with the City of Rockingham to the north and the Serpentine River to the east. The Gordon Road RRP, which provides treated MAR water to the aquifer for the City to abstract, is located centrally within the study area.

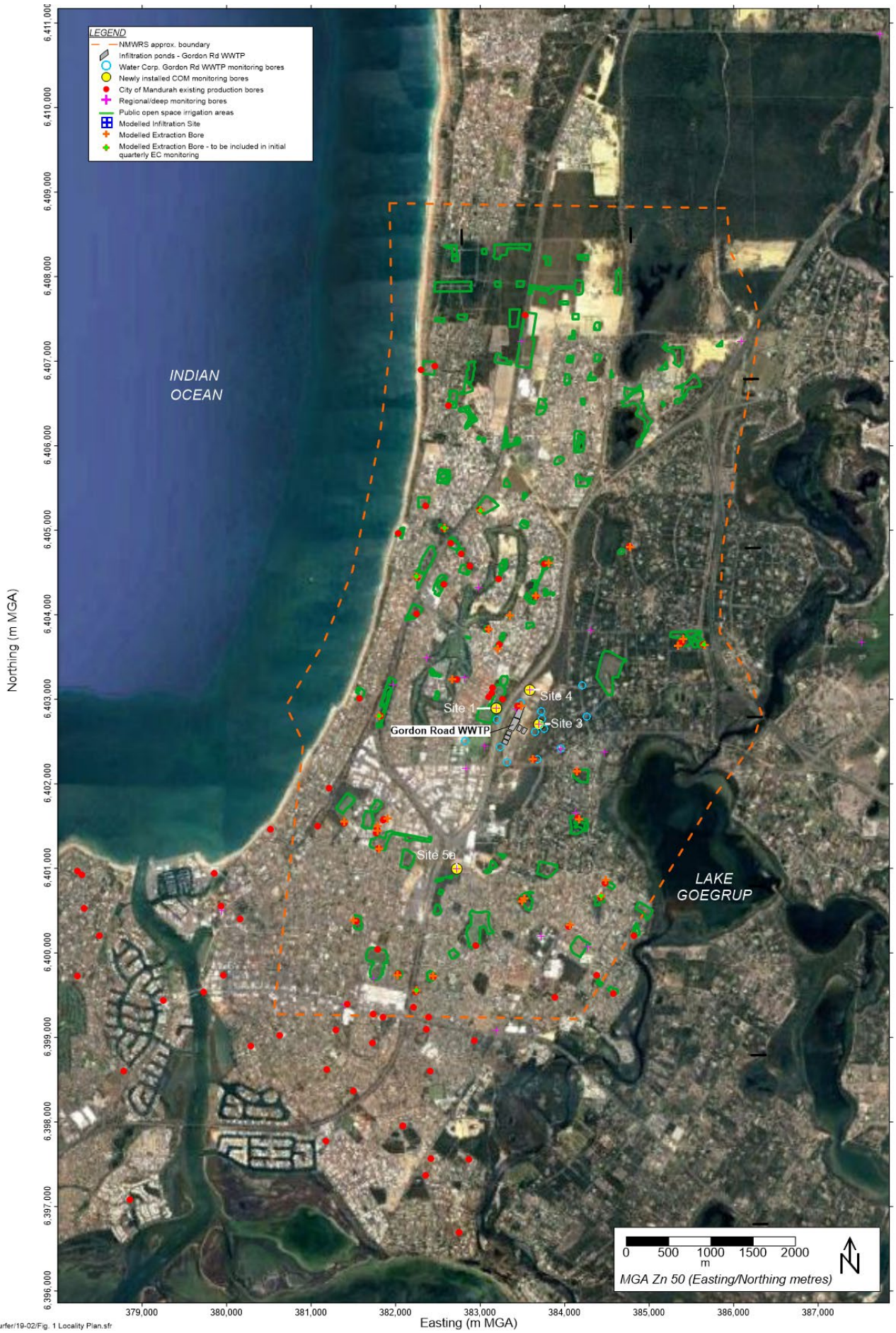


Figure 1: North Mandurah Managed Aquifer Recharge Study Area.

Previous Relevant Documentation

• G.21/05/19	21 May 2019	Hydrogeological Assessment. Council agreed to include a recommended scheme, project implementation planning and costing.
• G.12/06/18	12 June 2018	Water Resources Drilling and Hydrogeological Study Update. Council approved progressing the program and study through construction of monitoring bores, field investigations and reporting to ascertain the current extent of the Managed Aquifer Recharge Zone.
• G.12/06/17	19 Dec 2017	North Mandurah Wastewater Reuse Study: Interim Report. Council agreed for the City to meet with the Water Corporation, Department of Water and Environmental Regulation and Department of Health to confirm their support for the project and ascertain any additional regulatory requirements.

Background

With reduced rainfall, over subscription on aquifer licensed water supply and evidence of future water quality decline due to coastal saline intrusion, the City has been targeting alternative water resources for irrigating City managed Public Open Space (POS) in North Mandurah. Additional water supplies will be required as the water demand is predicted to reach a total of 2 Gigalitres by 2030.

The City undertook a multi-criteria analysis to identify the preferred option for the North Mandurah water supply. The options considered included:

1. Direct Reuse: Tertiary Treatment Plant and distribution of water to Day Storage Tanks.
2. Indirect Reuse: Aquifer Recovery (Water recovered from disposal into the Superficial aquifer) and distribution of the water to Day Storage Tanks.
3. Indirect Reuse: Aquifer Recovery (Water recovered from disposal into the Superficial aquifer) and distribution of the water to decentralised Infiltration Galleries.
4. Indirect Reuse/Water for the Future: Aquifer Recovery (Water recovered from disposal into the Superficial aquifer) and distributed to 'Large' Infiltration Galleries.
5. Indirect Reuse: Managed Aquifer Recharge (MAR Water recovered from disposal into the Superficial aquifer) and Direct Supply into Irrigation Systems.

Option 5 being the Managed Aquifer Recharge option (MAR) received the highest assessment rating. This alternative water source option was chosen based on this water supply being achievable, sustainable and affordable.

In order to progress the MAR option, the City appointed an expert consultant (Rockwater Pty Ltd) to complete a Hydrogeological Study to ground-truth the additional water allocation. During the study, City officers worked with the Water Corporation, the Department of Water and Environmental Regulation (DWER) and the Department of Health (DoH) to ensure a high level of engagement existed with these regulatory agencies.

The Department of Water and Environmental Regulation (DWER) supported the City's investigation of the potential MAR water supply and the need to better understand the hydrogeological complexities of the project and study area including a drilling program to ascertain the extent of MAR water available in the North Mandurah catchment.

Additionally, DWER have advised that supplementary water allocations are required due to the Mandurah artesian Leederville aquifer approaching the point at which the sustainable yield is fully allocated.

On completion of the Hydrogeological Study the formal MAR zones were established and the City has received an additional water licence of 300,000kL per annum to provide water for priority POS. Priority POS were selected and approved by DWER, as they require additional water allocations to maintain the spaces for active sport and the community. The additional allocation has taken the approved water supply for North Mandurah from approximately 1.3 Gigalitres to 1.6 Gigalitres.

Comment

The City must continue to plan for sustainable secure water allocations for POS and the environment. Water security provides many benefits for the community and the environment. The most important area to focus on is based on priority sites requiring additional water allocation for maintenance. Additionally, these priority sites are currently supplied by water from the Mandurah Artesian Leederville aquifer, which is experiencing, presently and into the future, water level and quality decline (coastal saline intrusion).

In order to maintain standards, additional and better water quality needs to be secured for these sites. Using the additional 300,000kL/annum, DWER has approved, the following site-specific allocations as outlined in the following table (Table 1) to address these water requirements.

Table 1: Priority POS and Environmental Water Supply Sites.

Priority Sites	Volume	Units
Meadow Springs Sporting Oval	112,500	kL/year
Rushton Park^	22,160	kL/year
Bortolo Oval^	23,040	kL/year
Lakelands Ovals^	23,040	kL/year
Greening Mandurah - Tree Water Supply	60,840	kL/year
Administration - Eastern Foreshore*	23,040	kL/year
Mandurah Ocean Marina*	14,600	kL/year
Mariners Cove*	20,780	kL/year
Total	300,000	kL/year

Note: Water volumes are determined on water deficient sites and estimated aquifer flow rates. Volumes are subject to change depending on each sites water demand requirements.
^Priority water supply sites 2023-2024 (combined shallow and Leederville aquifer supply).
*Priority water supply sites 2024-2025.

These water allocations will require infrastructure in order to utilise the additional 300,000kL/annum. The City has investigated the feasibility of a ‘dual/combined aquifer’ water supply, which will involve existing water tanks and irrigation mainlines receiving increased volumes of sustainable and MAR water to deliver each POS required water demands.

The following table (Table 2) outlines the capital cost to complete the water supply upgrade to three (3) priority sites within North Mandurah for the 2023-2024 financial year and three (3) priority sites for the 2024-2025 financial year.

Table 2**:** Indicative infrastructure costs to complete production bore drilling and water supply infrastructure installation, upgrades and commissioning.

Site	Infrastructure	Financial Year	Expenditure
Meadow Springs Sporting Oval	Infrastructure not required. Existing infrastructure to supply additional water to the onsite water tanks.	2023/2024	$0
Greening Mandurah - Tree Water Supply	Infrastructure not required. Existing infrastructure to supply additional water to the onsite water tanks.	2023/2024	$0
Rushton Park	1 x Production Bore (Superficial), Variable Speed Drive, Pump, Headworks, Mainline connection, Power and Communication.	2023/2024	$65,000
Bortolo Oval	1 x Production Bore (Superficial), Variable Speed Drive, Pump, Headworks, Mainline connection, Power and Communication.	2023/2024	$65,000
Lakelands Ovals	1 x Production Bore (Superficial), Pump, Headworks, Tank Supply Connection, Power and Communication.	2023/2024	$45,000
		2023/2024 Total:	$175,000
Administration - Eastern Foreshore*	1 x Production Bore (Superficial), Variable Speed Drive, Pump, Headworks, Mainline connection, Power and Communication.	2024/2025	$60,000
Mandurah Ocean Marina*	1 x Production Bore (Superficial), Variable Speed Drive, Pump, Headworks, Mainline connection, Power and Communication.	2024/2025	$45,000
Mariners Cove*	1 x Production Bore (Superficial), Variable Speed Drive, Pump, Headworks, Mainline connection, Power and Communication.	2024/2025	$60,000
		2024/2025 Total:	$165,000

Delivering these capital infrastructure works will reduce water demand pressure, provide improved water quality, including less reliance on the Mandurah Leederville Artesian aquifer and support a transition over to MAR water for key POS.

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 29 July 2022, and the following recommendation was made:

1. MEAG recommends the City to continue to focus on alternative fit-for-purpose water supplies, which includes Managed Aquifer Recharge water for Public Open Space.

Statutory Environment

Throughout the study and associated drilling program the City has been working closely with the regulatory agencies to ensure a fit-for-purpose water supply is approved within the North Mandurah catchment. The following approvals and progress have occurred with each agency:

Water Corporation

The Water Corporation and the City have signed a 10-year water supply agreement (10 years with effect from the 31 July 2021) to infiltrate 3 Gigalitres per year of treated wastewater into the Superficial aquifer. This water supply will be required to continue to support the North Mandurah catchment sustainable water supply for the environment and recreational space.

Department of Water and Environmental Regulation (DWER)

DWER have reviewed the completed study and concluded that a significant sustainable freshwater lens has been created in the North Mandurah sub-area. As such, DWER have approved the following:

- An additional MAR licence of 300,000kL per year, to take water for irrigating Public Open Space. This water allocation will support and maintain prioritised sporting ovals within North Mandurah, which includes Bortolo Oval, Rushton Park Ovals and Lakelands Ovals.

Department of Health (DoH)

The DoH have provided an approval to utilise the MAR licensed water in accordance with the guidelines for the non-potable uses of recycled water in Western Australia. The DoH provided an amendment date of approval, on the 25 August 2020, with the change of exposure risk level to medium (E. coli <10cfu/100ml). The City has completed a Recycled Water Quality Management Plan and currently completes monthly microbial monitoring compliance for sites within the 250-metre zone of infiltration.

Policy Implications

The following policies for the North Mandurah aquifer recharge, additional water allocation for Public Open Space irrigation and the environment, are relevant to this report:

- POL-CNP 04 Policy - Recreation Facilities Usage:

  The policy aims to endorse sustainable water supply. This report supports the requirement to provide fit-for-purpose water for POS and the result of access for the community to a range of facilities and reserves involving a variety of functions, events and activities.

- POL-EVM 04 Policy – Ocean Sewerage Outfalls:

  The policy aims to ensure that no ocean sewerage outfalls are developed along the Mandurah Coastline. This report complements the policy by identifying a feasible alternative to ocean sewerage outfalls via MAR and POS irrigation.

- POL-PKR 02 Policy – Parks and Reserves:

  This policy aims for the City to provide and maintain a variety of parks and reserves to fulfil the community's need for balanced social, environmental and economic outcomes. This report complements affordable and sustainable water allocations for the provision of a variety of parks and reserves for the community.

Financial Implications

The MAR water allocation for the priority sites will require water supply infrastructure installation and upgrades. If supported, the necessary funds to complete production bore drilling and water supply infrastructure installation, upgrades and commissioning ($175,000 and $165,000, respectively, in the 2023/2024 and 165,000 financial years) will need to be included in the City's Long Term Financial Plan.

Risk Analysis

Water security is an identified strategic corporate risk for the City. MAR water is the identified mitigation approach the City has adopted to address this risk and requires:

1. Implementing and introducing the new water supply infrastructure to existing and priority sites.
2. Continuing to work with DWER and the Water Corporation to recognise and monitor the sustainable Superficial aquifer groundwater recharge and ever-increasing catchment flows to the Gordon Road Resource Recovery Plant.
3. Recognising and continuing to monitor MAR water to moderate ongoing catchment risks, which includes groundwater saline intrusion and over-abstraction of 'native' groundwater.

These risks are further mitigated through the approval process with the relevant departments.

It is also noted that, as with any groundwater extraction project, there is some uncertainty with respect to the quality and quantity of the water supplies that are available at each location and this will not be confirmed until the pilot holes have been drilled as part of the onsite works.

Strategic Implications

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

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

Environment:
- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.

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

Conclusion

The additional water allocation in the North Mandurah MAR water supply licence enables the City to provide further water supply, including improved water quality, to priority sites identified as Bortolo Ovals, Rushton Park Ovals, Lakelands Ovals, Eastern Foreshore, Mandurah Ocean Marina and Mariners Cove.

This requires an upgrade to the water supply infrastructure at these priority sites.

Council is requested to endorse the inclusion of the necessary capital expenditure under the City's Long Term Financial Plan.

RECOMMENDATION

That Council:

1. **Notes the progress made on securing a sustainable water resource for North Mandurah in the form of the Managed Aquifer Recharge; and**

2. **Endorses the inclusion of capital expenditure of $175,000 and $165,000, respectively, in the 2023-2024 and 2024-2025 financial years, under the Long Term Financial Plan, to implement and establish water supply production bore infrastructure for Bortolo Ovals, Rushton Park Ovals, Lakelands Ovals, Eastern Foreshore, Mandurah Ocean Marina and Mariners Cove.**

10	**SUBJECT:**	Coastal Hazard Risk Management Adaptation Plan - Council Endorsement
	DIRECTOR:	Director Built and Natural Environment
	MEETING:	Council Meeting
	MEETING DATE:	22 November 2022

Summary

In 2018, the City of Mandurah (the City) was successful in obtaining grant funding from the State Government to engage a consultant to develop a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for Mandurah's northern beaches. Despite significant delays due to COVID-19 and staffing issues with the successful consultant GHD, the project has now been completed and as per the CHRMAP guidelines provided by the State Government, it is being presented to Council for final endorsement. The community and Elected Members have been widely consulted throughout the CHRMAP process whilst other stakeholders such as the Department of Transport, the Department of Planning and the PNP have been represented via membership of the Steering Committee.

The CHRMAP document itself provides a comprehensive overview of the short, medium and long-term risks to the City's northern beaches coastline and provides a hierarchy of adaptation options for addressing these risks into the future. It is likely that adaptation options identified in the CHRMAP will be further refined into the future and provide a basis for decision making and action planning to mitigate the future risks that have been identified.

Council is requested to endorse the final draft of the CHRMAP in order to meet the requirements in the guidelines and bring this initial phase of the CHRMAP process to completion.

Disclosure of Interest

Nil

Location

Mandurah's northern beaches from Robert's Point to the City's northern boundary at Madora Bay.

Previous Relevant Documentation

• G.13/7/20	28 July 2020	Progress update including Steering Committee changes.
• G.22/5/20	26 May 2020	Progress update on CHRMAP.

Background

The City of Mandurah's northern beaches from Roberts Point to Madora Bay are vulnerable to the adverse impacts of coastal erosion and a number of investigations have confirmed this vulnerability. The vulnerability of land use and development within the coastal zone from physical process hazards is expected to increase in the future. While the scientific community has established that human-induced climate change is occurring, uncertainty remains about the magnitude and extent of the impacts. Despite the uncertainty, consideration of coastal hazards and the adaptation management of appropriate planning responses can provide economic, environmental and social benefits.

The City has, in the past, had a number of coastal vulnerability studies for the developed coastal zone between Roberts Point and Madora Bay. Despite these studies being limited by inputs that are not aligned to the State Planning Policy 2.6 – State Coastal Planning Policy (SPP 2.6), they still indicated that portions of the coastline are at risk from erosion hazards over a 100 year planning timeframe.

In accordance with the SPP 2.6, areas at risk of being affected by coastal hazards were required to prepare a Coastal Hazard Risk Management and Adaptation Plan to address these risks into the future. The guidelines for preparing a CHRMAP are clearly outlined in SPP 2.6 and these guidelines were strictly adhered to during preparation of the City's Northern Beaches CHRMAP.

The CHRMAP is a strategic planning document that informs community and decision makers about the potential hazards, consequences and actions needed to meet the challenges of sea level rise and the coastal hazards of erosion and inundation (flooding). The CHRMAP identified areas and assets vulnerable to sea level rise and coastal hazards and develops strategies to ensure land in the coastal zone is continuously provided for foreshore management, public access, recreation and conservation.

This CHRMAP has been developed for the coastline from Roberts Point to Madora Bay. This draft report informs stakeholders and the community about:

- Potential risks arising from hazards in the coastal zone
- Key coastal infrastructure and assets at risk within the coastal zone
- Community and cultural values of the coastal zone
- Adaptation pathways and management options that the City and other stakeholders can pursue to address the risks from coastal hazards over time.

The City is strongly being encouraged to adopt a risk management and adaptation planning approach to deal with the adverse impacts of coastal hazards. This approach will ensure these hazards are appropriately factored into decision-making processes regarding assets at risk or potentially at risk, sustainable land use and any future development. The State Planning Policy 2.6 – State Coastal Planning Policy (SPP 2.6) supports a risk management approach and provides the framework for undertaking risk management and adaptation planning for coastal hazards in Western Australia. Australian Standard 5334-2013 also provides a framework for climate change adaptation for settlements and infrastructure.

Ultimately, the CHRMAP will guide investment decisions by the City in terms of the location and maintenance of coastal infrastructure and provide guidance for the development of statutory planning controls.

Comment

The draft CHRMAP has been prepared by following the guidelines outlined in the Coastal Hazard Risk Management Adaptation guidelines prepared by the Department of Planning Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC).

GHD were the consultants who undertook the work on behalf of the City. The study was partially funded by a Coastal Management Plan Assistance Program (CMPAP) grant and the total cost of the project was $155,000 of which the grant provided 50% of the funds.

There were some delays to the project caused by COVID-19 restrictions and serious health issues with GHD staff members, however, where and when possible, the study proceeded effectively by implementing contingency measures that were agreed upon by all parties, including the Steering Committee.

The community have been consulted on numerous occasions by online survey, face to face surveys onsite, a community workshop to raise awareness of the coastal hazards identified in the study and to determine the values ascribed to the coast by our community, a second community workshop to work through the proposed adaptation options and cost benefit analysis and finally, making the draft document available for public comment for a 28 day period in September/October 2022. City officers and GHD have had the opportunity to address feedback continually along the way and feel that all stakeholders who have engaged with the process have had every opportunity to have their voices heard and their opinions discussed.

The City's Youth Advisory Group and Winjan Aboriginal Corp both received presentations on the CHRMAP in 2021 and were asked for feedback, however, whilst the presentations were well received, no formal feedback was provided.

There have been four briefings conducted for Elected Members throughout the CHRMAP process.

Overall, the recommended adaptation options for future consideration have been grouped into timeframes nominated as "short term" (next ten years), "medium term" (2032 – 2070) and "long term" (2070 – 2110). Whilst the medium term and long term recommendations are important, it is recognised that priority should be given to the short term recommendations and as such, City officers are currently compiling a ten year action plan for the Northern Beaches CHRMAP which should be available for Council consideration in early 2023.

Throughout the community consultation phases of the project, it became evident that access to the beach, continued recreational opportunities along with appropriate protection measures were highly valued by the community. As such, it is not surprising to see that continued monitoring of the coast, improved sand bypassing, beach renourishment and planning for softer coastal protection measures featured prominently in the preferred adaptation options. It was also recognised that land use planning in coastal areas affected will require due consideration of appropriate planning controls to ensure that landholders are aware of the identified risks and what constraints there may be to future development in areas of high risk.

All of the CHRMAP recommendations can be read in full in the attached "Final Draft CHRMAP" document. **(Attachment 10.1).**

Having followed the process from start to finish, City officers are confident that the recommended adaptation options outlined in the draft CHRMAP are both fit for purpose and generally reflect the majority of community sentiment. The upcoming CHRMAP ten year action plan will provide greater detail into specific projects that will require implementation as a result of the CHRMAP.

MEAG Comment

This item was considered by the Mandurah Environmental Advisory Group at its meeting on 28 November 2022 and the following recommendation was made:

1. *MEAG views the Northern Beaches CHRMAP as a necessary and pre-emptive plan to address future coastal management issues for City of Mandurah and recommend that Council adopt the CHRMAP when it is presented at the November Council meeting.*

Consultation

A comprehensive community consultation process has been undertaken as part of the development of the CHRMAP as outlined previously in this report.

Statutory Environment

State Coastal Planning Policy 2.6

Policy Implications

The completion of the CHRMAP document is well aligned to SCPP 2.6.

Financial Implications

The overall cost of undertaking the CHRMAP was $155,000 of which $75,000 was funded via the State Government via a CMPAP grant. The costs of the project were borne over a three year period.

There will be costs associated with the implementation of the CHRMAP ten year action plan that will be estimated and presented to Council for consideration and inclusion in the LTFP in early 2023.

Risk Analysis

Failure to complete a CHRMAP would render the City at risk of not following the guidelines for all Local Government coastal land managers outlined in SCPP 2.6. For all future coastal protection grants in Western Australia, priority will be given to those grant applications seeking funds to implement recommendations from their CHRMAP so there is a risk that if Council do not wish to adopt/endorse the current CHRMAP then obtaining grant funding from the State Government to implement the recommendations into the future may be compromised.

Strategic Implications

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

Economic:
- Establish and leverage opportunities with key stakeholders to achieve sustainable economic outcomes with due consideration to environmental impacts.

Social:
- Provide a range of social, recreational and cultural experiences for our residents and visitors to enjoy and take pride in.
- Provide diverse and sustainable places and spaces that enable people to lead an active lifestyle.

Environment:
- Advocate for and partner with key stakeholders to ensure environmental impacts are considered in all planning, strategy development and decision making.
- Protect and manage our local natural environment ensuring our actions don't adversely impact our waterways.
- Create opportunities for the community to promote and preserve our local natural environment.
- Educate and provide leadership on environmental and climate change related issues.
- Partner and engage with our community to deliver environmental sustainability outcomes.

Organisational Excellence:
- Demonstrate regional leadership and advocate for the needs of our community.
- Ensure that our actions maintain a sustainable balance between economic growth, the environment and social values.

Conclusion

The CHRMAP process has afforded the City the opportunity to review the risks associated with coastal vulnerability to our Northern Beaches both in the short term and medium and longer term planning timeframes. The final document provides a robust framework for future decision making along the Northern Beaches and will underpin the development of a ten year action plan in which specific details of adaptation options will be provided. It has also been a timely project in that it has raised community awareness of coastal risks and provided those community members with an interest in the coast, the opportunity to participate in the process of planning for the future. Council are requested to endorse the final draft of the CHRMAP to guide decision making and action planning to mitigate the future risks to the City's Northern Beaches.

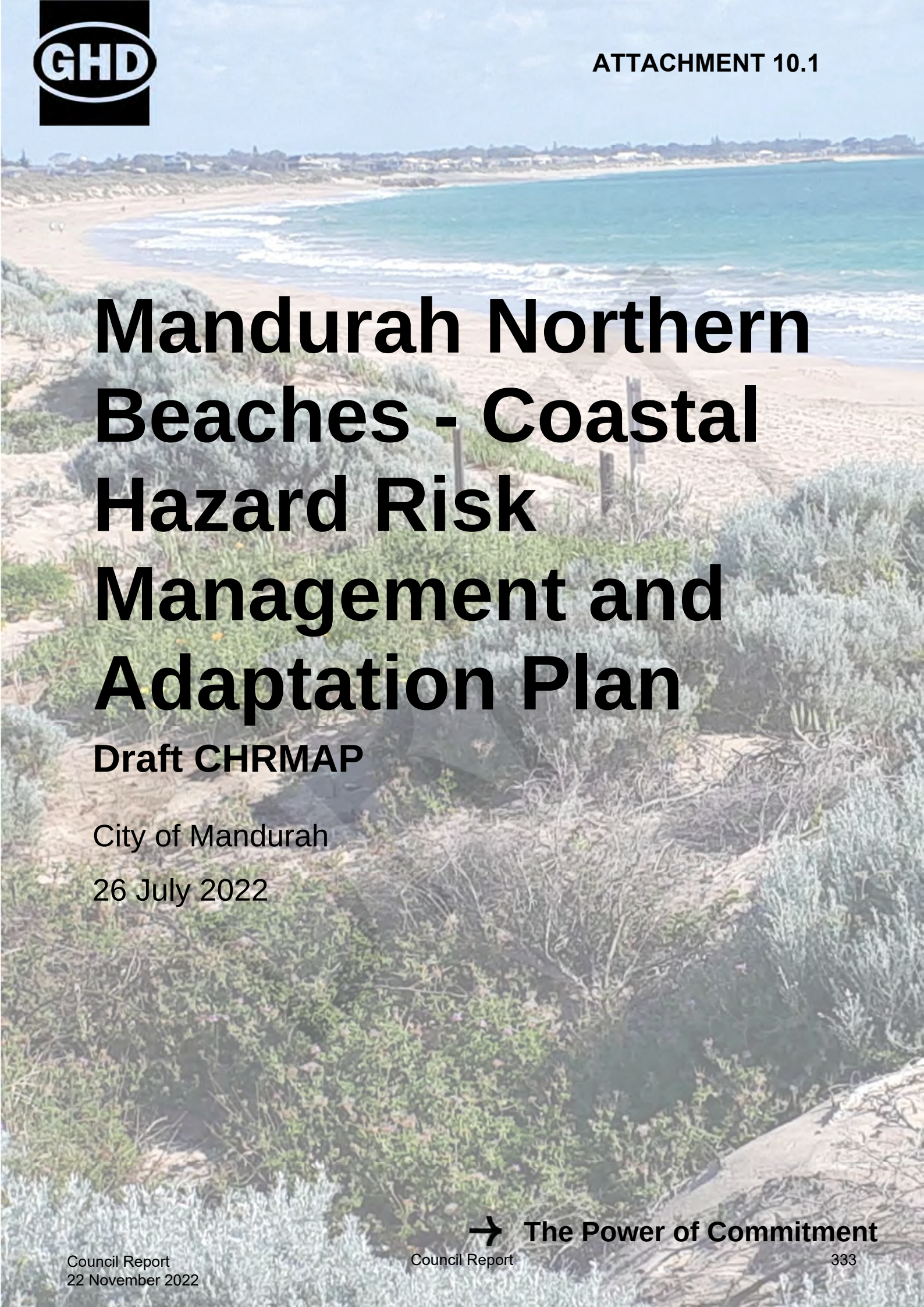
NOTE:
- Refer ***Attachment.10.1*** **Mandurah Northern Beaches – Coastal Hazard Risk Management and Adaptation Plan. Draft CHRMAP.**

RECOMMENDATION

That Council:

1. **Endorse the final draft CHRMAP as presented in Attachment 10.1.**

2. **Notes that a ten year action plan for the Northern Beaches CHRMAP will be presented to Council for consideration in early 2023.**



Mandurah Northern Beaches - Coastal Hazard Risk Management and Adaptation Plan

Draft CHRMAP

City of Mandurah

26 July 2022

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Executive summary

This Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) identifies and considers coastal hazards and risks for the City of Mandurah's Northern Beaches, which is the coastline between Roberts Point and Madora Bay, culminating in a recommended adaptation pathway with actions to assist in adapting to immediate coastal inundation and erosion risks, and undertaking appropriate planning to address increasing risk over time. This CHRMAP considers hazards and risks in the immediate-term (2020), short-term (2020 to 2030), medium-term (2030 to 2070) and the long-term (2070 to 2120).

Table 1 Planning horizons

Planning period	Outcome
Immediate-term (2020):	Actions recommended to address current intolerable risks
Short-term (2020 to 2030):	Actions recommended to address short term intolerable risks to 2030
Medium-term (2030 to 2070):	Planning decisions, additional investigations and decision making required to address risks that will become intolerable between 2030 and 2070
Long-term (2070 to 2120):	Planning approaches to assist the Shire prepare for long-term risks to 2120

The areas of the City's Northern Beaches that are vulnerable to coastal erosion and flooding have been identified via a Coastal Hazard Assessment. This assessment provides a representation of the areas within the study area expected to be vulnerable to erosion and/or coastal flooding based on coastal modelling for the timeframes of 2020, 2030, 2050, 2070, 2090 and 2120.

The hazard assessment considers erosion and flooding risk associated with different storm scenarios. In the context of coastal hazard assessments, likelihood is defined as the chance of a coastal hazard occurring and how often it may impact an asset, land use or value. In the coastal hazard assessment, for each planning horizon, the CHRMAP considers three scenarios with relative levels of likelihood – almost certain, possible and rare.

Once the exposure (likelihood) of an asset being impacted is determined through the coastal hazard assessment, a vulnerability assessment is undertaken which combines the exposure risk with the sensitivity (consequence of the risk occurring) to provide a potential impact. A coastal hazard assessment then further considers the adaptative capacity of that asset to provide a vulnerability assessment at each timeframe. The outcome of this is whether the risk is considered acceptable, tolerable or intolerable, noting that this can change over time scales as the potential exposure to the risk increases (due to sea level rise for example). The erosion and inundation risk tolerance scales are shown in Table 2 and Table 3.

Table 2 Erosion Tolerance Matrix

Risk Level	Vulnerability		
	Low	Medium	High
Low	Acceptable	Acceptable	Tolerable
Medium	Acceptable	Tolerable	Intolerable
High	Tolerable	Intolerable	Intolerable
Extreme	Tolerable	Intolerable	Intolerable

Table 3 Inundation Tolerance Matrix

Risk Level	Adaptative Capacity		
	Low	Medium	High
Low	Tolerable	Acceptable	Acceptable
Medium	Intolerable	Tolerable	Acceptable
High	Intolerable	Intolerable	Tolerable
Extreme	Intolerable	Intolerable	Tolerable

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Based on this assessment, the assets in each planning unit at intolerable risk from either erosion and inundation are noted in Table 4. Generally, the Northern Beaches of Mandurah have more exposure to erosion risk than inundation, with risk from inundation primarily observed around the lower lying areas of the Mandurah Marina.

Table 4 Summary of coastal hazard risk tolerance levels

Management Unit	Immediate (2020 risk)	Current (to 2070 risk)	Long-Term (2070-2120)
01A. Roberts Point	Intolerable – Residential and ocean access structures	Intolerable – Multiple asset types	
01B. Halls Head	Intolerable – Coastal pathways		Intolerable – Multiple asset types
2A. Mandurah Marina	Intolerable – Residential		
2B. Mandurah Marina / Seashell Resort	Intolerable – Residential and carparks	Intolerable – Multiple asset types	
3. Town Beach	Intolerable – Residential and coastal pathways	Intolerable – Multiple asset types	
4. Silver Sands	Intolerable – Multiple asset types		
5. Orion Rd Groyne to Wade St Groyne	Intolerable – Multiple asset types		
6. Watersun Beach	Intolerable – Multiple asset types		
7. San Remo (South of Surf Club)	Intolerable – Multiple asset types		
8. Surf Club to Abeona Pde	Intolerable – Multiple asset types		
9. Abeona Pde to Diadem Pl	Intolerable – Multiple asset types		
10. Madora Beach	Intolerable – Multiple asset types		

Where areas were exposed to intolerable risk, potential adaptation pathways were developed for short to long term responses. A number of pathways were identified for each planning unit and then subjected to a multi criteria assessment (MCA) as well as a cost benefit analysis (CBA). The MCA process considered a number of factors, including coastal values, environmental, safety and amenity. The preferred adaptation pathways for each unit is summarised in Table 5 and shown in Figure 1.

