

Minutes of Council Meeting

held on

Tuesday 26 April 2022, 5.30PM

in the Council Chamber, 83 Mandurah Terrace Mandurah

PRESENT:

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

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

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

The CEO declared the meeting open at 5.31pm.

G.1/4/22 MAYOR TO ATTEND VIA ELECTRONIC MEANS

Council is requested to approve the Mayor to attend this meeting via electronic means, in accordance with Regulation 14C of the *Local Government (Administration) Regulations 1996*.

MOTION

Moved: Councillor A Zilani
Seconded: Councillor C Knight

CARRIED: 12/0

The Mayor joined the meeting and commenced as the chairperson at 5:35.

2. ACKNOWLEDGEMENT OF COUNTRY

Mayor Williams acknowledged that the meeting was being held on the traditional land of the Bindjareb people, and paid his respect to their Elders past and present.

3. APOLOGIES

Nil.

4. DISCLAIMER

The Mayor advised that the purpose of this Council Meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a Member or Officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the *Local Government Act 1995* (Section 5.25(e)) and the *City of Mandurah Standing Orders 2016* (Section 13.1(1)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

The City of Mandurah expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of Council, or any advice or information provided by a Member or Officer, or the content of any discussion occurring, during the course of the Council meeting.

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

Nil.

6. AMENDMENT TO STANDING ORDERS

G.2/4/22 STANDING ORDERS LOCAL LAW 2016

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

MOTION

Moved: Mayor R Williams
Seconded: Councillor C Knight

That Council:

1. **Suspend the operation of the following provisions of the *City of Mandurah Standing Orders Local Law 2016* for the duration of this electronic meeting to ensure Council Members and the public can follow and participate in the meeting as it progresses:**
 - 1.1. **Standing Orders 3.3 Public Question Time and 3.4 Public Statement Time pertaining to public participation in meetings continues via electronic means with public submissions received to be read aloud by the Presiding Member at the relevant agenda item if required.**
 - 1.2. **Standing Order 7.2 Members to occupy own seats whilst present in meeting room. Relevant only for Elected Members attending the Council Chambers.**
 - 1.3. **Agree under Standing Orders 8.1(1) and 12.2, that instead of requiring a show of hands, a vote will be conducted by the Presiding Member calling for each Elected Members vote on each motion.**
 - 1.4. **Reiterate the requirement as per Standing Order 7.3 for Members to advise the Presiding Member when leaving or entering the meeting at any time.**

CARRIED: 13/0

7. PUBLIC QUESTION TIME

7.1 ROB FILMER, IGA MANDURAH: RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST BENEFIT ANALYSIS

Mr Filmer asked has Council identified a budget for remedial action for locally owned businesses adapting to the proposed changes to retail trading hours.

City of Mandurah Response

The Director Strategy and Economic Development advised that City Officers have identified there is budget within the City's entrepreneurship program to support the funding of remedial measures.

8. PUBLIC STATEMENT TIME

Nil.

9. LEAVE OF ABSENCE REQUESTS

G.3/4/22 LEAVE OF ABSENCE: COUNCILLOR J GREEN 20 JUNE 2022 TO 24 JUNE 2022

MOTION

Moved: Mayor R Williams

Seconded: Councillor D Schumacher

That leave of absence be granted to Councillor J Green from 20 June 2022 to 24 June 2022.

CARRIED: 13/0

G.4/4/22 LEAVE OF ABSENCE: COUNCILLOR R BURNS FROM 11 MAY 2022 TO 17 MAY 2022

MOTION

Moved: Councillor D Schumacher

Seconded: Councillor D Pember

That leave of absence be granted to Councillor R Burns from 11 May 2022 to 17 May 2022.

CARRIED: 13/0

10. PETITIONS

G.5/4/22 COUNCILLOR P ROGERS: REQUESTING ADULT FITNESS MACHINES AT GRAHAME HEAL RESERVE, SAMPHIRE COVE, HALLS HEAD

Councillor Rogers presented a petition which has been received by the City, containing the signatures of 42 residents requesting that Council consider the installation of adult fitness machines to Grahame Heal Reserve, Samphire Cove, Halls Head.

MOTION

Moved: Councillor P Rogers

Seconded: Councillor D Pember

That the petition be received and referred to officers in Built and Natural Environment for investigation and response.

CARRIED: 13/0

11. PRESENTATIONS

Nil.

12. DEPUTATIONS

12.1 PAUL SIMMONS: RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST BENEFIT ANALYSIS

Paul Simmons representing MCS Security Group Pty Ltd spoke in support of the report recommendation.

12.2 ANDREW MCKERRELL: RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST BENEFIT ANALYSIS

Andrew McKerrell representing Peel Chamber of Commerce and Industry Inc spoke in opposition of the report recommendation.

12.3 LEONARD TAN: RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST BENEFIT ANALYSIS

Leonard Tan representing Roll'd Mandurah spoke in support of the report recommendation.

12.4 BEN HARRIS: RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST BENEFIT ANALYSIS

Ben Harris representing The Shop, Distributive and Allied Employee's Association (WA) spoke in opposition of the report recommendation.

13. CONFIRMATION OF MINUTES

G.6/4/22 CONFIRMATION OF COUNCIL MINUTES: TUESDAY 22 MARCH 2022

MOTION

Moved: Councillor C Knight

Seconded: Councillor J Green

That the Minutes of Council Meeting held on Tuesday 22 March 2022 be confirmed.

CARRIED: 13/0

14. ANNOUNCEMENTS BY THE PRESIDING MEMBER

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

14.1 Mayor R Williams: 27 March, Friends of Samphire Cove Birthday

14.2 Mayor R Williams: 1 April, 1000 Hearts Project

14.3 Councillor C Knight, 31 March, Citizenship Ceremony

14.4 Councillor J Green, 25 March, Gateway

14.5 Mayor R Williams: Local Legend – Sally Kirby

15. DECLARATION OF INTERESTS

- 15.1 Mayor R Williams declared an impartiality interest in relation to Retail Trading Hours – Community Engagement & Cost Benefit Analysis because during his 2021 Mayor campaign he displayed posters in a local independent retailer's store. Mayor Williams declared the interest and remained in the Chamber.
- 15.2 Councillor A Zilani declared an impartiality interest in relation to Retail Trading Hours – Community Engagement & Cost Benefit Analysis because of his involvement with Vicinity Centres and ISPT Lakelands Shopping Centre during his 2021 Mayor campaign. Councillor Zilani declared the interest and remained in the Chamber.

16. QUESTIONS FROM ELECTED MEMBERS

Nil.

Questions of which due notice has been given

Nil.

Questions of which notice has not been given

Nil.

17. BUSINESS LEFT OVER FROM PREVIOUS MEETING

Nil.

18. RECOMMENDATIONS OF COMMITTEES

NOTE: Council adopted en bloc (moved by Councillor D Schumacher and seconded by Councillor D Pember), recommendations of the Planning and Community Consultation Committee meeting of Tuesday 12 April 2022 with the exception of PCC.3/4/22 which was dealt with separately.

**G.7/4/22 RETAIL TRADING HOURS – COMMUNITY ENGAGEMENT & COST
BENEFIT ANALYSIS (PCC.3/4/22)**

Summary

Retail trading hours in WA are currently set by the Retail Trading Hours Act 1987 (the Act) for all areas south of the 26th parallel. Regional Local Governments can apply to the Minister to alter these trading hours to reflect the nature of their local economy. The Act applies to General Retailers, Small Retail Shops, Special Retail Shops and Filling Stations (Petrol Stations). The trading hours of restaurants, cafes, takeaway food shops, short-term markets (set up and dismantled in one day), shops on Rottnest Island and Liquor Stores are not covered by the Act and therefore do not have specified trading hours.

The City has set specific trading hours through the Retail Trading Hours Variation Order (No2) 2013. Mandurah's retail trading hours for General Retail Stores differ from those in the Perth Metropolitan area, the City of Rockingham and the Shire of Murray (which has deregulated retail trading hours).

Following the widespread adoption of extended trading hours in the Perth Metropolitan area and regional Local Governments across Western Australia in recent years, Council requested City officers engage a consultant to undertake community engagement and a Cost Benefit Analysis to understand the economic and social impacts on permanently extending retail trading hours for general retail shops within the City of Mandurah.

In November 2021, the City engaged consultants to undertake the community engagement survey and Cost Benefit Analysis to provide Council with a firm foundation of information to assist with the decision-making process on permanently extending retail trading hours for general stores in the City of Mandurah. The proposed extensions of trading hours were from 70 hours per week currently permitted to 85 hours per week. Analysis of another scenario, where Mandurah's trading hours were extended only across weekdays, was also undertaken.

Results from the community engagement survey show 76.3% of the community support the proposed permanent change to the City of Mandurah's retail trading hours for general shops.

Results from the Cost Benefit Analysis show that proposed extended trading hours are likely to have a positive overall impact for the community of the City of Mandurah through:

- Generating Net Benefit Value of over \$11.2 million per annum to the local economy;
- Reducing turnover leakage to centres outside Mandurah of \$8.2 million per annum;
- Reduction of online leakage by \$4.9 million per annum; and
- Increase of 86 FTE equivalent jobs.

The extension of retail trading hours is expected to have an insignificant/minor¹ negative impact on:

- The turnover of activity centres with small-medium retail anchors by just under \$17 million per annum (equivalent to 4% of their combined total annual turnover). Modelling indicates that this value will be transferred to larger centres, staying within the local economy.

The results from the community engagement survey and Cost Benefit Analysis show an overall positive economic impact to the City of Mandurah and the community. Results also show that extending trading hours in line with those proposed at the August 2021 Council meeting maximises job creation compared to alternative options, despite having a lower

¹The Draft State Planning Policy 4.2 states that a centre is considered insignificantly impacted if the turnover impact is less than 5%.

Benefit Cost Ratio than extensions limited to weekday evenings. This means it is likely to have the greatest impact on Mandurah's structurally high unemployment rate.

Council is requested to acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports and endorse the proposed permanent extension of retail trading hours for general stores to those set out in Table 1.

Council is requested to authorise officers to lodge the application to the Department of Commerce for the Minister's consideration and approval with the introduction of the new trading hours arrangement on October 1st 2022, providing activity centres with smaller anchor tenants a 6-month transition period month.

Table 1: Current and proposed trading hours

Day of the Week	Current	Proposed	Difference
Monday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00	+3hrs
Exclusions: Christmas Day etc.	Closed	Closed	No Change
Total	70 hours	85 hours	+ 15 hours

Council is asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

Officer Recommendation

That the Planning & Community Consultation Committee recommend that Council:

1. Acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports.
2. Endorse the proposed permanent extension of retail trading hours for general stores in the City of Mandurah from the current 70 hours per week to 85 hours per week, as per the arrangements proposed at the August 2021 Council meeting, with changes introduced on October 1st 2022.
3. Authorise officers to lodge the application for the permanent extension of retail trading hours for general stores in the City of Mandurah to the Department of Commerce for the Minister's consideration and approval.

4. Council is also asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

Committee Recommendation

That Council:

1. Acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports.
2. Endorse the proposed permanent extension of retail trading hours for general stores in the City of Mandurah from the current 70 hours per week to 85 hours per week, as per the arrangements proposed at the August 2021 Council meeting, with changes introduced on October 1st 2022.
3. Authorise officers to lodge the application for the permanent extension of retail trading hours for general stores in the City of Mandurah to the Department of Commerce for the Minister's consideration and approval.
4. Council is also asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

Council Resolution

MOTION

Moved: Councillor C Knight

Seconded: Councillor A Zilani

That Council:

1. Acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports.
2. Endorse the proposed permanent extension of retail trading hours for general stores in the City of Mandurah from the current 70 hours per week to 85 hours per week, as per the arrangements proposed at the August 2021 Council meeting, with changes introduced on October 1st 2022.
3. Authorise officers to lodge the application for the permanent extension of retail trading hours for general stores in the City of Mandurah to the Department of Commerce for the Minister's consideration and approval.
4. Council is also asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

FOR: Councillors C Knight, A Zilani, D Pember, P Rogers, A Kearns, P Jackson, C Di Prinzio, D Wilkins, R Burns, B Pond, Mayor R Williams
AGAINST: Councillors J Green, D Schumacher
CARRIED: 11/2

**G.8/4/22 AMENDMENT NO 1 TO LOCAL PLANNING SCHEME NO 12
ADOPT FOR ADVERTISING (PCC.4/4/22)**

Summary

Arising from the finalisation of Local Planning Scheme No 12, during the final approval stages of the Scheme, a number of omissions and errors have been identified and a number of matters that require rectifying based on recent approvals, responses to submissions and mapping errors.

As a result, two separate amendments to Scheme 12 are proposed as follows:

Amendment No 1

Four separate changes are proposed as part of this Amendment as follows:

- (a) Modifying the R-Code density from R25 to R40 for area south of Adana Street, east of Anstruther Road, west of Rigel Street and to include all lots on Cygni Street

This modification is arising from a submission received during the formal advertising of Scheme 12 and to which Council supported, however, as community consultation was not undertaken for the change, the Western Australian Planning Commission and the Minister for Planning determined that that proposal should be subject to an amendment to Scheme 12;

- (b) Modifying the R-Code density from R10 to R5 for Lots 201 – 210 Bulara Road; and Lots 211 – 220 Balwina Road, Greenfields

This modification is arising from a map drafting error where the incorrect R-Code density was applied to this street block; no development changes are arising from this modification;

- (c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and including single dwelling as a permitted use to this site;

- (d) Adding Hotel as a permitted use for Lot 2002 Marina Quay Drive, Erskine;

This modification is to regularise a recent approval issued over the subject site which is now in operation and avoids a potential conflict should the use become a 'non-conforming' use;

- (e) Adding some additional requirements to the provisions where approval is not required for the removal of trees.

These provisions were included in Town Planning Scheme No 3 but were not transferred over to Scheme 12 in its preparation.

The report will outline the justification to each of these modifications.

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.1 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 1

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 R25 to R40 for the following lots:

- *Lot 810 and 83-91 Adana Street, Mandurah;*
- *Lots 92 – 95 Rigel Street, Mandurah;*
- *Lots 104 - 106 Anstruther Road, Mandurah; and*
- *Lot 96 – 135 Cygni Street, Mandurah*

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

- *Lots 201 – 210 Bulara Road, Greenfields; and*
- *Lots 211 – 220 Balwina Road, Greenfields*

(c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and adding the following to Table 4 (Specified Additional Use for Zoned Land in Scheme Area)

<i>No</i>	<i>Description of Land</i>	<i>Additional Use</i>	<i>Conditions</i>
<i>2</i>	<i>Lot 9000 Country Club Drive, Dawesville</i>	<i>P Uses:</i> • <i>single dwelling</i>	<i>Nil</i>

(d) Adding the following land use to Table 6 (Special Use Zones in Scheme Area) to SU2 as it applies to Lot 2002 Marina Quay Drive, Erskine:

- *'P Uses – Hotel';*

(e) Adding the following to the Conditions Column of Schedule A – Clause 61(1) Development for which Development Approval is Not Required – Item No 26 'Removal of Trees:

- *where the tree is dead or constitutes an immediate threat to life or property;*
- *where the tree is within three metres of the wall of an existing or approved building;*
- *where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;*

(f) *Amending the Scheme Maps accordingly.*

Dated this 26th day of April 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. 1 of the City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
 - (a) *the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;*
 - (b) *the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
 - (c) *an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;*
 - (d) *the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
 - (e) *the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
 - (f) *is not an amendment that is a complex or basic amendment.;*
3. Authorises the Chief Executive Officer (City Planner) to prepare the necessary Scheme Amendment documentation for Amendment No 1 to the City of Mandurah Local Planning Scheme No 12.

Committee Recommendation

That Council:

1. in accordance with Section 75 of the *Planning and Development Act 2005*, resolves to prepare Amendment No.1 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 1

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 R25 to R40 for the following lots:*

- *Lot 810 and 83-91 Adana Street, Mandurah;*
- *Lots 92 – 95 Rigel Street, Mandurah;*
- *Lots 104 - 106 Anstruther Road, Mandurah; and*
- *Lot 96 – 135 Cygni Street, Mandurah*

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

- Lots 201 – 210 Bulara Road, Greenfields; and
- Lots 211 – 220 Balwina Road, Greenfields

- (c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and adding the following to Table 4 (Specified Additional Use for Zoned Land in Scheme Area)

No	Description of Land	Additional Use	Conditions
2	Lot 9000 Country Club Drive, Dawesville	P Uses: • single dwelling	Nil

- (d) Adding the following land use to Table 6 (Special Use Zones in Scheme Area) to SU2 as it applies to Lot 2002 Marina Quay Drive, Erskine:

- 'P Uses – Hotel';

- (e) Adding the following to the Conditions Column of Schedule A – Clause 61(1) Development for which Development Approval is Not Required – Item No 26 'Removal of Trees:

- where the tree is dead or constitutes an immediate threat to life or property;
- where the tree is within three metres of the wall of an existing or approved building;
- where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;

- (f) Amending the Scheme Maps accordingly.

Dated this 26th day of April 2022.

Chief Executive Officer "

- in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No. 1 of the City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
 - the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;
 - the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;
 - the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - is not an amendment that is a complex or basic amendment.;
- Authorises the Chief Executive Officer (City Planner) to prepare the necessary Scheme Amendment documentation for Amendment No 1 to the City of Mandurah Local Planning Scheme No 12.

Council Resolution**MOTION**

Moved: Councillor D Schumacher
Seconded: Councillor D Pond

That Council:

1. in accordance with Section 75 of the *Planning and Development Act 2005*, resolves to prepare Amendment No.1 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

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- *Lot 810 and 83-91 Adana Street, Mandurah;*
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- *Lots 104 - 106 Anstruther Road, Mandurah; and*
- *Lot 96 – 135 Cygni Street, Mandurah*

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

- *Lots 201 – 210 Bulara Road, Greenfields; and*
- *Lots 211 – 220 Balwina Road, Greenfields*

- (c) Rezoning Lot 9000 Country Club Drive, Dawesville from ‘Residential (R60)’ to ‘Tourist’; and adding the following to Table 4 (Specified Additional Use for Zoned Land in Scheme Area)***

<i>No</i>	<i>Description of Land</i>	<i>Additional Use</i>	<i>Conditions</i>
<i>2</i>	<i>Lot 9000 Country Club Drive, Dawesville</i>	<i>P Uses:</i> • <i>single dwelling</i>	<i>Nil</i>

- (d) Adding the following land use to Table 6 (Special Use Zones in Scheme Area) to SU2 as it applies to Lot 2002 Marina Quay Drive, Erskine:***

- ***‘P Uses – Hotel’;***

- (e) Adding the following to the Conditions Column of Schedule A – Clause 61(1) Development for which Development Approval is Not Required – Item No 26 ‘Removal of Trees:***

- ***where the tree is dead or constitutes an immediate threat to life or property;***

- *where the tree is within three metres of the wall of an existing or approved building;*
- *where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;*

(f) Amending the Scheme Maps accordingly.

***Dated this 26th day of April 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. 1 of the City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
 - (a) *the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;*
 - (b) *the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
 - (c) *an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;*
 - (d) *the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
 - (e) *the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
 - (f) *is not an amendment that is a complex or basic amendment.;*
3. Authorises the Chief Executive Officer (City Planner) to prepare the necessary Scheme Amendment documentation for Amendment No 1 to the City of Mandurah Local Planning Scheme No 12.

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

The Mayor adjourned the meeting at 6.50pm for a five-minute break.

The meeting recommenced at 6.55pm.

19. REPORTS

G.9/4/22 FINANCIAL REPORT MARCH 2022 (REPORT 1)

Summary

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

Officer Recommendation

That Council:

- 1 Receives the Financial Report for March 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	\$ 8,117,265.13
Total Trust Fund	\$ 0.00
	\$ 8,117,265.13
- 3 The Mayor write to the Minister for Health requesting the Department of Health review its decision to not match the additional funding commitment provided by the participating Peel Mosquito Management Group (CLAG) local governments.
- 4 Approves the following budget variations for 2021/22 annual budget:
 - 4.1 Increase in operating expenditure \$77,730* for CLAG operations for mosquito management season 2021/22
 - To be part funded by CLAG member contributions \$29,023*.
 - To be part funded by transfer from CLAG Reserve \$6,407*.
 - 4.2 Increase in capital expenditure \$10,000* for MPAC Internal Refurb
 - To be funded by PDC grant funding \$5,000* and municipal funding \$5,000*.
 - 4.3 Increase in capital expenditure \$35,865* for New – Heavy Vehicles Plant & Equipment
 - To be funded by Miscellaneous Equipment \$35,865*.
 - 4.4 Unbudgeted capital expenditure \$18,000* for Rushton Park Main – Staircase remedial work
 - To be funded by SL Street Lighting New Program capital project \$18,000*
 - 4.5 Unbudgeted capital expenditure \$65,000* for Mandurah Bowling Club Bi-fold Doors
 - To be funded by SL Light Pole Replacement capital program \$40,000*
 - To be funded by SL Carpark Lighting Replacement capital program \$25,000*
- 5 Approve the appointment of one full time contract project manager to assist in the delivery of the City of Mandurah's capital program to be funded within the existing capital budgets.

*ABSOLUTE MAJORITY REQUIRED

Council Resolution**MOTION**

Moved: Councillor P Rogers
Seconded: Councillor D Pember

That Council:

- 1 **Receives the Financial Report for March 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	\$ 8,117,265.13
Total Trust Fund	\$ 0.00
	<u>\$ 8,117,265.13</u>

- 3 The Mayor write to the Minister for Health requesting the Department of Health review its decision to not match the additional funding commitment provided by the participating Peel Mosquito Management Group (CLAG) local governments.
- 4 Approves the following budget variations for 2021/22 annual budget:
- 4.1 Increase in operating expenditure \$77,730* for CLAG operations for mosquito management season 2021/22
 - To be part funded by CLAG member contributions \$29,023*.
 - To be part funded by transfer from CLAG Reserve \$6,407*.
 - 4.2 Increase in capital expenditure \$10,000* for MPAC Internal Refurb
 - To be funded by PDC grant funding \$5,000* and municipal funding \$5,000*.
 - 4.3 Increase in capital expenditure \$35,865* for New – Heavy Vehicles Plant & Equipment
 - To be funded by Miscellaneous Equipment \$35,865*.
 - 4.4 Unbudgeted capital expenditure \$18,000* for Rushton Park Main – Staircase remedial work
 - To be funded by SL Street Lighting New Program capital project \$18,000*
 - 4.5 Unbudgeted capital expenditure \$65,000* for Mandurah Bowling Club Bi-fold Doors
 - To be funded by SL Light Pole Replacement capital program \$40,000*
 - To be funded by SL Carpark Lighting Replacement capital program \$25,000*
- 5 Approve the appointment of one full time contract project manager to assist in the delivery of the City of Mandurah's capital program to be funded within the existing capital budgets.

***ABSOLUTE MAJORITY REQUIRED**

CARRIED WITH ABSOLUTE MAJORITY: 13/0

G.10/4/22 DOG EXERCISE (OFF LEASH) AREA REVIEW LAKELANDS PARK (REPORT 2)

Summary

In March 2021, Council approved the designation of the central and southern ovals of Lakelands Park (Lakelands District Open Space) for dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken.

Lakelands Park has a shared use agreement with Coastal Lakes College, and is used extensively by sporting clubs. The designations have supported greater clarity in permissible activities by dogs and their owners supported by extensive signage.

As part of the approval given in March 2021, Council requested a report come back to Council in March 2022 reviewing the effectiveness of the restrictions implemented including feedback from the school and sporting clubs. This consultation has now been completed with a high level of participation from users.

Currently Lakelands has no designated dog exercise areas, with many owners utilising beach areas to the west or Meadow Springs Sports Facility for off lead exercising of their dogs. Considerate of the stakeholders and community feedback, Council is requested to approve the continued operation of the Central and Southern Oval of Lakelands Park as dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken.

Officer Recommendation

That Council:

1. Support the continued use of the central and southern ovals of Lakelands Park as detailed in *Attachment 1.1* as dog exercise areas only after 5:00pm and before 8:00am daily, except where active sport (including training) is in progress.
2. Support City officers to continue carrying out community engagement patrols and engage with the user groups to improve their experience with the Lakelands Park being a dog exercise area.

Council Resolution

MOTION

Moved: Councillor C Knight
Seconded: Councillor A Zilani

That Council:

1. Support the continued use of the central and southern ovals of Lakelands Park as detailed in *Attachment 1.1* as dog exercise areas only after 5:00pm and before 8:00am daily, except where active sport (including training) is in progress.
2. Support City officers to continue carrying out community engagement patrols and engage with the user groups to improve their experience with the Lakelands Park being a dog exercise area.

CARRIED: 13/0

G.11/4/22 MEADOW SPRINGS DOG PROHIBITED / EXERCISE AREAS UPDATES (REPORT 3)

Summary

On 28 September 2021, Council approved a 28 day public notification period, proposing the introduction of dog prohibited areas and alterations to the dog exercise areas at Reserve 48366 at Meadow Springs Sporting Facility.

The City has had ongoing concerns with the use of the premier turf wicket oval at Meadow Springs Sporting Facility (Reserve 48366) as a dog exercise area. Although the premier oval has now been fenced separately to protect the wicket, the change would alter the Reserve from dog exercise to dog prohibited to allow enforcement of dogs being within this area.

The change also proposes designating the shared use oval with Meadow Springs Primary School as dog prohibited, given its connection with the premier oval. The remainder of the Reserve to the south will continue to be retained as an extensive dog exercise area unless active sport is underway.

No submissions were received through the public notice period from 20 October 2021 to 18 November 2021. Council is requested to approve for the prohibition of dogs on the northern premier oval at the Meadow Springs Sporting Facility and Meadow Springs Primary School oval on Reserve 48366 as shown in Attachment 3.1.

Officer Recommendation

That Council:

- 1 Approves the prohibition of dogs on the northern oval premier cricket oval and shared use school oval of Reserve 48366 Meadow Springs as per Attachment 3.1.
- 2 Approves the variation to the existing dog exercise area at Reserve 48366 Meadow Springs as per Attachment 3.1 which provides for dogs to be off lead except where active sport (including training) is in progress.

***ABSOLUTE MAJORITY REQUIRED**

Council Resolution

MOTION

Moved: Councillor C Knight

Seconded: Councillor A Zilani

That Council:

- 1 Approves the prohibition of dogs on the northern oval premier cricket oval and shared use school oval of Reserve 48366 Meadow Springs as per Attachment 3.1.
- 2 Approves the variation to the existing dog exercise area at Reserve 48366 Meadow Springs as per Attachment 3.1 which provides for dogs to be off lead except where active sport (including training) is in progress.

***ABSOLUTE MAJORITY REQUIRED**

CARRIED WITH ABSOLUTE MAJORITY: 13/0

**G.12/4/22 APPOINTMENT TO EXTERNAL ORGANISATION AND COMMITTEES
(REPORT 4)**

Summary

At the Ordinary Council Meeting of 23 November 2021, Council approved the appointment of Councillor Caroline Knight to the external organisation, Peel Harvey Biosecurity Group (PHBG), for a two year term expiring 20 October 2023.

Councillor Caroline Knight has requested to be removed as the City of Mandurah representative from the PHBG. The PHBG deals with matters that are operational and it is recommended that Council appoint the CEO (or his representative), for the remainder of the term. Council has the option to approve an Elected Member if it believes representation from Council is preferred.

In addition, Council is requested to consider additional appointments to the Planning and Community Consultation Committee and Audit and Risk Committee and where required, amend the Terms of Reference.

Officer Recommendation

That Council:

- 1 Appoint the CEO (or CEO representative) to the Peel Harvey Biosecurity Group for a term expiring on 20 October 2023.
- 2 Amend Clause 3 of the Planning and Community Consultation Committee Terms of Reference, to include up to 11 Elected Members as per Attachment 4.1.
- 3 Appoint the following Councillors to the Planning and Community Consultation Committee for a term expiring on 20 October 2023:

Councillor Daniel Wilkins
Councillor Ahmed Zilani
- 4 Appoint Councillor Daniel Wilkins as a Deputy Member to the Audit and Risk Committee for a term expiring on 20 October 2023.

*ABSOLUTE MAJORITY REQUIRED

Council Resolution

MOTION

Moved: Councillor D Schumacher

Seconded: Councillor P Rogers

That Council:

- 1 **Appoint the CEO (or CEO representative) to the Peel Harvey Biosecurity Group for a term expiring on 20 October 2023.**
- 2 **Amend Clause 3 of the Planning and Community Consultation Committee Terms of Reference, to include up to 11 Elected Members as per Attachment 4.1.**
- 3 **Appoint the following Councillors to the Planning and Community Consultation Committee for a term expiring on 20 October 2023:**

**Councillor Daniel Wilkins
Councillor Ahmed Zilani**

- 4 Appoint Councillor Daniel Wilkins as a Deputy Member to the Audit and Risk Committee for a term expiring on 20 October 2023.**

***ABSOLUTE MAJORITY REQUIRED**

CARRIED WITH ABSOLUTE MAJORITY: 13/0

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil.

21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING

Nil.

22. LATE AND URGENT BUSINESS ITEMS

Nil.

23. CONFIDENTIAL ITEMS

Nil.

24. CLOSE OF MEETING

There being no further business, the Mayor declared the meeting closed at 7.13pm.

CONFIRMED (MAYOR)

Attachments to Council Minutes:

26 April 2022 Council Reports

12 April 2022 Planning and Community Consultation Committee Reports

COUNCIL MEETING 26 APRIL 2022

PCC.3/4/22 Retail Trading Hours – Community Engagement & Cost Benefit Analysis (Report 01)

At the meeting of the Planning and Community Consultation Committee on 12 April 2022, additional information was requested regarding Retail Trading Hours – Community Engagement & Cost Benefit Analysis.

QUESTION 1

Please provide an explanation in layman's terms for the modelled Benefits and Costs (page 9 of the Report), including a more detailed breakdown and definitions.

RESPONSE FROM DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT: The benefits the costs and benefits that are identified in the Executive Summary are described in Section 8 of the Report, Valuing Impacts. They have been summarised as follows:

Figure 1. Cost Descriptions

Costs	Description
Turnover Impact for Activity Centres with Small-Medium Retail Anchor	This cost represents the estimated reduction in turnover for activity centres within the City of Mandurah that are anchored by small to medium retailers (i.e. retailers such as IGA that are currently allowed to trade outside of the restricted hours). The cost was estimated using gravity modelling. It was assumed that large retailers being allowed to open longer hours would make the activity centres they occupy more attractive. This would cause a shift of spend from activity centres within the City that do not directly benefit from extended trading hours. From a community perspective this cost is a transfer as it accrues to activity centres within the City of Mandurah.
Additional Cost to Consumers	This cost represents an increase in average shopping trip for City residents who start shopping at larger retailers (i.e. coles) due to extended trading hours. Desktop research identified that large retailers (i.e. coles) were potentially more expensive per average shopping trip than small to medium retailers (i.e. IGA). The identified increase in cost per shopping trip was applied to the estimated additional number of shopping trips per year that the City's residents would make to large retailers. This provided an estimate of the total additional cost to consumers (City residents).

Costs	Description
	It should be noted that this increase in cost could be justified in economic terms based on the ability of the consumer to choose to shop at the cheaper store. This would mean that the utility for the consumer of shopping at a major retailer would be higher than shopping at an IGA; this could be due to a wider range of goods, brand awareness, and other factors.
Reduction of Leisure Time	This cost represents the potential cost of reduced leisure time for workers in the Retail industry and their families (it was assumed that where a worker had a family there was a cost to them from not being able to enjoy leisure time with the working family member). The cost was estimated based on survey results that indicated the proportion of retail workers who: - would not want to work additional hours; - or, would not work outside extended trading hours and - indicated they would experience a loss of leisure time if they had to work shifts outside of extended trading hours The survey results were applied to estimated additional working hours and an industry standard value of leisure time that is used for Cost Benefit Analysis across a wide range of projects. The additional hours were based on the net additional full time equivalent employment generated by extended trading hours. It should be noted that the estimated cost associated with lost leisure time is intrinsic, meaning it is an intangible disbenefit potentially experience by the workers. In economics, the income earned while working additional hours is considered compensation for disbenefits such as lost leisure time (i.e. the utility provided by earning money for working is greater than the disutility of working).

Figure 2. Benefit Descriptions

Benefits	Description
Reduced Turnover Leakage	This benefit represents the turnover captured from activity centres outside the City due to extended trading hours. It is assumed that large retailers being allowed to open longer hours would make the activity centres they occupy more

Benefits	Description
	attractive. Large retailers outside of the City would already be allowed to open during extended trading hours meaning the Activity Centres they occupy would not change in attractiveness. Extending trading hours in the City would therefore cause a shift of spend from activity centres outside the City that is a net increase in turnover for the City of Mandurah activity centre hierarchy. Gravity modelling was used to estimate the benefit.
Turnover Impact for Centres with Large Retail Anchor	This benefit represents the estimated increase in turnover for activity centres within the City of Mandurah that are anchored by large (i.e. retailers such as Coles that are currently not allowed to trade outside of the restricted hours). The benefit was estimated using gravity modelling. It was assumed that large retailers being allowed to open longer hours would make the activity centres they occupy more attractive. This would cause a shift of spend from activity centres within the City have small to medium anchor tenants that would not benefit directly from extended trading hours. From a community perspective this benefit is a transfer as it is derived from activity centres within the City of Mandurah.
Reduction of Online Leakage	This benefit represents a reduction in online spending from the City's residents due to extended trading hours. Survey results indicated that a primary reason for shopping online was trading hours. Respondents were then asked if they would reduce their online expenditure based on the proposed extended trading hours and if so by how much. This enabled an estimate of the potential reduction in online leakage attributable to the extended trading hours. This was combined with average online leakage to estimate the dollar reduction in online leakage from the City of Mandurah that would otherwise accrue to activity centres within the City.
Employment (Net Impact)	This benefit represents the net change in employment in the City of Mandurah due to the extended retail trading hours. It is estimated based on the net increase in turnover (based on comparison of turnover benefits to turnover costs) and the output per full time equivalent worker in the retail industry.
Night-time economy and tourism spend	This represents the benefit of positive reinforcing cycle achieved by more people shopping within the City.

Benefits	Description
	Essentially, more people shopping at City's activity centres will increase the attractiveness and vibrancy of the City's activity centre hierarchy as a whole, leading to additional expenditure being captured within the City. This benefit was quantified at a high level but not included in the CBA results as certain assumptions could not be verified.
Smooths peak demand allowing social distancing	This represents the benefit of distributing consumer shopping times across additional hours of the day, allowing for reduced crowding in activity centres. It is not quantified.
Increase in Liveability	This represents the benefit to consumers of being able to access a greater variety of retailer (and consequently goods and services) after work hours. It is not quantified.
Reduced Travel Time	This represents the benefit of reduced distance travelled by the City's residents to access retail goods and services. The benefit is estimated using the gravity model and is based on the change in total distance travelled by the City's residents to access activity centres. The distance between dwellings and activity centres is a core component of the gravity model. The increased attractiveness of activity centres with large retail anchors increases the probability that residents will shop at those centres.

QUESTION 2

What are the inputs that make up the \$30 million?

RESPONSE FROM THE DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT: The inputs for the benefits are summarised above in response to Question 1. Assuming total values is referring to total retail turnover the \$30m in benefits is approximately 3% of total shop retail turnover generated by the City's activity centre hierarchy every year.

The values of both benefits and costs are emphasised as they provide a means of assessing the impact of the proposed extended retail trading hours on the City of Mandurah community in dollar terms. This facilitates decision making and allows the City and Councillors to understand the consequences of extending retail trading hours through a holistic approach that is able to combine social and economic impacts.

QUESTION 3

What is the Gross Retail Turnover for City of Mandurah?

RESPONSE FROM THE DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT: Total shop retail turnover for the City's activity centre hierarchy is estimated to be \$1.14 billion.

Comment: Retail employment: ABS data indicates 4,800 people in Mandurah were employed in Retail (note this is the number of Mandurah residents that were employed in retail, and thus excludes the effect of commuting. Indicative data suggest the proportion of retail workers who commute in and out of Mandurah for retail is relatively low in comparison to other sectors).

QUESTION 4

Was all online spend assumed to be external to Mandurah (and therefore potentially skew benefits \$4.9M)?

RESPONSE FROM THE DIRECTOR STRATEGY AND ECONOMIC DEVELOPMENT: The model assumes that 11.1% online expenditure remains within Mandurah.

Comment: Online leakage is based on a national average online leakage rate and could be marginally overstated. It was not possible to account for potential occurrences of local residents making purchases to online businesses within the City of Mandurah, although it is expected that local online spending would be a small proportion of total online spending from the City's residents due to the scale of the online market. It would also be expected that there would be instances of online purchases made from persons outside the City that would otherwise have occurred within the City but for the current trading hours, further mitigating the potential overestimate of leakage. Based on these considerations it was deemed that the online leakage rate was appropriate and that any overestimate of online leakage would be small and immaterial to the results.

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 26 April 2022 at 5.30pm

CASEY MIHOVLOVICH
Acting Chief Executive Officer
14 April 2022

AGENDA

1. OPENING OF MEETING AND ANNOUNCEMENT OF VISITORS

2. ACKNOWLEDGEMENT OF COUNTRY

3. APOLOGIES

4. IMPORTANT NOTE

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

5. ANSWERS TO QUESTIONS TAKEN ON NOTICE

6. AMENDMENT TO STANDING ORDERS

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

7. PUBLIC QUESTION TIME

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

8. PUBLIC STATEMENT TIME

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

9. LEAVE OF ABSENCE REQUESTS

10. PETITIONS

11. PRESENTATIONS**12. DEPUTATIONS**

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

13. CONFIRMATION OF MINUTES

13.1 Ordinary Council Meeting: 22 March 2022

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

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

16.1 Questions of which due notice has been given

16.2 Questions of which notice has not been given

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

18.1 Adoption of Recommendations of the Planning and Community Consultation Committee Meeting: 12 April 2022

<i>Minute</i>	<i>Item</i>	<i>Page No</i>	<i>Interests Declared / Additional Information</i>
PCC.3/3/32	Retail Trading Hours – Community Engagement & Cost Benefit Analysis	4-138	
PCC.4/4/22	Amendment No 1 to Local Planning Scheme No 12 – Adopt for Advertising	139-152	

19. REPORTS

<i>No.</i>	<i>Item</i>	<i>Page No</i>	<i>Note</i>
1	Finance Report March 2022	153- 186	Absolute Majority Required
2	Dog Exercise (Off Leash) Area Review Lakelands Park	187- 200	
3	Meadow Springs Dog Prohibited / Exercise Areas Update	201- 204	Absolute Majority Required
4	Appointment to External Organisation and Committees	205- 217	Absolute Majority Required

20. MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**21. NOTICE OF MOTIONS FOR CONSIDERATION AT THE FOLLOWING MEETING****22. LATE AND URGENT BUSINESS ITEMS****23. CONFIDENTIAL ITEMS****24. CLOSE OF MEETING**

1	SUBJECT:	Retail Trading Hours – Community Engagement & Cost Benefit Analysis
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Planning & Community Engagement Committee
	MEETING DATE:	12 April 2022

Summary

Retail trading hours in WA are currently set by the Retail Trading Hours Act 1987 (the Act) for all areas south of the 26th parallel. Regional Local Governments can apply to the Minister to alter these trading hours to reflect the nature of their local economy. The Act applies to General Retailers, Small Retail Shops, Special Retail Shops and Filling Stations (Petrol Stations). The trading hours of restaurants, cafes, takeaway food shops, short-term markets (set up and dismantled in one day), shops on Rottnest Island and Liquor Stores are not covered by the Act and therefore do not have specified trading hours.

The City has set specific trading hours through the Retail Trading Hours Variation Order (No2) 2013. Mandurah's retail trading hours for General Retail Stores differ from those in the Perth Metropolitan area, the City of Rockingham and the Shire of Murray (which has deregulated retail trading hours).

Following the widespread adoption of extended trading hours in the Perth Metropolitan area and regional Local Governments across Western Australia in recent years, Council requested City officers engage a consultant to undertake community engagement and a Cost Benefit Analysis to understand the economic and social impacts on permanently extending retail trading hours for general retail shops within the City of Mandurah.

In November 2021, the City engaged consultants to undertake the community engagement survey and Cost Benefit Analysis to provide Council with a firm foundation of information to assist with the decision-making process on permanently extending retail trading hours for general stores in the City of Mandurah. The proposed extensions of trading hours were from 70 hours per week currently permitted to 85 hours per week. Analysis of another scenario, where Mandurah's trading hours were extended only across weekdays, was also undertaken.

Results from the community engagement survey show 76.3% of the community support the proposed permanent change to the City of Mandurah's retail trading hours for general shops.

Results from the Cost Benefit Analysis show that proposed extended trading hours are likely to have a positive overall impact for the community of the City of Mandurah through:

- Generating Net Benefit Value of over \$11.2 million per annum to the local economy;
- Reducing turnover leakage to centres outside Mandurah of \$8.2 million per annum;
- Reduction of online leakage by \$4.9 million per annum; and
- Increase of 86 FTE equivalent jobs.

The extension of retail trading hours is expected to have an insignificant/minor¹ negative impact on:

- The turnover of activity centres with small-medium retail anchors by just under \$17 million per annum (equivalent to 4% of their combined total annual turnover). Modelling indicates that this value which will be transferred to larger centres, staying within the local economy.

¹The Draft State Planning Policy 4.2 states that a centre is considered insignificantly impacted if the turnover impact is less than 5%.

The results from the community engagement survey and Cost Benefit Analysis show an overall positive economic impact to the City of Mandurah and the community. Results also show that extending trading hours in line with those proposed at the August 2021 Council meeting maximises job creation compared to alternative options, despite having a lower Benefit Cost Ratio than extensions limited to weekday evenings. This means it is likely to have the greatest impact on Mandurah's structurally high unemployment rate.

Council is requested to acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports and endorse the proposed permanent extension of retail trading hours for general stores to those set out in Table 1.

Council is requested to authorise officers to lodge the application to the Department of Commerce for the Minister's consideration and approval with the introduction of the new trading hours arrangement on October 1st 2022, providing activity centres with smaller anchor tenants a 6-month transition period month.

Table 1: Current and proposed trading hours

Day of the Week	Current	Proposed	Difference
Monday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00	+3hrs
Exclusions: Christmas Day etc.	Closed	Closed	No Change
Total	70 hours	85 hours	+ 15 hours

Council is asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

Disclosure of Interest

N/A

Previous Relevant Documentation

- G.10/08/21

24 August 2021

Council authorised officers to engage consultants to undertake a Cost Benefit Analysis and community and business engagement on permanently extending retail trading hours.
- G.15/05/21

11 May 2021

Council requested officers to monitor the two potential triggers that indicate uncertainty by COVID-19 has become manageable.

- G.03/11/20 24 Nov 2019 Council accepted a petition requesting the adoption of retail trading hours as per the Perth Metropolitan area.
- G.23/12/19 17 Dec 2019 Council revoked the resolutions of G.31/06/19.
- G.31/06/19 25 June 2019 Council authorised officers to undertake a community and business consultation process regarding retail trading hours in Mandurah with an independent consultant to be engaged and provide a report on the economic impact of extending retail trading hours and the social impact on retail business owners, their families and staff in Mandurah.

Background

In November 2020, a petition with over 600 signatures was presented to Council requesting alignment of Mandurah's retail trading hours for general stores with those of the Perth Metropolitan area. Council resolved to undertake a workshop to discuss permanent changes to the existing trading hours in response to the petition received.

A workshop was conducted with Elected Members in February 2021, and a subsequent Committee of Council meeting was held in May where issues and options regarding extending trading hours were outlined and considered at length.

Due to the economic impacts that the COVID-19 pandemic was having on the Mandurah economy at the time, Council asked officers to monitor two potential triggers that indicate that the economy had returned to sufficient strength to review trading hours arrangements. The first trigger identified was the lifting of the State of Emergency declaration by the Western Australian Government. The second was the Australian Bureau of Statistics (ABS) Payroll jobs level for Mandurah returning and exceeding pre-COVID19 levels as at March 2020 for a period of 12 consecutive weeks. Each trigger was independent, with further work undertaken if either condition was met.

Officers monitored fortnightly growth in ABS payroll data from 6 March to 22 May 2021. In May 2021, the ABS Payroll jobs level for Mandurah had rebounded from the impacts of COVID-19 with the number of jobs rising above the pre-COVID-19 level. By August 2021, as the ABS payroll job level trigger had been satisfied. The State of Emergency declaration has not been lifted since it was declared on 15 March 2020.

Council authorised officers to engage consultants to undertake a Cost Benefit Analysis on the economic and social impacts of permanently extending retail trading hours within the City of Mandurah and to undertake independent community engagement and business consultation on permanently extending trading hours for general retail shops.

In November 2021, the City engaged consultants to undertake a Cost Benefit Analysis of a potential change from the current retail trading hours to the permanent extension of retail trading hours for general retail shops within the City of Mandurah, as proposed at the August 2021 Council meeting. The analysis was to focus on four main constituent groups: businesses, employees, consumer and the community. In parallel, officers engaged a separate consultant to undertake independent research to understand the level of community support for permanently extended retail trading hours for general shops within the City of Mandurah.

The Cost Benefit Analysis sought to quantify and compare the economic and social impacts of three separate scenarios:

- Base case: existing retail trading hours and current forecast rates of growth;
- Project case: proposed extended retail trading hours, and expected growth forecast;

- Sensitivity test: extended retail trading hours for weekdays only.

The current and proposed permanently extended retail hours for the City of Mandurah are outlined below:

Day of the Week	Current	Proposed	Difference
Monday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00	+3hrs
Exclusions: Christmas Day etc.	Closed	Closed	No Change
Total	70 hours	85 hours	+ 15 hours

Comment

Community Engagement Survey

The objective of the community engagement survey was to obtain information on current purchasing behaviour and views in relation to the proposed change to retail trading hours:

- the level of support or rejection for permanently extended retail trading hours for general stores
- the degree of shopping outside the City of Mandurah and the impact of permanently extended retail trading hours on this; and
- the degree of shopping online and the impact of permanently extended retail trading hours on online shopping.

Questions targeting retail trade workers were also included to understand their willingness to work extra shifts and whether the shifts would impact their leisure time.

The community consultation process was conducted through a statistically representative community survey (phone and interception) of 393 City of Mandurah residents as well as an open online survey through the Mandurah Matters website. The sample size of 393 has a maximum level of sampling error of + 5% at the 95% level of confidence. This sample size and approach is in line with guidance from the Auditor General for surveys across Western Australia, and deemed generalisable to the population. Whilst the Mandurah Matters survey was not structured to represent the community, it was conducted to allow a larger range of people the opportunity to have their say.

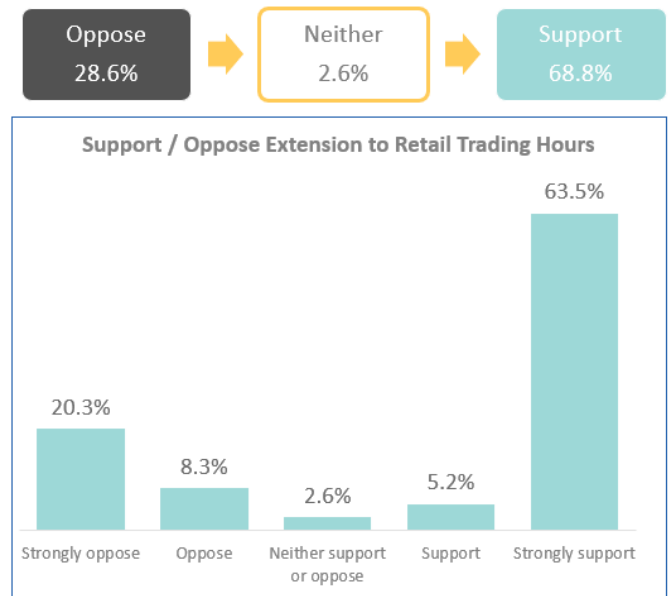
Key Findings - Permanently Extended Trading Hours:

76.3% of the community supported the proposed permanent change to the City of Mandurah's retail trading hours for general shops through the phone and interception community engagement survey. This was strongly backed up with 68.8% majority community support through the Mandurah Matters online survey.

SURVEY RESULTS



MANDURAH MATTERS – ‘YOUR SAY’



Key findings from the community engagement survey were:

- 2 in 3 residents use online shopping;
- 24% of residents who shop online indicated they did so due to restricted trading hours;
- these online shoppers would reduce their online expenditure by an estimated 20% if trading hours in Mandurah were extended;
- 3 in 4 residents currently do at least some of their shopping outside the City (1 in 4 do so at least weekly);
- just over 2 in 5 residents currently shop outside the City after 6.00pm on weekdays;
- there would be a reduction of approximately 15% in leakage from shopping trips outside of Mandurah for persons who currently shop outside the City after 6.00pm;
- the proportion of shoppers who do more than half their shopping at small retailers would rise (from 41.2% to 45.3%);
- 1 in 3 retail workers would be prepared to increase their working hours; and
- for those who would not want to work additional hours or would not want to change their current hours, over 70% indicated they would experience a reduction in leisure time by working extended trading hours.

All of the findings above were then used to help inform the Cost Benefit Analysis modelling. A copy of the full Community Engagement Report has been included as Attachment 1.1.

A Cost-Benefit Analysis

A Cost Benefit Analysis (CBA) provides a holistic approach to understanding the potential costs and benefits of a policy, investment or regulation. The CBA undertaken considers both economic and social outcomes of the proposed retail trading hours extension using best practice methods to quantify potential impacts on businesses, employment, consumers and the community.

Two Scenarios have been calculated by the consultant based on the ratio of benefits to costs:

a) Scenario 1 – Extension to match hours proposed at August 2021 Council meeting

This scenario assumes that trading hours will be extended to those proposed at the August 2021 Council meeting, bringing permissible total weekly trading hours from 70 to 85 a week. Under this scenario, the City would not need to apply annually for an extension of hours to accommodate the Christmas trading period.

b) Scenario 2 – Extension to match Perth Metropolitan hours

This scenario assumes that trading hours will be extended to match the Perth Metropolitan Area trading hours bringing the permissible total weekly trading hours from 70 to 81 a week.

The alignment of the City of Mandurah to the Perth Metropolitan hours does not mean the City will be legally part of the Perth Metropolitan area. The City will still have to apply annually for approval for extended Christmas trading hours.

Day of the Week	Current	Scenario 1 (Proposed)	Scenario 2 (Perth Metro Aligned)
Monday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00 No Change	08:00 – 21:00 No Change
Friday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00 No Change	08:00 – 18:00 No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00 + 3hrs	11:00 – 17:00 – 1 hr
Exclusions: Christmas Day, Good Friday, ANZAC Day	Closed	Closed No Change	Closed No Change

Modelled Benefits and Costs

The extension of retail trading hours under each scenario is expected to generate the following costs and benefits within the City of Mandurah:

Type	Scenario 1 (Proposed)	Scenario 2 (Perth Metro Aligned)
Costs		
Turnover Impact for Activity Centres with Small-Medium Retail Anchor	(16,952,199)	(12,247,836)
Additional Cost to Consumers	(442,400)	(329,967)
Reduction of Leisure Time	(1,430,179)	(1,172,670)
Benefits		
Reduced Turnover Leakage	\$8,249,890	\$6,118,472
Turnover Impact for Centres with Large Retail Anchor	\$16,952,199	\$12,247,836
Reduction of Online Leakage	\$4,865,871	\$4,635,751
Employment (Net Impact)	86 FTE	70 FTE
Night-time Economy and Tourism Spend	Not Included in CBA (\$2 million)	
Smooths peak demand allowing social distancing	Qualitative	Qualitative
Increase in Livability	Qualitative	Qualitative

Type	Scenario 1 (Proposed)	Scenario 2 (Perth Metro Aligned)
Reduced Travel Time	\$40,301	\$30,215

For both scenarios, total costs have been compared to total benefits to calculate the Net Value (NV):

	Scenario 1 - Proposed	Scenario 2 - Perth Metro Aligned
Total Benefit	\$30,108,260	\$23,032,274
Total Cost	(\$18,824,777)	(\$13,750,473)
Benefit to Cost Ratio (BCR)	1.60	1.68
Net Value	\$11,283,483	\$9,281,801

Results

The results show that extended retail trading hours will have an overall benefit for the City of Mandurah and the community with both scenarios showing a positive impact.

The largest benefit is achieved through proposed scenario 1 – extended hours from 70 hours per week currently permitted to 85 hours per week.

	Annual Benefit (\$)	Key Assumption
Benefits		
Reduced Turnover Lost to Centres Outside Mandurah	\$8,249,890	Extended trading hours increase the attractiveness of the activity centre hierarchy in Mandurah
Reduction of Online Leakage	\$4,865,871	Almost a quarter of survey respondents indicated they shopped online due to current trading hours
Employment (Net Impact)	+86 FTE	Net increased turnover in the Mandurah Activity Centre hierarchy supports additional FTE jobs in Mandurah
Increased Tourism Spend		Not Included in CBA (\$2 million)
Smooths peak demand		Qualitative
Increase in Liveability		Qualitative
Reduced Travel Time for Consumers	\$40,301	Mandurah residents will travel less with more time to shop locally

Benefits

Scenario 1 provides a greater net benefit to the community with a Net Value of \$11 million per annum. It also shows higher benefit results in reduced turnover leakage to areas outside the City of Mandurah, online shopping and a higher employment impact. Over a 10-year horizon, this option is expected to generate a net \$90.5m in additional benefits in discounted terms.

The analysis estimates a Benefit to Cost Ratio of 1.60 for the proposed (Scenario 1) retail trading hours extension indicating that for every dollar in costs there is approximately \$1.60 of benefits generated for the City of Mandurah. Scenario 2 achieves a higher ratio of benefits to costs with a BCR of 1.68, but delivers fewer additional FTE, and a smaller annual increase in value.

The benefit associated with reduced turnover leakage to areas outside of the City of Mandurah shows that the extended retail trading hours would support a reduced turnover leakage from the City of approximately \$8 million per annum.

Online expenditure would be reduced by approximately 20% based on the proposed extended trading hours. It is estimated that the extended retail trading hours would result in a \$4.9 million benefit per annum through reduced online turnover leakage.

The net employment impact of the extended trading hours is approximately 86 FTE equivalent jobs within the City of Mandurah.

The community survey identified that many residents that currently access goods and services outside the City after 6.00pm would access these goods and services within the City if retail trading hours were extended. This indicates that the proposed change would signify less travel time for after-hours shoppers and provide better access to a variety of convenience shopping. The total benefit of the reduction of travel time was estimated to be just over \$40,000 per annum.

The total tourism spend retention was calculated at an increase of \$2 million per annum. This benefit has not been included in the Cost Benefit Analysis as there are other factors that contribute to tourism expenditure.

Costs

The effect of extended retail trading hours on businesses in Activity Centres with a small-medium retail anchor is estimated to be almost \$17 million across these centres. While no data exists specifically, this is assumed to be concentrated within small businesses. This equates to approximately 4% of their combined total turnover. The Draft State Planning Policy 4.2 states that a centre is considered insignificantly impacted if the turnover impact is less than 5%. This cost to small-medium retailers is described in economics as a transfer as it will be accrued as a benefit by activity centres with a large retail anchor and the money will stay in the local community. Activity centre is a term used in urban planning and design for a mixed-use urban area where there is a concentration of commercial and other land uses.

There are a number of ways in which centres and businesses can adapt and reduce the potential impact of extended trading hours. Community survey results which indicated that there would be a net positive shift of 4.1% of expenditure towards small businesses through extended retail trading hours based on consumer preferences. The City can also establish and provide additional support through business capacity building programs via the City's Economic Development budget. It is envisaged that this will be done in partnership with other key stakeholders for those businesses who may be affected by the changes. City officers have already sought views of the Peel Chamber of Commerce and Industry board and management in this regard.

The potential lost leisure time associated with permanently extending retail trading hours results is estimated to cost \$1,540,438 per annum with the only other cost to consumers being the impact of consumers spending more per shopping trip which is anticipated to cost approximately \$442,000 per annum.

If Council chooses to extend the existing retail trading hours, it is important to note that under the Retail Trading Hours Act 1987, traders do not have to open, however may choose when they open within the specified trading hours or unless they hold a certificate to trade as a small retail shop, special retail shop or small filling/petrol station.

Consultation

A comprehensive community and business engagement process was undertaken through both telephone and interception surveys as well as an online survey through the Mandurah Matters website, along with two targeted business workshops and individual interviews. A summary of the engagement activities is outlined below;

- Community survey (phone and interception) of the general population with a structured representative sample (based on population distribution) - 393 City of Mandurah residents. A sample size of 393 has

a maximum level of sampling error of + 5% at the 95% level of confidence, this sample size is in line with Auditor General guidelines for surveys across Western Australia.

- Online community survey through the Mandurah Matters website to allow any members of the community who wished to respond on permanently extended retail trading hours to do so - 192 residents responded to the online survey.
- Business consultation was conducted through workshops and interviews including representatives of retail businesses, industry trade associations, shopping centre managers, the Peel Chamber of Commerce and Industry, Tourism Council WA and local tourism interest.

Consultation was performed in accordance with the criteria developed by the Minister of Commerce to assist with the decision-making process on variations to retail trading hours. Subsequent advice from the Department indicates that the consultation undertaken as part of this project is sufficient to meet the criteria outlined in the Act.

A copy of the full stakeholder list is included in the Cost Benefit Analysis report - Attachment 1.2.

Statutory Environment

- Retail Trading Hours Act 1987
The statutory implications associated with this item are governed by the Retail Trading Hours Act 1987. Any change (both temporary and permanent) requires recommendation by the relevant Local Government Authority and approval by the Minister for Commerce.
- The Competition and Consumer Act 2010 (CCA)
The CCA replaced the Trade Practices Act 1974 and aims to give businesses a fair and competitive operating environment. The objectives of the CCA are to prevent anti-competitive conduct, thereby encouraging competition and efficiency in business, and resulting in a greater choice for consumers (and business when they are the purchaser) in price, quality and service; and to safeguard the position of consumers in their dealings with producers and sellers and business in its dealings with other business.

The guiding principle (which also applies to Local Government) is that legislation (including Acts, enactments, ordinances or regulations) should not restrict competition unless it can be demonstrated that:

- a) the benefits of the restriction to the community as a whole outweigh the costs; and
- b) the objectives of the legislation can only be achieved by restricting competition.

The results of the Cost Benefit Analysis indicate that the benefits of restricting trading hours do not outweigh the costs.

Policy Implications

In the case of changing the current retail trading hours permanently, the City needs to lodge the application to the Department of Commerce to submit the variations of retail trading hours to the Minister of Commerce for consideration and approval.

Financial Implications

There is no financial implication for the City of Mandurah's budget.

There is a positive financial and economic implication for Mandurah broadly in assessed net value of over \$11.2 million per year with an estimated 86 FTE equivalent jobs created.

Risk Analysis

Risks associated with not extending retail trading hours include:

- Continuation of retail leakage to neighbouring Local Government Authority's and to online shopping;
- Undermine Mandurah's liveability, character and attractiveness to professional workers by limiting the choice to shop outside of standard opening hours;
- Damage to the City's reputation by failing to respond to community and retail business needs;
- Mandurah not being perceived as being 'open for business' and the subsequent impacts on private investment opportunities.

