



AGENDA

Council Meeting

Tuesday, 15 August 2017 at 6.30pm

Disclaimer

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.

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Procedure for Deputations, Presentations and Public Question Time at Council Meetings

Council thanks you for your participation in Council Meetings and trusts that your input will be beneficial to all parties. Council has a high regard for community input where possible, in its decision making processes.

<p style="text-align: center;">Deputations</p> <p>A formal process where members of the community request permission to address Council or Committee on an issue.</p>	<p style="text-align: center;">Presentations</p> <p>An occasion where awards or gifts may be accepted by the Council on behalf of the community, when the Council makes a presentation to a worthy recipient or when agencies may present a proposal that will impact on the Local Government.</p>
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Procedures for Deputations

The Council allows for members of the public to make a deputation to Council on an issue related to Local Government business.

Notice of deputations need to be received by **5pm on the day before the meeting** and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your deputation.

Where a deputation has been agreed to, during the meeting the Presiding Member will call upon the relevant person(s) to come forward and address Council.

A Deputation invited to attend a Council meeting:

- (a) is not to exceed five (5) persons, only two (2) of whom may address the Council, although others may respond to specific questions from Members;
- (b) is not to address the Council for a period exceeding ten (10) minutes without the agreement of the Council; and
- (c) additional members of the deputation may be allowed to speak with the agreement of the Presiding Member.

Council is unlikely to take any action on the matter discussed during the deputation without first considering an officer's report on that subject in a later Council agenda.

Procedure for Presentations

Notice of presentations being accepted by Council on behalf of the community, or agencies presenting a proposal, need to be received by **5pm on the day before the meeting** and agreed to by the Presiding Member. Please contact Executive Support Services via telephone on 9339 9339 or email admin@eastfremantle.wa.gov.au to arrange your presentation.

Where the Council is making a presentation to a worthy recipient, the recipient will be advised in advance and asked to attend the Council meeting to receive the award.

All presentations will be received/awarded by the Mayor or an appropriate Councillor.

Procedure for Public Question Time

The Council extends a warm welcome to you in attending any meeting of the Council. Council is committed to involving the public in its decision making processes whenever possible, and the ability to ask questions during 'Public Question Time' is of critical importance in pursuing this public participation objective.

Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to two (2) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

Having regard for the requirements and principles of Council, the following procedures will be applied in accordance with the *Town of East Fremantle Local Government (Council Meetings) Local Law 2016*:

1. Public Questions Time will be limited to fifteen (15) minutes.
2. Public Question Time will be conducted at an Ordinary Meeting of Council immediately following "Responses to Previous Public Questions Taken on Notice".
3. Each member of the public asking a question will be limited to two (2) minutes to ask their question(s).
4. Questions will be limited to three (3) per person.
5. Please state your name and address, and then ask your question.
6. Questions should be submitted to the Chief Executive Officer in writing by **5pm on the day before the meeting and be signed by the author**. This allows for an informed response to be given at the meeting.
7. Questions that have not been submitted in writing by 5pm on the day before the meeting will be responded to if they are straightforward.
8. If any question requires further research prior to an answer being given, the Presiding Member will indicate that the "question will be taken on notice" and a response will be forwarded to the member of the public following the necessary research being undertaken.
9. Where a member of the public provided written questions then the Presiding Member may elect for the questions to be responded to as normal business correspondence.
10. A summary of the question and the answer will be recorded in the minutes of the Council meeting at which the question was asked.

During the meeting, no member of the public may interrupt the meetings proceedings or enter into conversation.

Members of the public shall ensure that their mobile telephone and/or audible pager is not switched on or used during any meeting of the Council.

Members of the public are hereby advised that use of any electronic, visual or audio recording device or instrument to record proceedings of the Council is not permitted without the permission of the Presiding Member.

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Council will be held on **Tuesday, 15 August 2017** at the East Fremantle Yacht Club, (River Room), Petra Street East Fremantle commencing at 6.30pm and your attendance is requested.



GARY TUFFIN
Chief Executive Officer

AGENDA

1. OFFICIAL OPENING

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Nyoongar people as the traditional custodians of the land on which this meeting is taking place."

3. RECORD OF ATTENDANCE

3.1 Attendance

3.2 Apologies

3.3 Approved Leave of Absence

4. DISCLOSURES OF INTEREST

4.1 Financial

4.2 Proximity

4.3 Impartiality

5. PUBLIC QUESTION TIME

5.1 Responses to previous questions from members of the public taken on notice

5.1.1 Ms C Gepp, Coolgardie Avenue

"Why are the Education and Welfare expenditures within the draft budget significantly higher than last year (\$400,000 difference between revenue and expenditure) when East Fremantle's population is decreasing?"