Table 5 Flexible adaptation pathways per planning unit for Mandurah Northern Beaches

Planning Unit	Short-term (2020 – 2030)	Medium-term (2031 – 2070)	Long-term (2071-2120)
1A	Protect	Renew protection	
1B	Monitor and maintain, improve dune vegetation	Protect (Buried Seawall)	Renew protection
2A	Maintain current protection structures	Renew/upgrade protection (end of design life)	Raise land levels (accommodate)
2B	Nourish, dune revegetation, maintain existing protection structures	Protect	Renew protection
3 - 9	Nourish, dune revegetation Maintain groynes / existing protection structures where relevant (units 3, 4, 5 and 8)	Protect	Renew protection
10	Monitor		Protect

A key assumption for entire study area is that sand bypassing across the Mandurah Ocean Entrance (as well as further south at Dawesville) needs to continue via whatever means (mechanical, pump, permanent or discrete event) to ensure that the key coastal value of sandy beaches is supported as well as assisting in providing protection and a buffer to coastal erosion, thus delaying the need for engineered protection measures. The type of bypassing should be further investigated as there is potential benefit to be gained both economically and from a

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coastal protection perspective by installing a permanent system which would move sand periodically, rather than once per year, more closely mimicking natural events.

In addition to the identified adaptation pathways, Table 6 provides a consolidated list of all recommended actions from across the implementation plan for delivery by relevant stakeholders to manage immediate risk and commence planning to adapt to increasing risk to 2070.

Table 6 Consolidated short-term action plan

Action	Timing	Key stakeholders
All areas		
Investigate site specific coastal processes and geotechnical stability of dunes to prioritise adaptation planning and investment for the current planning horizon (to 2070).	Within 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Continue with a general foreshore and coastal hazard monitoring program for whole assessment area	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Engage with state government, private industry, and the community to complete a Cost Benefit Analysis then use the results to prepare a long-term funding strategy for strategic, appropriate coastal adaptation (Benefit Distribution Analysis)	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Private industry (including within Mandurah Marina)
Identify sources of construction materials for protection options	Within 1-2 years	City of Mandurah Landcorp
Amend LPS No.12 to apply provisions of SPP 2.6 as part of the scheme and incorporate a SCA over residential areas at risk by 2070	Immediate	City of Mandurah Department of Planning, Lands and Heritage
Develop planning policy to support LPS amendment to define the coastal hazard zone (and which will define where notifications should be placed on title)	Within 1-2 years	City of Mandurah Department of Planning, Lands and Heritage
Review and update the Local Planning Strategy to consider the incorporation of a SCA over the area at risk of coastal inundation and erosion over the 100 year timeframe	Immediate	City of Mandurah Department of Planning, Lands and Heritage
Develop and deliver a community awareness campaign on coastal hazards and risk	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 1A – Roberts Point		
Investigate feasibility of hard active versus hard or soft passive protection options and implement preferred protection.	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Planning Units 1B and 2B – Halls Head and Mandurah Marina / Seashell Resort		

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Action	Timing	Key stakeholders
Undertake localised sediment transport assessment and review of coastal process to support feasibility assessment of permanent sand bypassing.	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Undertake additional assessment including detailed CBA, business case assessment and other feasibility level assessments as required.	Within 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
If deemed feasible and is supported by economic assessment, design and deliver permanent sand bypassing	5 – 10 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 2A – Mandurah Marina		
Prepare a short-term inundation accommodation and evacuation plan	Immediate	City of Mandurah Department of Fire and Emergency Services
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Units 3 through 9 – Town Beach through to Diadem Place		
Continue/update the existing monitoring program at fixed locations along the shoreline to monitor key erosion locations for targeted sand nourishment and revegetation campaigns, comprising both quantitative and qualitative monitoring. Monitoring should be undertaken at a minimum of biannually (winter/summer) and during/post significant storm events.	Within 1-2 years Post storm events 1 – 2 times per year	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Undertake sand nourishment and dune stabilisation at acute erosion points to provide a buffer from the immediate erosion hazard.	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Develop and implement revegetation program, with focus on erosion prone areas identified during monitoring activities.	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group

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Action	Timing	Key stakeholders
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport. Department of Planning, Lands and Heritage. Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 10 – Madora Beach		
Continue/update the existing annual monitoring program at fixed locations along the shoreline to identify erosion trends. If identified as required during monitoring activities, transition to targeted sand nourishment and revegetation campaigns.	Within 5 years Post storm events Annually	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group

The risk of coastal erosion and inundation will increase between 2070 and 2120. In the lead up to 2070, future iterations of coastal adaptation plans will need to engage with the community to understand the values and assets at risk, confirm risk levels, and make appropriate adaptation decisions.

To enable all options being available for future decisions on coastal risk beyond 2070, it is important that strategic planning for the growth of Mandurah maintains the future opportunity to both protect or retreat from areas of intolerable risk without increasing the cost to the future community of doing so. Changes to the planning framework are required to achieve two key adaptation outcomes:

1. Build resilience and flexibility into coastal planning frameworks to enable long-term retreat if required; and
2. Facilitate land use change to implement retreat as required.

These changes may include measures such as the expansion of current coastal planning reserves and the continued requirement for foreshore management plans for new developments. The ability to retreat is supported through the inclusion SPP 2.6 provisions in the Local Planning Scheme and development of a special control area.

This plan should be reviewed regularly, alongside the review of the City of Mandurah strategic plans and/or five-yearly reviews of local planning strategies. It is important to note the CHRMAP is an ongoing process and does not lay out a prescriptive pathway for what will happen into the future but provides a strong foundation and considered direction for decision makers, including the community, as these risks are addressed. Decisions will still be required to determine the most appropriate adaptation options for implementation and what funding models will allow this to progress. Any future updates to the plan will need to account for improved understanding of coastal hazard risks for Mandurah and/or changes to relevant planning policies in Western Australia. Where new information or methods become available that significantly modify the understanding of the coastal hazards, then adaptation approaches within coastal compartments would need to be reviewed through the CHRMAP hierarchy, as part of the ongoing monitoring and review process.

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.3 and the assumptions and qualifications contained throughout the Report.

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Figure 1 ***Summary of Adaptation Options***

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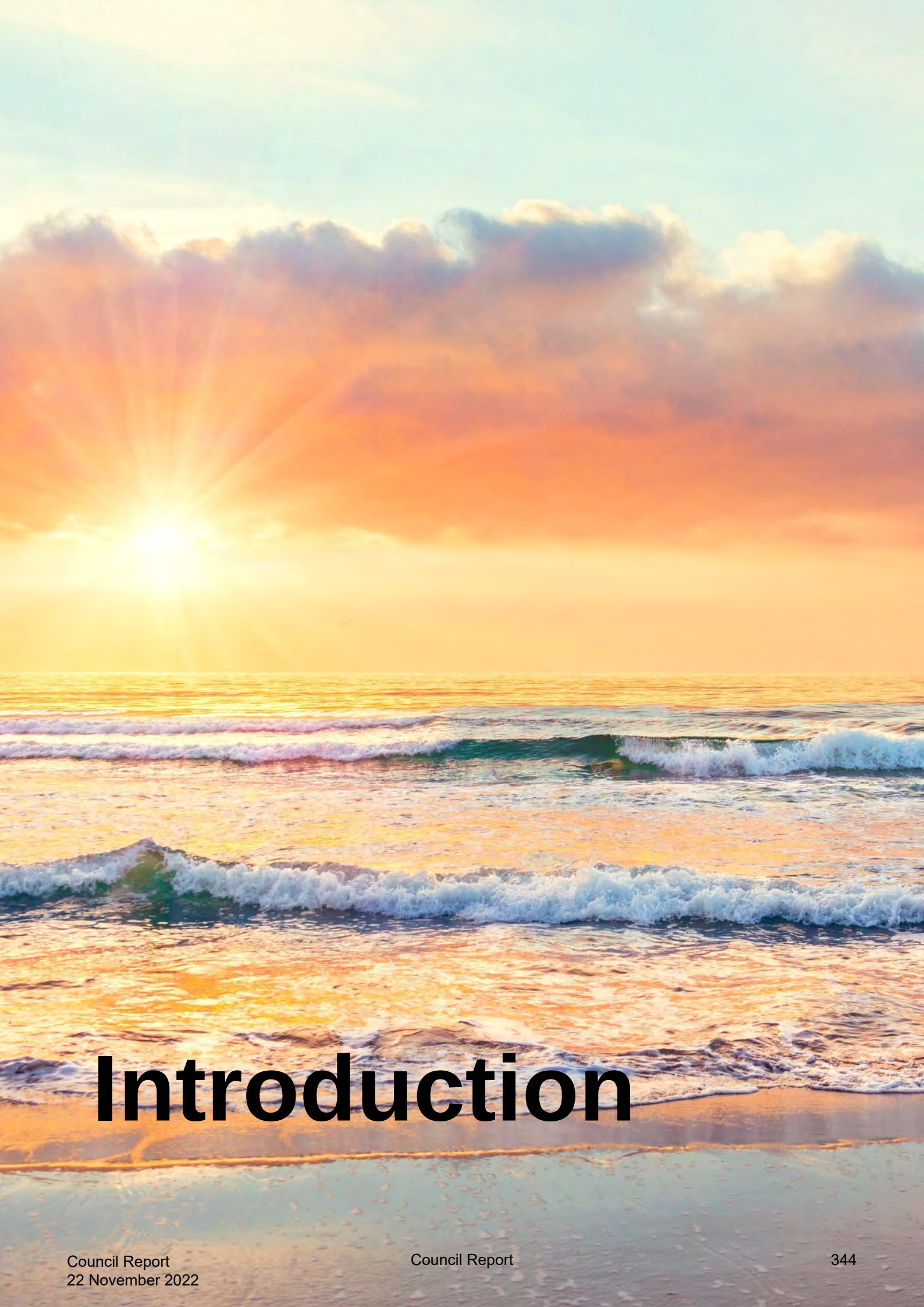

Introduction

1. Introduction

Located in the southwest of Western Australia, Mandurah is a metropolitan hub known for its coastal lifestyle and the natural beauty of its estuaries, lakes and local beaches. The Mandurah region has long been home to the Mandjoogoordap Bindjareb Noongar Traditional indigenous owners who were the first people to inhabit the area (Mandurah City Museum, n.d.). European settlement began in 1829 (City of Mandurah, 2020). Originally the settlement was a small fishing and fruit growing colony, but later expanded and developed a canning industry and a timber mill providing jobs and growth for the region. The Mandurah Shire Council was gazetted in 1961, driving the growth of the region to upgrade to town status in 1987 and subsequently City status in 1990. Today tourism is the leading industry in the municipality with many domestic and international tourists visiting each year.

Major drawcards for both tourists and residents to the Mandurah region is the combination of close proximity to Perth and the natural beauty, amenity and recreation offered by the nearby beaches and the Peel Harvey Estuary, which the City is sited between.

Mandurah's Northern Beaches support a diversity of important infrastructure and land use assets including transport, services, community and recreational infrastructure, urban land and the coastal foreshore reserve. These are assets strongly valued by the community and tourists for:

– the recreational opportunities they provide
– provision of character, sense of place and scenic landscape
– the supply of community facilities and services
– entertainment and social opportunities
– mental health benefits
– property ownership
– employment and economic benefits

The subject area for this study is located within the City of Mandurah, being approximately 65 kilometres south by road of Perth and close by to the Mandurah City Centre. Mandurah's Northern Beaches extend a total length of approximately 16 kilometres, from Roberts Point in the south in Halls Head to Madora Bay in the north (Figure 2). There are five (5) main coastal suburbs:

– Halls Head (Doddies Beach)
– Mandurah (Town Beach)
– Silver Sands
– San Remo
– Madora Bay

An assessment of Coastal Erosion Hotspots in Western Australia (Seashore Engineering Pty Ltd, 2019) identified that Doddies Beach and Ormsby Terrace within Mandurah's Northern Beaches are at serious risk of coastal erosion. This risk has been identified because of the geomorphology of the land as well as development that has occurred in the area.

With the original gazettal of State Planning Policy 2.6 State Coastal Planning Policy in 2003, the Western Australian Planning Commission acknowledged the importance of planning our coastal settlements in a manner that addresses current and future risks of coastal erosion and inundation (WAPC, 2013). The policy has been updated twice, in 2006 and 2013, and recommends the development of coastal hazard risk management and adaptation plans (CHRMAP).

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Figure 2 *Study area for the project*

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1.1 Purpose of this report

This CHRMAP considers the vulnerability of coastal assets to the adverse impacts of erosion and inundation for Mandurah's Northern Beaches culminating in a decision-making framework with recommended adaptation actions to assist in adapting to immediate coastal inundation and erosion risks and planning to address increasing risk over time. The purpose of this plan is to assist with coastal management decision making and is not to provide recommendations on coastal setbacks for development purposes. Coastal setback distances for new development should be assessed on a case-by-case basis, aligned with identified costal risk mitigation pathways and ensure development proposals demonstrate that impacts are minimal and can be managed.

This CHRMAP is the beginning of the conversation and journey with the community and stakeholders to understand and respond to the changing coast and communities. The plan has a very long-term planning horizon, considering the decisions that will need to be made from now until 2120. This plan recommends priority coastal management options to inform appropriate investment in coastal reserves and the town for future management, with a focus on the implementation and management of short-term actions in the next five years.

The plan has been prepared as the first iteration of an evolving, long-term planning and decision-making process for the community and key stakeholders to adapt Mandurah's Northern Beaches suburbs and infrastructure to coastal erosion and inundation. As the City of Mandurah, stakeholders and the community learn more about how the coast and communities will change in the future, this plan and recommended adaptation responses will evolve to reflect and respond to the values, aspirations, and learnings of the community and stakeholders.

This plan applies to the study area identified in Figure 2Figure 2. It assesses the vulnerability of coastal assets to the adverse impacts of erosion and inundation and proposes coastal adaptation measures that consider the overall coastal dynamics within the tertiary sediment cell of Mandurah's Northern Beaches. The coastal environment within the study area is a heavily managed foreshore, with engineered retaining and training structures, groynes and significant sand bypassing campaigns undertaken every year.

This plan has been prepared for implementation through the City of Mandurah planning framework and capital works programs. The City of Mandurah own, and are responsible for maintaining beaches, revetments and groynes within the Northern Beaches and are assisted with coastal management activities by the Department of Transport who undertake sand bypassing of the Mandurah inlet entrance and dredging of the channel to the Peel Harvey Estuary. The City is also responsible for the management and maintenance of community assets and transport infrastructure within the study area. Utility companies are responsible to electricity, water, gas and telecommunications infrastructure within the study area.

Land use in this area is predominately residential. Residential properties are privately owned with local government influencing planning and development through the planning and building approvals process.

In the short-term, this plan provides recommendations of management actions to conserve the functional and natural values of the coast and provide for sustainable land use and development. Where possible, the development of the short-term management actions should not limit future management options unless there is justification based on conserving functional and natural values.

In the long-term, this plan provides a road map for incorporation of adaptation planning into the City of Mandurah's land use planning framework and long-term financial plan.

The preparation of this plan has been co-funded by the City of Mandurah and the Department of Planning, Lands and Heritage's Coastal Management Plan Assistance Program.

1.2 Objectives

The objectives of the CHRMAP are to:

– improve understanding of coastal features, processes and hazards in Mandurah's Northern Beaches area
– gain an understanding of the vulnerability of Mandurah's Northern Beaches coastal zone to coastal processes
– identify vulnerability trigger points and respective timeframes for each management area in the coastal zone to identify the need for immediate or medium-term risk management and adaptation
– identify assets (natural and man-made) and their services and functions situated in the coastal zone

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– identify the value of at-risk-assets that are vulnerable to adverse impacts from coastal hazards
– determine the likelihood and consequence of the adverse impacts from coastal hazards on assets, and assign a level of risk
– identify management and adaptation measures (or 'actions') and how these can be incorporated into short and long-term decision-making.

1.3 Scope and limitations

This report has been prepared by GHD for City of Mandurah and may only be used and relied on by City of Mandurah for the purpose agreed between GHD and City of Mandurah as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than City of Mandurah arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (refer section 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by City of Mandurah and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

The purpose of estimating the coastal hazards of erosion and inundation in this study is to assess the risks to coastal assets and values to assist in the analysis of coastal adaptation risk mitigation solutions pathways. Coastal setback distances for new development should be assessed on a case-by-case basis, aligned with identified costal risk mitigation pathways. It is not to be used for the purpose of determining coastal setback distances for new development.

1.4 Assumptions

Climate change is a significant current and future issue and effects, such as sea level rise, are at this time difficult to quantify to a high degree of certainty. The following assumptions have been made during the preparation of this report:

The sole purpose of this CHRMAP is to evaluate the vulnerability of the City's assets within the coastal zone to the adverse impacts of erosion and inundation and provide risk management short-term actions and long-term strategies to deal with them.

– The reports are for evaluating coastal hazard risks and developing adaptation plans associated with coastal hazards and sea level rise for the City of Mandurah.
– The data and processes herein are to be used for coastal hazard risk assessment and adaptation planning purposes, approved by the City of Mandurah, and based on Australian and state government guidelines:
    - State Planning Policy No. 2.6 State Coastal Planning Policy (Government of Australia, Western Australian Planning Commission, 2013).
    - State Coastal Planning Policy Guidelines (Government of Western Australia, Western Australian Planning Commission, 2019)

These guidelines have been considered as per the requirements of the brief. This information has not been independently verified. Assumptions and recommendations that need further testing are noted in the text of the report.

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The establishment of the sea level rise aspects of the project uses data and scenarios based on publicly available information by the Intergovernmental Panel on Climate Change and guidance prepared by the Western Australian Department of Transport (Bicknell, 2010).

Climate change and coastal hazard assessment by its nature is a dynamic and ongoing process. As the sea level rise projections used are uncertain by nature, it is possible that the effects that actually occur may not be as assumed and stated in this exercise. Therefore, it is recommended that the City of Mandurah routinely incorporate the latest climate change science and sea level rise knowledge into all future planning.

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Planning Context

2. Planning Context

This CHRMAP sits within the local and regional planning framework, and provides guidance for the City of Mandurah to develop a planning framework that will adequately respond to coastal vulnerability over time. The key elements of the strategic planning framework that inform and/or are informed by this CHRMAP are illustrated in Figure 3, Figure 4, Figure 5 and Figure 6Figure 3.

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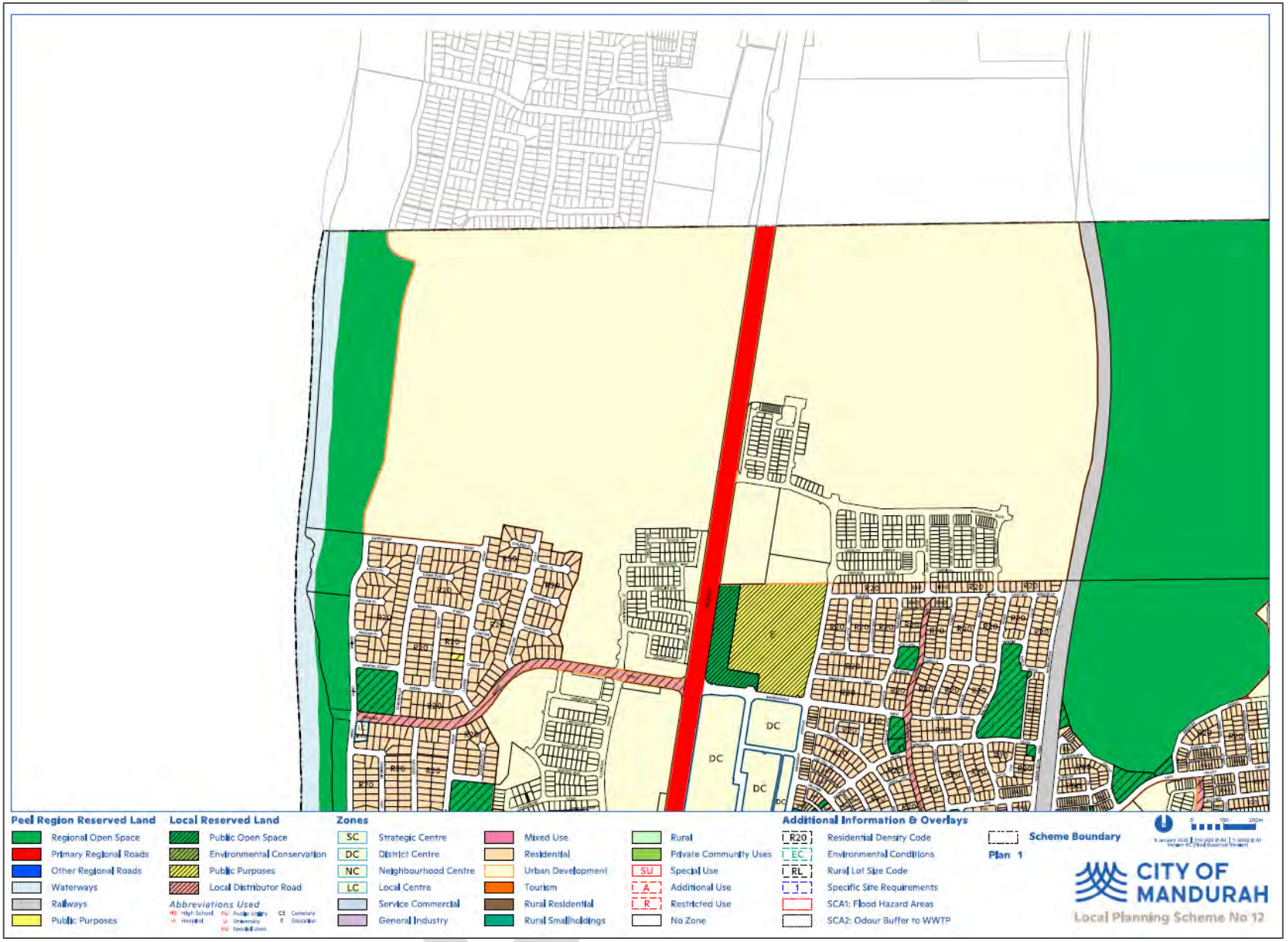

Figure 3 *Local Planning Scheme Map (Madora Bay), City of Mandurah 2022*

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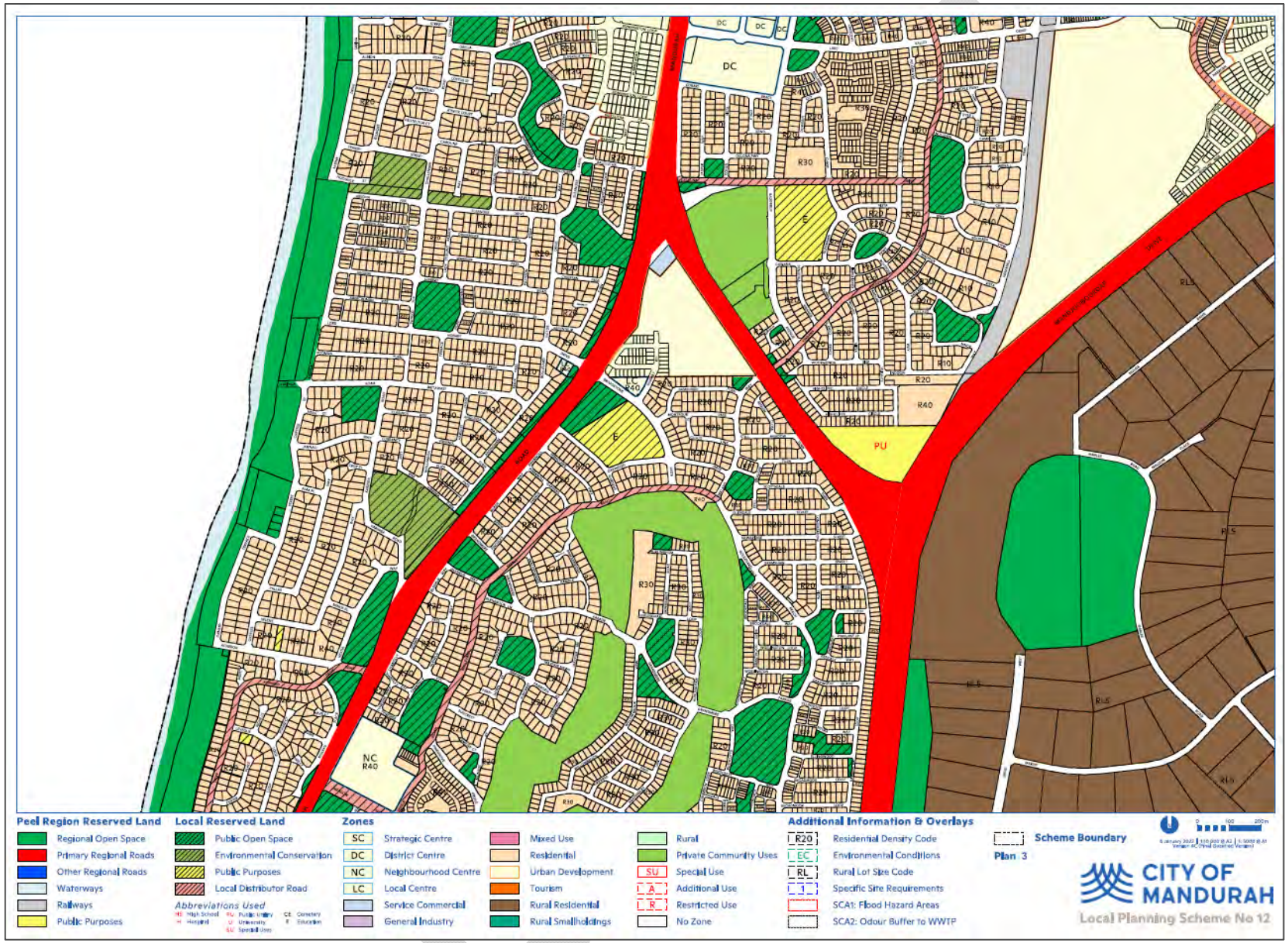

Figure 4 *Local Planning Scheme Map (San Remo), City of Mandurah 2022*

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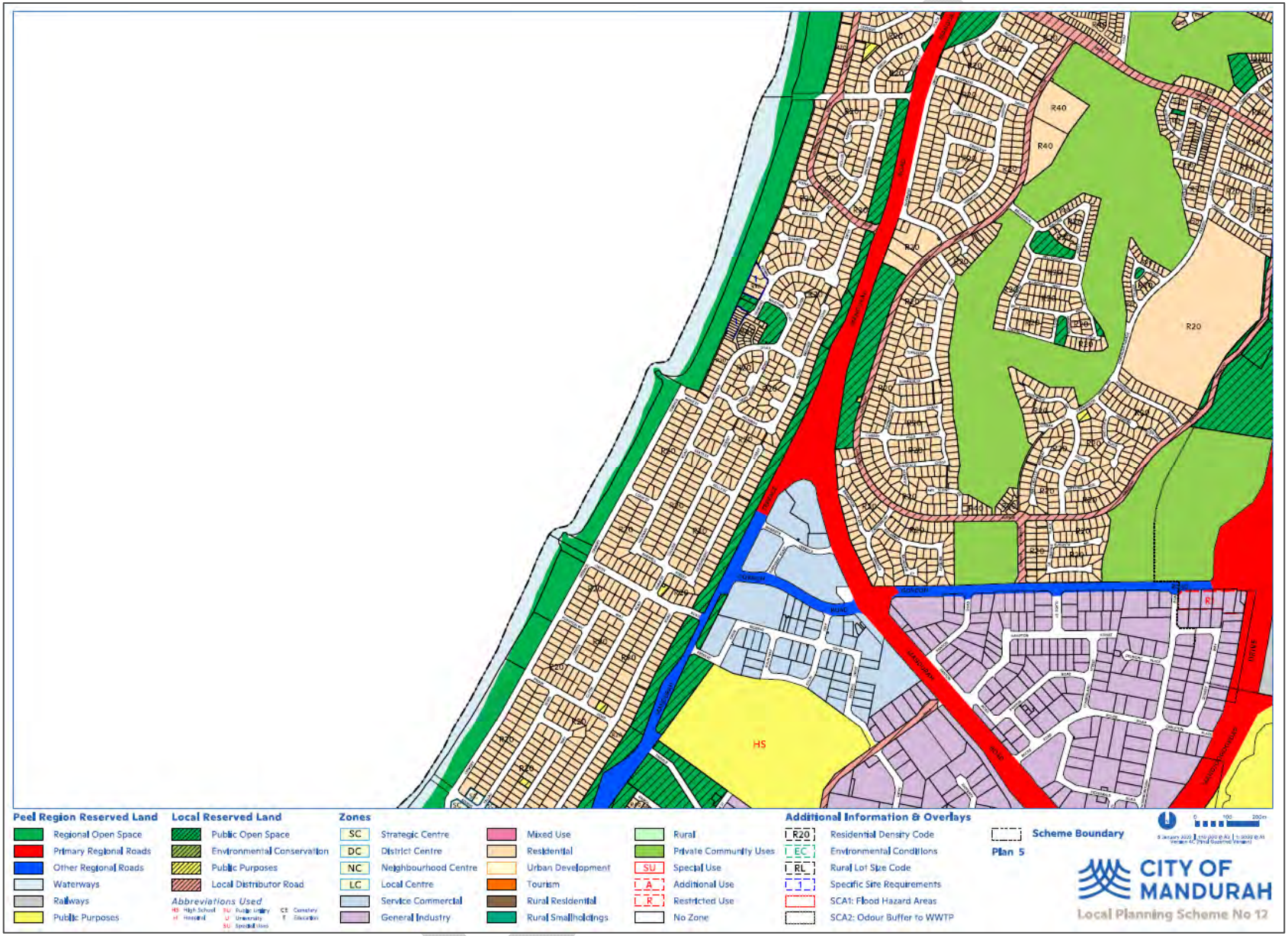

Figure 5 *Local Planning Scheme Map (Mandurah), City of Mandurah 2022*

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Figure 6 Local Planning Scheme Map (Roberts Point), City of Mandurah 2022

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2.1.1 State Planning Policy 2.6 State Coastal Planning Policy

State Planning Policies (SPPs) are prepared by the Western Australian Planning Commission and guide all local planning strategies, schemes and decisions. SPP 2.6 (State Coastal Planning Policy) provides a range of policy measures that require planning authorities to consider the long-term nature of physical coastal processes into decision-making and sets the framework for coastal adaptation and risk management to inform decision-making.

State Planning Policy 2.6 (Government of Australia, Western Australian Planning Commission, 2013) outlines a number of objectives, including:

- Ensure that the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria
- Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities
- Provide for public coastal foreshore reserves and access to them on the coast
- Protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance

Management authorities such as Local Government Authorities or developers are required under SPP 2.6 to ensure that coastal hazard risk management adaptation planning is undertaken for existing or proposed developments that are within coastal hazard risk areas.

Other important policy measures included in SPP2.6 that relate to the CHRMAP process include:

- When coastal protection works are permitted, when they are not, and how potential impacts need to be supported and the need for protection justified.
- Public interest to both allow community participation in coastal planning and management and to ensure that public access to the coast aligns with management objectives.
- Provision of coastal foreshore reserves to enable protection of the wide variety of environmental, cultural heritage, social and economic values of the coastal zone.
- To ensure the development and implementation of coastal planning strategies and foreshore management plans by relevant management authorities or coastal managers.
- Adopting the precautionary principle such that inaction to respond to threats or environmental damage does not occur on the basis of scientific uncertainty. To ensure that development does not pose harm and that impacts of development can be managed.

This CHRMAP, informed by SPP2.6 and associated policy guidelines, will provide a blueprint for local planning frameworks in Mandurah to deliver the requirements of the policy. SPP2.6 recognises that in certain circumstances development may need to occur (or has already occurred) within an area identified to be potentially impacted by physical coastal processes within the planning timeframe. Such a development should always be considered within a coastal hazard risk management and adaptation planning process, and should only proceed once adequate management and adaptation planning measures have been agreed to by the relevant decision-maker including stipulation of the Avoid – Planned or Managed Retreat - Accommodate – Protect hierarchy in the SPP2.6 policy measures.

For example, SPP2.6 allows for development within the foreshore reserve when there is an expected useful lifespan of less than 30 years for public recreation purposes on the proviso that the development be removed or modified should it be threatened by erosion or creates an erosion threat to other land. Such development may include, for example, minor car parks for coastal recreational users, recreational amenities (e.g. public ablutions, barbeque/picnic/shade areas, playground and other recreational equipment), infrastructure for public safety, and pedestrian access structures (e.g. ramps, stairs and paths), of which there are numerous examples in the Mandurah region.

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2.1.1.1 Planning horizons

The four planning periods used to assess coastal hazards, risks and develop adaptation plans align with the timeframes assessed in the Coastal Hazard Assessment – 2020, 2030, 2050, 2070, 2090 and 2120 (refer to Appendix C).

Table 7 Planning horizons

Planning period	Outcome
Immediate-term (2020):	Actions recommended to address current intolerable risks
Short-term (2020 to 2030):	Actions recommended to address short term intolerable risks to 2030
Medium-term (2030 to 2070):	Planning decisions, additional investigations and decision making required to address risks that will become intolerable between 2030 and 2070
Long-term (2070 to 2120):	Planning approaches to assist the Shire prepare for long-term risks to 2120

The long-term planning period is comparable with the 100-year planning timeframe recommended in SPP2.6.