Strategic Implications

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

Economic:

- Promote and foster business investment aimed at stimulating economic growth.
- Facilitate and advocate for sustainable local job creation and industry diversification.

Organisational Excellence:

- Demonstrate regional leadership and advocate for the needs of our community.
- Listen to and engage with our community in the decision-making process.
- Build and retain a skilled, agile, motivated and healthy workforce.

Conclusion

The results of the Community Engagement Survey and Cost Benefit Analysis show that the proposed extended retail trading hours from 70 hours per week currently permitted to 85 hours per week that is recommended, will have a positive overall impact for the local economy and there is majority community support for the proposed permanent change.

If implemented, the extension is expected to bring the following positive outcomes:

- A reduction of leakage to neighbouring centres that already have extended retail trading hours
- A reduction in online leakage
- Reduce travel time for Mandurah residents
- Additional employment opportunities

The night-time economy and tourism spend is also expected to be positively impacted by the change, however, the quantified impact was not included in the final Net Value and Benefit to Cost Ratio. The extension of retail trading hours is also expected to bring some qualitative benefits including levelling peak demand allowing more effective social distancing, facilitating customer preference of when they do their shopping and increasing liveability in the City of Mandurah.

The extension of retail trading hours is expected to have:

- A minor negative impact on the turnover of activity centres with small-medium retail anchors
- Increase prices paid by consumers and reduce leisure time for retail workers to cover extra shifts.

NOTE:

- Refer

Attachment 1.1 Retail Trading Hours – Community Engagement Survey (Research Solutions)

Attachment 1.2 *Cost Benefit Analysis (CBA) on the impact of permanently extending retail trading hours for general shops (Pracsys)*

Attachment 1.3 *Activity Centres*

Officer Recommendation

That the Planning & Community Consultation Committee recommend that Council:

1. Acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports.
2. Endorse the proposed permanent extension of retail trading hours for general stores in the City of Mandurah from the current 70 hours per week to 85 hours per week, as per the arrangements proposed at the August 2021 Council meeting, with changes introduced on October 1st 2022.
3. Authorise officers to lodge the application for the permanent extension of retail trading hours for general stores in the City of Mandurah to the Department of Commerce for the Minister's consideration and approval.
4. Council is also asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.

Committee Recommendation

That Council:

1. **Acknowledge the results of the Community Engagement Survey and Cost Benefit Analysis reports.**
2. **Endorse the proposed permanent extension of retail trading hours for general stores in the City of Mandurah from the current 70 hours per week to 85 hours per week, as per the arrangements proposed at the August 2021 Council meeting, with changes introduced on October 1st 2022.**
3. **Authorise officers to lodge the application for the permanent extension of retail trading hours for general stores in the City of Mandurah to the Department of Commerce for the Minister's consideration and approval.**
4. **Council is also asked to note that officers will work closely with the Peel Chamber of Commerce and Industry and businesses that may be adversely affected by the changes, through business support programs and initiatives, including access to grant funding opportunities that assist with business transformation during the transition period.**



RETAIL TRADING^x HOURS

A report prepared by Research Solutions

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community survey

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THEIR SAY

Results from the survey on
Mandurah Matters

04



APPENDICES

Technical appendix and
questionnaires

INTRODUCTION

The City of Mandurah has undertaken a number of community surveys over the years to provide an understanding of community attitudes to retail trading hours in Mandurah. Over the past 10 years there have been indications of support for deregulation from the community and the City now wishes to have a definitive community survey to determine support for or rejection of permanently extended retail trading hours.

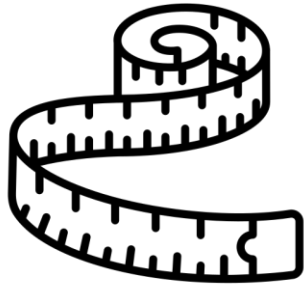
This study along with some economic modelling by Pracsys is designed to provide the Council with a firm foundation of information upon which to make decisions about the support for and impact of permanently extending retail trading hours in the City of Mandurah.

THE OBJECTIVES✕

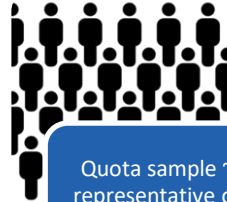
The objective of the research is to provide the City of Mandurah with residents current purchasing behaviour and their views in relation to the proposed permanently extended trading hours including:

- The level of support or rejection for permanently extended retail trading hours for general stores in the City of Mandurah
- The incidence of online shopping by the residents of Mandurah
- The frequency of shopping outside the City of Mandurah by the residents of Mandurah
- The frequency of shopping outside the City of Mandurah after 6pm on weekdays by the residents of Mandurah
- The potential change in shopping behaviour by residents if extended hours occur.
- Demographic, locational and socioeconomic information to provide a profile and for analysis by segment.

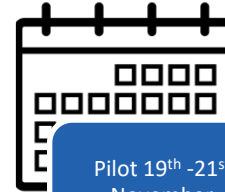
METHODOLOGY^x



Community survey
(telephone & intercept) of
general population
Designed to deliver
a representative
sample



Quota sample ~
representative of
City of Mandurah
residents ~
generalizable to the
population



Pilot 19th -21st
November
Survey
23rd November – 5th
December 2021



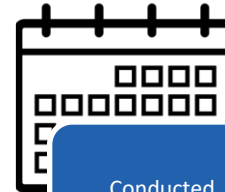
Sample n=393
Telephone: 363
Intercept :30
Response rate 7.8%



Consultation
(online survey) on
the Mandurah
Matters website



Convenience
sample ~ those who
wanted to have a
say ~
representative of
those people only



Conducted
29th November –
10th December
2021



Sample n=192

Council Meeting
26 April 2022

Planning and Community Consultation Committee
12 April 2022

01 ×

KEY FINDINGS

Results from the Community Survey

Council Meeting
26 April 2022

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KEY FINDINGS✕

There is majority community support for the proposed permanent change to the City of Mandurah's retail trading hours.

2 in 3 residents use online shopping.

3 in 4 residents currently do at least some of their shopping outside the City (1 in 4 do so at least weekly).

Just over 2 in 5 residents currently shop outside the City after 6pm on weekdays.

An increase to retail trading hours, if taken up by all retailers, would see:

- A reduction in online shopping for 2 in 5 online shoppers;
- The proportion of residents shopping outside the City decreasing and the proportion only shopping in the City of Mandurah increasing; and
- A reported small increase in the proportion of shopping undertaken at small retailers.

THE EXTENSION TO RETAIL TRADING HOURS IS SUPPORTED

The majority of City of Mandurah residents support the permanent extension of the current retail trading hours.

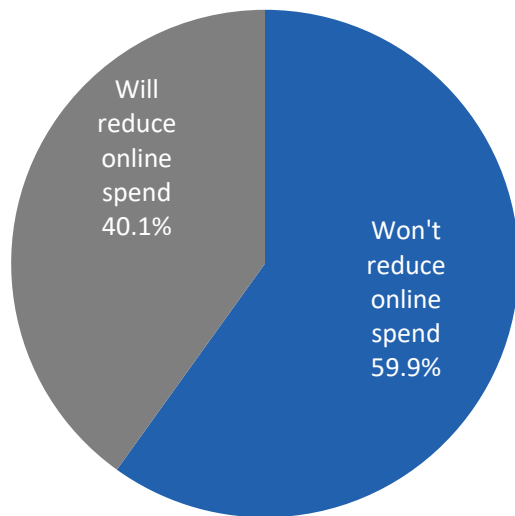
Support is also strong in the separate Consultation Survey on the Mandurah Matters web page (68.8% support).

Support is strongest amongst those with the greatest need (full time workers and those who work outside the City of Mandurah). Support is weakest amongst those who don't work and residents aged 55+.

There is no group that is more opposed than is supportive of the change to a permanent extension to the current retail trading hours.



Impact of Extending Retail Trading Hours on Online Spend



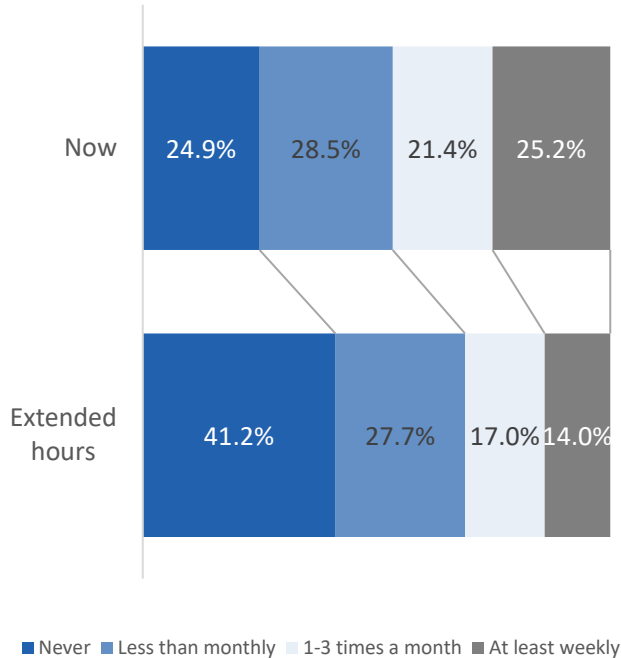
ONLINE SHOPPING



Almost 2/3 (64.4%) of City residents do at least some of their shopping online. They do so for a variety of reasons, with retail trading hours, being a minor reason.

3 in 5 of those who shop online believe extending retail trading hours will have no impact on their online spend. 2 in 5 believe that the extension will result in a reduction of their online spending.

Frequency of Shopping Outside City of Mandurah



SHOPPING OUTSIDE THE CITY✕

Three quarters of residents (75.1%) currently do at least some of their shopping outside the City (25.2% do so at least weekly and 46.6% do at least monthly). Fewer shop outside the City after 6pm on weekdays.

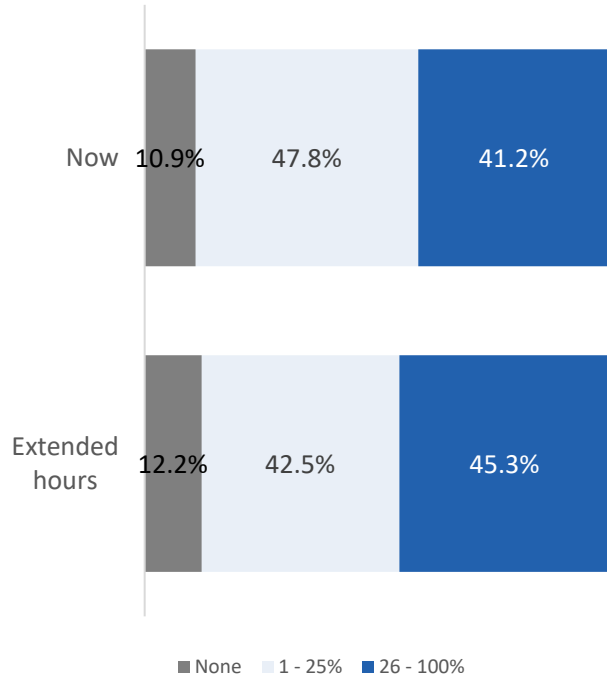
Permanently extending retail trading hours to 9pm weekdays and 6pm on weekends and minor public holidays would see the size of the group who shop outside the City of Mandurah shrink:

- “At least weekly” would decrease from 25.2% to 14.0%.
- “At least monthly” would decrease from 46.6% to 31.0%
- “Ever shop outside the City” would decrease from 75.1% to 58.8%

The size of the group who would only shop in the City of Mandurah (never shop outside) would increase from 24.9% to 41.2%.

SHOPPING AT SMALL RETAILERS ✕

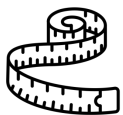
Proportion of Shopping Undertaken
at Small Retail Shops



Currently, 41.2% do up to half or more of their shopping at small retailers.

Under the proposed extended hours, residents report a small increase to 45.3% shopping at small retailers.

That presumes that all small retailers will open for these extended hours.



02×

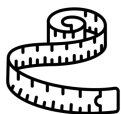
DETAILED FINDINGS

Results from the Community Survey

Council Meeting
26 April 2022

Planning and Community Consultation Committee
12 April 2022





WHO PARTICIPATED



A representative group of community members participated in the survey, whilst there was a small skew of 2% to females the age distribution replicated the 2016 census. The location by suburb was also very similar to the 2016 census data



46.3%

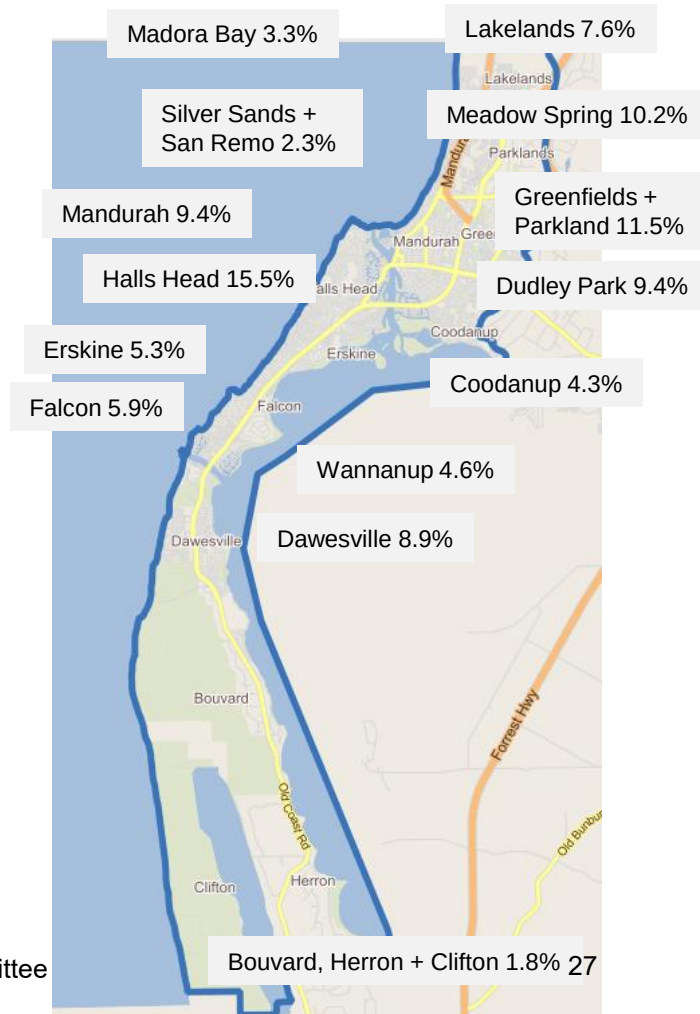


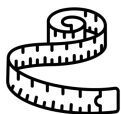
53.7%

18-34 years	35 – 54 years	55+ years
23.9%	31.6%	44.5%

Council Meeting
26 April 2022

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WHAT ELSE WE KNOW ABOUT THEM



Work full time (43.8%)



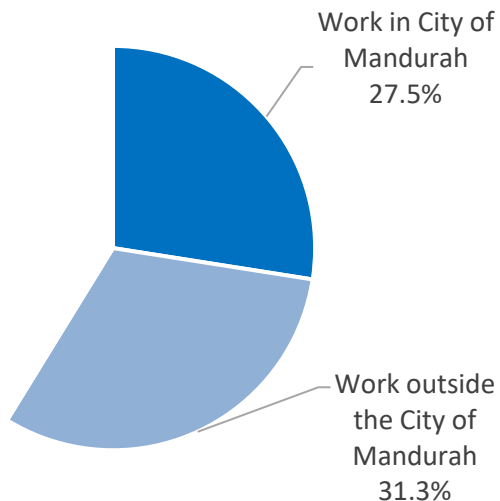
Work part time / casual (15.0%)



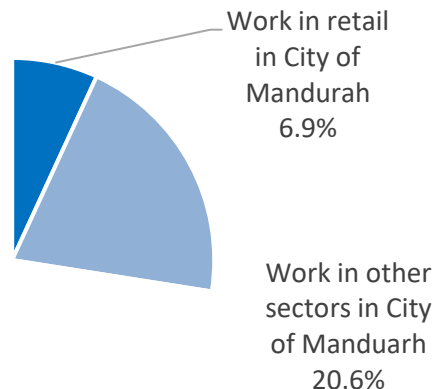
Council Meeting
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Don't work (41.2%)

Place of work



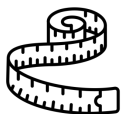
Work in retail



Planning and Community Consultation Committee

12 April 2022

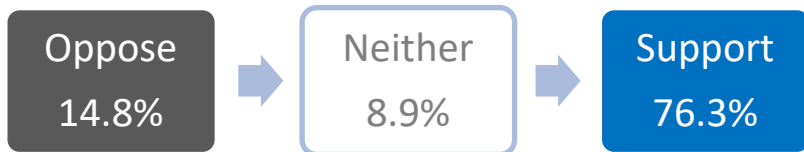
Q11 Just a bit about you: Do you work? (n=393) Q12 Is your place of work located outside the City of Mandurah? (n=393, those who don't work included in calculation) Q13 Do you work in the retail industry? (n=393, those who don't work or who work outside the City of Mandurah included in the calculation). Responses based on the whole sample.



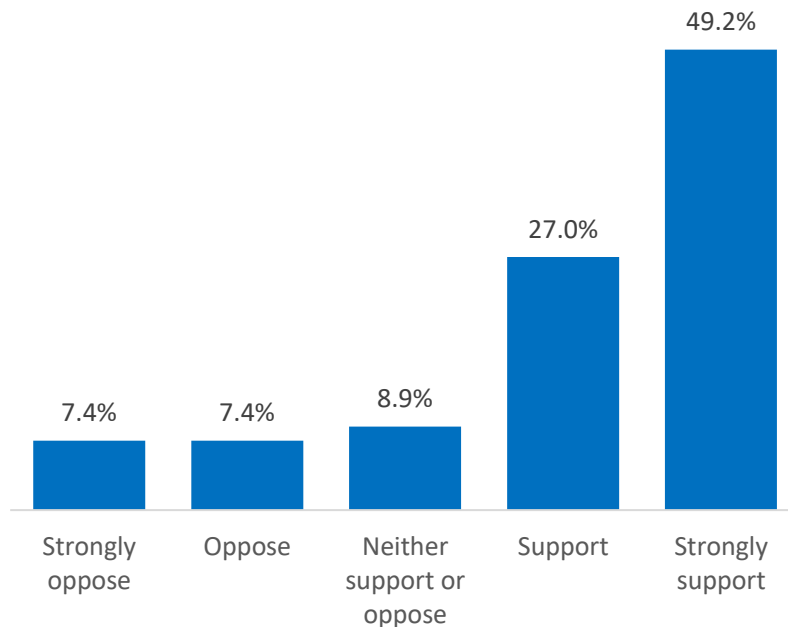
THERE IS SUPPORT FOR CHANGE



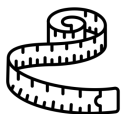
The majority of City of Mandurah residents support the permanent extension of the current retail trading hours.



Support / Oppose Extension to Retail Trading Hours



Q1. Do you support or oppose the current retail trading hours in the City of Mandurah being extended? (n=333)



× THERE ARE DIFFERENCES IN THE STRENGTH × OF SUPPORT FOR CHANGE

Support is strongest

Amongst full time workers

- 57.3% of full time workers strongly support extending retail trading hours

Amongst those who live in but work outside the City of Mandurah

- 63.4% strongly support extending retail trading hours



Support is weakest

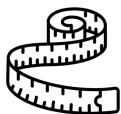
Amongst older people

- 38.9% of those aged 55+ strongly support extending retail trading hours

Amongst people who don't work

- 40.1% strongly support extending retail trading hours





POSITIVE IMPACT ON SMALL RETAIL

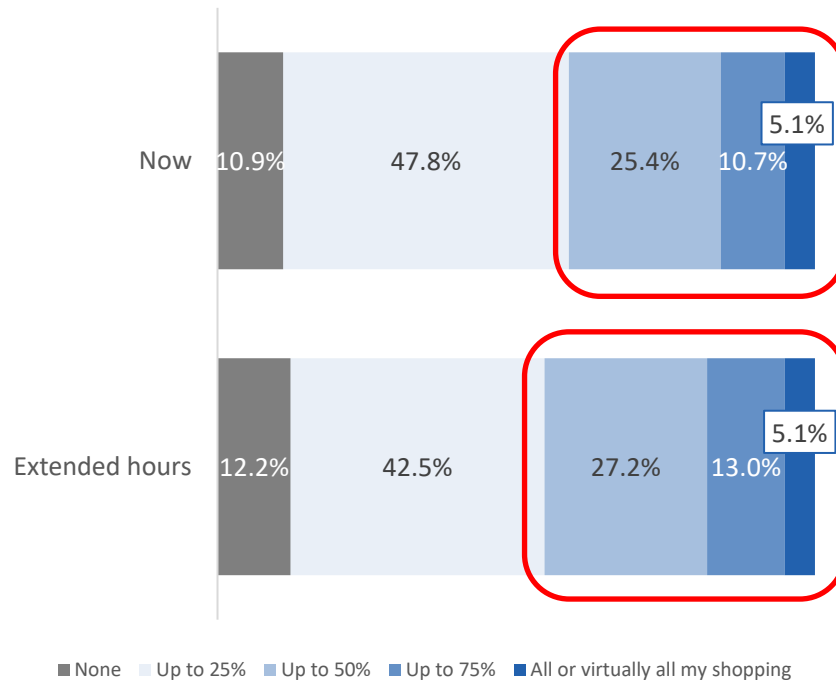
Permanently extending retail trading hours to 9pm weekdays and 6pm on weekends and minor public holidays would have a small positive impact on the amount of shopping City residents do at small retailers.

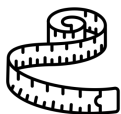
Currently, 41.2% do up to half or more of their shopping at small retailers.

Under the proposed extended hours, this would increase to 45.3%.

That presumes that small retailers will open for these extended hours.

Proportion of Shopping Undertaken at Small Retail Shops





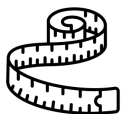
× IMPACT ON SMALL RETAIL OUTLETS ×

There is no one group that is more likely to spend more at small retail outlets if retail trading hours are extended.
The small positive impact is widespread.

Young people currently do the least amount of shopping at small retail outlets.
25.5% of under 35s and 42.9% of under 25s do not shop at small retail outlets currently.

This will not change if retail trading hours are extended.
Young people are still the least likely group to use small retail outlets.





POSITIVE IMPACT ON LOCAL RETAIL

The “shop outside Mandurah” group

Currently, 1 in 4 shop outside the City of Mandurah at least weekly and 46.6% do so at least monthly.

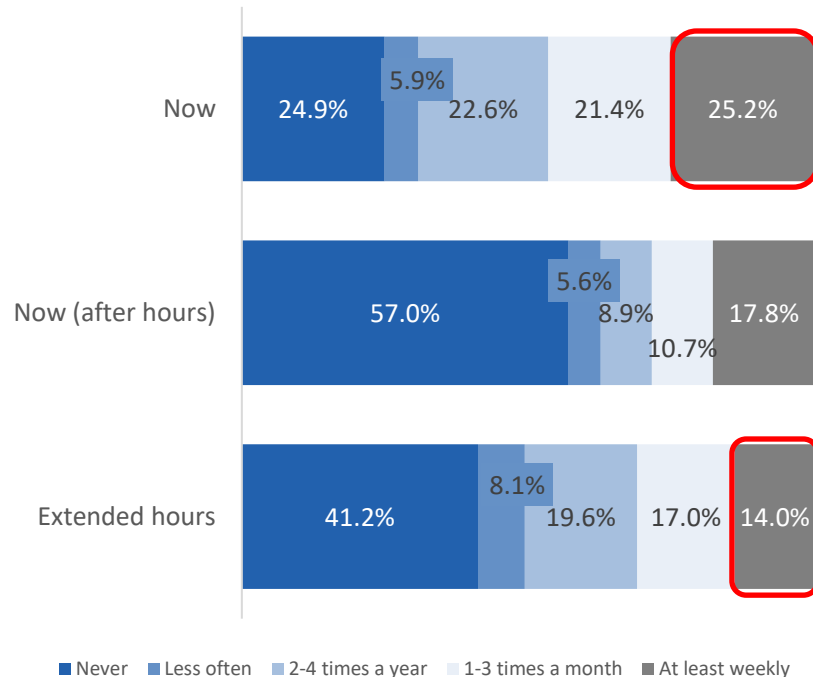
Fewer do so after hours (17.8% at least weekly and 28.5% at least monthly).

Permanently extending retail trading hours to 9pm weekdays and 6pm on weekends and minor public holidays would see the size of the group who currently shop outside the City of Mandurah shrink in size to levels similar to the proportion who currently shop outside the City

after hours.
26 April 2022

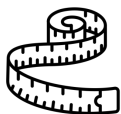
Planning and Community Consultation Committee
12 April 2022

Frequency of Shopping Outside City of Mandurah



Q4 How frequently do you currently shop outside the City of Mandurah for any items? (n=393)

Q5 And how frequently do you currently shop outside the City of Mandurah after 6:00pm, Monday to Friday for any items? (n=393)
Q6 Now, if the City of Mandurah extended trading hours, how frequently would you shop outside the City of Mandurah for any items? (n=393, those who answered “never” to Q4 are included in the “never” group in Q6)



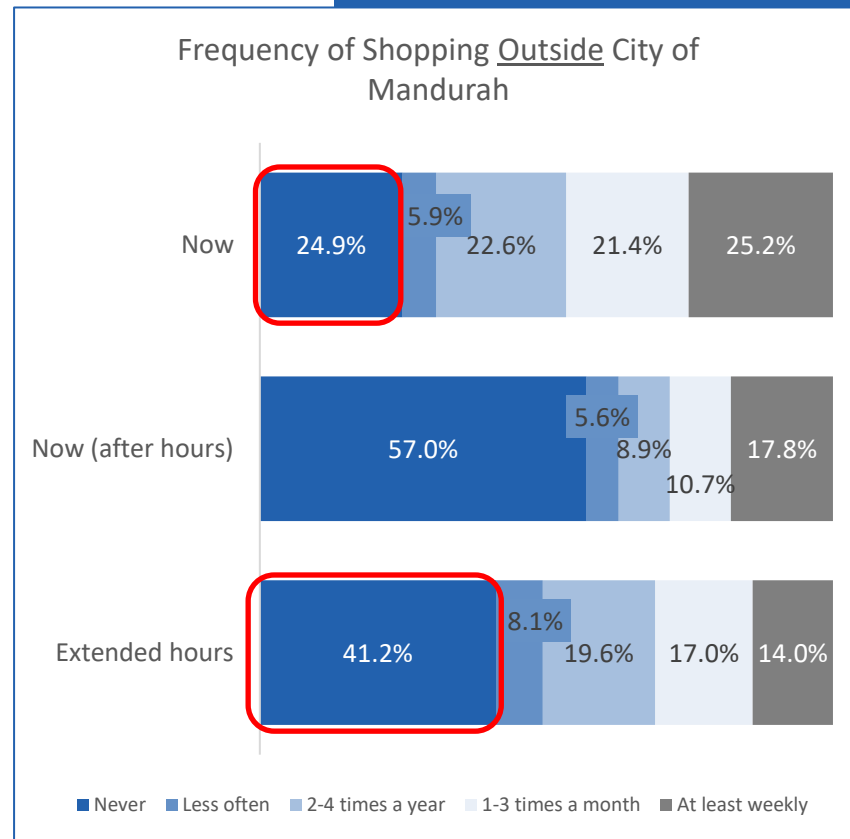
POSITIVE IMPACT ON LOCAL RETAIL

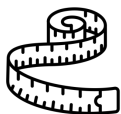
The “shop in Mandurah” group

Currently, almost 1 in 4 do all their shopping inside the City of Mandurah (never shop outside the City).

Even after hours, more than half (57.0%) do not shop outside the City.

Permanently extending retail trading hours to 9pm weekdays and 6pm on weekends and minor public holidays would see this group (who do all their shopping inside the City of Mandurah) increase in size to 41.2%.





× IMPACT ON LOCAL RETAIL OUTLETS IS × DRIVEN BY PEOPLE WHO WORK OUTSIDE THE CITY

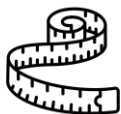
35.8% of those who work outside the City of Mandurah also shop outside the City of Mandurah at least once a week.

Only 15.4% of people who work outside the City never shop outside the City.

If retail trading hours in the City were extended, some would still shop outside the City, but the size of the group that shops at least weekly drops by about one third to 23.6%.

At the same time, the proportion of those who work outside the City and who would “never” shop outside the City doubles in size, increasing to 30.1%.





ONLINE SHOPPING

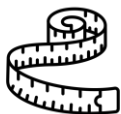
2 in 3 residents currently shop online. But this is not specifically a response to retail trading hours. There are many other reasons why they shop online.



ONLINE \$\$ WOULD BE REDUCED FOR SOME

2 in 5 of these people would reduce their online spend if retail trading hours were extended. As one would expect this is strongest amongst the group who shop online because of retail trading hours. It is weaker amongst the rest.





ONLINE SHOPPING x

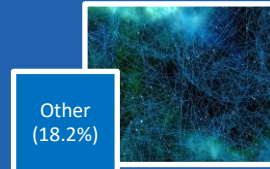
64.4% do some of their shopping online.

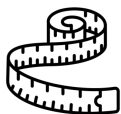
They shop online for a wide variety of things.

The two main types of goods:

- Clothes and footwear
- Electrical goods, including computer equipment and telephone accessories)

Followed by books or music, and leisure goods.





RESIDENTS SHOP ONLINE FOR MANY REASONS

To get things you can't get in Mandurah (46.6%)

- Can't buy it in Mandurah
- Better range elsewhere
- Some goods are only online
- Unique or specialist items
- Can't buy in WA or Australia

To find cheaper options and save money (36.0%)

To allow me to shop after hours (24.9%)

Convenience (24.5%)

- Able to shop without leaving the house
- Able to shop at any time (of my choosing)
- Easier – with children
- Easier – disabled, don't drive
- Easier – work odd hours (FIFO, shift)
- Delivered to my home
- Faster, takes less time

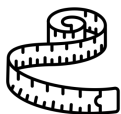
For pleasure and entertainment without leaving home/work (13.8%)

Comfort and safety (3.2%)

- COVID-safe
- Dislike crowds, noise
- Less pressure to purchase

Use click and collect (1.6%)

- Check if in stock first
- Buy as soon as it is in stock

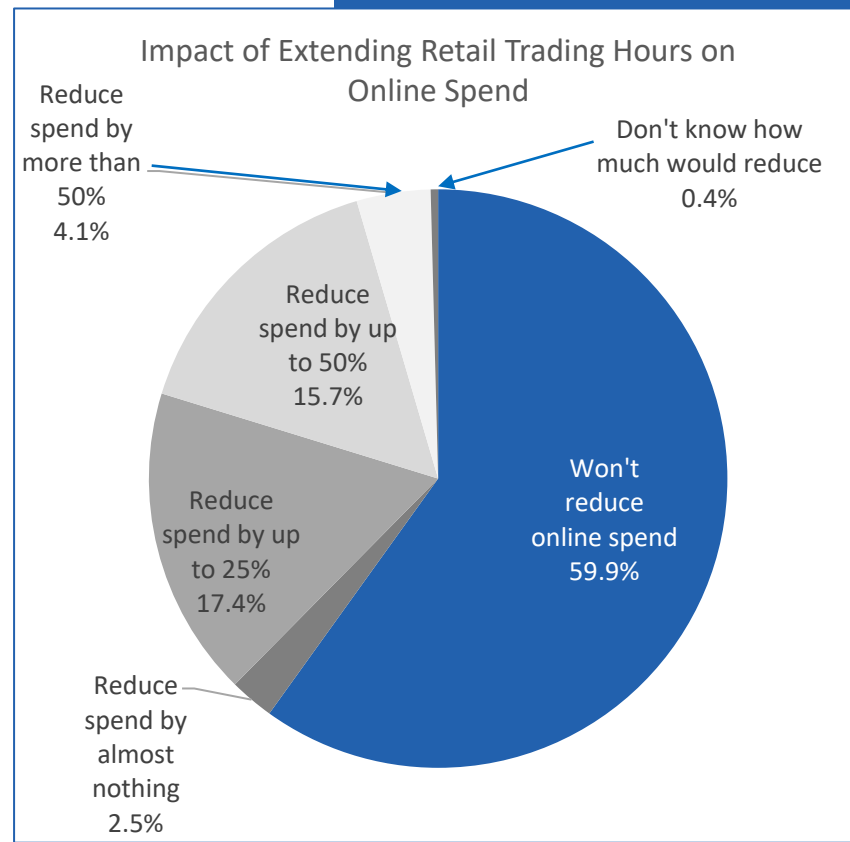


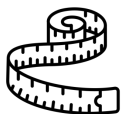
WHICH IS WHY MOST WON'T REDUCE \$\$

Almost 3 in 5 of those who shop online won't reduce their online spend if retail trading hours are extended.

The balance (just over 2 in 5) expect their online spend will be reduced, by up to a quarter or up to a half.

Those who shop online because they can do so after retail hours are the most likely to reduce their online spend (7 in 10 of this group say they will reduce their online spend).





× IMPACT ON ONLINE SHOPPING ×

Under 55s

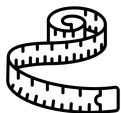
- More likely (than older residents) to shop online (74.8%)
- As a group more likely to shop online because they can do so after retail hours (31.9%) ... but it is just one of the reasons they shop online.
- More likely to reduce their online spend if retail trading hours are extended (51.6%)
- But a great variation in how much.

Full time workers

- More likely (than part-timers, casuals and those who don't work) to shop online (73.8%)
- More likely to shop online because they can do so after retail hours (35.4%) ... but it's just one of the reasons they shop online ... unlike those who don't work for whom the main reason is to get things they can't get in Mandurah.
- More likely to reduce their online spend if retail trading hours are extended (46.7%) ... unlike those who don't work whose spend is largely going to be unchanged (72.3% won't reduce their spend)

People who work outside the City

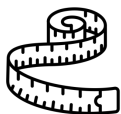
- More likely (than people who work in the City or people who don't work) to shop online (76.4%)
- They shop online for a variety of reasons.
- More likely to reduce their online spend if retail trading hours are extended (48.9%)
- But a great variation in how much.



IMPACT ON RETAIL WORKERS✕

Only 6.9% work in the retail sector in the City of Mandurah, hence the sample is small (27 people). They are the workers who will (likely) be the most affected by a permanent extension to retail trading hours.

- They are evenly split in their preparedness to work shifts outside their current working hours.
 - 1 in 3 would be prepared to increase their working hours, mostly so they can earn more money.
 - 1 in 3 would do so with caveats – working no more hours (just different hours) or only if their employer demanded. Their caveats relate to their personal situation.
 - 1 in 3 would not, mostly because they are happy with the hours they currently work.
- They are evenly split on the impact that working shifts outside current hours would have on their leisure time. It would have no impact for half; it would reduce their leisure time for the other half.



× UNDERSTANDING THE SUPPORTERS AND × THOSE OPPOSED

Strongly support or support (76.3%)

- Their support is likely motivated by need.
- 29.4% shop at least weekly outside the City of Mandurah.
- 21.1% shop at least weekly outside the City of Mandurah after 6pm weekdays.
- They are likely to redirect their spend from online to local retail:
- Whilst they are as likely to shop online as those who don't support extended hours, 49.7% will reduce their online spend if retail trading hours are extended.



Strongly oppose or oppose (14.8%)

- Their opposition is partly reflected by not needing to shop during extended hours:
- 82.8% never shop outside the City of Mandurah after 6pm weekdays.
- This group includes the workers who are the most impacted:
 - Those who work in retail in the City of Mandurah represent 17.2% of those opposed to extended hours. (However, the small group who work in retail in the City of Mandurah is, like the other groups, mostly in support of the change – 63.0% support extended hours, 37.0% oppose it).
- And they are unlikely to adjust their online spend:
- Whilst they are as likely to shop online as those who support extended hours, only 6.1% will reduce their online spend.



Your say

03^x

THEIR SAY

Results from the consultation on Mandurah
Matters

Council Meeting
26 April 2022

Planning and Community Consultation Committee
12 April 2022



THE CONSULTATION

A separate link to the survey was placed on the Mandurah Matters web page to allow any members of the community who wished to feedback on permanently extended retail trading hours to do so. This survey was run at the same time as the Community Survey (telephone and intercept) reported above.

For the purposes of this report, the Mandurah Matters survey is being referred to as the consultation.

It is a valid data collection tool, in that it provides people with the opportunity to provide their feedback.

However, unlike the telephone and intercept survey reported above the results are not generalisable to the City of Mandurah population. They are the opinions of the people who made a deliberate effort to seek out the Mandurah Matters page to participate.

Throughout this section, it will be noted whether the sample profile and the results are similar to the Community Survey and where or how they differ.

Your say

WHO PARTICIPATED



The Consultation included more females, more middle and older aged residents.



32.3%



67.7%

18-34 years

12.0%

35 – 54 years

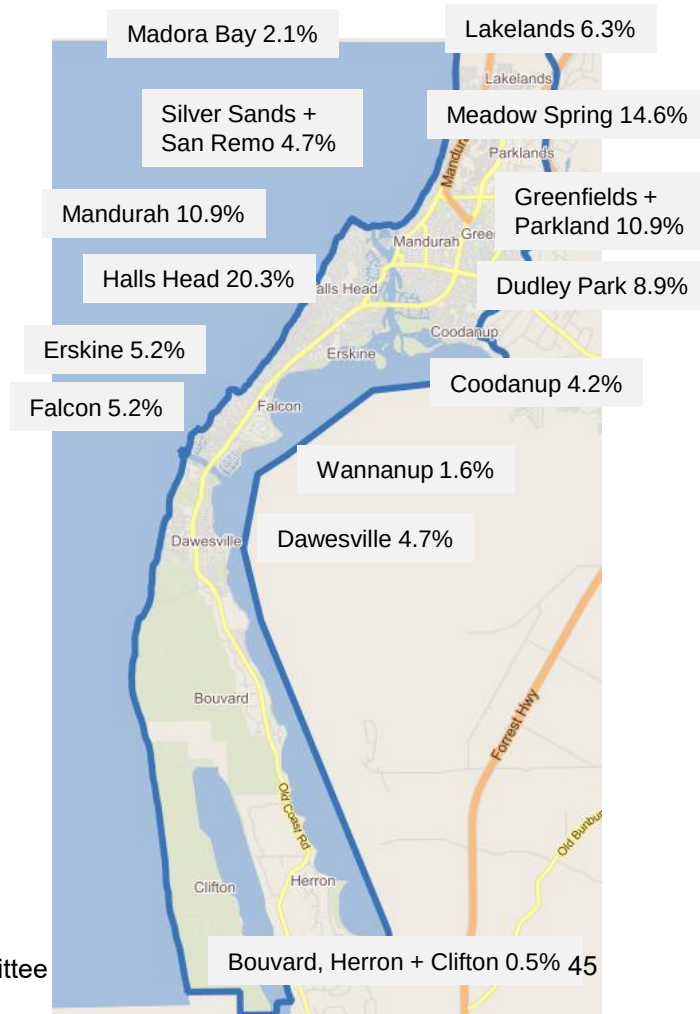
37.0%

55+ years

50.5%

Council Meeting
26 April 2022

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WHAT ELSE WE KNOW ABOUT THEM



The Consultation included more females, more people employed in part-time or casual positions, and more people who work in the City of Mandurah.



Work full time (43.8%)

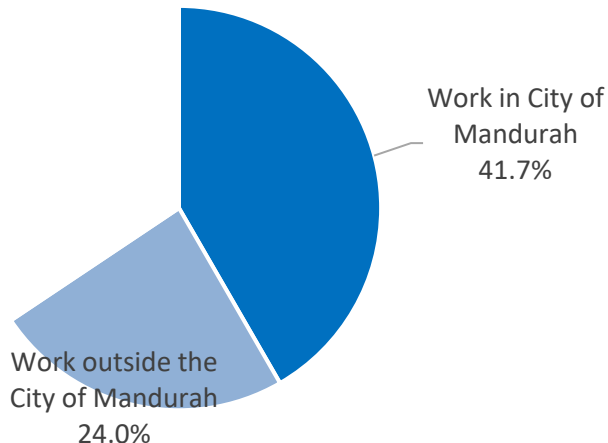


Work part time / casual (21.9%)

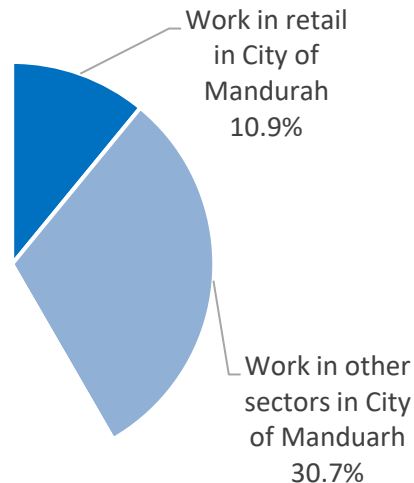


Don't work (34.4%)

Place of work



Work in retail

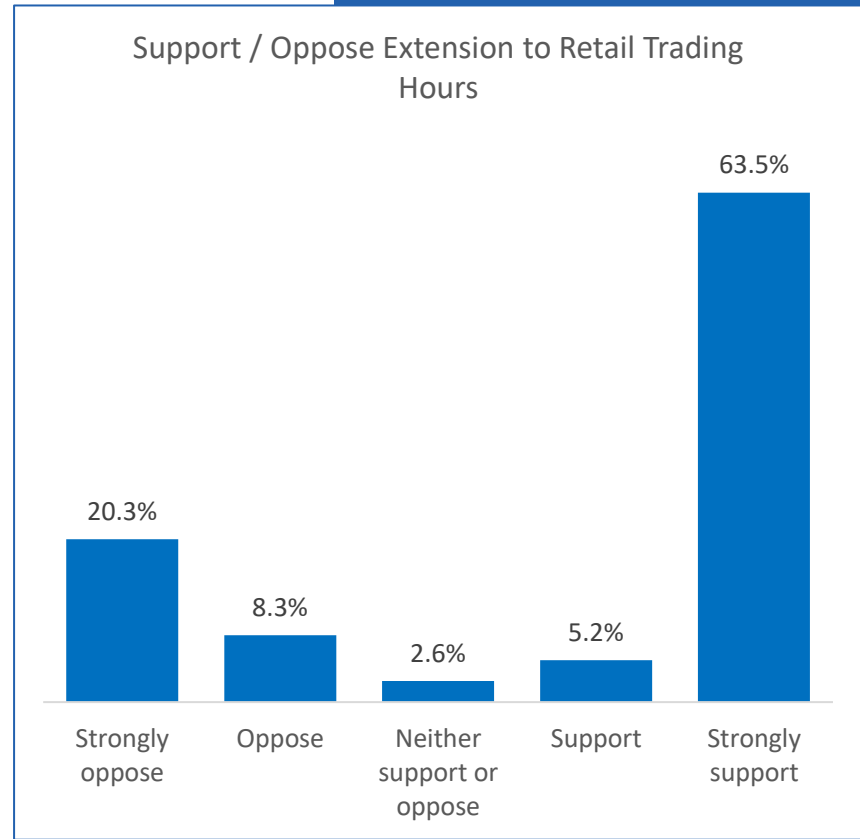


THERE IS SUPPORT FOR CHANGE

The majority of consultation participants support the permanent extension of the current retail trading hours.



More consultation participants have an opinion than did in the community survey. Whilst slightly fewer support and significantly more oppose the change, the majority of consultation participants are in support.



Q1. Do you support or oppose the current retail trading hours in the City of Mandurah being extended? (n=152)

IMPACT ON SMALL RETAIL

Permanently extending retail trading hours to 9pm weekdays and 6pm on weekends and minor public holidays would have a limited impact on the amount of shopping City residents do at small retailers.

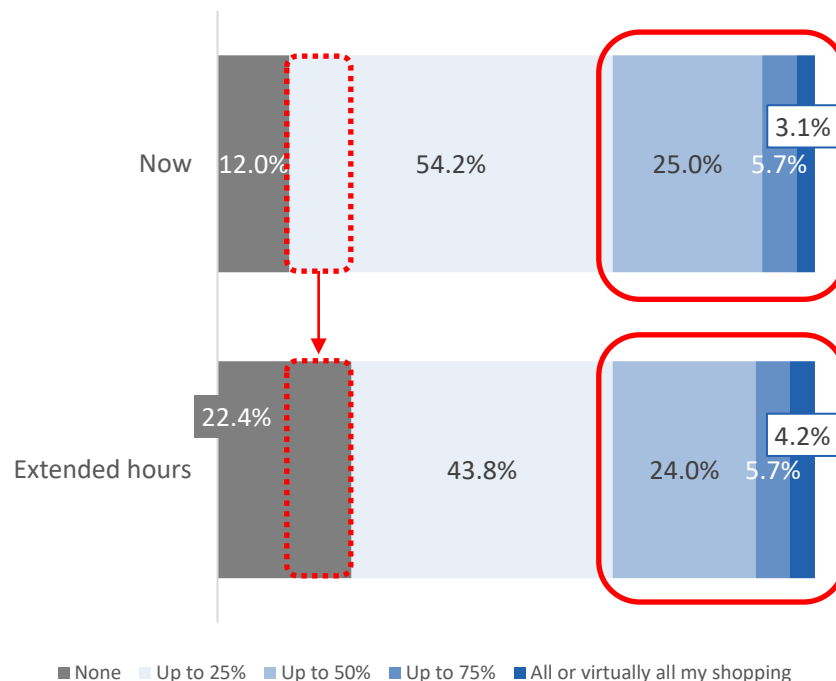
Currently, 33.9% do up to half or more of their shopping at small retailers. Under the proposed extended hours, this would remain the same (33.9%).

Around 1 in 10 would move from doing up to 25% of their shopping at small retail outlets to doing no shopping there.

The Community Survey found a small increase in the proportion of residents who do up to half or more of their shopping at small retail outlets.



Proportion of Shopping Undertaken at Small Retail Shops



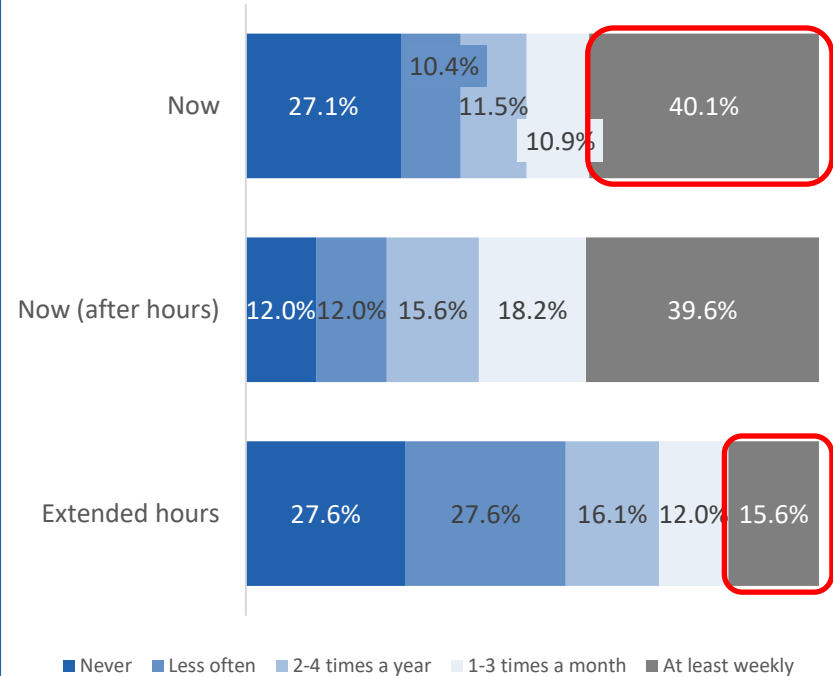
IMPACT ON LOCAL RETAIL

Currently, 2 in 5 shop outside the City of Mandurah at least weekly. This may be influenced by the availability of extended hours elsewhere as a similar proportion shop outside the City after hours.

Permanently extending retail trading hours would decrease the size of this group. Furthermore, there would be a decrease in the proportion shopping outside the City at least monthly and at least twice a year. However, it wouldn't change the size of the group who never shops outside the City.



Frequency of Shopping Outside City of Mandurah



The Community Survey found extended

hours would increase the size of the group that never shops outside the City.

ONLINE SHOPPING ✕

63.5% do some of their shopping online.

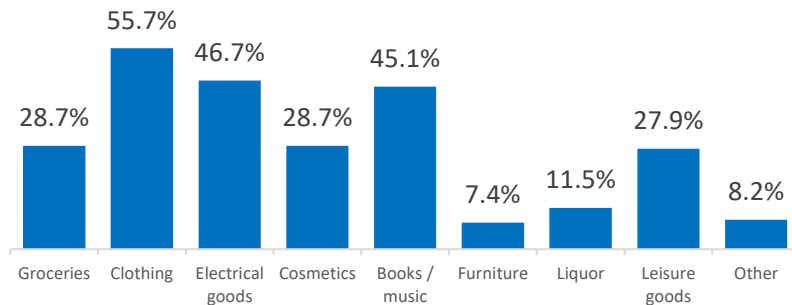
They shop online for a wide variety of things.

They shop online to save money, get a better range of goods and to shop after hours.

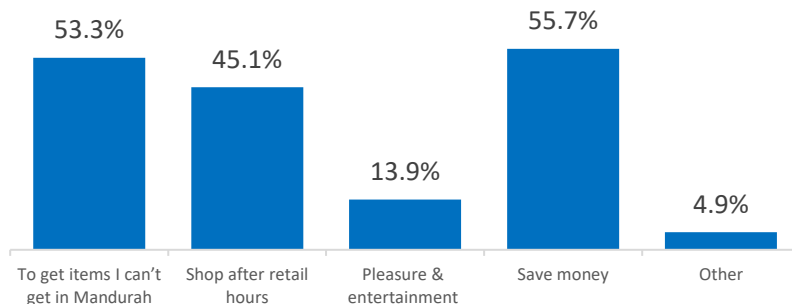
Where they differ to the Community Survey:

- Fewer consultation participants shop online for furniture and leisure goods
- More shop online because it allows them to shop after retail hours and to find cheaper options and save money.

What they shop for



What they shop for



IMPACT ON ONLINE SPEND

26.2% don't know if their online spend would be reduced if retail trading hours are extended.

This is much larger than the 4.3% in the Community Survey.

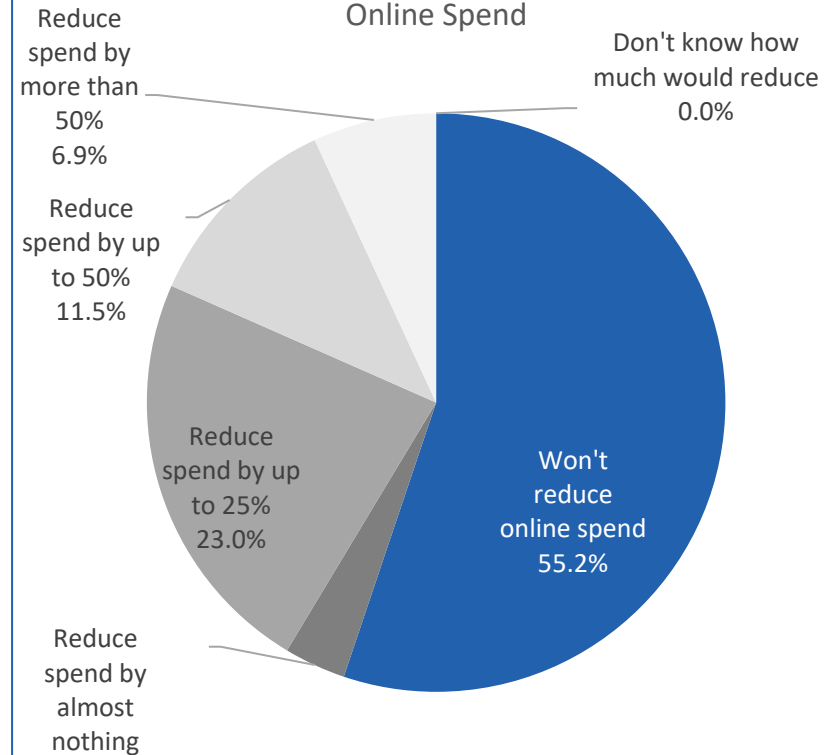
After removing this group, just over half of those who shop online won't reduce their online spend if retail trading hours are extended.

The largest groups amongst the remainder are those who expect their online spend to drop by up to a quarter or up to a half.

The proportion who will reduce online spend is similar to the Community Survey.



Impact of Extending Retail Trading Hours on Online Spend



IMPACT ON RETAIL WORKERS✕

Just over 1 in 10 participants (10.9%) work in the retail sector in the City of Mandurah. They are the workers who will (likely) be the most affected by a permanent extension to retail trading hours.

3 in 5 of them would not be prepared to work shifts outside current working hours.

7 in 10 feel it would reduce their time for leisure activity.

The size of the retail worker samples in the two surveys are too small for any differences to be found.

04^x

APPENDICES

Methodology in detail and questionnaires

Council Meeting
26 April 2022

Planning and Community Consultation Committee
12 April 2022



TECHNICAL APPENDIX

Component	Details
Project Management Team	
Research Solutions contact	Nicky Munro
Client contact	Craig Johnson, Jane Pole-Bell and Natasa Perovec
Field company	Ask Australia (telephone and intercept) and Research Solutions (online)
Research Solutions & Field company credentials	ISO 20252 Market and social research
Other subcontractors	None
Research Methodology	
Data collection method	Community survey: telephone (CATI) and intercept Consultation: online (distributed via anonymous common link placed on Mandurah Matters)
Sampling Methodology	
Target population for survey	City of Mandurah residents
Description of sampling frame	Residents living within the City of Mandurah
Source of sampling frame	A commercial list of landline and mobile numbers

Component	Details
Was an Access Panel used?	No
Was the sample blended (derived from multiple sources or interviews conducted across multiple modes)?	Yes, for the Community Survey
Brief description of sources	Telephone (CATI) survey and intercept survey – intercept was used to boost the proportion of people aged under 35 in the sample
Percentage of sample obtained from each source	92.4% from the telephone survey, 7.6% from the intercept survey
Sampling technique	Community survey: stratified random sample Consultation: convenience sample
Was the sample quota'd?	Yes, for the Community Survey
Brief description of quota procedure	Quota'd by: - age based on estimates of the age distribution of the population calculated from Profile id forecast figures for the City's population in 2026 - gender based on the 2016 census figures - Suburb – broad distribution of responses based on 2016 census
Information source of quotas drawn from	2016 ABS population census and Profile id population estimates for the City of Mandurah.
Planned sample Size	Community survey: N= 380 Consultation: N= as many as can achieve
Were there any problems encountered in sample selection?	No
Sample size achieved	Community survey: N= 393 Consultation: N=192
Do participants need to be approached again (for a future project)?	No

Component	Details
Fieldwork	
Briefing Method	Community survey: Face to Face via Zoom from Ask Australia's offices, with written briefing notes provided Consultation: not required
Pilot study date	Community survey: 19 th November to 21 st November Consultation: commenced after the telephone survey; responses from first two days were reviewed
Changes made as result of pilot	The question order was changed as the pilot indicated that respondents were including online shopping as shopping outside the City. The online shopping question (subsequently Q7-10b) was subsequently placed after the question on shopping outside the City (subsequently Q4-6) as this question was designed to measure traveling outside the City to make purchases. These changes were made to the questionnaire used for the consultation prior to it launching.
Survey dates	Community survey: 23 rd November – 5 th December 2021 Consultation: 29 th November – 10 th December 2021
Questionnaire length / administration time	Community survey (Telephone): 8.5 minutes Community survey (Intercept): unable to be calculated as hardcopy questionnaires were used Consultation: 5.5 minutes
Research participant support	Community survey: The contact details of the project manager were available to participants on request Consultation: Participants were provided with the contact details of the client
Screeners and questionnaire appended to report	Yes
Incentives or methods of engagement used for participants	No
Any missing in the survey?	

Component	Details
Fieldwork (continued)	
Survey Procedure for Telephone (CATI)	
• Number of interviewers used	14
• Times of day interviews took place	4-8pm weekdays and 1-4pm on Saturday and Sunday
• No of call backs before number replaced	3 times including the first call, at least 3-4 hours apart and at different shift days
Survey Procedure for Intercept surveys:	
• Number of interviewers used	1
• Times of day interviews took place	8am-4pm weekdays
• Locations of the intercept interviews	The locations for the intercept survey: Mandurah Foreshore, lawn area of Mandurah Terrace; children's playground located in the same area, pedestrian strip outside Tod's Cafe Mandurah Terrace, and Woolworths shopping mall between Scholl Street and Mandurah Terrace.
Survey Procedure for Online (Common link)	
• Administration process	The survey was programmed by Research Solutions in Web Survey Creator, the survey was tested by Research Solutions and by the client on laptop and mobile devices. A common link was provided to the client, who loaded the link on to the Mandurah Matters page of the City's Website. The City promoted that the survey was available on social media.
• Number of reminders to non-respondents	Nil

Component	Details
Data Collection Outcomes:	
Probability sample: response rate	Community survey: 7.8% Consultation: unable to be calculated (distributed via anonymous common link)
CATI research participant contact outcomes:	
• Interviews	363
• Not available / away for duration of study/ answering machine, my include data only lines (after call backs)	3391
• Refusals	743
• Language/Behavioural Barrier	7
Intercept survey research participant outcomes:	
• Completed survey responses	30
• Screened out	Not collated as hardcopy questionnaires were used
Online survey (anonymous common link) research participant outcomes:	
• Completed survey responses	192
• Partially completed responses	22
• Screened out	42

Component	Details
Data Collection Outcomes:	
Was a router or similar method used?	No
Overall sampling error	Community survey: $\pm 4.9\%$ based on population of 64,891 people aged 18+ Consultation: convenience sample, not able to be calculated
Validation procedures: Number validated:	Community survey: at least 10% of all completed interviews validated by Field Company (42 surveys) Consultation: not required as survey was self-completion
Number of cases excluded as the result of validation	None
Validity and Reliability Issues	
How well the sample fitted the sampling frame	Community survey: The sample was exactly representative by age and deviated by no more than 2% in terms of gender and suburb of residence from the ABS 2016 Census for the City of Mandurah Consultation: convenience sample, not able to be representative of the sampling frame
Methods which may produce bias in participant selection	None
Possible sampling errors and how well the sample can generalise to the population	Community survey: had a well constructed sample which is generalisable to the population of Mandurah. Consultation: was accessible to everyone with internet access and whilst every effort has been made to eliminate duplications and those living outside the City from the sample, the inclusion of duplications and non residents cannot be guaranteed. The results are not able to be (and were never designed to be) generalised to the population.
Third party data to access any sample bias	ABS 2016 Census was used to confirm that the sample was representative.