Income – Decrease of \$34,000

In 2016/2017 Council received \$842,000 in Home and Community Care funding (HACC), whereas in 2017/2018 funding is \$815,000 resulting in a reduction of \$27,000 funding.

During 2016/2017 Council recorded a Profit on disposal of assets (vehicle replacement) of \$4,163, whereas there are no vehicle disposals in 17/18 for this program.

There are other small variations in fees and charges throughout the schedule.

Expenditure – Increase of \$209,000

2017/2018 shows an increase of \$98,000 in administration allocation. This is the result of a rework of the calculations behind these. This is a re-allocation of administrative costs throughout the schedules.

2017/2018 shows an increase in Plant Operating Costs (POC) of \$55,000. This is a result of accurately reflecting the depreciation being applied to the HACC fleet within the POC calculations. Operational costs such as fuel, oil, maintenance are comparable year on year.

The 2017/2018 budget has a provision for increase in salaries and wages by \$53,000. This is a result of a provision being made for staff increases in line with the Minimum Wage increase combined with staffing requirements. Included within this increase are additional salaries in order to cover periods of Long Service Leave due to staff members.

5.2 Public Question Time

6. PRESENTATIONS/DEPUTATIONS

6.1 Presentations

6.2 Deputations

7. APPLICATIONS FOR LEAVE OF ABSENCE

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Ordinary Meeting of Council (18 July 2017)

8.1 OFFICER RECOMMENDATION

That the minutes of the Ordinary meeting of Council held on Tuesday, 18 July 2017 be confirmed as a true and correct record of proceedings.

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

11. REPORTS AND RECOMMENDATIONS OF COMMITTEES

11.1 Town Planning & Building Committee Meeting (1 August 2017)

Applicant:	N/A
File ref	C/MTP1
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Town Planning & Building Committee Minutes

Purpose

To submit the minutes and delegated decisions of the Town Planning & Building Committee for receipt by Council.

Executive Summary

The Committee, at its meeting on 1 August 2017, exercised its delegation in all statutory matters.

There is no further action other than to receive the minutes, including delegated decisions, of that meeting.

Consultation

Town Planning & Building Committee.

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Nil.

Site Inspection

Not applicable.

Comment

The unconfirmed minutes of the Town Planning & Building Committee meeting are now presented to Council to be received.

11.1 OFFICER RECOMMENDATION

That the unconfirmed Minutes of the Town Planning & Building Committee Meeting held on 1 August 2017 be received.

TOWN OF
EAST FREMANTLE



MINUTES

Town Planning & Building Committee

Tuesday, 1 August 2017 at 6.35pm

Disclaimer

The purpose of this Committee meeting is to discuss and, where possible, make resolutions about items appearing on the agenda.

Whilst the Committee 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)) establish procedures for revocation or rescission of a Committee decision. No person should rely on the decisions made by the Committee until formal advice of the Committee decision is received by that person.

The Town of East Fremantle 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 the Committee, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Committee meeting.

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MINUTES OF THE ORDINARY MEETING OF THE TOWN PLANNING & BUILDING COMMITTEE HELD AT THE EAST FREMANTLE YACHT CLUB, (WARD ROOM), PETRA STREET, EAST FREMANTLE ON TUESDAY 1 AUGUST 2017.**1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**

The Presiding Member opened the meeting at 6.35pm and welcomed members of the gallery.

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Nyoongar people as the traditional custodians of the land on which this meeting is taking place."

3. RECORD OF ATTENDANCE**3.1 Attendance**

The following members were in attendance:

Cr C Collinson	Presiding Member
Cr M McPhail	
Cr L Nicholson	
Cr A White	
Cr D Nardi	

The following staff were in attendance:

Mr A Malone	Executive Manager Regulatory Services
Ms G Cooper	Minute Secretary

3.2 Apologies**3.2.1 Mayor Jim O'Neil****3.3 Leave of Absence**

Nil.

4. MEMORANDUM OF OUTSTANDING BUSINESS

Nil.

5. DISCLOSURES OF INTEREST**5.1 Financial**

Nil.

5.2 Proximity

Nil.

5.3 Impartiality

Nil.

6. PUBLIC QUESTION TIME**6.1 Responses to previous questions from members of the public taken on notice**

Nil.

6.2 Public Question Time

Nil.

7. PRESENTATIONS/DEPUTATIONS

7.1 Presentations

Nil.

7.2 Deputations

Nil.