2.1.2 City of Mandurah Local Planning Scheme No.12

Local Planning Scheme No.12 (LPS No.12) was adopted on the 11 April 2022. LPS No.12 provides the statutory framework for land use in the City of Mandurah. The local planning scheme will be a key tool to deliver land use and development that responds to the risk management recommended short-term actions and long-term strategies.

The Peel Region Reserved Land, Local Reserved Land and Zones in the Northern Mandurah Beaches area include (refer to Figure 3, Figure 4, Figure 5 and Figure 6).

Zones	Peel Region Reserved Land	Local Reserved Land
Residential	Regional Open Space	Public Open Space
Urban Development	Primary Regional Roads	Environmental Conservation
Strategic Centre	Other Regional Roads	Public Purposes
Local Centre	Waterways	Local Distributor Road
Special Use	Local Recreation	
Service Commercial	District Recreation	
General Industry	Public Purposes	

The local planning scheme guides development of Mandurah's Northern Beaches. Development to date has resulted in a largely residential area composed of single dwellings. The study area contains a contiguous area of coastal reserve of varying widths (reflecting the setback practices at the time of development).

Schedule 2, Part 9 of LPS No.12 details the deemed provisions for local planning schemes. Clause 67 (2) (q), requires the City to consider the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.

Madora Bay North (the northern section of the study area) is the only remaining undeveloped area. This area is earmarked for residential development. There are small pockets of commercial development and community uses; however, the land use is predominantly residential serviced by local roads. Previous planning decisions have determined the width of the foreshore in this area.

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2.1.3 City of Mandurah Local Planning Strategy (2022)

The Local Planning Strategy establishes the spatial planning framework for the City providing guidance for growth and development to assist Council when making planning decisions. The Strategy includes a recommendation that all structure plans and proposals to rezone land adjacent to the waterways (coast, rivers and estuary) shall be subject to a Climate Change (Sea Level Rise) assessment to determine appropriate form of development and necessary setbacks to mitigate climate change and extreme weather events. The Strategy also identifies the need to prepare this CHRMAP and determine how the findings can be implemented to inform future decision-making for zoning, structure planning, subdivision and development in coastal areas.

The development of this CHRMAP will provide an initial assessment of climate change as it relates to coastal erosion and inundation and sea level rise impacts along Mandurah's Northern Beaches.

2.1.4 Structure Plans

The purpose of a local structure plan is to set out the local government's desired outcome for a specified area. Structure plans are appropriate documents to clearly enunciate the longer-term nature of the challenges arising from coastal hazards within Mandurah's Northern Beaches coastline, such as sea level rise and its associated effects on the coastline, and the City's response to those challenges.

Structure plans have historically and continue to be used by the City to guide development in coastal areas. Madora Bay North Local Structure Plan, for example, is supported by a coastal hazard assessment. This study determined vulnerability to climate change and appropriate coastal setbacks. The structure plans establishes an overall pattern of development that respects the key physical, environmental and social issues together with the reasonable expectations of the community and facilitates economic provision of services and infrastructure of Mandurah and the broader expansion area within the context of identified risks. This structure plan identifies a coastal node subject to a foreshore management plan. Coastal nodes have specific definition under SPP 2.6.

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A 'coastal node' is a distinct and discrete built area that may be located within a coastal foreshore reserve. Excluding permanent residential development, it may vary in size from a grouping of recreational facilities to an area of commercial or tourism facilities or accommodation.

2.1.5 Climate Change Adaptation Plans

In 2010, a Coastal Zone Climate Change Risk Assessment and Adaptation Report (CZM Pty Ltd 2010) was prepared for the City of Mandurah. The assessment identified climate change impacts that the coastal zone of the City of Mandurah may be susceptible to, including:

1. sea level rise increasing rates of erosion of the open ocean coast, leading to increased risk to development adjacent to the active beach zone and/or loss of beach amenity;
2. modification of sediment transport processes leading to increased erosion in known sediment limited environments, such as in lee of groynes and on rock platforms;
3. increased water levels within the estuary leading to increased overtopping stress on canal and channel walls and decreased bank stability; and
4. decline in freshwater entering the estuarine system leading to change in salt/freshwater interface and consequently change in species composition.

This study identified that Doddies Beach is particularly vulnerable to impacts from climate change.

The highest priority risk identified was the uncertainty in long-term land use planning and infrastructure design and the need to ensure development and planning decisions account for the potential impacts of climate change. Other priority risks include impacts on infrastructure through coastal erosion and inundation (City of Mandurah, 2022).

2.1.6 Coastal management strategy and plan

A Coastal Management Strategy was originally prepared for the City in 1996 (Ecoscape (Australia) Pty Ltd, 2004). The Strategy was revised in 2004 and published as the Coastal Management Plan for the City of Mandurah 2004-2009. This plan provided the overarching framework for planning and management of multiple-use reserves in Mandurah making 95 recommendations for future planning and management.

2.1.7 Foreshore management plans

As part of the City's commitment to protecting waterways, the City requires developers to prepare and implement Foreshore Management Plans The developer is also required to maintain the foreshore area for a specified period of time (usually 3 years), after which the City takes over ongoing management and maintenance responsibility.

2.1.8 Coastal monitoring

The City of Mandurah and Department of Transport undertake monitoring for Mandurah's Northern Beaches. This has been developed by City of Mandurah based on the guidelines outlined in the Mandurah Northern Beach Monitoring Technical Guideline published by DoT in 2013, the guidelines developed by the Peron Naturaliste Partnership and through experience in undertaking monitoring. Monitoring allows cumulative changes to be tracked as well as specific impacts following storm events. Structural condition assessments for coastal protection infrastructure are also undertaken. Further information regarding ongoing monitoring is provided in Appendix D.

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Coastal Risk Management and Adaptation

3. Coastal Risk Management and Adaptation

3.1 An evolving coast

Mandurah's Northern Beaches are vulnerable to coastal processes, including inundation and erosion. Over time, the area will become increasingly vulnerable to the impacts of sea level rise, storm surges and changes in sediment transport and natural sediment stores.

The two main processes considered in this area are inundation and erosion:

Inundation is the flow of water onto previously dry land. It may be either a permanent (for example permanent elevation of sea levels due to sea level rise) or temporary (flooding during a storm) occurrence. Processes that contribute to changes in sea level occur at both short-term and long-term time scales. Short-term processes that may influence water levels include (Government of Western Australia, Department of Transport, 2010):

- astronomical tides
- seasonal currents (e.g. Leeuwin Current)
- storm surges caused by (Hughes, 2016):
  - falling barometric pressure that causes the water surface to rise (inverse barometric effect)
  - the action of wind and waves that can cause water to pile up against the coastline (wind and wave setup)
- wave run-up, or the oscillation in water level on the beach as waves reach the shoreline
- inter-annual meteorological-oceanic cycles such as the El Niño Southern Oscillation.

Longer-term processes influencing sea levels at Mandurah's Northern Beaches include:

- astronomical tides variations as a result of the lunar nodal (18.6 year) cycles and
- global sea level processes (Pattiaratchi & Eliot, 2009).

Our coastline is reacting and responding to changes in sea levels. In the immediate to medium planning period, it is expected that sea level rise will continue to be slow and linear. In the short to medium-term the lunar nodal peaks in 2025 and 2043 may have more immediate impacts to mean water levels.

By the latter half of this century, sea level rise rates are expected to accelerate. Increases in mean sea level will result in increased risk of inundation of low-lying areas during storm events and migration of permanently inundated areas of the beach.

Projected changes from sea level rise will increase the frequency of storm inundation and may contribute to higher water levels (severity) during storm inundation events (Government of Western Australia, Department of Transport, 2010). The result is likely an increase in areas inundated by significant storm events, and an increase in the potential frequency of inundation in areas that are already affected.

Erosion occurs when winds, waves and coastal currents act to shift sediments (sand) away from an area of shore, often during a storm (Coast Adapt, 2018). Sand is deposited elsewhere when the water slows (known as accretion).

An eroding coastline refers to shoreline movement where the shoreline shifts landwards, potentially reducing the width of the coastal foreshore reserve or reducing the distance to fixed features on the land. Erosion is typically caused by sediment moving offshore (cross-shore) or sediment moving along the shore (long-shore) by waves and currents.

Erosion can be a slow, seasonal process, such as sand moving from one end of a beach to the other and back over a year as a result of change in seasonal wind and wave directions. Alternatively, it can be sudden, resulting in sudden changes in the shape of the beach or vertical drops in the sand level, such as during storm events. Erosion is a natural process, balanced by the opposite process of accretion, the accumulation of sand, which causes beaches to replenish and rebuild over time in some instances, dependent on the nature and severity of the erosive event.

As mean and extreme water levels discussed above increase as a result of sea level rise, the areas of beaches that wave and tidal energy act upon will change and may result in increased rates of shoreline erosion in

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response. Areas most susceptible to erosion will be those most exposed to coastal processes and those with limited dune areas for beach reshaping.

Areas within Mandurah's Northern Beaches already known to be at risk of erosion, as identified in the Assessment of Coastal Erosion Hotspots in Western Australia (Seashore Engineering Pty Ltd, 2019) include:

– Ormsby Terrace between the Henson Street groyne to immediately north of the Wade Street groyne where the footpath, road and private assets are protected by less than 15m of dune.
– A 300m (approximately) section of Doddies Beach in Halls Heads, parallel to Halls Head Parade, where highly valued community infrastructure is located within the narrow foreshore reserve and geomorphic stability is strongly linked with sediment volume input into the system from the adjacent southern tertiary sedimentary cell.

3.2 What do we mean by vulnerability and risk?

Vulnerability is an assessment of the risk and the adaptive capacity of an asset or value. **Risk** in the context of a coastal vulnerability assessment, considers the likelihood of a hazard occurring, the sensitivity of an asset or value to the hazard and the consequence of the event occurring.

A **hazard** is a source or event, such as erosion or inundation, with the potential to cause damage to or loss of assets or land and their associated values or result in injury to people. Risk is the likelihood of a hazardous situation or situation occurring and the negative impacts that may result from it. Risk is therefore dependent on the likelihood of a hazardous event or situation occurring and the consequence of the event or situation.

In the context of coastal vulnerability assessments, **likelihood** is defined as the chance of a coastal hazard occurring and how often it may impact an asset, land use or value. In the coastal vulnerability assessment, for each planning horizon, we have looked at three scenarios with relative levels of likelihood – almost certain, possible and rare.

Immediate coastal vulnerability likelihoods (2020) only consider discrete events with a random probability of occurrence such as storms or cyclonic events. The distances of the erosion allowances for the immediate period for the almost certain, possible and rare likelihoods, consider the shoreline retreat likely to occur as the result of a 1, 10 and 100 year Average Recurrence Interval (ARI) erosion event, respectively. These events are discrete, meaning that they can happen at any time, thus the terminology ARI can be somewhat confusing, indicating that the occurrence of these events is likely to be evenly spaced in time. Instead, it is perhaps best to refer to likelihoods by their Annual Exceedance Probabilities (AEP), indicating the probability of an event occurring within any given year. The immediate likelihoods of almost certain, possible and rare are 63%, 9.5% and 1% annual exceedance probability, respectively.

Medium-term (up to 2070) and long-term (up to 2120) coastal hazard vulnerability are considerate of both discrete events, with a random probability of occurrence of such as storms or cyclonic events, as well as time dependent processes that will increase with the passing of time, such as historical trends in erosion and increasing impacts due to sea level rise. Assigning a probability to these almost certain, possible and rare scenarios is therefore nonsensical as they are time dependent, so the probabilities will change with time. For further details on how we developed the likelihood for erosion and inundation including the technical inputs, refer to the Coastal Hazard Assessment in Appendix D.

The hazard assessment is consistent with state policy in considering the 100-year ARI erosion event for the rare scenario. The results of the Coastal Hazard Assessment indicate an increasing area at risk of erosion and inundation impacts over time.

Consequence is the impact of coastal hazards on assets and their values. Consequences relate not only to the direct impact or damage to an asset but also the effect on related social, economic and environment values (WAPC 2014).

3.3 What is adaptation risk management planning?

Mandurah's Northern Beaches coastline has always been a dynamic, changing environment. Continued coastal processes combined with impacts of climate change (including stronger storm events and sea level rise) will

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present increasing risk and impacts to the City – including social, environmental, and economic assets and values. Risk management planning is about being ready to manage the risks due to the impacts of erosion and inundation, by identifying the most appropriate risk management measures and their associated actions to be implemented over time.

Successful risk management planning requires cooperation from all stakeholders and decision makers involved. Key stakeholders and responsibilities for risk management planning are shown in Table 8.

Table 8 Adaptation planning – roles and responsibilities

Role	Responsibility	Key Stakeholders
Planners and decision makers	Strategic planning responsibilities Prepare adaptation plan for coastal land within their management Inform asset owners and users about risk and decision-making Decision-making responsibilities Make adaptation decisions on land and assets within their management/jurisdiction.	Western Australian Planning Commission Department of Planning, Lands and Heritage City of Mandurah
Asset owners	Manage assets in the context of coastal risk Undertake accommodation measures, where consistent with government decisions Decommission and relocate assets where required by government decisions to retreat	Private land owners Business owners and operators City of Mandurah Infrastructure agencies
Other coastal users	Engage with decision makers regarding the values of the coast to inform decision-making.	Community

An overview of the risk management process for coastal planning and the key CHRMAP project stages are shown in Figure 7.

A risk management approach is being used increasingly, nationally and internationally, to deal with potential adverse impacts of coastal hazards. A risk management and adaptation planning approach is a systematic way to identify and understand coastal hazard risks, and implement controls and measures to manage those risks in consultation with the community and stakeholders.

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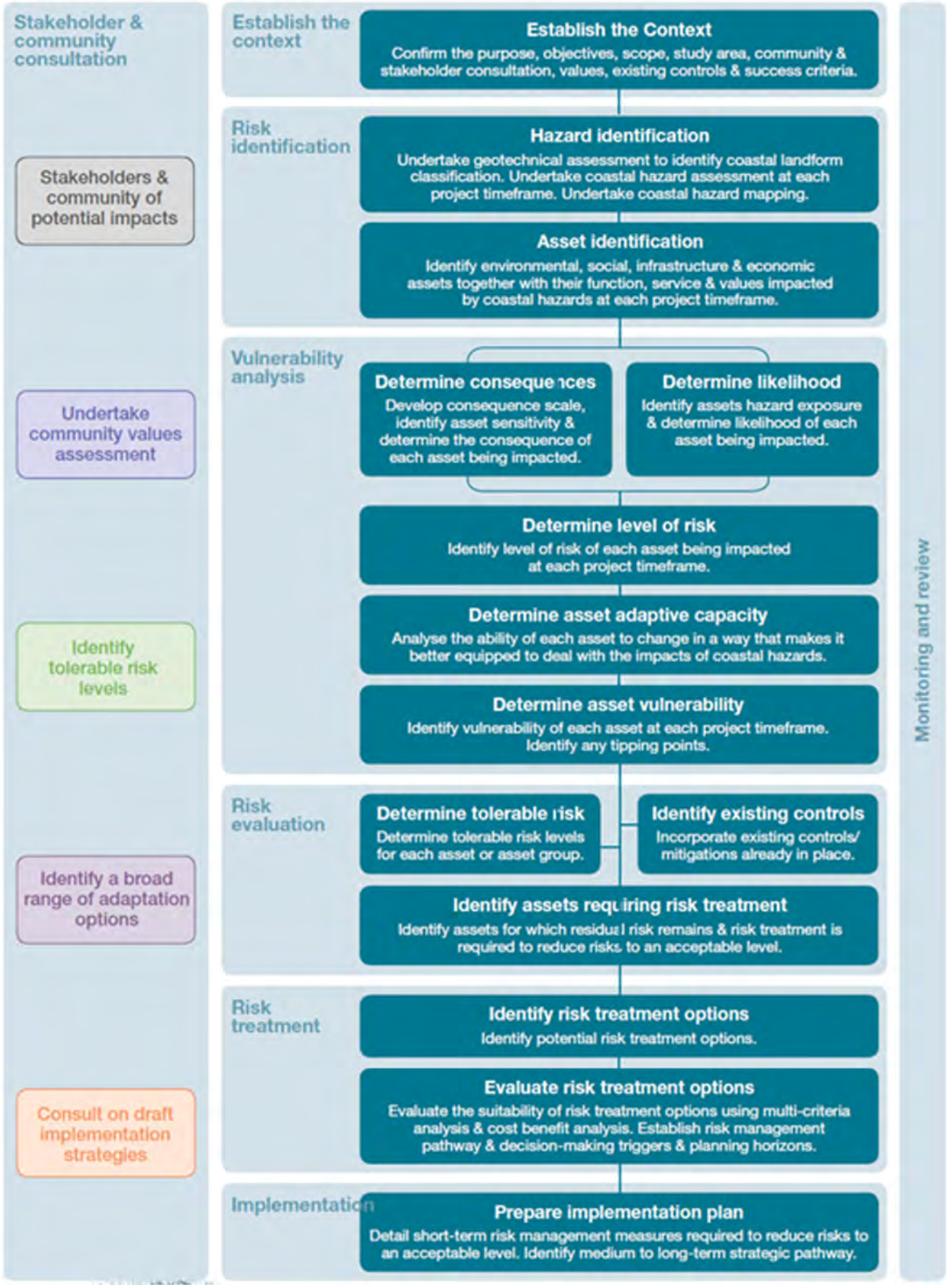

Figure 7 *Risk management process flowchart (WAPC, 2019)*

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3.4 Risk treatment options

There are four key categories available when making decisions about managing erosion and inundation. These are:

Avoid locating future development in an area that would experience intolerable risk at some stage during the planning timeframe.

Retreat (relocate) assets and development away from the risk to allow land at risk to naturally experience erosion and/or inundation. Large-scale strategic retreat will require coordination and partnership across state and local government and private landowners whose landholdings are likely be affected by retreat decisions.

Accommodate the risks (e.g. occasional flooding) through asset specific design or retrofitting that enable an asset to continue to operate whilst being affected by coastal impacts. In relation to inundation, this includes measures to enable an asset to manage occasional flooding, such as raising of habitable floor levels and emergency management plans.

Protect assets through coastal engineering works to reduce the risks associated with the coastal hazards of erosion and inundation to land and assets. Interim protection measures are detailed in Table 9.Table 9

Table 9 Coastal interim protection works

Approach	Description	Examples
Soft – Passive	Foreshore interim protection works that offer benefits to mitigate against erosion and inundation but do not involve construction of structures and do not directly affect coastal processes.	Sand replenishment, dune stabilisation and revegetation/planting
Hard – Passive	Foreshore interim protection works that involve the construction of structures which alter the coastal processes that act on the land/beach with the intention to maintain or improve beach amenity through retention of sand.	Groynes and intertidal breakwaters
Hard – Active	Works that involve the construction of structures which offer a source of interim protection to landside assets in proximity to the foreshore. The construction of hard active engineering measures can alter the way coastal processes act on the land/beach interface. These changes to the shape of the land (e.g. erosion of a beach in front of a seawall) can have implications on land use (e.g. loss of beach amenity).	Seawalls and levees

The most appropriate risk treatment measures may differ based on the values to be protected in a certain location, and the social, environmental and economic costs of the measure. The Coastal Hazard Risk Management and Adaptation Planning Guidelines (Government of Western Australia, Western Australian Planning Commission, 2019) explain that risk treatment measures should be separated into categories (outlined above), with the categories being considered as a hierarchy – the further down the hierarchy, the less flexibility there is to consider alternative risk treatment measures (Figure 8Figure 8). Effectively, these options become decisions for government and the community to make when planning for the current and future land use and development of coastal assets and land.

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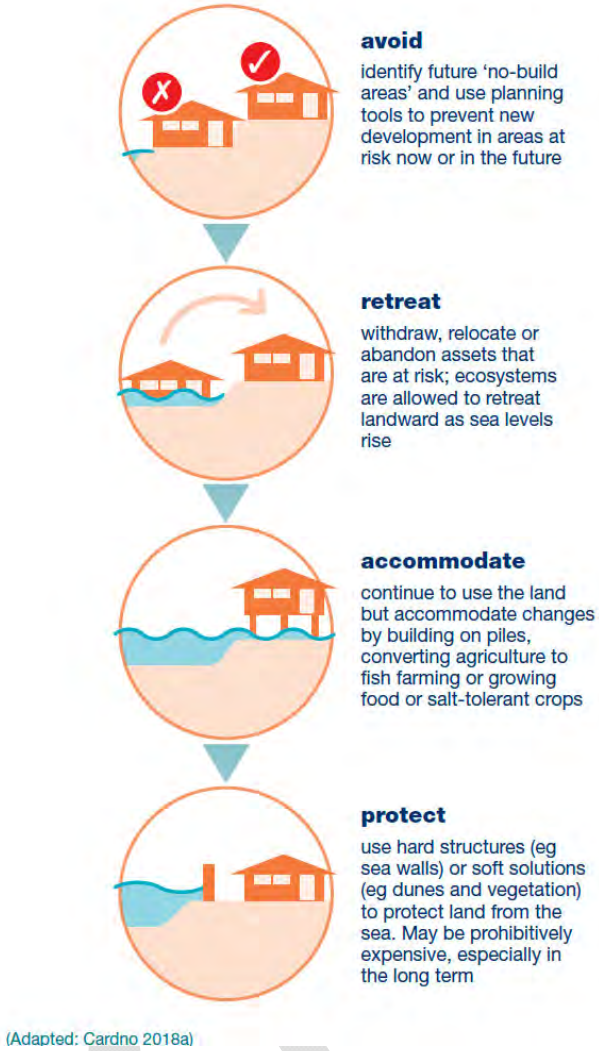

Figure 8 Risk management and adaptation hierarchy (WAPC, 2019)

3.5 Risk management principles and strategic pathway

Risk management planning is a very long-term process, and it is important to agree a long-term decision-making pathway to provide context and benchmarks for shorter term decision-making.

The following principles underpin the adaptation planning process, and guide the decision-making process set out in this risk management plan. These are described in more detail in Appendix A.

Principle 1 Risk management planning in the current planning horizon does not impede the ability of future generations to respond to increasing risk beyond current planning horizons.

Principle 2 Risk management requires a decision-making framework that enables the right decision to be made at the right time, in line with the values and circumstances of the time.

Principle 3 Risk management planning reflects the public's interest in the social, environmental, and economic value of the coast.

Principle 4 Alternative risk management measures should consider the full range of land uses and values.

Principle 5 The full life-cycle benefits, costs and impacts of coastal interim protection works should be evaluated when considering risk treatment measures.

In-line with these risk management principles, the most appropriate risk management pathway to adapt to erosion and inundation within the Mandurah study area is one that enables decision-making on risk management measures to be made at the right time, in line with the values of that time. The pathway is shown in Figure 98.

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The ‘right times’ for decision-making are called triggers. The trigger for a decision about erosion and inundation (avoid, retreat, accommodate, interim protection) is the time when the risk to assets and values increases from tolerable to intolerable. These triggers are shown and defined in the strategic pathway in Figure 9Figure 9.

Successful long-term risk management is achieved when decisions made now, in 20 years or in 50 years do not prevent other risk management measures being chosen later, retaining ongoing flexibility in decision-making consistent with the categories in the hierarchy. For example, at the end of the design life of interim protection structures, the full suite of risk management measures are re-assessed, and the most appropriate risk management measure for the values of that time is implemented. There may be a point in the future when interim protection or accommodation are no longer viable due to social, environmental or economic costs. Therefore, even if we choose to accommodate or protect in the shorter-term, we need to undertake longer term strategic planning to ensure land use and development along Mandurah’s Northern Beaches coastline is sustainable into the future.

The risk management pathway provides a framework to strategically plan for sustainable land use and development on the most vulnerable coastal land in the long-term. The pathway also recognises the role of responsible interim risk management measures to continue land uses and development where those measures are justified on social, economic and environmental grounds.

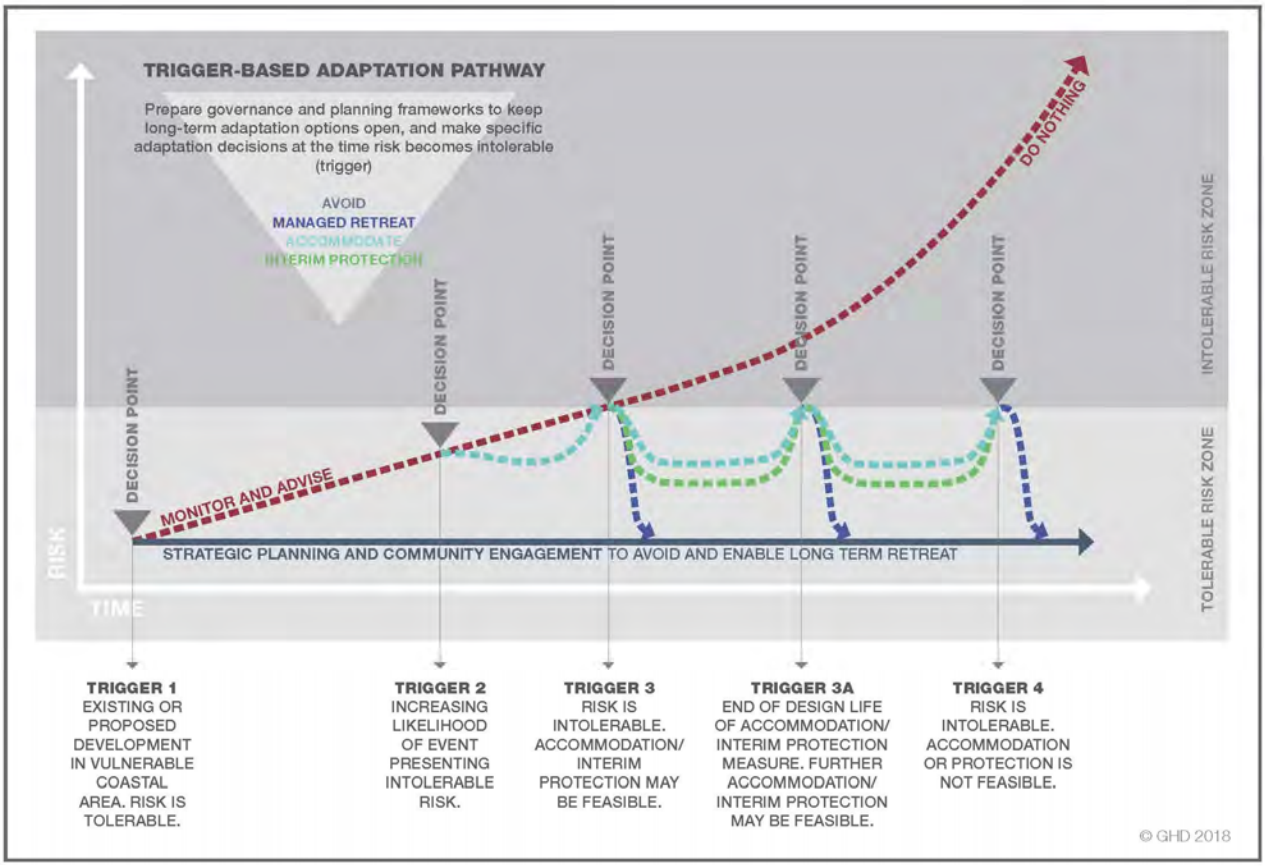

Figure 9 Mandurah’s Northern Beaches strategic coastal risk management pathway (Grace and Thompson, 2019)

In line with the strategic risk management pathway, this risk management plan focuses on the two strategic areas of risk management actions:

– Implement appropriate risk management actions in response to immediate term triggers; and
– Develop strategic planning frameworks for flexibility in the medium and long-term.

This risk management plan identifies risk management measures and the triggers for their implementation in the immediate (2020) and short term (2020 to 2030). This risk management plan also presents strategic planning measures to incorporate a flexible pathway into the medium (2030 to 2070) and long-term (2070 to 2120) planning horizons within the City’s Northern Beaches and recommends risk management measures for further investigation and implementation.

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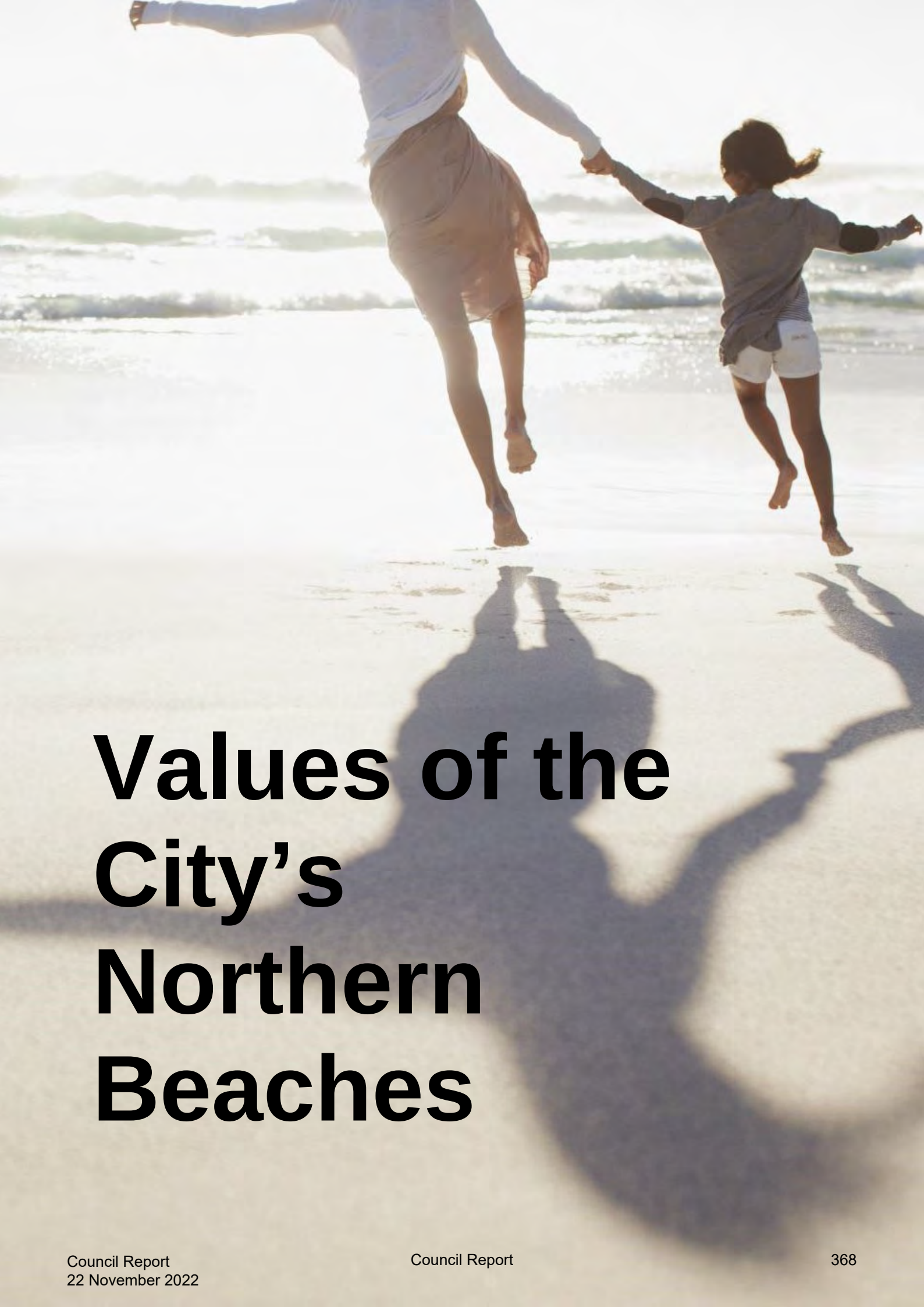

Values of the City's Northern Beaches

4. Values of the City's Northern Beaches

The coastal and estuarine setting of Mandurah is key to its character and community. Determining the risk of coastal hazards, identifying triggers for implementing risk management measures selecting the most appropriate risk management responses are informed by the assets at risk, and the values of the City's Northern Beaches and the coastal area.

4.1 Assets at risk

Understanding the value of assets at risk alongside broader coastal values is important in coastal risk management planning. Managing risk to assets must consider how risk management relates to broader coastal values, with the most appropriate approach balancing the value of specific assets or values attached to specific local beaches/areas against the broader coastal values. The following assets support a diversity of coastal values (which are described in Section 4.2).

4.1.1 Transport infrastructure

Transport infrastructure facilitates the movement of people and freight, which is vital for economic, cultural, and social exchange activities. Key transport infrastructure within the area includes:

– Local roads providing access to and from the beach areas
– Local roads providing access to Mandurah in the south and northern areas such as Rockingham and Fremantle

Transport infrastructure within the study area is strongly valued by the community. Value is implied due to the number of respondents to the community values survey who indicated that they drive to the beach (Appendix C).

Transport infrastructure provides the community access into and out of the place they live, work, play and do business and provides important pathways for evacuating from coastal hazards during extreme events.

4.1.2 Service infrastructure

Service infrastructure provides essential services to land use and development. Key service infrastructure within the area includes water, gas, electrical, and telecommunications supply and distribution infrastructure.