Component	Details
Data Coding, Analysis and Data File Treatment	
Data coding	Procedure involves: • Review of first 50 questionnaires (or similar) to develop coding sheets based on common responses • Additional codes created when more than 2% of the sample record common response • Approval of coding sheet by Research Solutions Project Manager • Validation of coding has been undertaken of 5% of the coded data.
Consistency checks	• Preliminary data file checked by Project Manager using SPSS: ○ Frequency counts ○ Relevant cross tabulations • Data outside the range/duplicates or abnormalities investigated with Field Company prior to coding and analysis Responses checked for: • Appropriate responses to open ended questions • Low probability / fictitious responses • Inconsistent responses on batteries • Pattern of responses: Flatlining or random responding • Length of time to complete the survey • High % of unanswered questions / key questions not answered • High % of don't know or refused questions
Data checked for duplications	• Contact details checked name & phone no. • IP address • Demographic profile • Open ended comments reviewed
Were any duplications identified?	No

Component	Details
Data Coding, Analysis and Data File Treatment (continued)	
Treatment of missing data	• Excluded from analysis and/or noted where relevant • Individual cases with excessive missing data excluded from sample
Was sample weighted?	No
Any estimating or imputation procedures used e.g. Pope's Model	None
Methods of statistical analysis	• Frequency counts • Descriptive statistics • Cross tabulations
Statistical tests used	<i>See Survey Research Appendix: Statistical tests</i>
Data file provided to client	Available on request
De-identified data files retained	For five years
This project has been undertaken in compliance with ISO 20252:2019	

STATISTICAL TESTS



Test:	One Sample T-Test of a Proportion
Use:	To determine if the proportion of a variable in one sub-sample is significantly different to the proportion of the same variable in some other group, such as: • The sample overall (I.e. sub-group differs to the sample in general) • The rest of the sample (e.g. sub-group of people aged 18-24 differs to the sub-group of people not aged 18-24).
Data Assumptions:	• Measure being tested is normally distributed within the two (sub-) samples. • Data must be interval or ratio. • Variance of measure being tested is roughly similar (homogeneity of variance). • Appropriate version of the test chosen for independent or dependent samples.
Test Measure / Cut-off Criterion:	$p \leq 0.05$ I.e. the difference between two groups has only a 5% probability of occurring by chance alone
Issues to be aware of:	The result should be both statistically significant and clinically or tactically or strategically significant. Be mindful of statistically significant differences where: 1. The sample sizes are very large 2. Scores within the groups are very similar (I.e. the groups have small standard deviations)

Test:	Z-Test
Use:	To determine if the proportions of a variable in two independent samples are significantly different.
Data Assumptions:	• Measure being tested is normally distributed with the two samples.
	• Data must be interval or ratio.
	• Sample size is large enough to form a normal curve ($n > 30$)
	• Variance of measure being tested is roughly similar (homogeneity of variance).
Test Measure / Cut-off Criterion:	$p \leq 0.5$
Issues to be aware of:	The result should be both statistically significant and clinically or tactically or strategically significant. Be mindful of statistically significant differences where:
	1. The sample sizes are very large
	2. Scores within the groups are very similar (I.e. the groups have small standard deviations)

Test:	T-Test
Use:	To determine if the means of a variable in two independent or two dependent samples are significantly different.
Data Assumptions:	• Measure being tested is normally distributed within the two samples. • Data must be interval or ratio. • Variance of measure being tested is roughly similar (homogeneity of variance). • Appropriate version of the test chosen for independent or dependent samples.
Test Measure / Cut-off Criterion:	$p \leq 0.05$ I.e. the difference between two groups has only a 5% probability of occurring by chance alone
Issues to be aware of:	The result should be both statistically significant and clinically or tactically or strategically significant. Be mindful of statistically significant differences where: 1. The sample sizes are very large 2. Scores within the groups are very similar (I.e. the groups have small standard deviations)

Test:	False Discovery Rate
Use:	To adjust the results of tests of statistical significance to reduce the chance of finding results to be significant when they are really due to sampling error.
Data Assumptions:	The data assumptions are relevant to the underlying tests of significance being “adjusted”
Test Measure / Cut-off Criterion:	$q \leq 0.5$

QUESTIONNAIRES



CITY OF MANDURAH Retail Trading Hours Residential Telephone survey Final Telephone

Good morning/ afternoon / evening my name is from Ask Australia.
We are conducting a survey on behalf of the City of Mandurah and Research Solutions on permanently extended retail trading hours for general stores and the City would like your views.

The survey will take 6 – 8 minutes to complete and the information and opinions you provide will be kept in the strictest confidence and only overall results of the survey will be presented to the City.

Firstly, to ensure that I have a representative sample of respondents may I ask.....
Are you a resident of the City of Mandurah? If yes continue of no thank and terminate.

SQ1 May I ask do you or any member of your family work in:	
Market research/ advertising/ the media	1 terminate
For the City of Mandurah	2 terminate
Are a Councillor for the City of Mandurah	3 terminate
None of the above	4 Continue

SQ2. Which of the following age groups do you fit into? Read out	
Under 18	Terminate and ask for the next person in age in the house hold
18 - 24	1
25 - 34	2
35 - 44	3
45 - 54	4
55 - 64	5
65 - 74	6
75 plus	7
Prefer not to answer	8 - Do not read out

SQ3. How do you classify your gender?	
Male	1
Female	2
Other	3

SQ4. Which suburb do you live in?	
Bouvard	1
Clifton	2
Coodanup	3
Dawesville	4
Dudley Park	5
Erskine	6
Falcon	7
Greenfields	8
Halls Head	9
Herron	10

Lakelands	11
Madura Bay	12
Mandurah	13
Meadow Springs	14
Parklands	15
San Remo	16
Silver Sands	17
Wannanup	18
None of these	terminate

The City of Mandurah wishes to understand the level of support and opposition to extending retail trading hours to across the whole of Local Government area.

If extended trading hours are granted, the businesses don't have to open, but they have a choice to do so
Current trading hours are:

Monday to Wednesday & Friday	8:00am to 6:00pm
Thursday	8:00am to 9:00pm
Saturday	8:00am to 6:00pm
Sunday & Public Holidays	10:00am to 5:00pm
Closed on Christmas Day, Good Friday and ANZAC Day	

The proposed new trading hours are:

Monday to Friday	8:00am to 9:00pm
Saturday	8:00am to 6:00pm
Sunday	
Public Holidays	
Closed on Christmas Day, Good Friday and ANZAC Day	

Q1. Do you support or oppose the current retail trading hours in the City of Mandurah being extended?

IF RESPONDENT SAYS SUPPORT OR OPPOSE, ASK IS THAT STRONGLY SUPPORT/OPPOSE OR SUPPORT/OPPOSE?

Strong support	5
Support	4
Neither support or oppose	3
Oppose	2
Strongly oppose	1
Don't know	9

Q2. Thinking about your current shopping behaviour, what proportion of your shopping in the City of Mandurah is done at small retail shops (IGA, delis, small fresh food grocers, newsagents, local clothing stores, etc.) and not at chain stores and large retailers? READ OUT

None	1
Up to a quarter of my shopping	2
Up to half of my shopping	3
Up to three quarters of my shopping	4
All/ virtually all my shopping	5

Q3. If trading hours were extended to 9pm on weekdays and from 8-6pm on weekends and public holidays, what proportion of your shopping would you continue to undertake at small retail shops, rather than shopping at large retail shops (i.e., Coles, Woolworths, Kmart, Big W and chain stores)?
READ OUT

None	1
Up to a quarter of my shopping	2
Up to half of my shopping	3
Up to three quarters of my shopping	4
All/ virtually all my shopping	5

Now thinking about shopping in store:

Q4. How frequently do you currently shop outside the City of Mandurah after 6:00pm, Monday to Friday for any items?

Q5. Now in total how frequently do you currently shop outside the City of Mandurah for any items, including after hours? (Note to interviewer: double check this answer if the answer is less than the one given in Q4)

Q6. Now if the City of Mandurah extended trading hours, how frequently would you shop outside the City of Mandurah for any items?

	Q4	Q5	Q6
Daily	1	1	1
4 or 5 times a week	2	2	2
2 or 3 times a week	3	3	3
Once a week	4	4	4
Once in 2 weeks	5	5	5
Once a month	6	6	6
Once in 3 months	7	7	7
Once in 6 months	8	8	8
Less often	9	9	9
Never	10	10	10

ASK ALL

Q7. Do you do any shopping online?

Yes	1
No	2 GO TO Q11

Q8. Which of the following do you shop for online? (Read out)

Groceries	1
Clothes and footwear	2
Electrical goods including computer equipment, telephone accessories	3
Cosmetics	4
Books or music	5
Furniture	6
Liquor	7
Leisure goods	8
Other (please specify):	9

Q9. Why do you shop online?
DON'T PROMPT (If convenience is mentioned please probe fully)

To get items I can't buy or to get a better range of items than is available in the City of Mandurah	1
To allow me to shop after retail hours	2
For pleasure and entertainment without leaving home / work	3
To find cheaper options and save money	4
Other (please specify):	5

Q10a. Now thinking of your total expenditure online, if the City of Mandurah extended its trading hours to 9pm on weekdays and 8-6pm on weekends and public holidays, would your total expenditure online be reduced?

Yes	1	
No	2	Go to Q11
Don't know	3	Go to Q11

IF Q10a=1 (YES)

Q10b. By what proportion would your total online expenditure be reduced?

Almost nothing	1
By up to a quarter	2
By up to half	3
By up to three quarters	4
I wouldn't shop on line at all/ hardly at all	5

Just a bit about you

Q11. Do you work?

READ OUT

Full-time	1
Part-time / casual	2
Don't work / unemployed	3 Thank and finish

ASK IF Q11(1-2)

Q12. Is your place of work located outside the City of Mandurah?

Yes	1 Thank and finish
No	2

ASK IF Q12=2 (NO)

Q13. Do you work in the Retail Industry?

Yes	1
No	2 Thank and finish

ASK IF Q13 =1 (YES)

The following questions relate to your current work week.

Q14. Would you be prepared to work shifts outside of current working hours? (READ OUT)

Yes, because it would allow me to increase my hours	1
Yes, but I would only want to work about the same number of hours I work currently	2
Yes, but only if I had to	3
No, I would not	4
Other comment:	9

Q15. Why have you selected this choice?

Q16. What impact would working shifts, outside of current I working hours, have on your time for leisure activities (i.e. family time, sports, religious activities, etc.)?

None/ no impact	1
Reduce my time for leisure activities	2

Thank you for your time. Just to remind you. My name is from Ask Australia.



PARA: This is your opportunity to tell City of Mandurah your views on permanently extended retail trading hours for general stores.

SQ: Do you live in the City of Mandurah.

Yes	1	CONTINUE
No	2	RESPONSES REMOVED PRIOR TO ANALYSIS

SQ1 Do you or any member of your family work in:

For the City of Mandurah	2	RESPONSES REMOVED
Are a Councillor for the City of Mandurah	3	PRIOR TO ANALYSIS
None of the above	4	INCLUDE; EXCLUSIVE

SQ2. Which of the following age groups do you fit into? (SR)

Under 18	ANY UNDER AGE WILL BE REMOVED PRIOR TO ANALYSIS
18 - 24	1
25 - 34	2
35 - 44	3
45 - 54	4
55 - 64	5
65 - 74	6
75 plus	7
Prefer not to answer	8

SQ3. How do you classify your gender? (SR)

Male	1
Female	2
I prefer to use another term	3

SQ4. Which suburb do you live in? CODE SUBURB (SR)

Bouvard	1
Clifton	2
Coodanup	3
Dawesville	4
Dudley Park	5
Erskine	6
Falcon	7
Greenfields	8
Halls Head	9
Herron	10
Lakelands	11
Madora Bay	12
Mandurah	13
Meadow Springs	14
Parklands	15
San Remo	16
Silver Sands	17
Wannanup	18
None of these	99 REMOVE PRIOR TO ANALYSIS

PARA: The City of Mandurah wishes to understand the level of support and opposition to extending retail trading hours to across the whole of Local Government area.

If extended trading hours are granted, the businesses don't have to open, but they have a choice to do so
Current trading hours are:

Monday to Wednesday & Friday	8:00am to 6:00pm
Thursday	8:00am to 9:00pm
Saturday	8:00am to 6:00pm
Sunday & Public Holidays	10:00am to 5:00pm
Closed on Christmas Day, Good Friday and ANZAC Day	

The proposed new trading hours are:

Monday to Friday	8:00am to 9:00pm
Saturday	8:00am to 6:00pm
Sunday	
Public Holidays	
Closed on Christmas Day, Good Friday and ANZAC Day	

Q1. Do you support or oppose the current retail trading hours in the City of Mandurah being extended?

Strong support	5
Support	4
Neither support or oppose	3
Oppose	2
Strongly oppose	1
Don't know	9

Q2. Thinking about your current shopping behaviour, what proportion of your shopping in the City of Mandurah is done at small retail shops (IGA, delis, small fresh food grocers, newsagents, local clothing stores, etc.) and not at chain stores and large retailers? (SR)

None	1	
Up to a quarter of my shopping	2	
Up to half of my shopping	3	
Up to three quarters of my shopping	4	
All / virtually all my shopping	5	

Q3. If trading hours were extended to 9pm on weekdays and from 8-6pm on weekends and public holidays, what proportion of your shopping would you continue to undertake at small retail shops, rather than shopping at large retail shops (i.e., Coles, Woolworths, Kmart, Big W and chain stores)? (SR)

None	1	
Up to a quarter of my shopping	2	
Up to half of my shopping	3	
Up to three quarters of my shopping	4	
All/ virtually all my shopping	5	

HEADER 2: Now thinking about shopping in store:

Q4. How frequently do you currently shop in stores outside the City of Mandurah after 6:00pm, Monday to Friday for any items? (SR)

Q5. In total how frequently do you currently shop in stores outside the City of Mandurah for any items (note: this includes during business hours and after hours)? (SR) **NOTE TO PROGRAMMER: THIS ANSWER MUST BE THE SAME OR GREATER THAN Q4**

Q6. If the City of Mandurah extended trading hours, how frequently would you shop in stores outside the City of Mandurah for any items? (SR)

	Q4	Q5	Q6
Daily	1	1	1
4 or 5 times a week	2	2	2
2 or 3 times a week	3	3	3
Once a week	4	4	4
Once in 2 weeks	5	5	5
Once a month	6	6	6
Once in 3 months	7	7	7
Once in 6 months	8	8	8
Less often	9	9	9
Never	10	10	10

Q7. Do you do any shopping online? (SR)

Yes	1	CONTINUE
No	2	GO TO Q11

Q8. SHOW IF Q7=1 (YES): Which of the following do you shop for online? (MR)

Groceries	1
Clothes and footwear	2
Electrical goods including computer equipment, telephone accessories	3
Cosmetics	4
Books or music	5
Furniture	6
Liquor	7
Leisure goods	8
Other (please specify):	9

Q9. SHOW IF Q7=1 (YES): Why do you shop online? (MR)

To get items I can't buy or to get a better range of items than is available in the City of Mandurah	1
To allow me to shop after retail hours	2
For pleasure and entertainment without leaving home / work	3
To find cheaper options and save money	4
Other (please specify):	9

Q10a. SHOW IF Q7=1 (YES): Thinking of your total expenditure online, if the City of Mandurah extended its trading hours to 9pm on weekdays and 8-6pm on weekends and public holidays, would your total expenditure online be reduced? (SR)

Yes	1	
No	2	Go to Q11
Don't know	3	Go to Q11

Q10b. SHOW IF Q10a=1 (YES): How much would your total online expenditure be reduced? (SR)

Almost nothing	1
By up to a quarter	2
By up to half	3
By up to three quarters	4
I wouldn't shop on line at all / hardly at all	5

Q11. Do you work? (SR)

Full-time	1
Part-time / casual	2
Don't work	3 GO TO PAGE 7

SHOW IF Q11(1-2)

Q12. Is your place of work located outside the City of Mandurah? (SR)

If you have more than one job and one of them is in the City of Mandurah, please answer no.

Yes	1 GO TO PAGE 7
No	2

SHOW IF Q12=2 (NO)

Q13. Do you work in the Retail Industry? (SR)

Yes	1
No	2 GO TO PAGE 7

SHOW Q13 =1 (YES)

The following questions relate to your current work week.

Q14. Would you be prepared to work shifts outside of current working hours? (SR)

Yes, because it would allow me to increase my hours	1
Yes, but I would only want to work about the same number of hours I work currently	2
Yes, but only if I had to	3
No, I would not	4
Other (please specify):	9

EXCLUDE THIS QUESTION

Q15. Why have you selected this choice?

Q16. What impact would working shifts, outside of current working hours, have on your time for leisure activities (i.e., family time, sports, religious activities, etc.)? (SR)

None / no impact	1
Reduce my time for leisure activities	2

Please press the submit button to send your answers

Thank you for your help with the survey.

IMAGE ATTRIBUTIONS

Slide	Image	Source
1, 2	Image	Raw Pixel
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6, 7, 8	Image	Raw Pixel
9	Blue man	Research Solutions
9	Red Woman	Research Solutions
9	Map of Mandurah	City of Mandurah's IntraMaps tool
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City of Mandurah

Cost Benefit Analysis (CBA) on the impact of
permanently extending trading hours for
general shops

Final Report

March 2022



Document Control				
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Disclaimer

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1 EXECUTIVE SUMMARY

The City of Mandurah (The City) has set specific trading hours through the Retail Trading Hours Variation Order (No2) 2013. Its retail trading hours for General Retailers differs from those in the Metropolitan area and the neighbouring Shire of Murray and City of Rockingham. The purpose of this study is to understand the implications of extending trading hours within the City's boundaries to be more in line with the hours in the Metropolitan area.¹ Impacts are considered through a Cost-Benefit Analysis (CBA) to provide the City with an evidence-based approach to support decision-making. This report provides a comprehensive understanding of the costs and benefits associated with the proposed change.

1.1 Process

The Cost Benefit Analysis was developed through the following process:

- Context Analysis: analysis of demographic and socio-economic data on the trade area, including the City of Mandurah and parts of the City of Rockingham and Shire of Murray
- Literature Review: a comprehensive literature review on potential effects of the proposed change
- Consultation: Community and Business Feedback
- Modelling: Gravity Modelling and Impact Pathways (Theory of Change)

Gravity modelling was used to model the impact on centre turnover, and benefit pathways were used to estimate potential costs and benefits arising from the potential change. Benefit pathways are central to developing economic and social impact estimates for the CBA. Benefit (Impact) Pathways are a method of summarising the process by which value is created through a project or policy change. Impacts were considered focusing on the main stakeholders impacted by the change: businesses, consumers and workers in the retail industry. Potential impacts were identified through desktop analysis of available data and literature review on the effect of extending trading hours and community and stakeholder consultation.

Two Scenarios of extended trading hours extension were modelled, based on the hours proposed below:

Figure 1. Modelled Scenarios

Day of the Week	Current	Scenario 1 (Proposed)	Scenario 2 (Perth Metro aligned)
Monday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs

¹ It should be noted that this will in no way mean the City becomes part of the Perth Metropolitan area and the City will also still have to apply for changes to Christmas Trading hours every year.



Day of the Week	Current	Scenario 1 (Proposed)	Scenario 2 (Perth Metro aligned)
Thursday	08:00 – 21:00	08:00 – 21:00 No Change	08:00 – 21:00 No Change
Friday	08:00 – 18:00	08:00 – 21:00 + 3hrs	08:00 – 21:00 + 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00 No Change	08:00 – 18:00 No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00 + 3hrs	11:00 – 17:00 - 1 hr
Exclusions: Christmas Day, Good Friday, ANZAC Day	Closed	Closed No Change	Closed No Change

Source: City of Mandurah 2022, Pracsys 2022

1.2 Impact Overview

Potential economic and social impacts for both scenarios were assessed through impact pathways development, describing the process by which value and costs are created through the proposed change. The identified impacts are then monetised using the 'benefit transfer' method – drawing values from high-quality studies and applying them to the context in question. Due to the nature of some of the benefits associated with extending retail trading hours, only certain benefits and costs can be successfully expressed in monetary value, therefore the total benefits and costs of the project are expected to be higher than those quantified. The extension of retail trading hours is expected to generate the following costs and benefits within the City of Mandurah (Figure 2).

Figure 2. Identified Impacts (Per Annum)

Type	Scenario 1	Scenario 2
Costs		
Turnover Impact for Activity Centres with Small-Medium Retail Anchor	(16,952,199) ²	(12,247,836) ³
Additional Cost to Consumers	(442,400)	(329,967)
Reduction of Leisure Time	(1,430,179)	(1,172,670)
Benefits		
Reduced Turnover Leakage	\$8,249,890	\$6,118,472
Turnover Impact for Centres with Large Retail Anchor	\$16,952,199	\$12,247,836
Reduction of Online Leakage	\$4,865,871	\$4,635,751
Employment (Net Impact)	86 FTE	70 FTE
Night-time Economy and Tourism Spend	Not Included in CBA (\$2 million)	
Smooths peak demand allowing social distancing	Qualitative	Qualitative
Increase in Liveability	Qualitative	Qualitative
Reduced Travel Time	\$40,301	\$30,215

Source: Pracsys 2022

The extension of retail trading hours is expected to generate:

- A minor negative impact on the turnover of activity centres with small-medium retail anchors
- An increase in prices paid by consumers
- A reduction in leisure time for retail workers to cover extra shifts.⁴

The extension is also expected to bring the following positive impacts:

- A reduction of leakage to neighbouring centres already trading extended hours
- An increase in turnover for centres with large retail anchors
- A reduction of online leakage

² Equates to 4% of total turnover for small-medium retail anchor

³ Equates to 3% of total turnover for small-medium retail anchor

⁴ For a detailed understanding of the assumptions used to estimate these costs, please see Section 8, Valuing Impacts.

- Reduce travel time for Mandurah residents
- Provide a net addition of employment

Night-time economy and tourism spend is also expected to be positively impacted by the change, however, the quantified impact was not included in the final Net Value and BCR as the monetisation of this impact is likely over-estimated due to the nature of tourism spend. The extension of retail trading hours is also expected to bring some qualitative (not quantifiable) benefits: smoothing peak demand allowing more effective social distancing and increasing liveability in the City of Mandurah.

Benefit-Cost Ratio (BCR)

Cost-Benefit analysis assesses the value for money of the project in relation to the associated development expenditure. The Net Value and Benefit Cost Ratio (BCR) for each Scenario has been calculated based on the ratio of benefits to costs.

Figure 3. BCR by Scenario

	Scenario 1	Scenario 2
Total Cost	(\$18,824,777)	(\$13,750,473)
Total Benefit	\$30,108,260	\$23,032,274
BCR	1.60	1.68
Net Value	\$11,283,483	\$9,281,801

Source: Pracsys 2022

The results show that extended trading hours will have a positive overall impact for the community of the City of Mandurah. Scenario 2 achieves a higher ratio of benefits to costs with a BCR of 1.68. Scenario 1 however provides a greater net benefit to the community with a Net Value of \$11 million.

Net Present Value (NPV)

The Net Present Value (NPV) and Benefit Cost Ratio (BCR) over a 10-year timeframe (from 2022 to 2032) was calculated for both scenarios.

Figure 4. Net Present Value Over 10 Years

	Scenario 1	Scenario 2
Present Cost	\$151,008,920	\$110,303,781
Present Value	\$241,522,956	\$184,760,689
BCR	1.59	1.67
Net Present Value (NPV)	\$90,514,036	\$74,456,908

Source: Pracsys 2022



The proposed change is expected to bring a have a total Net Present Value (NPV) of \$90,514,036 over a 10-year timeframe.

2 INTRODUCTION

Trading hours in WA are currently set by the Retail Trading Hours Act 1987 for all areas of south of the 26th parallel. Regional local governments can apply to the minister to alter these trading hours to reflect the nature of their local economy. The Act applies to General Retailers (e.g., retailers that have more than 25 employees on-premises at a single time) and exempts small retailers to trade freely. The City has set specific trading hours through the Retail Trading Hours Variation Order (No2) 2013, meaning its retail trading hours for General Retailers differ from those in the Metropolitan area and the neighbouring Shire of Murray and City of Rockingham. The purpose of this study is to understand the implications of extending trading hours within its boundaries. Proposed extended trading hours are outlined in Figure 5.

Figure 5. Current and Proposed Trading Hours

Day of the Week	Perth Metropolitan Hours	Current Mandurah Hours	Proposed Mandurah Hours	Difference
Monday	08:00 – 21:00	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 21:00	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 21:00	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 21:00	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	11:00 – 17:00	10:00 – 17:00	08:00 – 18:00	+ 3hrs
Exclusions: Christmas Day, Good Friday, ANZAC Day	Closed	Closed	Closed	No Change

Source: City of Mandurah 2022, Pracsys 2022

There is extensive research on the potential impacts of extending retail trading hours with findings of both positive and negative impacts. These impacts however need to be considered within the local context to understand whether the proposed changes will achieve a positive outcome for the City's community, including the general public, businesses and workers. Impacts were considered through a Cost-Benefit Analysis (CBA) to provide the City of Mandurah with an evidence-based approach to support decision-making.

3 PROJECT OVERVIEW

A Cost-Benefit Analysis (CBA) provides a holistic approach to understanding the potential costs and benefits of the proposed trading hours extension. This CBA considers both economic and social outcomes using best practice methods to quantify potential impacts. The City identified the need to understand the potential impact of extended trading hours on multiple stakeholder groups including:

- Youth Employment in the City
- Female Employment in the City
- Small Businesses
- Employees with families

The following process was used to develop the CBA:

- Context Analysis: analysis of demographic and socio-economic data on the trade area, including the City of Mandurah and parts of the City of Rockingham and Shire of Murray
- Literature Review: a comprehensive literature review on potential effects of the proposed change
- Consultation: Community and Business Feedback
- Modelling: Gravity Modelling and Theory of Change

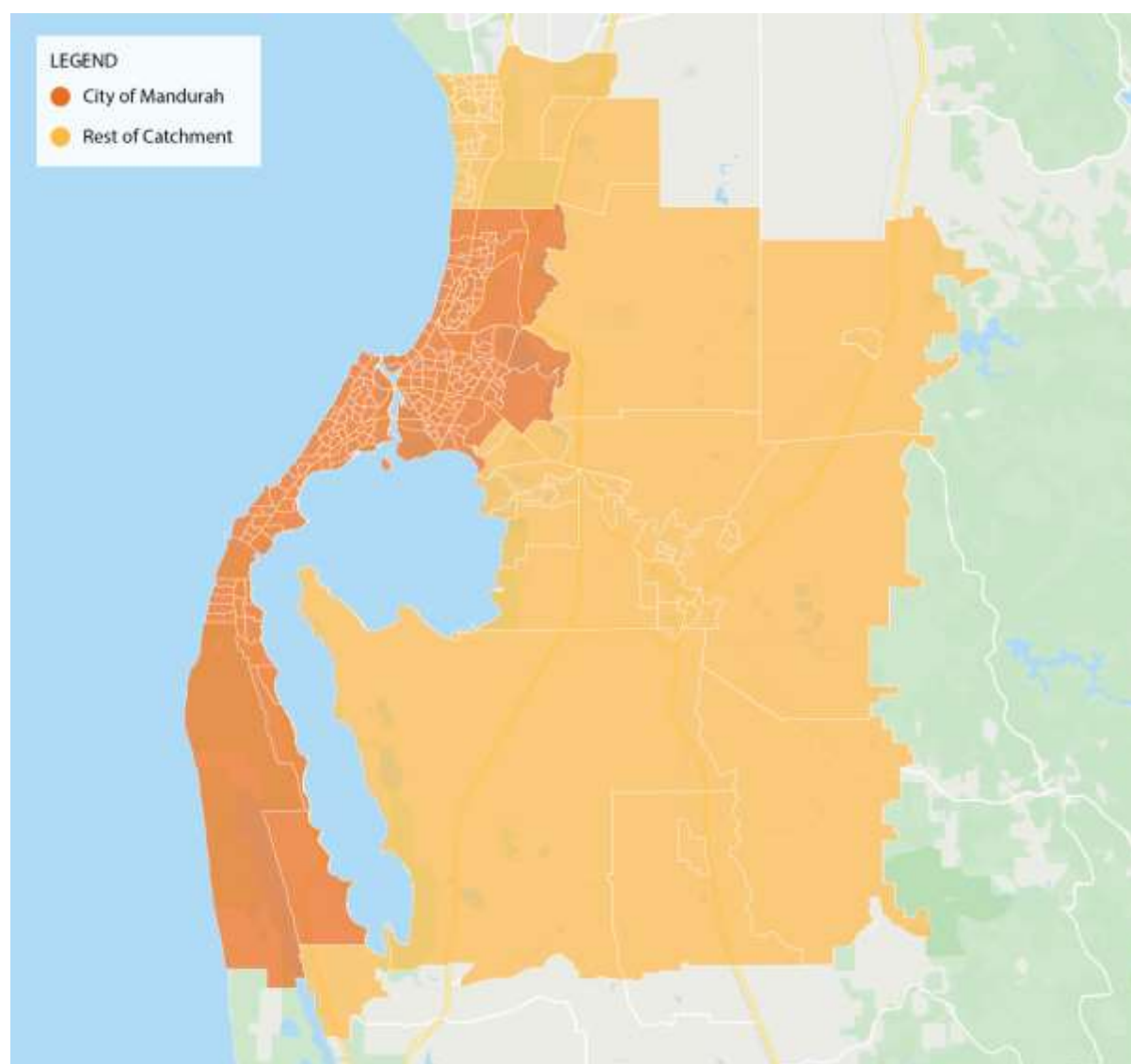
Context Analysis, Literature Review and Feedback from both stakeholder consultation and community survey were used to inform two types of modelling, retail gravity modelling and theory of change. A combination of data collection methods were used to collect a representative sample of City of Mandurah residents.

The survey asked questions aiming to understand how the proposed change might impact shopping and spend habits. Specific questions for retail workers were also included in order to understand the magnitude of the impact for this segment of the population. Consulted stakeholders included representatives from local activity centres, small business owners, chamber of commerce and retail industry experts.

The modelling was undertaken in combination with context analysis, literature review and feedback from the community and stakeholders to estimate the impact of the change on the community. Retail Gravity Modelling was used to estimate turnover leakage, activity centre precinct impact, employment impact and impact on leisure time for both retail workers and consumers. Theory of Change was used to put a dollar value on estimated benefits and costs of the proposed change.

3.1 Study Area

A Study Area has been defined to inform both contextual analysis and gravity modelling for the CBA. A study area is a spatial boundary that allows for the measurement of the number of potential customers, their demographics and expenditure potential, as well as an assessment of the competitive environment.

Figure 6. Study Area

Source: Pracsys 2022

The modelled study area for this analysis is comprised of both the **City of Mandurah**, defined by its local government boundaries (**primary catchment area**) and surrounding areas which could reasonably be impacted by the proposed change, comprising of some parts of the Shire of Murray, including **Pinjarra**, and some parts of the City of Rockingham, including **Singleton, Golden Bay, Secret Harbor and Karnup** (**secondary catchment area or rest of catchment**). The secondary catchment area was selected for its proximity to the primary catchment area, with the assumption that the area could currently be capturing spend that would otherwise go to City of Mandurah centres should trading hours be extended. Both the Shire of Murray and the City of Rockingham were at the time of the analysis operating under extended retail trading hours.

4 CONTEXT ANALYSIS

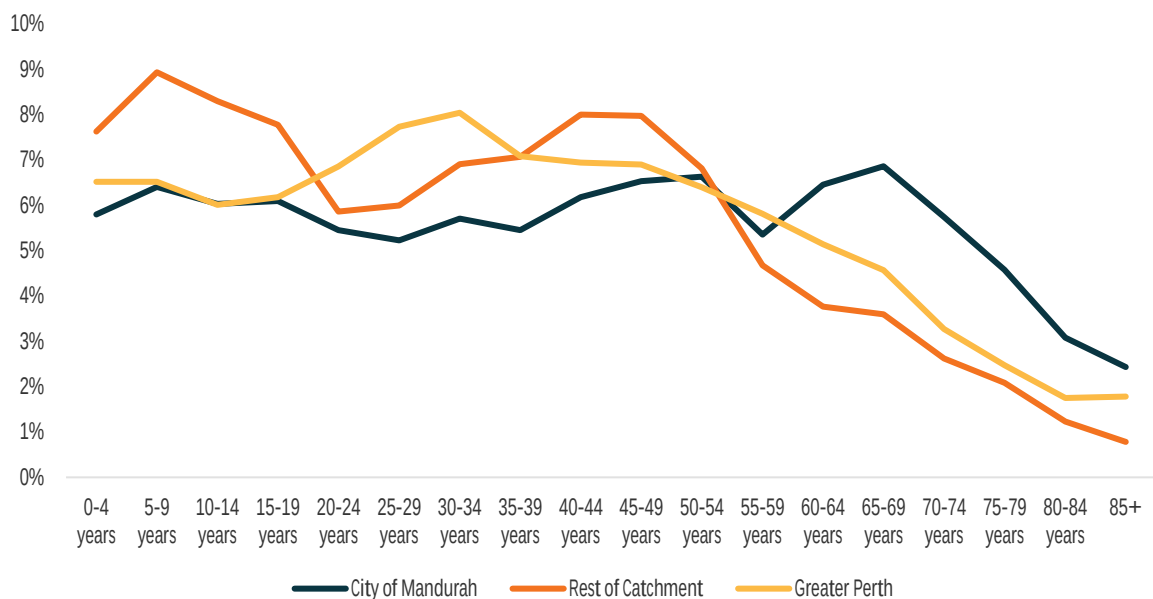
This section provides an analysis of the demographic and socio-economic profile of the area, an analysis of current retail supply, and an analysis of the local retail industry.

4.1 Demographic Analysis

Understanding local demographics and expected market growth is key in the assessment of the potential impact of the proposed change. This section provides an overview of the study area's age, gender, education profile, cultural diversity, and family composition.

The City of Mandurah has a high percentage of residents aged 60+ and a lower percentage of residents aged 20 to 35 years old. The drop off in the proportion of working age persons may be related to a lack of employment opportunities. The analysis considers the effects of extending trading hours on employment for persons under 25.

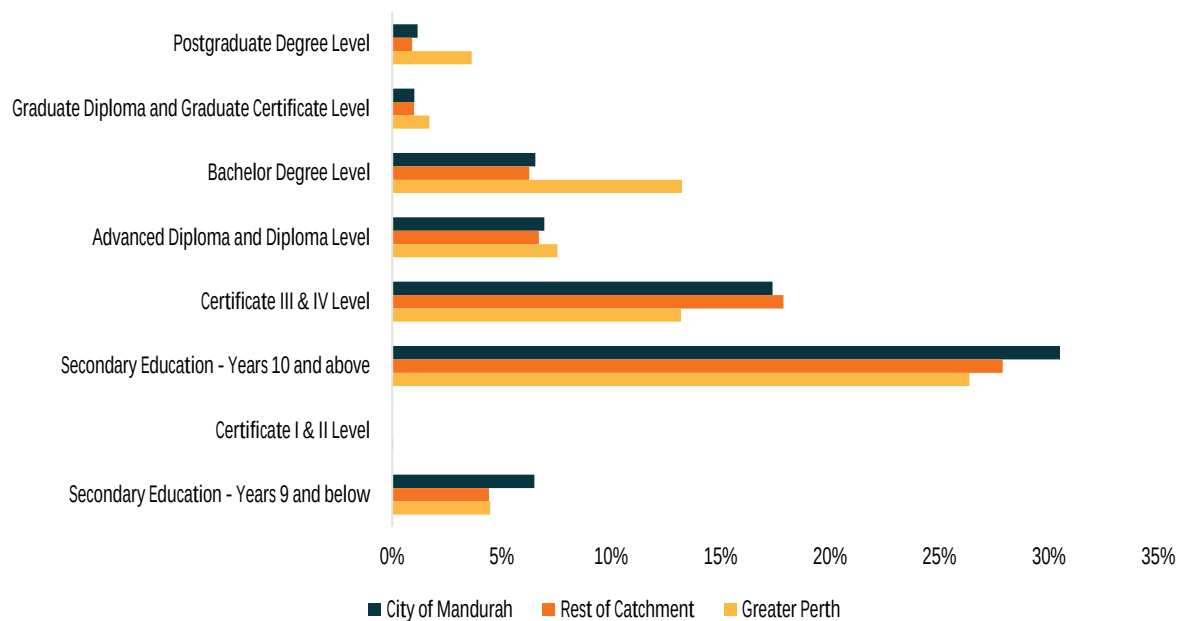
Figure 7. Age Profile



Source: ABS 2016

Both the City of Mandurah and the Rest of the Catchment have similar proportion of educational attainment. The majority of residents have a secondary education – years 10 and above, followed by residents with a Certificate III and IV. In comparison, Greater Perth has a higher percentage of residents with a bachelor's degree, Graduate Diploma and Postgraduate Degree. The provision of additional entry level employment would align with the education levels within the City.

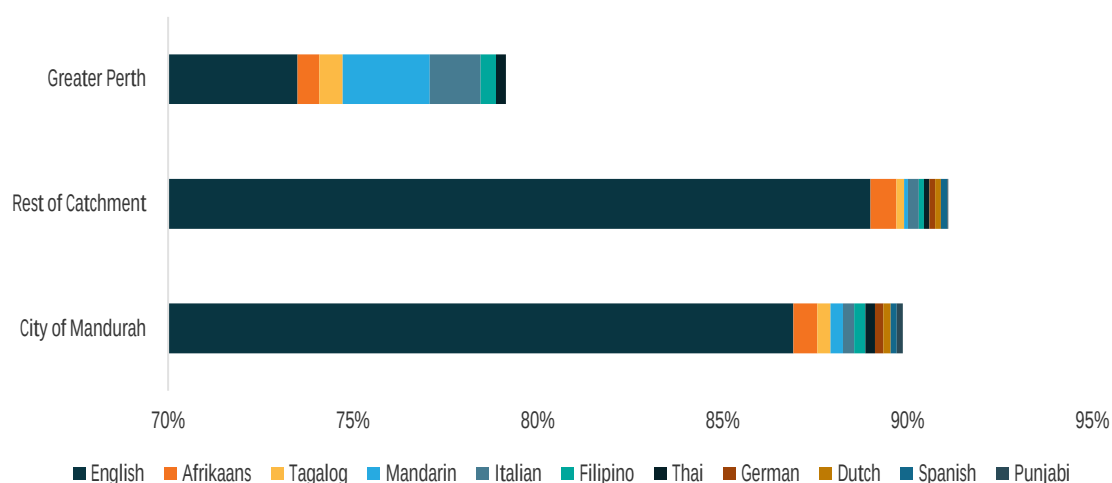
Figure 8. Education



Source: ABS 2016

The large majority of residents of both the City and the rest of the catchment speak English at home (Figure 8). Other languages spoken are Afrikaans, Tagalog, Mandarin, Italian and Filipino. Greater Perth has a higher level of diversity across the board, with 73.5% of the total population speaking English at home, compared with 86.0% in the City and 89% in the Rest of the Catchment. Less diversity could reduce the level of demand for retail goods and services at different times within the City.

Figure 9. Language Spoken at Home

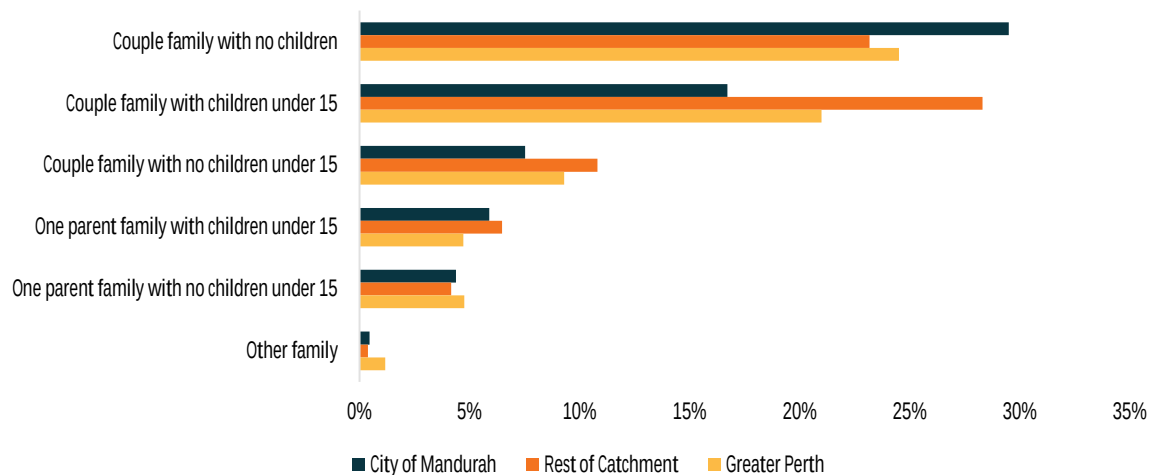


Source: ABS 2016

The City of Mandurah has a higher percentage of couples with no children and a lower percentage of couples with children under 15 when compared to both the Rest of the Catchment and Greater Perth. This is reflective

of the area demographic profile with a high percentage of residents aged 60+ and a lower percentage of residents aged 20 to 35 years old (young people and young families with children). Retirees would likely have less requirement for extended trading hours. The current trading hours may however be limiting the attractiveness of the City for working age persons and families with children.

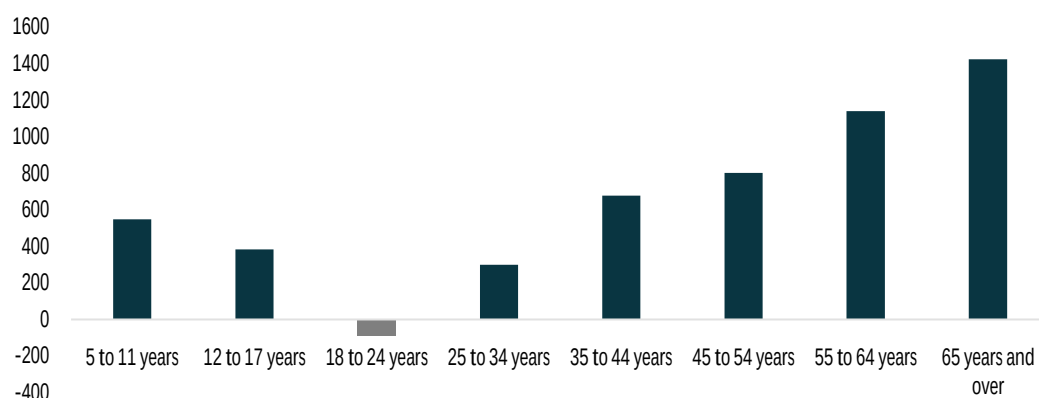
Figure 10. Family Composition



Source: ABS 2016

The chart below shows net migration by age group for the City of Mandurah. The age structure of people who move in and out of the City is influenced by the residential role and function of the area. For instance, inner city areas near employment, education and entertainment tend to attract many young people in their late teens and early twenties. Regional areas tend to lose young people and gain older families and retirees. Understanding the City's attraction to different age groups might assist in providing relevant infrastructure, employment opportunities and facilities which may help to retain age groups which are otherwise leaving the area. Providing more flexible access to goods and services and job opportunities relevant to persons under 25 might assist in retaining population within the City.

Figure 11. Net Migration by Age Group 2016



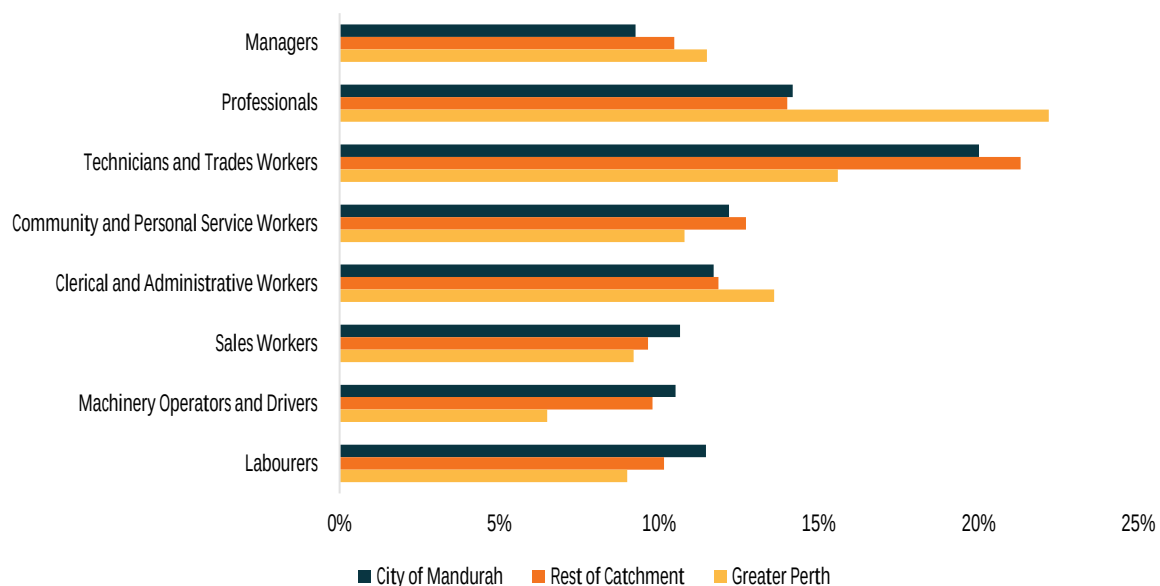
Source: Forecast id 2016

4.2 Socio-Economic Analysis

This section provides an overview of the study area's occupation, labour force status, current and future household expenditure. The City's occupation statistics quantify the occupations in which the residents work. Figure 12 shows a breakdown of occupations in the City.

The City also has a higher level of sales workers aligning with the provision of retail trade employment. It is expected that additional retail employment will align with current occupations. The fact that the employment will necessitate work outside of current trading hours would not be expected to affect the uptake of employment given the higher proportion of relevant skills available.

Figure 12. Occupation



Source: ABS 2016

The City's labour force is made up by 18,320 working full-time, 11,167 working part-time and 27,600 not in the labour force (Figure 13). The levels of full-time or part-time employment as well as unemployment are an important indication of the strength of the local economy. The City has a higher unemployment rate (10.9%) compared to Greater Perth (8.1%). This indicates there might be less job opportunities for residents in the local economy.

Figure 13. Unemployment Rate

Employment Status	City of Mandurah	Greater Perth
Looking for full-time work	7.1%	4.8%
Looking for part-time work	3.8%	3.3%
Unemployed (Unemployed rate)	10.9%	8.1%

Source: Profile id 2016

Underemployment in the retail industry is particularly high. Labour force estimates from the ABS for underemployment in Australia indicate that it peaked at approximately 22.6% in May 2020.⁵ As of August 2020, underemployment in retail trade was approximately 15.4% compared to an average of 9.8% across all industries (including retail). Underemployment figures are not available at a Local Government level, however, given the city's high unemployment rate it is suspected that underemployment may also be above average.

Figure 14 shows a breakdown of labour force status by age. As to be expected, the majority of people aged 60+ are not in the labour force. The under 25 age cohort has the highest percentage of part-time and unemployed workers. Additional retail employment would align with the skills and experience of this age group and could be expected to contribute to a reduction in unemployment.

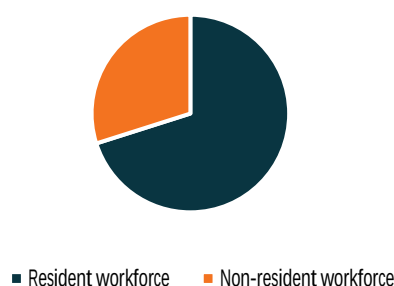
Figure 14. Labour Force Status by Age



Source: ABS 2016

Place of Work data provide information on where a person goes to work. The address of the person's workplace in the week prior to Census night is coded to a Destination Zone (DZN). DZN boundaries have been designed by the ABS following consultation with each State/Territory Transport Authority. More than a quarter of workers in the City Mandurah live outside the study area and come to Mandurah for work (30%). 70% of the workforce live and work in Mandurah.

Figure 15. Employment by Place of Work (POW)



⁵ ABS Labour Force 2022

When considering the City's labourforce (residents that work), approximately 57% of the City's labourforce work outside the City. This indicates there could be significant leakage of resident expenditure to outside the City from residents who work outside the City. There could also be a missed opportunity to capture the expenditure of the workforce who lives outside the City.

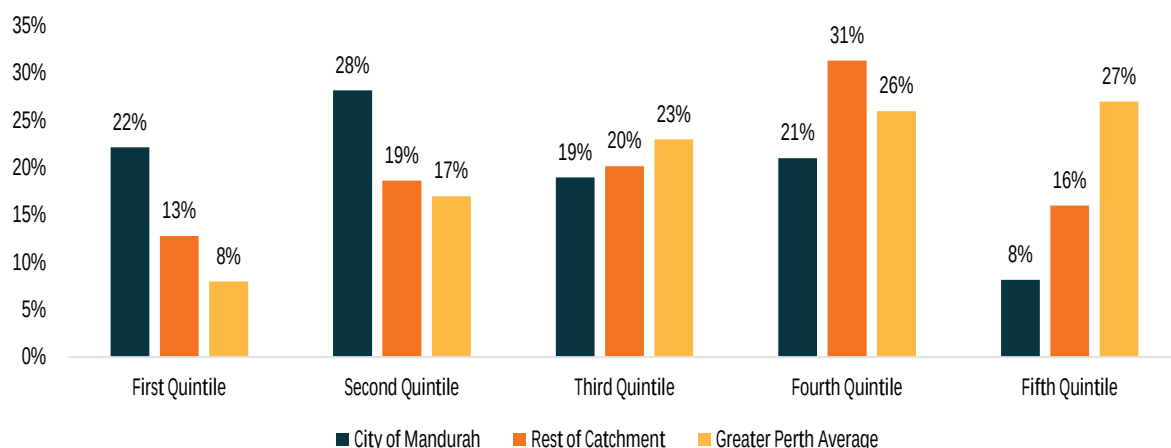
Figure 16. City's Labourforce Movements (PoUR)



Source: ABS 2016

ABS divides the population of Australia (as well as each State and Territory) into five equal parts, dependent on their level of gross household income. The 20% of households with the lowest weekly income are classified as falling within the first income quintile, while the fifth income quintile represents the top 20% of income-earning households. The level of spending on retail goods and services is primarily determined by household income. Lower quintiles spend a higher proportion of their income on basic goods and services. ABS Census 2016 data provides the estimated distribution of income level per dwelling in the study area. The City of Mandurah has a higher percentage of residents in the lower income quintiles. The rest of the catchment has a higher percentage of residents in the fourth quintile compared to Greater Perth. Research shows people with lower incomes spend more on convenience shopping. The distribution of households in the lower quintiles is likely skewed in the City of Mandurah by the high number of retiree households, some of whom would generate higher expenditure than an equivalent low- or no-income household

Figure 17. Income Profile



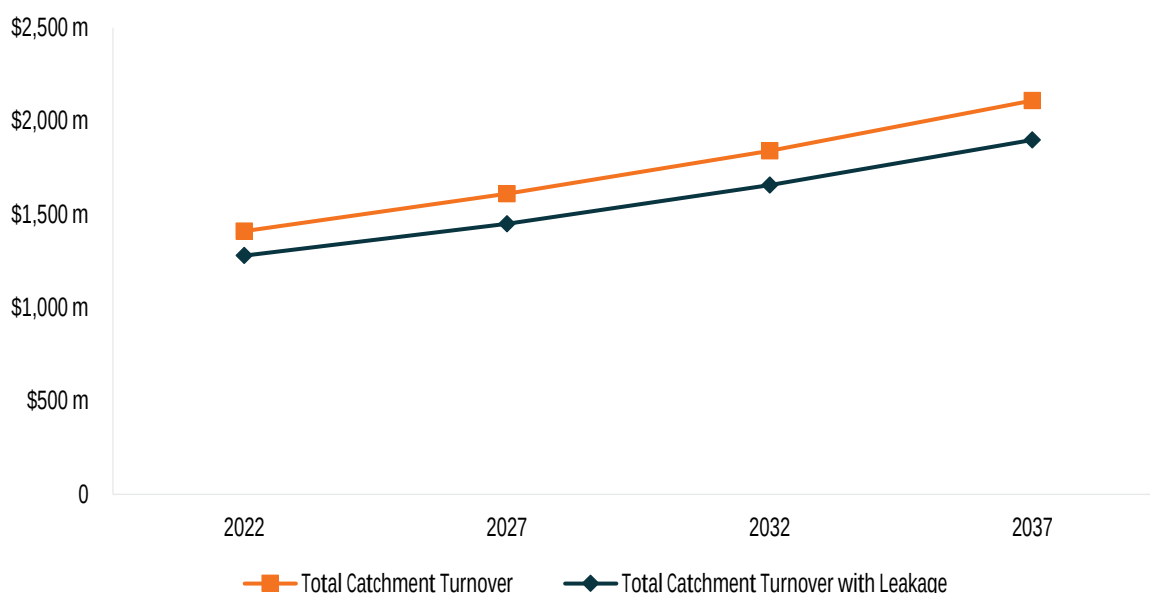
Source: ABS 2016

ABS Household Expenditure Survey 2015/2016 data was used to estimate the average spend per dwelling by income quintile, from which the total expenditure pool was derived for the gravity modelling. The model combines propensity to spend on commodities based on household income quintiles to derive the total retail

expenditure in the area (Figure 18). The expenditure in for the Trade Area was adjusted to account for retirees who are recorded as zero or low income by the ABS Census but would spend more on retail goods and services than other households in these categories. The Trade Area includes a portion of the City of Rockingham and the average expenditure per household of the City of Rockingham was assessed for its suitability for use in the model. The residential rate revenue between the City of Mandurah and City of Rockingham was compared to assess the appropriateness of the expenditure estimate. It was assumed that household value was representative of household capacity for expenditure. The City of Mandurah receives approximately \$1,359 in rates per dwelling while the City of Rockingham generates approximately \$1,315 per dwelling. Given the higher level of rate revenue per household in Mandurah it was assumed that household expenditure in the City of Rockingham could be used as an input for total turnover in the Trade Area. It should be noted that the change in turnover does not affect impact estimates as they remain proportional to available turnover. The exercise was undertaken to ensure the model accurately modelled the activity centre hierarchy based on actual turnover data for centres in the Trade Area⁶.

Given projected household growth, estimated shop / retail expenditure is estimated to increase from \$1.4 million in 2022 to \$1.8 million in 2032, reflecting growth of 30%. By 2037, trade area shop / retail expenditure is predicted to reach \$2 million an increase of 49% per cent from current levels. Some of this turnover is projected to be lost to online leakage.

Figure 18. Household Expenditure



Source: , ABS Census 2016, ABS HHES 2015

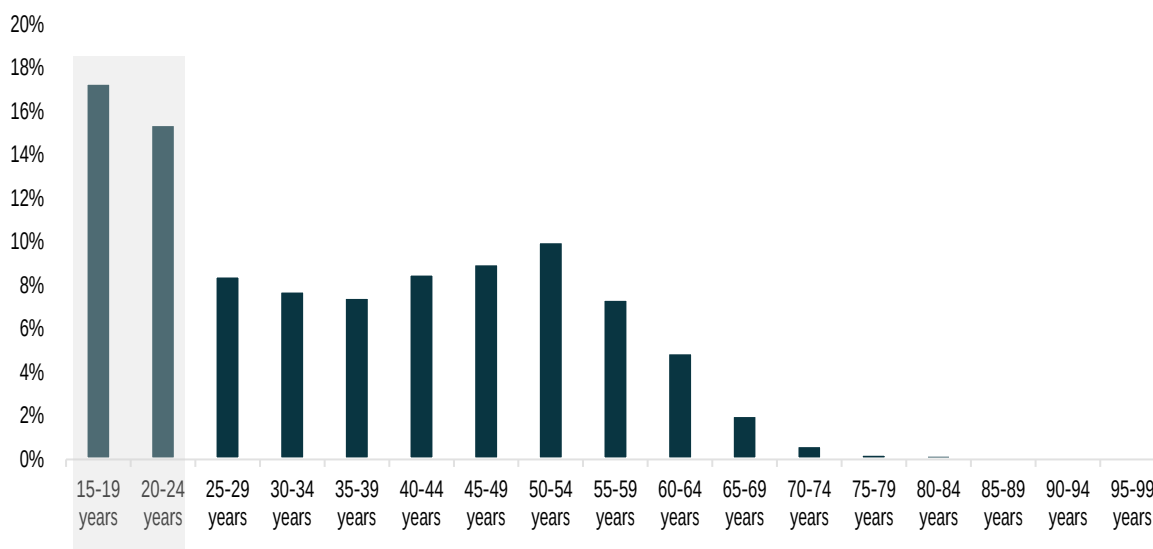
Growth in the expenditure pool will mitigate any potential impact from extended trading hours on activity centres within the City of Mandurah.

⁶ Annual Report 2020-2021, City of Rockingham, Annual Report 2020-2021 City of Mandurah

4.3 Local Retail Industry Analysis

This section provides an overview of the local retail industry, including employment type by age and sex. This analysis will help in the understanding of how the proposed change might impact workers in the retail industry. Figure 18 shows a breakdown by age of residents in the City working in the retail industry.

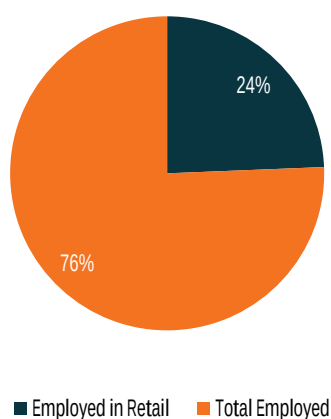
Figure 19. Retail Industry – Age



Source: ABS 2016

Persons between the ages of 15 and 24 years have the highest representation among retail industry workers. This indicates the people in this age cohort are more likely to work in this industry than other cohorts. Of the total number of employed people aged under 25, approximately 25% worked in retail (Figure 20). This indicates the industry provides employment for almost a quarter of all employed people aged under 25.

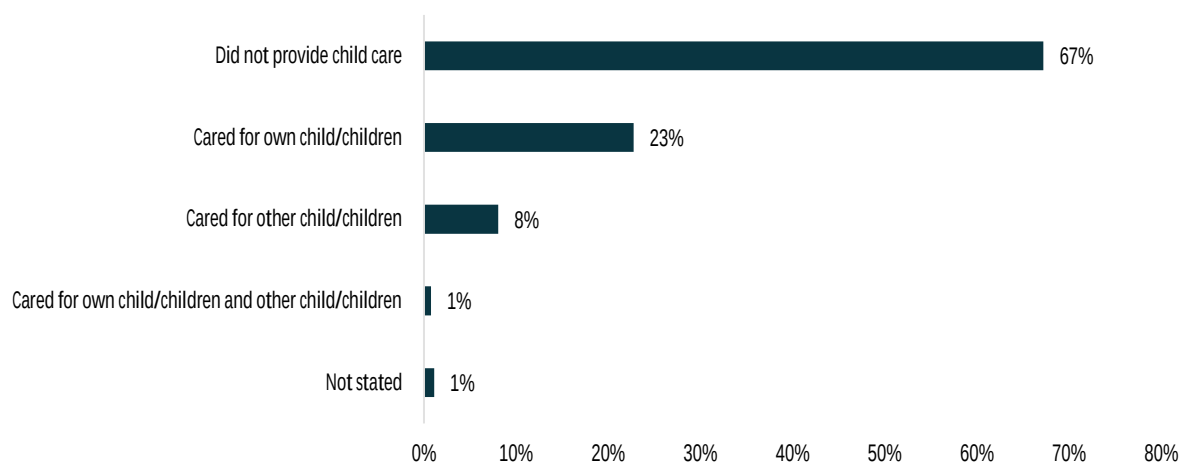
Figure 20. Retail Industry – Under 25



Source: ABS 2016

Figure 20 shows the amount of unpaid childcare time spent by residents of the City working in the retail industry. Results are derived from the question ‘In the last two weeks did the person spend time looking after a child, without pay?’ and specifically targets people looking after their own children rather than others⁷. The majority of retail workers did not provide childcare (67%). 23% of workers cared for their own children (Figure 16). This is reflective of the age distribution of workers in the retail industry, mainly characterised by young people and indicates the demand for additional childcare may be less compared to other industries that require extended hours. It also could also represent less women returning to the workforce due to limited access to childcare and/or opportunities to work when a partner or relative could care for the child.