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Town Planning and Building Committee (4 July 2017)

8.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION

Cr White moved, seconded Cr Nicholson

That the minutes of the Town Planning and Building Committee meeting held on Tuesday 4 July 2017 be confirmed as a true and correct record of proceedings with a correction to Cr Collinson's Proximity Declaration (ref 5.2.1) noting he resides at 48 not 52 King Street.

(CARRIED 5:0)

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil.

UNCONFIRMED

10. REPORTS OF COMMITTEES

10.1 Community Design Advisory Committee

Prepared by: Andrew Malone Executive Manager Regulatory Services

Supervised by: Gary Tuffin, Chief Executive Officer

Authority/Discretion: Town Planning & Building Committee

Attachments: Nil.

PURPOSE

To submit the minutes of the Community Design Advisory Committee meeting held in July for receipt by the Town Planning & Building Committee.

EXECUTIVE SUMMARY

The Committee, at its meeting held on 24 July 2017, provided comment on planning applications listed for consideration under Delegated Authority.

There is no further action other than to receive the minute.

10.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP010817

Cr White moved, seconded Cr Nardi

That the Minutes of the Community Design Advisory Committee meeting held on 24 July 2017 be received.

(CARRIED 5:0)

11. REPORTS OF OFFICERS (COMMITTEE DELEGATION)**11.1 Petra Street No. 143 (Lot 36) – Request for second crossover to Petra Street**

Applicant	S Crozier
Owner	S J Covich
File ref	P/PET143
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Voting requirements	Simple Majority
Meeting date	1 August 2017
Documents tabled	Nil
Attachments	Nil

Purpose

This report considers a request for a second crossover at No. 143 (Lot 36) Petra Street, East Fremantle.

Executive Summary

The following issues are relevant to the determination of this request for a second crossover:

- Maximum number of crossovers per lot: 1 permitted; 2 proposed;
- Pedestrian priority over vehicular access;
- Pedestrian, cyclist and driver safety;
- Streetscape and residential amenity; and
- Proximity to light pole.

Taking into consideration the number of crossovers in the street block, proximity of the lot to the intersection, services in the verge, parking in the street setback area and other site circumstances a second crossover is considered unnecessary and will be to the detriment of pedestrian, cyclist and motorist safety, as well as the overall appearance of the streetscape and therefore should not be supported. As such the application is recommended for refusal on the grounds that it does not comply with the provisions of the Residential Design Guidelines, the aims of the Planning Scheme, the objectives of the Residential Zone and is contrary to the orderly and proper planning of the area.

Background

The applicant wishes to apply for a second crossover on the basis that an area of the site within the front setback area adjacent to the southern boundary has been cleared for vehicle parking. It is the applicant's intention to apply for a carport in the future. Although this area is not paved there is evidence that it has in the past, or is currently being used for vehicle parking. No approval has been issued for car parking in the front setback area.

A light pole is located on the boundary between 141 and 143 Petra Street and the proposed crossover would be reasonably close to the light pole. It is uncertain as to how close the crossover would be constructed from the light pole as detailed plans of the crossover have not been provided. The crossover for the lot to the south is on the other side of the light pole.

It is noted that a mountable section of kerbing has been laid adjacent to the section of the front garden that has been cleared for parking. It is not clear why this section of kerbing has been laid where there is no crossover. It is not usual practice for this to occur and the Town has no record of any previous

request for a crossover. This section of kerbing does not imply or require that a crossover will be approved by Council.

DETAILS

The existing crossover for the subject site is on the northern side of the lot. The proposed new crossover would be located on the southern side of the lot and would allow additional vehicles to park in the front setback area. The site already has a driveway to a rear carport/garage. The applicant's email requesting a second crossover specifically states the intention is to install a driveway and carport in the future. The applicant has not provided any further information specifically stating why the second crossover is required.

LPS 3 Zoning: Residential R12.5
Site area: 911m²

Consultation

Advertising

Advertising was not required as the proposed crossover is wholly within the road reserve. Adjoining neighbours are not directly impacted.

Community Design Advisory Panel (CDAC)

The application was not referred to the CDAC as it will have no impact on the heritage aspects of the Municipal Inventory listed dwelling or the streetscape, that is, the design of the dwelling will remain unchanged. However, if the request was approved by Council and the applicant submitted an application for a carport, such an application would be referred to the CDAC as a proposal of that nature would have an impact on the dwelling, the streetscape and road safety. Further, the development provisions of the Residential Design Guidelines in respect to carports and parking in the front setback area would apply and such an application would not be in compliance with the Guidelines.