Services infrastructure is generally located within road reserves. Road reserves and lots designated to service infrastructure are shown on the asset map in Figure 10. Services infrastructure assets within Mandurah are highly important for commercial uses such as retail and tourism. Services, such as potable water, electricity and internet, are required to support residential uses. If road reserves are impacted by coastal hazards this may impact on how the area as a whole is used.

4.1.3 Community infrastructure

Community infrastructure is essential for community wellbeing and provides opportunities for community interaction. Mandurah's Northern Beaches support key pieces of community infrastructure, including:

– Halls Head Parade Community and Sports Facility
– Mandurah Surf Life Saving Club
– Mandurah Marina

The coastal foreshore also provides important community infrastructure that facilitates community use and enjoyment of the area including:

– Shared paths

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– Street/beach furniture
– Shaded pergolas (on the beach)
– Signage
– Playground and other recreation equipment
– Change rooms and toilets
– Car parks

Located adjacent to the coastal foreshore reserve is community infrastructure that is privately run, including cafes, restaurants and tourist accommodation.

Specific coastal values (including environmental values) that are supported by the coastal foreshore reserve are described in the Section 4.2.

Mandurah Surf Lifesaving Club, San Remo (GHD, 2020)

4.2 Coastal values at risk

Values considered in the risk assessment and risk management plan are the elements of the environment, both physical and intangible, that bring benefit to the community.

Community engagement was undertaken between September 2019 and June 2020 to understand the values associated with Mandurah's Northern Beaches. Consultation included a community values survey and community workshops to discuss and determine values associated with the study area. Appendix C provides information about this consultation, detailed results from the coastal values survey about use and values of foreshore/beach areas and a summary of the community workshops.

The consultation identified the following key values:

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– recreational use
– coastal character
– community facilities and services
– entertainment and socialising
– private benefits
– employment and economic benefits

Consultation has continued through later stages of the project, including

– councillor briefing (September 2021)
– a community workshop explaining the adaptation options available in response to identified risks (November 2021)
– Steering Committee workshop to under MCA analysis (December 2021)

Community feedback in later project stages reiterates the findings of the community values survey – access to local beaches is important to the people who live near them, beach amenity should be preserved until private residences are at risk. There is general community acceptance that hard coastal protection infrastructure may need to increase over time. Values should continue to be tested as part of decision-making.

4.2.1 Urban land

Urban land facilitates all forms of infrastructure, services, and land use to support a community. Because it supports all aspects of community (including housing, employment, community infrastructure, other infrastructure) urban land is a key input to this CHRMAP in terms of considering impact of coastal hazards on assets.

Within the CHRMAP area, urban land includes the existing residential, community facilities and developing residential areas (Madora Bay). Most of the study area is comprised of existing urban development with only small areas continuing to support residential growth. Urban areas are highly valued – providing residents a place to live and visitors a place to stay near the coast.

In recognition of the identified coastal risks, an area in Silver Sands was previously zoned Special Use (SU9A and SU9B) which required these lots to have a Memorial on Title notifying prospective landowners of the coastal erosion and foreshore management processes affecting the coastal reserve abutting these lots.

Coastal urban land, GHD 2020

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Figure 10 Northern beaches assets map

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4.2.2 Coastal amenity and recreation

Recreation on the coast is one of the strongest social values in Mandurah's Northern Beaches project area. The water around these beaches and the recreational opportunity it presents is central to the lifestyle of people in Mandurah, the surrounding area and visiting tourists. Participation in sandy beach activities was the most popular survey response for all the beaches and water-based activities followed closely behind.

Other forms of recreation that are enjoyed by the community (based on survey participants) include walking, dog walking, photography and playgrounds.

A range of recreational opportunities are afforded by the specific characteristics of different coastal areas. For example, whilst survey responses indicate that the coastal setting and views are enjoyed throughout Mandurah's Northern Beaches foreshore area, they are most popular at Madora Bay. This is likely to be due to differences in landscape providing a higher viewpoint and the community infrastructure designed to allow appreciation of the views. The residential development focus of the area also explains the increased popularity of private benefits in this location.

Madora Bay, GHD 2020

4.2.3 Social space to meet and interact

Mandurah's Northern Beaches study area includes several key areas for social interactions. Social interactions and community participation are vital to a healthy community and contribute to mental health and lifestyle.

Socialising with friends is particularly important to people visiting San Reno Beach, Doddies Beach and Madora Bay Beach. This is reflective of the facilities and infrastructure provided in those locations that facilitate social gatherings and meetings. For example, Doddies Beach is a popular beach and from survey results is highly valued among the community with lots of space for socialising and scenic views that provides the ideal location for people to meet and interact.

4.2.4 Character, sense of place and scenic landscape

The City of Mandurah is a unique place. Its coastal setting and reputation as a holiday destination influence the character of the area. The beauty of the coastal environment, the scenic value and the sense of place are key attractors for people visiting or living in Mandurah and are strongly valued. The views and coastal amenity were key values indicated and the loss of these would be significant.

4.2.5 Ecosystem and place of biodiversity

"Watching the migration birds come and breed, although their numbers have significantly reduced over the years. Watching the pelicans and dolphins come into fish, I enjoy the beach for being a more natural habitat than other more popular beaches" – survey respondent

Survey respondents indicated protection of the environment as of key importance. Particularly, when asked to list the three most important things to protect in the area, protection of the environment was the most popular response and included by half the total survey participants.

Key environmental features to protect include:

– Coastal vegetation and the fauna it supports

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– Maintaining clean ocean water
– Marine ecosystems

4.2.6 Commercial economic resource

The character of Mandurah is significantly impacted by its nature as a prime economic hub for the immediate area. It is not only a locally significant destination but also attracts visitors from Perth, interstate and internationally. Mandurah's rapid growth in terms of population is the key economic driver for the City, allowing for businesses such as the shops, cafes and general retail to exist and supporting local employment.

Further to this, Mandurah supports a small-scale tourism industry, catering towards day trip visitors from Perth and even from Bunbury. While this is not necessarily a large industry, it does provide significant income and growth opportunities for the area

4.2.7 Private benefits

Private benefits were highly important to community survey respondents. Private benefits include living nearby, employment, property values and improved mental health. A significant portion of respondents indicated that the beaches played a significant role in helping with their mental health and just by being in the area they immediately felt the effects. This combined with people's enjoyment of the scenery and recreational opportunities, provides the ideal location for socialising, and community-based activities.

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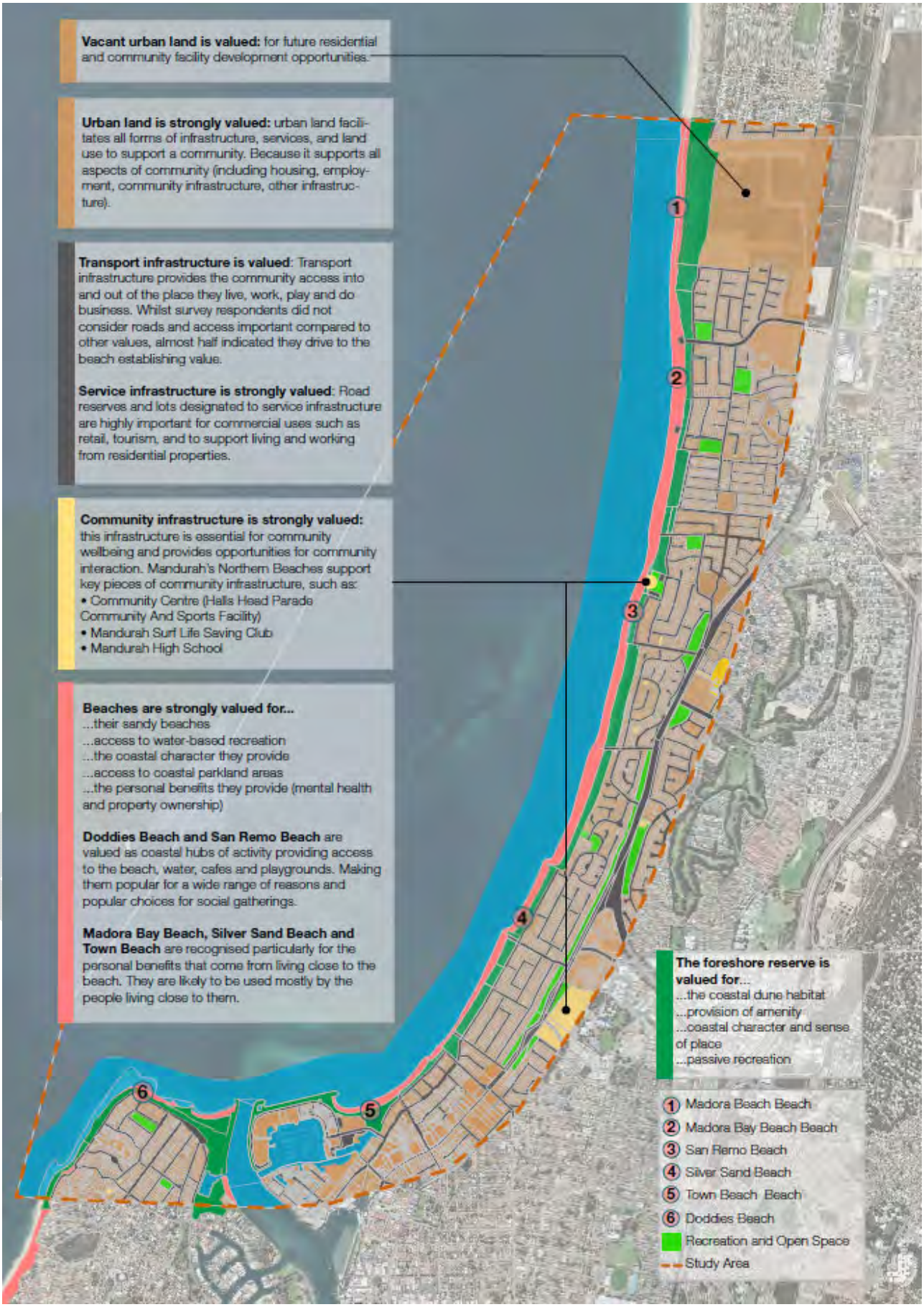

Figure 11 Northern beaches coastal values summary

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4.3 Risk management based on values and assets

Determining the relative importance of coastal values is essential in coastal risk management, as the value assets hold inform the risk assessment and identification of triggers, guiding which risk management measures will be most appropriate for a given location. It is important to understand that assets are not only built structures. Assets considered in the CHRMAP also include land, foreshore areas, commercial areas, and urban development areas.

All the values that the coast (including the foreshore and built assets) provides to the community of Mandurah's Northern Beaches are important. In particular, the ability to access the beaches locally, the coastal character and scenery provided, and the recreational opportunities have all been identified as highly valued. A risk management response will be triggered when the risk of coastal erosion or inundation to the assets and the social or environmental values they hold becomes intolerable. The risk management response will ensure the asset can continue to support its associated values.

This relative importance of values is a necessary input into the risk management planning process, as risk management measures respond differently to different values placed upon assets and land within Mandurah's northern beaches. The most appropriate risk management response will be based on the most important values to retain.

To inform the risk management evaluation process, the survey asked respondents to identify the top and bottom three factors in decision-making. These related to coastal values and feasibility of delivering coastal risk management, and the key things that inform decision-making.

The initial community workshop also asked participants to identify the most important areas to maintain. However, the participants noted that, despite this being designed to force prioritisation of the beach areas, areas will be important to different people based on if they use them and how access will be affected. This issue is one of the key challenges in making decisions about coastal risk management across a large-scale area, rather than a specific location.

A follow-up focus group presented adaptation options in response to identified hazards and risks. The community in Mandurah has a good understanding of how the coast is changing. The preference is for access to sandy beaches and current amenity to be maintained for as long as possible, however, the community understands and accepts that hard infrastructure options may need to be implemented to protect assets in some locations in the future (including private assets).

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Implementation Plan

5. Implementation plan

The implementation plan provides immediate risk actions, current and long-term planning considerations for coastal adaptation.

Short term risk actions are recommended to address intolerable risks that are currently affecting parts of Mandurah's Northern Beaches. The recommended risk actions must be considerate of the strategic recommendations of the adaptation pathway across the planning horizon (between now and 2070).

This section describes the short through medium-term adaptation actions that have been identified as preferable for implementation. Longer-term actions are discussed in Section 6.

5.1 Coastal planning units

The nature of coastal values – particularly in relation to land use – change across the Northern Beaches area, although some key values are consistent across the entire area. The different values, assets and land uses those various parts of Mandurah's Northern Beaches support and the varied coastal processes that impact on those assets and land uses result in different approaches to risk management and adaptation responses. To reflect this, the assessment area was divided into a number of coastal planning areas, as follows. The planning units are described visually in Figure 12.

1A. Roberts Point
1B. Halls Head
2A. Mandurah Marina
2B. Mandurah Marina / Seashell Resort
3. Town Beach
4. Silver Sands
5. Orion Rd Groyne to Wade St Groyne
6. Watersun Beach
7. San Remo (South of Surf Club)
8. Surf Club to Abeona Pde
9. Abeona Pde to Diadem Pl
10. Madora Beach

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Figure 12 *Mandurah Northern Beaches CHRMAP Planning Units*

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5.2 Risk tolerance

Short-term coastal hazard risks to the Northern Beaches area are likely to result from the occurrence of a significant storm event. These coastal hazards requiring short term action are mostly erosion related, due to the potential for the loss of land to result in permanent asset and value impacts. Inundation risks, at present, are more likely to be temporary and not result in the permanent loss of land and assets.

The coastal hazard assessment undertaken (refer to Appendix D) was used to assess risk tolerance to assets and values and to identify the required urgency of actions (refer to Appendix E). This coastal hazard assessment was a high-level assessment to identify large scale patterns, and did not take into account the following aspects:

– highly localised variations in shoreline type (such as presence of small areas of intertidal rock)
– changes in orientation of the shoreline and therefore exposure to wave energy
– secondary risks, which may occur after an erosion or inundation event has occurred and have further impact on assets or values

For example, areas where there are high sandy dunes may result in event-based erosion leading to geotechnical instability of the dune which could result in additional erosion of land and impact further upon assets and values.

The risk assessment evaluated the risk to groups of assets within each planning unit. Coastal adaptation options were then identified and developed considering the timeframe of encountering intolerable risk as identified in Table 10, in line with the hierarchy of adaptation solutions and GHD's principles to coastal adaptation.

All planning units within the assessment area incurred an intolerable risk for at least one asset type in the immediate or current assessment periods, and as such were all assessed utilising an Multi Criteria Analysis (MCA) and Cost Benefit Analysis (CBA) process.

Table 10 Summary of coastal hazard risk tolerance levels

Management Unit	Immediate (2020 risk)	Current (to 2070 risk)	Long-Term (2070-2120)
1A. Roberts Point	Intolerable – Residential and ocean access structures	Intolerable – Multiple asset types	
1B. Halls Head	Intolerable – Coastal pathways		Intolerable – Multiple asset types
2A. Mandurah Marina	Intolerable – Residential		
2B. Mandurah Marina / Seashell Resort	Intolerable – Residential and carparks	Intolerable – Multiple asset types	
3. Town Beach	Intolerable – Residential and coastal pathways	Intolerable – Multiple asset types	
4. Silver Sands	Intolerable – Multiple asset types		
5. Orion Rd Groyne to Wade St Groyne	Intolerable – Multiple asset types		
6. Watersun Beach	Intolerable – Multiple asset types		
7. San Remo (South of Surf Club)	Intolerable – Multiple asset types		
8. Surf Club to Abeona Pde	Intolerable – Multiple asset types		
9. Abeona Pde to Diadem Pl	Intolerable – Multiple asset types		
10. Madora Beach	Intolerable – Multiple asset types		

Adaptation pathways are based on risk-based triggers, rather than physical triggers. Triggers 3 and 4 (refer Figure 9) are reached when the values of an asset within a coastal planning unit are subject to intolerable risk in a specified erosion or inundation event. Table 10 demonstrates that Trigger 3 or 4 has been reached for all planning units for present day coastal hazard risk. For erosion, this is based on an asset's location within the erosion risk area. For inundation, this is based on an assets elevation relative to an inundation event water level.

For most erosion areas, intolerable risk is a result of the loss of social and environmental values within the public foreshore reserve. Therefore, Triggers 3, 3A and 4 are reached when the width of the public foreshore reserve is

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less than the storm erosion allowance at that point in time. For other infrastructure and private assets affected by erosion hazards, Triggers 3, 3A and 4 (risk is intolerable) are reached when that asset is located within the storm erosion allowance of the horizontal setback datum (defined as the active limit of the shoreline under storm activity (WAPC 2013)), and the likelihood and consequence of that event would cause an intolerable risk to the asset. This is the point in time at which adaptation is recommended to be implemented.

For inundation hazards, the risk assessment defines which likelihood event at which timeframe presents an intolerable risk for each asset. The trigger is reached when the water level of that inundation likelihood event at that time exceeds the elevation of the asset/site, i.e. when the elevation of the site becomes lower than the level for the specified inundation event.

The risk of erosion to most of the assessment area in currently intolerable and short term or immediate adaptation action is recommended. Inundation is less of an immediate risk for most planning units, with the exception of the Mandurah Marina area which sees an intolerable shorter-term risk.

5.3 Adaption Pathway

To recommend appropriate adaptation measures, this plan has developed, assessed, and prioritised appropriate adaptation options where intolerable risk is expected in the current planning horizon (Appendix F). Adaptation measures were tested for immediate to short-term suitability on a coastal management unit scale to develop a list of preferred measures. For immediate-term intolerable risk, adaptation responses are recommended consistent with the strategic approach for that coastal planning unit in the current planning horizon.

The current state coastal planning policy (WAPC 2013) supports maintaining flexibility of options and accepting some level of risk as it only allows for protection when all other options for a section of a coast have been explored. Using the outcomes of the adaptation measures evaluation, measures were matched to the coastal management unit trigger points requiring risk mitigation for each planning period. The whole-of-coast plan was developed to consider only complementary adaptation measures between coastal management units. The recommended adaptation measures for implementation is the trigger-based flexible adaptation pathway, which manages the risk at a tolerable level, as discussed in the previous section.

Once the coastal hazard risk tolerance had been determined, adaptation pathway options were developed for each of the planning units within the assessment area.

Generally, the pathways determined to be preferred during the MCA process were also identified as economically viable by the CBA or scored highest in terms of economic viability but require further analysis during business case and design stages.

Planning units 1A, 2A and 2B were the only units that did not have an economically viable adaptation pathway identified, however this is likely due to the high-level assumptions required to undertake the CBA at this early stage. The value of assets in this unit may not be fully reflected in the assessment, therefore the cost of adaptation actions exceeded the assessed benefit. Alternatively, the additional benefits of sand bypassing as part of ‘base case’ assumptions may not be fully represented. Additional details regarding the CBA results can be found in Section 4 of Appendix F.

Table 11 outlines the range of identified options for each area over the short, medium and long-term.

Table 11 Flexible adaptation pathways per planning unit for Mandurah Northern Beaches

Planning Unit	Short-term (2020 – 2030)	Medium-term (2031 – 2070)	Long-term (2071-2120)
1A	Protect	Renew protection	
1B	Monitor and maintain, improve dune vegetation	Protect (Buried Seawall)	Renew protection
2A	Maintain current protection structures	Renew/upgrade protection (end of design life)	Raise land levels (accommodate)
2B	Nourish, dune revegetation, maintain existing protection structures	Protect	Renew protection

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Planning Unit	Short-term (2020 – 2030)	Medium-term (2031 – 2070)	Long-term (2071-2120)
3 - 9	Nourish, dune revegetation Maintain groynes / existing protection structures where relevant (units 3, 4, 5 and 8)	Protect	Renew protection
10	Monitor		Protect

The flexible adaptation pathway in the short term generally recommends a combination of interim protection measures to maintain tolerable risks and to lower intolerable risks to a tolerable level.

Evaluation of adaptation options to manage immediate and shorter-term risk of erosion in planning unit 1A and the northern planning Units 3 through 10 (Appendix F) identifies that interim protection in these locations is justified on social, environmental and economic grounds.

Further assessment including economic review and community engagement is required to guide decision making for the current planning horizon regarding permanent sand bypassing for units 1B and 2B, as the true cost versus benefit will require additional analysis given the high level of this CHRMAP. The cost assessment undertaken indicates that in the longer-term permanent sand bypassing is potentially an economically beneficial solution, however further detailed investigation into the options for permanent versus discrete event systems is required to update previous studies undertaken in 2013 by GHD.

For the purposes of the CHRMAP, it has been decided to remove an option with sand bypassing as an adaptation measure and focus on more traditional adaptation pathways for the discrete planning units. This does not preclude the continuation of sand bypassing in whatever form it takes (mechanical, permanent, trucking or other), and, in fact, the continuation of sand nourishment is key to the ongoing coastal stability of the Mandurah Northern Beaches. This sand nourishment could come from bypassing, dredging of offshore sediment sources or trucked in and is necessary to:

a. Support key coastal values of a wide sandy beach
b. Assist in providing a level of protection / buffer to delay the need for engineered protection structures in the future.

Similarly, for planning unit 2A the assessment could not adequately discriminate between the costs and suitability of protection or a retreat strategy. The appropriate decision will require further investigation into the true economic and social benefits of protecting the marina area. As the land is currently protected, this strategy has been continued (maintaining current protection) for the current planning period.

Further details on the analysis and scoring of the adaptation measures is provided in the Adaptation Options Evaluation Report in Appendix F. Further information regarding the specific adaptation recommendations that support the pathways follows in this section. The protection type for each area is also further defined in the subsequent sections of this report.

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5.4 Localised adaptation recommendations

5.4.1 Unit 1A

Roberts Point

Planning Unit 1A is comprised of the western portion of Halls Head Beach (Doddies beach), to the west of the existing groyne. Due to the positioning of the groynes, Unit 1A is characterised by a comparatively narrow and steep beach profile with sediment transport moving from west to east.

Of the areas considered in the CHRMAP, Unit 1A has the highest immediate risk to assets due to erosion where there is an immediate intolerable risk to recreational and residential assets and values. At present this section of foreshore is particularly vulnerable from erosion during significant storm events as there is minimal dune buffer between assets and the area of the beach face that coastal processes will act on during a storm event.

The immediate risk actions recommended for this section of foreshore is coastal protection. Due to the positioning of Roberts Point at the western end of the beach, measures such as groynes are considered to have limited beneficial impact. Therefore, it is recommended that the City of Mandurah undertake an investigation into potential protection options for this area considering options such as:

– Rock armour seawall – to top of dune;
– Geotextile Sand Container (GSC) seawall – to top of dune; and
– Buried seawall, with consideration of sand nourishment and revegetation activities to provide an additional buffer to event-based coastal processes.

It should be noted that due to the levels of adjacent structures and the level of the land behind Halls Head Beach (Doddies Beach), implementation of protection would be to protect/stabilise the land and not to protect against the risk of inundation.

The coastal hazard profile of Unit 1A is illustrated in Figure 13, which describes the present-day erosion risk as well as the increase in erosion risk in the current planning period (to 2070).

The inundation risk within the current planning period (to 2070) is also included, indicating what appears to be a substantial impact area. However, it should be noted that considering a ‘rare’ inundation event (1 in 500-year event) for planning purposes is largely inappropriate unless for critical or high-risk assets (e.g. a hospital), as the long-term costs of mitigation or risk reduction measures for such a rare event generally outweigh the benefits. As such, the ‘almost certain’ and ‘possible’ events have been the focus of the CHRMAP when determining adaptation options for inundation.

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Spatial representation of the land at risk from erosion in the present day based on modelling of the rare likelihood event.

Spatial representation of the land that may be at risk from erosion in 2070 (current planning) based on modelling of the rare likelihood event, plus allowances for historical erosion trends, sea level rise and uncertainty

Spatial representation of the land that may be at risk of inundation in 2070 (current planning) based on modelling of the following storm events, plus allowances for sea level rise and uncertainty.

Almost Certain - 1 in 1 year

Possible - 1 in 10 year

Rare - 1 in 500 year

Figure 13 Planning Unit 1A (Roberts Point) Coastal Hazard Risk

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5.4.2 Unit 1B and 2B

Halls Head and Mandurah Marina / Seashell Resort

Planning Unit 1B comprises the eastern section of Halls Head Beach (Doddies Beach), located between the existing groyne and the western Peel Inlet training wall, while Unit 2B is located from the eastern boundary of the Mandurah Marina through to Stewart Street. While not directly adjacent each other, these two planning units are linked through the provision of sand bypassing which is currently undertaken using mechanical means on an annual basis. That is, sand is removed from Unit 1B via heavy machinery and is transported to Unit 2B. This is required as the Marina and associated hard structures (groyne, training walls and revetments) interrupt the natural flow of sediment from west to east, leading to increased erosion in Unit 2B if not managed.

The groyne and training wall bordering Unit 1B act as a sand trap, showing significant accretion trends over time as sediment is stopped from continuing eastwards through natural processes. As such the beach is wider and has a shallower gradient than the shoreline in Unit 1A. The width of the beach in Unit 2B varies through sediment bypassing operations and seasonal operations, though is generally wide and flat.

Mechanical sand bypassing is currently working to maintain the overall sediment movement between these two planning units which also assists in limiting erosion actions in Unit 2B. In the current planning period (to 2070), the groyne and training wall bordering Unit 1B are likely to continue to trap sand, reducing the risk of erosion in this area. Additionally, maintaining sand bypassing is required to continue to manage the risk to the shoreline in Unit 2B. Sand bypassing is considered to be an assumption forming part of the ‘base case’. That is, it is assumed that sand bypassing will continue in some capacity into the future to maintain the status quo. This does not however mitigate the increasing impacts of erosion over time, therefore additional adaptation options must be considered.

The immediate risk action recommended for these sections of foreshore is a program of sand nourishment and dune revegetation in addition to the currently undertaken sand bypassing, as well as the ongoing maintenance of any existing coastal protections structures to a suitable standard. In line with this, it is recommended that the City of Mandurah undertake an investigation into the appropriate program of works for this stretch of shoreline considering:

– Development of a specific monitoring program at fixed locations along the shoreline to identify key erosion locations;
– Targeted sand nourishment and revegetation campaigns, at appropriate frequency; and
– Development of a regular condition assessment and maintenance program for existing coastal protection structures.

The addition of new groyne structures is not recommended at this stage, nor is the need for new sections of seawall. Existing seawalls should be regularly inspected, maintained and upgraded as required, particular the section in Unit 2B which is insufficient in its current form.

Beach nourishment could be undertaken through trucked sand placement, or an extension of the sand bypassing pipe network and discharge points, particularly if a long-term permanent sand bypassing system is implemented.

It should be noted that implementation of sand nourishment and dune revegetation would act to stabilise the beach and dune system, however, will not protect against the risk of inundation if it were to exceed the existing dune height or were to travel from inland inundation pathways

Sand Bypassing Methodology

It is observed and confirmed by community, that the immediate sediment deficit in Unit 1B caused by the short-term sand bypassing is contributing to the risk of exacerbated erosion events when storms are encountered immediately following the bypassing campaign. As such, an additional short-term action is to consider a move to permanent sand bypassing, which will allow not only a more gradual, steady movement of sediment over time in a manner more similar to natural processes but may also offer a better long-term cost outcome.

It is therefore recommended that the City of Mandurah continue to undertake investigations into the economic and technical feasibility of permanent sand bypassing (sand is trapped and pumped via pipeline to the new location). Investigations could consider (but are not limited to):

– Detailed sediment transport modelling;

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– Detailed cost assessment including a CBA process;
– Business Case assessment; and
– Design to confirm technical feasibility and appropriateness of solutions.

As with the other nominated adaptation recommendations, sand bypassing will not to protect against the risk of inundation.

The coastal hazard profile of Units 1B and 2B are illustrated in Figure 14 and Figure 15 which describes the present-day erosion risk as well as the increase in erosion risk in the current planning period (to 2070).

The inundation risk within the current planning period (to 2070) is also included. However, as discussed in Section 5.4.1, it should be noted that considering a 'rare' inundation event (1 in 500-year event) for planning purposes is largely inappropriate unless for critical or high-risk assets and as such, the 'almost certain' and 'possible' events have been the focus of the CHRMAP when determining adaptation options.

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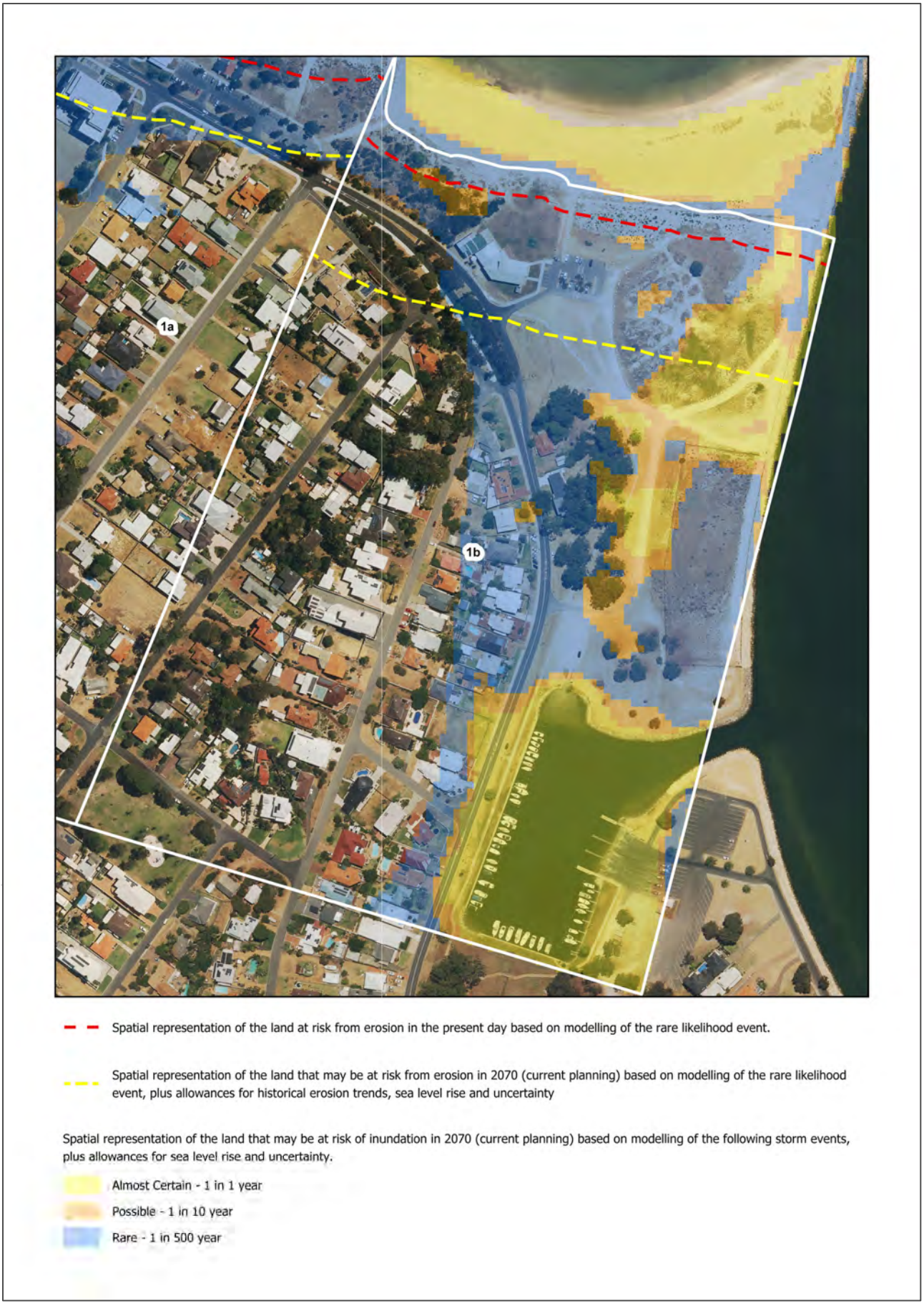

Figure 14 Planning Units 1B (Halls Head) Coastal Hazard Risk

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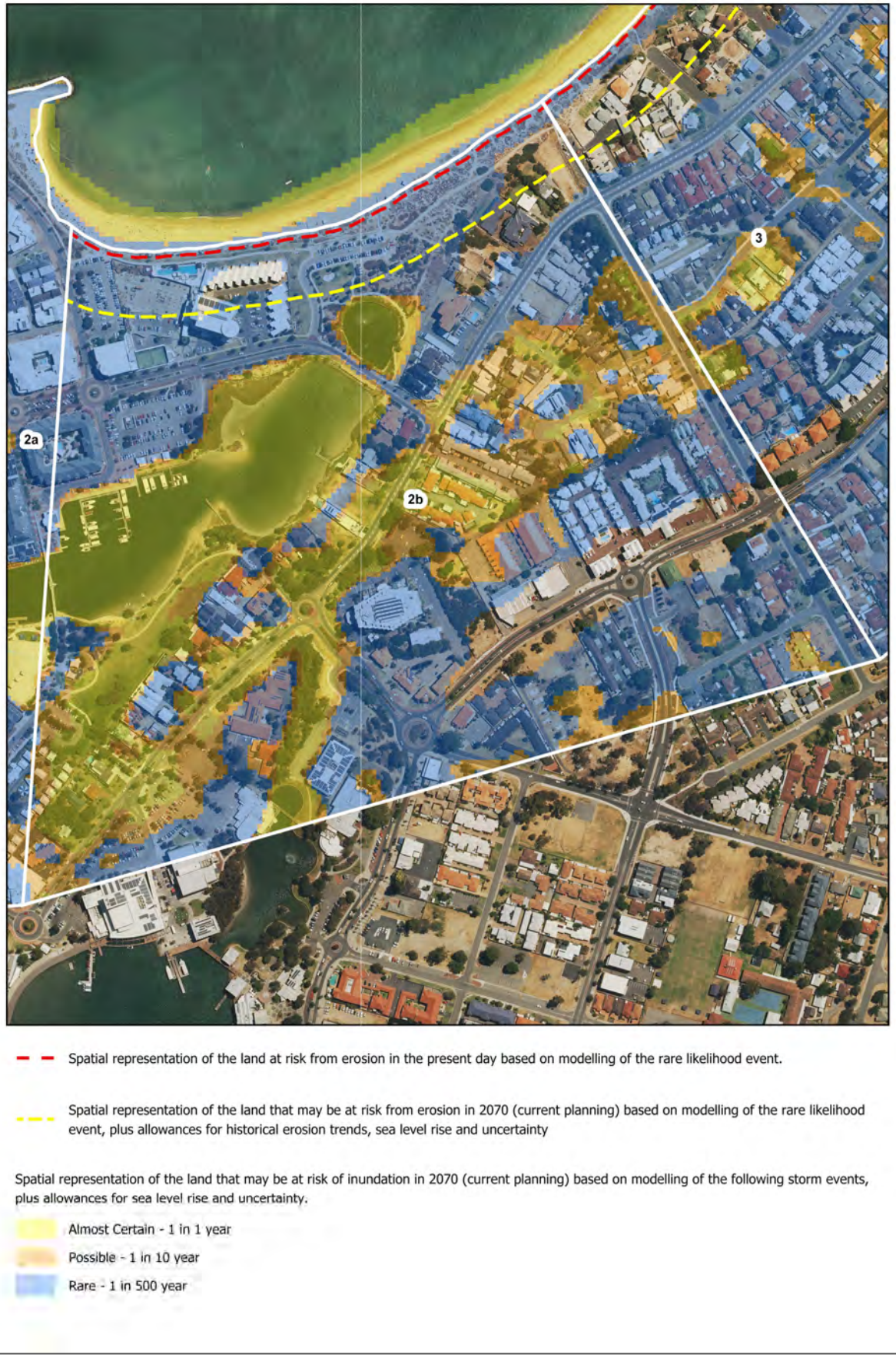

Figure 15 Planning Units 2B (Mandurah Marina / Seashell Resort) Coastal Hazard Risk

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5.4.3 Unit 2A

Mandurah Marina

The Mandurah Marina planning unit extends from the eastern training wall of Peel Inlet through to the most easterly extent of Breakwater Parade. Breakwater Parade is protected by a rock-armoured breakwater at the shorefront and road pavement at the back. These structures were designed to protect important coastal infrastructures such as the Mandurah Offshore Fishing and Sailing Club, Department of Fisheries and the Mandurah Marina precinct.