Figure 21. Retail Industry – Unpaid Childcare

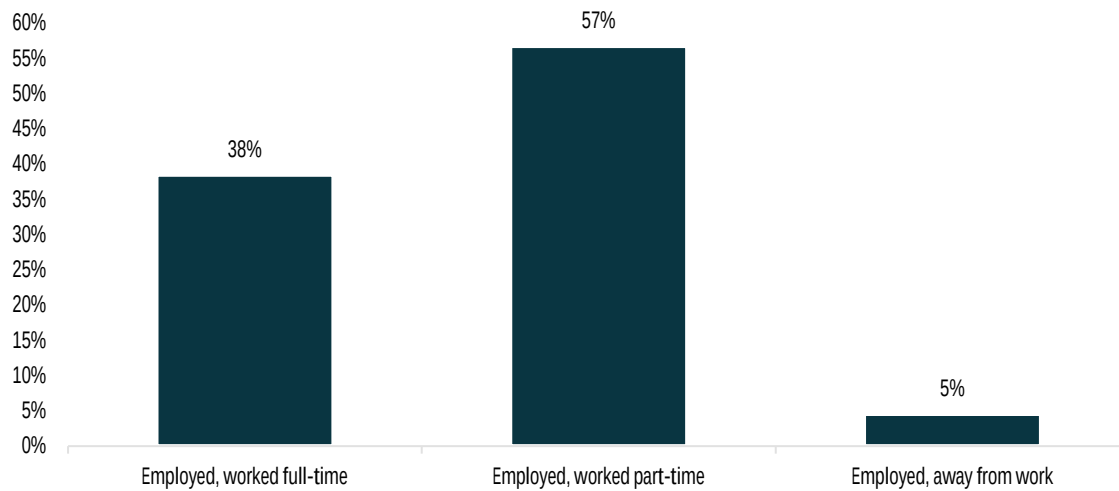


Source: ABS 2016

Figure 22 shows employment status for residents working in the retail industry. More than half of retail workers were employed part-time (57%). Increased hours of employment would likely be taken up by a mix of current part-time employees and new employees.

⁷ Results for this question only applies to people aged 15 years and over.

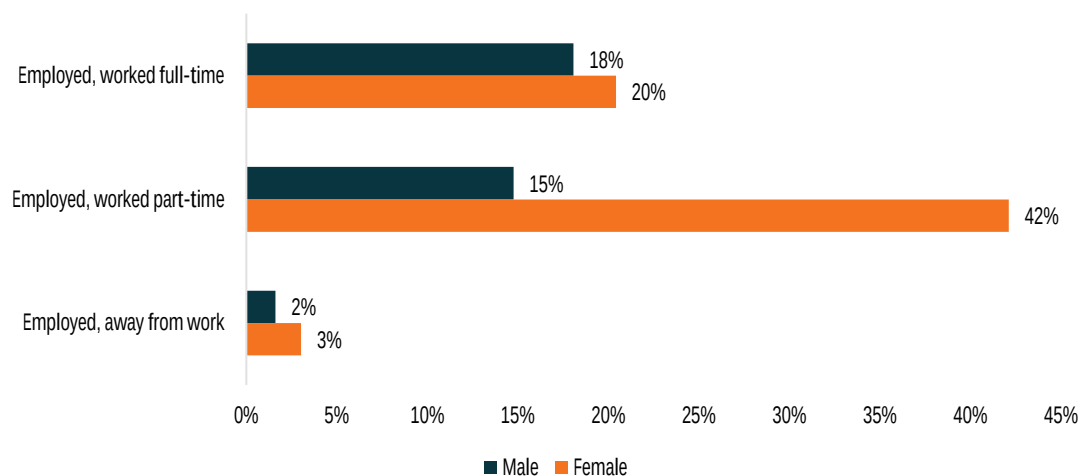
Figure 22. Employment Status



Source: ABS 2016

When filtering employment status by gender, 66% of retail workers were female, of which 42% were working part-time, compared to 15% of men (Figure 22).

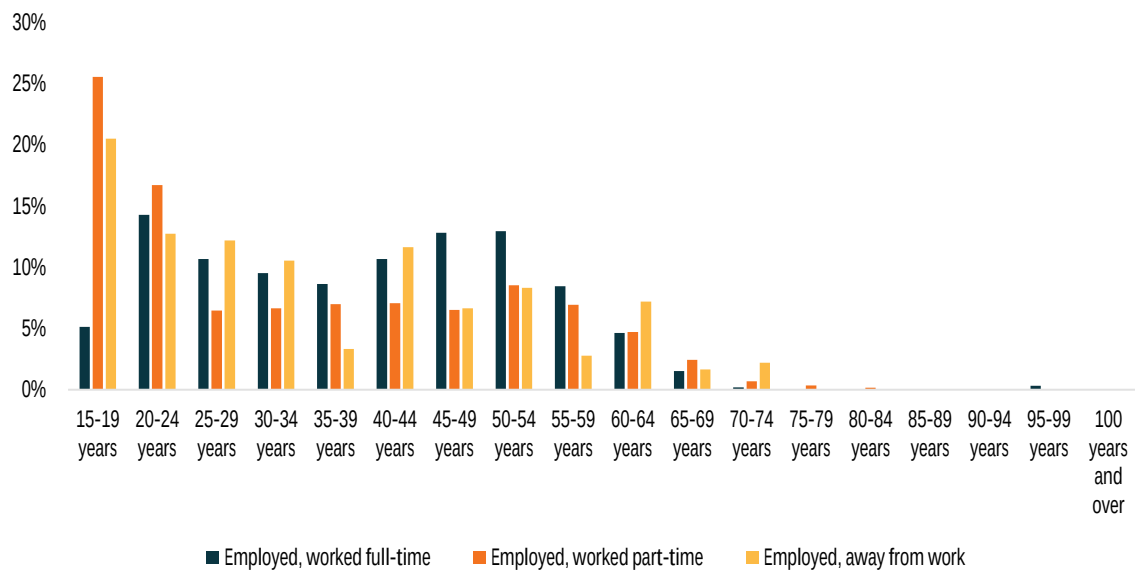
Figure 23. Employment Status – By Gender



Source: ABS 2016

When filtering employment status by age, 43% of the City of Mandurah's retail workforce under 25 employed part-time.

Figure 24. Employment Status – By Age



Source: ABS 2016

The above analysis demonstrates the importance of the retail industry to female and under 25-year-old persons employed part-time. The results will allow for estimates of employment changes for these demographics.

5 LITERATURE REVIEW

A comprehensive literature review on the topic of extending retail trading hours was undertaken. The review identified the potential effects of the proposed change on businesses, consumers and workers. The section below provides a breakdown of potential impacts, including effects on retail turnover, effects on leisure time and effects on retail employment. A summary of the literature review and identified effects is available below.

Figure 25. Literature Review Summary

Source	Positive	Negative	Other Considerations
Time to Open – Retail Trading Hours in WA. A Case for Reform	• Growth in sales • Work opportunities for younger people and women • Increase in available hours for existing employees • Enhances the vibrancy of shopping precincts • Retention of night time economy tourism expenditure		
Statutory Review of the Retail Trading Hours Act 1987	• Increase of spend, reduction of peak shopping times. • No evidence to support the contention that deregulated or extended trading hours have an adverse effect on	• IGA losing market share and their businesses become less profitable	



	family life, sports and community participation rates		
Deregulation of trading hours in Western Australia, BIS Shrapnel		No material lift in employment in Western Australia since its deregulation of shopping hours	Sales turnover is dependant on household income and population number
The impact of deregulation of retail hours on shopping patterns in a mall hierarchy: an application of the RASTT model to the Sydney Project (1980-1998) and the global vacant shop problem		Loss of patronage in lower order centres	
Denmark Ministry of Trade and Industry, An Analysis of the Danish Shops Act – Consequences for shops, consumers and employees	- Increase in sales in the retail industry - Retail employment increased more than in the rest of the economy - Irregular working hours (i.e. outside normal working hours) for employees in the retail industry		
The Impacts of Retail Trade Deregulation: A review of evidence from other jurisdictions		Overall increase in overall shares for larger stores at the expenses	



		of smaller businesses	
The Effects of Deregulating Retail Trading Hours in Queensland		• IGAs to reduce operation costs such as cut labour costs • Reduced turnover at an IGA has a higher effect on employment than the average retailer	
Trading Hours Review Issues Paper	• Improved ability to compete with online vendors • Addresses community needs	• Impact on regional Towns as extended trading hours attract consumers to larger centres • Disadvantage for retailers not located adjacent to areas with extended trading hours • Turnover impact on small and medium business	
Economic Structure and Performance of the Australian Retail Industry	• Job opportunities, opportunity to earn additional income by receiving penalty		

	rates for such work		
Review of Retail Trading Hours – Submission in Response to the Public Consultation Paper, Retail Traders Association	• Increase in retail employment		
Shopping Hours and Price Levels in the Retail Industry: a Theoretical and Empirical Analysis		• Increase in prices as a result of smaller centres closing down, monopoly of majors	
Non-sequential consumer search and the consequences of a deregulation of trading hours	• Shops to become more efficient (and inefficient shops are driven out of the market), resulting in lower prices overall • Reduction of travel time for shoppers and opportunity/cost of shopping	•	

Source: Pracsys 2022

The following summaries provide descriptions of the findings from reviewed literature. The summaries are undertaken by main impact topic, including:

- Effects on Retail Turnover
- Effects on Small Business
- Effects on Leisure Time
- Effects on Retail Employment
- Effects on Prices of Goods
- Other



Effects on Retail Turnover

- A 2011 report developed out of the University of Western Australia highlighted that when Victoria deregulated in 1996, sales grew faster there than in any other State. Similarly, when Tasmania deregulated in 2002, over the following three years it experienced 26 per cent growth in retail sales compared with an Australia-wide growth rate of 17 per cent⁸.
- Interstate trends indicate that when retail trading is deregulated spending increases overall and consumers do spread their time of shopping out over available hours⁹
- Other studies identify household income and population number as the primary driver of retail turnover¹⁰
- A loss of patronage in lower order town and suburban centres which was evident in the rise in the number of vacant shops in lower order centres¹¹
- Sales in the retail industry increase with the extension of opening hours¹²

Effects on Small Businesses

- There is evidence that with relaxed trading hours there is often an overall increase in overall shares for larger stores at the expenses of smaller businesses¹³
- In relation to its own stores, Mr John Cummings, President of IGA claimed that the additional competition has resulted in IGA losing market share and their businesses have become less profitable as a result of increased trading hours for general retail shops¹⁴
- A questionnaire on trading hours extension conducted on a sample of IGAs. Several IGA storeowners indicate that their profit margins are already quite small and that they would have to consider selling their business if hours were deregulated. Most respondents indicate that their first action following deregulation would be to cut labour costs¹⁵

Effects on Leisure Time

- Reports issued by the Productivity Commission, the University of Western Australia and the Economic Regulation Authority found no evidence to support the contention that deregulated or extended trading hours have an adverse effect on family life, sports and community participation rates. Nor is there any evidence that extended trading hours affect church attendance¹⁶

⁸ Time to Open – Retail Trading Hours in WA. A Case for Reform

⁹ Statutory Review of the Retail Trading Hours Act 1987

¹⁰ Deregulation of trading hours in Western Australia, BIS Shrapnel

¹¹ The impact of deregulation of retail hours on shopping patterns in a mall hierarchy: an application of the RASTT model to the Sydney Project (1980-1998) and the global vacant shop problem

¹² Denmark Ministry of Trade and Industry, An Analysis of the Danish Shops Act – Consequences for shops, consumers and employees

¹³ The Impacts of Retail Trade Deregulation: A review of evidence from other jurisdictions

¹⁴ Statutory Review of the Retail Trading Hours Act 1987

¹⁵ The Effects if Deregulating Retail Trading Hours in Queensland

¹⁶ Statutory Review of the Retail Trading Hours Act 1987

Effects on Retail Employment

- Deregulation of trading hours provides those individuals who prefer to work outside of 'normal hours' with job opportunities they would not have otherwise. And for other workers, there is the opportunity to earn additional income by receiving penalty rates for such work¹⁷
- A study on the effects of deregulation on IGAs estimated that the loss of income for IGAs could bring a loss of 8.2 jobs in the retail sector of that community¹⁸. The total loss of employment in the community could be equivalent to 10.7 jobs¹⁹
- Retail employment in Western Australia would likely increase as a result of shopping hour reform. This is based on the result in Victoria which experienced a 0.6% increase in retail employment in the year following the 1996 removal of trading hour restrictions whilst nationally retail employment numbers fell by 2.4%²⁰
- Creates more work opportunities for younger people and women
- Increase available hours for existing employees
- Boosts flexibility for young, casual, and part-time workers who prefer to work unconventional hours²¹
- No material lift in employment in Western Australia since its deregulation of shopping hours (...) in addition, total hours worked did not improve²²
- Retail employment increased more than in the rest of the economy²³
- extended opening hours in the retail industry have resulted in "irregular" working hours (i.e. outside normal working hours) for employees in the retail industry²⁴

Effects on Prices of Goods

- if deregulation causes a reduction in the number of smaller shops and/or in their market share, then the increased market power of larger shops would result in a monopolistic or oligopolistic equilibrium characterised by higher prices²⁵
- With deregulation, shoppers have better opportunities to search for the cheapest shop. This, in turn, pushes all shops to become more efficient (and inefficient shops are driven out of the market), resulting in lower prices overall
- Deregulation can reduce the travel costs of shoppers

¹⁷ Economic Structure and Performance of the Australian Retail Industry

¹⁸ The study was conducted based on state-wide research and surveys involving all IGA retailers in the state of Queensland, Australia

¹⁹ The Effects of Deregulating Retail Trading Hours in Queensland

²⁰ Review of Retail Trading Hours – Submission in Response to the Public Consultation Paper, Retail Traders Association

²¹ Time to Open – Retail Trading Hours in WA A Case For Reform

²² Deregulation of trading hours in Western Australia, BIS Shrapnel

²³ Denmark Ministry of Trade and Industry, An Analysis of the Danish Shops Act – Consequences for shops, consumers and employees

²⁴ Ibid

²⁵ Shopping Hours and Price Levels in the Retail Industry: a Theoretical and Empirical Analysis



- and/or the opportunity cost of shopping²⁶

Other

- Smooths out peak demand periods, reducing congestion and allowing shoppers to practice social distancing
- Enhances the vibrancy of local community hubs by encouraging consumers to spend in their local precincts, rather than online.
- Attracts and retains tourists who add monetary and cultural value²⁷

The identified impacts make-up part of the impact identification process and have been supplemented through stakeholder consultation.

²⁶ Non-sequential consumer search and the consequences of a deregulation of trading hours

²⁷ Time to Open – Retail Trading Hours in WA A Case For Reform

6 STAKEHOLDER CONSULTATION

Stakeholder Consultation was conducted with the local community and business stakeholders to define impacts, understand the potential magnitude of impacts, and to test assumptions made through analysis and secondary research.

6.1 Community Survey

The objective of the community survey was to obtain information on current purchasing behaviour and views in relation to the proposed change to retail trading hours. Apposite questions targeting retail trade workers were also included to understand their willingness to work extra shifts and whether the shifts would impact their leisure time. The collected sample included a representative group of community members, of which the majority was female (53.7%). Almost half of respondents were aged 55+ years (44.5%) followed by respondents aged 35-54 (31.6%). A relatively small proportion of the sample indicated to work in retail (27 responses). Figure 26 shows a summary of the methodology and samples.

Figure 26. Community Survey Methodology

Type of survey	When	Type of Sample	Sample Size
Intercept survey	23 rd of November to 5 th of December 2021	Quota sample	30
Telephone survey	23 rd of November to 5 th of December 2021	Quota sample	363
Online survey through Mandurah Matters	29 th of November to 10 th December 2021	Convenience sample	192

Source: Research Solutions 2021

The following findings from the randomised telephone survey have been used to inform the analysis

- 2 in 3 residents use online shopping
- 24% of residents who online shop indicated they did so due to restricted trading hours
- These online shoppers would reduce their online expenditure by an estimated 20% if hours in Mandurah were extended
- 3 in 4 residents currently do at least some of their shopping outside the City (1 in 4 do so at least weekly).
- Just over 2 in 5 residents currently shop outside the City after 6 pm on weekdays.
- A reduction of approximately 15% in leakage of shopping trips to outside of Mandurah for persons who currently shop outside the City after 6pm
- A reported small increase in the proportion of shopping undertaken at small retailers (from 41.2% to 45.3%)

- 1 in 3 retail workers would be prepared to increase their working hours
- For those who would not want to work additional hours or would not want to change their current hours, over 70% indicated they would experience a reduction in leisure time by working extended trading hours

6.2 Workshops

The workshops were conducted in two locations to cater to both Mandurah-based stakeholders and Perth-based stakeholders. A total of four individual interviews were also conducted. Workshops and interviews had the main objectives of informing consulted stakeholders on the Cost Benefit Analysis process, identifying potential impacts associated with the proposed extended trading hours and collecting information to support the modelling of expected impacts. Figure 27 shows a summary of workshops and interviews.

Figure 27. Workshops Methodology

Method		Participants	When
Stakeholder Workshops	Workshop #1 Perth based stakeholders	• Steve Cuzens, Lease Equity • Arthur Abrahams, Loucoum Property • Richard Terhorst, Vicinity Centres • Megan Ross, Agora Property	Wednesday 12 th of January 2022
	Workshop #2 Mandurah based stakeholders	• Andrew McKerrell, Peel CCI • Anita Kane, Visit Mandurah • Hayden Burbridge, Local Retailer	Monday 17 th of January 2022
Interviews	Interviews (x4)	• Joe Rooney, Primewest • Jason Robertson, Australian Retail Association • Matthew Milner, Farmer's Jacks Halls Head • Rob Filmer, Mandurah IGA	From 17 th of January to 1 st of February 2022

Source: Pracsys 2022

A full list of all stakeholders invited to consultation sessions is available in **Appendix I: List of Stakeholders**. Stakeholders were asked to provide input on expected responses and impacts on businesses, consumers and workers, and to provide an ideal outcome scenario for trading hours.

Main Findings

The main findings from the workshops and follow-up interviews have been summarised in the table below (Figure 28).

Figure 28. Main Findings

Expected Impacts
Consumers • Might deter anti-social behaviour by having more foot traffic • Potential shift of spending from outside Mandurah to inside • Greater tourism and more tourism expenditure captured • Increase in liveability • Population retention • Spread trading hours over longer period of time might reduce congestion • Increase in residents and workers shopping in Mandurah, reduction of leakage to neighbouring areas • Reduction of travel time • Flexibility of shopping at most convenient time • Shoppers unlikely to change their behaviour and spend • Current shopping hours are suitable to the City's population, and Thursday night as extra day with extended hours is sufficient • Online shopping is convenient and available 24/7 so ultimately no benefit for the consumer • Increase in prices if only major shopping centres remains open
Businesses • Likely to affect specific small businesses more • Likely to affect specific retail types more (i.e. supermarket more than clothing store) • Increase in turnover for large retailers • Increase in turnover for small retailers in shopping centres that contain a large retailer • Reduction in turnover for small retailers • Flexibility: business can choose to open for longer or not • Later hours are not likely to be viable for small businesses • Small businesses can choose the opening hours that are most profitable to them (don't have to open more or later hours just because large retailer does)



- Small businesses in shopping centres may be better able to cover fixed cost by opening more hours.
- Additional operating costs for small businesses
- Increased in turnover for small businesses from increased traffic
- Attraction of some brand name retail operators currently hindered by current limitations
- Extra competition might improve quality of offering
- Smaller retailers might struggle to find staff and/or pay staff for the extra hours
- Small independent businesses will likely see a reduction of turnover and have to close down
- Businesses will likely not see an increase in profits

Workers

- Additional employment for retail workers and other workers at shopping centre (cleaners, security)
- Potential reduction in need for child care as partner could care for child after hours
- Potential increase in need for afterhours childcare for single parents
- Provide part-time, casual work outside normal working hours
- Smaller businesses might need to let existing staff members go to cover the costs/loss in turnover
- Youth unemployment would not change as extended hours are not desirable hours to work
- Reduction of employment for centres already trading extended hours as a result of loss of turnover and diminution of foot traffic
- Potential reduction of leisure time for business owners
- No additional employment

Source: Pracsys 2022

These findings have been combined with the literature review to guide the modelling for the CBA.

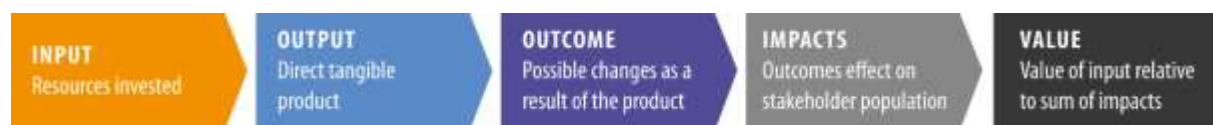
7 IMPACT MODELLING

This section of the report aims to discuss and quantify, where possible, the impacts (benefits) associated with the proposed extended trading hours. Due to the nature of some of the identified impacts, only certain costs/benefits can be successfully expressed in monetary value.

7.1 Theory of Change

Impact Pathways are central to developing economic and social impact estimates for the CBA. Impact Pathways are a method of summarising the process by which value is created through a project or policy change (Figure 29).

Figure 29. Impact Pathways Approach



Source: Pracsys (2022) based on the SROI Network International's Guide to Social Return on Investment 2015

The identified impacts are then monetised by using the 'benefit transfer' method – drawing values (through financial proxies) from high-quality studies and applying them to the context in question. The consistent quantification of metrics allows the direct comparison of project costs and benefits, summarised in the Benefit Cost Ratio (BCR). Identified impacts derived from literature review and consultation are summarised below.

Figure 30. Identified Impacts

Impact	Type
Costs	
Turnover Impact for Activity Centres with Small-Medium Retail Anchor	Quantifiable
Additional Cost to Consumers	Quantifiable
Reduction of leisure time	Quantifiable
Benefits	
Reduced Turnover Leakage	Quantifiable
Turnover Impact for Centres with Large Retail Anchor	Quantifiable
Reduction of Online Leakage	Quantifiable
Employment (Net Impact)	Quantifiable
Nighttime Economy and Tourism Spend	Quantifiable (not included in CBA)
Smooths peak demand allowing social distancing	Quantifiable



Impact	Type
Increase in Liveability	Qualitative
Reduced Travel Time	Qualitative

Source: Pracsys 2022

7.2 Gravity Modelling Methodology

Pracsys uses a proven retail gravity model methodology to examine the supply of and demand for retail floorspace within a defined catchment and estimate the potential impact of the extended trading hours. The Retail Gravity Model (also known as Huff's Gravity Model) is a modified version of Sir Isaac Newton's Law of Gravitation. The Gravity Model is a popular model widely used in international trade modelling, transport modelling and regional planning. Retail Gravity modelling studies retail supply, and the probability of a customer (demand) visiting a particular centre. The model accounts for the distribution and attractiveness of competing centres, along with the distance a customer will have to travel to each centre. Floorspace quantum (m^2) is generally used to represent the attractiveness of retail centres where the same trading hours apply. Customers are willing to travel farther to shop at large centres, representing a higher level of attraction (they can generally satisfy multiple needs in one trip to a larger centre, which also contains a higher proportion of comparison goods). For the purpose of this study, Pracsys added an additional component to the gravity model calculation, to account for opening hours and their influence on attractiveness. Opening hours were combined with floorspace quantum, providing a new attractiveness variable that could be used to test the impact associated with extended trading hours.

The model provides an objective method of distributing expenditure among centres. Calibration is used to match the calculated distribution of expenditure to actual published turnover levels, optimising the model outputs. Having established a benchmarked current distribution of expenditure, new trading hours can be introduced and changes in expenditure distribution across centres can be examined. This comprehensive approach creates a distribution of expenditure that is fundamentally unbiased, as it is based on mathematical rules. It is a widely used approach that has been accepted by the Department of Planning, Lands and Heritage and Western Australian Planning Commission (WAPC) through the review of a wide range of Structure Plans, Local Commercial Strategies and Retail Sustainability Assessments.²⁸ For more information on the gravity modelling methodology applied to this study and floorspace quantum calculation, please see **Appendix II: Gravity Model Methodology**.

²⁸ For example, in April 2014, the West Australian Planning Commission approved the Melville City Centre Structure Plan, which proposed the expansion of the Garden City shopping centre. The RSA prepared by Pracsys in support of the application was based on gravity modelling. Please see Melville City Structure Plan 2015.

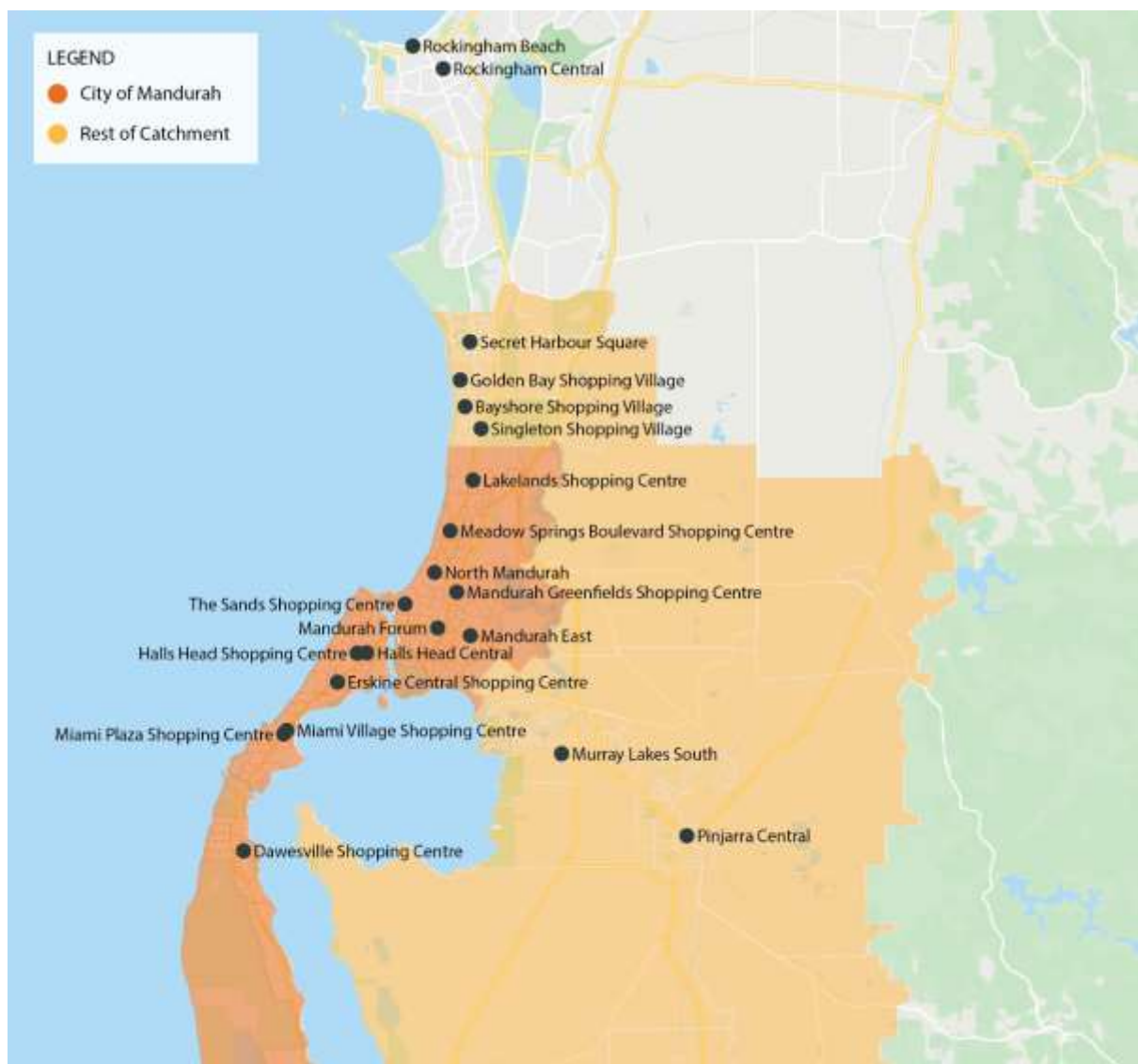
Current Supply

This section provides an overview of the competitive environment. The floorspace for the catchment was estimated through data from multiple sources:

- The Department of Planning Land Use Survey (2015/17)
- Property Council Shopping Centre Directory (2018)
- Desktop analysis of expansions and new development after 2018

A total of 60 centres containing shop / retail floorspace within the Trade Area were included in the analysis. The trade area includes a wide range of retail offerings, from Mandurah Forum to various local level centres. A selection of centres within the supply network is illustrated below.

Figure 31. Selection of Current Supply



Source: DPLH Land Use and Employment Survey 2015/17, Pracsys 2022

A review of relevant planning documents and desktop analysis was used to identify expansions that may have occurred since the most recent land use survey published in 2016/17.

Figure 32. Expansions and Developments Post 2015

Centre	Previous NLA (m ²)	Expanded NLA (m ²)	Additional NLA (m ²)
Mandurah Forum	31,556	57,628	26,072
Halls Head Commercial Centre	nil	9,200	9,200
Greenfields Commercial Centre	nil	5,326	5,326
Lakelands Shopping Centre	nil	21,170	21,170
Singleton Shopping Village	nil	4,000	4,000

Source: Pracsys 2022

After the inclusion of the completed expansions and developments, the total Shop (SHP) floorspace within the trade area has been estimated at 338,162m².

Figure 33. Trade Area Retail Supply Network

Centre	Shop Floorspace (m ²)
Mandurah	
Mandurah Strategic Metropolitan Centre	57,628
Lakelands Shopping Centre	21,170
Halls Head Central, Halls Head Shopping Centre	21,093
Mandurah Central	19,969
North Mandurah	18,130
Miami Plaza Shopping Centre, Miami Village Shopping Centre	10,802
The Sands	10,068
Meadow Springs Boulevard Shopping Centre	8,055
Marina	5,368
Mandurah East	4,300
City Centre (Bird Cameron)	4,130
Erskine Central Shopping Centre	3,552
Mandurah Greenfields Shopping Centre	3,551
Dawesville Shopping Centre	3,160
Greenfields Shopping Centre	1,506
Aldi Anstruther Road	1,350



Centre	Shop Floorspace (m ²)
Lakes	1,230
Old Bridge IGA	1,000
IGA Seascapes	877
Erskine	550
Falcon	550
Peel Isolated Uses	290
Parkridge	220
Dudley Park	200
Casuarina Drive	200
Roberts Point	200
Herron	130
Fairbridge	80
Rockingham	
Rockingham Central	63,978
Secret Harbour Square	15,000
Rockingham Beach	13,848
Enterprise	7,298
Singleton Shopping Village	4,000
Aldi Rockingham	1,600
Isolated Service Stations	800
Golden Bay Shopping Village	737
Bayshore Shopping Village	527
Foreshore Village	330
Golden Bay	307
Shire of Murray	
Pinjarra Central	9,834
Spudshed Furnissdale	2,000
Barragup	1,350
Austin Lakes IGA	1,000
Pinjarra South	891

Centre	Shop Floorspace (m ²)
Ravenswood	555
Murray Lakes Centre	386
North Yunderup Road	340
Carcoola	250
Murray Lakes Resort	200
North Dandalup	130
Fairbridge	80
Coolup	75
53 Mile Roadhouse	50
Pinjarra North	40
Total Floorspace	338,162

Source: DPLH Land Use and Employment Survey 2015/17, Vicinity Centres Direct Portfolio Property Book 2020, Pracsys 2022

Where applicable, available published turnover from centres in the trade area has been used to calibrate the model (Figure 34)

Figure 34. Available Centres Turnover

Centre	Reported Turnover	Source
Rockingham Centre	<i>Commercial Confidence</i>	Vicinity Centres, 2021
Mandurah Forum	<i>Commercial Confidence</i>	Vicinity Centres, 2021
Halls Head Central	<i>Commercial Confidence</i>	Vicinity Centres, 2021
Greenfields Shopping Centre	\$56,888,085	Shopping Centre Directory, 2018
Mandurah IGA	<i>Commercial Confidence</i>	Mandurah IGA, 2018

Source: Pracsys 2022

Where reported turnover was not available, industry benchmark viability levels were used to calibrate centres at a high-level based on the types of uses they provide (Figure 35).

Figure 35. Benchmark Productivity Levels

Retail Category	Productivity (\$/m ²)	Example Use
Take Home Food	10,000	Grocery
Take Home Liquor	9,000	Bottleshop
Dine Out Food	6,500	Restaurant



Retail Category	Productivity (\$/m ²)	Example Use
Clothing/Footwear	5,000	Comparison
Convenience Retail	7,000	Deli / pharmacy
Bulky Goods Retail	5,500	Showroom

Source: Colliers 2017

Where applicable, centre turnover has been calculated based on the proportion of centre revenue likely to be derived from the Trade Area (i.e. the retail turnover of centres at the boundary of the Trade Area has been adjusted to account for the proportion of turnover they would expect to capture from the Trade Area).

Scenarios Tested

The model accounts for population growth in the network to estimate current and future levels of turnover at the centres in question. Two option scenarios were modelled:

- Scenario 1: Extension of trading hours to match proposed change (+15 trading hours from current)
- Scenario 2: Extension of trading hours to match Perth Metropolitan hours (+11 trading hours from current)

Scenario 1 – Extension to match proposed change

This scenario assumes that trading hours will be extended to match what is currently proposed bringing permissible total weekly trading hours from 70 to 85 a week.

Figure 36. Scenario 1 Trading Hours

Day of the Week	Current	Proposed	Difference
Monday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	10:00 – 17:00	08:00 – 18:00	+3hrs
Exclusions: Christmas Day etc.	Closed	Closed	No Change
Total	70 hours	85 hours	+ 15 hours

Source: Pracsys 2022

The key assumptions to undertake an assessment of the impact of the proposed change are as follows:

- Current trading hours have been set to a total of 70 for all centres included in the modelling, with the exception of centres in the area already trading extended trading hours (81 hours per week) including those outside of the City of Mandurah and small-medium retail anchor in the City of Mandurah (i.e., IGA and Farmer Jack's)
- Proposed trading hours have been extended, as proposed, to 85 hours per week, with the exception of centres already trading extended hours, with the assumption that these centres will not further extend their hours of trade. This provides a conservatively large impact on centres within City of Mandurah
- Additional opening hours have been applied to the proportion of centre floorspace that is made up of large retailers

Scenario 2 – Extension to match Perth Metropolitan Centre hours

This scenario assumes that trading hours will be extended to match the Perth Metropolitan Area opening hours bringing permissible total weekly trading hours from 70 to 81 a week.

Figure 37. Scenario 2 Trading Hours

Day of the Week	Current	Proposed	Difference
Monday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Tuesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Wednesday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Thursday	08:00 – 21:00	08:00 – 21:00	No Change
Friday	08:00 – 18:00	08:00 – 21:00	+ 3hrs
Saturday	08:00 – 18:00	08:00 – 18:00	No Change
Sunday + Public Holidays	10:00 – 17:00	11:00 – 17:00	-1hrs ²⁹
Exclusions: Christmas Day etc.	Closed	Closed	No Change
Total	70 hours	82 hours	+ 11 hours

Source: Pracsys 2022

The key assumptions to undertake an assessment of the impact of the proposed change are as follows:

- Current trading hours have been set to a total of 70 for all centres included in the modelling, with the exception of centres in the area already trading extended trading hours (81 hours per week)
- Proposed trading hours have been extended, as proposed, to 81 hours per week, with the exception of centres already trading extended hours, with the assumption that these centres will not further

²⁹ Perth Metropolitan Public Holidays hours vary every year. The alignment of the City of Mandurah to Perth Metro Area does not mean the City will be legally part of the Perth Metropolitan areas. The City will still have to apply annually for Christmas trading hours.

extend their hours of trade. This provides a conservatively large impact on centres within City of Mandurah

- Where applicable, centre turnover has been calculated based on the proportion of centre revenue likely to be derived from within the modelled trade area (i.e. the retail turnover of centres at the boundary of the Trade Area has been adjusted to account for the proportion of turnover they would expect to capture from the Trade Area)

7.3 Assumptions

For the purposes of the benefit estimation, it is assumed the proposed change will come into effect as early as the year 2022. Changes in the year of operation will not affect the Benefit to Cost Ratio but will shrink the Net Present Value of the total project and individual stage. This means that if the proposed trading hours extension represent a good value for money (a BCR over 1) it will remain good value for money even if the change come into effect at a later date.

Additional Costs and Benefits

For the purposes of the analysis, only the additional costs and benefits that would not have occurred but for the extended trading hours, were evaluated.

Community Perspective

The analysis has been undertaken from the perspective of the City of Mandurah community as a whole. This includes businesses, workers and residents. Applying this perspective allows the analysis to consider changes in turnover that accrue to the City of Mandurah from surrounding areas. At a wider scale any increase in turnover experienced by the City of Mandurah is a transfer from a neighbouring area (i.e. City of Rockingham). It should be noted that any changes in turnover experienced due to extended trading hours in the City of Mandurah would have been experienced in reverse when extended trading hours were implemented in the Perth Metropolitan area and Shire of Murray.

Discount Rate and Present Value

This analysis has been undertaken using the expected annual costs and benefits associated with extending retail trading hours as there is no upfront cost (i.e. capital outlay) and the costs and benefits are expected to maintain their current ratio. A present value analysis was undertaken to estimate the long term impact of the project using a 10 year timeframe. For monetised flows to be directly comparable, future costs and benefits need to be discounted back to current dollar terms. This reflects society's preferences, which place greater weight on consumption occurring closer to the present, and the opportunity cost of the investment. In the analysis, all future costs and benefits are discounted to obtain the present value of benefits and costs.

The rate that converts future values into present values is known as the discount rate. The office of Best Practice Regulation (2016) requires the calculation of present values at an annual real discount rate of seven percent (7%). This is consistent with NSW Treasury (2007) and USOMB (2003). As with any uncertain variable,

sensitivity analysis was conducted, so in addition to the 7% 'central' discount rate, the net present values were also calculated with real discount rates of 3% and 10%. The present value of total costs has been compared to the present value of total benefits over a 10-year period to calculate the Net Present Value (NPV) of the Project. As recommended by the Office of Best Practice Regulations (2016), present values are calculated at an annual real discount rate of 7%.

Impact Testing

The Draft State Planning Policy 4.2 states that a centre is considered insignificantly impacted if the turnover impact is less than 5%, moderately impacted if between 5.1% - 9.99% and considered significantly impacted when the turnover is reduced by 10% or above.³⁰ Impact testing has been undertaken in alignment with Draft SPP4.2 Guidelines which are generally used to assess retail expansions or new developments.

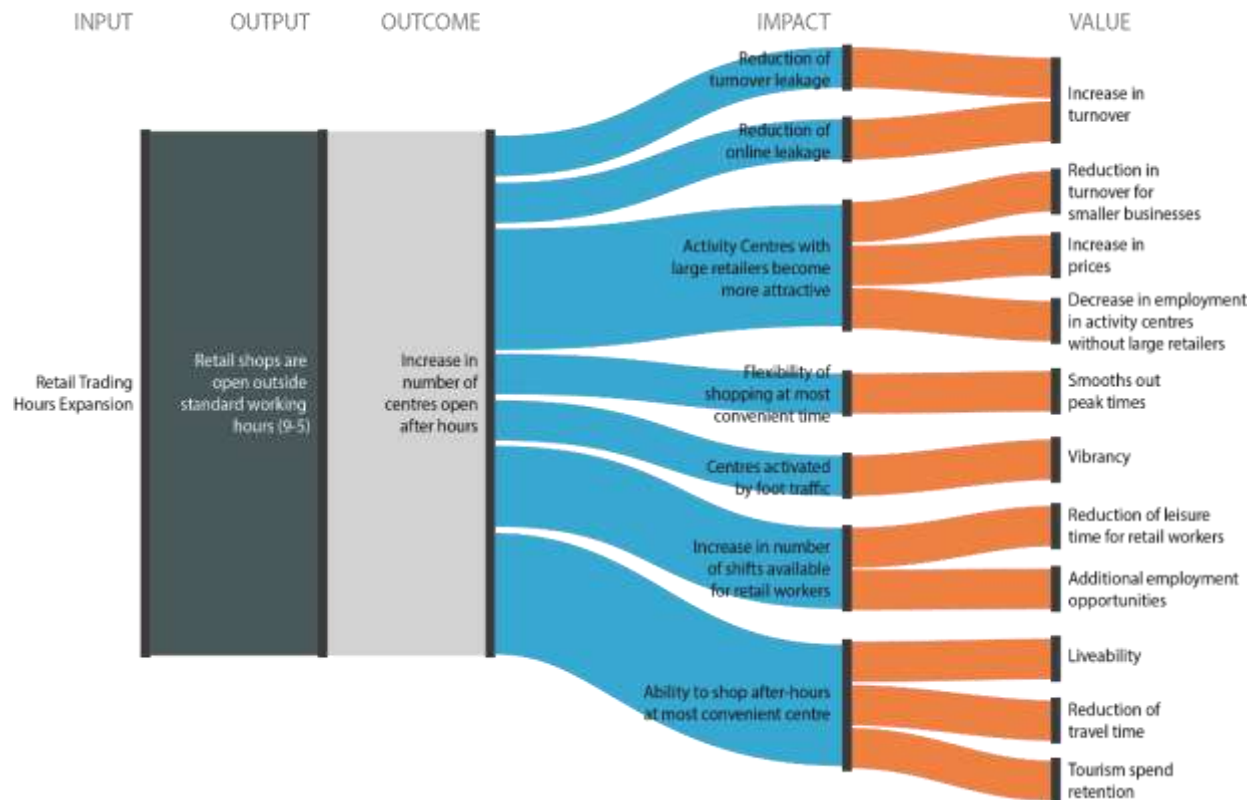
Figure 38. Impact Percentages for Turnover Impact

Turnover Impact (%)	Level of Impact
Less than 5%	Minor/ Insignificant
5.1% - 9.99%	Moderate
10% and above	Significant

Source: SPP 4.2 Implementation Guidelines 2021, Pracsys 2022

³⁰ State Planning Policy 4.2 Implementation Guidelines, May 2020

7.4 Impact Pathways



Source: Pracsys 2022

8 VALUING IMPACTS

This section of the report aims to discuss and quantify, where possible, the impacts (benefits/costs) associated with each outcome identified in Section 7. Due to the nature of the impacts associated with extending retail trading hours, only certain impacts can be successfully expressed in monetary value.

8.1 Reduced Turnover Leakage from City of Mandurah

Retail modelling examines consumer behaviour to understand how consumers make their purchasing choices. It is commonly understood that the more attractive an activity centre is, the more consumers will go there to shop. Centre attractiveness includes a number of variables such as diversity of offering, quantum of offering and availability of offering (i.e. opening hours). The activity centre hierarchy in Mandurah is currently less attractive as a whole compared to neighbouring areas as a number of major centres are anchored by large retail tenants that have restricted opening hours.

The potential to reduce retail leakage from the City of Mandurah was identified as a key positive benefit of extending trading hours through stakeholder consultation. Key findings from the literature review include:

- A 2011 report developed out of the University of Western Australia highlighted that when Victoria deregulated in 1996, sales grew faster there than in any other State. Similarly, when Tasmania deregulated in 2002, over the following three years it experienced 26 per cent growth in retail sales compared with an Australia-wide growth rate of 17 per cent³¹.
- Interstate trends indicate that when retail trading is deregulated spending increases overall and consumers do spread their time of shopping out over available hours³²
- Sales in the retail industry increase with the extension of opening hours³³

While these findings support the hypothesis that extended trading hours contribute to greater turnover levels, they do not address leakage specifically as they are assessing an area as a whole (i.e. a State or Territory) and not how spending changes with relation to a neighbouring area. The Trading Hours Review Issues Paper from the Office of Industrial Relations (QLD) identified negative impacts on regional Towns from changes to extended trading hours. The areas neighboring the City of Mandurah (the Perth Metropolitan area and the Shire of Murray) have already extended their trading hours. It is likely that this change reduced the level of turnover to both small and large retailers in the City of Mandurah; in line with the findings from the literature review. Extending the trading hours in the City of Mandurah would then mitigate the potential negative impact from extended trading hours in the Perth Metropolitan area and Shire of Murray. This is supported by the findings from the randomized telephone survey, which found that there would be an estimated 15% reduction in residents shopping outside of the City after 6pm.

³¹ Time to Open – Retail Trading Hours in WA. A Case for Reform

³² Statutory Review of the Retail Trading Hours Act 1987

³³ Denmark Ministry of Trade and Industry, An Analysis of the Danish Shops Act – Consequences for shops, consumers and employees

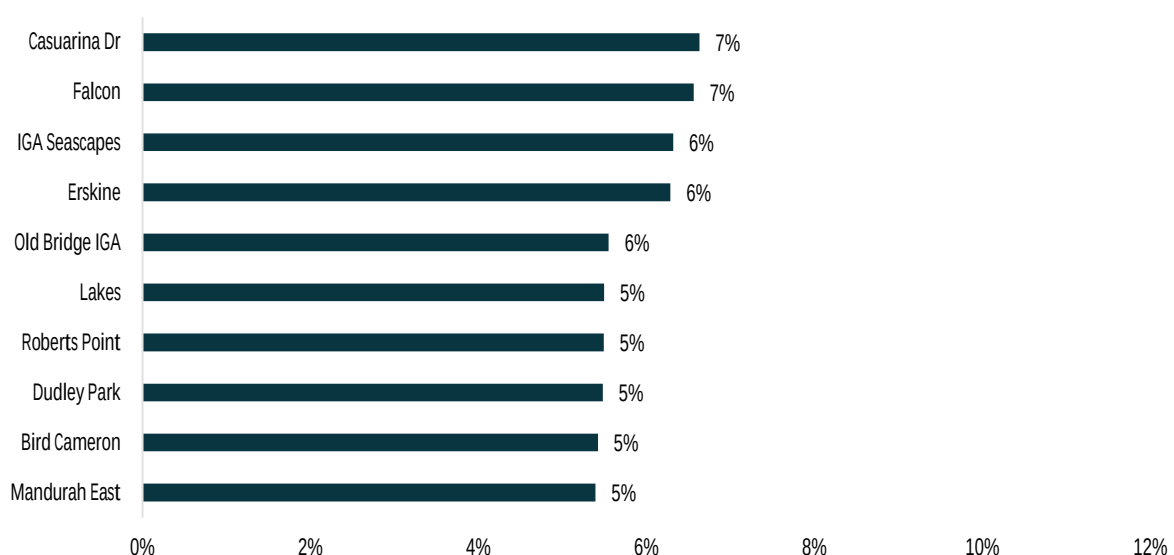
Gravity modelling was used to estimate the benefit associated with reduced turnover leakage to areas outside of the City of Mandurah. The extended trading hours would support a reduced turnover leakage from the City of approximately **\$8 million** per annum, or 0.7% of the current total City of Mandurah turnover.

8.2 Turnover Impact on Activity Centres with Small-Medium Retail Anchor

Retail modelling allows us to measure the changes in shopping behaviour between centres when attractiveness levels are changed. Within the City of Mandurah, centres that include large retail anchor tenants will become more attractive through extended trading hours. Centres that include small-medium anchor tenants (i.e. IGA, Farmer Jack's) will not gain attractiveness from the extended trading hours as it is assumed the anchors are already trading extended trading hours and they will not further extend their hours as it is not in their financial interest (it is assumed that if it was in their financial interest to open more hours they would already do so). It has been assumed that the impact on these centres is representative of the potential impact on small businesses. It should be noted that some small businesses located in activity centres that have large retail anchors will benefit from the extended trading hours.

Gravity modelling was used to measure the effect of the extended trading hours on small businesses in the identified activity centres. The modelling identified an average impact across these centres of **-\$17 million** in turnover; approximately 4% of their combined total turnover. The most impacted centres are:

Figure 39. Scenario 1 – Impact Results Top 10 Centres



Source: Pracsys 2022

The highest centre turnover impact is 7% and is considered moderate based on Draft SPP4.2 impact categories. It is not expected that this decrease in turnover would affect the viability of any centre. This cost

to small-medium retailers is described in economics as a transfer as it will be accrued as a benefit by activity centres with a large retail anchor.

The analysis has assumed that consumer behaviour will follow general rules around the attractiveness of centres and that the full impact of the extended trading hours would be realised by retailers in activity centres that do not have a large retail anchor. There are a number of ways in which centres can increase their attractiveness and reduce the potential impact of extended trading hours. This is highlighted by the survey results which indicated that there would be a net positive shift of expenditure towards small businesses through extended trading hours based on consumer preferences.

8.3 Reduced Online Leakage

Local businesses often rely on the local community for business. The rise of online shopping leads to economic leakage out of the local economy which can have negative repercussions on local businesses and particularly small businesses. Online shopping is enticing to consumers for a variety of reasons including the ability to purchase items at any time of the day, the tax savings, and the better product selection. A loss of local income can restrict the growth of the local economy including leading to loss of jobs and taxes.³⁴ Online shopping is predicted to reduce the amount of money circulating in the local economy by 32%.³⁵

The literature review identified the potential for extended retail trading hours to assist brick and mortar stores in competing with online vendors. This was further corroborated by the randomised telephone survey which found that current retail trading hours were an important reason contributing to resident online expenditure. The survey results indicated that for residents who shop online for this reason, their online expenditure would be reduced by approximately 20% based on the proposed extended trading hours. This equates to a reduction of total online expenditure of approximately 3%. The Pracsys gravity model assumes an online leakage of approximately 11.1%; based on the identified reduction in online leakage, it is estimated the extended trading hours would result in a **\$5 million** benefit through reduced online turnover leakage.

8.4 Additional Cost to Consumers

Literature review identified potential impacts through both the potential reduction and increase of costs to consumers as a result of extended trading hours. One study identified that the extension of retail trading hours could favour larger centres, leading to an increased market power of larger shops that results in a monopolistic or oligopolistic equilibrium characterised by higher prices³⁶ However, literature review also identified that with deregulation of trading hours, shoppers have better opportunities to search for the cheapest shop resulting in lower prices overall. The potential for a price increase was also identified by some stakeholders during consultation.

³⁴ Distinct, 2020, *How Online Sales Impact the Local Economy: The Good and the Bad*

³⁵ LOCO BC, 2015, *The Impact of Online Shopping on Local Business*

³⁶ Shopping Hours and Price Levels in the Retail Industry: a Theoretical and Empirical Analysis



There was limited evidence to quantify the proposed positive or negative effect of retail trading hours. There is however a difference in the average price paid when shopping at an IGA compared to a Coles or Woolworths, with research finding that consumers spend more per shopping trip at large retailers than IGAs. The difference between the average price for goods at major retailers and the average price for goods at IGAs was used to calculate the difference in prices for consumers as a result of the shift in turnover from minor to major retailers. A potential increase in price was quantified at **\$442,400**.

It should be noted that this increase in cost could be justified in economic terms based on the ability of the consumer to choose to shop at the cheaper store. This would mean that the utility for the consumer of shopping at a major retailer would be higher than shopping at an IGA; this could be due to a wider range of goods, brand awareness, and other factors. For the purpose of this analysis the higher price paid is assumed to be a cost to the consumer that does not reflect a higher marginal utility.

8.5 Employment

The employment impact was identified as both a positive and negative impact by consulted stakeholders. The literature review identified similar potential impacts. Research in Queensland identified a potential multiplier effect of IGA's in regional towns due to their greater contribution to the local community.³⁷ The research indicates that a reduction in turnover at a regional IGA could result in a higher-than-average loss of employment in the wider economy compared to a larger retailer. The report indicated that IGAs forced to compete in metropolitan areas would likely have to sacrifice this higher contribution to remain viable.

This analysis considers only direct employment changes associated with increases and decreases in turnover and no multipliers have been applied. Additionally, it is unclear the level to which the IGAs in Mandurah are forced to compete due to their proximity to the Perth Metropolitan area. It should be noted however that there may be a greater employment impact on other businesses from a reduction in direct turnover/employment at an IGA.

Turnover has been used as the metric for estimating employment changes due to the extended trading hours. This allows for retail output averages to be used to calculate Full Time Equivalent employment opportunities and accounts for casual, part-time and full-time employment.

The reduction in turnover at activity centres that have a small-medium business anchor has been used to estimate the employment impact for these businesses. It is estimated that there would be a reduction of approximately **110 FTE jobs** at activity centres anchored to small-medium businesses.

The increase in turnover at activity centres with large retail anchors has been used to estimate the relevant increase in employment. These centres will capture turnover from both centres within the City and outside of the City. It has also been assumed that online leakage would also accrue to large retailers.³⁸ Total turnover

³⁷ Carmignani F (year not stated), The Effects of Deregulating Retail Trading Hours in Queensland. Available from: <https://s3.treasury.qld.gov.au/files/submission-134-a2.pdf>

³⁸ This does not affect the total impact numbers as online leakage accruing to small businesses would be additional employment.

captured is therefore approximately \$30 million and generates approximately **197 FTE jobs**. The net employment impact of the extended trading hours is therefore approximately **86 FTE jobs** within the City of Mandurah.

Figure 40. Employment Change in City of Mandurah

Employer	Change in Employment
Activity Centres with Small-Medium Retail Anchor	-110 FTE
Activity Centres with Large Retail Anchor	+197 FTE
All City of Mandurah Activity Centres (Net Employment Impact) ³⁹	+86 FTE

Source: ABS HHES 2018/19, Pracsys 2022

The net employment impact has been broken down to understand the potential impact on Youth (Under 25) and Females in the City (Figure 41).

Figure 41. Employment Breakdown by Sub-demographic⁴⁰

Demographic	FTE	Full-Time	Part-Time
Under 25	28	7	43
Female	56	18	76

Source: ABS HHES 2018/19, Pracsys 2022

Under 25s have an unemployment rate of approximately 12% in the City of Mandurah. The extended trading hours could contribute to reducing unemployment in this demographic by up to 0.39% per person. The unemployment rate for the Female population in the City was approximately 5% in 2016. The extended trading hours could contribute to reducing unemployment in this demographic by up to 0.25%.

8.6 Reduced Leisure Time

Leisure time is fundamental to the health and wellbeing of the community. Leisure happens during time that is not work or other obligations like chores. It includes activities such as sport, spending time with family and friends, and participating in arts. There are several benefits of engaging in leisure including stress reduction, relaxation, self-development, the building of social relations, and includes economic benefits.⁴¹ Leisure can also have a flow on affect into workers productivity levels, work ethic and creativity. Workers are more likely to feel good at work, have stronger working relations and have greater personal potential.⁴² When workers

³⁹ Figures do not sum due to rounding error

⁴⁰ It has been assumed that Part-Time employees make up 50% of an FTE. This is consistent with ABS Input-Output tables. These categories overlap, the fact that they add up to almost total net employment is coincidental.

⁴¹Frontiers in Public Health, 2021, *The Influence of Leisure Activity Types and Involvement Levels on Leisure Benefits in Older Adults*

⁴² South African Journal for Research in sport, Physical Education and Recreation, 2012, *Does Leisure have an Effect on Employee's Quality of Work Life*



leisure time is impeded, this may have negative consequences on their wellbeing and their performance at work.

A number of reports issued by the Productivity Commission, the University of Western Australia and the Economic Regulation Authority found no evidence to support a link between extended trading hours and a reduction of time participating in family life, sports and community activities, and church going.⁴³ Consultation identified potential positive and negative impacts on leisure time for employees with a particular impact identified for small business owners who may have to work additional hours if they cannot find an employee to work certain hours. Consultation also identified potential impacts on needs for childcare for the workers covering additional/out of hours shifts. Reduced leisure time can affect the availability of providing childcare, but it can also assist some people in getting back into the workforce by providing outside normal hours shifts.

The survey identified that almost 50% of retail industry workers would not want to or would refuse to work outside of current trading hours. Approximately 70% of these workers stated that working outside of current trading hours would affect their leisure time. It is possible to quantify the potential disbenefit associated with this loss of leisure time by using a proxy value for time spent undertaking leisure activities.

Leisure time was calculated based on a value of \$15.14 per hour (2022 dollars) using Australian Transport Assessment and Planning guidelines that place the value at 40% of seasonally adjusted full time average weekly earnings in Australia.⁴⁴ It was assumed that the reduction of leisure time would be experienced by partners and/or children of the identified workers. ABS data indicated that the average retail worker in the City of Mandurah lives in a household with approximately one other person (the average includes single households). Potential lost leisure time associated with the extended trading hours results in an estimated cost of **\$1,540,438** per annum.

It should be noted that the estimated disbenefit associated with lost leisure time is intrinsic, meaning it is an intangible disbenefit potentially experience by the workers. In economics, the income earned while working additional hours is considered compensation for disbenefits such as lost leisure time (i.e. the utility provided by earning money for working is greater than the disutility of working). The benefit associated with income earned during working hours is captured by the net turnover increase in the City. The difference between the income earned by employees and the estimated disbenefit of lost leisure time would represent the net impact of extending trading hours.

⁴³ Statutory Review of the Retail Trading Hours Act 1987

⁴⁴ ATAP 2013, Travel Time. Available from: <https://www.atap.gov.au/parameter-values/road-transport/3-travel-time>

8.7 Night-time Economy and Tourism Spend

A vibrant night-time economy can add a sense of uniqueness to a location. It can lead to increased social cohesion and inclusion, encourage creative industries, develop tourism and support local economies.⁴⁵ An improved night-time economy assists local businesses by providing increased opportunities for customer transactions while also serving to attract visitors, particularly young demographics. Collaboration among businesses within different sectors is vital for a vibrant nightlife that is beneficial to businesses.⁴⁶ The extended trading hours will allow large retailers to remain open, supporting additional activity that can then be captured by other businesses in the night-time economy. Increased activation would also contribute to higher levels of vibrancy and perceived safety, providing a positive cycle for attracting night-time activity.

The literature review identified the potential for improved activity centre vibrancy associated with extended opening hours. Some of the relevant key findings include:

- Enhancing the vibrancy of local community hubs by encouraging consumers to spend in their local precincts, rather than online
- Attracts and retains tourists who add monetary and cultural value⁴⁷
- Might deter anti-social behaviour by having more foot traffic

A number of stakeholders indicated they believed there would be limited benefit to activity centres as there are a limited number of persons that would shop during the extended periods. The randomised telephone survey found that many residents who currently shop outside the City after 6pm would shop in the City if trading hours were extended. It is expected that there will be some level of increased activation during the extended trading hours that contributes to the night-time economy. Although the benefit to the night-time economy associated with extended trading hours is difficult to measure and quantify, the potential increased tourism expenditure through extended trading hours can be quantified.