Statutory Environment

Local Government (Uniform Local Provisions) Regulations 1996
Planning and Development Act
Town of East Fremantle Local Planning Scheme No. 3 (LPS 3)

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016 (RDG)
Municipal Inventory – Category 'C'

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan states as follows:

"KEY FOCUS AREA 3: Built and natural environment

Aspiration: Our town is developing in harmony with our unique character within the fabric of the region's built and natural environment.

3.2 Maintain a safe and healthy built and natural environment

- Building control*
- Heritage planning*
- Identify and protect significant heritage buildings*

- *Undertake projects to preserve the Town Hall precinct.”*

Site Inspection

July 2017

Comment

The preference for some land owners to pave front setback areas and accommodate more vehicles on site has the potential to result in streetscapes becoming dominated by larger crossovers and driveways at the expense of pedestrian and road safety, landscaping, streetscape amenity, street trees and on-street parking.

As a result the Town’s Residential Design Guidelines (RDG) specifically addresses this issue under the following clause:

3.7.14 – Footpaths and Crossovers

- *maximum of one crossover per lot.*

Also, the RDG ‘Performance Criteria’ states, in part, that:

- *Pedestrian walk ways will take priority over vehicular access.*

Furthermore, the RDG state, amongst other things, the following in respect to the ‘Desired Outcomes’ for the Richmond Hill Precinct:

3.7.17.3.2 Garages, Carports and Outbuildings

- i. *“Garages and carports shall be incorporated into and be compatible with, the design of the dwelling;*
- ii. *Garages and carports shall not visually dominate the dwelling as viewed from the street;*
- iii. *Where possible garages and carports to multiple dwellings to occur at the rear and side of the lot...”*

There are a number of matters that are relevant to the consideration of this request for a second crossover. The aerial photograph below, displaying a section of Petra Street between Fraser Street and View Terrace, demonstrates the existing number of crossovers. Between View Terrace and Fraser Street within the Town of East Fremantle there are 12 crossovers for 9 nine houses, with three houses having double crossovers. On the eastern side of the street in the City of Melville there are 10 crossovers. This is considered a significant number of crossovers in this street block as there are more crossovers than the number of houses.

Furthermore, this stretch of Petra Street rises to the crest of the hill between Fraser Street and View Terrace, which increases the need for motorists to be wary of vehicles that may not be seen until very close and for pedestrians and cyclists to be vigilant and take additional care at each crossover point and on the footpath. The addition of another crossover so close to the Fraser Street intersection (i.e. ~30 metres) without justification (i.e. there is already adequate parking space on the lot) is not supportable as it reduces safety for pedestrians, cyclists and motorists already using the road and footpath.



Also, the additional ~20m² of crossover paving on the verge and potentially in the setback area, is considered to detract from the streetscape and adds to the hardstand along this stretch of the street. The construction of another crossover so close to the intersection when not warranted, given there is already parking for vehicles on the site is not considered to be orderly and proper planning, particularly so at the expense of safety and streetscape amenity.

As the photographs (see Attachment 2) indicate the front setback area is already cleared and access available over the mountable kerb, so if there is a need from time to time to access the area with a trailer, boat or car for storage or convenience purposes access is possible without the need for a second crossover to be permanently constructed. There also appears to be adequate room on the site for more vehicles to be parked at the rear or along the existing driveway.

Taking into consideration the number of crossovers, the proximity to the Fraser Street intersection and the Western Power pole and the existing parking on the site, a second crossover is considered unnecessary and will be to the detriment of cyclist, pedestrian and motorist safety, as well as the overall appearance of the streetscape and should not be supported.

Conclusion

The request for a second crossover is not supportable and the application is recommended for refusal on the basis that the application does not comply with:

1. The *Acceptable Development Criteria* or the *Performance Criteria* of the Local Planning Policy Residential Design Guidelines 2016 with regard to Clause 3.7.14 Footpaths and Crossovers in that a maximum of one crossover per lot is permitted and pedestrian walk ways will take priority over vehicular access.
2. Aims (b) and (f) of the Planning Scheme for a Residential zone, specifically:
 - to enhance the character and amenity of the Town, and to promote a sense of place and community identity within each of the precincts of the Town;
 - to ensure the safe and convenient movement of people throughout the Town, including pedestrians, cyclists, public transport users and motorists.

3. Also, as the proposed development conflicts with Clause 4.2 Objectives of the Zones - Residential Zone which, amongst other things, are to:
 - to recognise the importance of design elements such as the 'front yard' and the 'back yard' to the character, amenity and historical development of the Town and to the community.
4. The proposed development also conflicts with the provisions of the Local Planning Scheme under clause 67 (Deemed Provisions) because it is incompatible with:
 - (g) any local planning policy for the Scheme area (i.e. the Residential Design Guidelines);
 - (k) the built heritage conservation of any place that is of cultural significance;
 - (n) the amenity of the locality including the (ii) the character of the locality; and
 - (s) the proposed means of access to and egress from the site.