Due to the existing coastal protection structures there is currently limited risk due to erosion. However, this relies on the ongoing upkeep and maintenance of the breakwater. The crest level of the breakwater and revetments internal to the marina are more relevant to inundation risk, as the marina represents an inundation pathway for not only Unit 2B, but also the planning units to the east (Unit 2B, Unit 3, etc.).

To maintain a lower erosion risk, it is recommended that the existing protection structures are maintained to a suitable standard and upgrades to crest height to reduce inundation risk be considered in future.

The short-term recommendation is therefore to continue with regular condition assessment and maintenance program, where the frequency of inspection and maintenance activities will be relevant to the structures condition and value of protected assets. The City currently inspects the major seawalls annually and all seawalls every five years. Additional allowance should be included for inspections immediately after significant storm events.

During inspection of this area as part of the CHRMAP development, it was noted that the existing protection structure was showing signs of deterioration with potential inadequacy in the design. To reduce the risk to the assets in this area to tolerable, it is essential that the existing structures are of sufficient standard to offer appropriate protection. Should upgrades be required to restore protection levels, consideration of future conditions should inform the upgrades (e.g. crest level to offer increased inundation resilience).

The coastal hazard profile of Unit 2A is illustrated Figure 16, which describes the present-day erosion risk as well as the increase in erosion risk in the current planning period (to 2070).

The inundation risk within the current planning period (to 2070) is also included. However, as discussed in Section 5.4.1, it should be noted that considering a ‘rare’ inundation event (1 in 500-year event) for planning purposes is largely inappropriate unless for critical or high-risk assets and as such, the ‘almost certain’ and ‘possible’ events have been the focus of the CHRMAP when determining adaptation options.

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Figure 16 Planning Unit 2A (Mandurah Marina) Coastal Hazard Risk

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5.4.4 Units 3 through 9

Town Beach through to Diadem Place

Planning Units 3 through 9 were all identified to have a similar preferred adaptation strategy and have therefore been grouped together. The units stretch from Stewart Street at Town Beach up to Diadem Place at Madora Beach, comprising what is generally a shallow gradient beach which shifts from an erosion trend in the south to an accretion trend in the north. A number of existing protection structures (groynes) are located in Units 3 through 7, acting to stabilise the beach.

Generally, the dunes are reasonably vegetated and there is a level of buffer back to residential properties. The narrowest dune buffers are located along Ormsby Terrace along the length of this section.

Despite the relative stability, Planning Units 3 through 9 have a level of intolerable risk to assets (with the asset type immediately at intolerable risk varying by planning unit). However, as there is generally a buffer between active coastal processes and high value assets or the presence of existing coastal protection structures, the risk is not as high as Planning Unit 1A.

The immediate risk action recommended for this section of foreshore is a program of sand nourishment and dune revegetation, as well as the ongoing maintenance of any existing coastal protections structures to a suitable standard. In line with this, it is recommended that the City of Mandurah undertake an investigation into the appropriate program of works for this stretch of shoreline considering:

– Development of a specific monitoring program at fixed locations along the shoreline to identify key erosion locations;
– Targeted sand nourishment and revegetation campaigns, at appropriate frequency; and
– Development of a regular condition assessment and maintenance program for existing coastal protection structures.

The addition of new groyne structures is not recommended at this stage, nor is the need for new sections of seawall. Existing seawalls should be regularly inspected, maintained and upgraded as required, particular the section along Town Beach which is insufficient in its current form.

Beach nourishment could be undertaken through trucked sand placement, or an extension of the sand bypassing pipe network and discharge points, particularly if a long-term permanent sand bypassing system is implemented.

It should be noted that implementation of sand nourishment and dune revegetation would act to stabilise the beach and dune system, however will not protect against the risk of inundation if it were to exceed the existing dune height or were to travel from inland inundation pathways such as from within Mandurah Marina to the south.

On the border of Unit 7 and 8 is the Mandurah Surf Club. This structure was purpose built for the Surf Life Saving Club and is currently protected by a buried seawall against erosion. This area and structure is in an area of intolerable risk in the short term planning period in the absence of protective structures. Due to its function as a surf lifesaving club, it has an exemption under SPP2.6 and is able to be constructed coastally adjacent, despite the erosion hazard risk. It is understood that the surf club functionality may be relocated to Madora Bay, in which case, if the current building reaches end of design life, or additional protection is required to be implemented to maintain it in its current position, consideration of retreat or relocation may need to be considered as the functionality has changed.

The coastal hazard profile of Units 3 through 9 is illustrated in Figure 17, Figure 18 and Figure 19 and which describes the present-day erosion risk as well as the increase in erosion risk in the current planning period (to 2070).

The inundation risk within the current planning period (to 2070) is also included. However, as discussed in Section 5.4.1, it should be noted that considering a ‘rare’ inundation event (1 in 500-year event) for planning purposes is largely inappropriate unless for critical or high-risk assets and as such, the ‘almost certain’ and ‘possible’ events have been the focus of the CHRMAP when determining adaptation options.

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Figure 17 Planning Units 3 to 5 (Town Beach through to Wade Street) Coastal Hazard Risk

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Figure 18 Planning Unit 6 (Watersun Beach) Coastal Hazard Risk

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Figure 19 *Planning Units 7 to 9 (San Remo through to Madora Bay South) Coastal Hazard Risk*

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5.4.5 Unit 10

Madora Beach

Planning Unit 10 stretches from Diadem Place in the south to the border of Mandurah with Singleton (City of Rockingham) in the north. The coastline along Madora Beach was generally observed to be stable during inspections undertaken during the CHRMAP process, with the coastline displaying characteristics of a balanced beach system, with no stress to the dune sediment supply and good growth to foredune vegetation.

Unlike other sections of the Mandurah Northern Beaches, there is currently limited development within 100m of the coastline, providing an adequate buffer to erosion in the current planning period.

Generally, the assets within this planning unit are not considered to be overly vulnerable to active coastal processes despite the intolerable risk. This is due to the ability of the dune system to recover from event-based erosion given the adequate dune buffer. As such, it is recommended that the City of Mandurah undertake regular monitoring activities in line with Units 3 through 9 to allow early identification of changes in the coastline.

It is not expected that additional actions will be required in Unit 10 in the current planning period (to 2070), however should be reviewed again in future in line with CHRMAP reviews. This will be particularly relevant due to the planned development occurring in this unit even with the dune buffer zone.

The coastal hazard profile of Unit 10 is illustrated in Figure 20, which describes the present-day erosion risk as well as the increase in erosion risk in the current planning period (to 2070).

The inundation risk within the current planning period (to 2070) is also included. However, as discussed in Section 5.4.1, it should be noted that considering a ‘rare’ inundation event (1 in 500-year event) for planning purposes is largely inappropriate unless for critical or high-risk assets and as such, the ‘almost certain’ and ‘possible’ events have been the focus of the CHRMAP when determining adaptation options.

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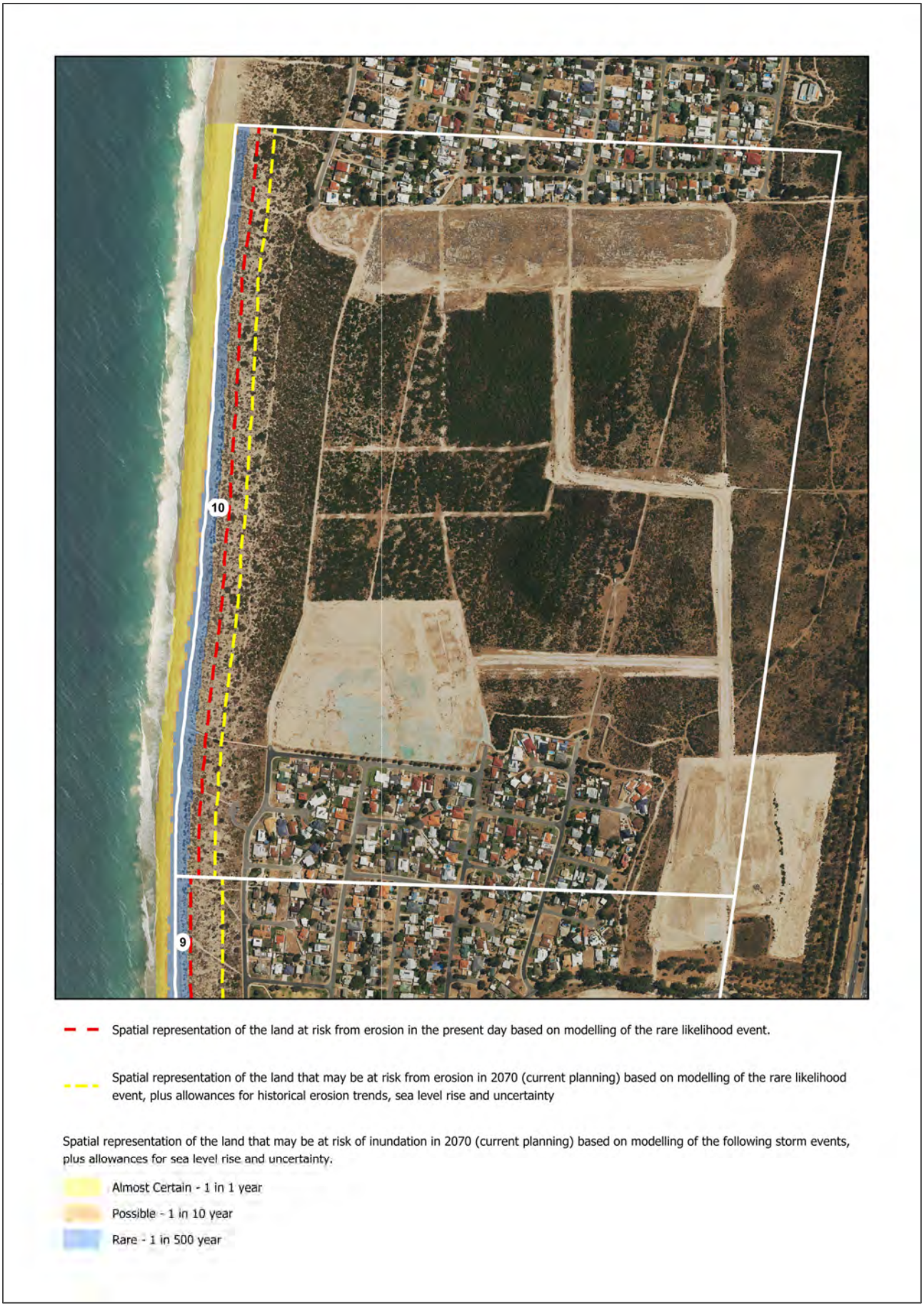

Figure 20 Planning Unit 10 (Madora Beach) Coastal Hazard Risk

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5.5 Planning instruments

It is important that the local planning framework builds resilience into the Mandurah Northern Beaches area to address coastal risk in the current planning time period (2070) and beyond. Updating the planning framework ensures that identified coastal hazards and risks are properly considered during planning, development and land use decision-making. The following sections provide recommendations for the local planning framework in the short-term that will support the long-term protection or transition of the foreshore development area and build long term resilience into the region.

5.5.1 Appropriate instruments

Planning decisions are made at both state and local government levels. For example, rezoning proposals are approved by the Minister for Planning, subdivision is determined by the Western Australian Planning Commission, and development applications are determined either by the City of Mandurah or a Development Assessment Panel. It is important that policy instruments used to deliver the CHRMAP are those that will be considered by all decision makers.

Local planning documents that have received state level endorsement, including the local planning strategy and scheme, carry the most weight and are considered in all levels of planning decisions. The local planning scheme is a statutory document, therefore carries the most weight in decision-making. Local planning policies are not reviewed or endorsed at the state level, therefore carry less weight in decision making and are only given due regard in determination of development applications at the local level, with very limited applicability to strategic planning decisions and subdivision.

To successfully implement the CHRMAP, it is important that planning responses carry sufficient weight in decision-making and can be adequately defended in the event of appeals. Therefore, the CHRMAP focusses on the local planning strategy and local planning scheme as the most appropriate instruments to deliver planning recommendations as they are endorsed at the state level and carry the most weight in decision-making.

5.5.2 Accommodating risks through planning

Non-structural approaches such as modifications to local planning frameworks can enable accommodate risk treatment options. These modified local planning frameworks should provide clear direction for decision-makers when assessing applications for new development, and to affected landholders (Government of Western Australia, Western Australian Planning Commission, 2019).

For the Mandurah Northern Beaches, the following instruments are recommended

– Notifications on title, to inform current and future landholders of hazard;
– Planning approval conditions which allow the continued use of land until risks become intolerable

‘Accommodate’ risk treatment options can help to facilitate a switch to planned or managed retreat or protection risk treatment options later. When considering development and/or subdivision applications, approval conditions should require following notification on the certificate on title:

VULNERABLE COASTAL AREA –This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.

It is recommended that this requirement be supported by a scheme amendment, which would amend Clause 4.5.1 of LPS No 12 to require SPP 2.6 to be read as part of the scheme (as is currently the case for State Planning Policy 3.6 – Development Contributions).

It is also recommended that a special control area (SCA) is incorporated into the local planning scheme. The purpose of the SCA is to mandate that all development requires approval where ordinarily, development (for example, single residential development) may otherwise be exempt from development control. This will also allow for notifications to be applied to applications where they otherwise would not. The SCA could apply to the most at risk areas in the short-term and – for example in areas where residences are projected to be at risk by 2070 – and then be expanded if necessary over time. The SCA may also facilitate granting of temporary approval (e.g. for 10 years) for development and land use deemed appropriate for short-term, which facilitates continued land use

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whilst taking into account future risk. The SCA boundary would need to be reviewed with every 10 years to ensure it is adequate.

5.5.3 Coastal policy within Local Planning Strategy

The local planning strategy should provide clear expectations to manage development across the Mandurah Northern Beaches and avoid proliferation of high value development in the coastal hazard zone, which would limit the flexibility of the adaptation pathway due to the considerable increase the cost of future retreat to the community. In other words, high value assets could 'lock in' the need to protect rather than retreat, even if retreat is the preferable option from an environment, social and cost perspective.

Including coastal policy statements within the local planning strategy will enable the policy to apply to all planning proposals, including subdivision and rezoning which are approved at the state level.

Whilst SPP 2.6 requires that infill development consider the adaptation planning hierarchy, some infill development may not be subject to the same requirement for the physical processes allowance and ceding of foreshore reserves as new development and settlements, particularly where it is not contiguous with the current foreshore reserve. The local planning strategy review should consider the long-term implications of this and investigate policy measures to provide a consistent approach to new and infill development.

In particular, the local planning strategy review should:

– Avoid density increases or intensification of land uses (including subdivision) within the coastal hazard zone
– Plan for infrastructure provision in a way that avoids placing future infrastructure within or immediately adjacent to the physical processes allowance and avoids permanent linear servicing infrastructure (including roads) parallel to the coast, therefore potentially becoming a threatened asset in longer-term planning horizons
– Identify urban expansion and intensification options outside of the coastal hazard zone
– Identify the long-term SCA boundary

Note: A coastal planning policy may be required prior to the local planning strategy review, to define the coastal hazard zone.

5.6 Common adaptation options

5.6.1 Responsive sand nourishment / replenishment

Currently the City of Mandurah undertake regular sand bypassing activities around the Marina to continue natural southwest to northeast sediment movement along the coastline. However, this might not adequately make up for the sediment that is naturally lost during storm events or under the normal erosion-accretion cycle of the beach system.

Sand nourishment or replenishment has been identified as part of the preferred adaptation pathway for 7 planning units which can be implemented to 'buy time' before other adaptation actions are required, such as construction of an engineered protection structure. Sand nourishment provides a storm buffer against erosion processes, reducing the risk profile from intolerable to tolerable and thereby increasing the time before the next trigger point is reached.

The cost of implementation of this adaptation strategy is informed by a number of factors. The frequency of nourishment as well as the width of the required buffer zone determines the sand volume requirements and is dependent on beach profile and current rates of erosion. Additionally, the source of the sediment, distance of transport and the method of distribution will all notably impact the cost of implementation.

The estimated cost to establish a 30m wide, 4m high buffer zone with sand nourishment is in the order of $10,000 per m length of foreshore, given locally accessible sediment and limited transport distance. In other words, implementing nourishment along 100m of foreshore could cost in the order of $1 million. However, these parameters require additional review relevant to each beach segment as the buffer may be too wide or deep relevant to the Mandurah shoreline or might not be wide or deep enough.

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Sand nourishment is not considered to be a permanent solution, but rather a strategy to reduce the present-day risk to assets and values from intolerable to tolerable. A strategic decision on the adaptation pathway beyond a nourishment program is still required to be made for the current planning term (up to 2070).

5.6.2 Additional investigations

The appropriate decisions will require further investigation into local coastal processes and geotechnical conditions to better understand risk.

The recommendations made in this CHRMAP are based on a high-level coastal hazard assessment. Assessing and developing localised adaptation options will require greater understanding of localised coastal processes (e.g. alongshore sediment transport rates) and the influence of local site conditions (e.g. geotechnical stability of sand dunes and alongshore changes in presence of rocky or sandy features). Finding out more is critical to the successful implementation of localised adaptation pathways.

5.6.3 Engage the community in decision-making

Further information and community engagement is required to guide decision-making for the current planning horizon for risks in the assessment area, in particular the implementation of a protection structure along the Halls Head foreshore and the switch to permanent sand bypassing.

The viability of adaptation options is considerably influenced by significant costs, while the social acceptability of coastal protection implementation is largely driven by the community. It is important to engage with community in decision making early so that both the positive and potential impacts are understood and an informed decision can be made. For example, coastal protection that is implemented to protect one type of asset (residential) could impact other assets (reduction in beach amenity).

5.6.4 Implementation of interim protection

SPP2.6 sets clear policy expectations for the use of coastal protection works. First, and foremost, coastal protection works are to be considered only after all other options have been explored through a coastal hazard risk management process.

Prior to the construction of coastal engineering protection structures, there are several steps that should be undertaken to develop the basis of design and confirm that the proposed interim protection methods are the most suitable approach from a performance and financial viability perspective.

The following steps (as a minimum) are proposed:

1. Undertake a gap assessment to identify datasets required to inform coastal processes assessment and concept option development;
2. Undertake the required investigations to fill any gaps in the data. This may require installation of data recording devices, survey work, geotechnical investigation or numerical coastal processes modelling such as sediment transport modelling. It is also recommended that investigations into suitable sources of supply of materials is undertaken;
3. Develop a basis of design with available information;
4. Develop several concept designs based on the preferred approach to be optimised to confirm the most suitable design;
5. Obtain required environmental approvals for the preferred design; and
6. Once a final design option has been selected, additional investigations and detailed design can be undertaken.

The earlier that steps 1 and 2 can be undertaken in advance of any design works the better informed the design work will be. To be compliant with the SPP, the planning of coastal protection works will need to demonstrate adequate funding for construction and maintenance in addition to the above design elements.

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5.6.5 Foreshore monitoring

Management of the Mandurah Northern Beaches will benefit from the continuation of the annual monitoring program. A list of monitoring and data acquisition/analysis that is considered to continue to be beneficial for coastal management of Mandurah is summarised below:

– CoM and DoT currently undertake monitoring and data collection in the region. Long-term historic wave and water levels are available, as well as satellite imagery for vegetation line mapping. Regular review of this data by the City of Mandurah is recommended to continue to identify trends that may be affecting the coastline and to ensure that the information required for the design of coastal structures is readily available;
– Installation of nearshore hydrodynamic instrumentation to collect wave and water level conditions at locations where interim protection is planned to be implemented will enable better calibration and validation of any numerical coastal processes modelling required; and
– Photo monitoring should be undertaken at key erosion spots at a minimum of biannually (winter/summer) and during/post significant storm events, in accordance with the methodology recommended by Department of Transport (DaSilva 2012). Visual comparison of site photos provides context for interpretation of the measured profile, vegetation line and bathymetric changes. Opportunities for citizen participation in science may be used to assist in photo monitoring in combination with City of Mandurah staff, with successful projects currently occurring in NSW with permanent photo monitoring locations. CoastSnap is already being utilised at Henson St and could be rolled out to other locations.

LiDAR survey and aerial photography of the entire Mandurah coastline should be repeated on a regular basis (~5 to 10 years), noting that for the last 3 years, imagery has been captured twice a year under the PNP regional monitoring program. When undertaken, it should be compared with previous datasets to identity coastal trends and interpret coastal management pressures.

5.6.6 Identify sources of construction materials

Appropriate adaptation options are highly dependent upon the suitable supply of materials of rock armour and sand for sand replenishment. Due to the wide scale of both sand nourishment and potential areas for engineered protection structures in future, it is recommended that investigations into suitable sources of materials are undertaken.

Factors to consider include the quantities and properties of sediment or rock required, the local sediment transport rates, and impacts on environmental values and habitat (including consideration of potential movement of material, pH, salinity, sediment grain size etc.).

5.7 Community awareness campaign

The local community places a great deal of value on the coastal foreshore and environment. Many community members have high expectations for quality assets and experiences in the foreshore reserve. Facilities and development within the vulnerable coastal area are not permanent. The adaptation plan recognises that the coastal environment will change considerably into the future, just as the coastal vulnerable area will change over time. It is important to engage the community in regards to the dynamic nature of coastal processes, how these influence the Mandurah Northern Beaches area, and manage expectations for future development and use.

A key component of ongoing coastal adaptation planning is to consider and test the core values of the community in relation to the impacts of sea level rise along the Mandurah Northern Beaches. The trigger-based adaptation pathway articulates the need to do this frequently as trigger points are reached, to ensure the right decision is made. Over time, as sea level rise occurs and we see changes in the Western Australian coast, it is likely that what the community values and how the community prioritises different values will change. Ongoing community engagement is important to inform future decision-making.

A longer-term awareness drive and community dialogue would be a beneficial way in which to engage the community and engage them in testing values over time. Greater levels of awareness will bring together broader views on the issue, and enable a more informed discourse of the often competing, values of the coast and coastal land. Alongside general awareness of coastal planning and values, it will be important to inform the community of the CHRMAP and its recommendations.

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Council Report

It is recommended that the City of Mandurah continue with awareness raising via a number of methods, including specific information on the website, fact sheets and through an ongoing interaction with the broader community. Incorporation of community education and awareness into future projects, such as foreshore management plans, and coastal projects, such as interpretive signage, provides excellent opportunities to continue the conversation with the community. The ongoing engagement strategy needs to be a process of regular and repeated opportunities to inform and engage with the community so that the values of the community can be properly assessed. This will be important for long-term decision-making, which will need to test the values of the community in relation to the coast at each decision-making point.

5.8 Funding

The City of Mandurah alone cannot deliver the high cost of proactive coastal adaptation in the Mandurah region.

It is important that appropriate funding options and relationships are identified, and a long-term funding strategy is put in place. This may include a long-term funding plan that allocates and sets aside an annual contribution for coastal adaptation in Mandurah, so that sufficient funding is available prior to triggers for implementation. The proactive budgeting of smaller amounts over time is far more likely to be successful than attracting a significant grant (of $40 million or more) at the time that a strategic implementation action is required, and therefore provides greater certainty to the community that strategic, effective coastal adaptation will occur.

If funding cannot be secured, it is likely that a policy of unmanaged retreat will occur, which will result in the loss of important social and environmental values as well as the loss of private land, without any compensation to property owners.

Because the Mandurah Northern Beaches area currently has a limited public foreshore between the high water mark and private land, “unmanaged retreat” would result in a loss of significant environmental and social values, as well as the potential loss of residential land, therefore there is a strong public benefit for government to be involved in active management of coastal risk where that investment is linked to maintaining social, environmental, residential and broader economic values.

Funding will be a key issue for the implementation of adaptation planning. The responsibility for paying for coastal adaptation lies with the beneficiaries of those actions. This includes land and asset owners that benefit from protection strategies, and coastal users that benefit from coastal management approaches. Where public funds are used for coastal adaptation works, there should be a direct public benefit as a result of that investment. Ongoing cooperation between local and state government and key asset owners will be required to consider and address these funding issues and responsibilities.

Some options for managing and covering the costs of coastal adaptation options include:

– funding through State Government budgets;
– funding through local government budgets;
– funding through Federal Government budgets;
– special area rates within the coastal risk area;
– developer contributions plans to recoup costs where the need and obligation is clearly defined;
– Coastal Adaptation and Protection grants through the Department of Transport;
– Coastal Management Plan Assistance Program through the Department of Planning, Lands and Heritage;
– ceding of private land for the coastal foreshore reserve; and
– inclusion of coastal management/protection levy within lease agreements within the coastal reserve.

The appropriate funding option for coastal adaptation options will depend on the beneficiaries of the measures taken and the values being protected. Direct beneficiaries should directly contribute to coastal management and adaptation costs. Indirect beneficiaries also contribute through public funding investment (contribution through rates and taxes into public funds).

Funding options that seek to raise funds from immediate coastal landowners (such as special area rates for coastal areas) are suitable when coastal management works provide protection of privately owned assets. Because private land is identified at being at risk and recommended for protection to manage immediate risk in the medium-term, cost contributions from those landowners would be an appropriate component of the overall future

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funding strategy for coastal adaptation in Mandurah. Future development of the Mandurah Marina should also consider funding mechanisms for landowners that directly benefit from the marina infrastructure to contribute to the ongoing maintenance and upgrades of coastal protection works (including potential raising of land levels) as part of changes to the Marina in future. This should be considered in more detail by preparing a detailed Cost Benefit Analysis and Benefit Distribution Analysis.

5.9 Short-term action plan

Table 12 provides a consolidated list of all recommended actions from across the implementation plan for delivery by relevant stakeholders to manage immediate risk and commence planning to adapt to increasing risk to 2070.

Table 12 Consolidated short-term action plan

Action	Timing	Key stakeholders
All areas		
Investigate site specific coastal processes and geotechnical stability of dunes to prioritise adaptation planning and investment for the current planning horizon (to 2070).	Within 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Continue with a general foreshore and coastal hazard monitoring program for whole assessment area	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Engage with state government, private industry, and the community to complete a Cost Benefit Analysis then use the results to prepare a long-term funding strategy for strategic, appropriate coastal adaptation (Benefit Distribution Analysis)	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Private industry (including within Mandurah Marina)
Identify sources of construction materials for protection options	Within 1-2 years	City of Mandurah Landcorp
Amend LPS No.12 to apply provisions of SPP 2.6 as part of the scheme and incorporate a SCA over residential areas at risk by 2070	Immediate	City of Mandurah Department of Planning, Lands and Heritage
Develop planning policy to support LPS amendment to define the coastal hazard zone (and which will define where notifications should be placed on title)	Within 1-2 years	City of Mandurah Department of Planning, Lands and Heritage
Review and update the Local Planning Strategy to consider the incorporation of a SCA over the area at risk of coastal inundation and erosion over the 100 year timeframe	Immediate	City of Mandurah Department of Planning, Lands and Heritage
Develop and deliver a community awareness campaign on coastal hazards and risk	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 1A – Roberts Point		

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Action	Timing	Key stakeholders
Investigate feasibility of hard active versus hard or soft passive protection options and implement preferred protection.	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Planning Units 1B and 2B – Halls Head and Mandurah Marina / Seashell Resort		
Undertake localised sediment transport assessment and review of coastal process to support feasibility assessment of permanent sand bypassing.	Within 1-2 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Undertake additional assessment including detailed CBA, business case assessment and other feasibility level assessments as required.	Within 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
If deemed feasible and is supported by economic assessment, design and deliver permanent sand bypassing	5 – 10 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 2A – Mandurah Marina		
Prepare a short-term inundation accommodation and evacuation plan	Immediate	City of Mandurah Department of Fire and Emergency Services
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Units 3 through 9 – Town Beach through to Diadem Place		
Continue/update the existing monitoring program at fixed locations along the shoreline to monitor key erosion locations for targeted sand nourishment and revegetation campaigns, comprising both quantitative and qualitative monitoring. Monitoring should be undertaken at a minimum of biannually (winter/summer) and during/post significant storm events.	Within 1-2 years Post storm events 1 – 2 times per year	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Undertake sand nourishment and dune stabilisation at acute erosion points to provide a buffer from the immediate erosion hazard.	Immediate	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Develop and implement revegetation program, with focus on erosion prone areas identified during monitoring activities.	Immediate	City of Mandurah Department of Transport

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Action	Timing	Key stakeholders
		Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Continue to implement regular condition assessment and maintenance program for existing protection structures and develop where not already in place. Frequency of condition inspection and maintenance activities to be relevant to the structure's condition and value of protected assets. Include allowance for inspections immediately after significant storm events.	Immediate Post storm event Every 1 – 5 years	City of Mandurah Department of Transport. Department of Planning, Lands and Heritage. Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group
Planning Unit 10 – Madora Beach		
Continue/update the existing annual monitoring program at fixed locations along the shoreline to identify erosion trends. If identified as required during monitoring activities, transition to targeted sand nourishment and revegetation campaigns.	Within 5 years Post storm events Annually	City of Mandurah Department of Transport Department of Planning, Lands and Heritage Peron Naturaliste Partnership Coastcare groups Mandurah Environment and Heritage Group

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Long-term Implementation

6. Long-term implementation

The risk of coastal erosion and inundation will increase between 2070 and 2120. In the lead up to 2070, future iterations of coastal adaptation plans will engage with the community to understand the values and assets at risk, confirm risk levels, and make appropriate adaptation decisions.

To enable all options being available for future decisions on coastal risk beyond 2070, it is important that strategic planning for the growth of Mandurah maintains the future opportunity to both protect or retreat from areas of intolerable risk without increasing the cost to the future community of doing so. Changes to the planning framework are required to achieve two key adaptation outcomes:

1. Build resilience and flexibility into coastal planning frameworks to enable long-term retreat if required; and
2. Facilitate land use change to implement retreat as required.

Coastal processes will strongly influence the future shape of Mandurah. Urban development cannot be designed to withstand or accommodate erosion pressures, and this will influence coastal urban areas of Mandurah. Suitable protection options for erosion have a discrete design life and require continuous maintenance and materials for sand replenishment. Over time, the cost of interim protection to manage erosion pressures may become unviable, and retreat may become inevitable in the very long-term.

While development design is able to better respond to inundation hazards, inundation will also influence the future shape of Mandurah through building design and/or increased land levels.

The Mandurah Northern Beaches area generally comprises a long continues embayment, interrupted only by the Mandurah Marina. This improves the feasibility of standard protection options and allows options to be implemented all at once or in stages along the beach suffering the greatest impacts of coastal hazards.