Tourism spend increase was calculated using Tourism WA data on Local Government areas for intrastate travellers. Tourism spend in Mandurah was benchmarked against tourism spend in the Destination Perth tourism region, with the assumption the difference in daily spend is related to the difference in the extended trading hours between the two areas. The difference between average daily domestic spend for the Destination Perth tourism region (\$124 per day) and average daily domestic spend in the City of Mandurah (\$102 per day) was used to calculate future expenditure, based on the average number of tourism nights reported from 2017 to 2019⁴⁸. Only the spend attributable to Grocery and food stores was used, which was estimated to be 12% of total reported daily average tourism expenditure⁴⁹. The total tourism spend retention was calculated at **\$2 million** per annum. This benefit has not been included in the Cost Benefit Analysis as

⁴⁵ LGIU, 2016, *Building a Vibrant Night Time Economy*

⁴⁶ LGIU, 2016, *Building a Vibrant Night Time Economy*

⁴⁷ Time to Open – Retail Trading Hours in WA A Case For Reform

⁴⁸ City of Mandurah and City of Perth Overnight Visitor Factsheet 2017/18/19, Tourism Western Australia

⁴⁹ Tourist Spend Insights Provide Unprecedented View of Global Tourism, Center for International Development at Harvard University, Frank Neffe, Sid Ravinutala and Bruno Zuccolo

there are other factors that contribute to tourism expenditure such as event prices, availability of experiences, etc. This is therefore the maximum benefit tourism benefit that could be expected due to the extended retail trading hours.

8.8 Liveability

Liveability is a term frequently used to refer to the characteristics of a city, urban area or town that make people willing to live there. While the definition is highly subjective, depending on the specific geographic and cultural context, the definition considered most relevant for the City of Mandurah is:

“...the attractiveness of an area as a place in which to live, work, invest, and do business.”

Studies have identified direct links between high levels of liveability and positive changes in society such as lower crime, better health, higher educational attainment, and better economic growth. In addition, a strong sense of place can lead to increased retention of a skilled and educated population.

There are a wide range of factors that enhance a community and make it a desirable place to live. The literature review identified the potential for a negative impact on public access to goods and services where retail hours are restricted. Studies have shown that accessibility to healthy food is a strong indicator of wellbeing in a community⁵⁰. The net increase in employment will improve the liveability of the City from a worker perspective and the more flexible opening hours may attract investment from businesses that previously would not locate in Mandurah.⁵¹

The stakeholder consultation identified a mix of opinions on the effect of extended hours and impacts related to liveability. Some were of the opinion that it would provide greater flexibility for the community to access goods and services when they wanted. Others indicated that they did not believe there was a need to access goods and services during the extended hours, therefore limiting the potential benefit from providing access at these times.

The randomised telephone survey identified that many residents that currently access goods and services outside the City after 6pm would access these goods and services within the City if retail trading hours were extended. This indicates that the proposed change would signify less travel time for after-hours shoppers and better access to a variety of convenience shopping.

Travel Time

Reduction of travel time to access goods and services can be used as a proxy to represent the increase in liveability associated with extended trading hours. The potential reduction in travel distance was calculated based on gravity modelling estimates for the average distance a household would travel for shopping (between 5km and 6km). Total annual driving distance was then estimated based on an estimate of average

⁵⁰ Creating liveable cities in Australia May 2018 A scorecard and priority recommendations for Western Australia

⁵¹ According to stakeholder consultation.

shopping trips per week of 1.61 per household.⁵² An average driving speed of 60km per hour was assumed to estimate total driving time.

The reduction was calculated based on the difference between current travel time and travel time with extended trading hours for residents of the City of Mandurah. The total reduction of travel time was then multiplied by the proxy for leisure time (\$15.14 per hour).⁵³ The total benefit of the reduction of travel time was estimated to be **\$40,000** per annum.

8.9 Smooths out peak periods

Supermarkets represent one of the main hubs where a large number of people mix indoors throughout the pandemic and are thus a potential risk area for the virus Covid-19. Studies demonstrate that the number of customers (both infectious customers and susceptible customers) in the store increases linearly with the arrival rate⁵⁴. Workshops identified a potential reduction in risk of exposure to Covid-19 at shopping centres due to extended retail hours. This is due to the potential smoothing of peak shopping periods, which is an identified positive impact from the literature review.

Extending retail trading hours might allow more flexibility for consumers to shop at different times of the day and assist supermarkets with Covid-19 containment strategies, such as limited number of customers in store and/or social distancing requirements. This ultimately will benefit society reducing the number of infections and potential deaths from the virus, as well as isolation days which currently limit the ability for some occupations to work. This benefit has not been quantified.

8.10 Cost-Benefit Summary

Sensitivity analysis was conducted on the two scenarios:

- Scenario 1 (Proposed Change): Extension of trading hours to match proposed change (+15 trading hours from current)
- Scenario 2: Extension of trading hours to match Perth Metropolitan hours (+11 trading hours from current)

For both scenarios, total costs have been compared to total benefits to calculate the Net Value (NV) (Figure 42).

⁵² Finder 2021, Supermarket Statistics 2021. Available from: <https://www.finder.com.au/supermarket-statistics-2021>

⁵³ ATAP 2013, Travel Time. Available from: <https://www.atap.gov.au/parameter-values/road-transport/3-travel-time>

⁵⁴ Modelling COVID-19 transmission in supermarkets using an agent-based model, Fabian Ying, Neave O'Cleary

Figure 42. Total Costs and Benefits

Type	Scenario 1	Scenario 2
Costs		
Turnover Impact for Activity Centres with Small-Medium Retail Anchor	(16,952,199) ⁵⁵	(12,247,836) ⁵⁶
Additional Cost to Consumers	(442,400)	(329,967)
Reduction of Leisure Time	(1,430,179)	(1,172,670)
Benefits		
Reduced Turnover Leakage	\$8,249,890	\$6,118,472
Turnover Impact for Centres with Large Retail Anchor	\$16,952,199	\$12,247,836
Reduction of Online Leakage	\$4,865,871	\$4,635,751
Employment (Net Impact)	86 FTE	70 FTE
Night-time Economy and Tourism Spend	Not Included in CBA (\$2 million)	
Smooths peak demand allowing social distancing	Qualitative	Qualitative
Increase in Liveability	Qualitative	Qualitative
Reduced Travel Time	\$40,301	\$30,215

Source: Pracsys 2022

The Net Value and Benefit Cost Ratio (BCR) for each scenario has been calculated based on the ratio of present value benefits to present value costs (Figure 43).

Figure 43. BCR by Scenario

	Scenario 1	Scenario 2
Total Cost	(\$18,824,777)	(\$13,750,473)
Total Benefit	\$30,108,260	\$23,032,274
BCR	1.60	1.68
Net Value	\$11,283,483	\$9,281,801

⁵⁵ Equates to 4% of total turnover for small-medium retail anchor⁵⁶ Equates to 3% of total turnover for small-medium retail anchor



Source: Pracsys 2022

The analysis estimates a BCR of 1.60 for the proposed retail trading hours extension, indicating that for every dollar invested there is approximately \$1.60 of benefits generated for the City of Mandurah. The results show that extended trading hours will have a positive overall impact for the community of the City of Mandurah. Scenario 2 achieves a higher ratio of benefits to costs with a BCR of 1.68. Scenario 1 however provides a greater net benefit to the community with a Net Value of \$11 million.

8.11 Longer Term Impact

The Net Present Value (NPV) and Benefit Cost Ratio (BCR) over a 10-year timeframe (from 2022 to 2032) were calculated for both scenarios.

Figure 44. Net Present Value Over 10 Years

	Scenario 1	Scenario 2
Present Value Cost	\$151,008,920	\$110,303,781
Present Value Benefit	\$241,522,956	\$184,760,689
BCR	1.60	1.68
Net Present Value (NPV)	\$90,514,036	\$74,456,908

Source: Pracsys 2022

The proposed change is expected to bring a have a total Net Present Value (NPV) of \$90,514,036 over a 10-year timeframe.

9 CONCLUSION

The cost-benefit analysis presented in this report estimates the impacts of the proposed retail trading hours extension for general shops in the City of Mandurah. Context Analysis, literature review and stakeholder consultation helped in the identification of trends and potential factors that could influence value for money of the proposed change. There is extensive research on the potential impacts of extending retail trading hours with findings of both positive and negative impacts. Potential impacts are considered within the local context to understand whether the proposed changes will achieve a positive outcome for the City of Mandurah's community, including the general public, workers and businesses. Two scenarios with hours were tested:

- Scenario 1: based on the proposed extension to +15 hours from current
- Scenario 2: the alignment of City of Mandurah to Perth Metropolitan trading hours equating to + 11 hours from current

The following main impacts were identified:

Costs

- Turnover Impact for Activity Centres with Small-Medium Retail Anchor: on the assumption that activity centres with larger retailers will become more attractive when able to trade extended hours
- Additional Cost to Consumers: with the assumption that activity centres with larger retailers will become more attractive and cause consumers to pay higher prices
- Reduction of leisure time: on the assumption that additional shifts to cover extra opening hours will detract from workers' leisure time

Benefits

- Reduced turnover leakage: modelling calculated that extending trading hours will reduce turnover leakage to neighbouring areas, retaining expenditure in the City
- Turnover Impact for Activity Centres with Large Retail Anchor: on the assumption that extending trading hours will make centres more attractive and therefore increase turnover
- Reduction in Online Leakage: the randomised telephone survey identified a reduction in online leakage through extended retail trading hours. Modelling calculated the retained turnover associated with the reduction of expenditure leakage to online shopping
- Employment: gravity modelling accounted for activity centres with larger retailers becoming more attractive leading to a reduction in turnover for smaller centres and a reduction of employment at those centres. The increase in turnover at activity centres with large retail anchors included turnover from City of Mandurah centres, retail leakage reduction to outside the City and online leakage reduction. The increase of turnover at activity centres with large anchors leads to net positive change in employment



- Night-time economy and tourism spend: with the assumption that extended trading hours and increase night-time activation and foot traffic will have a positive impact on vibrancy and retention of tourism spend
- Smooths out peak demand: with the assumption extending trading hours will allow more flexibility for shopping at different times, potentially diluting peak demand periods and allowing better social distancing
- Increase in Liveability: with the assumption that the combination of increased level of accessibility, increase in vibrancy and activation, increased employment and reduced travel time will have a positive impact on liveability
- Reduced travel time: modelling calculated a reduction of travel time to access goods and services leading to an increase in available leisure time for residents

The Net Value (NV) and Benefit Cost Ratio (BCR) for each stage has been calculated based on the ratio of present value benefits to present value costs. The results show that extended trading hours will have a positive overall impact for the community of the City of Mandurah. Scenario 2 achieves a higher ratio of benefits to costs with a BCR of 1.68. Scenario 1 however provides a greater net benefit to the community with a Net Value of \$11 million. Net Present Value (NPV) for Scenario 1 was also calculated on a 10-year timeframe (from 2022 to 2032), with the proposed change expected to bring a have a total Net Present Value (NPV) of \$90,514,036.

10 APPENDIX I: LIST OF STAKEHOLDERS

The following table shows a list of stakeholders that were invited to workshops/individual interviews.

Figure 45. List of Stakeholders Invited to Consultation Sessions

Name	Company
Chamber of Commerce	
Andrew McKerrell	Peel Chamber of Commerce
	Chamber of Commerce and Industry WA
Retailers Associations	
Jason Robertson	Australian Retailers Association
Government	
Hon. David Alan Templeman MLA DipTchg; Bed	Minister for Culture and the Arts; Sport and Recreation; International Education; Heritage Leader of the House
Lisa Anne Munday, MLA, Acting Speaker	Member of the Western Australian Legislative Assembly
Tourism Industry	
Evan Hall	Tourism Council Western Australia
Nadine Haynen, Anita Kane	Visit Mandurah
Myrianthe Riddy	Mandurah Cruises
Shopping Centres	
Arthur Abrahams	Loucoum Group
Joe Rooney, Vince McQuillen	Primewest
Rob Filmer	Silver Sands IGA
Luke Mackenzie	Metcash
Hayden Burbridge	Former retailer
Matthew Milner	Farmers Jacks Halls Head Shopping Centre
Richard Terhorst	Vicinity Centres



Steve Couzens	Lease Equity
Julian Mylonas	Truway Property Group
Amanda	AGORA Property Group
Wendy Collins	Meadow Springs Shopping Centre
Kathleen MacGregor	ALDI Australia
Michelle Totton	Woolworths
Edward Smith	BCF
David Cramond, Lina Armenti	Harvey Norman
Darren Bowden	The Good Guys
Kathryn Buchanan	Spotlight
Mandurah Manager	Officeworks
Stacey Adamson	Target

Source: Pracsys 2022

11 APPENDIX II: GRAVITY MODEL METHODOLOGY

Gravity models allow for the measurement of spatial interaction as a function of distance to determine the probability of a given customer shopping at a centre and provide an approximation of trade area and sales potential for a development. This modelling technique uses the distance between a household and each centre, and a measure of 'attractiveness' to define the probability model. The 'attractiveness' of a centre has been defined by total floorspace and the distance has been calculated by measuring straight-line distances between each centre and population. The gravity model probability formula is shown in **Figure 46**.

Figure 46. Gravity Model Probability Formula

$$P_{ij} = \frac{\frac{A_{jk}^a}{D_{ij}^\beta}}{\sum_{j=1}^m \frac{A_{jk}^a}{D_{ij}^\beta}}$$

P_{ij} = Probability of customer living/working in statistical area i shopping at complex j.
 A_i = Area of floorspace in centre, j in square metres, according to the type of supply, k.
 D_{ij} = Distance between statistical area of households, i and complex j.
 a = Area exponent
 β = Distance exponent
 k = Type of supply or expenditure, either Convenience or Comparison
 i = Statistical area ($i=1, \dots, n$)
 j = Complexes ($j=1, \dots, m$)

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2021)

Figure 47. Gravity Model Demand Formula

$$D_{kj} = \sum_{i=1}^n (P_{ij} * E_i)$$

D_{kj} = Demand for retail category k, at centre j.
 E_i = Expenditure pool of statistical area i.

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2021)

Figure 47 shows that the demand for retail category k⁵⁷, at centre j, is equal to the sum of the probabilities of customers living in statistical areas i to n, multiplied by the expenditure pool of statistical area i. In other words, the demand for retail is a function of the probability of customer from particular statistical area attending the centre multiplied by the expenditure pool of that statistical area. The expenditure pool is derived through the population multiplied by its income distribution.

In its core form gravity modelling provides a clearer, reproducible outcome that can be easily assessed. However, it does not consider local factors, including:

- The comparative value proposition of centres (e.g. the presence of an 'anchor' attractor that draws significant market share);
- The brand preference of users; or
- The efficiency of transport networks, as well as geographical barriers (e.g. in some cases it may be easier for customers to access a centre that lies physically further away).

For this study, Pracsys included an additional measure of 'attractiveness': **centre opening hours**. This allowed for the modelling of the potential impact of extending opening hours. It was assumed that small-medium anchored centres would maintain their current hours (providing a higher (negative) impact on these centres) while the component of general retailer floorspace in large anchored centres was assumed to increase in trading hours based on the relevant scenario.⁵⁸ The two variables of floorspace and opening hours were multiplied by each other as this allowed for the interaction of the two variables in one attractiveness variable. The formula used to calculate the effect on centre' attractiveness of opening hours is summarised below:

Figure 48. Opening Hours Formula

$$\text{Total floorspace} * \text{current opening hours} + \text{General retail floorspace} * (\text{Future opening hours} - \text{Current opening hours}).$$

⁵⁷ Retail categories are determined by their PLUC code and whether they are convenience or comparison goods. Convenience goods are day-to-day items such as groceries, pharmaceuticals and fast food. Comparison goods are items where consumers are willing to travel further distances, and are bought less frequently such as clothing, furniture, electronics, or other household items.

⁵⁸ Large retail anchored centres were assumed to open in line with general retail operating hours.

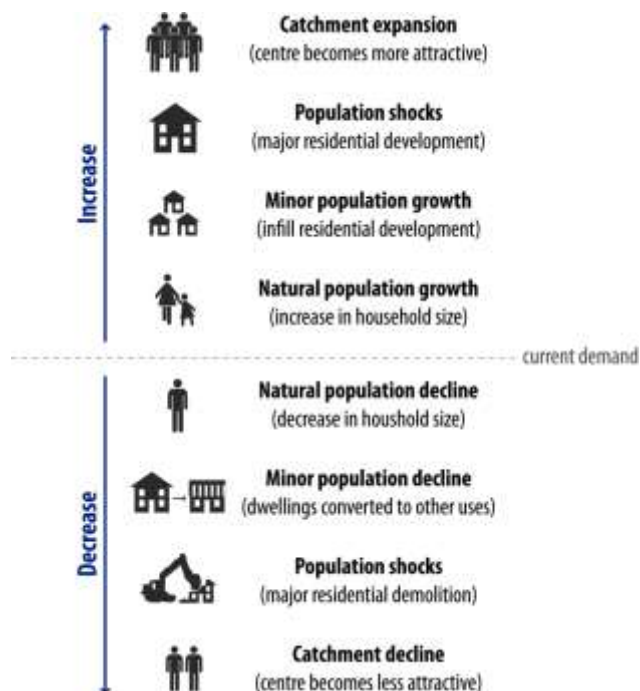
Source: Pracsys 2022

11.1 Drivers of Retail Floorspace Supply and Demand

Demand changes can result in increased or decreased expenditure. The potential causes of demand changes are shown in **Figure 49**. These largely show that an increasing population increases demand, and vice versa. There are significant amounts of commercial floorspace, especially office floorspace, flagged for the central sub-region of Perth and beyond. There will also be significant numbers of new dwellings provided across Perth. This increase in residents has the potential to boost demand for goods and services in the area.

Demand can also increase from rising incomes, or wealth, because people have more disposable income to spend on retail. Demand can also be increased by reducing leakage. Leakage for retail is largely caused by online retail, as well as travelling.

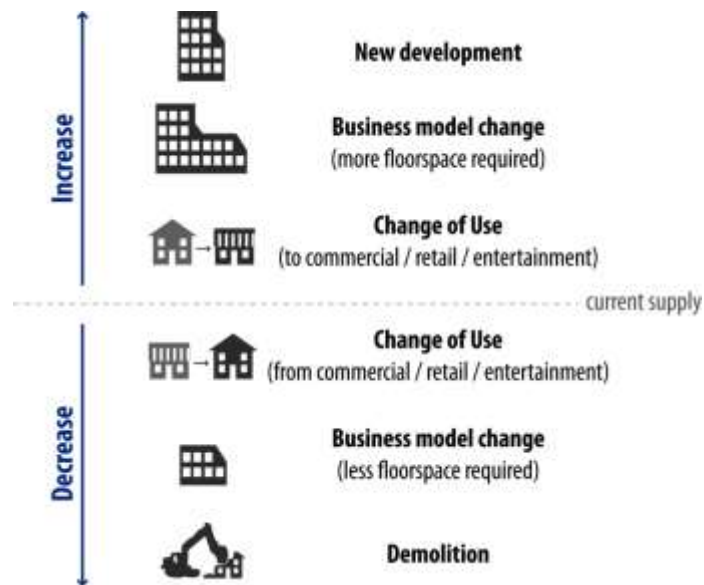
Figure 49. Drivers of Retail Floorspace Demand



Source: Pracsys 2021

Supply changes can result in increased or decreased retail floorspace. The potential causes of supply changes are shown in Figure 19.

Figure 50. Drivers of Retail Floorspace Supply



Source: Pracsys 2021

Mandurah Activity Centres

Activity Centres

-  Strategic Centre
-  City Centre / Mixed Use Commercial Precinct
-  Residential Mixed Use Precinct
-  Mandurah Forum Shopping Centre
-  District Centres (Large Shopping Centres)
- Lakelands*
Halls Head
Falcon
-  Neighbourhood Centres (Large Shopping Centres)
- Meadow Springs*
Erskine
Dawesville (Under Development)
-  Local Centres (Small / Medium Shopping Centres)
- Silver Sands*
Greenfields
The Bridge
Halls Head (Peelwood Parade)
Seascapes
Miami Plaza
Dawesville
-  Mixed Business / Light Industry Precincts

 City of Mandurah Boundary



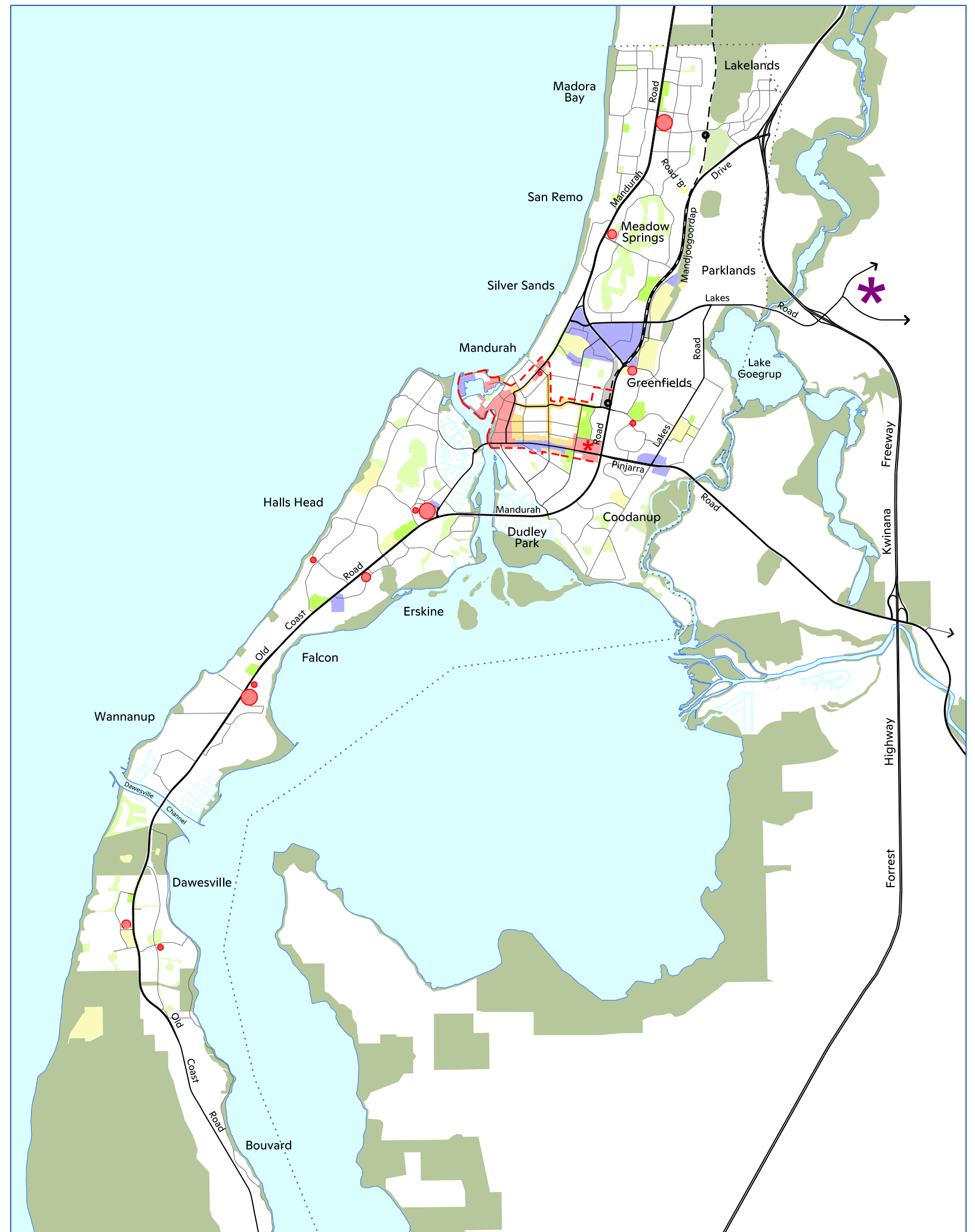
0 1.5 3km
11 May 2021 | 13/4664/001E | 1:100 000 @ A3
1:140 000 @ A4



Council Meeting
26 April 2022

Local Planning Strategy

Planning and Community Consultation Committee
12 April 2022



2	SUBJECT:	Amendment No 1 to Local Planning Scheme No 12 Adopt for Advertising
	DIRECTOR:	Strategy and Economic Development
	MEETING:	Planning and Community Consultation Committee
	MEETING DATE:	12 April 2022

Summary

Arising from the finalisation of Local Planning Scheme No 12, during the final approval stages of the Scheme, a number of omissions and errors have been identified and a number of matters that require rectifying based on recent approvals, responses to submissions and mapping errors.

As a result, two separate amendments to Scheme 12 are proposed as follows:

Amendment No 1

Four separate changes are proposed as part of this Amendment as follows:

- (a) Modifying the R-Code density from R25 to R40 for area south of Adana Street, east of Anstruther Road, west of Rigel Street and to include all lots on Cygni Street

This modification is arising from a submission received during the formal advertising of Scheme 12 and to which Council supported, however, as community consultation was not undertaken for the change, the Western Australian Planning Commission and the Minister for Planning determined that that proposal should be subject to an amendment to Scheme 12;

- (b) Modifying the R-Code density from R10 to R5 for Lots 201 – 210 Bulara Road; and Lots 211 – 220 Balwina Road, Greenfields

This modification is arising from a map drafting error where the incorrect R-Code density was applied to this street block; no development changes are arising from this modification;

- (c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and including single dwelling as a permitted use to this site;

- (d) Adding Hotel as a permitted use for Lot 2002 Marina Quay Drive, Erskine;

This modification is to regularise a recent approval issued over the subject site which is now in operation and avoids a potential conflict should the use become a 'non-conforming' use;

- (e) Adding some additional requirements to the provisions where approval is not required for the removal of trees.

These provisions were included in Town Planning Scheme No 3 but were not transferred over to Scheme 12 in its preparation.

The report will outline the justification to each of these modifications.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.22/6/20 23 June 2020 Council considered submissions received on draft Local Planning Scheme 12 and resolved to adopt the Local Planning Strategy and 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 Local Planning Scheme and Strategy which incorporated changes suggested by the Environmental Protection Authority.
- G.6/01/17 24 January 2017 Council adopted draft Local Planning Scheme No 12 and a revised Local Planning Strategy for forwarding to the Western Australian Planning Commission and the Environmental Protection Authority for consent to advertise the Scheme.

Background

In July 2013, Council resolved to prepare a new local planning scheme and in March 2014 Council adopted a draft Scheme (under the heading 'Mandurah Planning Scheme').

The following year, the *Planning and Development (Local Planning Scheme) Regulations 2015* ('LPS Regulations') were prepared, advertised and gazetted and became operative in October 2015. The LPS Regulations resulted in significant changes to the format and operation of local planning schemes requiring the draft Scheme to be rewritten and reformatted.

Council adopted a revised Local Planning Scheme – Local Planning Scheme No 12 (Scheme 12) and a revised Local Planning Strategy at its meeting of 24 January 2017 for the purposes of forwarding to the Western Australian Planning Commission for consent to advertise.

In September 2018, the City received advice that the WAPC had examined the documents provided, and that subject to modifications, had determined the Scheme was suitable to be advertised in accordance with the Regulations. Prior to advertising, the documents were required to be referred to the Environmental Protection (EPA) for consideration pursuant to s82 of the *Planning and Development Act 2005* ('the Act').

Scheme 12 was subsequently referred to the EPA and in November 2018, a request for additional information was received. These changes were considered by Council in April 2019 where it was resolved to adopt the modified Scheme and Strategy and forward the documents to the EPA and again to the WAPC, seeking consent to advertise.

Notification was received on 4 June 2019 from the Office of the EPA, advising that the Scheme had been examined and the decision was made not to assess the scheme under Part IV, Division 3 of the *Environmental Protection Act 1986*. Consent to advertise Scheme 12 and the Local Planning Strategy was subsequently granted by the WAPC in October 2019.

The draft Scheme was subsequently advertised between 28 November 2019 and 28 February 2020 and Council then considered all submissions on the Scheme in June 2020 and resolved to progress with the Scheme and forward it to the WAPC for approval.

The WAPC considered the Scheme in March 2021 and recommended to the Minister for Planning that a number of changes were required to the form and function of the Scheme with this approval being received in May 2021. Whilst some delays in progressing the modifications were experienced by City officers, the changes were completed and in February 2021, the WAPC advised the City that the Minister for Planning had approved the Scheme in accordance with section 87(3) of the Act.

Upon publishing in the Government Gazette in accordance with section 87(4) of the Act, Scheme 12 commences operation and Town Planning Scheme No 3 is revoked.

Notwithstanding the above, arising from the finalisation of Scheme No 12, during the final approval stages, a number of omissions and errors have been identified and a number of matters that require rectifying based on recent approvals, responses to submissions and mapping errors. Therefore, an amendment to Scheme 12, as provided by Section 75 of the Act, has been prepared for Council's consideration.

Comment

Five separate changes are proposed as part of the proposed Amendment. Commonly referred to as an 'Omnibus' Amendment whereby multiple and relatively straight forward proposals are prepared rather than separate amendments due to the significant administrative requirements required to progress an amendment.

The changes proposed are as follows:

Modification (a) - Residential Density – Boundary Road

A submission was received during the advertising of Scheme 12 seeking an increase in the residential density applied to the properties located within the area bounded by Adana Street, Anstruther Road, Boundary Road and the old cemetery (Cygni St precinct), from R25 to R40 to enable the development of grouped and multiple dwellings on lots that are currently either vacant or occupied by older dwellings.

The submission, prepared by the owners of 66 & 68 Boundary Road, however the proposed residential density increase was suggested to be applied to the wider Cygni St precinct as described above, consisting of 33 lots. The R40 density code is currently applied to residential zoned land immediately to the north and west of the Cygni St precinct, with the Mandurah cemetery bounding the precinct to the east. South of the precinct on the opposite side of Boundary Road, the R25 density code applies. (Refer *Attachment 1*)

As mentioned within the submission, the housing stock within the Cygni Street precinct consists primarily of older asbestos and fibro housing, with a number of lots having already been redeveloped into grouped housing developments. Undeveloped lot sizes within the precinct range in size from 1012m² to 2186m², which under the current R25 density code could be developed into 2 to 6-unit sites. An increase in density to R40 would enable these lots to be developed into 4 to 9-unit sites.

The subject land is located within close proximity to Central Mandurah with the majority of the area being located within a 400m radius of 3 bus routes. Under the South Metropolitan Peel Sub-Regional Planning Framework, a key principle for achieving housing targets within the region is the consolidation of existing urban areas and increased density in areas that are located within close proximity to activity centres, transit corridors and services. The land subject to the original submission meets these criteria, and an increase in density to R40 would be in keeping with the surrounding land.

Ideally this land, and the surrounding 'Residential R40' zoned land, would be included within the Strategic Centre zone, resulting in the Central Mandurah Activity Centre plan and the associated built form provisions applying to all developments. This would include provisions to ensure that development adequately addresses and contributes to the street frontage, and provisions minimising direct vehicular access to the street to reduce the dominance of garaging. However, since this time, progress has been made to modifying the Residential Design Codes (R-Codes) to improve outcomes for medium density housing that the City's Precinct Plans have sought to address.

In its consideration on the final version of Scheme 12, Council recommended that the R40 density code be applied to the Cygni Street precinct, however, the WAPC and the Minister for Planning advised the following:

While noting potential merit in the proposal, it is noted that other potentially affected land owners have not yet been provided the opportunity to provide comment on the density of the area being increased to R40.

The consultation process seeks to provide appropriate opportunity for public participation in decision making processes to build community understanding and confidence in planning processes. It also provides an opportunity for the relevant servicing authorities to confirm if existing infrastructure has adequate capacity to support the proposed density increase.

Accordingly, the Western Australian Planning Commission (WAPC) considered that a future amendment would be the most appropriate option, rather than modification to the scheme. Notwithstanding the above, the WAPC also provided advice to the City noting that the proposed upcoding could be considered through an amendment to Local Planning Scheme No. 12, following its gazettal.

Due to Council's previous support of the proposal in considering the final version of Scheme 12, it was considered appropriate by City officers to progress the amendment as part of a collection of proposals rather than a separate (and landowner initiated) amendment.

Further, the location is identified as 'Suburban (Infill)' in the Urban Form section of the Local Planning Strategy which recommends densities between R25 and R60. It is important to note consistency with a Local Planning Strategy is considering an amendment to the local planning scheme.

Modification (b) - Residential Density – Bulara Road / Balwina Road, Greenfields

These lots were subject to an amendment to rezone them from Rural Residential to Residential R5 and then a subsequent subdivision approximately 10 years ago. The lots have been subdivided with an area of 2000 square metres consistent with the R5 density. (Refer *Attachment 2*)

As a drafting error in Scheme 12, an R10 density was applied to this street block in error and would potentially result in each of these sites being able to be subdivided further to a minimum size of 1000 square metre lots.

Notwithstanding the efforts sought to retain trees as part of the subdivision which hasn't been overly successful, further subdivision would see the character of the location being very different. Further, the sites are not connected to reticulated sewer which restricts further subdivision.

As a result, the proposal seeks to reintroduce the R5 density code to these sites/

Modification (c) - Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist';

In October 2012, Council approved a modification to the Development Guide Plan (as required by the relevant Structure Plan) for the 'Resort Precinct' of the Southport Development. This DGP split the whole area into four precincts which included then Lot 372 as 'Tourist / Residential' allowing for hotel and accommodation uses, in addition to residential development.

In 2014, the landowner sought to subdivide the whole of Lot 372 into residential lots. Arising from this subdivision, Lots 401-435 Resort View (plus Caddy Lane and Buggy Lane) were created. For some reason, the landowner did not create the final lots and retained Lot 9000 as one lot.

In the preparation of Scheme 12 (which coincided with the original approval of the subdivision and progressing of works), the mapping was prepared to reflect the outcome of the subdivision as being zoned 'Residential'.

Lot 9000 has been recently put on the market for sale as per the zoning on the Development Guide Plan as Tourist. In liaison with the current landowner, they are seeking to retain the current tourist zoning.

As time as progressed, the availability and accessibility of tourist zoned land in Mandurah has continually eroded. The Local Planning Strategy reflect this and identifies that *“Protection of key tourism sites and precincts to ensure an ongoing tourism function, as well as providing for the flexibility to allow for tourism uses within various zones of the scheme where appropriate, were identified as key strategies to achieve tourism outcomes.”*

Whilst Lot 372 (or Lot 9000) was not identified as Key Tourism Site, Lot 370, adjacent to The Cut Clubhouse is identified in reflection of previous work undertaken on the Development Guide Plan for the precinct.

In addition, the Development Guide Plan identifies Single Dwelling as a permitted use for Lot 9000 – but a Single Dwelling is an X (not permitted use) in the Tourist zone in Scheme 12. To negate the need for a further Scheme Amendment, and to retain development rights and outcomes arising from the Development Guide Plan, it is recommended that Lot 9000 is rezoned to Tourist, however, also allowing an ‘additional use’ of Single Dwelling for the site.

With the site being placed on the market, nearby landowners have queried its promotion as a Tourist site on the expectation the residential subdivision was completed. At this stage, officers have advised that an approved subdivision does not change the zoning.

Consistent with the Local Planning Strategy, the Tourist zoning should be reinstated, however based on this recent feedback, there is an expectation that surrounding landowner submissions will be received.

Modification (d) - Adding Hotel as a permitted use for Lot 2002 Marina Quay Drive, Erskine;

During Council's consideration of a microbrewery proposal in July 2021, the proposal was approved as a 'Hotel' use under Scheme 3. At the time, officers advised of the following:

Local Planning Scheme No. 12 (LPS12) has now been approved by the Minister for Planning subject to modifications, which officers are currently completing – once gazetted LPS12 will replace TPS3. Given that LPS12 is advanced, it is considered to be a 'seriously entertained' planning document, which means it must be given due regard in decision making.

The site is zoned Special Use within LPS12 and sets aside the land uses that are permitted or discretionary. “Hotel” is not listed as a use and therefore it is essentially an X (not permitted) use.

The Special Use designation identifies the following land uses:

- *Permitted uses (exempt from approval if no works component):
Convenience Store, Holiday Accommodation, Liquor Store – Small, Marina, Market, Serviced Apartment, Motel, Reception Centre, Restaurant / Café, Recreation – Private, Small Bar, Shop and Tourist Development.*
- *Discretionary uses (approval required):
Single House, Grouped Dwelling and Multiple Dwelling.*

The City's Local Planning Strategy identifies the broader site as being within a “Key Tourism Site”, and acknowledges the opportunity for a high-class tourism accommodation experience, contemplating a range of tourism uses (activities and accommodation).

If approved, a condition of the development approval requires the provision of short stay accommodation in order to meet the definition of “Hotel”. The application proposes to provide this accommodation via the existing Mandurah Quay Resort located on the adjacent site (40 Marina Quay Drive) – historically, the resort accommodation and restaurant / function centre building have complimented one another by provided reception, dining and administration facilities for visitors. Additionally, objectives of the Local

Planning Strategy are met through the approval of this application, by ensuring the resort remains open via its connection to the conditions of approval.

Officers consider it appropriate to determine the proposal under Scheme 3, for the following reasons:

- The site is listed as a strategic tourism location and any approval requires short stay accommodation to be provided, which will ensure the resort must remain during the operation of the proposed microbrewery;*
- The exclusion of “Hotel” from Scheme 12 is considered to be an administration oversight;*
- In the event that Council approves the application, officers intend to undertake an amendment to Scheme 12 in order to include “Hotel” as a listed use for this site.*

As a result, it is proposed to include Hotel as a Permitted use for the site in Special Use zone No 2. In the absence of doing so, the existing approved operation will be a ‘non-conforming use’ which would have implications should the existing use close down for a period of 6 months and on the retention of the existing hotel accommodation units within the Precinct and connected to the existing liquor licence approval.

Modification (e) – Modification to Tree Approval Requirements;

The original version of Scheme 3 and then subsequently modified versions via Amendments 75 and 125 to Scheme 3 provided for specific Tree Preservation requirements which required an approval for trees to seek an approval for removal where certain criteria were met unless further exemptions were provided.

In restructuring these provisions to meet with the Deemed and Model Provisions of the Local Planning Scheme Regulations, Scheme 12 has had to restructure the provisions so that the Removal of Trees is exempt and the conditions that apply to the exemption as follows:

- (a) The land is zoned Strategic Centre, District Centre, Neighbourhood Centre, Private Community Uses or Residential with a lot size less than 4000 square metres; or*
- (a) On land that is zoned Residential with an R-code of R15 or higher; or*
- (b) On land located a distance greater than 100 metres of a wetland;*
- (c) On land that is not designated as a Tree Preservation Area as shown in a structure plan;*
- (d) Where the tree(s) are not designated for retention on a structure plan or local development plans; or*
- (e) Where the tree is not registered in the Significant Tree Register under clause 13A.*

However, the drafting of Scheme 12 omitted the following exemptions that apply in Scheme 3:

- where the tree is dead or constitutes an immediate threat to life or property;*
- where the tree is within three metres of the wall of an existing or approved building;*
- where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;*

Without these provisions, for instance, a dead tree on a rural lot, or a residential lot with a density of R10 or lower would require a development approval to remove – this is considered not necessary; similarly the City may require trees to be removed for a firebreak, but then require a planning approval to do so – as a result, it is recommended that these provisions are added back to the Scheme requirements for instances where approval is not required.

MEAG Comment

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

Consultation

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

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 which were introduced via recent changes to the Regulations. For the following reasons, the amendment is considered a 'Standard' amendment as outlined in Regulation 35(2):

- (a) the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;*
- (b) the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (c) an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;*
- (d) the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- (e) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
- (f) is not an amendment that is a complex or basic amendment.;*

Policy Implications

Nil

Financial Implications

Nil

Risk Analysis

Without undertaking this Amendment, there is a risk that further subdivision can occur in appropriate locations, approvals are required for removing trees that the City has required to be removed, or in the case of Lot 2002 Marina Quay Drive, there is the unintended consequence of an approved use becoming 'non-conforming' which creates regulatory and administrative issues.

Strategic Implications

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

Economic:

- Promote and foster business investment aimed at stimulating economic growth.

Social:

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

Health:

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

Environment:

- Protect and manage our local natural environment and ensure that our actions to manage land-based assets don't adversely impact our waterways.

Organisational Excellence:

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

Conclusion

Arising from the finalisation of Local Planning Scheme No 12, during the final approval stages of the Scheme, a number of omissions and errors have been identified and a number of matters that require rectifying based on recent approvals, responses to submissions and mapping errors. Individually, each of these proposals are considered relatively minor,

NOTE:

- Refer **Attachment 2.1 Modification (a) – 'Cygni Street Precinct' Change of R-Code Density;**
Attachment 2.2 Modification (b) – Bulara Road / Balwina Road – Change of R-Code;
Attachment 2.3 Modification (c) – Lot 9000 Country Club Drive – Rezone to Tourist;

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.1 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 1

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 R25 to R40 for the following lots:

- Lot 810 and 83-91 Adana Street, Mandurah;
- Lots 92 – 95 Rigel Street, Mandurah;
- Lots 104 - 106 Anstruther Road, Mandurah; and
- Lot 96 – 135 Cygni Street, Mandurah

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

- Lots 201 – 210 Bulara Road, Greenfields; and
- Lots 211 – 220 Balwina Road, Greenfields

- (c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and adding the following to Table 4 (Specified Additional Use for Zoned Land in Scheme Area)

No	Description of Land	Additional Use	Conditions
2	Lot 9000 Country Club Drive, Dawesville	P Uses: • single dwelling	Nil

- (d) Adding the following land use to Table 6 (Special Use Zones in Scheme Area) to SU2 as it applies to Lot 2002 Marina Quay Drive, Erskine:

- 'P Uses – Hotel';

- (e) Adding the following to the Conditions Column of Schedule A – Clause 61(1) Development for which Development Approval is Not Required – Item No 26 'Removal of Trees':

- where the tree is dead or constitutes an immediate threat to life or property;
- where the tree is within three metres of the wall of an existing or approved building;
- where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;

- (f) Amending the Scheme Maps accordingly.

Dated this 26th day of April 2022.
Chief Executive Officer "

- in accordance with Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, determines that Amendment No. 1 of the City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:
 - the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;
 - the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;
 - the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - is not an amendment that is a complex or basic amendment.;
- Authorises the Chief Executive Officer (City Planner) to prepare the necessary Scheme Amendment documentation for Amendment No 1 to the City of Mandurah Local Planning Scheme No 12.

Committee Recommendation

That Council:

- in accordance with Section 75 of the *Planning and Development Act 2005*, resolves to prepare Amendment No.1 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

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(c) Rezoning Lot 9000 Country Club Drive, Dawesville from 'Residential (R60)' to 'Tourist'; and adding the following to Table 4 (Specified Additional Use for Zoned Land in Scheme Area)

No	Description of Land	Additional Use	Conditions
2	Lot 9000 Country Club Drive, Dawesville	P Uses: • single dwelling	Nil

(d) Adding the following land use to Table 6 (Special Use Zones in Scheme Area) to SU2 as it applies to Lot 2002 Marina Quay Drive, Erskine:

- 'P Uses – Hotel';

(e) Adding the following to the Conditions Column of Schedule A – Clause 61(1) Development for which Development Approval is Not Required – Item No 26 'Removal of Trees:

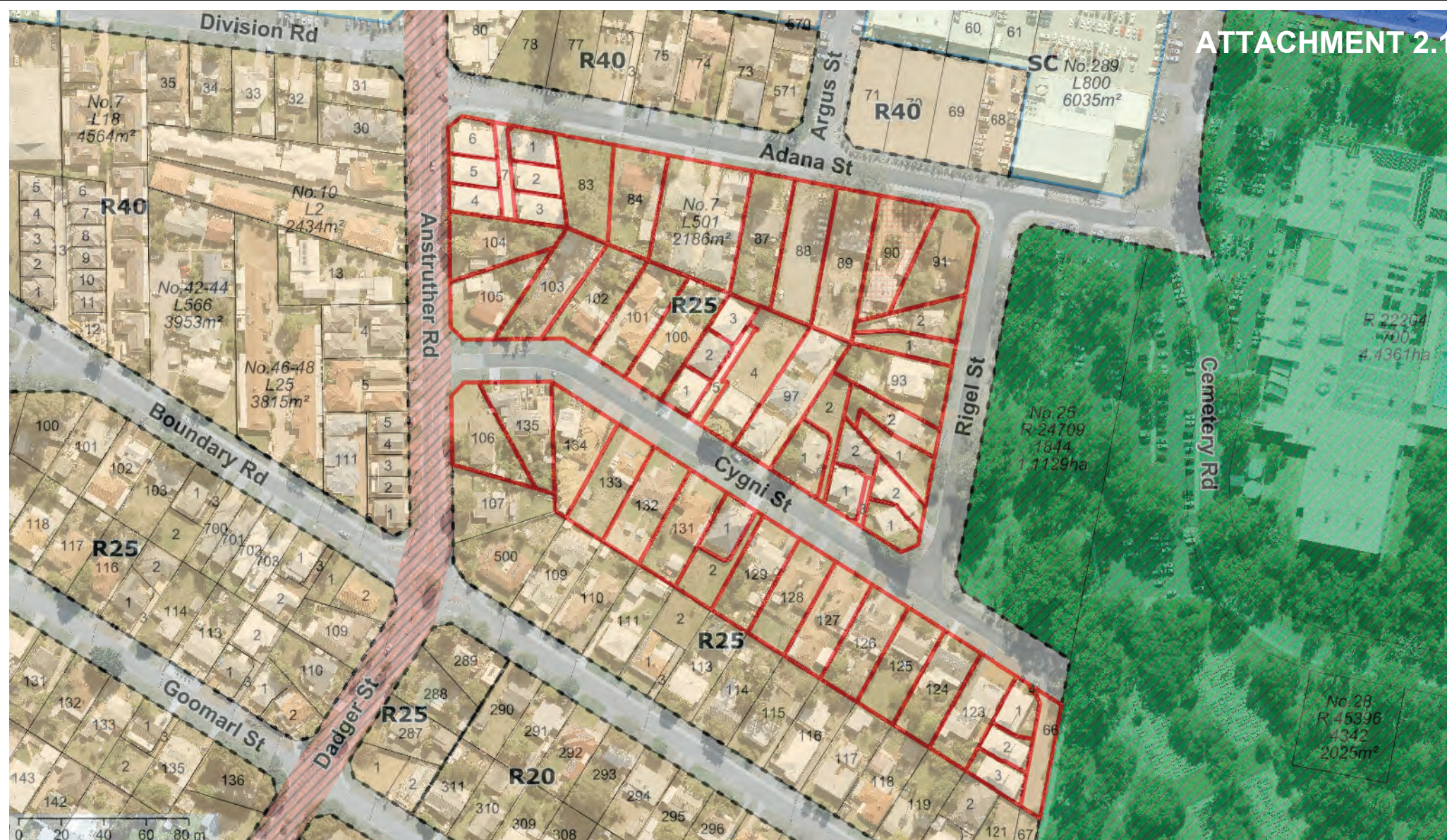
- where the tree is dead or constitutes an immediate threat to life or property;
- where the tree is within three metres of the wall of an existing or approved building;
- where the tree is required to be removed for the purposes of bushfire prevention and control including a firebreak as required by any relevant legislation;

(f) Amending the Scheme Maps accordingly.

**Dated this 26th day of April 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. 1 of the City of Mandurah Local Planning Scheme No. 12 is a standard amendment for the following reasons:

- (a) the amendment relates to a zone that is consistent with the objectives identified in the scheme for that zone;*
 - (b) the amendment is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
 - (c) an amendment to the scheme so that it is consistent with the region planning scheme that applies to the scheme area;*
 - (d) the amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
 - (e) the amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and*
 - (f) is not an amendment that is a complex or basic amendment.;*
3. Authorises the Chief Executive Officer (City Planner) to prepare the necessary Scheme Amendment documentation for Amendment No 1 to the City of Mandurah Local Planning Scheme No 12.



This document is compiled from various sources and whilst the City of Mandurah has made every effort to ensure the accuracy and currency of the information, Council accepts no responsibility or liability for any errors or omissions.

Modification (a) R-Code Density Change to R40

Printed by : Ben Dreckow

Date : 23/03/2022

Scale : 1:2500

Drawn by : Intramaps

Original Size

A4



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Modification (b) Change R-Code Density to R5

Printed by : Ben Dreckow

Date : 23/03/2022

Scale : 1:2500

Drawn by : Intramaps

Original Size

A4



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Modification (c) Rezone to Tourist and Add Single Dwelling as Additional Use

Printed by : Ben Dreckow

Date : 23/03/2022

Scale : 1:2500

Drawn by : Intramaps

Original Size

A4



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1	SUBJECT:	Financial Report March 2022
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	26 April 2022

Summary

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

Disclosure of Interest

Nil

Previous Relevant Documentation

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

Background

Nil

Comment

Financial Summary

The financial report for March 2022 shows an actual surplus for this period of \$35.2 million. This is considered a reasonable surplus at the current point in time and is sufficient to meet the City's obligations up to 30 June 2022.

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

	Current Budget	YTD Budget (a)	YTD Actual (b)	Var. (b)-(a)	Var.% (b)-(a)/(a)
	\$ 000s	\$ 000s	\$ 000s	\$ 000s	%
Opening Funding Surplus / (Deficit)	4,538	4,538	4,538	-	0%
Revenue					
Revenue from operating activities	115,744	110,777	111,920	1,143	1%
Capital revenue, grants and Contribution	18,903	14,177	9,281	(4,896)	-35%
	134,647	124,954	121,202	(3,752)	
Expenditure					
Operating Expenditure	(140,574)	(104,488)	(93,977)	10,511	-10%
Capital Expenditure	(44,097)	(33,724)	(15,776)	17,948	-53%
	(184,671)	(138,212)	(109,753)	28,459	
Non-cash amounts excluded from operating activities	33,768	24,468	23,490	(979)	-4%
Non-cash amounts excluded from investing activities	(5,536)	-	2	2	0%
Other Capital Movements	17,254	(3,765)	(4,233)	(467)	12%
Closing Funding Surplus / (Deficit)	-	11,983	35,245	23,262	194%

Key Capital Projects

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

Project	2021/22 Actuals Incl. CMT \$'000s	2021/22 Annual Budget \$'000s	Comment
Western Foreshore Recreation Precinct	2,666	6,032	<i>Project status:</i> Installation of main play tower 'cubby' pods is complete with surrounding structure installation continuing. Installation of other play elements in the play space is continuing. Electrical works for barbeques and lighting is underway. Concreting works around the perimeter of the site and internally connecting play elements will commence in April. Completion of the Play Space and surrounds is expected in July 2022.
Eastern Foreshore South Precinct	2,401	6,027	<i>Project status:</i> <u>Estuary Pool</u> The Estuary Pool was opened to the public on 24 December 2021. Final works to shelters is complete. New paving in area between Estuary Pool and Smart Street Mall is 80% complete. <u>Eastern Foreshore South – Reserve Area</u> Final turfing in area adjacent to Smart Street Mall to be completed early April. Installation of large concrete feature including artwork to be completed early April. Works to main central area are expected to be completed in April 2022.

Smart Street Mall Upgrade	509	1,167	<i>Project status:</i> Works will recommence in the Smart Street Mall upon completion of the Eastern Foreshore south upgrade works in late April 2022. The remaining works include paving, remaining planters, and hard and soft landscaping are expected to be completed by mid-2022. This excludes the overhead structures which will be delivered at a later date due to the Development on the Corner of Mandurah Terrace and Smart Street.
Peel Street – Power Relocation	1,235	1,500	<i>Project status:</i> Contract with power supply company confirmed. Design is being finalised. Finalisation of land acquisition is required prior to power supply company commencing works.
Pinjarra Road Stage 2 to 3	1,900	2,896	<i>Project status:</i> Stage 2 - Construction is complete and road opened. Stage 3 - Investigation & enabling works have commenced with full construction scheduled to commence April 2022. Notification of the upcoming works are completed with public advertising of road closures. Sent correspondence to businesses and properties.
RR Mandurah Terrace	711	1,408	<i>Project status:</i> Enabling works for potholing, drainage pit / lid upgrades and crack sealing and demolition works completed. Profiling and resurfacing works commenced in late March and the project is on target to finish in early May.

Statutory Environment

Local Government Act 1995 Section 6.4 Financial Report

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

Policy Implications

Nil

Financial Implications

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

Risk Analysis

Nil

Strategic Implications

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

Organisational Excellence:

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

Mosquito Management Season 2021/22

Mosquito Management Season 2021/22 has been extremely challenging. The City and the Peel Contiguous Local Authorities Group (CLAG), which consists of the Cities of Mandurah and Rockingham and the Shires of Murray and Waroona, were prepared for La Nina conditions however the intensity of the season through frequent and large helicopter treatments has required high use of larviciding product.

The City of Mandurah in its role of the Peel CLAG administrator budgeted \$355,233 for larviciding purchasing for mosquito control for 2021/22. Through the CLAG Budget process, the City requested \$128,154 from the Department of Health, \$41,248 from the Shire of Murray and \$15,845 from the City of Rockingham which is recorded as revenue to the City in accordance with the Peel CLAG Agreement. The City's contribution to the initial 2021/22 larviciding budget was \$70,409. The City budgeted an extra \$99,577 than the initial CLAG budget amount to respond if required given the potential for heavy demands on the program. CLAG Members have historically been supportive of additional expenditure if required but CLAG requests are balanced against overall State requirements.

In January, the City identified that the season had required consistent and ongoing treatments that was in excess of the Mosquito Control Advisory Committee (MCAC) approved budget. The City wrote to CLAG Members seeking additional funds. All local government partners except the Department of Health agreed to an increase in funding.

Due to La Nina conditions requiring increased state-wide mosquito treatments and concerns over possible incursions of Japanese Encephalitis the Department of Health is also over expended in its CLAG budget allocations but are exploring ways to provide additional assistance. The outcome of this is currently not known.

This resulted in the local government members contributing an additional \$50,000 in total to the CLAG budget. This additional funding has already been committed to larvicide purchases and these supplies have been utilised for larvicide treatments. The City has unallocated funds of \$35,000 in its existing budget that will be used to offset the initial expenditure.

The following demonstrates the payments made by CLAG Members following the request.

CLAG Member	Amount
Mandurah	\$27,300
Rockingham	\$6,300
Murray	\$16,400
Waroona	Administrative Only
Department of Health (DoH)	TBC – if DoH contribute, all the above contributions reduce

Over the last 4 weeks treatment requirements have escalated significantly in terms of frequency and size. It is now necessary to seek a further \$50,000 from CLAG members to ensure that there is sufficient larvicide stock available and ensure treatments can be conducted to the end of the season.

A further formal request for additional funds from CLAG Members is being finalised currently and the ratios of contribution will be in accordance with the CLAG Agreement. If the Department of Health contribute further allocations will be adjusted accordingly for each local government with Department of Health normally contributing 50% of the total.

It is important to note that there is a risk that there may be a supply delay and as a precaution it is recommended that the City secure stock now in advance of the formal completion of CLAG member confirmation of support.

The Peel CLAG has also received approval upon request to the Mosquito Control Advisory Committee to utilise the CLAG member's Reserve Fund which combined totals \$12,730.43 to further assist with larvicide purchasing. Mandurah has in its CLAG Reserve Fund \$6,407 which is requested to be transferred from reserve.

Failure to treat mosquitoes as required increases the risk of resident and visitor exposure to mosquito borne disease and significant nuisance.

An increase in the total City expenditure budget of \$65,000 is requested to the 2021/22 City of Mandurah budget. This increase is proposed to be offset by the revenue received by \$29,023 following advice from CLAG Members.

In summary the financial movements are summarised below:

	Expenditure	Revenue
Initial request	\$50,000 Funded from \$35,000 from existing budget and request for budget variation of \$15,000	\$22,700 Budget variation request: Murray \$16,400 Rockingham \$6,300
Subsequent request	\$50,000 Budget variation for the full amount	Nil – request to be made to CLAG members and adjustments made if in agreement
CLAG Reserve Fund	\$12,730 Budget variation for the full amount	\$6,407 Budget variation request: to be transferred from the CLAG Reserve Fund \$6,323 Budget variation request: to be received as a contribution from CLAG members
Total Budget Variation Request	\$77,730	\$35,430

2021/22 Budget Variations

MPAC Internal Refurb

As part of the 2021-2022 adopted capital projects, \$320,000 was approved to undertake a small internal refurbishment at the Mandurah Performing Arts Centre. Works were to include carpet refurbishment and refurbishment of the dressing rooms. The project was to be funded 50% from external grant funding (\$160,000) with a matching contribution from the City. When the grant agreement was issued, the grant funding from the Peel Development Commission (PDC) was \$165,000. It is recommended that the MPAC Internal Refurb capital budget be increased by \$10,000 from \$320,000 to \$330,000. This increase is proposed to be funded by a \$5,000 increase in grant funding (total now \$165,000) and a \$5,000 increase in municipal funding (total now \$165,000).

New – Heavy Vehicles Plant & Equipment

Listed for purchase this year under the New – Heavy Vehicles Plant & Equipment budget, is a new truck for towing the footpath sweeper from site to site. The sweeper was driving from site to site and having to come back to the Operations Centre when a broom change etc was needed. The budget allocated to the purchase of this new truck is currently \$55,000, however an additional \$35,685 is required to purchase a more suitable truck that has the capacity to carry spare brooms and tools. This will eliminate the requirement of returning to the Operations Centre and would improve productivity. It is proposed that this \$35,685 increase in budget is funded from savings identified within the Miscellaneous Equipment budget, which would reduce from \$469,815 to \$434,130.

Rushton Park Main – Staircase Remedial Work

The staircase at the eastern end of Rushton Park Main pavilion is in very poor condition due to corrosion. An Engineers report was undertaken, and it was recommended to inject concrete into the substantial crack in the steps and then complete by repainting. This will ensure that the staircase remains safe for public use. The estimated costs to complete these works is \$18,000.

The unspent budget from the 2020-2021 Street Lighting New Program was carried over to 2021-2022 to enable the completion of 2020-2021 programmed works. As the expenditure on this program is now complete, it is proposed that \$18,000 of the remaining \$25,039 budget be used to fund the Rushton Park Main – Staircase remedial work. Streetlighting projects are progressing utilising the 2021/2022 budget allocated.

Mandurah Bowling Club Bi-fold Doors

The Mandurah Bowling Club has four bi-fold doors that open out from the building onto the bowling green area. A thorough assessment has been done on the doors by a contractor who specialises in these types of bi-fold doors. Serious safety concerns were highlighted if the doors remain in the current condition. It was noted that the cabling of these doors is currently inadequate for the size of the doors and if the ropes are replaced with the appropriate size, this will then create a ripple effect where the pulleys themselves will then be inadequate. Therefore, any maintenance works performed could create other issues, and the safer and more adequate option of replacing the doors was recommended.

It is estimated that the cost of replacing the doors will be \$65,000, therefore approval is requested to allocate this budget to enable replacement of the doors and to ensure the safety of Mandurah Bowling Club patrons.