The coastline is generally developed except for the northern reaches of Madora Beach and is predominantly residential development. Given the foreshore is already well developed, there is limited scope for growth and urban expansion, minimising the risk to future residential developments. However, there is the risk that existing residential land could be repurposed to support higher density housing or commercial developments. Updates to the Local Planning Strategy and Local Planning Scheme, as detailed in Section 5, are designed to restrict development intensification in locations where it would be at risk in the long term.

While this CHRMAP indicates that protection could be an appropriate solution in the 2070 to 2120 time period for most planning units, the changing risk profile, community values and the cost of implementation of protection structure in the future could necessitate a long-term shift to a retreat strategy. As such, it is important to limit changes to land use that would support higher intensity occupation to providing ongoing flexibility should the adaptation strategy require a shift from ‘protect’ to ‘retreat’.

Managed retreat, particularly along the coastal strip, requires a strategic approach to ensure that the values of the coastal foreshore are retained over time, even as land is lost to erosion. SPP2.6 provides guidance for determining an appropriate coastal foreshore reserve that is wide enough to accommodate coastal processes, and provides sufficient additional land to maintain the values, functions and equitable use of the coastal area in the long term (Figure 21). This should be considered in whichever strategy pathway is pursued in the longer-term.

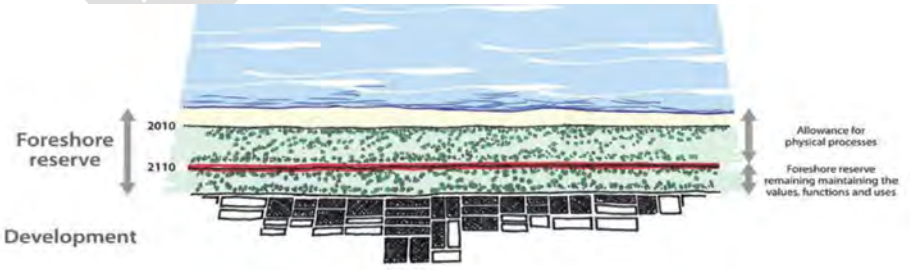

Figure 21 ***A coastal foreshore reserve accommodates physical processes and land to maintain values, functions and uses. (WAPC, 2013)***

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Regardless of the long-term strategy selected, the risk profile in Mandurah means that short-term adaptation options and other strategic decisions can enable the continued use of most areas. For example, regular sand nourishment activities can assist in maintaining the sediment balance of the beach, improving resilience to storm events and delaying future trigger points. However, these areas should not be identified for urban infill or intensification. In very long-term planning horizons, in line with the trigger-based adaptation pathway in Section 3.5, a decision for retreat should be made. There are several planning instruments available to plan for the retreat decision, and then to deliver the retreat decision. These are discussed in the next section.

6.1 Planning instruments (long-term)

6.1.1 Coastal foreshore reserve

A primary planning response to enable flexibility in the adaptation strategy with changing environmental and social values over time is through expansion of the coastal foreshore reserve. Sections of the current foreshore reserve along the Mandurah Northern Beaches (generally south of Madora Bay, but also including some areas along Sabina Drive) is insufficient in width to maintain the social and environmental functions of the reserve once erosion risk has been allowed for.

The coastal hazard zone identified nominally recommends a long-term (100 year) erosion hazard area plus an additional 20 metres as a future foreshore reserve. This takes into account that there is adaptive capacity within the foreshore for re-stabilisation following a rare event to maintain environmental values, and 20 metres is generally sufficient for public facilities, including playgrounds, access and parking, outside of the hazard area. The long-term coastal foreshore reserve should be identified in the local planning strategy, with triggers for implementation based on the recommendations of the CHRMAP.

If a protection strategy is implemented in the current planning horizon as identified within this CHRMAP, then immediate or short-term expansion of the coastal foreshore will not be required with interim land use and development managed in accordance with the recommended special control area for the coastal hazard zone. However, if following the feasible design life of protection structures the risk again becomes intolerable, the coastal foreshore reserve should be extended as a trigger for managed retreat, including land acquisition.

Following acquisition of land to extend the foreshore reserve, capital investment will be required for decommissioning assets and re-establishing the area for coastal foreshore purposes.

Mandurah's coastal foreshore reserve is currently a 'Regional Open Space' reserve in the local planning scheme. Future iterations of the City's local planning scheme will be required to be consistent with model scheme provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2020*. None of the model reserve types set out in the model scheme provisions include objectives that articulate the importance of coastal risk management within foreshore reserves along the coast. In the next review of the local planning strategy, the City should consider the use of a special purpose reserve for the coastal foreshore area or include additional reserve objectives that recognise the importance of coastal hazard risk management to guide use and development of these areas.

6.1.2 Compensation and injurious affection

If the future implementation of managed retreat was to be pursued, the reservation of land to secure an appropriate foreshore or other reserve will provide a trigger for compensation (at the time of sale, a refused development application, or a development approval subject to unacceptable conditions) payable by the local government. Alternatively, land can be acquired by local or state government. This is the appropriate trigger and mechanism to compensate loss of property values where private land is required to expand the foreshore reserve to address erosion issues. To ensure that acquisition or compensation costs are not increased over time due to increased development potential, the CHRMAP recommends maintaining and not increasing density within the long-term retreat zone.

The implications of managed retreat on a balance of short-term and longer-term costs should be considered should a retreat strategy be identified as preferable in future CHRMAP reviews.

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It is likely that support of the state and federal government would be required to fund land acquisition and capital works associated with managed retreat in the vulnerable coastal zone.

6.1.3 Foreshore management plans

Foreshore management plans can provide an implementation plan to deliver the strategic recommendations of the CHRMAP for particular foreshore reserves along the northern beaches of Mandurah. Foreshore management plans can be a key tool for communication and engagement with the community as they include detailed planning for community places and facilities.

To provide site-specific implementation guides for each coastal management unit in Mandurah, the City should prepare / require developers to prepare as a condition of development approval, foreshore management plans that include:

- Identification, prioritisation, and funding of natural coastal and dune management techniques to enhance the ability of the natural system to buffer coastal processes;
- Consideration of sea level rise and coastal risk, defining relevant coastal planning triggers for the reserve and whether there is a need for the protection, relocation or decommissioning of existing assets as required;
- Identification of appropriate, impermanent community facilities to meet demand for coastal infrastructure in the short-term;
- Policy requirements for development in the reserve, including:
  - design life for assets to reflect risk timeframes;
  - architectural and construction requirements for development to portray a temporary aesthetic, thereby communicating to the community the impermanent nature of facilities.
- Coastal protection works required in the current planning horizon (up to 2070), where recommended by this adaptation plan, including:
  - a plan detailing the location of protective structures;
  - estimated costs, maintenance responsibility, and impacts on the reserve; and
  - consideration of the requirements of SPP2.6, in particular clause 5.7 regarding coastal protection works.
- A long-term plan for the relocation of impermanent structures as required
- Recommended lease conditions for appropriate low-scale, temporary private use and development approved in accordance with SPP2.6 that:
  - define lease duration in relation to risk levels and likely timeframe of triggers;
  - clarify that lease renewals will be contingent on adaptation decisions at future trigger;
  - require decommissioning of private assets at the expiry of a lease.

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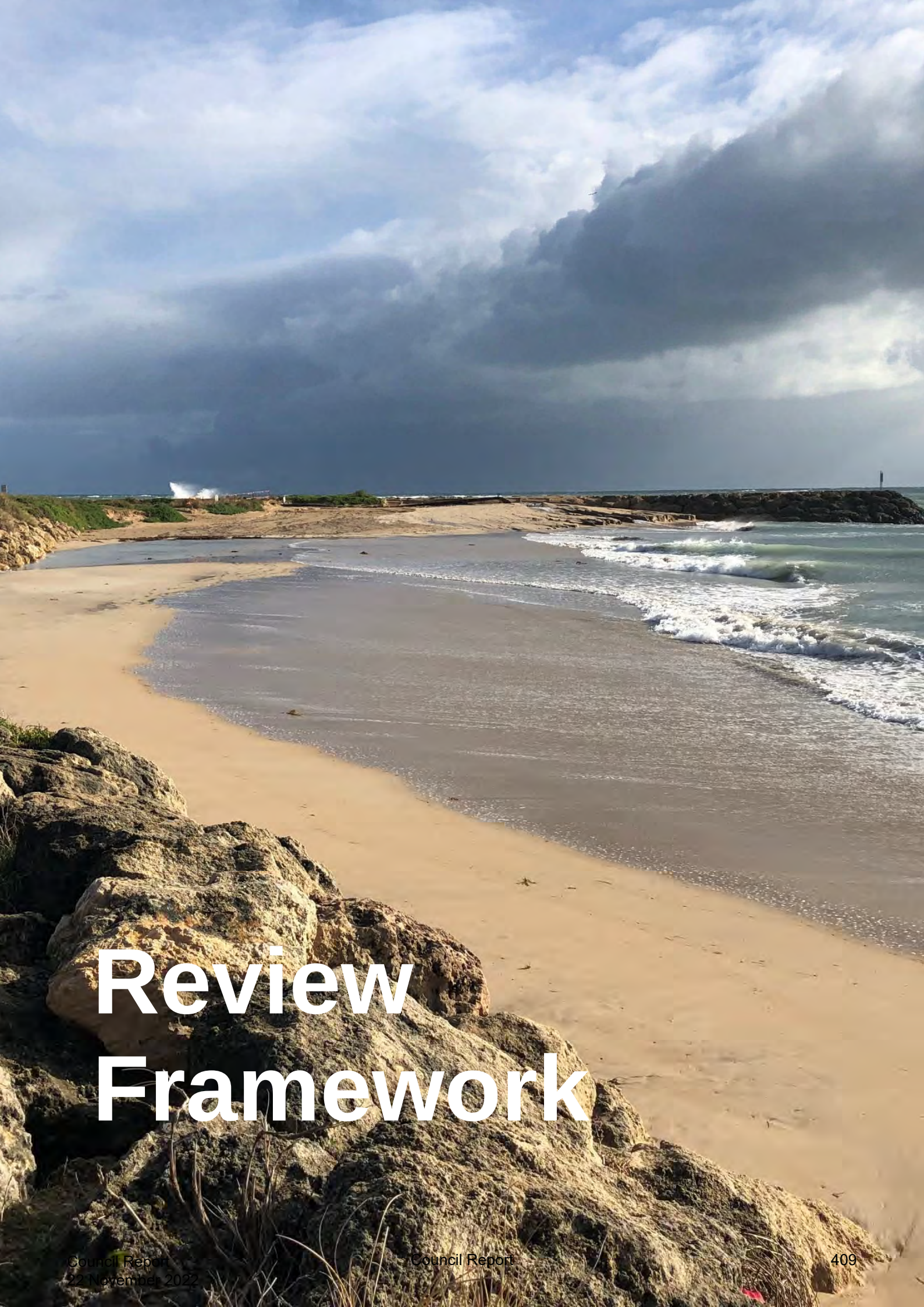

Review Framework

7. Review framework

7.1 Adaptation plan review

This plan should be reviewed regularly, alongside the review of the City of Mandurah strategic plans and/or five-yearly reviews of local planning strategies.

Review processes should include targeted community and industry consultation to update values and views about coastal development and assets that will be at risk both within a 15-year planning horizon and beyond. Revised values and new learnings should be used to test recommendations of this adaptation plan, and determine whether adaptation strategies for the 15-year planning horizon require modification as a result of changing values.

The regular testing of values and adaptation measures will involve the following actions incorporated into the review of future strategic plans, for land and assets identified as being at risk within 15-years of the strategic plan review:

– identification of any new or alternative adaptation options based on greater information and new technology;
– review of criteria used in the multi-criteria assessment;
– community, stakeholder and industry consultation on the weighting of criteria;
– review of the weighted scoring of adaptation options;
– confirmation of adaptation options for a 15-year planning horizon.

7.2 Future hazard assessment

It will be necessary to update the hazard mapping from time to time to reflect actual sea level rise, updated projections of future sea level rise and the response of the coast to changing conditions. These updates should occur as new information becomes available.

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Appendices

Appendix A

Adaptation principles

Adaptation principles

Principle 1 Adaptation planning in the current planning horizon does not impede the ability of future generations to respond to increasing risk beyond current planning horizons.

The preparation of erosion and inundation risk mapping to inform this plan considers possible scenarios for sea level rise to 2120. These hazard risks include projections for sea level rise that are dependent on the global action taken to mitigate climate change impacts through greenhouse gas emission reductions. The modelled scenarios considered by the Intergovernmental Panel on Climate Change (IPCC) give rise to a range of predictions of sea level rise, which show increasing variability in sea level estimates with increasing time into the future.

The implementation of adaptation solutions should, where possible, not be tied to specific timeframes, but tied to trigger points in coastal risks due to uncertainty about the timing of when and if risks may be realised. The implementation of short and medium-term coastal adaptation measures should not adversely impact upon coastal adaptation measures implemented in the medium and long-term.

Principle 2 Adaptation requires a decision-making framework that enables the right decision to be made at the right time, in line with the values and circumstances of the time.

The dynamic nature of community needs and values requires a flexible approach when considering adaptation options. The effects of climate change on the coast, and changes to our beaches from erosion and engineered changes have been identified as potential concerns for some in the community. The interest and values of the community will change over time as more information becomes available, and impacts of climate change become more apparent. Our approach to coastal adaptation will likely evolve as new technology and information opens up new approaches to manage risk.

Making decisions based on community values that are likely to change may potentially prevent achieving the best possible outcome when considering short, medium and long-term measures to adapt to changing coastal processes. Adaptation planning should provide opportunity for future action to utilise new technologies and reflect community values at the time of the decision.

Principle 3 Adaptation planning reflects the public's interest in the social, environmental, and economic value of the coast.

Western Australia is renowned for its extensive coastline and beaches. Social and recreational use of these features form an integral part of Western Australian culture. Continued public access to the coast and beaches is an iconic part of Western Australia's lifestyle, contributing to the high quality of public spaces enjoyed by the community. Our economy and quality of life is supported by coastally dependent infrastructure and industries. In addition the coast might support future projects critical to the development of the Western Australian economy. The coast also provides important environmental values, with a unique ecology that includes marine, intertidal, and dune habitats.

Adaptation planning should respect the inherent value of the coast that is ingrained in the state's social, environmental and economic interests.

Principle 4 Alternative adaptation measures should consider the full range of land uses and values.

The objectives of State Planning Policy (SPP) 2.6 include the retention of coastal areas for a range of public and private uses including economic uses, coastal foreshore access and social and environmental uses and values, including:

– Housing, tourism, recreation, ocean access, maritime industry, commercial and other activities
– Public coastal foreshore reserves and access to them
– Landscape, biodiversity and ecosystem integrity, indigenous and cultural significance

Principle 5 The full life-cycle benefits, costs and impacts of coastal interim protection works should be evaluated when considering adaptation options.

Coastal engineering works have the potential to provide protection to nearshore coastal assets over their design life, dependent on the rate of future sea level rise. There are two broad categories of protection with potential for use of Mandurah Northern Beaches coastal foreshore areas. These are:

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– Engineering (hard) measures: seawalls, revetments, levees, groynes/breakwaters
– Regenerative (soft) measures: beach replenishment and dune and mangrove restoration

Seawalls and revetments, if implemented in response to persistent erosion but without ongoing beach replenishment, will eventually lead to a loss of beach and coastal habitat seaward of the structures, particularly as sea levels rise. Nourished beaches require ongoing maintenance to offset sediment losses incurred from storm-related erosion events and sea level rise. Coastal protection measures taken in a specific location may also influence adjacent coastal cells.

Interim protection measures also bring cost impacts. Engineering works can have a high capital cost, and require ongoing investment in maintenance. The cost impact of coastal engineering works should also consider decommissioning costs. Engineering options are designed to mitigate against a particular level of risk and have a discrete design life. However, the presence of protection works can set expectations for asset owners, and can potentially limit future decision-making flexibility. SPP 2.6 includes a presumption against coastal protection measures unless “all other options have been fully explored”.

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Appendix B

Asset and land use database

Asset and land use database

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Appendix C

Community engagement

C-1 Community engagement

The following information describes the activities and tasks undertaken by the project team to engage with the local community in the development of the CHRMAP.

Community engagement is an important part of the coastal hazard risk management and adaptation planning process; the level of risk presented to coastal areas is strongly influenced by the value of the area. The appropriate adaptation decision is also dependent on the values of coastal assets and areas. The community's feedback to determine values and consider the relative contribution of those values – including social, environmental and economic – to decision-making is important to ensure the right decisions are made.

The function of the community and stakeholder engagement during the project was to:

– Inform the community and stakeholders about the project, the coastal hazards already identified and coastal adaptation planning in general
– Ensure a broad section of the community and visitors have the opportunity to participate
– Inform the community about risks relating to coastal hazards over time
– Determine community and stakeholder values associated with the coast and coastal assets and how important these are
– Gain input from the community to inform decision-making e.g. risk tolerance, expenditure preferences.

To deliver the required function, objectives of the engagement strategy were:

– Ensure all interested stakeholders have the opportunity to participate.
– Capture where possible the views of the disinterested/those who do not value the beach highly.
– Engage with key stakeholders and the community to gain their opinions and aspirations regarding coastal values at risk in the coastal zone and potential adaptation options.
– Inform the community and other stakeholders on opportunities to participate in the delivery of an effective CHRMAP.
– Encourage informed comment on the CHRMAP.
– Assist in undertaking the subsequent phase of engagement and addressing key issues raised as part of the engagement process.

C-2 Phases of engagement

The engagement methodology involved a number of key activities to identify stakeholders, inform them about the project process, provide opportunities for comment and document feedback for consideration from the project team.

The consultation process was undertaken in three key phases:

– Phase 1: scoping – to engage with key community and stakeholder representatives
– Phase 2: awareness and values – to inform and educate the community about the CHRMAP project and to obtain feedback related to community and stakeholder values and risk tolerance.
– Phase 3: coastal risks and adaptation (MCA workshops and formal advertising) – to inform the community of the results of the vulnerability and risk assessment, present the draft adaptation plan and to obtain feedback on the adaptation options proposed

C-3 Awareness and values

Phase 1 included the identification of key stakeholders such as local business owners, local community groups and NRM groups, a values survey and three values workshops held 26 August 2020. Roving intercept surveys were also conducted on Mandurah's Eastern Foreshore and the study area beaches on the 10 October 2019.

This stage of engagement involved informing the community about the project through the City's Engagement Platform – Mandurah Matters, social media posts, media releases and project flyers located at the Mandurah Civic

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Centre and circulated through community groups and obtaining feedback from the community regarding values of the coast through a survey and workshops.

C-4 Survey engagement levels

The survey opened on the 7 October 2019 and closed on the 7 May 2020. The intercept surveys and business cards promoting the web location corresponded with the peak number of visitors to the Mandurah Matters webpage and peak daily completion of surveys. The survey received 127 responses, including both in-person and online participants.

C-5 Survey engagement outcomes

The values survey comprised 63 questions, a summary of responses to the key questions is outlined below in Figures 12 to 24.

Question 1: Which coastal areas (including beach, foreshore and adjacent development) do you use/ visit most frequently?

There are five broad foreshore areas within the study area. Survey respondents indicated visitation to between one and all of these areas, with the majority of people indicating visitation to more than one area (52 percent of respondents visited two or more areas). Survey responses indicate Silver Sands Beach is the most popular area with 33 percent of respondents indicating that they use this area. Town Beach was closely second with 41 percent of respondents indicating that they frequent this beach (and Doddies Beach was the third most popular location with 28 percent of respondents.

People indicating they do not visit these coastal areas received the lowest response rate with 10 percent of respondents. While people not visiting the beaches received the lowest response rate, only one respondent did not require any access to coastal experiences or opportunities at all indicating that there are community members that value the beach regardless of whether they visit it and/or they value it but access it outside the study area.

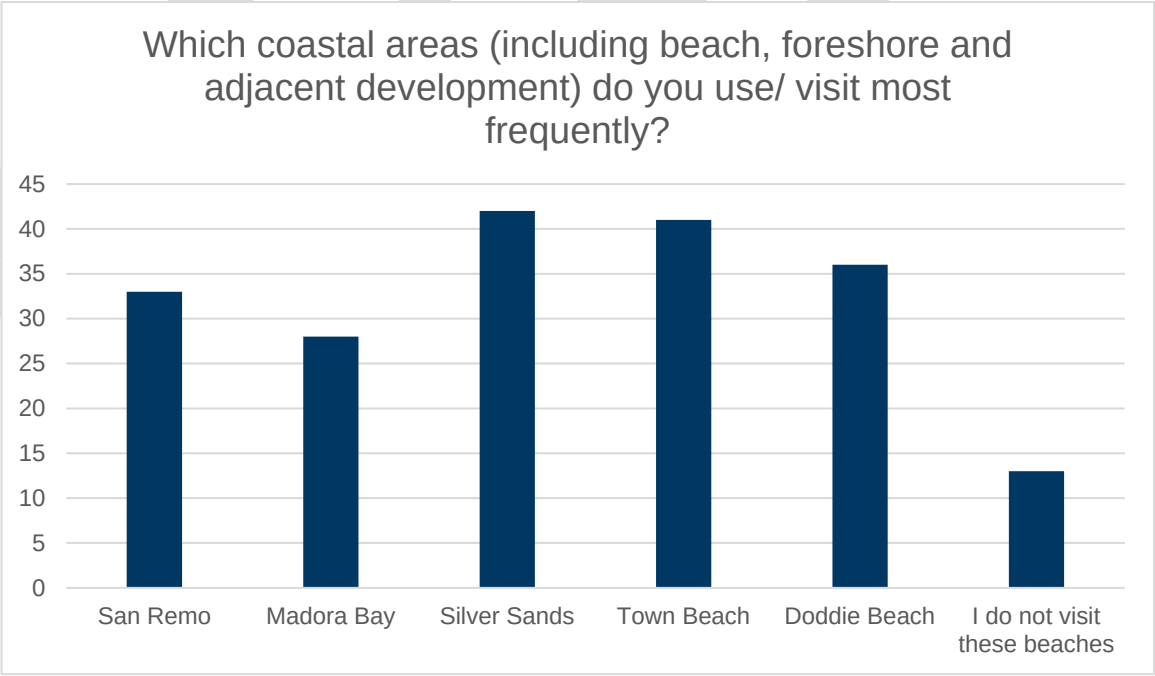

Figure C.1 Beach and foreshore area popularity

Question 2: How often do you visit each beach?

San Remo

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Firstly, with 33 responses, daily or weekly received the highest response rate, at 54.5 percent of respondents. Fortnightly or monthly, received the second highest response rate at 33.3 percent.

Three percent of respondents indicated that they visited the beach seasonally and only during the winter months, whilst six percent indicated that they only visit during the summer months.

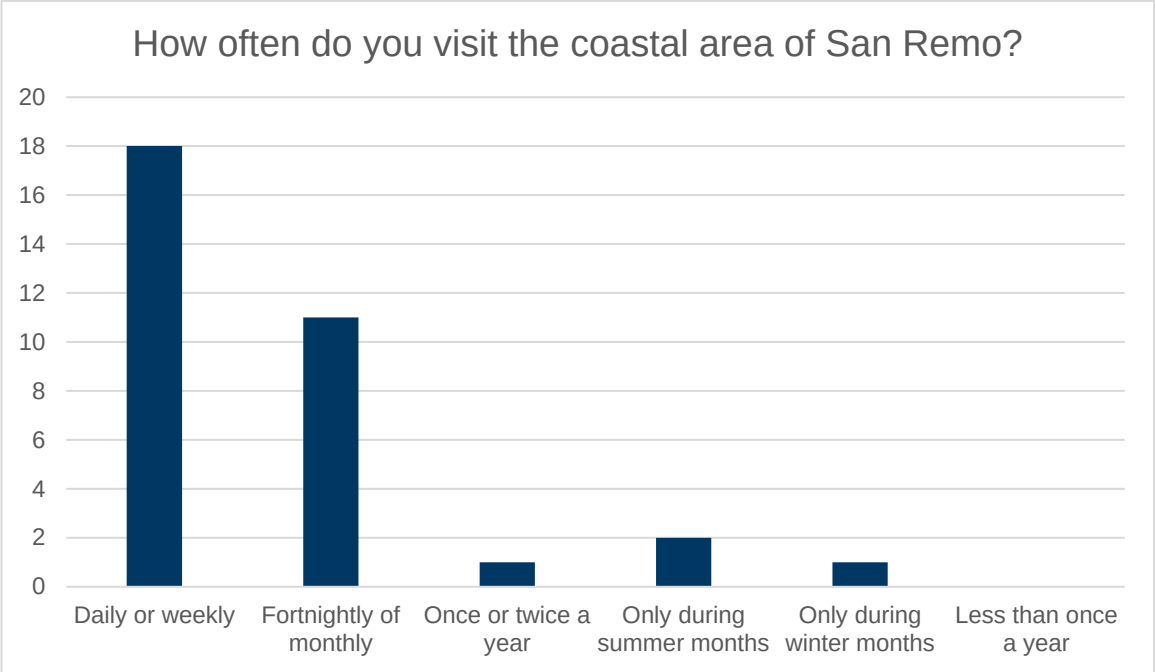

Figure C.2 Frequency of visits to San Remo

Madora Bay

Madora Bay, as identified in question one was the least popular of Mandurah's norther beaches with only 22 percent of respondents visiting this beach.

Of the 27 respondents who visit Madora Bay a large majority of them stated that they visit the beach daily or weekly with a response rate of 63%, which was significantly more than any other response.

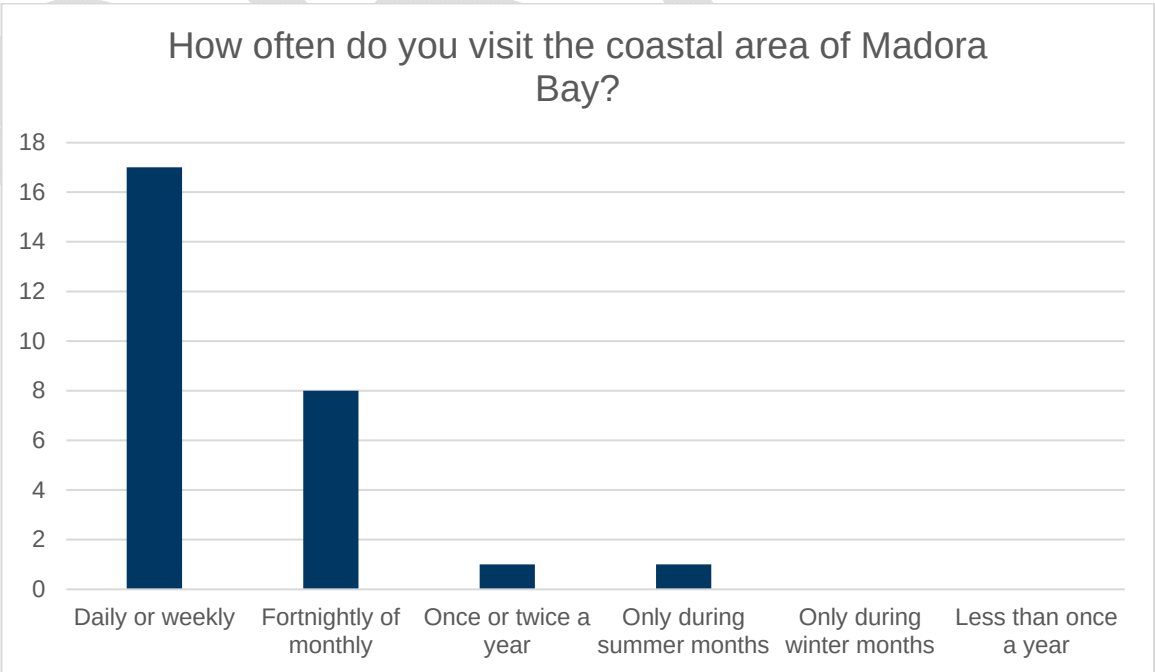

Figure C.3 Frequency of visits to Madora Bay

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Silver Sands

Silver Sands was the most popular beach of the five in this survey. A total of 41 responses were received for this beach and as identified in Figure C.4 results indicate that 39 percent of visitors to the area visit daily or weekly, significantly less than at Madora Bay or San Remo. The results in Figure C.4 show a greater variety of visitation frequency.

This indicates that while the beach is more popular, many respondents are not frequent visitors.

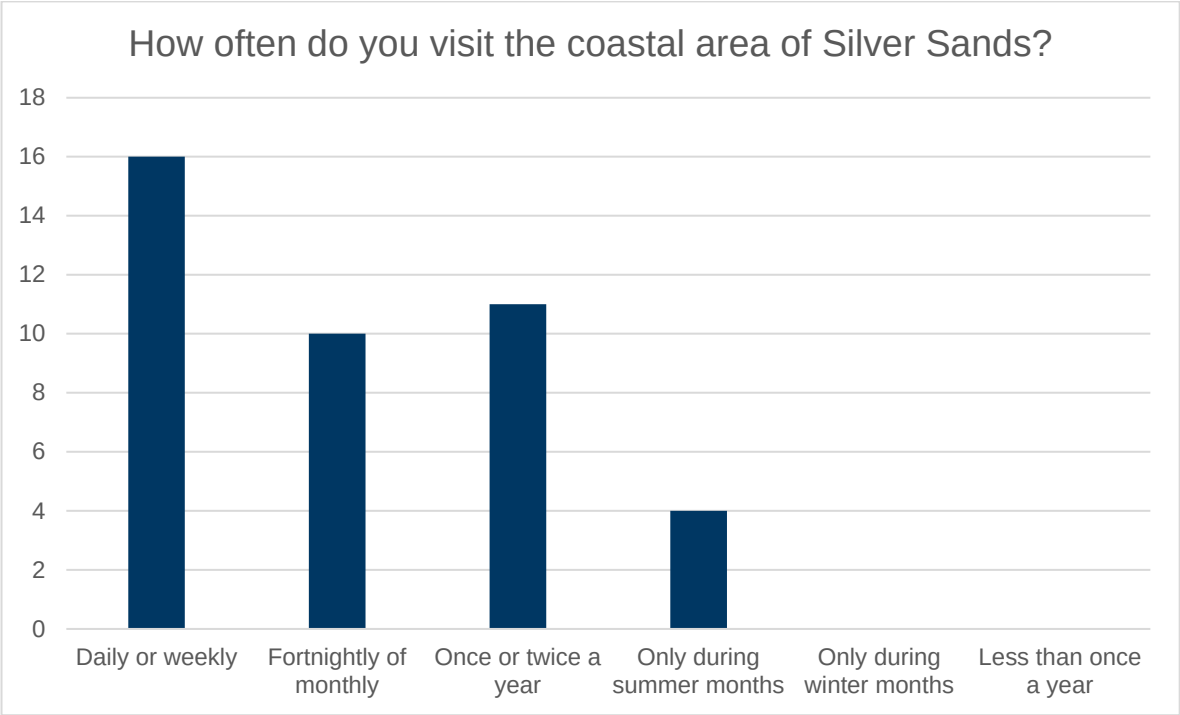

Figure C.4 Frequency of visits to Silver Sands

Town Beach

With 37 responses, Town Beach was the second most popular beach and the responses were a lot more weighted towards frequent visits as opposed to Silver Sands.

Daily or weekly and fortnightly or monthly visits had the same number of responses and accounted for a total of 76 percent of visitors to this area, which shows more consistency in visits from patrons of this beach area. There was also a higher rate of people that visited the beach only during summer months with a 16% over once or twice a year.

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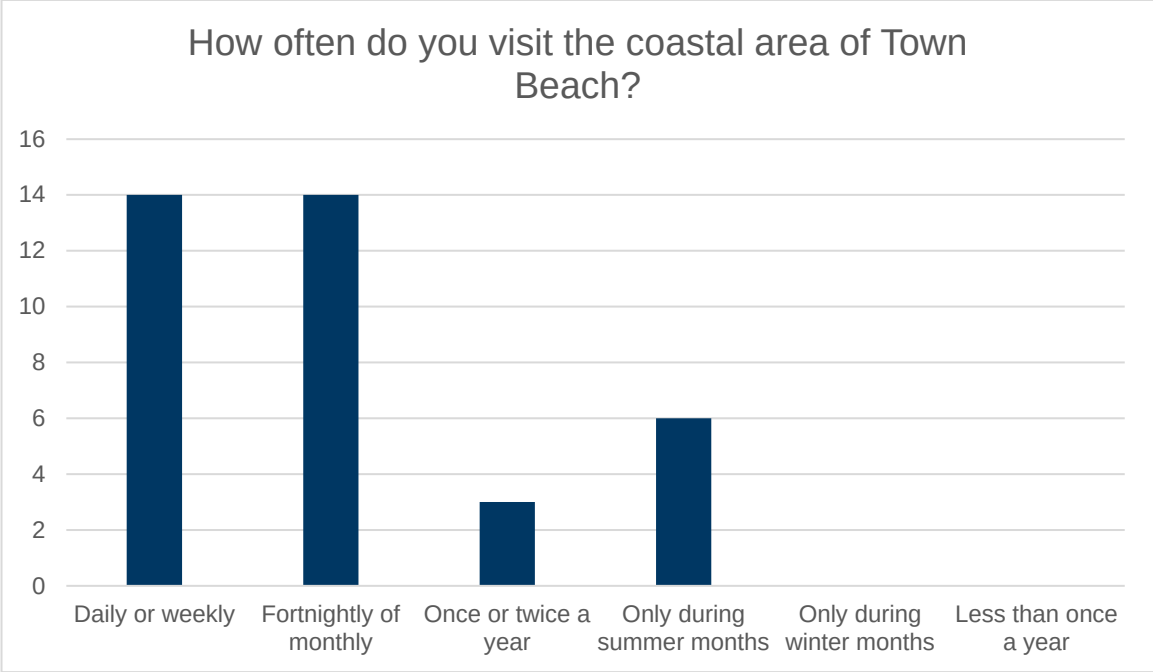

Figure C.5 Frequency of visits to Town Beach

Doddies Beach

Finally, Doddies Beach in Halls Head had 35 responses, which was effectively in the middle range of all beaches that were studied in terms of respondents and visitors.