It is proposed that this unbudgeted capital expenditure be funded from the SL Light Pole Replacement Program (\$40,000) and the SL Carpark Lighting Replacement Program (\$25,000). This will reduce these budgets from \$100,926 to \$60,926 and from \$100,874 to \$75,874 respectively. There will be under expenditure in these two programs this financial year due to the longer lead times required to order materials such as poles.

Project Managers

It has been identified that due to the high number of projects to be completed, that there are insufficient resources to deliver these in the project management area. As part of the 2022/23 budget, it is proposed that two additional project managers are employed on a contract arrangement to deliver the capital projects identified over the next three years. The Waterfront project and other large capital projects that have been included in the 2021/22 financial year have the provision of project management incorporated in the budget. It is requested that Council endorse the appointment of one project manager that is already funded in the existing budgets to assist in delivering the City's capital program. Council are requested to approve the appointment to accelerate the delivery of these capital projects rather than waiting until the budget is approved. Although it is funded from the existing capital budgets, it will increase the Full Time Equivalent (FTE) total of the City by 1.0FTE.

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 March 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	\$ 8,117,265.13
Total Trust Fund	<u>\$ 0.00</u>
	<u>\$ 8,117,265.13</u>
- 3 The Mayor write to the Minister for Health requesting the Department of Health review its decision to not match the additional funding commitment provided by the participating Peel Mosquito Management Group (CLAG) local governments.
- 4 Approves the following budget variations for 2021/22 annual budget:
 - 4.1 Increase in operating expenditure \$77,730* for CLAG operations for mosquito management season 2021/22
 - To be part funded by CLAG member contributions \$29,023*.
 - To be part funded by transfer from CLAG Reserve \$6,407*.
 - 4.2 Increase in capital expenditure \$10,000* for MPAC Internal Refurb
 - To be funded by PDC grant funding \$5,000* and municipal funding \$5,000*.
 - 4.3 Increase in capital expenditure \$35,865* for New – Heavy Vehicles Plant & Equipment
 - To be funded by Miscellaneous Equipment \$35,865*.
 - 4.4 Unbudgeted capital expenditure \$18,000* for Rushton Park Main – Staircase remedial work
 - To be funded by SL Street Lighting New Program capital project \$18,000*
 - 4.5 Unbudgeted capital expenditure \$65,000* for Mandurah Bowling Club Bi-fold Doors
 - To be funded by SL Light Pole Replacement capital program \$40,000*
 - To be funded by SL Carpark Lighting Replacement capital program \$25,000*
- 5 Approve the appointment of one full time contract project manager to assist in the delivery of the City of Mandurah's capital program to be funded within the existing capital budgets.

***ABSOLUTE MAJORITY REQUIRED**

Monthly Financial Report

March 2022



City of Mandurah

March 2022

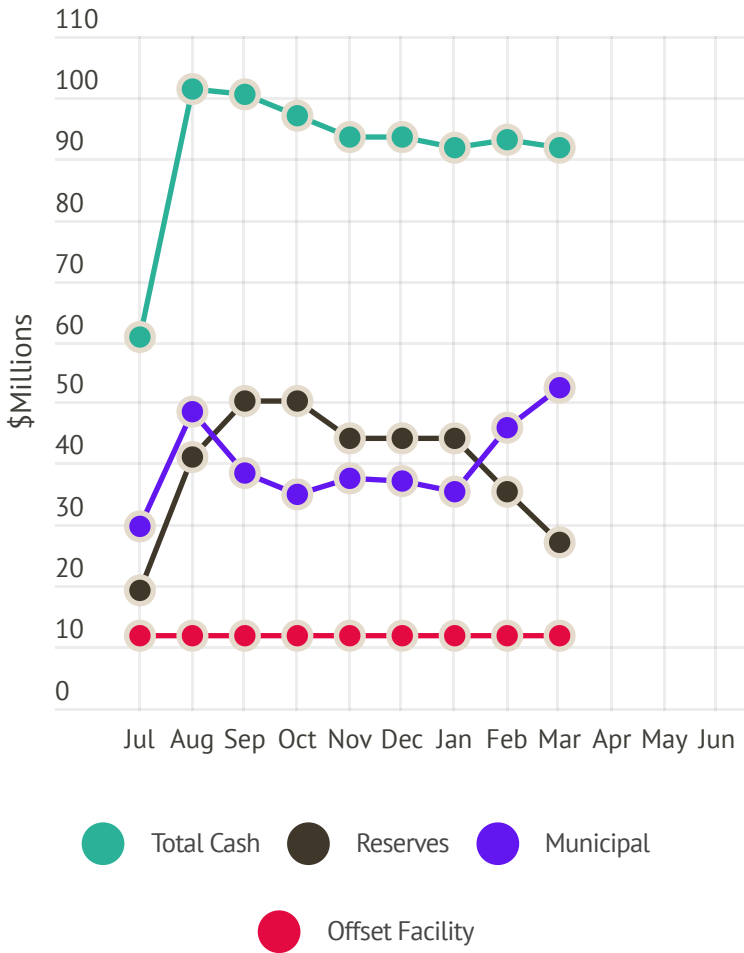
\$0

Estimated Deficit at 30 June 2022 with proposed budget amendments

\$35.2 million

Year to Date Actual Surplus

Investments



Loans

- Actual Principal Outstanding \$20.42M ▼
- Actual Principal Repayments Made \$4.14M ▲
- Actual Interest Paid \$188K ▲
- Actual New Loans Drawdown \$0 —
- Amount of Interest Saved from Loan Offset Facility \$151K ▲

Rates Outstanding

- 16 Properties with >\$10K outstanding ▼
- 119 Properties \$3K to \$10K outstanding ▼
- 37 Properties commenced legal action in 21/22 ▲
- \$2.03M Rates Exemptions —

Sundry Debtors Outstanding

- 112 current accounts due (\$2.66M) ▲
- 245 accounts overdue i.e >30 days (\$349K) ▼

Budget Proposed Amendments

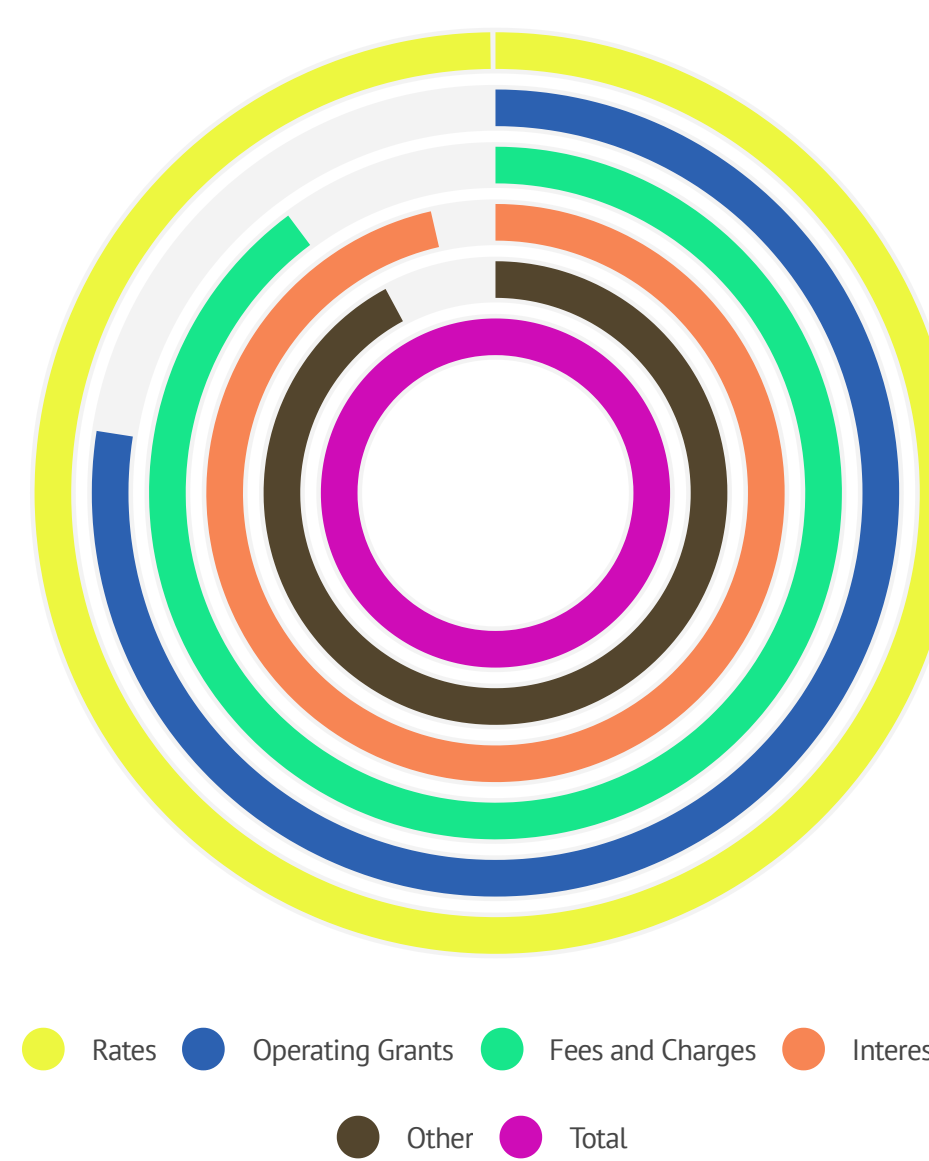
- Increase in operating expenditure CLAG operations for mosquito management season 2021/22 (\$78K)
- Increase in capital expenditure for MPAC Internal Refurb (\$10K)
- Increase in capital expenditure for New – Heavy Vehicles Plant & Equipment (\$36K)
- Unbudgeted capital expenditure for Rushton Park Main – Staircase remedial work (\$18K)
- Unbudgeted capital expenditure for Mandurah Bowling Club Bi-fold Doors (\$65K)

- 0 Tenders awarded during the month through CEO delegation ▼
 - 52.1% Council Grants received for the 21/22 year ▲
- 26 April 2022

Summary

- Actual Rates Raised \$82.5M —
- Actual Rates Received \$81.1M (94.8% collected) ▲
- Actual Operating Revenue \$111.9M ▲
- Actual Capital Revenue \$7.9M ▲
- Actual Operating Expenditure \$94M ▲
- Actual Capital Expenditure \$15.8M ▲
- Actual Proceeds from Sale of Assets \$1.4M —

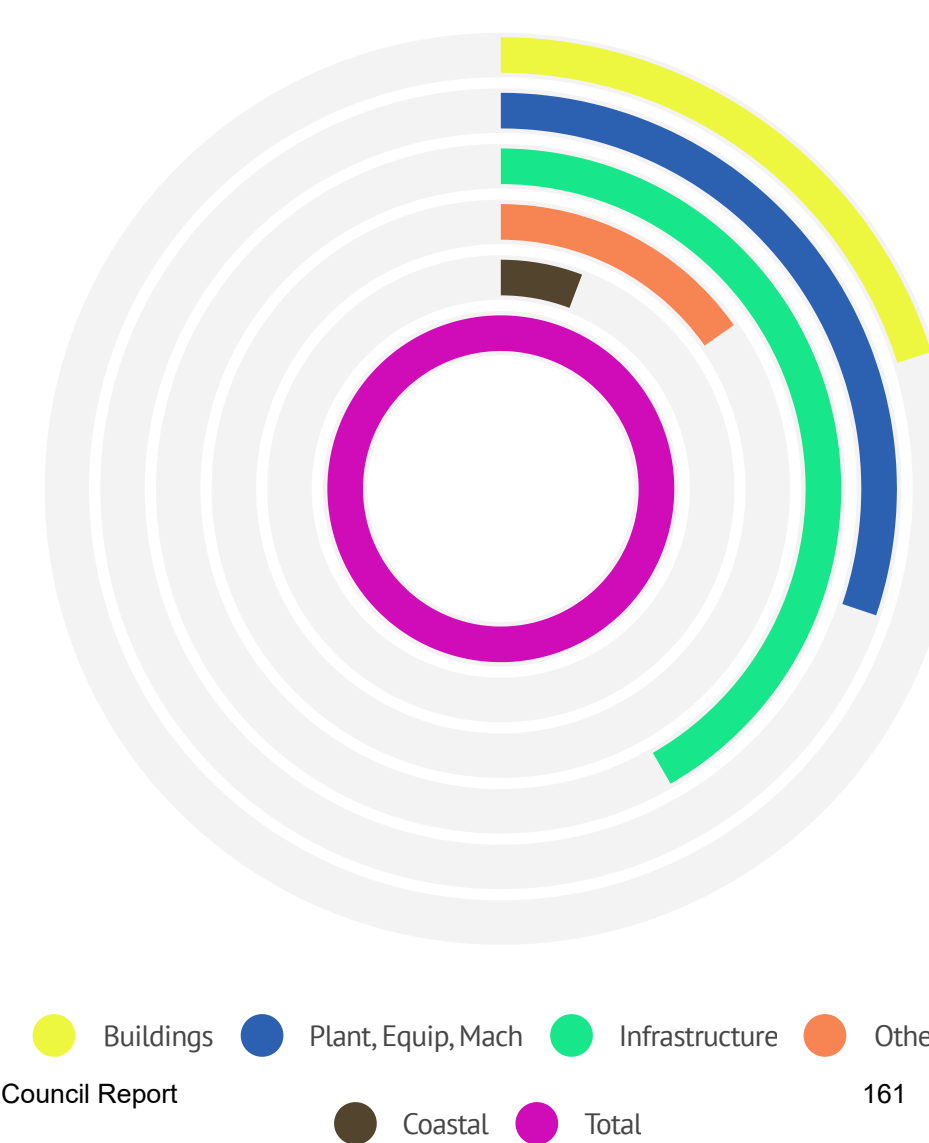
Year to Date Revenue Actuals Compared to Current Budget

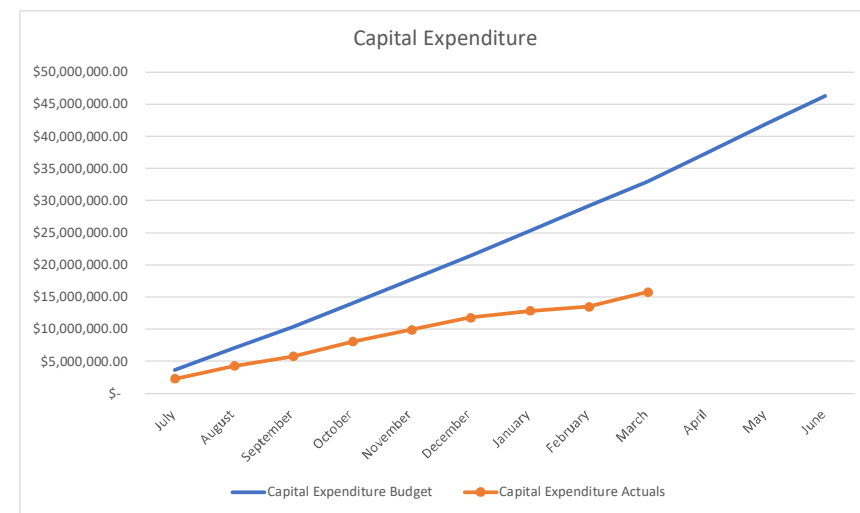
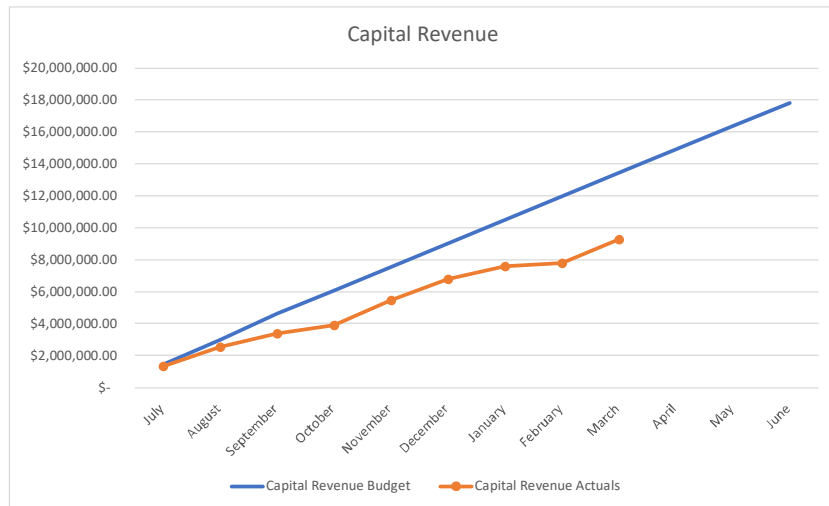
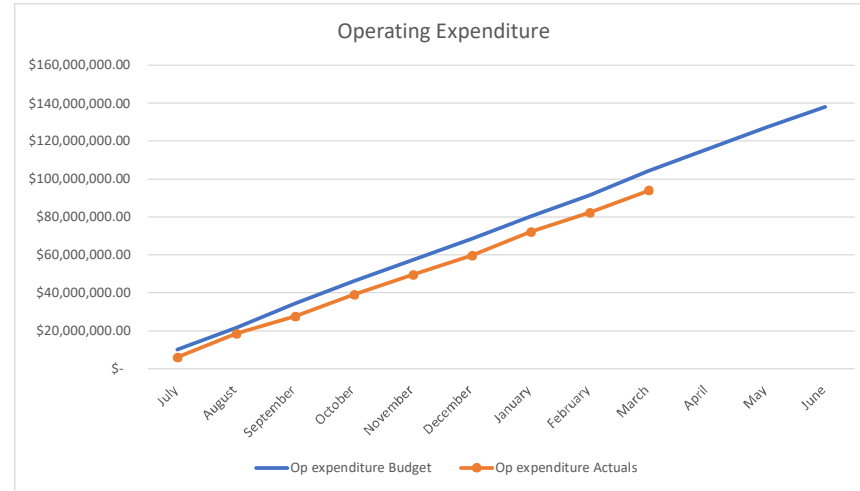
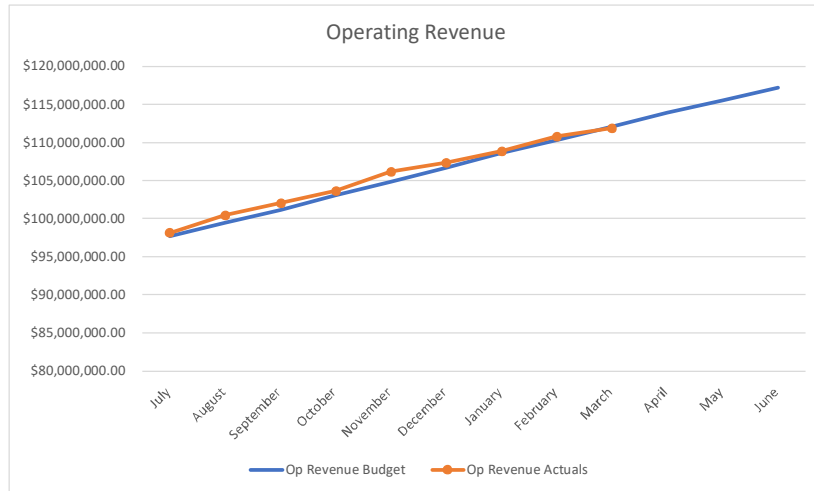


Year to Date Expenditure Actuals Compared to Current Budget



Year to Date Capital Actuals Compared to Current Budget





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

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**STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 2022**

BY NATURE OR TYPE

	Ref Note	Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	%	
Opening Funding Surplus / (Deficit)		4,538,223	4,538,223	4,538,223			
Revenue from operating activities							
Rates		82,694,007	82,531,507	82,540,437	8,930	0.01%	
Operating grants, subsidies and contributions		3,073,277	2,299,380	2,380,574	81,194	3.53%	
Fees and charges		27,959,369	24,471,502	25,103,460	631,958	2.58%	
Interest earnings		865,000	648,750	833,959	185,209	28.55%	▲
Other revenue		1,152,348	825,671	1,061,760	236,089	28.59%	▲
		115,744,001	110,776,810	111,920,190	1,143,380	1.03%	
Expenditure from operating activities							
Employee costs		(48,123,327)	(36,256,818)	(34,573,677)	1,683,141	4.64%	
Materials and contracts		(52,739,856)	(38,027,671)	(31,167,062)	6,860,609	18.04%	▲
Utility charges		(4,494,084)	(3,370,564)	(2,859,119)	511,445	15.17%	▲
Depreciation on non-current assets		(32,209,187)	(24,468,289)	(23,255,428)	1,212,861	4.96%	
Interest expenses		(954,014)	(715,511)	(558,761)	156,750	21.91%	▲
Insurance expenses		(1,425,774)	(1,021,831)	(976,445)	45,386	4.44%	
Other expenditure		(16,871)	(16,871)	(16,768)	103	0.61%	
Loss on disposal of assets		(610,738)	(610,738)	(569,709)	41,029	6.72%	
		(140,573,851)	(104,488,293)	(93,976,969)	10,511,324	10.06%	
Non-cash amounts excluded from operating activities	1(a)	33,768,469	24,468,289	23,489,598	(978,691)	(4.00%)	
Amount attributable to operating activities		8,938,619	30,756,806	41,432,819	10,676,013	(34.71%)	
Investing activities							
Non-operating grants, subsidies and contributions	10	16,673,113	12,504,834	7,908,052	(4,596,782)	(36.76%)	▼
Proceeds from disposal of assets	4	2,229,889	1,672,417	1,373,338	(299,079)	(17.88%)	▼
Payments for property, plant and equipment	6	(44,097,374)	(33,723,814)	(15,776,059)	17,947,755	53.22%	▲
Amount attributable to investing activities		(25,194,372)	(19,546,563)	(6,494,670)	13,051,893	66.77%	
Non-cash amounts excluded from investing activities	1(b)	(5,536,246)	-	1,756	1,756	100.00%	
Amount attributable to investing activities		(30,730,618)	(19,546,563)	(6,492,914)	13,053,649	66.78%	
Financing Activities							
Proceeds from new debentures	7	7,016,194	-	-	0	0.00%	
Unspent Loans Utilised		1,901,692	-	-	0	0.00%	
Repayment of debentures	7	(5,105,388)	(3,829,041)	(4,143,264)	(314,223)	(8.21%)	
Payment of lease liability		(598,710)	(449,033)	(452,879)	(3,847)	(0.86%)	
Proceeds from new interest earning liability		1,022,942	767,207	561,468	(205,739)	(26.82%)	▼
Payment of interest earning liability		(421,809)	(316,357)	(279,393)	36,964	11.68%	▼
Proceeds from community loans		82,553	61,915	81,416	19,501	31.50%	▲
Advances of community loans		(50,000)	-	-	0	0.00%	
Transfer from reserves	8	19,232,860	-	-	0	0.00%	
Transfer to reserves	8	(5,826,558)	-	-	0	0.00%	
Amount attributable to financing activities		17,253,776	(3,765,309)	(4,232,652)	(467,343)	(12.41%)	
Closing Funding Surplus / (Deficit)	1(d)	-	11,983,157	35,245,476	23,262,319	194.13%	

KEY INFORMATION

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

Refer to Note 13 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

(a) Non-cash items excluded from operating activities

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

Notes	Annual Budget	YTD Budget (a)	YTD Actual (b)
Non-cash items excluded from operating activities	\$	\$	\$
Adjustments to operating activities			
Movement in liabilities associated with restricted cash	(89,910)	-	164,717
Movement in pensioner deferred rates (non-current)	-	-	(90,986)
Movement in employee benefit provisions (non-current)	1,038,454	-	242,043
Movement in interest earning liabilities (non-current)			(651,313)
Add: Loss on asset disposals	414,725	-	373,696
Add: Loss on asset write offs	196,013	-	196,013
Add: Depreciation on assets	32,209,187	24,468,289	23,255,428
Total non-cash items excluded from operating activities	33,768,469	24,468,289	23,489,598

(b) Non-cash items excluded from investing activities

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

Adjustments to investing activities			
Movement in non current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity			
Movement in current liabilities for transfers to acquire or construct non-financial assets to be controlled by the entity associated with restricted cash	(5,536,246)	-	1,756
Total non-cash amounts excluded from investing activities	(5,536,246)	-	1,756

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

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

	Budget Closing 30 Jun 2021	Budget Closing 30 Jun 2022	Year to Date 31 Mar 2022
Adjustments to net current assets			
Less: Reserves - restricted cash	(20,116,870)	(24,888,945)	(44,767,915)
Less: Unspent loans	(431,591)	(207,137)	(2,197,470)
Less: Other receivables	-	(80,000)	(13,821)
Less: Prepaid Rates	(2,455,879)	-	-
Less: Clearing accounts	-	-	(108,028)
Add: Borrowings	7,499,999	9,826,754	1,534,514
Add: Other liabilities	3,081,188	3,417,743	6,298,289
Add: Lease liability	608,382	759,243	236,165
Add: Provisions - employee	5,041,426	5,216,724	4,206,636
Add: Loan Facility offset	-	-	12,000,000
Total adjustments to net current assets	(6,773,345)	(5,955,618)	(22,811,630)

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

Current assets				
Cash and cash equivalents	2	23,835,328	23,759,820	79,492,032
Rates receivables	3	3,519,116	2,480,445	4,489,425
Receivables	3	3,644,928	4,341,798	4,120,779
Other current assets		524,062	549,233	1,802,190
Less: Current liabilities				
Payables		(4,555,419)	(9,848,897)	(15,346,040)
Borrowings	7	(7,499,999)	(5,105,388)	(1,534,514)
Interest earning liabilities		-	-	(105,659)
Unspent non-operating grant, subsidies and contributions liability		(3,464,329)	(1,065,909)	(5,792,630)
Lease liabilities		(608,382)	(759,243)	(236,165)
Provisions		(8,621,960)	(8,396,241)	(8,832,311)
Less: Total adjustments to net current assets	1(c)	(6,773,345)	(5,955,618)	(22,811,630)
Closing Funding Surplus / (Deficit)		-	-	35,245,476

CURRENT AND NON-CURRENT CLASSIFICATION

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

	Total Amount	Interest rate	Total calculated interest Earnings	Institution	S&P rating	Deposit Date	Maturity Date	Term days
	\$	\$	\$	\$				
Cash on hand								
Westpac Municipal Bank Account	16,739,088	Variable		Westpac	AA-	NA	NA	
	16,739,088							
Municipal Investments								
Muni 10 - 9652-46197	29,829	0.20%	60	ANZ	AA-	1/10/2021	1/10/2022	365
Muni 39 - 44-091-0630	3,002,959	0.40%	2,959	NAB	AA-	15/02/2022	16/05/2022	90
Muni 40 - 24-879-6372	3,008,137	0.55%	8,137	NAB	AA-	2/03/2022	29/08/2022	180
Muni 41 - 24-055-4504	3,002,959	0.40%	2,959	NAB	AA-	2/03/2022	31/05/2022	90
Muni 42 - TBA	6,023,671	0.80%	23,671	NAB	AA-	23/03/2022	19/09/2022	180
Muni 43 - TBA	3,003,699	0.50%	3,699	NAB	AA-	23/03/2022	21/06/2022	90
MNS 31 - 582058	6,149,530	0.35%	1,978	Westpac	AA-	28/02/2022	31/03/2022	31
MNS 60 - 582007	11,375,508	0.40%	2,377	Westpac	AA-	28/02/2022	31/03/2022	31
	35,596,292							
Reserve Investments								
Reserve 42 - 36-976-7906	3,010,363	0.27%	7,700	NAB	AA-	21/12/2021	22/06/2022	183
Reserve 43 - 36-956-4375	3,007,403	0.40%	2,963	NAB	AA-	22/02/2022	23/05/2022	90
Reserve 44 - 70-586-3025	3,008,340	0.44%	4,346	NAB	AA-	28/02/2022	28/06/2022	120
Reserve 45 - 70-568-6989	3,019,113	0.43%	13,266	NAB	AA-	30/03/2022	27/09/2022	181
RNS 31 - 581565	5,871,717	0.35%	1,896	Westpac	AA-	28/02/2022	31/03/2022	31
RNS 60 - 581573	9,239,717	0.40%	1,355	Westpac	AA-	28/02/2022	31/03/2022	31
	27,156,653							
Total	79,492,032		77,365					

Interest revenue

Investment Interest Accrued	77,365
Investment Interest Matured	90,551
Rates Interest	666,043
	833,959

Interest Earned

\$833,959

Total Municipal and Reserve Funds 79,492,032

	Amount	Interest rate on loans	Interest Saved	YTD Interest Saved
Loan Offset Facility				
Westpac	12,000,000	1.38%	14,238	150,795

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
\$91.49 M	\$64.34 M

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

OPERATING ACTIVITIES
NOTE 3
RECEIVABLES

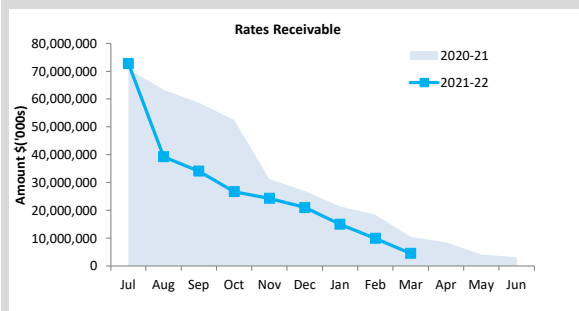
Rates Receivable	30-Jun-21	31-Mar-21	31 Mar 22
	\$		\$
Opening Arrears Previous Years	3,317,555	3,317,555	3,093,324
Rates levied	80,353,712	80,308,195	82,540,437
Less - Collections to date	(80,577,943)	(73,195,296)	(81,144,337)
Equals Current Outstanding	3,093,324	10,430,454	4,489,425
Net Rates Collectable	3,093,324	10,430,454	4,489,425
% Collected	96.3%	87.5%	94.8%

	31 Mar 21	31 Mar 22
- No. of Legal Proceedings Commenced for the financial year	5	37
- No. of properties > \$10,000 outstanding	19	16
- No. of properties between \$3,000 and \$10,000 outstanding	119	119
- Value of Rates Concession	73,427	69,766
- Value of Rates Exemptions	1,992,032	2,027,889

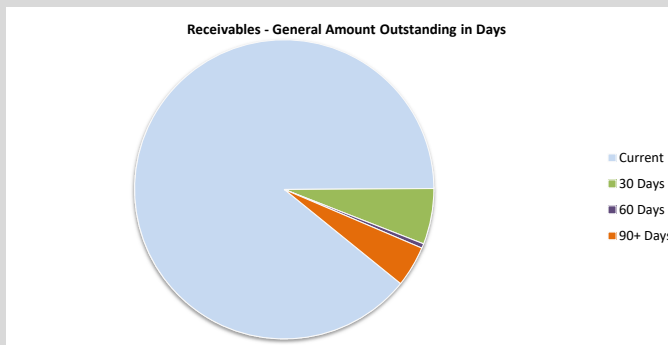
Receivables - General	31-Mar-21	Current	30 Days	60 Days	90+ Days	31 Mar 22
	\$	\$	\$	\$	\$	\$
Balance per Trial Balance						
Sundry receivable	1,691,552	1,118,542	248,867	19,532	181,720	1,568,661
Recreation Centres	118,571	98,961				98,961
Mandurah Ocean Marina	0	0				0
GST receivable	417,589	525,691				525,691
Allowance for impairment of receivables	(139,014)	(158,610)				(158,610)
Infringements	1,009,855	871,007				871,007
Pensioners rates and ESL deferred	2,601,401	794,273				794,273
Other Receivables	537,648	420,796				420,796
Total Receivables General Outstanding	6,237,602	3,670,659	248,867	19,532	181,720	4,120,779
Percentage		89.1%	6%	0.5%	4.4%	

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
94.8%	\$4,489,425

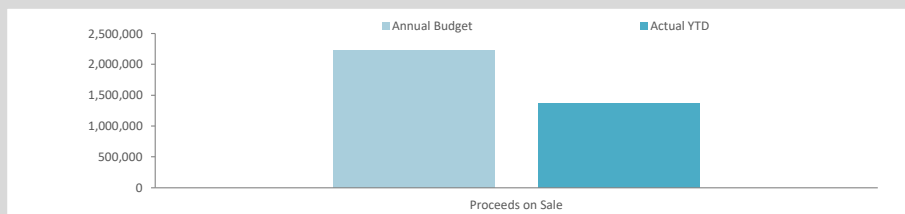


Debtors Due
\$4,120,779
Over 30 Days
11%
Over 90 Days
4%

Asset	Asset ID	Asset Owner	Budget	YTD Actual			
			Proceeds	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$
Land							
Land		Sale of 81-87A Allnutt Street, Mandurah	942,000	1,445,000	945,000	0	(500,000)
Infrastructure Assets							
Light Passenger Vehicles - Replacement							
MITSUBISHI-MIRAGE MH7413A	C00518	People & Communities - YOUTH SERVICES					
HYUNDAI-SANTE MH7641A	FEC01718 - C01718	COORDINATOR	0	0	0	0	0
SUBARU-OUTBACK MH6704A	C02518	Built & Natural - DESIGN & DEVELOPMENT SERVICES	15,836	0	0	0	0
TOYOTA-RAV4 MH7382A	C03818	People & Communities - GENERAL MANAGER MPAC	15,765	0	0	0	0
MAZDA-CX-5 MH7550A	C04318	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	0	0	0	0
MITSUBISHI-LS OUTLANDER MH5475A	C04717	Built & Natural - CIVIL MAINTENANCE	15,478	0	0	0	0
HOLDEN-TRAILBLAZER MH8607A	C05917	Built & Natural - ENGINEERING COORDINATOR	12,500	0	0	0	0
TOYOTA-COROLLA MH5842A	C06518	Built & Natural - DESIGN & DEVELOPMENT SERVICES	10,565	0	0	0	0
TOYOTA-RAV4 MH7273A	C05917	Built & Natural - OPERATIONS STORE	10,542	11,676	18,462	6,786	0
TOYOTA-RAV4 MH7691A	C06918	Built & Natural - DESIGN & DEVELOPMENT SERVICES	12,326	0	0	0	0
MAZDA-CX-5 MH8253A	C07418	Built & Natural - CITYPARKS	12,241	0	0	0	0
MAZDA CX-5 - MH4519A	C07618	Business Services - RANGER SERVICES COORDINATOR	15,400	0	0	0	0
	C03917	Built & Natural - LANDSCAPE SERVICES	0	13,009	19,371	6,362	0
Light Commercial Vehicles - Replacement							
FORD-RANGER MH5709A	U00217	Built & Natural -CITYBUILD	27,327	21,269	27,327	6,058	0
FORD-RANGER MH7859A	U00417	Built & Natural -CITYWORKS	20,353	0	0	0	0
FORD-RANGER MH6525A	U00617	Built & Natural -CITYWORKS	15,784	0	0	0	0
MITSUBISHI-TRITON MH6414A	U00817	Built & Natural -CITYPARKS	18,673	20,918	30,962	10,044	0
FORD-RANGER MH8377A	U01018	Built & Natural -CITYWORKS	12,451	0	0	0	0
HOLDEN-COLORADO MH6347A	U02017	Built & Natural -CITYWORKS	18,053	0	0	0	0
HOLDEN-COLORADO MH6352A	U02317	Built & Natural -CITYBUILD	16,569	0	0	0	0
FORD-RANGER MH8056A	U02418	Built & Natural -SURVEYING SERVICES	19,329	0	0	0	0
HOLDEN-COLORADO MH6534A	U02517	Built & Natural -RANGERS	18,405	0	0	0	0
HOLDEN-COLORADO MH6353A	U02717	Built & Natural -CITYBUILD	16,569	0	0	0	0
HOLDEN-COLORADO MH6112A	U03117	Built & Natural -CITYBUILD	18,228	0	0	0	0
FORD-RANGER MH7543A	U03417	Built & Natural -TRAFFIC MANAGMENT	20,507	0	0	0	0
HYUNDAI-ILOAD MH6241A	U03617	Built & Natural -PARKS MAINTENANCE - RETIC	18,607	0	0	0	0
TOYOTA-HILUX MH6817A	U03817	Built & Natural -CITYBUILD	17,486	0	0	0	0
FORD-RANGER MH6165A	U05017	Built & Natural -WATERWAYS/MARINA	21,528	0	0	0	0
		Business Services -ENVIRONMENTAL HEALTH					
ISUZU-D'MAX MH5394A	U05717	COORDINATOR	18,815	16,344	30,864	14,521	0
HOLDEN-COLORADO MH8950A	U06118	Built & Natural -TECHNICAL SERVICES	30,055	22,854	30,055	7,201	0
HOLDEN-COLORADO MH6110A	U06717	Built & Natural -CITYBUILD	18,228	0	0	0	0
HYUNDAI-ILOAD MH6169A	U07117	Built & Natural -CITYBUILD	20,157	0	0	0	0
FORD-RANGER MH6092A	U07217	Built & Natural -PARKS CENTRAL	16,337	0	0	0	0
FORD-RANGER MH4982A	U07417	Built & Natural -CITYWORKS	16,048	0	0	0	0
HOLDEN-COLORADO MH9283A	U07818	Built & Natural -RANGERS	22,036	0	0	0	0
Trucks & Buses Replacements							
Trailers							
Parks & Mowers							
TORO - ZERO TURN 60" SD DECK	M00117	Built & Natural -PARKS CENTRAL	12,000	0	0	0	0
RAZORBACK - MOWER SLASHER PTO	M00517	Built & Natural -PARKS NATURAL AREAS	7,000	9,881	7,632	0	(2,249)
TORO - ZERO TURN 72" RD DECK	M01817	Built & Natural -PARKS SOUTHERN	7,643	0	0	0	0
Minor Equipment >\$5000							
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61517	Built & Natural -CITYBUILD	2,500	0	0	0	0
PUMPS AUSTRALIA-HPM WATER CLEANER HOT AND COLD	P61617	Built & Natural -CITYBUILD	2,500	0	0	0	0
HAKO-CITYMASTER	P61817	Built & Natural -CIVIL MAINTENANCE	25,000	0	0	0	0
Construction Vehicles - Replacement							
KOMATSU - WHEEL LOADER	G005	Built & Natural -WORKS CONSTRUCTION	65,410	0	0	0	0
Plant Disposed from 2020/21 budget:							
Light Passenger Vehicles - Replacement							
Mazda CX-5 MH5068A	C05517	Built & Natural -ASSET MANAGEMENT	16,460	0	0	0	0
Toyota Prado MH7056A	C01117	Mayor's Office	24,367	0	0	0	0
Mazda CX-5 MH3806A	C04016	Place & Communities -RECREATION SERVICES	16,150	0	0	0	0
Mitsubishi Outlander MH4776A	C04217	Strategy & Economic Development	20,736	12,442	20,736	8,294	0
Mazda CX5 MH3283A	C05216	Built & Natural -ASSET MANAGEMENT	17,100	13,056	17,100	4,044	0

Asset	Asset ID	Asset Owner	Budget	YTD Actual			
			Proceeds	Net Book Value	Proceeds	Profit	(Loss)
<u>Light Commercial Vehicles - Replacement</u>							
Toyota Hiace Van MH5074A	U04617-U04620	Built & Natural -CITYPARKS	16,157	0	0	0	0
Toyota Hiace Van MH3479A	U01716-U01720	Built & Natural -CITYPARKS	16,588	0	0	0	0
Holden-Colorado MH5329A	U03317-U03320	Business Services -RANGERS	26,191	18,016	26,191	8,175	0
Ford Ranger MH3964A	U02617-U02620	Business Services -RANGERS	16,100	0	0	0	0
Ford Ranger MH3709A	U04116-U04120	Built & Natural - ENVIRONMENTAL SERVICES	29,145	19,392	29,145	9,753	0
Ford Ranger MH3956A	U04417-U04420	Built & Natural - CITYPARKS	18,915	0	0	0	0
Ford Ranger MH4447A	U06617-U06620	Business Services -RANGERS	19,720	0	0	0	0
Ford Ranger MH4976A	U01617-U01620	Built & Natural -CITYPARKS	18,450	0	0	0	0
Ford Ranger MH4698A	U05517-U05520	Built & Natural -CITYPARKS	15,760	0	0	0	0
Isuzu Ute	C04617-C04620/U08321	Built & Natural - Irrigation	16,460	0	0	0	0
Holden-Colorado MH8950A	U06118-U06120	Built & Natural -TECHNICAL SERVICES	0	0	0	0	0
Ford Ranger MH3952A	U01816-U01820	Business Services -RANGERS	19,630	0	0	0	0
Mitsubishi Outlander MH4439A	U01417	Built & Natural	30,509	22,241	30,509	8,268	0
Ford Ranger PU MK11 MH4983A	U06017	Built & Natural -CITYPARKS	28,236	20,385	28,236	7,851	0
Ford Ranger MH4537A	U03017	Built & Natural - Irrigation	28,464	15,154	28,464	13,310	0
Ford Ranger PX MH4453A	U01517	Built & Natural - Irrigation	23,691	15,835	23,691	7,856	0
<u>Trucks & Buses Replacements</u>							
Hino 816 3 MH472H	T044	Built & Natural - CityWorks Civil Maintenance	30,519	36,000	30,519	0	(5,481)
<u>Trailers</u>							
3T Tandem Tipper Trailer	V033-V03320	Built & Natural	4,404	1,113	4,404	3,291	0
Wastech Semi Trailer	V05020-	Built & Natural	35,327	0	0	0	0
Wastech Semi Trailer	V05120-	Built & Natural	35,327	0	0	0	0
Southwest Mowing MH73719	V004	Built & Natural	9,252	2,597	9,252	6,655	0
Southwest - Mowing 4500kg	V008	Built & Natural	0	2,448	5,142	2,694	0
<u>Parks & Mowers</u>							
5 Gang mower	M02517-M02520	Built & Natural	18,252	0	0	0	0
Mower with Cab	M01516-M01520	Built & Natural	7,500	0	0	0	0
Mower 72"	M01916-M01920	Built & Natural	6,000	7,404	10,277	2,872	0
<u>Minor Equipment >\$5000</u>							
<u>Construction Vehicles - Replacement</u>							
MULTI ROLLER	R002-R00220	Built & Natural	45,900	0	0	0	0
			2,229,889	1,747,034	1,373,338	134,034	(507,730)

KEY INFORMATION



Proceeds on Sale		
Annual Budget	YTD Actual	%
\$2,229,889	\$1,373,338	62%

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 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
				\$
The CEO did not exercise his delegation for Tenders in March 2022.				

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

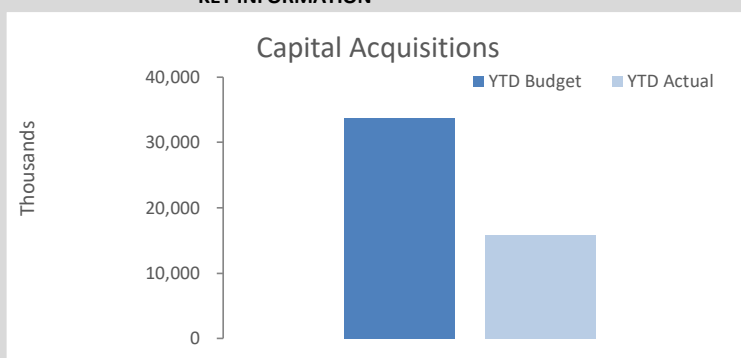
**INVESTING ACTIVITIES
NOTE 6
CAPITAL ACQUISITIONS**

Capital Acquisitions	Adopted Budget	Annual Budget	YTD Budget	YTD Actual	YTD Actual Variance
	\$		\$	\$	\$
Buildings	5,327,975	7,354,702	4,755,204	1,478,012	(3,277,192)
Equipment	61,127	225,793	161,261	50,717	(110,544)
Machinery	4,185,542	3,914,738	2,911,150	1,199,065	(1,712,085)
Infrastructure - Roads	14,775,329	12,086,546	10,176,357	5,610,605	(4,565,752)
Bridges	3,871,067	420,010	420,010	118,355	(301,655)
Parks	14,256,393	16,761,967	12,782,018	6,449,669	(6,332,349)
Drainage	1,222,989	1,478,703	1,094,351	639,135	(455,216)
Coastal & Estuary	706,907	552,194	352,194	31,861	(320,333)
Other Infrastructure	600,500	1,302,721	1,071,269	198,640	(872,629)
Capital Expenditure Totals	45,007,828	44,097,374	33,723,814	15,776,059	(17,947,755)
Capital Acquisitions Funded By:					
	\$		\$	\$	\$
City of Mandurah Contribution	7,543,360	9,663,951	20,910,781	7,439,670	(13,471,111)
Capital grants and contributions	17,656,844	16,630,284	11,558,721	7,908,052	(3,650,669)
Borrowings	9,826,754	8,917,885	-	-	-
Other (Disposals & C/Fwd)	1,108,878	1,287,889	1,254,312	428,338	(825,975)
Cash Backed Reserves					
Building Reserve	1,771,058	735,818	-	-	-
Asset Management Reserve	3,666,399	4,055,311	-	-	-
Cultural Centre Reserve	-	213,495	-	-	-
Sustainability Reserve	259,000	259,000	-	-	-
Sanitation Reserve	1,238,520	918,520	-	-	-
Traffic Bridge Reserve	-	50,000	-	-	-
Waterways Reserve	13,425	13,425	-	-	-
Unspent Grants & Contributions Reserve	1,028,409	590,227	-	-	-
Plant Reserve	895,181	761,568	-	-	-
Capital Funding Total	45,007,828	44,097,374	33,723,814	15,776,059	(17,947,755)

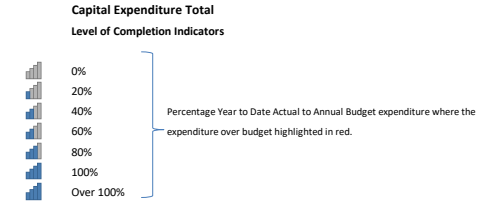
SIGNIFICANT ACCOUNTING POLICIES

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
	\$44.1 M	\$15.78 M	36%
Capital Grant	Annual Budget	YTD Actual	% Received
	\$16.63 M	\$7.91 M	48%



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

Account Description		Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
Buildings							
750647	Dawesville Community Centre	719,847	719,847	544,847	24,798	695,049	Design only.
750648	Enhancements to Reserve Changerooms to Make Amenities Unisex	25,286	0	0	0	0	Budget transferred to Stage 2 of Upgrades to Peelwood Reserve at Budget Review.
750649	Falcon Family Centre - External Works	57,683	0	0	0	0	Project deferred to 2022-23 at Budget Review.
750650	Air Conditioner at Madora Bay Hall	10,411	7,611	7,611	7,611	0	Complete.
750651	Air Conditioner at Halls Head Community and Sports Facility	30,566	24,166	24,166	24,166	0	Complete.
750652	LED Buildings Plan	80,514	80,514	80,514	55,668	24,846	Ongoing Program 2021/22.
750653	MARC - Administration Office CCTV Camera Installation	15,514	10,045	10,045	10,045	0	Complete.
750654	MARC CCTV Stadium	30,514	12,345	12,345	12,345	0	Complete.
750655	MARC Leisure Pool Acoustics	206,736	0	0	0	0	Project deferred to 2022-23 at Budget Review.
750656	MARC Plantroom Chlorine Gas Detectors & Shutdown System	15,566	11,516	11,516	10,216	1,300	Complete.
750657	MPAC Internal Refurb	328,084	328,084	328,084	8,084	320,000	Construction to commence Q4.
750658	Reserve Meter Replacement Program	50,566	50,566	566	566	50,000	Ongoing Program 2021/22.
750659	WMC - CCTV Upgrade	15,754	15,754	754	754	15,000	Construction to commence in May 2022.
750660	WMC Tipping Shed	261,491	261,491	136,491	29,913	231,578	Construction to commence Q4.
750661	Works & Services Building Refurb	211,848	211,848	161,848	20,088	191,760	Design complete, proceeding with structural review and Quantity Surveyor.
750662	WMC Fire Water Service	50,463	15,463	7,963	463	15,000	Design only. Budget reduced at Budget Review.
750662	Site Main Switchboard Program	50,514	50,514	50,514	5,148	45,366	Ongoing Program 2021/22.
750663	Admin Building Carpet	107,621	107,621	107,621	7,621	100,000	Construction to commence Q4.
750664	Billy Dower Offices Flooring	20,952	20,952	20,952	2,952	18,000	Construction to commence Q4.
750665	Civic Building - Rates Team Work Area	15,286	0	0	0	0	Project deferred and budget reallocated to Stage Door Waterfront HVAC project.
750666	Civic Staff Amenity Room Refurbishment	44,622	44,622	44,622	4,622	40,000	Construction to commence Q4.
750667	External Painting Program	25,463	25,463	463	9,842	15,621	Ongoing Program 2021/22.
750668	Falcon E - Library ACH1 Replacement	55,411	41,211	41,211	41,211	0	Complete.
750669	Fire System Replacement Program	20,566	17,115	17,115	17,115	0	Complete.
750670	Mandurah Library HVAC	95,514	91,214	91,214	91,214	0	Complete.
750671	Mandurah Library Re Roofing Project	161,428	121,428	63,928	9,063	112,365	Construction to commence Q4.
750672	Mandurah Ocean Marina Chalets	158,269	158,269	83,269	8,269	150,000	Construction to commence Q4.
750673	Mewburn Ablution Refurbishment	55,883	95,883	95,883	8,433	87,450	Construction to commence Q4.
750674	Museum CCTV Upgrade	40,514	19,900	514	19,902	(2)	Complete.
750675	Rushton Park Pavilion - Ext Coatings	45,463	45,463	463	19,008	26,455	Construction 20% complete.
750676	Oven Replacement Peelwood Pde Facility	9,238	8,051	8,051	8,051	0	Complete.
750677	District Cooling System	614,316	0	0	0	0	Project deferred to 2022-23 at Budget Review.
400015	South Mandurah FC Changerooms (CSRFF)	6,666	11,190	11,190	11,190	0	Complete.
400021	Mandurah Mustangs FC - Facility Development	204,289	204,289	204,289	8,252	196,037	Construction to commence Q4.
400026	Peel Community Kitchen	26,615	85,333	85,333	85,333	0	Complete.
400030	Owen Avenue Ablution	279,242	279,242	279,242	183,652	95,590	Construction 95% complete.
400046	Site Main Switchboards	95,133	2,571	0	2,571	0	Balance of ongoing program from 2020/21.
750620	Solar Plan	60,000	60,000	60,000	36,340	23,660	Construction complete. Finances to be finalised.
750623	Administration Building - Foyer Security	68,280	60,823	60,823	19,026	41,797	Construction complete. Finances to be finalised.
750625	Mandurah Community Museum Roof Replacemt	143,400	117,971	117,971	117,971	0	Complete.
750631	Mdh Bowling & Rec Club - Bar Repairs	21,364	21,364	1,364	1,364	20,000	Preliminary investigative work only.
750633	Stage 2 of Upgrades to Peelwood Reserve	99,720	260,835	5,286	6,634	254,201	Construction to commence Q4.
750638	Ablution Bortolo Reserve	247,540	252,879	252,879	126,844	126,034	Construction 95% complete.
750639	Peel Hockey Association - Floodlighting	56,923	38,520	38,520	38,520	0	Complete.
750643	Falcon Family Centre Upgrade	96,000	76,000	76,000	1,970	74,030	Construction to commence Q4.
750644	Mandurah Visitors Centre Refurbishment	92,145	135,704	135,704	131,236	4,468	Complete.
750646	MARC Leisure Pool Acoustics	68,000	34,810	34,810	33,846	964	Complete.
750679	Solar Plan 2021/22	130,754	130,754	11,754	11,754	119,000	Construction to commence Q4.
750680	Peel Community Kitchen	0	238,495	0	238,495	0	Construction to commence Q4.

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
	750628 Civic Building-Mayors Office Reconfiguration	0	68,685	68,685	68,685	0	Complete.
	400022 Peelwood Res - Changeroom Upgrade	0	0	0	0	0	Budget transferred to Stage 2 of Upgrades to Peelwood Reserve at Budget Review.
	750636 WMC - Upgrade Alarm System	0	30,000	0	0	30,000	Construction 80% complete.
	750627 Administration Centre External Painting Project	0	12,341	12,341	12,341	0	Complete.
	750680 Stage Door Waterfront HVAC	0	17,986	13,490	17,986	0	Complete.
	750681 MARC Roof Repairs	0	2,500,000	1,250,000	96,867	2,403,133	Tendering process in progress.
	750682 Falcon eLibrary Retrofit	0	74,492	74,492	0	74,492	Construction to commence Q4.
	750683 WTS - Recycle Area Roller Door	0	8,464	8,464	8,464	0	Complete.
	750684 Southern Operations Ramp	0	20,000	0	0	20,000	Construction to commence Q4.
	750685 Visitors Centre Transit Station	0	15,000	0	0	15,000	Construction to commence Q4.
Bridges							
	880013 BR Pedestrian Bridge Mandurah Road	3,521,067	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	880012 Lakelands-Madora Bay Pedestrian Bridge	350,000	395,010	395,010	93,355	301,655	Design only.
	880000 Old Mandurah Bridge	0	25,000	25,000	25,000	0	Complete.
Parks							
	700476 Installation of Permanent Soccer Goals	10,353	10,353	10,353	3,353	7,000	Construction to commence end of March.
	700478 Meadow Springs Golf Course Fence	46,004	46,004	46,004	6,004	40,000	Preliminary investigative work only.
	700479 Rushton Precinct Master Plan - Netball Courts	74,805	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	700480 Central Irrigation Management System Renewal	93,407	93,407	48,407	3,407	90,000	Ongoing Program 2021/22.
	700481 Bin Enclosures for Eastern/Western foreshore	55,839	55,839	55,839	5,839	50,000	Construction to commence Q4. Linked to City Centre Waterfront project.
	700440 Major Public Artworks	90,411	90,411	411	411	90,000	Ongoing Program 2021/22.
	700482 Abbotswood Park Erskine Path Connection	26,857	26,317	26,317	24,602	1,716	Construction complete. Finances to be finalised.
	700483 Falcon Reserve Cricket Net renewal	43,328	68,328	68,328	66,573	1,755	Construction complete. Finances to be finalised.
	700484 Avalon Foreshore Westview Parade Stage 2	60,894	66,894	66,894	60,643	6,251	Construction complete. Finances to be finalised.
	700485 Bortolo Park Drainage Basin	61,613	61,613	11,613	11,613	50,000	Construction to commence Q4.
	700487 Eros Reserve - Basketball Crt Concrete	28,280	28,280	28,280	3,280	25,000	Construction to commence Q4.
	700488 Gallop Reserve	109,096	129,096	129,096	89,372	39,725	Construction 80% complete.
	700489 Mandurah Road Median	167,781	0	0	0	0	Project cancelled at Budget Review.
	700490 Meadow Springs Turf Wicket	12,404	12,404	12,404	13,404	(1,000)	Complete.
	700491 Milgar BMX Track	24,805	24,805	24,805	16,149	8,656	Construction 20% complete.
	700492 Lavender Gardens Reserve	65,839	68,257	68,257	66,627	1,630	Construction complete. Finances to be finalised.
	700493 Pinjarra Road East Median Stage 4	129,185	155,163	121,168	135,650	19,513	Construction complete. Finances to be finalised.
	700494 Pleasant Grove Foreshore	85,832	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	700495 Kangaroo Paw Park	55,175	55,175	55,175	6,422	48,753	Design and acquisition of park furniture.
	700496 Riverside Gdns Foreshore Park Furniture	51,045	51,045	51,045	26,150	24,895	Construction to commence Q4.
	700497 Shade Tree Planting at Sports Grounds	22,038	22,038	22,038	11,338	10,700	Construction to commence Q4.
	700498 Tickner Reserve Final Stage	226,414	226,414	159,748	72,166	154,248	Construction 25% complete.
	700499 Western Foreshore Bore Hole Replacement	25,497	12,863	12,863	12,863	0	Complete.
	700500 Mary Street (near Lagoon)	18,497	0	0	0	0	Project cancelled at Budget Review.
	700501 Florida Reserve Fencing	21,497	8,887	8,513	8,887	0	Complete.
	700502 Northport Oval Fencing	35,466	35,466	35,466	30,556	4,910	Complete.
	700503 Henry Sutton	37,089	11,144	11,144	10,689	455	Complete.
	700504 Hennessy Reserve	91,754	128,251	6,251	66,474	61,777	Construction 50% complete.
	700505 Madora Bay Hall	56,798	56,798	56,798	7,487	49,311	Construction to commence Q4.
	700506 Caterpillar Park	25,738	15,822	15,822	15,822	0	Complete.
	700507 Replacement of Rubber Softfall	83,456	83,456	43,456	78,441	5,015	Ongoing Program 2021/22.
	700508 Signage Renewal	49,045	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	700509 BBQ New Program	51,548	51,548	51,548	24,128	27,421	Ongoing Program 2021/22.
	700510 Boardwalk Renewal Program	250,000	30,000	15,000	0	30,000	Ongoing Program 2021/22.
	700439 Enclosed Dog Park	229,849	218,781	208,832	197,448	21,333	Construction complete. Finances to be finalised.
	700441 Bortolo Reserve - Shade Sail	34,011	34,011	34,011	19,711	14,300	Complete.
	700471 Hermitage Park - Shade Sail	45,419	45,419	45,419	40,339	5,080	Construction 50% complete.
	700472 Country Club Drive - Shade Sail	34,011	34,011	34,011	19,791	14,220	Construction 50% complete.
	700443 Falcon Bay Upgrade - Stage 4 of 5	129,261	71,440	71,440	52,523	18,917	Construction 95% complete.
	700444 Novara Foreshore Stage 4	282,348	293,636	293,636	278,794	14,842	Construction 95% complete.
	700453 Falcon Reserve Activation Plan - Stage 2	127,331	168,822	168,822	62,288	106,534	Construction 95% complete.
	700462 Madora Bay Beach	113,441	113,441	63,442	13,441	100,000	Design only.
	700464 Shade Sails Over Playgrounds	196,198	187,028	186,729	186,484	544	Construction complete. Finances to be finalised.
	700511 Mandurah Parks - Shade Sails	0	150,000	150,000	3,707	146,293	Construction to commence Q4.
	700512 Meadow Springs SF - Cricket Nets	0	45,500	45,500	27,990	17,510	Construction complete. Finances to be finalised.
	700020 Pebble Beach Boulevard Res 46649	0	921	921	921	0	Complete.
	700463 Madora Beach Shade Shelters	0	53,210	53,210	52,737	473	Complete.
	700513 Artesian Pump Replacement Program	0	50,000	37,500	0	50,000	Ongoing Program 2021/22.
	700514 Bortolo Fire Track Water Infrastructure	0	100,000	50,000	10,820	89,180	Construction to commence Q4.
	700515 Mandurah Netball Feasibility Study - CSRF	0	40,000	20,000	0	40,000	Feasibility study to commence Q4.
	700516 Council Meeting Park	0	400,000	0	0	0	Initial project processes to commence Q4.