While daily visits were still the most common at 43 percent, it is noted that a lot more people are visiting the beach based on the season with visitations during summer months and winter months having somewhat higher responses at 14% and 9% respectively.

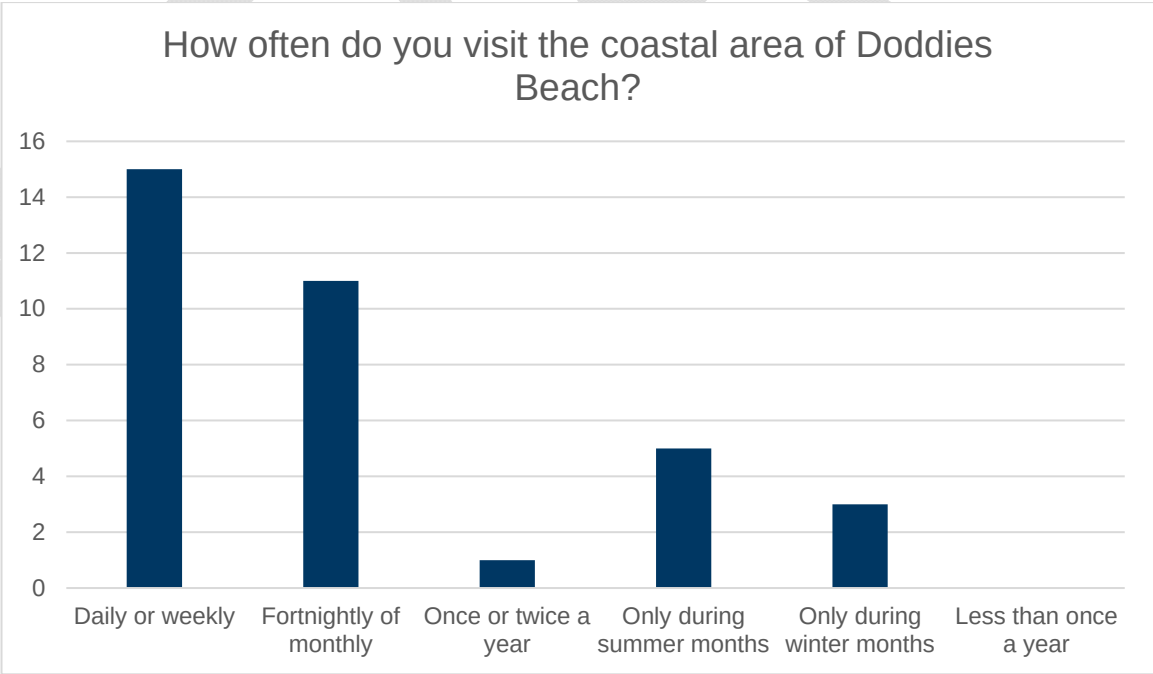

Figure C.6 Frequency of visits to Doddies Beach

It is evident from the statistics that all beaches have a high number of people that frequently visit them with all beaches consistently having daily or weekly visits as the highest number of responses. An important item to note is that while Silver Sands Beach was the most popular, it also had the highest number of infrequent visits. Town Beach and San Remo have more frequent visitors in relation to survey response numbers.

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A potential inconsistency with this question however, is that while the surveys identified people visiting the beaches seasonally, it did not identify how often they visit the beaches during this season, which is potentially an important statistic to be looked at.

The results of frequency of beach visitation may also say something about the type of visitors to the areas. With locals residents most likely to be frequent visitors and people living further away likely to be visiting less frequently. Without further information on how far people travel to these beach areas though it is difficult to draw any further conclusions.

Questions 3 to 9 were asked in relation to beaches survey respondents visited (as indicated by Question 1).

Questions 3 What is important about each beach?

Questions 3 through to 9 of the survey directed respondents to questions specifically relating to the key characteristics that they value for example, the character, recreational opportunities, environment etc. These answers provide key insights into what makes each of the beaches unique. This helps to identify the key values that need to be retained moving forward as well as potentially what purpose each beach serves to the greater area and how they all relate to one another.

They key results as identified in these questions are identified in the table below:

Table C.1 Summary of important features of each beach

Aspect	Response with highest and lowest Results	Value (%)
San Remo		
Character	Ability to enjoy a natural sandy beach	79
	Shark Patrols/ safety	15
Recreational aspects	Playing, sunbaking, walking and running	84
	Boating and surfing	9
Facilities' and services	Paths for pedestrian and cycle access	78
	Other community facilities e.g. functions/ hire spaces	9
Social aspects	Meeting friends and family at the beach	69
	Attending events in the area	22
Potential private benefits	Improved mental health	78
	These are not important to me	3
Employment and economic benefits	Attraction to tourists	45
	Ability to work at a small business	20
Culture and environment	Coastal dune habitat	91
	Local history and culture	22
Madora Bay		
Character	Ability to enjoy a natural sandy beach	93
	Quiet space	3
Recreational aspects	Playing, sunbaking, walking and running	78
	Boating	3
Facilities' and services	Paths for pedestrian and cycle access	93
	Other community facilities e.g. functions/ hire spaces	15
Social aspects	Meeting friends and family at the beach	67
	Attending events and picnic and barbeque in adjacent parks	30

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Potential private benefits	Personal enjoyment from living close to or next to the beach	96
	Personal enjoyment from holidaying close to the beach	0
Employment and economic benefits	None of the above	67
	Ability to work in a small business	16
Culture and environment	Coastal dune habitat	96
	Aboriginal culture and local history	26
Silver Sands		
Character	Ability to enjoy a natural sandy beach	78
	Vibrancy with people around	7
Recreational aspects	Playing, sunbaking, walking and running	76
	Having a surf lifesaving club patrolling beach	10
Facilities' and services	Car parking and vehicle access, Paths for pedestrian and cycle access	68
	Surf club	3
Social aspects	Meeting friends and family at the beach	67
	Attending events and festivals in the area	15
Potential private benefits	Improved mental health	71
	Personal enjoyment from holidaying close to the beach	8
Employment and economic benefits	None of the above	49
	Ability to work in a small business	26
Culture and environment	Marine environment	80
	Local history and culture	35
Town Beach		
Character	Ability to enjoy a natural sandy beach	75
	Quiet space and shark patrols	23
Recreational aspects	Playing, sunbaking, walking and running	68
	Boating	8
Facilities' and services	Car parking and vehicle access	73
	Other community facilities e.g. functions/ hire spaces	5
Social aspects	Meeting friends and family at the beach	72
	Holiday accommodation	8
Potential private benefits	Personal enjoyment from living close to or next to the beach	74
	Personal enjoyment from holidaying close to beach	5
Employment and economic benefits	Attraction to tourists	59
	Ability to work in a small business	24
Culture and environment	Marine environment	85
	Aboriginal culture	10
Doddies Beach		
Character	Ability to enjoy a natural sandy beach	81
	Shark patrols and safety	12
Recreational aspects	Playing, sunbaking, walking and running	85

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	Boating	0
Facilities' and services	Change rooms, toilets, showers	70
	Surf club	12
Social aspects	Meeting friends and family at the beach	73
	Attending events and festivals	6
Potential private benefits	Improved mental health	70
	Personal enjoyment from holidaying close to the beach	6
Employment and economic benefits	Attraction to tourists	48
	Ability to work in a small business	24
Culture and environment	Marine environment	82
	Aboriginal culture	27

The key results identified from these questions are as follows:

Aspects with highest value

- Character – Ability to enjoy a natural sandy beach
- Recreational aspects – Playing, sunbaking, walking and running
- Facilities and services – Paths for pedestrian and cycle access
- Social aspects – Meeting friends and family at the beach
- Potential private benefits – Improved mental health
- Employment and economic benefits – Attraction to tourists
- Culture and environment – Marine environment

Aspect with lowest value

- Character – Shark patrols/ safety
- Recreational aspects – Boating
- Facilities and services – Other community facilities
- Social aspects – Attending events/ festivals in the area
- Potential private benefits – Personal enjoyment from holidaying close to the beach
- Employment and economic benefits – Ability to work at a small business
- Culture and environment – Local History and Aboriginal culture

It is worth noting that while the most popular aspects have been identified above, there are other important aspects for each value that were identified. For example, for facilities and services having parking and paths for pedestrians and cycle access were both identified as being important across the study area. For private benefits both mental health benefits and living close to the beach were identified as important. For economic benefits there was a mixed response of between tourism being important and respondents not showing an interest in this aspect. For culture and environment both between coastal dunes and marine environment.

One item that seems to be consistent throughout the results from these questions is that people care a lot about the coastal environment. Percentage wise many environmental values scored very highly with around a 90% response rate, while economic values and even social values that caused harm to the environment scored very low with some answers coming in a 0% and values such as boating being the least important recreational value according to respondents.

Some interesting items noted was that at Doddies Beach the change rooms, toilet and showers were considered the most important facilities, which may potentially show that these facilities are lacking across other beaches in the study area or that because of the specific uses that are catered for at this beach, these facilities may be more necessary. Another observation is that people do not seem to like the idea of events at the beach as identified in the results. This could suggest that people see these beaches as more of a relaxation area and a space to meet

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family and friends in a smaller scale gathering. This idea is supported by the fact that improved mental health was the most important private benefit as well as enjoying the natural sandy beach and meeting friends and family.

One final observation noted is the people didn't seem to value history and culture that highly as the environment. This could suggest that to the respondents, the conservation of the environment is a more important aspect. They may have concluded that while history and culture are important, if they were lost, the beach could still be used. However if the coastal environment is lost then so is the beach itself.

Questions 4: How important is it to you to be able to access certain facilities?

Question 11 focused on the importance of being able to access values at each specific beach areas to assist with understanding if a value has local importance or broader importance across the study area. Responses to this question assist with considering how coastal values can be protected.

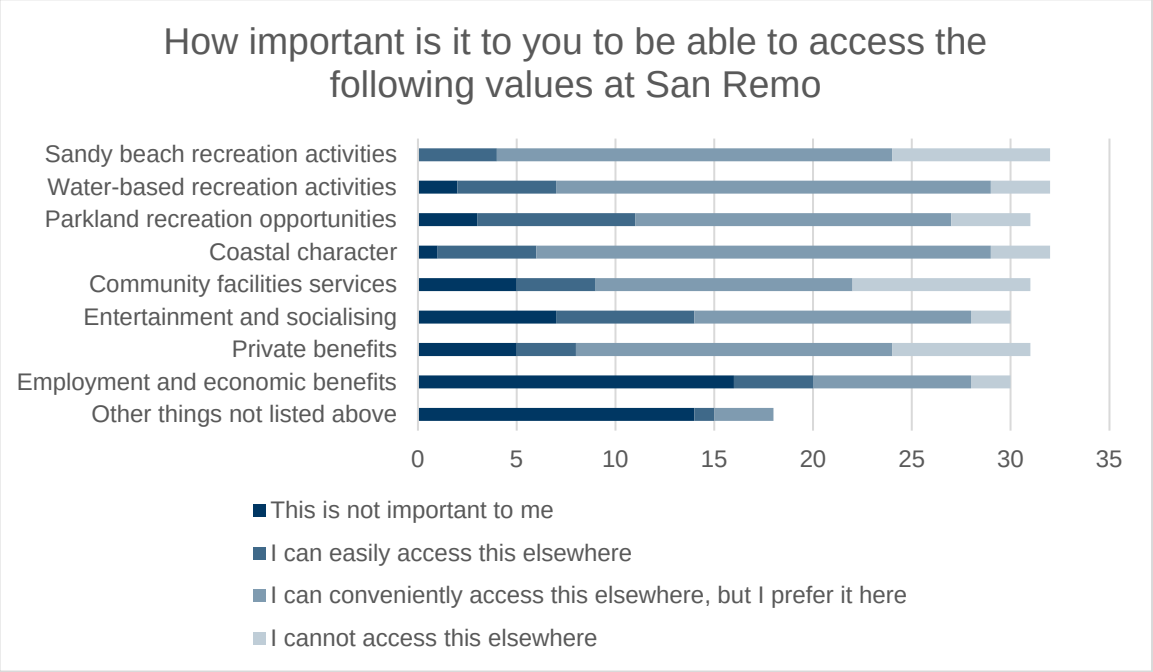

Figure C.7 Importance of access to coastal values at San Remo

The results identified in Figure C.7 indicate that the majority of respondents either prefer to utilise the values in this area or it's the only place they can access it. Respondents believe that access to sandy beach recreational activities is most important with 88 percent supporting this and coastal character coming in as second with 81 percent while economic and employment benefits coming in last at 31 percent.

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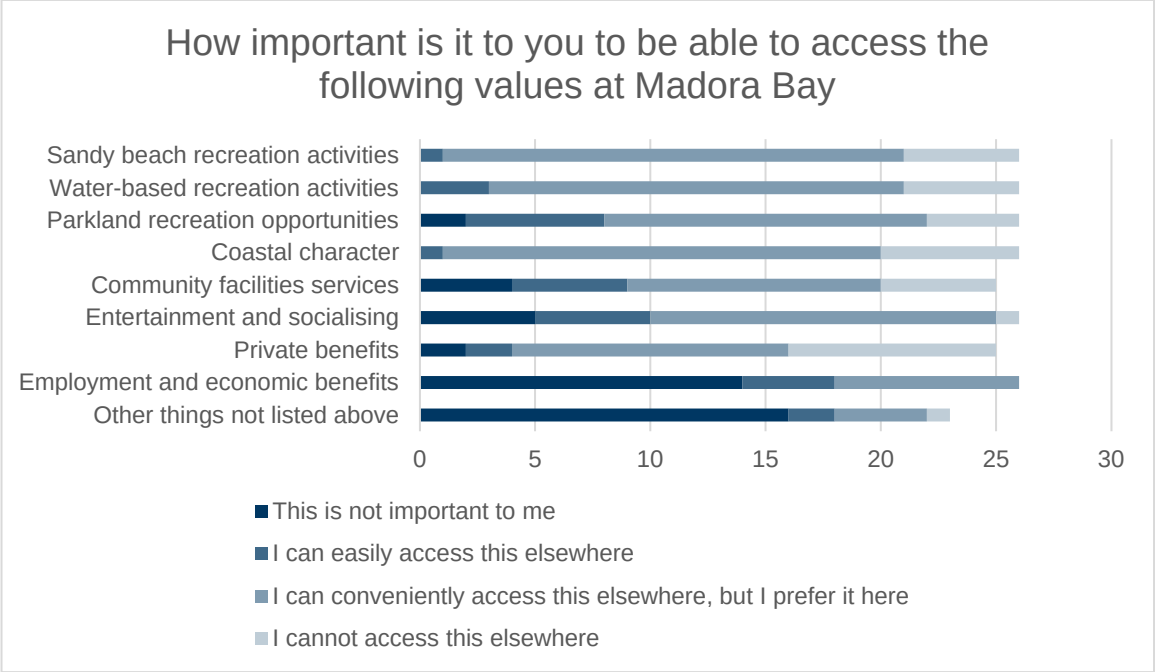

Figure C.8 Importance of access to coastal values at Madora Bay

The results for Madora Bay are similar to that of San Reno with beach recreation activities and coastal character being the most important aspects. However, there is a slight increase the need for access to water-based recreation activities as well as private benefits suggesting that respondents from this area may consider the idea of coastal living as an important part of Madora Bay in general.

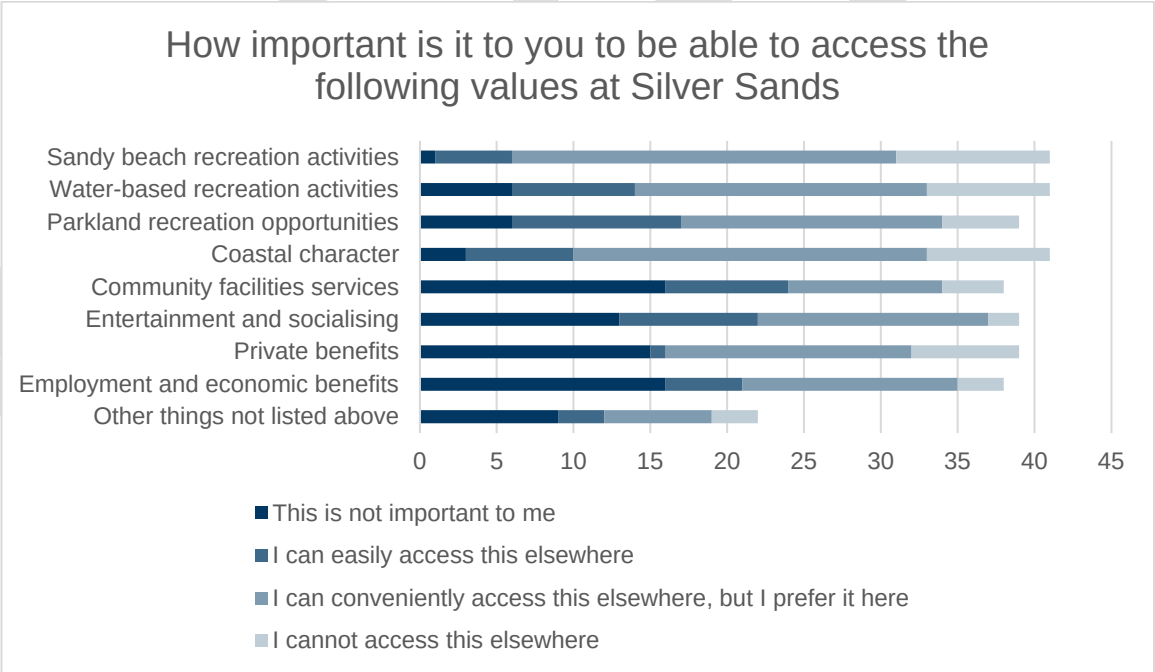

Figure C.9 Importance of access to coastal values at Silver Sands

Silver Sands beach seems to have somewhat less of a value to respondents compared to other beaches as identified in Figure C.9 where they did not necessarily care about many of the values raised with the exception of recreational activities and coastal scenery. This suggests that potentially these values are not that unique to Silver Sands and respondents are able to experience them somewhere else or that they are just better. This is supported by the topography and layout of Silver Sands wherein the beach area itself is quite long but with very little dune habitat which insignificant when compared to other nearby beaches such as San Remo and Madora Bay.

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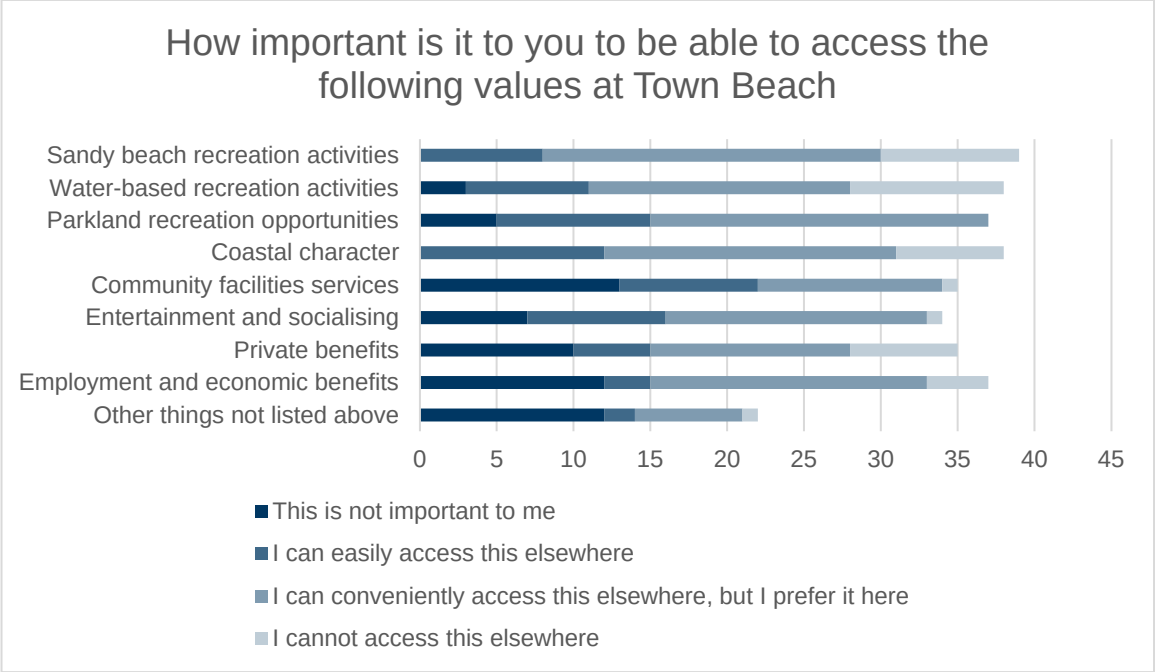

Figure C.10 Importance of access to coastal values at Town Beach

From the results identified in Figure C.10, Town Beach seems to have less skewed results in the sense that the need for values are more spread out and even as opposed to the other beaches where there were easily identifiable preferences. This could suggest that potentially there is a wider variety of patrons to this beach or the beach provides a wider variety uses. There is also a heavy commercial and boating presence at Town Beach, which would support this idea. This may suggest not as many people attend this beach or they just pass through without staying. As such, this beach needs to provide for a wider variety of uses to meet the demands of visitors.

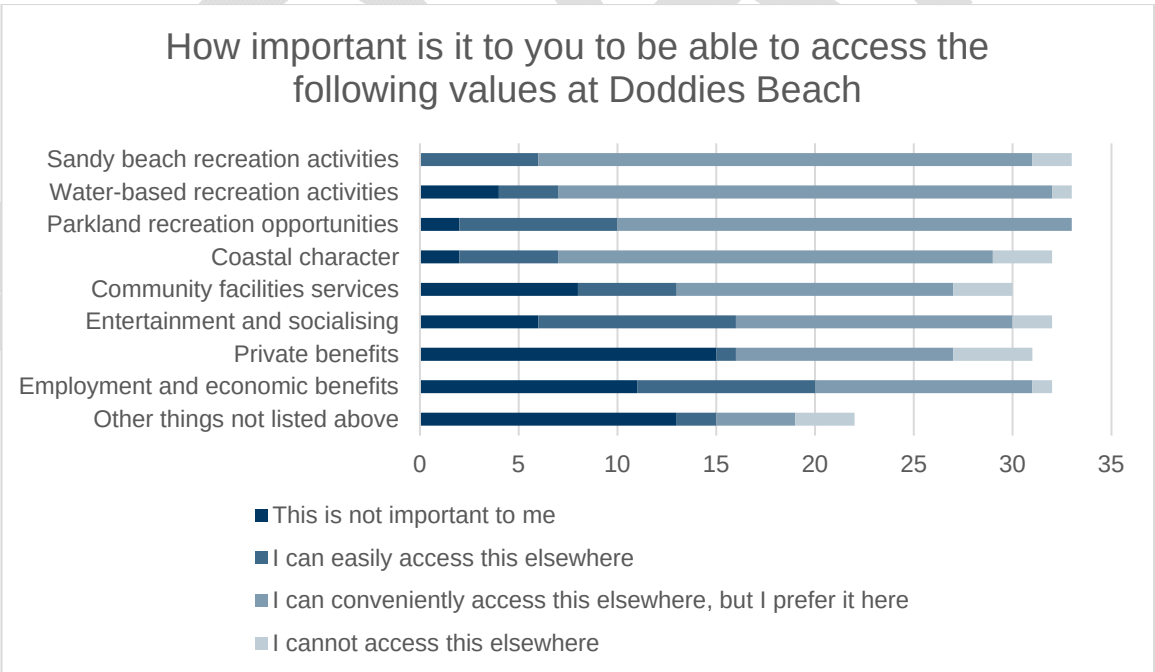

Figure C.11 Importance of access to coastal values at Doddies Beach

Doddies Beach had a very significant shift away from economic and private benefits and more of a focus on social and recreational aspects of the beach. A significant number of people identified that they did not care about economic, employment benefits, and private benefits while identifying that they needed access to recreational and scenic benefits. An interesting statistic gathered from this survey however is that many respondents identified that they have access to similar benefits elsewhere but would prefer to utilise them at this beach whereas the other

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beaches tended to have somewhat significant numbers stating that they could not get these benefits elsewhere and as such needed them at their respective beaches. This could suggest that there is greater convenience at this beach in terms of access to a variety of facilities. For example, there is a dog beach located just east of this beach and there is extensive amounts of parking. Furthermore because of this beaches location, it has uninterrupted views of not only the ocean but also Perth and the greater metropolitan area when looking north and may often be more protected from prevailing winds compared to other beaches.

Questions 5: Irrespective of where you access these things, how much would you be personally impacted by the loss of the following coastal experiences/opportunities?

A more general review of the overall coastal values was looked at. While the previous questions gave insight as to what people value at each beach, there is a need to understand the impacts the loss of these amenities would cause to ensure that these amenities can be protected for future use.

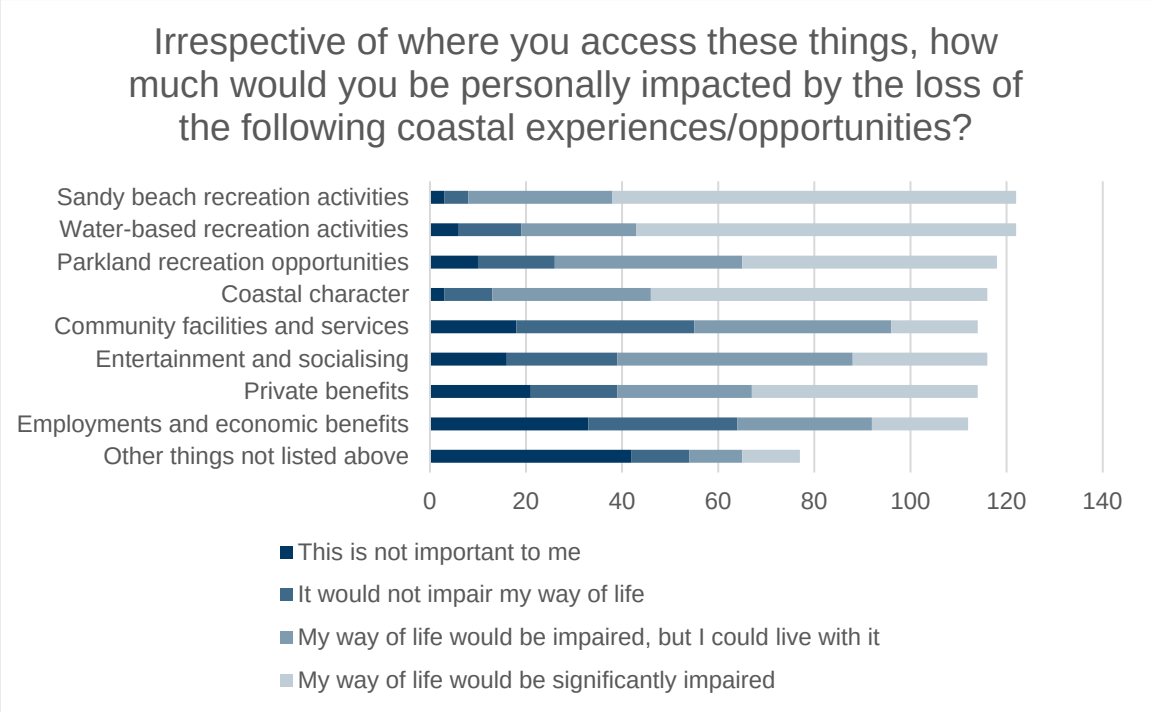

Figure C.12 Which loss of values would you be most impacted by?

The table above generally supports the values identified at each individual beach and shows that sandy beach recreation facilities and coastal character are the two most important values to the community while economic benefits are considered the least important. It is worth noting that while coastal character was the second highest this was only due to people indicating that while their life would be impaired by the loss of the value they could still live with it whereas water and sand based activities are values that the community could not live without. In essence, the most important values assessed within the study area are those provided for by the natural environment.

Questions 6 and 7: What are the three most and least important things to consider or maintain when making decisions about managing coastal erosion and flooding?

After identifying the values of each individual beach, participants were asked to consider what the most and least important things are when considering decision making in response to coastal hazards. Figure C.13 below identifies the key results:

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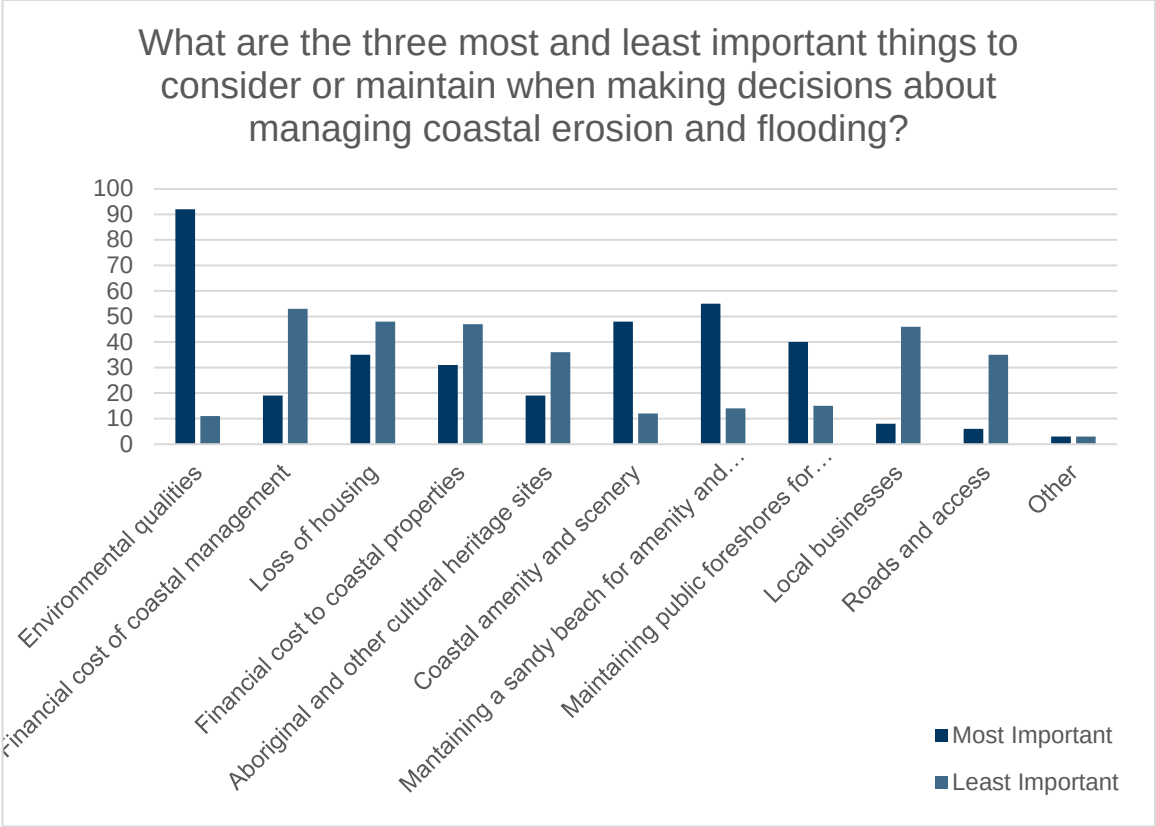

Figure C.13 What are the most and least important things to consider when managing beaches?

As evident in Figure C.13 there is a clear inverse correlation between what people consider to be the most and least important. The values that people consider to be the most important to maintain are environmental qualities by a significant margin. Maintaining the sandy beach and the coastal amenity and scenery were second and third highest while financial cost of coastal management was considered to be the least important.

One notable outcome identified above however is that loss of housing and the financial cost of coastal planning were close in terms of responses saying they were both the most and least important things to consider in decision making. This suggests that these things may vary from between survey respondents as property owners may see the loss of housing as more important compared to those that do not own property on/near the beach.

Whilst respondents have identified that financial cost of coastal management is least important, it is assumed that most residents believe that this cost will not impact them. These results do not allow us to identify if there is a difference between ratepayers and non-ratepayers.

Questions 8: Who should be most responsible for paying to maintain coastal areas?

The responses to question 55 indicate that the majority decided that all taxpayers should pay for the cost of maintaining the beaches with 85% of respondents supportive of this. The second highest, receiving 7 percent of the responses was for coastal landowners having to pay. Most people who answered this question live within the City of Mandurah (shown within the results and as 90% of respondents identified that they live within a 10 minutes' drive of the study area). The results to this may question may potentially be more varied if a wider pool of people were questioned including those that live further away.

Questions 9: If you could maintain one public beach and foreshore area, which one would it be?

As identified in Figure C.14 Doddies Beach seems to be the coastal area that majority of respondents wanted to maintain:

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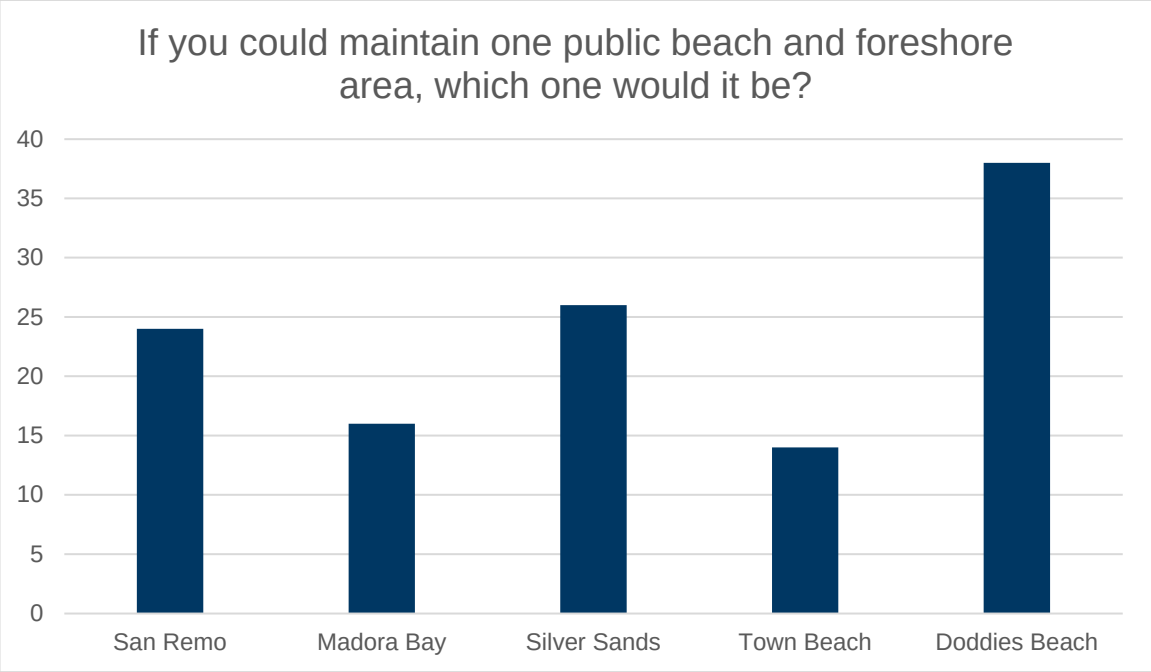

Figure C.14 ***Which public beach do you consider to be most important the in the Mandurah Northern Beaches Study Area?***

This is a surprising result considering it was the third highest beach in terms of popularity and yet was considered to be most important while Town Beach was the second most popular but considered to be the least important. This may suggest that the residents feel more connected to Doddies Beach and that there is significance to this beach. Or this may be a result of Doddies beach being more isolated from the other beaches, with no alternate beaches within the Halls Head area provided. Excluding Doddies Beach, Silver Sands and San Remo foreshore areas come out as slightly more important than Madora Bay and Town Beach.

Questions 10 and 11: Do you live in the City of Mandurah and do you live in the local area (within a 10 minute drive of the study area beaches)?

The results from this survey clearly indicated that majority of the respondents were from immediate locality with only 7.5% answering no in question 57 and 11% in question 58.

Questions 12: How do you usually get to Mandurah's northern beaches?

The results from this question indicate that a lot of car dependence within the area and while a lot of respondents indicated that they live nearby, there is still this heavy dependence on cars suggesting a possible need to maintain or even improve the walkability of the area to increase these numbers. With that said, there were still a significant number of respondents that indicated that they walk to the beach.

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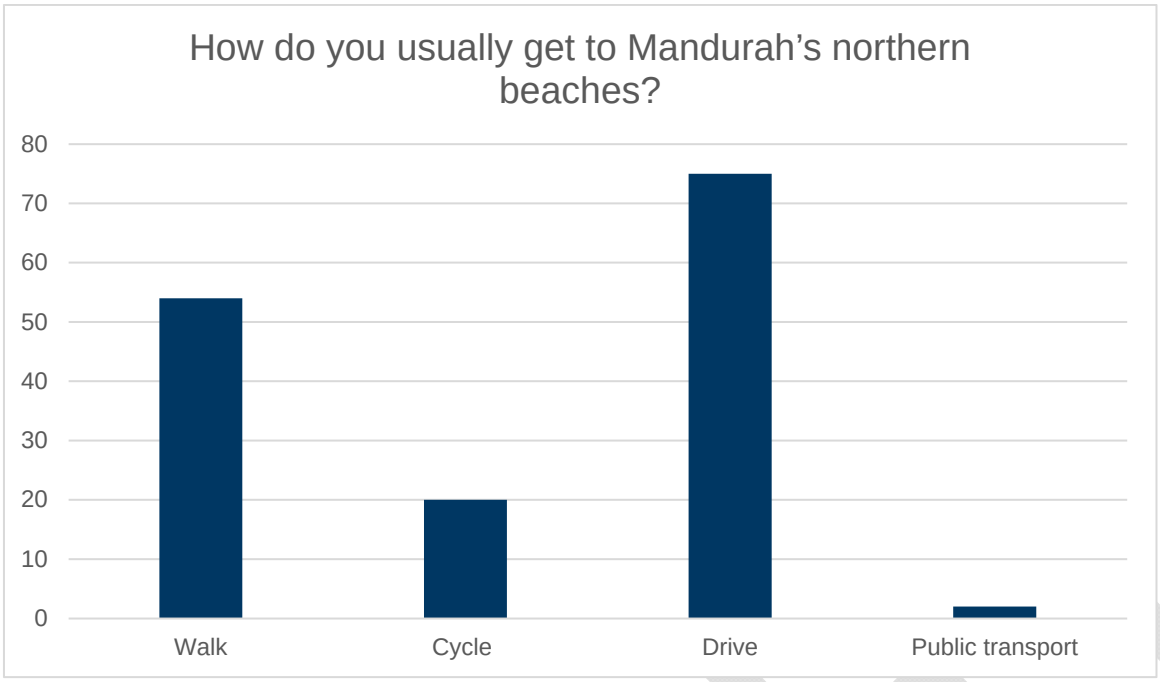

Figure C.15 How do you travel to the beach?

Questions 13 and 14: Please select your age group and which of the following best describes you?

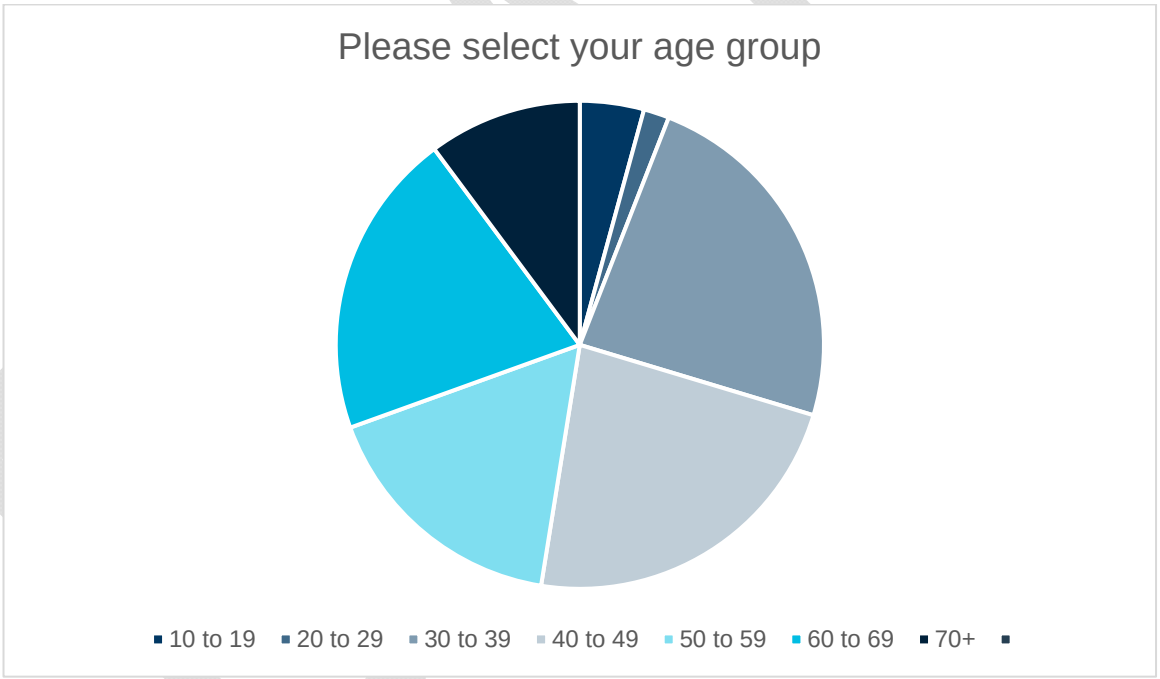

Figure C.16 Age of respondents

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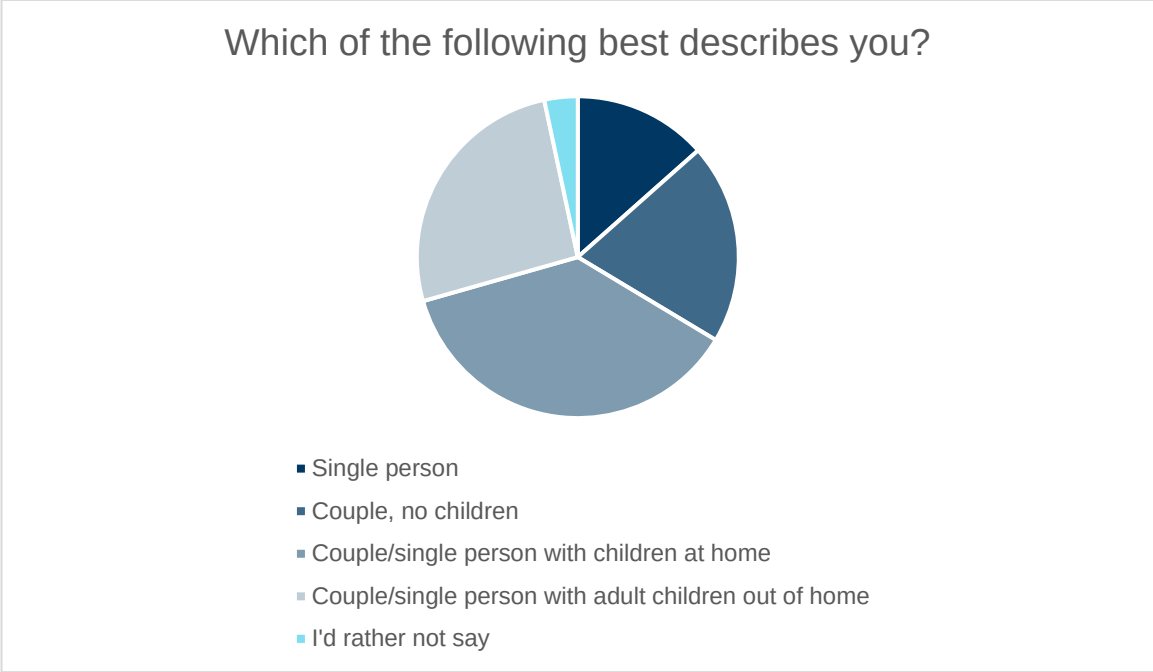

Figure C.17 Description of respondents

The response rate from these surveys is fairly spread out which is useful as it helps to provide a more holistic view of the beach and those that visit it. While the overall trend is spread out it is clear that majority of respondents were aged between 30 and 50 as well as having kids who are still at home.

When comparing these results to the overall demographics there is a noticeable difference. The overall age range for Mandurah is fairly even in terms of people within each age group whereas this survey was more biased towards people aged between 30 to 50. This may indicate that the coastal environment is more attractive to families and those wishing to downsize in the area. The 20 years age range would support this theory with younger families moving into the area and leaving once their child reaches 20 or so years old and moves out.

Questions 15 and 16: Are you interested in further involvement in the project and would you be interested in attending a focus group to discuss this issue?

These final questions were asked to generate interest and ongoing involvement in the project.

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C-6 Community workshops – Coastal values

To inform the project and the community values about the coast, community workshops were held on 26 August 2020. Three workshops were held throughout the day, one with City of Mandurah staff and two with members from the community. The community workshop's provided attendees an opportunity to input into the CHRMAP.

Promotion

The workshops were promoted via the Mandurah Matters website and a targeted invite was sent to residents in the study area. A copy of the advertisement is provided below in C.18.

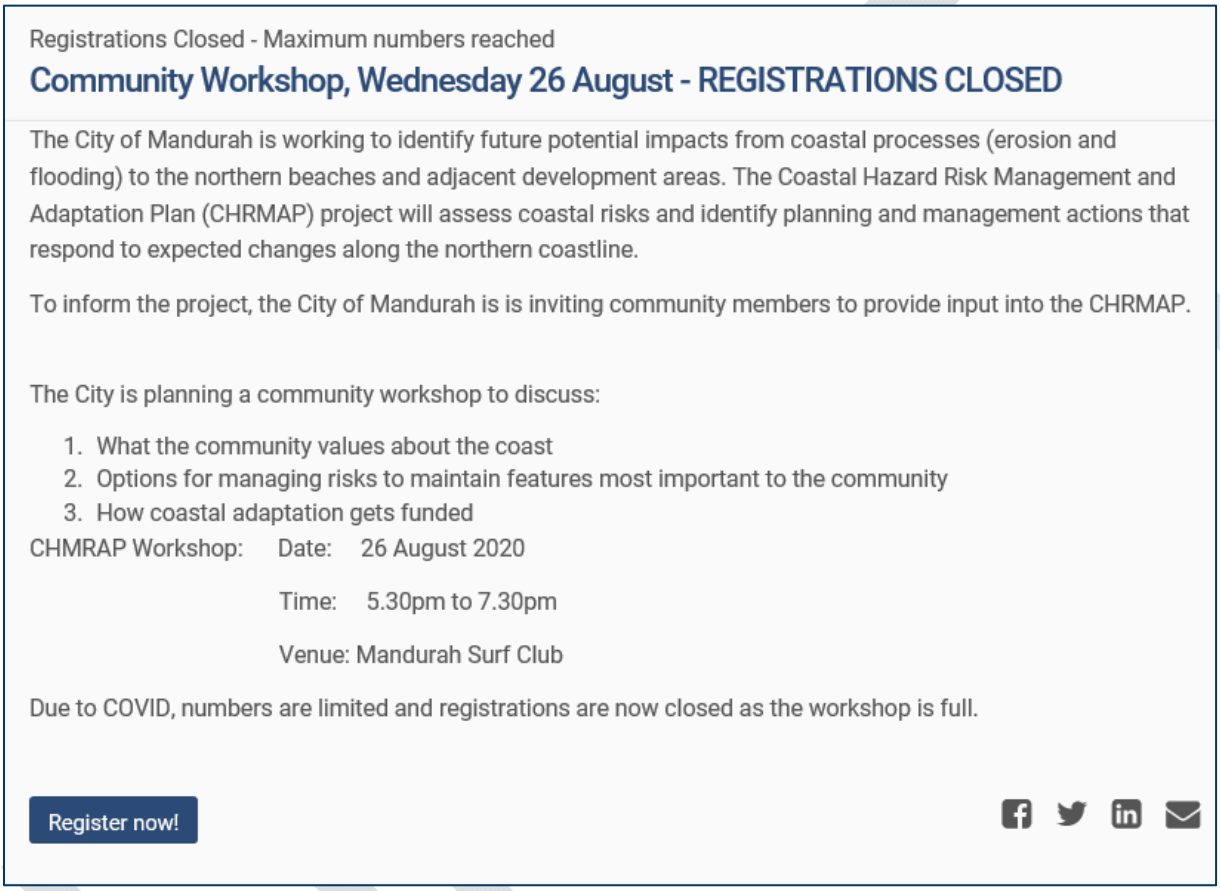

Figure C.18 Community Workshop Advertisement

Venue

The community workshops were held at the Mandurah Surf Club. GHD and City of Mandurah staff ensured they followed health and safety guidelines and complied with the latest Governmental advice on COVID-19 during the workshop sessions, including:

– Complying with caps on number of attendees at each session
– Hand washing, sanitising and cleaning of surfaces prior and after each session.
– Ensuring each attendee was spaced out to meet social distancing

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The room layout is presented in (Figure C.19) below. A registration table was set up inside the entrance, where attendees were invited to register their details.

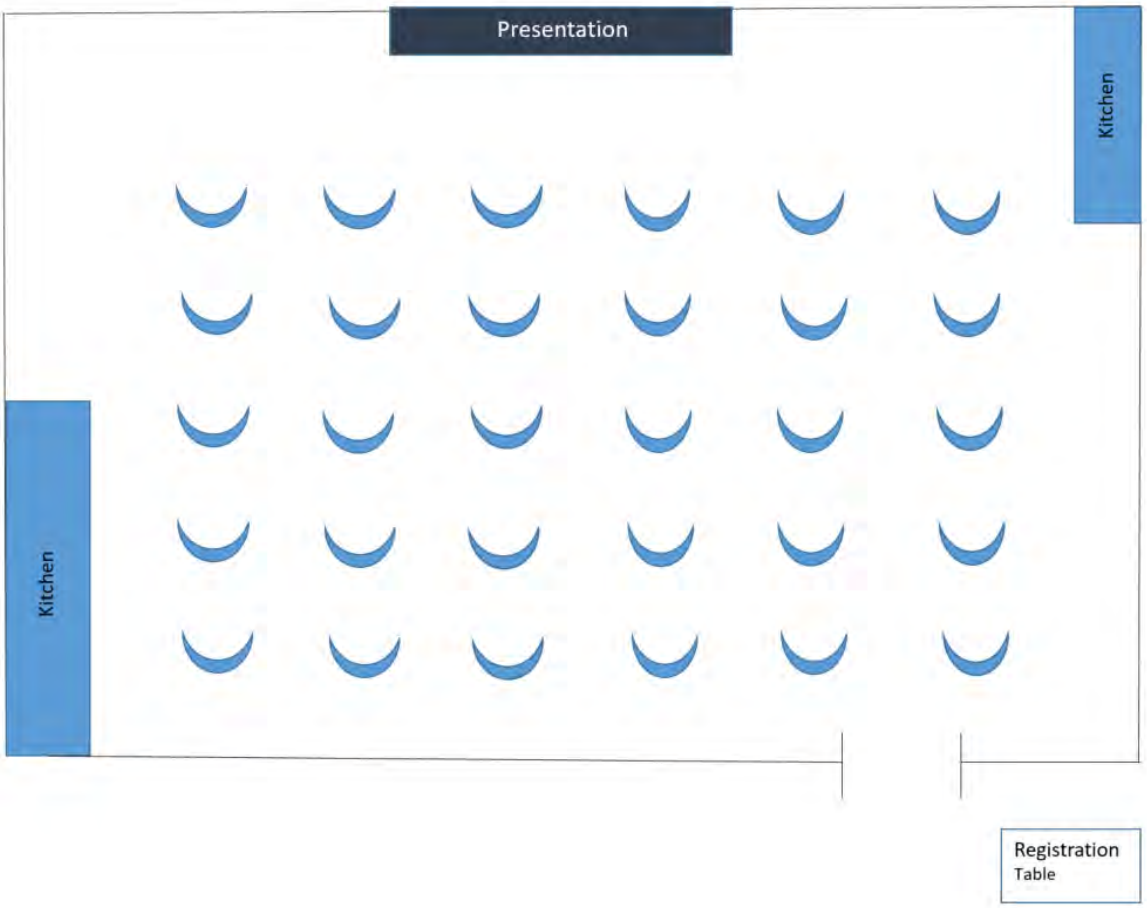

Figure C.19 Community Workshop Venue Layout

Event design

The workshops were designed to discuss what the community valued about the coast and the options for managing risks to maintain features most important to the community.

The event commenced with a presentation which provided an overview of the project, the CHRMAP process and included two break out activities.

In the first break out activity, groups were asked to answer the following questions:

– Which beaches do you go to in the study area?
– What do you do there?
– What facilities do you use?
– What is important to you about the beaches you use?
– Are there any features that are special/not found anywhere else?
– As a member of staff, do you get feedback from the community relating to how beaches are used, changes that people see, events that are held – how do the community interact with the beaches in your experience as a City employee? (Staff only session)

The second break out activity asked groups to answer the following questions:

– How will this affect use and enjoyment of this area?
– What are the most important values to maintain?
– If you could only maintain 3 beaches as they are now, which ones would they be?

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Based on community feedback during the sessions, the second break out activity was not undertaken during the community workshops. Activity two was only completed during the City of Mandurah Staff session (first session).

Further details on the outcomes of the breakout activities are included in sections C-7-4 and C-7-5C-7-4.

The three sessions were scheduled to run between 1:00 – 2.30 pm (Staff workshop), 3:00 – 5.00 pm (Community workshop) and 5.30 – 7.30 pm (Community workshop).

C-7 Workshop Attendance

C-7-1 City of Mandurah Representatives

Dr Neil Carroll - Acting Executive Manager, Natural Environment

Vicky Moore - Secretary, Natural Environment

C-7-2 GHD Representatives

Nicola Hoey – Environmental Planner

Katelin Smith – Stakeholder Engagement Consultant

C-7-3 Registered attendees

Attendees were required to pre-register for attendance at one the workshop sessions. A total of 101

Session One: 27 participants

Ben Bassett (DPLH) and Neil Carroll (City of Mandurah) were also in attendance

Session Two (Community): 36 participants

Sandy Biagioni, from Satterley Group (Madora Bay Development) and Neil Carroll (City of Mandurah) were also in attendance.

Session Three (Community): 40 participants

Councillor Caroline Knight (member of the CHRMAP Steering Committee) and Neil Carroll (City of Mandurah) were also in attendance.

C-7-4 Community Workshop Outcomes

Breakout Activity One

Table C.2 Beaches used – (Which beaches do you go to in the study area?)

Session One	Session Two	Session Three
All beaches	Madora Bay	Doddie's Beach
Doddie's Beach	Halls Head Beach	Halls Head Beach
Madora Bay	San Remo Beach	Madora Bay
Stuart Beach	Silver Sands Beach	San Remo Beach
Town Beach	Town Beach	Silver Sands Beach
Tranby Street Beach	Watersun Beach	Town Beach
Watersun Beach		Watersun Beach

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Table C.3 Uses of Beaches (What do you do there?)

Session One	Session Two	Session Three
Dog Walking	Barbecues	Boating
Beach clean-up day Walking	Beach combing	Boat fishing
Fishing	Boating	Body surfing
Passive recreation – relaxation	Canoeing	Dog exercise
Picnic areas	Cycling	Cycling
Sunset watching	Dog walking	Exercise
Swimming	Dolphin watching	Fishing
Triathlon	Fishing including from the beach and groyne	Looking at rock pools
	Jet skiing	Kayaking
	Kite surfing	Nippers
	Parasailing	Paddleboard
	Relaxation	Picking up shells
	Running	Picnics
	Sea lions	School sport and recreation
	Swimming	Skiing
	Surfing	Surfing
	Sun bathing	Swimming
	Sunset watching	Walking
	Walking	Wave skiing
	Walking with disabled access	
	Wind surfing	
	Wild life/Bird life	
	Whale watching	

Table C.4 Facilities Used (What facilities do you use?)

Session One	Session Two	Session Three
Coffee Shop	Barbecues	Basketball courts
Look out at Madora Bay	Car parks	BBQS
Picnic tables	Cycle ways	Boat ramps
Showers	Marina	Café
Surf Club	Park	Outdoor showers
Toilets	Paths	Paths – access
Viewing Points	Play grounds	Playgrounds
	Old yacht club	Surf club
	Showers Steps	Taps
	Surf club and café	Toilets
	Tavern	Viewing platforms
	Toilets	Walk / bike track

Table C.5 Important uses (What is important to you about the beaches you use?)

Session One	Session Two	Session Three
Access	Access ramp maintained	Access paths
Ability to walk along beaches	Amenity	Enforcement of dog beach
Amenity	Clean beach	Cleanliness
Clean beaches	Clean toilet	Dolphins

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Session One	Session Two	Session Three
Facilities	Protected	Emotional attachments
Paths along the beach	Sand dune restoration	Isolation
Protection from erosion	Traffic management	Lack of overcrowding
Relief from heat	Untouched/not crowded	Maintained access
Safety	Width of beach	Maintenance of facilities
Views		Peaceful use of the beach
		Preserving dunes
		Retention of beach
		Universal & safe access
		Relaxation
		Safety for dolphins/ children
		Water quality

Table C.6 Special features (Are there any features that are special/not found anywhere else?)

Session One	Session Two	Session Three
Aboriginal significant sites	Bay/Reef	Disabled access ramp
Coastal significance	Disability information	Peaceful & not overcrowded
Groyne's	Groyne – for fishing/surfing/protection	No road between house and beach
Heritage and ship wrecks	Look out at Watermans Beach	Water quality
Look out areas	Look out at Madora Bay	
Mixed use	Untouched/underdeveloped	
Semi protected	Safe	
Taylor fishing	Shipwreck information	

The following addition question was asked of the City's employees:

As a member of staff, do you get feedback from the community relating to how beaches are used, changes that people see, events that are held – how do the community interact with the beaches in your experience as a City employee? (Staff only session)

The staff provided the following answers to the above questions:

– Unruly behaviour – complaints received
– Protecting views
– Complaints about dredged soil
– Planting in dunes
– Flooding of carparks – complaints received
– Complaints associated with dogs usages of the beach

C-7-5 Break out Activity Two

The second break out activity was only completed during the City of Mandurah Staff session. The following response were given.

The most important values identified to maintain were:

– Recreational
– Environmental
– Access
– Beaches for community and tourism
– Wide standing beaches
– Dune vegetation and habitat

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– Spaced out areas to be protected

The most popular beaches to maintain were:

– Town Beach
– Doddies Beach
– Madora Bay North
– Hanson Street/San Remo Beach

The activity was not undertaken during sessions 2 and 3 as participants felt it was too hypothetical. Community members felt they would all prefer to keep the beaches they live closest or frequent the most. It is important to maintain sandy beach areas and safe access to water, the specifics of this should be guided by the risks and hazards identified and the options for management.

C-7-6 Other specific questions and issues raised

A number of questions were raised in both of the community sessions. Further details of the questions raised are provide in Table C.7 below.

Table C.7 Questions from community workshops

Session	Questions
Community Session One	What does MCA stand for and mean? Dune restoration – is there anything planned? Substantial weeds have been removed – is this because it stinks? What is the preferred action as the beach is washed inwards? The Falcon sea wall – is that to protect the bay? Are we the worst off? (San Remo) How do we look at where we are going with San Remo? What is the length of time for the falcon sea wall? Will the council come back to ratepayers and say who will be affected? How long until the ratepayers receive information to make decisions? What is the timeframe? Where are we? Did the State government instigate the coastal management assessment? How and why has the State government gotten involved? Was this process driven by ratepayers and community? Who drove it? Can the 5.5 billion the City received be used to protect the coast? How far along is Rockingham into the process? Is the option of funding available?
Community Session Two	Why is it here? Mandurah has five groynes – but in front of surf club there is the largest distance between groynes. What is it people don't like about the groynes? Are the questions about which three beaches redundant? Would you not have enough information to make a decision? With groynes, is there a certain depth? Is this what GHD looked at? By extending the groyne at Jannis St – that would stop the accumulation of sand, and direct the sand down here. Has anyone considered that? But you have done modelling over the years and checked the measurements of the sand? Would people's garden clippings help stabilise the beach? How high has the sea level risen? Is the percentage getting bigger that peaks? What are the houses likely to be impacted over the next 20 years? If Hornsby is the most susceptible would they consider the same approach as at seabird? Will the decisions we make now affect the future? Is the erosion the reason we don't have deep sewerage?

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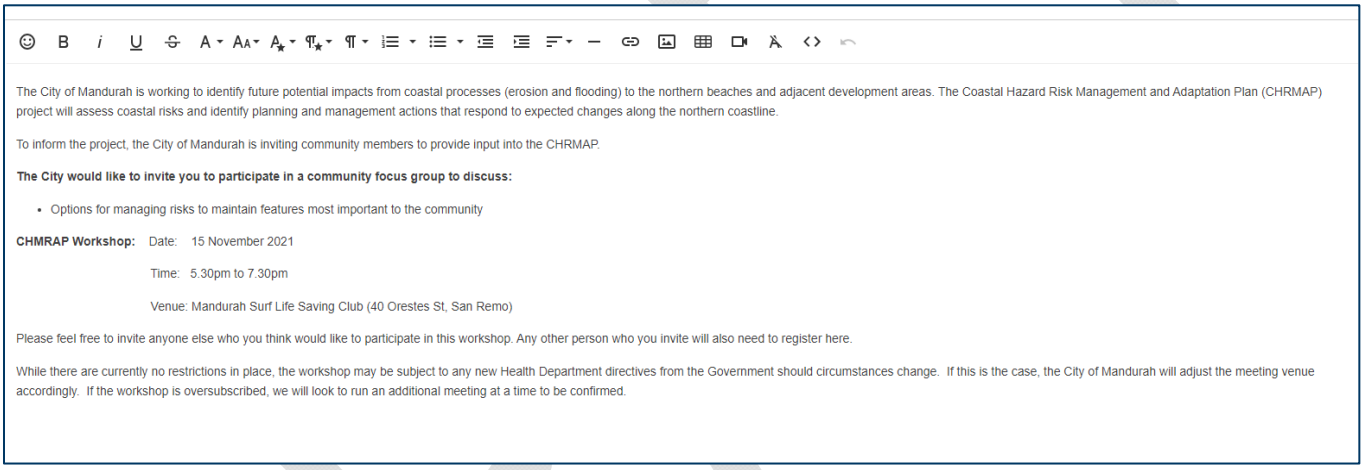
Session	Questions
	Before the next state government election – can we have these adaptions on the presented?

C-8 Community workshops – MCA weightings and risk tolerance

To inform to inform the community of the results of the vulnerability and risk assessment, present the draft adaptation plan and to obtain feedback on the adaptation options proposed the project and the community values about the coast, a community focus group was held on 15th November 2021.

Promotion

The workshops were promoted via the Mandurah Matters website and a targeted invite was sent to residents in the study area, previous workshop attendees and City staff. A copy of the advertisement is provided below.



The City of Mandurah is working to identify future potential impacts from coastal processes (erosion and flooding) to the northern beaches and adjacent development areas. The Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) project will assess coastal risks and identify planning and management actions that respond to expected changes along the northern coastline.

To inform the project, the City of Mandurah is inviting community members to provide input into the CHRMAP.

The City would like to invite you to participate in a community focus group to discuss:

- Options for managing risks to maintain features most important to the community

CHMRAP Workshop: Date: 15 November 2021

Time: 5.30pm to 7.30pm

Venue: Mandurah Surf Life Saving Club (40 Orestes St, San Remo)

Please feel free to invite anyone else who you think would like to participate in this workshop. Any other person who you invite will also need to register here.

While there are currently no restrictions in place, the workshop may be subject to any new Health Department directives from the Government should circumstances change. If this is the case, the City of Mandurah will adjust the meeting venue accordingly. If the workshop is oversubscribed, we will look to run an additional meeting at a time to be confirmed.

Figure C.20 Community Workshop Advertisement

Venue

The community workshops were held at the Mandurah Surf Club. GHD and City of Mandurah staff ensured they followed health and safety guidelines and complied with the latest Governmental advice on COVID-19 during the workshop sessions, including:

– Hand washing, sanitising and cleaning of surfaces prior and after each session.
– Ensuring each attendee was spaced out to meet social distancing requirements.

Event design

The workshops were designed to discuss the options for managing risks, presenting the results of the hazard assessment, the results of the risk assessment and the adaptation pathways for maintaining features most important to the community.

The presentation included asking participants the following questions:

– Are you familiar with the coastal hazard adaptation options currently used in your area (if any)? Do you feel that they work, or could be better?
– Do you think that there are any adaptation options that are inappropriate for your area in the short-term? Why?
– Do you think this might change in the longer term (i.e. 50 years from now)? Why or why not?

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Adaptation options were discussed with application to specific examples within the City.

C-9 Workshop Attendance

C-9-1 City of Mandurah Representatives

Dr Neil Carroll - Acting Executive Manager, Natural Environment

Vicky Moore - Secretary, Natural Environment

C-9-2 GHD Representatives

Nicola Hoey – Senior Environmental Planner

Heather O'Keeffe – Senior Civil Engineer – Maritime and Coastal

C-9-3 Registered attendees

Attendees were required to pre-register for attendance at one the workshop sessions. A total of 73 people attended the session.

C-10 Councillor briefing

Further to the community workshops, Councillor briefing sessions have been undertaken by City staff to communicate the process and ongoing findings. GHD also briefed Council on the 14 December 2021. This briefing explained the CHRMAP approach, outcomes from the community engagement, hazard assessment results, risk assessment results and adaptation pathways.

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Appendix D

Coastal Hazard Assessment

Appendix E

Coastal Vulnerability Assessment

Appendix F

Adaptation Options Assessment

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