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
Roads							
	501087 Access Pathway at Rushton North Pavilion	60,665	60,665	60,665	3,665	57,000	Construction to commence Q4.
	501088 RC Leslie Street Stage 2	786,420	786,420	411,420	540,059	246,361	Construction 50% complete.
	501089 RC Peel Street Stage 3	1,540,664	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	501090 RC Pinjarra Road Stage 3	1,553,728	1,553,728	1,553,728	557,406	996,322	Refer to Financial Report, Key Capital Projects table.
	501091 SL Street Lighting New Program	130,276	130,276	105,276	31,108	99,168	Ongoing Program 2021/22.
	501092 TM Discretionary Traffic Management Program	202,864	199,348	199,348	182,479	16,869	Ongoing Program 2021/22.
	501093 WTC Roadway and Concrete Hardstand	320,852	35,852	28,352	20,852	15,000	Design only. Budget reduced at Budget Review. Seeking Department of Water and Environmental Regulation approval.
	501094 MRF Building Hardstand	57,281	57,281	32,281	7,281	50,000	Construction to commence Q4.
	501051 SF Street Furniture New Program	57,179	57,179	44,679	7,179	50,000	Ongoing Program 2021/22.
	501097 Tims Thicket Road	567,929	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	501098 RR France/Aldgate St Intersection	350,958	350,958	350,958	149,848	201,110	Construction 75% complete.
	501099 RR Bortolo Drive/Lowden St Intersection	259,435	259,435	259,435	255,336	4,099	Construction complete. Finances to be finalised.
	501100 RR Sticks Boulevard	33,004	33,004	33,004	17,330	15,674	Construction complete. Finances to be finalised.
	501111 RS Tennyson Avenue (HALLS HEAD)	220,576	95,183	95,183	95,183	0	Complete.
	501112 SP Falcon Coastal Shared Path	75,086	75,086	45,086	16,380	58,706	Design only.
	501113 SP Halls Head PSP	416,663	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	501114 SP Missing Links	111,543	48,722	39,427	35,403	13,319	Ongoing Program 2021/22.
	501115 SP Biara Court PAW Renewal	43,446	73,446	39,696	5,946	67,500	Construction to commence Q4.
	501116 SP Pleasant Grove POS	46,102	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	501117 SP Waterside Gardens Paving Rehabilitation	32,022	32,022	5,022	21,792	10,230	Complete.
	501123 Ayrton St POS Carpark	76,098	76,098	76,098	17,098	59,000	Construction to commence Q4.
	501124 Emulsion tank with bunding	45,566	45,566	566	566	45,000	Construction to commence Q4.
	501125 Corsican Road	101,439	101,439	101,439	1,439	100,000	Construction to commence Q4.
	501126 Southern Operations Centre	164,245	164,245	89,245	14,245	150,000	Construction to commence Q4.
	501118 SL Carpark Lighting Replacement Program	100,874	100,874	100,874	38,668	62,206	Ongoing Program 2021/22.
	501119 SL Light Pole Replacement	100,926	100,926	100,926	926	100,000	Ongoing Program 2021/22.
	501120 SL Mandurah Marina Canal Light Poles	68,874	68,874	68,874	56,804	12,070	Complete.
	501121 SL Parks and Reserves LED Program	70,874	70,874	70,874	30,666	40,209	Ongoing Program 2021/22.
	501101 Halls Head Beach Car Park Stage 2	105,303	205,303	114,803	24,303	181,000	Construction to commence Q4.
	501102 RS Aldgate Street (MANDURAH)	56,048	56,048	56,048	11,941	44,107	Construction 5% complete.
	501103 RS Ayrton Street (DAWESVILLE)	166,255	94,312	94,312	94,312	0	Complete.
	501104 RS Chapman Road (DAWESVILLE)	105,928	48,373	48,373	48,373	0	Complete.
	501105 RS Durham Crescent (DAWESVILLE)	80,964	54,353	54,353	54,353	0	Complete.
	501106 RS Inneeston Place (DAWESVILLE)	50,793	43,769	43,769	43,769	0	Complete.
	501107 RS Napier Close (HALLS HEAD)	40,778	25,397	25,397	25,397	0	Complete.
	501108 RS Sabina Drive (MADORA BAY)	83,248	83,248	83,248	17,635	65,613	Construction complete. Finances to be finalised.
	501109 RS Sandford Crescent (HALLS HEAD)	106,048	70,610	70,610	70,610	0	Complete.
	501110 RS Seaton Close (HALLS HEAD)	35,778	26,745	26,745	26,745	0	Complete.
	501127 Falcon Reserve Activation Plan - Stage 3	424,794	0	0	0	0	Project deferred to 2022-23 at Budget Review.
	501083 RR Mandurah Terrace	1,408,095	1,408,095	1,408,095	144,554	1,263,540	Refer to Financial Report, Key Capital Projects table.
	501041 SL Rushton Sports Flood Lighting	52,826	52,826	52,826	17,356	35,470	Design and consultant costs only.
	501027 RR Pinjarra Road Stage 1	1,125,578	1,342,037	1,342,037	1,309,410	32,627	Refer to Financial Report, Key Capital Projects table.
	501031 RR Catalina Dr/Badgerup Ave Roundabout	14,069	2,828	2,828	0	2,828	Construction complete, only street lighting works remaining. Finances to be finalised.
	501033 RR Old Coast Road/Albany Drive	106,247	28,752	28,752	22,456	6,296	Construction complete, only street lighting works remaining. Finances to be finalised.
	501064 SP Mulberry Close PAW	52,009	57,816	57,816	33,224	24,592	Complete.
	500016 Smart Street Mall Upgrade	897,835	1,167,355	875,516	505,387	661,968	Refer to Financial Report, Key Capital Projects table.
	501076 RR Guava Way	301,000	230,261	230,261	226,502	3,758	Construction complete. Finances to be finalised.
	501084 Peel Street - Power Relocation	1,500,000	1,500,000	750,000	116,450	1,383,550	Refer to Financial Report, Key Capital Projects table.
	501128 Dawesville Channel SE Foreshore Upgrade	466,144	475,733	475,733	457,325	18,408	Construction complete. Finances to be finalised.
	501038 SP Stingray Point Footpath Replacement	0	43,952	32,964	43,952	0	Complete.
	501050 Mandurah Road Median	0	96,599	96,599	19,920	76,679	Construction to commence Q4.
	501086 SP Denham Street	0	97,045	96,208	97,045	0	Complete.
	501039 SL Street Lighting New Program	0	65,149	65,149	30,057	35,092	Balance of ongoing program from 2020/21.
	501042 SL Light Pole Replacement	0	46,510	34,882	46,510	0	Complete.
	501048 TM Discretionary Traffic Management Program	0	3,515	3,515	4,048	(533)	Complete.
	501062 SP Pinjarra Road Park	0	1,539	1,155	1,539	0	Complete.
	501065 Missing Links	0	2,410	1,808	2,410	0	Complete.
	501077 SP Harbord Avenue	0	3,464	2,598	3,464	0	Complete.
	501129 Trails Project	0	175,000	87,500	0	175,000	Initial project processes to commence Q4.
Drainage							
	600181 Septic Tank and Grease Arrestor at Milgar Reserve	30,720	30,720	30,720	25,333	5,387	Construction complete. Finances to be finalised.
	600182 Discretionary Drainage Projects	165,705	165,705	140,705	105,712	59,993	Ongoing Program 2021/22.
	600183 Halls Head Pde Beach Central CP Stage 2	235,361	235,361	125,361	15,912	219,449	Construction to commence Q4.
	600184 DR Mathew Street, Falcon	104,969	104,969	104,969	23,344	81,625	Construction to commence Q4.
	600185 DR Mathew Street, Falcon Stage 2	99,298	164,298	164,298	164,298	0	Construction 75% complete.

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

Account Description			Adopted Budget	Annual Budget	YTD Budget	YTD Actual	Remaining Unspent Funds	Comment
	600186	DR Yeedong Road, Falcon - Stage 2	168,544	202,253	202,253	18,184	184,069	Construction to commence Q4.
	600187	DR Pump Station Replacement of Pumps	55,669	55,669	669	669	55,000	Ongoing Program 2021/22.
	600180	Bortolo Sump-Water Sensitive UrbanDesign	362,723	362,723	181,361	137,596	225,127	Construction 10% complete.
	600173	DR Koolinda Street	0	147,933	134,943	145,272	2,661	Construction complete. Finances to be finalised.
	700517	Dawesville Sump - Chainmesh Fencing	0	9,072	9,072	9,072	0	Complete.
Coastal & Estuary								
	900012	Parkridge Boat Ramp	33,426	33,426	33,426	8,228	25,198	Design only.
	910068	All Access Launching Ramp - Riverside Gardens	154,714	0	0	0	0	These works will be completed as part of the Trails project listed in the LTFFP. Project cancelled at Budget Review.
	910108	South Harbour Paving Upgrade Stage 3 to 6	107,744	107,744	107,744	7,744	100,000	Construction to commence Q4.
	910109	Cambria Island Abutment Walls Repair	411,023	411,023	211,023	15,888	395,135	Design only.
Equipment								
	820181	Monitor (TV/Display) in Marina Administration Office	5,386	0	0	0	0	Project cancelled at budget review due to proposed relocation of premises.
	820182	Furniture & Equipment Renewal Program	55,741	55,741	42,991	4,741	51,000	Ongoing Program 2021/22.
	820174	MPAC Orchestra Lift	0	73,129	54,847	233	72,896	Construction 90% complete.
	820180	Furniture & Equipment Renewal Program	0	23,923	23,923	6,243	17,680	Balance of ongoing program from 2020/21.
	820185	All Terrain Wheelchair	0	8,500	0	0	8,500	Acquisition to be completed in Q4.
	820186	Sand Cleaning Machine	0	25,000	0	0	25,000	Acquisition to be completed in Q4.
	820187	Data Centre UPS	0	39,500	39,500	39,500	0	Complete.
Plant & Machinery								
	770001	Replacement Light Passenger Vehicles	528,531	452,456	339,340	83,724	368,732	Ongoing Program 2021/22.
	770002	Replacement Light Commercial Vehicles	1,342,546	1,181,112	885,827	369,569	811,543	Ongoing Program 2021/22.
	770005	New - Light Passenger Vehicles	0	40,000	0	0	40,000	Ongoing Program 2021/22.
	770007	Trailers	644,969	611,674	458,752	181,252	430,422	Ongoing Program 2021/22.
	770008	Construction Vehicles	664,209	664,209	498,159	338,750	325,459	Ongoing Program 2021/22.
	770009	Parks and Mowers	278,009	278,009	208,503	109,421	168,588	Ongoing Program 2021/22.
	770010	New - Heavy Vehicles Plant and Equipment	55,000	55,000	41,250	0	55,000	Ongoing Program 2021/22.
	770011	Miscellaneous Equipment	469,815	469,815	352,356	73,231	396,584	Ongoing Program 2021/22.
	770018	New - Light Commercial Vehicles	182,000	142,000	106,500	42,655	99,345	Ongoing Program 2021/22.
	770019	WMC Weighbridge Enhancements	20,463	20,463	20,463	463	20,000	Construction to commence Q4.
Other Infrastructure								
	930036	Christmas Decorations 2021	213,000	213,000	213,000	198,640	14,360	Installations complete. Finances to be finalised.
	930037	CSRFF Program - Small Grants	150,000	73,287	54,965	0	73,287	To date funding has been allocated to Mandurah Netball Feasibility Study - CSRFF (\$28,800) and Stage 2 of Upgrades to Peelwood Reserve (\$47,913).
	930035	Restart Mandurah - Other	237,500	852,434	639,304	0	852,434	Remaining balance of Restart Mandurah funds.
	930038	MARC Geothermal Pump & VSD	0	164,000	164,000	0	164,000	Construction to commence Q4.
	400050	Lakelands DOS Clubroom Facility	152,512	146,368	146,368	16,410	129,958	Construction complete. Finances to be finalised.
	700052	Lakelands DOS Flood Lights	471,189	470,735	470,735	499,462	(28,727)	Construction complete. Finances to be finalised. Overall Lakelands DOS spend is within budget.
	500085	Lakelands DOS Parking	1,794	3,594	3,594	0	3,594	Construction complete. Finances to be finalised.
	700050	Lakelands DOS Irrigation	21,981	21,981	21,981	0	21,981	Construction complete. Finances to be finalised.
	700053	Lakelands DOS Sports Specific Infrastructure	20,199	18,399	18,399	122,278	(103,879)	Construction of Diamond 1 is complete. Diamond 2 construction to commence Q4. Overall Lakelands DOS spend is within budget.
	700054	Lakelands DOS Water Provision Infrastructure	310,156	310,156	310,156	0	310,156	Construction complete. Finances to be finalised.
	700055	Eastern Foreshore South Precinct	5,716,803	6,026,797	4,542,096	1,839,992	4,186,804	Refer to Financial Report, Key Capital Projects table.
	700056	Western Foreshore Recreation Precinct	4,082,096	6,031,636	4,542,171	2,130,077	3,901,559	Refer to Financial Report, Key Capital Projects table.
	Grand Total		45,007,828	44,097,374	33,723,814	15,776,059	28,321,314	

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

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

Repayments - Borrowings

Information on Borrowings Particulars	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Community amenities									
Compactor Waste Trailers and Dolly [336]	182,928	0	0	44,569	58,331	138,359	124,745	2,465	4,381
Waste Water Reuse [349]	123,584	0	0	17,506	22,445	106,078	101,209	1,709	3,176
Halls Head Ablution Block [350]	82,406	0	0	11,664	14,959	70,742	67,482	1,143	2,117
Halls Head Recycled Water 2019/20	181,932	0	0	14,164	18,418	167,768	163,642	2,720	4,863
Ablutions 2020/21	0	0	200,000	0	0	0	200,000	0	0
Ablutions 2021/22	0	0	50,000	0	0	0	50,000	0	0
Recreation and culture									
Rushton Park Redevelopment [318(ii)]	242,243	0	0	70,737	88,447	171,506	154,735	778	5,565
Meadow Springs Recreation Facility [318(iii)]	181,967	0	0	53,136	67,388	128,831	113,661	585	4,240
Mandurah Rugby Club [320]	649	0	0	649	667	0	0	0	0
Mandurah Cricket Club [321]	215	0	0	215	203	0	0	0	0
Mandurah Football & Sporting Club [324]	84,392	0	0	61,870	82,264	22,522	2,242	815	1,316
Mandurah Rugby Club [325]	6,512	0	0	4,761	6,331	1,751	162	63	101
Bowling Club Relocation [326]	531,183	0	0	424,299	531,913	106,883	41	2,877	7,721
Ablutions - Netball Centre [329(i)]	43,859	0	0	32,862	43,702	10,997	2,054	419	672
Parks Construction [329(v)]	43,859	0	0	32,862	43,702	10,997	561	419	672
Halls Head Bowling Club upgrade [331]	273,985	0	0	28,600	36,250	245,385	237,916	3,998	7,214
Parks - Falcon Bay Reserve [333(ii)]	47,067	0	0	18,234	24,066	28,833	24,634	574	1,012
MARC Redevelopment [338]	599,116	0	0	125,315	156,515	473,800	442,909	3,160	14,785
MARC Redevelopment Stage 1 [340]	420,178	0	0	63,673	80,042	356,505	340,372	4,421	10,750
MARC Redevelopment Stage 2 [341]	1,051,932	0	0	171,092	207,471	880,840	844,896	4,624	26,817
Eastern Foreshore Wall [344]	689,125	0	0	110,428	134,120	578,698	555,055	3,350	17,584
MARC Stage 2 [345]	1,018,914	0	0	159,570	192,185	859,343	826,120	4,113	26,058
Falcon Bay Seawall [351]	206,930	0	0	29,252	37,509	177,679	169,554	2,869	5,319
MARC Solar Plan [353]	153,181	0	0	15,790	20,000	137,391	133,272	2,237	4,036
Novara Foreshore Development [355]	306,341	0	0	31,480	40,000	274,861	266,543	4,574	8,072
Falcon Bay Foreshore Upgrades [356]	306,341	0	0	31,595	40,000	274,746	266,543	4,459	8,072
Mandjar Square Development [358]	382,826	0	0	39,868	49,996	342,958	333,093	5,195	10,088
Lakelands DOS [360]	2,040,331	0	0	246,263	282,919	1,794,067	1,758,134	6,079	53,536
Mandjar Square Stage 3 and 4	413,013	0	0	37,489	88,290	375,524	715,884	3,641	21,390
Falcon Seawall	803,936	0	0	78,337	43,828	725,599	369,445	3,923	11,012
Novara Foreshore Stage 3	165,255	0	0	14,188	17,530	151,067	147,818	2,264	4,406
Smart Street Mall Upgrade 2019/20	450,310	0	0	40,047	46,159	410,263	404,481	5,511	12,029
Falcon Bay Foreshore Stage 3 of 4	272,894	0	0	21,233	27,626	251,661	245,463	4,093	7,294
Mandjar Square Final Stage	272,894	0	0	21,246	27,626	251,648	245,463	4,080	7,294
Falcon Skate Park Upgrade	108,084	0	0	9,325	11,081	98,759	97,071	1,610	2,887
Westbury Way North side POS Stage 3	181,937	0	0	14,155	18,417	167,782	163,648	2,729	4,863
Eastern/ Western Foreshore 2020/21	1,140,973	0	0	90,609	100,278	1,050,364	1,040,652	3,873	30,666
Smart Street Mall 2020/21	1,102,206	0	0	80,412	96,868	1,021,795	1,005,297	3,423	29,624
Novara Foreshore Stage 4	100,004	0	0	7,049	8,784	92,954	91,216	1,231	2,688
Bortolo Reserve - Shared Use Parking and Fire Track Facility	300,011	0	0	21,148	26,377	278,863	273,623	3,692	8,063
Falcon Bay Upgrade - Stage 4 of 5	280,011	0	0	19,738	24,610	260,272	255,390	3,446	7,526
Enclosed Dog Park	20,152	0	0	1,417	1,774	18,735	18,377	248	542
South Harbour Paving Upgrade Stage 2	50,002	0	0	3,525	4,392	46,477	45,608	615	1,344
Falcon Skate Park Upgrade 2020/21	75,456	0	0	5,318	6,636	70,138	68,817	928	2,028
Eastern/ Western Foreshore 2021/22	0	0	1,629,070	0	0	0	1,629,070	0	0
Smart Street Mall 2021/22	0	0	897,835	0	0	0	897,835	0	0
Enclosed Dog Park 2021/22	0	0	179,849	0	0	0	179,849	0	0
Novara Foreshore Stage 4 2021/22	0	0	230,000	0	0	0	230,000	0	0
Falcon Bay Upgrade - Stage 4 of 5 2021/22	0	0	71,440	0	0	0	71,440	0	0
Parks and Reserves Upgrades 2021/22	0	0	495,000	0	0	0	495,000	0	0
Mandurah Library Re Roofing Project	0	0	115,000	0	0	0	115,000	0	0
Bortolo Fire Track Water Infrastructure	0	0	40,000	0	0	0	40,000	0	0
Falcon Reserve Activation Plan	0	0	0	0	0	0	0	0	0
Rushton Park Precinct	0	0	0	0	0	0	0	0	0
Western Foreshore Yr 3	0	0	800,000	0	0	0	800,000	0	0
District Cooling System	0	0	0	0	0	0	0	0	0
Stage 2 of Upgrades to Peelwood Reserve	0	0	70,000	0	0	0	70,000	0	0
Transport									
Drainage [318(iv)]	60,277	0	0	17,601	21,059	42,675	41,075	194	1,325
Road Construction [318(v)]	605,040	0	0	176,677	227,434	428,363	374,516	1,944	14,309
Road Construction [329(ii)]	95,457	0	0	71,523	95,116	23,934	84	912	1,463
Drainage Construction [329(iii)]	30,959	0	0	23,197	30,849	7,763	2,545	296	474
Peelwood Oval - Parking [329(iv)]	12,900	0	0	9,665	12,854	3,234	0	123	198
Path Construction [329(vi)]	7,740	0	0	5,799	7,712	1,941	0	74	119
Street Lighting [329(viii)]	10,320	0	0	7,732	10,283	2,588	0	99	158
Road Construction [333(ii)]	214,418	0	0	83,066	109,632	131,352	103,431	2,616	4,610
New Pedestrian Bridge Construction [335]	364,096	0	0	90,127	117,999	273,969	246,419	4,895	8,697
New Road Construction [339]	430,312	0	0	87,085	111,602	343,227	318,948	4,427	10,630
New Road Construction [342]	539,017	0	0	85,348	103,365	453,669	435,861	2,510	13,779
WMC Tims Thicket [343]	83,051	0	0	12,001	15,451	71,050	67,640	1,184	2,129

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

**FINANCING ACTIVITIES
NOTE 7
BORROWINGS**

Repayments - Borrowings

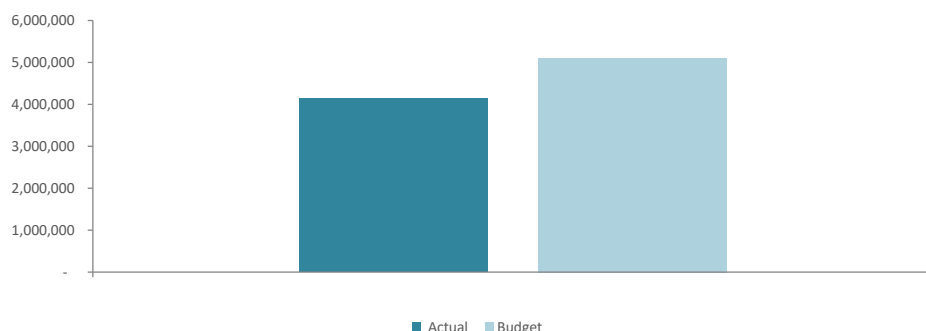
Information on Borrowings Particulars	1 July 2021	New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
Road Construction [346]	325,323	0	0	46,090	59,091	279,232	266,459	4,499	8,361
MARC Carpark [347]	247,155	0	0	35,003	44,888	212,152	202,432	3,427	6,352
MPAC Forecourt [348]	103,000	0	0	14,583	18,701	88,417	84,353	1,428	2,647
Mandurah Marina [352]	153,181	0	0	15,797	20,000	137,384	133,272	2,230	4,036
MARC Carpark [354]	229,772	0	0	23,691	29,993	206,080	199,929	3,345	6,055
Mandurah Foreshore Boardwalk Renewal [357]	344,544	0	0	35,593	44,993	308,951	299,785	4,961	9,079
New Road Construction [359]	1,028,241	0	0	122,905	143,054	905,336	885,540	4,616	26,973
Smoke Bush Retreat Footpath [361]	76,588	0	0	7,900	10,006	68,688	66,616	1,118	2,018
New Boardwalks 18/19	413,013	0	0	35,461	43,828	377,553	369,445	5,669	11,012
Coodanup Drive - Road Rehabilitation	82,641	0	0	7,092	8,765	75,549	73,909	1,134	2,203
Pinjarra Road Carpark	165,255	0	0	14,188	17,530	151,067	147,818	2,264	4,406
New Road Construction 2018/19	1,329,504	0	0	129,322	145,594	1,200,182	1,183,854	6,398	35,366
New Road Construction 2019/20	798,115	0	0	77,913	83,446	720,203	714,969	4,095	21,290
South Harbour Upgrade 2019/20	209,228	0	0	16,275	21,180	192,953	188,193	3,138	5,592
New Roads 2020/21	600,023	0	0	46,356	57,134	553,667	592,866	3,324	17,470
Carryover Roads 2020/21	0	0	500,000	0	0	0	500,000	0	0
Roads 2021/22	0	0	750,000	0	0	0	750,000	0	0
Boardwalks 2021/22	0	0	0	0	0	0	0	0	0
Carparks 2021/22	0	0	438,000	0	0	0	438,000	0	0
Pedestrian Bridge Mandurah Road	0	0	0	0	0	0	0	0	0
Cambria Island Abutment Wall	0	0	400,000	0	0	0	400,000	0	0
Economic services									
Mandurah Ocean Marina Chalets Refurbishment	0	0	150,000	0	0	0	150,000	0	0
Other property and services									
IT Communications Equipment [318(i)]	47,766	0	0	13,948	16,847	33,818	33,262	154	1,060
IT Equipment [329(vii)]	12,900	0	0	9,665	12,854	3,234	251	123	198
Land Purchase [330]	589,352	0	0	479,929	590,181	109,423	21	2,264	8,424
Civic Building - Tuckey Room Extension	413,013	0	0	36,041	43,828	376,972	369,445	5,089	11,012
	24,561,332	0	7,016,194	4,143,264	5,105,388	20,418,068	26,536,960	187,500	623,268
Total	24,561,332	0	7,016,194	4,143,264	5,105,388	20,418,068	26,536,960	187,500	623,268
Current borrowings	5,105,388		7,016,194	4,143,264	5,105,388	1,534,514	5,105,388	187,500	623,268
Non-current borrowings	19,455,944					18,883,554	21,431,572		
	24,561,332					20,418,068	26,536,960		

All debenture repayments were financed by general purpose revenue.

KEY INFORMATION

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

2021/22 Principal Repayments



Principal Repayments

\$4,143,264

Interest Expense

\$187,500

Loans Due

\$20.42 M

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

OPERATING ACTIVITIES
NOTE 8
CASH RESERVES

Cash Backed Reserve

Reserve Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Building	1,674,855	8,658	0	0	0	(735,818)	0	947,695	1,674,855
Parking	479,332	9,051	0	0	0	0	0	488,384	479,332
Asset Management	10,688,231	105,409	0	2,954,565	0	(4,964,593)	0	8,783,612	10,688,231
Cultural Centre	149,781	0	0	66,194	0	(213,495)	0	2,480	149,781
Property Acquisition	0	0	0	0	0	0	0	0	0
Sustainability	625,422	6,923	0	0	0	(259,000)	0	373,345	625,422
Sanitation	4,008,943	17,922	0	79,188	0	(918,520)	0	3,187,533	4,008,943
Traffic Bridge	49,886	0	0	0	0	(50,000)	0	(114)	49,886
Interest Free Loans	50,325	0	0	0	0	(50,000)	0	325	50,325
CLAG	6,407	1,183	0	0	0	0	0	7,589	6,407
Mandurah Ocean Marina	177,219	3,358	0	0	0	0	0	180,577	177,219
Waterways	733,673	4,497	0	0	0	(13,425)	0	724,745	733,673
Port Mandurah Canals Stage 2 Maintenance	92,705	1,733	0	0	0	0	0	94,438	92,705
Mariners Cove Canals	84,466	1,599	0	0	0	0	0	86,065	84,466
Port Bouvard Canal Maintenance Contributions	265,862	5,012	0	0	0	0	0	270,874	265,862
Unspent Grants & Contributions	8,707,386	0	0	400,000	0	(8,621,534)	0	485,852	8,707,386
Long Service Leave	4,576,258	0	0	971,036	0	(883,534)	0	4,663,760	4,576,258
Bushland Acquisition	3,000,000	0	0	0	0	0	0	3,000,000	3,000,000
Coastal Storm Contingency	257,363	4,856	0	0	0	0	0	262,219	257,363
Digital Futures	69,192	1,577	0	0	0	0	0	70,768	69,192
Decked Carparking	1,004,210	18,947	0	0	0	0	0	1,023,157	1,004,210
Specified Area Rates - Waterside Canals	118,986	1,689	0	0	0	(6,737)	0	113,938	118,986
Specified Area Rates - Port Mandurah Canals	415,584	2,748	0	62,906	0	(336,260)	0	144,978	415,584
Specified Area Rates - Mandurah Quay Canals	209,361	4,129	0	8,669	0	0	0	222,158	209,361
Specified Area Rates - Mandurah Ocean Marina	403,902	6,818	0	0	0	0	0	410,720	403,902
Specified Area Rate - Port Bouvard Canals	120,423	2,253	0	0	0	(134)	0	122,542	120,423
Specified Area Rate - Mariners Cove	15,857	46	0	0	0	(10,656)	0	5,248	15,857
Specified Area Rate - Eastport	35,919	544	0	0	0	(175)	0	36,288	35,919
Sportclubs Maintenance Levy	188,306	3,911	0	12,000	0	0	0	204,217	188,306
City Centre Land Acquisition Reserve	1,006,509	0	0	0	0	0	0	1,006,509	1,006,509
Lakelands Community Infrastructure Reserve	1,097,302	20,703	0	0	0	0	0	1,118,005	1,097,302
Plant Reserve	1,582,499	14,308	0	0	0	(761,568)	0	835,239	1,582,499
Workers Compensation Reserve	481,416	2,126	0	0	0	0	0	483,542	481,416
Restricted Cash Reserve	2,390,335	0	0	1,022,000	0	(1,407,411)	0	2,004,924	2,390,335
	44,767,915	250,000	0	5,576,558	0	(19,232,860)	0	31,361,613	44,767,915

OPERATING GRANTS AND CONTRIBUTIONS

Provider	Unspent Operating Grant, Subsidies and Contributions Liability				Operating Grants, Subsidies and Contributions Revenue			
	Liability 1-Jul	Increase in Liability	Liability Reduction (As revenue)	Liability 30-Jun	Adopted Budget	Budget Variations	Annual Budget	YTD Revenue Actual
	\$	\$	\$	\$	\$	\$	\$	\$
Operating Grants and Subsidies								
General purpose funding								
Financial Assistance Grant - General Purpose	0	0	0	0	897,773	0	897,773	739,343
Financial Assistance Grant - Local Roads	0	0	0	0	627,034	0	627,034	508,336
Law, order, public safety								
Lifeguard Service Funding: DPIRD	0	95,667	0	95,667	101,500	0	101,500	0
Southern Districts Bush Fire Brigade LGGS: DFES	0	0	0	0	35,000	0	34,864	17,432
SES LGGS: DFES	0	0	0	0	50,000	0	52,005	29,148
Bushfire Mitigation Activity Fund (MAF) Grants: DFES	0	28,550	0	28,550	64,600	0	57,100	0
Education and welfare								
Waterwise Verge Grant: Water Corp	0	0	0	0	10,000	0	10,000	0
Local Youth Alcohol Campaign: ADF	26,350	0	0	26,350	26,050	0	26,350	0
Ask for Angela: WAPOL	20,060	0	0	20,060	20,060	0	20,060	0
NAIDOC: PMC	0	0	0	0	3,084	0	3,084	0
International Day of People with Disability: DDWA	0	0	0	0	1,028	0	1,000	1,000
Digital Health Literacy Workshop: PLWA	0	826	(826)	0	0	0	826	826
Mandurah Mental Health Initiative: WAPHA	0	70,000	(70,000)	0	0	0	70,000	70,000
Recreation and culture								
Christmas Pageant: Lotterywest	0	0	0	0	10,468	0	20,000	0
Christmas Pageant: Bendigo Bank	0	0	0	0	0	0	5,000	5,000
Crabfest: Tourism WA	0	0	0	0	143,868	0	0	0
Crabfest: Alcoa	0	0	0	0	0	0	0	0
Every Club Funding 2021: DLGSC	40,000	0	(40,000)	0	40,000	0	40,000	40,000
Mandurah & Peel Aquatic Clubs Amalgamation: DLGSC	3,500	0	(3,500)	0	3,500	0	3,500	3,500
Every Club Funding 2022: DLGSC	0	40,000	0	40,000	20,554	0	40,554	0
Wearable Art	0	0	0	0	20,000	0	56,600	56,600
Gnoonie Youth Football Cup: Healthway	0	2,000	(2,000)	0	1,000	0	2,000	2,000
CHRMAP: DPLH	0	0	0	0	37,500	0	37,500	0
Round the Estuary Trail: PDC	0	0	0	0	0	0	0	0
Colours of Mandurah: RACWA	0	0	0	0	0	0	1,500	1,500
Australia Day: NADC	0	24,000	0	24,000	0	0	30,000	0
Christmas Lights Trail: Satterley	0	20,000	0	20,000	0	0	20,000	0
	89,910	281,043	(116,326)	254,627	2,113,019	0	2,158,250	1,474,684
TOTALS	89,910	281,043	(116,326)	254,627	2,113,019	0	2,158,250	1,474,684

Provider	Unspent Non Operating Grants, Subsidies and Contributions Liability				Non Operating Grants, Subsidies and Contributions Revenue			
	Liability	Increase in	Liability Reduction	Liability	Adopted Budget Revenue	Budget Variations	Annual Budget	YTD Revenue Actual
	1-Jul	Liability	(As revenue)	30-Jun				(b)
	\$	\$	\$	\$	\$	\$	\$	\$
Non-Operating Grants and Subsidies								
Recreation and culture								
Eastern Foreshore South Precinct: DoH	309,994	2,500,000	(309,994)	2,500,000	2,500,000	309,994	2,809,994	309,994
Western Foreshore Recreation Precinct: DoH	131,670	0	(131,670)	0	0	131,670	131,670	131,670
Eastern Foreshore South Precinct: RfR	1,534,127	1,500,000	(1,529,999)	1,504,128	3,034,127	0	3,034,127	1,529,999
Western Foreshore Recreation Precinct: RfR	1,965,873	0	(1,965,873)	0	1,673,933	291,940	1,965,873	1,965,873
Lakelands DOS Clubroom Facility: AFL	0	0	0	0	50,000	0	50,000	50,000
Lakelands DOS: DLGSC	0	0	0	0	325,000	0	325,000	325,000
Mandurah Parks - Shade Sails: DPIRD	0	150,000	(3,707)	146,293	0	150,000	150,000	3,707
Meadow Springs SF - Cricket Nets: Cricket Australia	0	9,450	(9,450)	0	0	10,500	10,500	9,450
Meadow Springs SF - Cricket Nets: PDC	0	35,000	(18,540)	16,460	0	35,000	35,000	18,540
All Access Launching Ramp - Riverside Gardens	0	0	0	0	75,000	(75,000)	0	0
MPAC Internal Refurb: DPIRD	0	0	0	0	160,000	0	160,000	0
Mandurah Netball Feasibility Study - CSRFF	0	0	0	0	0	11,200	11,200	0
Stage 2 of Upgrades to Peelwood Reserve	0	0	0	0	0	73,957	73,957	0
All Terrain Wheelchair	0	8,500	0	8,500	0	8,500	8,500	0
Dawesville Community Centre	0	0	0	0	0	700,000	700,000	0
Yalgorup National Park	0	0	0	0	0	300,000	300,000	0
Transport								
BR Pedestrian Bridge Mandurah Road	0	0	0	0	2,000,000	(2,000,000)	0	0
RC Leslie Street Stage 2	0	0	0	0	500,000	0	500,000	400,000
RC Peel Street Stage 3	0	0	0	0	1,000,000	(1,000,000)	0	0
RC Pinjarra Road Stage 3	0	0	0	0	1,000,000	0	1,000,000	800,000
Tims Thicket Road	0	0	0	0	540,000	(540,000)	0	0
RR France/Aldgate St Intersection	0	0	0	0	330,000	0	330,000	265,440
RR Bortolo Drive/Lowden St Intersection	0	0	0	0	156,977	79,023	236,000	236,000
RS Tennyson Avenue (HALLS HEAD)	0	0	0	0	215,000	(119,818)	95,182	95,182
SP Falcon Coastal Shared Path	0	15,000	(15,000)	0	30,000	0	30,000	15,000
SP Halls Head PSP	0	0	0	0	200,000	(200,000)	0	0
RS Aldgate Street (MANDURAH)	0	0	0	0	50,000	0	50,000	50,000
RS Ayrton Street (DAWESVILLE)	0	0	0	0	160,000	(65,688)	94,312	94,312
RS Durham Crescent (DAWESVILLE)	0	0	0	0	75,000	(22,477)	52,523	52,523
RS Inneston Place (DAWESVILLE)	0	0	0	0	40,000	3,769	43,769	43,769
RS Sandford Crescent (HALLS HEAD)	0	0	0	0	85,708	(15,098)	70,610	70,610
RR Mandurah Terrace	0	0	0	0	1,358,144	0	1,358,144	0
RR Pinjarra Road Stage 1: RRG & RfR	0	0	0	0	200,000	500,000	700,000	700,000
RR Old Coast Road/Albany Drive	0	0	0	0	96,955	(96,955)	0	0
RR Guava Way	165,511	0	(165,511)	0	301,000	(90,566)	210,434	210,434
Peel Street - Power Relocation	1,429,072	0	(116,450)	1,312,622	1,500,000	0	1,500,000	116,450
SP Sandforth Crescent	0	0	0	0	0	6,495	6,495	6,495
SP Harbord Avenue	0	0	0	0	0	19,202	19,202	19,202
RS Waldron Boulevard	0	0	0	0	0	17,132	17,132	17,132
Trails Project	0	50,000	0	50,000	0	175,000	175,000	0
DR Koolinda Street	0	0	0	0	0	140,000	140,000	140,000
DR Koolinda Street, Falcon Stage 2	0	0	0	0	0	34,916	34,916	34,916
DR Yeedong Road, Falcon - Stage 2	0	0	0	0	0	105,184	105,184	105,184
	5,536,246	4,267,950	(4,266,194)	5,538,003	17,656,844	(1,122,120)	16,534,724	7,816,882
Non-Operating Contributions								
Recreation and culture								
Mandurah Bridge Club	0	0	0	0	0	0	0	2,000
Mandurah Surf Life Saving Club	0	0	0	0	0	0	0	5,000
Falcon Community Men Shed Inc	0	0	0	0	0	0	0	273
Lakelands DOS Sports Specific Infrastructure - Peel Diamond Sports Contribution	0	0	0	0	0	20,000	20,000	20,000
Falcon eLibrary Retrofit	0	0	0	0	0	54,492	54,492	0
PEET - Cash in Lieu Contribution	1,065,909	0	0	1,065,909	0	0	0	0
Other property and services								
MARC Geothermal Pump & VSD	0	0	0	0	0	63,897	63,897	63,897
	1,065,909	0	0	1,065,909	0	138,389	138,389	91,170
Total Non-operating grants, subsidies and contributions	6,602,155	4,267,950	(4,266,194)	6,603,912	17,656,844	(983,731)	16,673,113	7,908,052

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 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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GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
				\$	\$	\$	\$
	Budget Adoption		Opening Surplus/(Deficit)				(571,372)
	Mh Mustangs FC - Facility Development	G.13/7/21	Community Loan Advance			(50,000)	(621,372)
	Transfer from Interest Free Loans Reserve	G.13/7/21	Other: Transfer Out of Reserve		50,000		(571,372)
101011-4570-1045-61001	Community Garden Project)	G.13/7/21	Operating Expenses			(10,000)	(581,372)
	Asset Management Reserve	G.13/7/21	Other: Transfer Out of Reserve		10,000		(571,372)
100055-4700-1263-61001	Colours of Mandurah Artwork Project	G.13/7/21	Operating Expenses			(3,134)	(574,506)
	Unspent Grant Reserve	G.13/7/21	Other: Transfer Out of Reserve		3,134		(571,372)
	Additional Capital Works 2020/21 Carryovers	G.13/7/21	Capital Expenses			(881,806)	(1,453,178)
	Additional Capital Works 2020/21 Carryovers	G.13/7/21	Other: Transfer Out of Reserve		496,488		(956,690)
700511-6600-1045-61129	Mandurah Parks - Shade Sails	G.13/7/21	Capital Expenses			(150,000)	(1,106,690)
700511-6600-1045-41403	DPIRD Small Grants Program	G.13/7/21	Capital Revenue		150,000		(956,690)
700512-6600-1045-61129	Meadow Springs SF - Cricket Nets	G.13/7/21	Capital Expenses			(45,500)	(1,002,190)
700512-6600-1045-41403	Cricket Australia Grant	G.13/7/21	Capital Revenue		10,500		(991,690)
700512-6600-1045-41403	PDC Grant	G.13/7/21	Capital Revenue		35,000		(956,690)
750678-6100-1045-xxxxx	ManPAC RVIF Lighting	G.13/7/21	Capital Expenses			(238,495)	(1,195,185)
	Cultural Reserve	G.13/7/21	Other: Transfer Out of Reserve		213,495		(981,690)
	Building Reserve	G.13/7/21	Other: Transfer Out of Reserve		25,000		(956,690)
750678-6100-1421-41458	ManPAC RVIF Lighting - Reimbursement	G.13/7/21	Operating Revenue		66,194		(890,496)
	Cultural Reserve	G.13/7/21	Other: Transfer Into Reserve			(66,194)	(956,690)
100010-1110-1169-61001	Economic Development - Corporate Projects	G.13/7/21	Operating Expenses			(42,000)	(998,690)
100010-1000-1169-61001	CEO - Corporate Projects	G.13/7/21	Operating Expenses			(25,000)	(1,023,690)
101904-4700-1263-61001	Grow City Centre Business Investment	G.13/7/21	Operating Expenses			(4,842)	(1,028,532)
102821-4200-1588-61001	Wearable Art Program	G.13/7/21	Operating Expenses			(37,930)	(1,066,462)
102711-4200-1263-61001	CASM - General Operations	G.12/8/21	Operating Expenses			(3,000)	(1,069,462)
102711-4200-1263-41450	CASM - Contributions - Operating	G.12/8/21	Operating Revenue		3,000		(1,066,462)
100087-3407-1263-61129	2022 Conference	G.11/9/21	Operating Expenses			(10,000)	(1,076,462)
100087-3407-1263-41450	Shire of Murray & Waroona Contribution	G.11/9/21	Operating Revenue		10,000		(1,066,462)
100010-1110-1169-61001	Economic Development - Corporate Project	G.11/9/21	Operating Expenses			(50,000)	(1,116,462)
100010-1110-1263-41400	Peel Development Commission Grant	G.11/9/21	Operating Revenue		50,000		(1,066,462)
930038-6500-1045-61129	MARC Geothermal Pump & VSD	G.11/9/21	Capital Expenses			(164,000)	(1,230,462)
930038-6500-1263-41452	LGIS Non-Operating Contribution	G.11/9/21	Capital Revenue		63,897		(1,166,565)
700510-6600-1045-61129	Boardwalk Renewal Program	G.11/9/21	Capital Expenses		200,000		(966,565)
	Asset Management Reserve	G.11/9/21	Other: Transfer Into Reserve			(200,000)	(1,166,565)
700513-6600-1045-61001	Artesian Pump Replacement Program	G.11/9/21	Capital Expenses			(50,000)	(1,216,565)
104587-5150/ 104588-5130/ 104589-5150/ 104589-5130/ Council Meeting 26 April 2022	Artesian Retic/Bore Maintenance Activity	G.11/9/21	Operating Expenses		50,000		(1,166,565)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 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
700493-6600-1045	Pinjarra Road East Median Stage 4	G.11/9/21	Capital Expenses			(20,000)	(1,186,565)
700483-6600-1045-61129	Falcon Reserve Cricket Net Renewal	G.11/9/21	Capital Expenses			(20,000)	(1,206,565)
700492-6600-1045	Lavender Gardens Reserve	G.11/9/21	Capital Expenses			(10,000)	(1,216,565)
700489-6600-1045	Mandurah Road Median	G.11/9/21	Capital Expenses		50,000		(1,166,565)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Capital Expenses			(1,907,115)	(3,073,680)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Unutilised Loans		1,903,048		(1,170,632)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Proceeds From Sale of Assets			(17,042)	(1,187,674)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Capital Revenue		549,115		(638,559)
	Capital Works 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Transfer Out of Reserve			(935,578)	(1,574,137)
	Operating 2020/21 Carryovers Reconciliation	G.3/10/21	Operating Expenses			(338,720)	(1,912,857)
	Operating 2020/21 Carryovers Reconciliation	G.3/10/21	Other: Transfer Out of Reserve		338,720		(1,574,137)
102821-4200-1263-41400	Wearable Art - General	G.3/10/21	Operating Revenue		36,600		(1,537,537)
102821-4200-xxxx-61001	Wearable Art - General	G.3/10/21	Operating Expenses			(36,600)	(1,574,137)
101031-4500-1263-41400	Mandurah Mental Health Initiative	G.3/10/21	Operating Revenue		70,000		(1,504,137)
101031-4500-1263-61001	Mandurah Mental Health Initiative	G.3/10/21	Operating Expenses			(70,000)	(1,574,137)
700488-6600-1045	Gallop Reserve	G.3/10/21	Capital Expenses			(10,000)	(1,584,137)
700503-6600-1045	Henry Sutton	G.3/10/21	Capital Expenses		10,000		(1,574,137)
750680-6100-1045-61129	Stage Door Waterfront HVAC	G.3/10/21	Capital Expenses			(15,286)	(1,589,423)
750665-6100-1045-xxxx	Civic Building – Rates Team Work Area	G.3/10/21	Capital Expenses		15,286		(1,574,137)
	Lakelands DOS Sports Specific Infrastructure -						(1,554,137)
700053-6850-1263-41452	Peel Diamond Sports Contribution	G.10/11/21	Capital Revenue		20,000		
	Lakelands DOS Loan	G.10/11/21	Other: Unutilised Loans			(20,000)	(1,574,137)
100004-5970-1001-60001	Waste Administration - Salaries & Wages	G.10/11/21	Operating Expenses			(50,000)	(1,624,137)
100004-5970-1001-60043	Waste Administration - Superannuation Employer	G.10/11/21	Operating Expenses			(5,000)	(1,629,137)
100065-5970-1263-61129	Waste Alliance - General Operations	G.10/11/21	Operating Expenses		55,000		(1,574,137)
	Capital Works 2020/21 Carryovers	G.10/11/21	Capital Revenue			(509,737)	(2,083,874)
	Capital Works 2020/21 Carryovers	G.10/11/21	Capital Revenue	509,737			(1,574,137)
	Capital Works 2020/21 Carryovers - Contract Liability	G.10/11/21	Other	(509,737)			(2,083,874)
	Capital Works 2020/21 Carryovers - Unspent Grants	G.10/11/21	Other: Transfer Out of Reserve		509,737		(1,574,137)
750681-610-1045-61129	MARC Roof Repairs	G.23/11/21	Capital Expenses			(2,500,000)	(4,074,137)
	Asset Management Reserve	G.23/11/21	Other: Transfer Out of Reserve		500,000		(3,574,137)
	Peel Bright Minds						
100010-1110-1103-61001	Economic Development - Community Groups	G.8/12/21	Operating Expenses			(30,000)	(3,604,137)
100010-1110-1169-61001	Economic Development - Corporate Project Committee for Perth	G.8/12/21	Operating Expenses		30,000		(3,574,137)
100010-1110-1169-61001	Economic Development - Corporate Project	G.13/12/21	Operating Expenses			(20,000)	(3,594,137)
100004-1110-1001-60001	Economic Development - Salaries & Wages	G.13/12/21	Operating Expenses		20,000		(3,574,137)
700514-6600-1045-61129	Bortolo Fire Track Water Infrastructure	G.12/12/21	Capital Expenses			(100,000)	(3,674,137)

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 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
400046-6100-1045-61129	Site Main Switchboards	G.12/12/21	Capital Expenses		60,000		(3,614,137)
750671-6100-1045-61129	Mandurah Library Re Roofing Project	G.12/12/21	Capital Expenses		40,000		(3,574,137)
101010-4500-1263-61001	Peel Men's Shed Operational Funding	G. 4/7/21	Operating Expenses			(5,000)	(3,579,137)
101011-4500-1263-61001	Mandurah Shed Operational Funding	G. 4/7/21	Operating Expenses			(2,000)	(3,581,137)
930035-6500-1045-61129	Restart Mandurah	G. 4/7/21	Capital Expenses		14,000		(3,567,137)
	Asset Management Reserve	G. 4/7/21	Other: Transfer Into Reserve			(7,000)	(3,574,137)
750682-6100-1045-61129	Falcon eLibrary Retrofit	G. 6/7/21	Capital Expenses			(20,000)	(3,594,137)
750643-6100-1045-61129	Falcon Family Centre Upgrade	G. 6/7/21	Capital Expenses		20,000		(3,574,137)
930037-6500-1045-61129	CSRFF Program - Small Grants	G.3/8/21					(3,545,337)
	Mandurah Netball Feasibility Study		Capital Expenses		28,800		
930037-6500-1045-61129	CSRFF Program - Small Grants	G.3/8/21					(3,497,424)
	Stage 2 of Upgrades to Peelwood Reserve		Capital Expenses		47,913		
700515-6600-1263-41403	Mandurah Netball Feasibility Study - CSRFF Grant	G.3/8/21	Capital Revenue		11,200		(3,486,224)
750633-6100-1263-41403	Stage 2 of Upgrades to Peelwood Reserve - CSRFF Grant	G.3/8/21	Capital Revenue		73,957		(3,412,267)
700515-6600-1045-61129	Mandurah Netball Feasibility Study - CSRFF	G.3/8/21	Capital Expenses			(40,000)	(3,452,267)
750633-6100-1045-61129	Stage 2 of Upgrades to Peelwood Reserve	G.3/8/21	Capital Expenses			(121,870)	(3,574,137)
100002-4100-1263-41008	Proceeds on Sale	G.16/7/21	Capital Revenue		942,000		(2,632,137)
	Restricted Cash Reserve	G.16/7/21	Other: Transfer Into Reserve			(942,000)	(3,574,137)
750682-6100-1267-61129	Falcon eLibrary Retrofit	G.8/1/22 Nov 21 F/R	Capital Expenses			(54,492)	(3,628,629)
750682-6100-1263-41452	DoH Capital Contribution	G.8/1/22 Nov 21 F/R	Capital Revenue		54,492		(3,574,137)
100010-5970-2150-61129	Administration - Waste Transfer Station	G.8/1/22 Nov 21 F/R	Operating Expenses			(8,464)	(3,582,601)
750683-6100-1045-61129	WTS - Recycle Area Roller Door	G.8/1/22 Nov 21 F/R	Capital Expenses		8,464		(3,574,137)
103512-5130-1130-61129	Coodanup Community Centre (Beacham Reserve) – Central Parks	G.8/1/22 Nov 21 F/R	Operating Expenses			(10,581)	(3,584,718)
100010-5130-1122-41450	Mandurah Scouts Contribution to Works	G.8/1/22 Nov 21 F/R	Operating Revenue		10,581		(3,574,137)
750685-6100-1045-61129	Visitors Centre Transit Station	G.14/3/22 BR 2022	Capital Expenses			(15,000)	(3,589,137)
501039-6250-1045-61129	SL Street Lighting New Program	G.14/3/22 BR 2022	Capital Expenses		15,000		(3,574,137)
700517-6200-1045-61129	Dawesville Sump - Chainmesh Fencing	G.14/3/22 BR 2022	Capital Expenses			(9,072)	(3,583,209)
132001-5230-1149-61129	Cityworks Maintenance - Drainage Maintenance	G.14/3/22 BR 2022	Capital Expenses		9,072		(3,574,137)
102737-3400-1263-61001	Trolls Art Project	G.14/3/22 BR 2022	Operating Expenses		150,000		(3,424,137)
	Asset Management Reserve	G.14/3/22 BR 2022	Other: Transfer Into Reserve			(150,000)	(3,574,137)
	BR2022 Adjustments Surplus/(Deficit)	G.14/3/22 BR 2022	Opening Surplus/(Deficit)		3,838,223		264,086
	BR2022 Adjustments Revenue from Operating Activities	G.14/3/22 BR 2022	Operating Revenue			(1,664,064)	(1,399,978)
	BR2022 Adjustments Expenditure from Operating Activities	G.14/3/22 BR 2022	Operating Expenses			(1,994,944)	(3,394,922)
	BR2022 Adjustments Non-cash excluded from Operations	G.14/3/22 BR 2022	Non Cash Item	2,951,410			(443,512)
	BR2022 Adjustments Investing Activities	G.14/3/22 BR 2022	Capital Expenses		5,034,716		4,591,204
	BR2022 Adjustments Non-cash excluded from Investing	G.14/3/22 BR 2022	Capital Expenses	8,578			4,599,782
	BR2022 Adjustments Financing Activities	G.14/3/22 BR 2022	Other: Financing Activities			(1,776,892)	183,2890

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

NOTE 11
BUDGET AMENDMENTS APPROVED

Amendments to original budget since budget adoption. Surplus/(Deficit)
A positive number in the amended budget running balance represents an estimated closing surplus.
A negative number in the amended budget running balance represents an estimated closing deficit

GL Code	Description	Council Resolution	Classification	Non Cash Adjustment	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
	BR2022 Adjustments Transfer to Reserve	G.14/3/22 BR 2023	Other: Transfer Into Reserve			(1,606,753)	1,216,137
	BR2022 Adjustments Transfer from Reserve	G.14/3/22 BR 2024	Other: Transfer Out of Reserve			(1,226,574)	(10,438)
	BR2022 Adjustments Rates Revenue	G.14/3/22 BR 2022	Operating Revenue		10,438		0
				2,959,988	15,913,070	(18,301,685)	

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 MARCH 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)	\$	\$	\$	\$
							0
100010-4380-1162-61001	Mosquito Control - CLAG Operations		Operating Expenses			(77,730)	(77,730)
100010-4380-1263-41450	Mosquito Control - CLAG Contributions		Operating Revenue		29,023		(48,707)
	CLAG Reserve		Other: Transfer Out of Reserve		6,407		(42,300)
750657-6100-1045-61129	MPAC Internal Refurb		Capital Expenses			(10,000)	(52,300)
750657-6100-1045-41403	MPAC Internal Refurb - Peel Development Commission Grant		Capital Revenue		5,000		(47,300)
770010-6300-1045-61001	New Heavy Vehicles Plant and Equipment		Capital Expenses			(35,865)	(83,165)
770011-6300-1045-61001	Miscellaneous Equipment		Capital Expenses		35,865		(47,300)
New-6100-1045-61129	Rushton Park Main - Staircase Remedial Work		Capital Expenses			(18,000)	(65,300)
501039-6250-1045-61129	SL Street Lighting New Program		Capital Expenses		18,000		(47,300)
New-6100-1045-61129	Mandurah Bowling Club Bi-fold doors		Capital Expenses			(65,000)	(112,300)
501119-6250-1045-	SL Light Pole Replacement		Capital Expenses		40,000		(72,300)
501118-6250-1045	SL Carpark Lighting Replacement Program		Capital Expenses		25,000		(47,300)
				0	159,295	(206,595)	

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

NOTE 13
EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.
The material variance adopted by Council for the 2021-22 year is 10.00%

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Interest earnings	185,209	28.55%	▲ Timing	Variance primarily due to the processing of the last rates instalments interest calculation in March. No further interest on rates will be processed for the remainder of the year.
Other revenue	236,089	28.59%	▲ Permanent	Variance primarily due to higher than expected Container Deposit Scheme Takings in Waste and unbudgeted insurance reimbursements received that are offset by unbudgeted expenditure in materials and contracts.
Expenditure from operating activities				
Materials and contracts	6,860,609	18.04%	▲ Timing	Variance due to waste tipping fees not yet incurred, waterways erosion control and sand bypassing, maintenance projects, programs and events that haven't commenced, to be monitored as year progresses.
Utility charges	511,445	15.17%	▲ Timing	Variance due to utility invoices not yet received, to be monitored as year progresses.
Interest expenses	156,750	21.91%	▲ Permanent	Favourable variance an indication of interest savings due to loan offset facility.
Investing Activities				
Non-operating Grants, Subsidies and Contributions	(4,596,782)	(36.76%)	▼ Timing	Milestones not yet met for capital projects. Capital grants are recognised in line with capital expenditure.
Proceeds from Disposal of Assets	(299,079)	(17.88%)	▼ Timing	Unfavourable variance due to shortages in vehicle stocks resulting in delays in vehicle trade ins and extended lead times for replacement vehicle purchases.
Capital Acquisitions	17,947,755	53.22%	▲ Timing	Refer to note 6.
Financing Activities				
Proceeds from new interest earning liability	(205,739)	(26.82%)	▼ Timing	Change in accounting treatment for Technology One leases with MAIA post 30 June 2021 audit. Proceeds not yet received from MAIA.
Payment of interest bearing liability	36,964	11.68%	▼ Timing	Change in accounting treatment for Technology One leases with MAIA post 30 June 2021 audit from Low Value Lease expense to Interest Bearing Liability. New liability agreements with MAIA not yet taken up.
Proceeds from community loans	19,501	31.50%	▲ Timing	Varying repayment terms on loan agreements. Will be monitored throughout the remainder of the year.

2	SUBJECT:	Dog Exercise (Off Leash) Area Review Lakelands Park
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	26 April 2022

Summary

In March 2021, Council approved the designation of the central and southern ovals of Lakelands Park (Lakelands District Open Space) for dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken.

Lakelands Park has a shared use agreement with Coastal Lakes College, and is used extensively by sporting clubs. The designations have supported greater clarity in permissible activities by dogs and their owners supported by extensive signage.

As part of the approval given in March 2021, Council requested a report come back to Council in March 2022 reviewing the effectiveness of the restrictions implemented including feedback from the school and sporting clubs. This consultation has now been completed with a high level of participation from users.

Currently Lakelands has no designated dog exercise areas, with many owners utilising beach areas to the west or Meadow Springs Sports Facility for off lead exercising of their dogs. Considerate of the stakeholders and community feedback, Council is requested to approve the continued operation of the Central and Southern Oval of Lakelands Park as dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken.

Disclosure of Interest

Nil

Previous Relevant Documentation

G.9/3/21 Dog Exercise (Off Leash) Area: Lakelands District Open Space

Background

The Lakelands Park (Lakelands District Open Space) dog exercise area has been in place for approximately 12 months. The Lakelands suburb has a total 912 registered dogs and that number will continue to grow. Aside from the allocated times and areas at Lakelands Park created in March 2021 there are no other designated dog exercise areas within Lakelands.

It is important that dog exercise opportunities are provided for the wellbeing of dogs and their owners. There is also recognition that dog exercise areas on active reserves can have impacts for users such as sporting clubs largely, through irresponsible owners not picking up after their dogs or use while active sport (including training) is being played. Active reserves are co-utilised at Merlin Oval, Falcon Oval, Peelwood Parade, Meadow Springs Sports Facility and Ruston Park North.

As part of its recommendation in March 2021, Council requested a report be provided reviewing the effectiveness of the restrictions implemented, including feedback from the school and sporting clubs. The City emailed all regular users of the reserve and received feedback from the following:

- 1) Coastal Lakes College
- 2) Peel Senior Baseball
- 3) Peel Diamond Sports
- 4) North Mandurah Junior Football Club
- 5) Mandurah Junior Cricket Club

As part of the review a survey was created and promoted through various channels including direct email and social media from 12 February 2022 to 13 March 2022. From this, 198 community members completed the survey with 574 people visiting the site. A range of feedback was provided as detailed in Attachment 2.2. The following questions were asked.

- 1) Has the change made in March 2021 to allow dog exercise (off-lead) at Lakelands Park after 5:00pm and before 8:00am been helpful to you?
- 2) Tell us why it has been helpful to you?
- 3) Tell us why it has not been helpful to you?
- 4) Do you have any comments to add on the future use of Lakelands Park for dog exercise?

Officers have reviewed alternative City owned and managed land within Lakelands, however, there are few locations that are of adequate size to accommodate a designated dog exercise area. A number of the sites also have infrastructure and environmentally sensitive areas in close proximity that make them unsuitable. The Lakelands Park site has a large area that provides good exercise opportunities.

Attachment 2.1 provides the existing plan of the dog exercise area for the central and southern ovals of Lakelands Park for dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken. Signage has been installed and bags provided.

Comment

Lakelands Park provides a large grassed area that can be effectively utilised as a dog exercise area for the local community when active sport (including training) is not being undertaken. Some negative feedback was received regarding owners picking up after dogs, controlling their dogs and poor compliance with restrictions have been received. However, based on the feedback from the school and community, on balance the benefits of this area being available in a time restricted way is considered to be a positive outcome.

There were a number of comments received from the community about the need for an enclosed dog park in Lakelands. It is important to note the exercise environment provided at Lakelands Park is very different from that provided through an enclosed dog park. Enclosed dog parks are particularly helpful for those with poor mobility and as a facility have a more social focus, where parks like Lakelands Park provide a large area to support exercise for owners and their dogs and these should be considered as separate matters.

There was feedback requesting additional dog poo bags to be provided. There are currently two bag stations on site. Additional bag stations will not significantly improve picking up after the dog as it is often a lack of pre-planning and attention that is the reason.

MEAG Comment

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

Consultation

The City received feedback from the following users with their responses summarised.

Coastal Lakes College	No Issue at all.
Peel Senior Baseball	Requests no more off lead. More bags and signage installed.
Peel Diamond Sports	Do not support continuation. Dog Poo is regularly seen at the Reserve and clean-up is required on most diamonds before play. Dogs are often off lead

	when active sport is being played. There should be more bag holders around the ground.
North Mandurah Junior Football Club	Do not support the continuation. Dogs are off the lead at any time during the day and on every oval owners will let their dogs off the leads regardless of community sport being played and if you approach them to remind them to put their dog back on the lead, you are met with some colourful language. Dogs are often off lead and interact with kids during restricted times. Dogs have behaved aggressively toward kids. There is poor compliance with picking up after dogs and it is a major issue.
Mandurah Junior Cricket Club	Primary use is the north oval not central and southern. Have to pick up dog faeces quite often on this oval before matches.

The City acknowledges that the sporting user groups do not support Lakelands Park continuing as a dog exercise area. The City officers will work with the groups to ensure they have adequate equipment and tools, additional signage and reporting mechanism for non-compliance. An increase in Ranger patrols is available, if required.

Of the community members who completed the survey 112 advised that the change had been helpful to them, 85 people indicated it has not been helpful. It is important to note the full range of comments related to the survey are provided in Attachment 2.2.

Rangers have noted during community engagement patrols a high level of community support for the arrangement and high levels of compliance.

Statutory Environment

Section 31(3A) of the *Dog Act 1976* provides:

A local government may, by absolute majority as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a dog exercise area.

Section 31(3C) provides that at least 28 days before specifying a place to be:

- (a) *a place where dogs are prohibited at all times or at a time specified under subsection (2B); or*
- (b) *a dog exercise area under subsection (3A); or*
- (c) *a rural leashing area under subsection (3B),*

a local government must give local public notice as defined in the Local Government Act 1995 section 1.7 of its intention to so specify.

Policy Implications

The City's Public Health and Wellbeing Plan has a strategic objective to provide community, social infrastructure and services to maintain quality of life in a growing and increasingly diverse City. The effective shared utilisation of public open space to meet the needs of a range of community members is consistent with this objective and should be explored where possible.

Financial Implications

Ranger monitoring of compliance is necessary which is accommodated within existing budgets.

Risk Analysis

Adequate exercise and socialisation of dogs are critical elements of responsible dog ownership. The provision of designated exercise areas contributes to this.

It is important that dogs, although off lead, are effectively controlled and supervised by their owner in dog exercise areas to prevent attacks. The City is currently undertaking an active campaign to encourage the reporting of inadequately controlled dogs.

In addition, it is important that owners appropriately manage dog faeces particularly given the active sports played on the Reserve and monitor the impact on the playing surface. Additional work is generated for the City Parks team in managing these issues and the process of maintaining the reserve can become more time consuming.

Strategic Implications

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

Social:

- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.
- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Conclusion

Feedback from user groups has indicated that there are negative impacts associated with the use of Lakelands Park for dog exercise. Community feedback has indicated that the availability of the space has been appreciated by many in the local community. Dog exercise areas that allows dogs off leash are extremely well utilised and contribute to the wellbeing of both dog and owners. On balance it is considered appropriate to continue the current use Central and Southern Oval of Lakelands Park for dog exercise after 5:00pm and before 8:00am daily, except where active sport activity (including training) is being undertaken. The Rangers will continue to carry out community engagement patrols and the City officers will engage with the user groups to discuss how to report irresponsible dog owners. This can include additional signage during active sport (and training), targeted Ranger patrols and other support for the user groups.

NOTE:

Refer ***Attachment 2.1 Plan of Proposed Dog Exercise Area Central and Southern Ovals of Lakelands District Open Space.***

Attachment 2.2 Community Feedback on Survey of Dog Exercise at Lakelands Park.

RECOMMENDATION

That Council:

1. **Support the continued use of the central and southern ovals of Lakelands Park as detailed in *Attachment 1.1* as dog exercise areas only after 5:00pm and before 8:00am daily, except where active sport (including training) is in progress.**
2. **Support City officers to continue carrying out community engagement patrols and engage with the user groups to improve their experience with the Lakelands Park being a dog exercise area.**

ATTACHMENT 2.1

Current Dog Exercise Central and Southern Ovals Lakelands Park



SurveyTool:	
Tool Status	
Contributors	198
Registered	1
Unverified	0
Anonymous	197
Admin	0
SUBMISSIONS	198

Lakelands Park dog off-lead exercise area			12-Feb-2022 to 13-Mar-2022		ATTACHMENT 2.2
Date of contribution	Survey Response				
	Has the change made in March 2021 to allow dog exercise (off-lead) at Lakelands Park after 5:00pm and before 8:00am been helpful to you?	Tell us why it has has been helpful to you	Tell us why it has not been helpful to you	Do you have any comments to add on the future use of Lakelands Park for dog exercise?	
Feb 23 22 07:12:05 pm	Yes	It would be great if the north ward could get an off lead dog park like other areas. We need somewhere dogs can go they are limited across the north area with many areas now having signs saying dogs on leash		Can an area of it be solely for dog use	
Feb 23 22 08:51:17 pm	No				
Feb 23 22 09:00:30 pm	No			Dogs should be allowed off leash at all times. There needs to be more bins	
Feb 23 22 10:12:53 pm	No		Too much dog poo on the oval for when we have footy training		
Feb 24 22 10:08:03 am	No			Hours need to be longer	
Feb 24 22 10:08:21 am	Yes	Suitable and safe place to exercise dog off leash		I hope the initiate continues but fully support enforcement for those who don't abide by the designated times to avoid conflict.	
Feb 24 22 10:11:21 am	No		I live too far from the area		
Feb 24 22 10:12:20 am	No		A proper dog park is needed in lakelands	Please build a proper dog park for dogs in Lakelands like the one on Leslie street	
Feb 24 22 10:15:22 am	Yes	Gives dogs a chance to run, chase balls, etc.		I would like it to continue under the current conditions.	
Feb 24 22 10:18:40 am	Yes	It's a great area to take dogs, everyone tries to respect each other's space			
Feb 24 22 10:22:12 am	No		The time is very restrictive	A dedicated dog park needs to established that is not subject to the whims of sports teams. Mandurah has plenty of sporting fields as it is.	
Feb 24 22 10:23:08 am	Yes	Having a off lead dog areas allows my dog to run and have a big space to sniff and run and play ball. Also meeting other dogs is important as the Mandurah dog park is a little way away. Having this so close to Lakelands makes it super nice and convenient		The times work well. Given little sport is in school holidays it would be nice to see the dog times more open to school holidays. Weekends are the busiest and afternoon sport training is second busiest.	
Feb 24 22 10:23:10 am	No		Shift worker so those hours don't always suit. Sometimes I want to exercise my dogs after 8am	I feel during the week the area could be split. The school has the sole use of the larger field so I'm not sure why they need exclusive use of the smaller field too, allowing dog owners to use the space any time apart from during weekend and after school.	
Feb 24 22 10:24:53 am	No		There needs to be an enclosed area in order that the dogs are safe. They can move from one oval to the other freely which makes it difficult for dog owners when trying to teach their dogs recall etc and allow them to play with other dogs safely.	Enclosed area needed	
Feb 24 22 10:25:43 am	Yes	Close to home for my dog to run free and interact with other dogs.		Keep rules as is	
Feb 24 22 10:27:56 am	Yes	I think this is fair enough for everyone as dogs shouldn't be out in the heat of the day.		I know there is a demand for an enclosed small/large dog park in the Lakelands area, similar to the one at Leslie Street Mandurah area because of the number of dog attacks. Also it is a strong community of dog lovers.	
Feb 24 22 10:34:03 am	Yes	I can let dog off lead without worrying about being fined		Possibly longer off lead times	
Feb 24 22 10:39:48 am	Yes	Great for dogs to run free and enjoy the company of other dogs		Hope it will be allowed to continue as dogs and owners really enjoy it	
Feb 24 22 10:47:49 am	Yes	I never know that there is such a place offered for dog off-lead exercise		How could we make this more know to people who live nearby? I live in Meadow Springs and I remember that I searched for off lead dog park but I didn't find this park unfortunately. Is it included somewhere in the council's brochure?	
Feb 24 22 10:51:00 am	No			People dont follow the times and are interpreting school sports	
Feb 24 22 10:53:22 am	Yes	Happy for times to be put in, as I do see dogs being walked off lead during school time		Time would be good. I use the off lead Park at Madora Bay	
Feb 24 22 10:56:02 am	No		The times arent realistic. There should be a space they can go 24 7 in lakelands		
Feb 24 22 10:57:14 am	Yes	no ambiguity		more bag dispensers	

Date of contribution	Has the change made in March 2021 to allow dog exercise (off-lead) at Lakelands Park after 5:00pm and before 8:00am been helpful to you?	Tell us why it has has been helpful to you	Tell us why it has not been helpful to you	Do you have any comments to add on the future use of Lakelands Park for dog exercise?
Feb 24 22 11:01:13 am	No		Just not convenient times for to many big dogs thereWe drive to thforeshore or Mandurah enclosed dog area for small dogs	No
Feb 24 22 11:02:40 am	Yes	Somewhere local to walk my dog.		Would be great to be able to take my dog to the park during the day on weekdays. There is never anyone there.
Feb 24 22 11:06:18 am	Yes, No	It is good to have this as an option	Not fully containing- Dog can still get out/access main roads/ Sports utilise the oval a lot after 5pm.	More off leash options in the suburb, it's hard having limited options in the area. Especially for those who don't want to have their dogs stimulated by a lot of other dogs. Park on dragon fly boulevard would be good for this. It is often empty after 5pm
Feb 24 22 11:23:35 am	Yes	Long distance training, and great exercise for dog		Would like it to continue and have more bag stations on more bins
Feb 24 22 11:33:37 am	Yes	Gives a safe and secure area		
Feb 24 22 11:35:39 am	No		I wasn't aware of the facility having been established.	Not at this time.
Feb 24 22 11:50:52 am	Yes	It gives me another option (not the beach) to exercise my dog in a large space where you can be away from others. I have been there many times with other dog owners and there is plenty of space for all, including any training for a variety of sport.		It comes down to common courtesy. My dog is on his lead to avoid him interfering with any sport training and off lead once we away from that. Cleaning up after your dog is important too but it doesn't seem to be too bad in that regard.
Feb 24 22 11:57:02 am	No		THE HOURS I WORK ARE WITHIN THIS TIME FRAME.	OPEN THE PARK FOR MORNINGS DURING THE WEEK UNTIL 12PM AND THEN AFTER 6PM IN THE EVENINGS. SAT AND SUN COULD HAVE MORE RESTRICTIONS
Feb 24 22 11:58:29 am	No		Times don't work for us	
Feb 24 22 12:14:32 pm	No		The place is not fenced. Dogs are able to run straight onto a main road if something catches their eye.	We need an enclosed exercise yard as is at the Leslie St dogpark
Feb 24 22 12:20:06 pm	No		Park isn't walking distance from our home, would love one closer to black swan	One closer to black swan, with water fountains installed
Feb 24 22 12:20:41 pm	Yes	There were no off leash areas in Lakelands prior to this		
Feb 24 22 12:33:44 pm	Yes	Good times we can walk our dogs		No
Feb 24 22 12:33:49 pm	No		Don't go there because there is always sport!	I would prefer to have it changed to a site where we can use it. Like black swan lake or dragonfly blvd
Feb 24 22 12:43:27 pm	Yes	Gives us the opportunity to exercise are 2 dogs in a safe area. It's also been very good at meeting locals of the area. This has been a very hot summer so having a safe grassed area to exercise your fur babies has been awesome.		Going to the local dog beach is not always good as they can run off into the dunes quickly. This exercise area is a much safer option for us. We would be extremely disappointed in the local council if this was taken away.
Feb 24 22 12:45:02 pm	Yes	The wife i are in our late seventies and to walk our off lead is great it,s so easy and enjoyable he is well behaved so different from walking on the street when a dog come racing out of the garden and yours is on a lead and you have to try and .control		There is one,s that won,t pick the poo up but we educate them you have done great for us thank you so much
Feb 24 22 12:53:01 pm	Yes	somewhere my dog can have a good run off lead		I would like to extend hours if no sport is on during the week
Feb 24 22 12:53:38 pm	Yes	It means most people using the park have their dogs on a lead which I prefer after my dog get attacked there by 2 off lead dogs.		
Feb 24 22 01:06:26 pm	Yes	Safe place for my dog		Keep it clean and available
Feb 24 22 01:06:50 pm	Yes	I can take my dogs there and it's nice and close		Bit inconvenient when sport is often played there so you can't use it , needs to have the oval seperate and use the other two spaces for sport only
Feb 24 22 01:17:47 pm	No		I live too far away to use the park	No
Feb 24 22 01:18:57 pm	No		I don't take my dog out until after that morning time and in the evening I walk after 5pm.	I love that ground and so does my dog. I let her off the lead as she is small and when I see other dogs, I put her back on the lead
Feb 24 22 01:20:23 pm	Yes	because i thought this way i can walk my dog on the lead and not be bothered by dogs off the lead,sadly people don't adhere to those times		for more people to adhere to the set out times ,maybe signs stating off lead times, more dog poo bags e.g every second or third bin
Feb 24 22 01:20:43 pm	Yes	Because of working till 5 pm		As long as there is always poo bags available it would be a great excersise area Also a enclosed dog area would be awesome to have for socialising

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Feb 24 22 01:21:49 pm	No		Didn't know about it but also wouldn't be able to use it if it's not fully fenced.	Would prefer a dog park that wasn't on a sports field. Our kids play sports on their school oval at Oakwood and the Meadow Springs, and they have lots of dog poo that owners have not picked up. My children have stepped in dog poo several times.
Feb 24 22 01:22:21 pm	No		No , how many times have larger aggressive dogs attacked smaller dogs	
Feb 24 22 01:28:22 pm	Yes	We have a small puppy and it's fantastic to have an off leash area		Noticed of late owners not picking up poos only just started to happen
Feb 24 22 01:33:27 pm	Yes	It allows me to exercise my dogs off leash before and after work.		we could do with a couple more bins and bags. A water fountain would also be welcomed
Feb 24 22 01:48:30 pm	Yes	I can walk my dog off the lead there		
Feb 24 22 01:49:23 pm	Yes	Block sizes are so small so either a dog enclosed is needed		Enclosed area for dogs
Feb 24 22 01:58:15 pm	Yes	is the perfect weather in summer season		it will be good if the dogs are allowed in other times during winter
Feb 24 22 01:59:50 pm	Yes	Adding another place in this area for off leash dogs to be exercised is much needed as there aren't a lot of places around that allow off leash dogs, it's an area that does have a much needed demand.		If there was an enclosed dog park in this area it could be utilised by residents in Lakelands, Karnup, Singleton, Golden Bay and surrounding areas, this is in my opinion a much needed thing for the area.
Feb 24 22 02:00:29 pm	Yes	My dog is "elderly" and cannot play with other dogs so I avoid the off leash times so that my dog and I can walk around the edge of the field when its quiet and theres no risk of dogs haring over to play with her.		It would be nice if it stayed as is but clearly some dog owners do not clear up their dog poo and I can appreciate that as a sports field its very unpleasant to be playing sport if theres dog poo on the feild.
Feb 24 22 02:17:01 pm	Yes	Because we are in Meadow Springs and it's a lot closer than Dudley Park		It would be great to see more areas for off leash or dog parks in the local areas given that property sizes are smaller and main dog park is busy
Feb 24 22 02:23:07 pm	Yes	So I can walk my dog off lead		
Feb 24 22 02:25:02 pm	No		I don't reside in the area & would never utilise it.	Install cameras to capture inexperienced dog owners allowing their animal to injure other dogs. Enforce who accesses the big & small dogs areas. Small dogs should not be permitted in the big dog area.
Feb 24 22 02:41:51 pm	Yes	Great place to have the dog unleashed		More bin and doggy pop bags, a lot of owners don't pick up the pop and when winter sport is being played kids and adults alike end up stepping on the poop
Feb 24 22 02:56:46 pm	Yes	An area to take my dog to play and run.		A drink fountain for the dogs
Feb 24 22 03:03:26 pm	No		because I still need an ENCLOSED dog off lead area in Lakelands	Lakelands needsan ENCLOSED safe area for dogs off lead
Feb 24 22 03:05:47 pm	Yes	Let the dogs have a good run		Maybe more enclosed
Feb 24 22 03:06:03 pm	Yes	Allows me to be able to exercise my dog freely		Just to remind owners to pick up their own dogs poo!
Feb 24 22 03:13:06 pm	No		I don't currently take my dog here but its nice to have the option to	We would love an enclosed dog park! Even if it was enclosed just for small dogs and the large/well behaved ones could use the Lakelands Park
Feb 24 22 03:23:13 pm	No			
Feb 24 22 03:26:29 pm	Yes			I use it in the day with my dog on lead , there are bins to use but so many people can't be bothered, which spoils it for anyone else using the park .
Feb 24 22 03:29:14 pm	No		Cannot use the area on the weekend due to sports	Enclose an area that we can use anytime of the week
Feb 24 22 03:34:25 pm	Yes	Somewhere different we can take our dog to run around.		It is not fully gated so there is still anxiety having a dog that isn't the best at recall. Wish there were more fully enclosed areas to make it better.
Feb 24 22 03:59:57 pm	No		No shade	Have an enclosed park with shade
Feb 24 22 04:04:00 pm	No		The hours are very limited due to sport	Lakelands would benefit from an enclosed dog park for the safety of our pets
Feb 24 22 04:13:14 pm	No		Wasn't aware there was a park.	We need bins and dog bags in other parks as lack of .
Feb 24 22 04:24:15 pm	Yes			Enclosed dog park would be great!
Feb 24 22 04:37:27 pm	No		We have moved to Halls Head	
Feb 24 22 05:01:14 pm	No		I didn't know about it	It's a great idea, I've been driving to the Leslie Street park, it's quite a drive.
Feb 24 22 05:32:04 pm	No		The time frames are unreasonable when the ovals are mostly left unused for the whole day and there is often sports trainings on in winter so the ovals can't be used	Extend the open time for dog use or restrict daytime use to the far end oval
Feb 24 22 05:55:05 pm	Yes	Didn't know about the change anyway		

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	Yes	I am one week off 80 and I have been using this area for my exercise as well as for my small dog. It is wonderful for both big and small dogs to socialise and wonderful for us owners to see our 'children' have fun and they all do enjoy themselves. Freedom		Yes all species deserve to have some freedom. This time allotted has seen many owners at the parklands at 5.30 am.All very good.
Feb 24 22 06:23:06 pm	No		Because I want something for before 5pm	Can you put in an enclosed area
Feb 24 22 06:33:36 pm	No		Don't go to lakelands park	
Feb 24 22 06:38:10 pm	Yes	I live close by and walk my dog at 6.30 am week days		
Feb 24 22 06:53:16 pm	No		I walk through there and have had a big black dog run at me 3 times.	I don't want this to proceed.
Feb 24 22 07:08:11 pm	Yes	Allows dogs to get high energy exercise even though I have a broken leg		No
Feb 24 22 07:15:49 pm	No		I have young school children so can not walk my dogs at those times dues to school runs and dinner time. During school times ideally 8 30 to 10am and from 3pm onwards.	More bins and dog waste bags available. Better signage as I have been screamed at for having my dog off leash. Adding of a water fountain would be nice.
Feb 24 22 07:20:26 pm	Yes	Great to have a local run free area		Working very well - some owners need to clean up after dogs (on or off leash)
Feb 24 22 07:20:54 pm	No		I'm petrified of dogs so can't walk near that park at all and it's close to the shops	I would like prefer them to use an enclosed park
Feb 24 22 07:38:33 pm	No		I have small children so these times do not suit	We need a specific area, available at all times
Feb 24 22 08:14:59 pm	Yes	It's great to allow the dogs off lead in a fenced area.		More space the better!
Feb 24 22 08:29:30 pm	No		I do not have a dog.	I think people need to know the rules. My 8 year old son was chased by a large German Shepherd outside of these stated hours while he was playing football on the north oval. A very scary experience and the owners did not care.
Feb 24 22 08:34:31 pm	Yes	Because I can take my dog there to get some decent exercise as Walking simply isn't enough for him. I take him for 20 minutes and he is knackered!! Also not other u leashed dog areas around the area.		Extend the hours so they have some extra time (especially in winter) and sometimes I take him but the ovals are taken by sporting clubs. Should make it outside of the dog times.
Feb 24 22 08:40:53 pm	No		My dogs need an enclosed area to let them off lead. They are Huskies and will run and run without a care.	Make an enclosed area.
Feb 24 22 08:51:59 pm	Yes	good for dog exercise		is drinking water provided for animals and their owners? no other parks in lakelands provide drinking water.
Feb 24 22 09:07:21 pm				It would be better if we had a small and big dog park fenced in lakelandslands
Feb 24 22 09:19:04 pm	Yes	It allows a safe place for my dog to run and exercise. This is essential for a happy & healthy dog.		
Feb 24 22 09:43:45 pm	Yes			
Feb 24 22 09:45:20 pm	Yes			A dog park where dogs can be in an enclosed area and play together would be good
Feb 24 22 10:10:59 pm	No		Need one closer to Dragonfly Blvd	
Feb 24 22 10:20:44 pm	Yes	Let's the dog have more space to run and get tired I stead of barking in the yard		A local pick up your poop campaign would be great. We live in lakelands and a lot of elderly residents leather dogs poop wherever they like and just walk off
Feb 24 22 10:41:30 pm				
Feb 24 22 11:32:03 pm	Yes	Large arra that allows dogs to run freely to exercise		More poo bags to be supplied so people clean up after them.
Feb 25 22 12:33:09 am	No		Not fully enclosed	
Feb 25 22 02:01:05 am	Yes	It is a great place to exercise both myself and my dogs. Thank you for creating this opportunity.		Please continue. At this time there aren't a lot of us using the park but those of us who do are vigilant in obeying the rules. For myself, I very often pick up after the school kids and, of course always pick up after my two small dogs. Thank you fo
Feb 25 22 06:33:32 am	Yes	Its eclosed, its safe, community meet ups.		We need a dog park.
Feb 25 22 07:11:17 am	Yes	Close to home and can let the dogs run before I go to work.		Please keep it.
Feb 25 22 07:46:50 am	No		The hours do not suit.	
Feb 25 22 08:04:29 am	Yes	The area is very convenient and my dog can have a good walk in a safe environment.		The sprinklers being on during this time limits the usable area, could they not come on overnight instead?
Feb 25 22 09:11:08 am	No		Didnt know it existed.	Advertise it in the Lakelands area so people know its available.
Feb 25 22 10:59:39 am				

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Feb 25 22 11:37:52 am	Yes	A great open space where dogs can walk run safely away from roads		Maybe more poo bags available on bins
Feb 25 22 12:41:29 pm	Yes	Somewhere close by to Madora Bay where we can take our dogs		Would be great if there was a fenced off area available nearby
Feb 25 22 01:43:22 pm	No		Would be nice if it was open 24/7	We need more off lead exercise areas for all types of dog's to save so much congestion at one park
Feb 25 22 01:45:19 pm	No		5pm is too late in the day. I only exercise my GSD here when there is no sport playing anyway. I drive past here quite regularly and all the ovals are vacant for most of the time. Frustrated i cant use them when it fits my non working hours	Please place doggy bags at more of the bins
Feb 25 22 02:23:42 pm	Yes	Because my dog needs to run not jist walk on a lead for excercise. Also helps as I can take my son along for a run too		
Feb 25 22 06:01:56 pm	No		I need an enclosed dog park for my dog	Fencing to be put up so it's enclosed
Feb 25 22 06:18:27 pm	No		Does not fit in with my work schedule	Needs to be patrolled by rangers as to the dog poo not being picked up
Feb 25 22 07:05:29 pm	No		Owners think their dogs are ok, until they start chasing children and other dogs around, become too excited and turn aggressive and the owners can't then control them.	Owners need to pick up their dog poo
Feb 25 22 09:33:51 pm	No		Times don't fit into my schedule.	I'd love to see an enclosed off lead exercise area in that area.
Feb 25 22 09:44:17 pm	No		Did not know about it and I live in Lakelands.	Good idea.
Feb 25 22 10:22:04 pm	No		Because training for sports also go after 5pm and people constantly have dogs of fleas outside these hours including game days.	If you are going to have off lead parks fine people for not picking up dog poo or if they are having dogs off lead outside hours or while sports are on. Numerous times I have picked up someone else's dog poo or had to ask people to put their dog on lead
Feb 25 22 10:25:17 pm	Yes			
Feb 25 22 10:27:50 pm	Yes			
Feb 25 22 10:36:45 pm	Yes	The dogs love it! It's the perfect space for them and is always clean		Consider a fence around the bottom oval.
Feb 25 22 10:42:14 pm	No		We train for sport there and there is always dog poo on the ground and also the dogs run up to our kids and scare them.	Make it fenced off
Feb 25 22 11:05:09 pm	No		Because no one cleans up after dogs	If people cabt pick up the poop they shouldnt have use of the area.
Feb 26 22 12:18:07 am	No		I would never use an off lead park as some people are not responsible and watch their dogs. This is where most dog fights occur. Whilst this is a great idea it is not realistic.	No
Feb 26 22 05:10:51 am	No		Poo everywhere	Need a separate place dogs only
Feb 26 22 05:36:20 am	No		Don't enjoy dog poo on the oval	Should not be used as a dog park. Kids and adults having to play sport where people haven't bothered to pick up after their dogs.
Feb 26 22 06:32:41 am	Yes	Allowing me to exercise my dogs		It would be great if it could be fenced as there are many main roads everywhere
Feb 26 22 06:51:02 am	No		I need an enclosed area for my dog to be off lead.	An enclosed dog park is needed in Lakelands. City of Rockingham have 4! Yet we only have a subpar one almost an equivalent distance away compared to theirs.
Feb 26 22 07:01:40 am	Yes			
Feb 26 22 07:03:30 am	No		People dont stick to those times	On lead then everone safe ...many dogs intimidating to people
Feb 26 22 07:12:59 am	Yes			Enclosed dog park. With things to climb on and sand like seahaven reserve. The design of mandurahs one is boring. Take a look at others for ideas
Feb 26 22 07:37:59 am	No		Have grandchildren that play sports on oval next morning. The is dog shit all over the oval. My grandkids are under 8 and have to play on that oval. as	Same comments as above. I am sure that the City of Mandurah councilors would not play on oval where there is dog shit everything.
Feb 26 22 07:40:01 am	Yes	Didn't have to drive far away to have my lab off the leash		I hope this of leash rule will be accepted by the council
Feb 26 22 07:40:30 am	Yes	It's the only place in Lakelands that allows dog off leash exercise		People need to pick up after their dogs. Bins are everywhere, but people don't pick it up
Feb 26 22 07:52:59 am	Yes	Helpful, walk the dog on grass, not hot on feet. Good socialisation, uncertain dogs owners are responsible.		

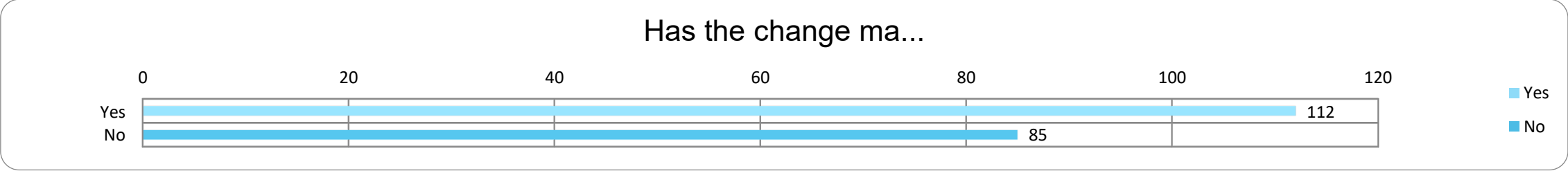
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Feb 26 22 07:53:03 am	Yes	Good on the dogs feet, better than the streets, then they sleep all day. Only place in Lakelands allowed off leash		Please keep it
Feb 26 22 08:29:00 am	Yes	Dogs love to run off lead which is the natural way and provides great exercise.		I'm not sure I agree with the time limits. I'd like to think that any responsible dog owner would NOT let their dog off if there was a sporting activity on. It would then open up the area for dogs to be walked any time e.g. by shift workers.
Feb 26 22 08:58:34 am	No		We train during this time and the dogs run through. They are in danger of being hit by a softball or baseball. The owners also rarely follow to pick up the poo so we are constantly cleaning the oval before training or games.	On lead only if any sporting club is training on the oval at any time. Safety first. And so owners have to follow their pets to clean up after them (hopefully).
Feb 26 22 09:11:58 am	Yes	I can go to exercise my dog but I don't like how some days I go to take her but there are sports on.		I would like to see it moved to somewhere else where sports isn't taking place. Yakka Park for example is barely used so why can't that be used as a dog park after 5pm and before 8am?
Feb 26 22 09:18:27 am	Yes	It's the only place in Lakelands where dogs can be off lead.		A little more flexibility with those hours during winter would be good plus more bins with poo bags for people who may forget to bring their own.
Feb 26 22 09:38:08 am	Yes	As there is no where for our dog to have a run off the lead. Beach is no good for our dogs as have a bad leg		
Feb 26 22 09:45:41 am	Yes	I have a border collie who is a ball dog, needs exercise, my son plays baseball and allows a great area to exercise both myself and Lucy our dog to exercise while my son pl as us his sport.rcise		Our dog Lucy loves exercising at the park with me and will be a great loos to us if she can't.
Feb 26 22 10:27:59 am	No		Always sports or to many reactive dogs there, people who can't control there dogs when off lead.	Maybe building an enclosed dog park in the north as well would be better.
Feb 26 22 10:57:04 am	Yes	Because I do baseball training there and just before I start I take my dog for a run with me and keeps me motivated to do my training.		It should be no leash because my dog has a lot of energy and requires a run at least once a day. And this to make it no leash will help me and my dog to do some more phisical exercise.
Feb 26 22 11:13:44 am	No		As part of the baseball club who play games and train in this area it is very disheartening to constantly find dog mess littered around the field. Also dogs will often run into areas of play which can be incredibly dangerous.	Preferably dogs should have an alternate area to exercise. There are a lot of kids who play at the field bit are constantly having to pick up dog mess. Very unfair.
Feb 26 22 11:19:12 am	No		Unable to take small kids to park with dogs off lead	Pleas reverse decision and ensure all dogs on leads
Feb 26 22 11:19:29 am	Yes	It's a great area for our Border Collie to have a run while we walk around the ovals.		I hope this arrangement continues.
Feb 26 22 11:53:02 am	No		When able to take dog there there is always some sport on. Driving to the area is not always pratical or convenient.	
Feb 26 22 02:08:00 pm	Yes, No	We took our dog there a couple of times which was great	The amount of dog poo is disappointing especially as I work at that school and take the kids on the oval	
Feb 26 22 02:45:51 pm	No		Not enough hours availability	Dog fully enclosed park would be better to use anytime of the day.
Feb 26 22 03:20:19 pm	No		Because we live over back of Lakeland's and it's to far to travel	Why not make all parks off leash between 5pm and 8am. This all started when I contacted Ahmed about making talks park on dragonfly boulevard a fog park. We had a awesome group going over there for 2 years until ranger shut it down.
Feb 26 22 03:37:10 pm	Yes			Keep allowing families to exercise together with their dogs
Feb 26 22 04:11:01 pm	Yes	You now know when your dog can be allowed off leash		
Feb 26 22 04:30:20 pm	Yes	It is close to home and offers a fenced save area for dog walking. It has shelter from rain.		
Feb 26 22 05:16:04 pm	No		two dog fights one chased a child	no
Feb 26 22 05:59:43 pm	Yes	It is the only off lead area within lakelands. Need it to be permanently introduced and bags provided on the northern oval.		Yes this would greatly be used by all residents. Just our group alone is 10 dogs and we meet daily.
Feb 26 22 09:35:15 pm	No		Dogs should On A leash	Walk them On A leash.
Feb 26 22 09:51:26 pm	No		The area is not fenced. The there's dog poo left everywhere. And small and large dogs should be seperate. I cant take my 70kilo mastiff because he terrifies the small dogs and I get abused.	Add fences and seperate small and large dogs

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Feb 26 22 10:02:32 pm	Yes, No		People still take their dogs for walks around streets while off the leash.	If people who do not want to use the facility for walking their dog without a leash, they should have their dog on a leash while walking other parks and streets.
Feb 26 22 10:32:00 pm	No		We don't own a dog BUT we do have young children (5 and 2yrs) who don't particularly like dogs nor do we like the idea of them playing where many dogs poop.	It is a SPORT facility and I honestly think it is disgusting to allow dogs (and their poop - even if picked up particles/smears obviously remain on the grass) where you want to encourage children to play physical sports.
Feb 27 22 04:23:57 am	Yes	I have dogs and they need off leash times to meet and socialise with other dog owners good for community and good for dogs		This is really important to our community
Feb 27 22 06:09:59 am	No		As this area is not secure with fencing I can not utilise the leash free benefit due to the safety risks due to an unsecured area.	Please add small off leash area that is fenced in securely. Also please assist with educating dog owners on the importance of having recall control over their off leash please my dog is constantly frightened resulting in aggression and ppl are arrogant
Feb 27 22 07:34:27 am	Yes	Super friendly dog, but not much leafy training, this is perfect		Excellent area, plenty of room for everyone, can keep distance if needed
Feb 27 22 07:39:43 am	Yes	Only place in Lakelands to go		8am is far too early and doesn't work well in winter
Feb 27 22 07:51:50 am	Yes	Allow dogs to have a run in an early that is protected (fenced) from a busy road		It needs to be patrolled more. So many times when sports are on, people have their dogs off leash, not obeying the time
Feb 27 22 07:55:37 am	Yes	To have place where to walk and exercise my dog closer to my home.		I think Lakelands residents should have an area close by where they could exercise their dogs off leash, with water for their dogs and poo bags. Many residents own dogs. I think this area should be off leash at all times, especially on the weekends.
Feb 27 22 09:10:51 am				
Feb 27 22 09:49:14 am	Yes			We need a park to walk and exercise the dogs safely, but with no time or days limitations because people have their own schedule and sometimes cannot at at certain time.
Feb 27 22 10:18:40 am	Yes	Nice to have a large dog park area		As an executive member of the football club you really need to put more poo bags everywhere around the oval. yo.assist dog.owners in doing the right thing. We have asked through CoM Rev Services but they won't pass on the concern.
Feb 27 22 02:08:03 pm	Yes	It's great to take my dog somewhere that's off lead but not near water and it easily accessible but foot		
Feb 27 22 04:28:24 pm	No		AFL coach and people don't care that we are training and dogs run through, I don't know that they are safe and friendly or not and it's very disruptive	Something needs to be done to make people pick up dog poo. There is constantly dog poo on the ovals
Feb 27 22 04:34:49 pm	No		Everytime I have gone down there has been sport on. I don't particularly feel like walking my dog at 10pm so I miss all the sport.	A fenced in area that allows dogs to exercise off leash 24/7. Pick a park where sport isn't held if you're too concerned about it being near the school/sporting oval. Or pick a park like Clarendon or yakka that barely get used, black Swan Lake is ideal!
Feb 27 22 05:34:19 pm	Yes	Because my partner and I work shift work and at times our shifts vary. We tend to exercise our dogs during outside normal areas. This has enabled us to have some freedom with our dogs and go at times that suit us more frequently and during quieter periods		Would be a welcome addition to lakelands and I personally would love to make use of it
Feb 27 22 05:59:38 pm	Yes	So we all can exercise		Would prefer a time during day hours also .
Feb 27 22 06:30:09 pm	Yes	Gardens in our community are getting smaller and we need our furry companions to exercise, its has been along overdue and very happy with this PLEASE DONT STOP THIS ACTIVITY as you are aware this was long overdue		possibly a dog activity park or section of park with dog activities and reviewing the hrs due to light during seasons
Feb 27 22 07:31:16 pm	No		Don't own a dog. However people are still walking their dogs off lead around the lake and at the primary school oval which affects me and my family	I know there are issues with people using this area during kids sports. Majority of people use it well and at the right times. Would be good to have a fence around one of the ovals so its fully enclosed, more people would use it then
Feb 27 22 10:14:52 pm	Yes			
Feb 28 22 07:06:20 am	Yes	Im local and its a big partially fenced area and not to busy		More signage
Feb 28 22 07:19:24 am	Yes	Local dont need to drive		Smaller fenced area for little dogs when sporting events on

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Feb 28 22 07:46:30 am	Yes	Kellie small house blocks good to have a place for my dogs to ruin		Please let us use it in the future
Feb 28 22 07:50:31 am	Yes	Love being able to have a big area to walk myself meet people and for my dogsfor me to walk and my dogs		Please keep it. Water bowls would be nice. Didn't k now nth oh all is dog prohibited. Biggest problem is litter not dog poo
Feb 28 22 07:57:23 am	Yes	No yard as home great place to come with my dogs		Please keep it. Water bowls would be nice. Didn't k now nth oh all is dog prohibited. Biggest problem is litter not dog poo
Feb 28 22 07:57:48 am	No		I live in Lakelands and I wasn't aware about this rule.	Maybe a bit more advertising will be great and soecific events will make it more useful for the dogs and our community
Feb 28 22 07:59:18 am	Yes			Plse keep it for us we don't have much space in Madora except for the beaches for the
Feb 28 22 10:02:37 am	Yes	Enjoying walk with dogs		Dog bags at bins please!!!
Feb 28 22 03:05:11 pm	Yes			
	Yes	It gives dog owners somewhere to go to exercise dogs off leash. I am tired of seeing Kangaroos being chased in other parks, especially on Dragonfly Blvd bug dogs that are not controlled by their owners.		Do not allow dogs of leash at any other park in Lakelands, preserve nature and control dog 🐾
Feb 28 22 05:31:35 pm				
Feb 28 22 10:16:16 pm	No		There's always sports on going after 5pm to 7pm. After 7pm, there's heaps of mozzie attacked my family while we are playing with our dog.	Add an enclosed area particularly for dogs all time.
				Look this is not fully fenced also I don't think it's best to have small dogs and big dogs and mixing you don't know what it's going to happen we don't want fights I don't think I will take my dog down there if it was like Mandurah one I would have
Mar 01 22 06:26:23 am				
Mar 01 22 08:04:01 am	Yes	Would like it to be 8.30am. For shiftworkers esp.		
	Yes	Allows my dogs to exercise properly and chase the ball (which they love to do)		Extend the times, maybe before 0900 and after 1500 (school times, unless sport underway), because I feel 1700 is too late and before 0800 is too early especially in winter. Also there are gaps under the fence towards the road that dogs can fit under
Mar 01 22 08:11:38 am				
Mar 01 22 10:30:23 am	Yes	Because I walk my dog there every morning. It's a good way for him to get exercise and socialise		Increase/extend the off lead time - particularly on weekends if no sport is being conducted there
	Yes	Given us the opportunity to exercise our dog away from pedestrians and allowed him chance for more quality exercise		Please keep it,
Mar 01 22 01:14:33 pm				
Mar 01 22 01:44:01 pm	Yes	So that I can exercise my dog before/after work		
Mar 01 22 03:18:46 pm	No		Because of the dog mess left there when it's come to be used for sport	There needs to be a dedicated area where our children are not at risk of coming into contact with dog mess
	No		It restricts time that dogs can be walked. Which means a larger number of dogs at the same time.	I am very concerned about the move to restrict dog exercise areas to times when rangers are either not on or are just starting/finishing for the day. It's not safe and most incidents occur before 7am. Rangers should be operating during dog hours.
Mar 02 22 08:33:44 am				
	No		Because no one sticks to these rules	Feacal matter left is a disgrace, dogs off the lead during childrens sport and running through the middle of games in play in both winter and summer sport. Dogs peeing on goal post pads while games are in play. Kids scared of dogs off the lead while train
Mar 02 22 09:20:52 pm				
Mar 03 22 08:26:35 am	No		No dog	Establish an enclosed dog park with facilities like on Leslie street

*special characters like '&' will be removed from options

Has the change made in	
Yes	112
No	85



Date of contribution	Has the change made in March 2021 to allow dog exercise (off-lead) at Lakelands Park after 5:00pm and before 8:00am been helpful to you?	Tell us why it has has been helpful to you	Tell us why it has not been helpful to you	Do you have any comments to add on the future use of Lakelands Park for dog exercise?
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Has the change made in March 2021 to allow dog exercise (off-lead) at Lakelands Park after 5:00pm and before 8:00am been helpful to you?

3	SUBJECT:	Meadow Springs Dog Prohibited / Exercise Areas Updates
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	26 April 2022

Summary

On 28 September 2021, Council approved a 28 day public notification period, proposing the introduction of dog prohibited areas and alterations to the dog exercise areas at Reserve 48366 at Meadow Springs Sporting Facility.

The City has had ongoing concerns with the use of the premier turf wicket oval at Meadow Springs Sporting Facility (Reserve 48366) as a dog exercise area. Although the premier oval has now been fenced separately to protect the wicket, the change would alter the Reserve from dog exercise to dog prohibited to allow enforcement of dogs being within this area.

The change also proposes designating the shared use oval with Meadow Springs Primary School as dog prohibited, given its connection with the premier oval. The remainder of the Reserve to the south will continue to be retained as an extensive dog exercise area unless active sport is underway.

No submissions were received through the public notice period from 20 October 2021 to 18 November 2021. Council is requested to approve for the prohibition of dogs on the northern premier oval at the Meadow Springs Sporting Facility and Meadow Springs Primary School oval on Reserve 48366 as shown in Attachment 3.1.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.6/9/21 Dog Prohibited / Exercise Areas Updates

Background

The *Dog Act 1976* provides that the Council may, by absolute majority, specify a public place as a dog prohibited area. Meadow Springs Sports Facility (R48366) is an extremely popular dog exercise area. This has historically included the northern portion of the Reserve that contains the turf wicket and also connection to the shared use school oval.

The City has noted a number of examples where damage has occurred to the turf wicket and oval area. Given this and the extensive dog exercise area available at the site, Council approved a 28 day public notification period, undertaken between 20 October 2021 date and 18 November 2021 date. No submissions were received. The proposed designations are provided in Attachment 3.1.

Having completed the required public notification, Officers recommend the final approval and implementation of the changes outlined.

Comment

The changes to the *Dog Act 1976* designations of Reserve 48366 at the Meadow Springs Sports Facility and Meadow Springs Primary shared use oval will allow enforcement of dog prohibited requirements and support fencing that has been installed at the site to protect the turf wicket.

Consultation

Officers will continue to work with the Pirates Rugby Club and Mandurah Cricket Club regarding additional signage, tools and equipment, community engagement patrols and reporting mechanism into the City in relation to noncompliance. changes at Meadow Springs Sports Facility (R48366).

The Public Notice was undertaken in accordance with the requirements of the *Local Government (Administration) Regulations 1996*.

During the public notification period between 20 October 2021 and 18 November 2021 no submissions were received.

Statutory Environment

Section 31, 2B of the *Dog Act 1976* provides:

(2B) A local government may, by absolute majority as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government to be a place where dogs are prohibited:

- (a) at all times; or*
- (b) at specified times.*

Section 31, 3A of the *Dog Act 1976* provides:

A local government may, by absolute majority, as defined in the Local Government Act 1995 section 1.4, specify a public place, or a class of public place, that is under the care, control or management of the local government, to be a dog exercise area.

Section 31, 3C of the *Dog Act 1976* provides that at least 28 days before specifying a place to be:

- (a) a place where dogs are prohibited at all times or at a time specified under subsection (2B); or*
 - (b) a dog exercise area under subsection (3A); or*
 - (c) a rural leashing area under subsection (3B),*
- a local government must give local public notice as defined in the Local Government Act 1995 section 1.7 of its intention to so specify.*

Policy Implications

Nil

Financial Implications

There is a requirement for the installation of signage which can be accommodated within existing budgets.

Risk Analysis

Impacts to the turf wicket at the Meadow Springs Sports Facility (R48366) can lead to significant costs and disruption. There remains an extensive off lead area at the reserve and it is considered this change is appropriate.

Strategic Implications

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

Social:

- Advocate for and facilitate the provision of diverse and environmentally sustainable places and spaces for people to enjoy an inclusive and active lifestyle.
- Promote the importance of a healthy, active lifestyle and the role the natural environment plays in preventative health, within our community.

Conclusion

The proposed changes to the *Dog Act 1976* designations at Reserve 48366, Meadow Springs Sports Facility will support existing fencing that has been installed and assist in enforcing requirements.

NOTE:

- Refer: ***Attachment 3.1 Proposed Dog Act 1976 designations of Reserve 48366 Meadow Springs***

Recommendation

That Council:

- 1 Approves the prohibition of dogs on the northern oval premier cricket oval and shared use school oval of Reserve 48366 Meadow Springs as per Attachment 3.1.
- 2 Approves the variation to the existing dog exercise area at Reserve 48366 Meadow Springs as per Attachment 3.1 which provides for dogs to be off lead except where active sport (including training) is in progress.

ABSOLUTE MAJORITY REQUIRED

ATTACHMENT 3.1

Proposed Dog Act 1976 designations of Reserve 48366 Meadow Springs



Dog prohibited area at all times



Dog exercise area except where active sport (including training) is in progress

4	SUBJECT:	Appointment to External Organisation and Committees
	DIRECTOR:	Business Services
	MEETING:	Council Meeting
	MEETING DATE:	26 April 2022

Summary

At the Ordinary Council Meeting of 23 November 2021, Council approved the appointment of Councillor Caroline Knight to the external organisation, Peel Harvey Biosecurity Group (PHBG), for a two year term expiring 20 October 2023.

Councillor Caroline Knight has requested to be removed as the City of Mandurah representative from the PHBG. The PHBG deals with matters that are operational and it is recommended that Council appoint the CEO (or his representative), for the remainder of the term. Council has the option to approve an Elected Member if it believes representation from Council is preferred.

In addition, Council is requested to consider additional appointments to the Planning and Community Consultation Committee and Audit and Risk Committee and where required, amend the Terms of Reference.

Disclosure of Interest

Nil

Previous Relevant Documentation

- G.13/11/21 23/11/2021 Appointment to Advisory Groups, Working Groups Panels and External Agencies
- G.G.4/10/21 26/10/2021 Elected Member Appointments and Nominations

Background

At the Council Meeting of 23 November 2021, Council appointed Councillor Caroline Knight to the Peel Harvey Biosecurity Group as an external organisation where representation by Council is required.

Comment

Peel Harvey Biosecurity Group

The purpose of the Peel Harvey Biosecurity Group (PHBG) is to provide guidance and direction with regards to agricultural initiatives within the Peel Harvey Region. The vision of the PHBG is to see the negative impacts of declared pests (both plants and animals) reduced to a minimum, or level that is accepted locally. The meetings are held monthly on a Wednesday.

As the PHBG mainly deals with matters of an operational nature, Council is requested to consider approving the CEO to appoint an Officer as the City's representative for a term expiring on 20 October 2023. Alternatively, Council may appoint an Elected Member for the same period.

Elected Members should note that an appointment to a group does not bind the Council to any decision that is made by that group. Elected Members who are representing Council can only vote and provide advice that is consistent with Council policy or position. Therefore, any matter that requires a decision by Council will need to be considered at a Council Meeting.

Additional appointment to Committees

In accordance with section 5.8 of the *Local Government Act 1995* and *City of Mandurah Standing Orders Local Law 2016*, Council has the ability to form committees to assist with the delivery of local government functions, decision-making and responsibilities. The purpose of committees is to provide guidance and assistance to Council on matters relevant to its terms of reference. This role is designed to facilitate informed decision-making by Council in relation to its legislative functions and duties that have not been delegated to the CEO.

A committee is a formally appointed committee of the Council and is responsible to the Council. The minimum number of members required to establish a committee is three or more persons (section 5.8 of the Act), however Council may resolve, by absolute majority, to reduce or increase the number of members to a committee at any time. Council is now requested to consider additional appointments to the Planning and Community Consultation Committee and the Audit and Risk Committee. Further information is outlined below:

- On 23 November 2021, Council resolved to establish a Planning and Community Consultation Committee appointing nine Elected Members. Councillors Daniel Wilkins and Ahmed Zilani have indicated interest in membership to this Committee. As the Committee currently permits nine Elected Members, Council is requested to consider an amendment to Clause 3 of the Planning and Community Consultation Committee Terms of Reference (refer Attachment 4.1) to increase the membership from nine up to 11 Elected Members.
- On 26 October 2021, Council resolved to appoint seven members to the Audit and Risk Committee, comprising of six Elected Members and one external member. In addition, two deputies were also appointed. Councillor Wilkins has indicated interest in membership to this Committee and Council is requested to consider appointing him as an additional Deputy Member. The Audit and Risk Committee Terms of Reference (refer Attachment 4.2) allow for one or more deputies to be appointed, therefore no amendment to the Terms of Reference is required.

It is important to note that committees do not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility. Nor does the committee have any management functions and cannot involve itself in management processes or procedures.

Statutory Environment

Local Government Act 1995

Code of Conduct for Elected Members, Committee Members and Candidates

Policy Implications

Nil

Financial Implications

Representation is part of the role of an Elected Member and has minor financial implications, such as reimbursement of travel expenses.

Risk Analysis

There is a risk that the groups, agencies and panels operate outside of the Council decision making process.

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.

Conclusion

Council is requested to remove Caroline Knight as the City of Mandurah representative and appoint the CEO (or his representative) to the PHBG for a term expiring on 20 October 2023.

Council is also requested to consider two additional appointments to the Planning and Community and Consultation Committee and an additional Deputy Member to the Audit and Risk Committee.

NOTE:

- Refer ***Attachment 4.1 Planning and Community Consultation Committee Terms of Reference***
 Attachment 4.2 Audit and Risk Committee Terms of Reference

RECOMMENDATION

That Council:

- 1 **Appoint the CEO (or CEO representative) to the Peel Harvey Biosecurity Group for a term expiring on 20 October 2023.**
- 2 **Amend Clause 3 of the Planning and Community Consultation Committee Terms of Reference, to include up to 11 Elected Members as per Attachment 4.1.**
- 3 **Appoint the following Councillors to the Planning and Community Consultation Committee for a term expiring on 20 October 2023:**

 Councillor Daniel Wilkins
 Councillor Ahmed Zilani
- 4 **Appoint Councillor Daniel Wilkins as a Deputy Member to the Audit and Risk Committee for a term expiring on 20 October 2023.**

ABSOLUTE MAJORITY REQUIRED



Planning and Community Consultation Committee Terms of Reference

Document Control

Effective date	Next review due	Amendment Details	Prepared by	Endorsed by	Approved by
24/11/2021	24/11/2022	Establishment of Terms of Reference	Manager Governance, Procurement and Property	Chief Executive Officer	Council
24/04/2022	24/11/2022	Amendment to Clause 3: Increase to the composition from nine up to 11.	Manager Governance, Procurement and Property	Chief Executive Officer	

1. Committee's authority and purpose

Authority

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

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

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

Purpose

The purpose of the Committee is to recommend appropriate action to Council on matters that are of significance to or have a broader impact on the community.

2. Committee's responsibilities

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

1. Matters of a strategic nature that involve formal public consultation.
2. Strategic town planning matters.
3. Land development matters.
4. Other matters referred by Council or the CEO.

3. Committee membership

Composition

The Committee shall comprise of up to 11 Elected Members. The Council can appoint one or more deputies to the Committee at any time.

The Committee shall appoint one of the 11 Elected Members as Committee Chairperson.

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

Committee members who are Elected Members must make a disclosure of interest in accordance with section 22 of the *Code of Conduct for Elected Members, Committee Members and Candidates*, in a written notice given to the CEO before the meeting or at the meeting immediately before the matter is discussed.

Termination of appointment

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

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

Committee member entitlements

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

4. Role of City staff

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

- Chief Executive Officer;
- Executive Leadership Team; and
- Manager Governance, Procurement and Property.

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

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

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

- (a) Arranging meetings, preparing agendas, preparing minutes;
- (b) Taking action to implement Committee decisions as guided by the City's Governance section in relation to:
 - Obtaining information for the next or future meeting;
 - Preparing a paper for the next or future meeting;
 - Coordinating relevant staff of the City to provide advice at the next or a future meeting;
 - Promulgating decisions e.g. reporting, providing or seeking advice on significant correspondence of all kinds.
- (c) Preparing background notes;
- (d) Providing advice to the Chairperson, committee members and committee users on Committee policy and process matters; and
- (e) Maintaining appropriate committee records in an accessible form.

5. Committee meetings

Quorum

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

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

Frequency

Meetings will be held when required.

Agenda

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

Public Attendance at Meetings

The Committee meeting will be open to the public.

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

Voting

Voting is in accordance with Section 5.21 of the Act.

Minutes and matters arising

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

Reporting

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

Confidentiality

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



Audit and Risk Committee Terms of Reference

Document Control

Effective date	Next review due	Amendment Details	Prepared by	Endorsed by	Approved by
October 2019	October 2021	Expanded description of Committee function, purpose, membership and role of City staff, plus recognition of the new role of the Office of the Auditor General	Manager Governance Services	Chief Audit Executive	Council
May 2020	October 2021	Removal of the ability for Audit and Risk Committee to approve the appointment of any internal audit service provider.	Manager Governance Services	Chief Audit Executive	Council
October 2021	October 2023	Minor amendments including reference to regulations and Code of Conduct.	Manager Governance, Procurement and Land	Chief Audit Executive	Council

1. Committee's authority and purpose

Authority

In accordance with section 7.1A of the *Local Government Act 1995* (**the Act**), the Council of the City of Mandurah (**the City**) has established an Audit and Risk Committee (**the Committee**). The Committee will operate in accordance with all relevant provisions of the Act, the *Local Government (Audit) Regulations 1996* and the *Local Government (Administration) Regulations 1996*.

As prescribed in Section 16 of the *Local Government (Audit) Regulations 1996*, the Committee is to provide guidance and assistance to Council on matters relevant to its terms of reference. This role is designed to facilitate informed decision-making by Council in relation to its legislative functions and duties that have not been delegated to the Chief Executive Officer (CEO).

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

Purpose

The purpose of the Committee is to:

- Provide advice and assistance to Council as to the carrying out of the function of the City in relation to annual audits of the City's financial statements (**external audit**);
- Monitor and receive reports concerning the development, implementation and on-going management of a City-wide risk management plan;
- Monitor and receive reports concerning the development, implementation and on-going management of the City's internal audit function;
- Review the annual Compliance Audit Return and report to Council the results of that review; and
- Receive, consider and review reports from the CEO under regulation 17 of the *Local Government (Audit) Regulations 1996* and report to Council the results of its review.

2. Committee's responsibilities

The Committee is to:

- Meet with the City's external auditor at least once in every year and provide a report to Council on the matter discussed and the outcomes of those discussions;
- Support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, internal control structure, risk management systems, internal and external audit functions and ethical accountability;
- Examine reports of the external auditor after receiving a report from the CEO on the matter, and:

- Determine if any matter raised requires action to be taken by the City;
- Ensure that appropriate action is taken in respect of those matters; and
- Review the report prepared by the CEO in respect of any matters raised in the report of the external auditor and presenting the report to Council for adoption.
- Approve the following:
 - Internal Audit Charter;
 - Internal Audit Manual;
 - Strategic and Operational Internal Audit Plans; and
 - Recommendations arising from internal audit services.
- Review the level of resources allocated to internal audit and the scope of the functions authority;
- Receive and review reports of internal audits, review the extent to which management reacts to matters raised by those internal audits, and monitor the implementation of action plans developed in response to those matters;
- Review the City's annual Compliance Audit Return and report the results of that review to Council; and
- Receive and review biennial reports from the CEO regarding the appropriateness and effectiveness of the City's risk management, internal controls and legislative compliance.

3. Committee membership

Composition

The Committee shall comprise of up to seven members, consisting of:

- Six Elected Members; and
- One external independent member.

The Council can appoint one or more deputies to the Audit and Risk Committee at any time.

Members of the Committee shall be appointed by Council in accordance with section 7.1A of the Act, which states:

- *The members of the audit committee are to be appointed by the local government and at least 3 of the members, and the majority of the members, are to be council members.*
- *A CEO is not to be a member of an audit committee and may not nominate a person to be a member of an audit committee or have a person to represent the CEO as a member of an audit committee.*
- *An employee is not to be a member of an audit committee.*

The Council shall appoint one of the five Elected Members as Committee Chairperson.

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

Committee members who are Elected Members must declare conflicts of interest in accordance with section 22 of the *Local Government (Model Code of Conduct) Regulations 2021*, in a written notice given to the CEO before the meeting or at the meeting immediately before the matter is discussed.

Appointment of external independent persons will be made following a public advertisement. The evaluation of potential members will be reviewed by the CEO and appointments will be approved by Council on the basis of the potential member's experience and qualifications in any or all of the following:

- Internal audit;
- Risk management;
- Financial management/reporting;
- Understanding of complexities associated with the City of Mandurah.

An external independent member will be a person with no operating responsibilities with the City of Mandurah, nor will that person provide paid services to the City either directly or indirectly.

Any instance where an external member 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 CEO before or at the relevant Committee meeting.

Termination of appointment

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

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

Committee member entitlements

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

External independent member may apply for a reimbursement of expenses up to the value of \$3,000 per annum..

4. Role of City staff

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

- CEO;
- Executive Leadership Team;
- Chief Audit Executive (CAE) (or some other person as determined by the CEO to act as the CAE);
- Manager Governance, Procurement and Land; and
- Representative of the Office of the Auditor General.

The Internal Auditor will be invited to present reports as and when required by the Committee. Internal audit services providers or specialists may be presented to present to the Committee as required.

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

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

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

- (a) Arranging meetings, preparing agendas, preparing minutes;
- (b) Taking action to implement Committee decisions as guided by the City's Governance section in relation to:
 - Obtaining information for the next or future meeting;
 - Preparing a paper for the next or future meeting;
 - Coordinating relevant staff of the City to provide advice at the next or a future meeting;
 - Promulgating decisions e.g. reporting, providing or seeking advice on significant correspondence of all kinds.
- (c) Preparing background notes;
- (d) Providing advice to the Chairperson, Committee Members and Committee users on Committee policy and process matters; and
- (e) Maintaining appropriate Committee records in an accessible form.

5. Committee meetings

Quorum

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

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

Frequency

Meetings will be scheduled where necessary to allow the Committee to discharge its functions up to ten times per year.

Agenda

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

Public Attendance at Meetings

The Committee meeting will be open to the public.

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

Voting

Voting is in accordance with Section 5.21 of the Act.

Minutes and matters arising

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

Reporting

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

Confidentiality

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