As such the application is recommended for refusal on the grounds that it does not comply with the provisions of the Residential Design Guidelines, the aims of the Planning Scheme, the objectives of the Residential Zone and is contrary to the orderly and proper planning of the area.

- Mr Stephen Covich and Ms Sue Crozier (owners) addressed the meeting. They requested that Council approve the application for a second crossover as their future plan is to build a carport/garage on that side of the house for storage of restored cars by the owner.

OFFICER RECOMMENDATION

Cr White moved, seconded Cr Collinson

That Council refuse the application for a second crossover at No. 143 (Lot 36) Petra Street, East Fremantle for the following reasons:

- (1) The proposed development does not comply with the requirements of the Acceptable Development Criteria or the Performance Criteria of the Local Planning Policy Residential Design Guidelines 2016 with regard to:
 - (i) Clause 3.7.14 Footpaths and Crossovers;
- (2) The proposed development does not comply with the following requirements of Local Planning Scheme No. 3:
 - (i) The proposed development conflicts with Clause 1.6 - Aims of the Scheme;
 - (ii) The proposed development conflicts with Clause 4.2 - Objectives of the Zones: Residential Zone; and
 - (iii) The proposed development conflicts with the provisions of the Town of East Fremantle Local Planning Scheme No. 3 – Deemed Provisions Clause 67 (g), (k), (n) and (s) because it would detrimentally impact on the amenity of the area.
- (3) The proposed crossover does not comply with the orderly and proper planning of the area.

AMENDMENT

Cr M McPhail moved, seconded Cr Nicholson

That the item be deferred until the next Town Planning and Building Committee meeting to allow the applicant to submit a development application for a storage shed.

(CARRIED 4:1)

11.2 SUBSTANTIVE MOTION/COMMITTEE RESOLUTION 020817

Cr M McPhail moved, seconded Cr Nicholson

That the item be deferred until the next Town Planning and Building Committee meeting to allow the applicant to submit a development application for a storage shed.

(CARRIED 4:1)

Reason for change:

To allow the applicant to submit a development application incorporating their proposal.

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

UNCONFIRMED

11.2 Duke Street, No. 67 (Lot 501) – Construction of Ancillary Dwelling

Applicant	K & I Culver
Owner	Alvaro Design Consultants
File ref	P/DUK67; P059/17
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	1 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	Nil

Purpose

This report considers a development approval application for the construction of an ancillary dwelling at No. 67 Duke Street, East Fremantle.

Executive Summary

The subject lot is located mid-way along the street block south of George Street on the western side of Duke Street. The subject site is a 'double' lot of 1,018m² as a result of the amalgamation in 1979 of two original lots. The Town's records indicate that only the southern-most original lot of 509m² was developed for housing and the original lot on the northern side has remained vacant and used for the purpose of a garden.

The proposed ancillary dwelling would be constructed on the vacant northern portion of the lot at the front of the site. It has been indicated by the applicant that the intention is for a dwelling to be constructed to the rear of the proposed ancillary dwelling. The applicant has been advised that if this further dwelling was proposed the lot must be subdivided into two 509m² lots and then, following subdivision, the Council could consider an application for an additional dwelling. However, it is important to note that following subdivision the ancillary dwelling would be considered the principal dwelling on the newly created dwelling, rather than an ancillary dwelling, and therefore a subsequent development application for a dwelling would be assessed under the ancillary dwelling provisions of the R-Codes. The applicant has been advised that it is the Town's preference that subdivision of the land proceeds ahead of any development application for the site so the intended full, rather than partial, redevelopment of the vacant portion of the site can be given adequate consideration. The applicant has chosen to proceed with a development application for the ancillary dwelling only.

The following issues are relevant to the determination of this application:

- Plot ratio (ancillary dwelling) – permitted 70m²; proposed 86.9m²
- Roof pitch – permitted 36°; proposed 37°;and
- Crossovers – permitted 1 per lot; proposed 2 per lot.

It is considered the variations proposed will not have a significant impact on the amenity of the subject lot or adjoining sites and the application can therefore be supported subject to conditions relating to crossover width, roof reflectivity, front fencing and the use of the ancillary dwelling.

Background

Zoning: Residential R20
Site area: 1,018m²

Previous Decisions of Council and/or History of an Issue or Site

1979 - Amalgamation of Lots 386 and 387 approved.

19 September 2000 - Council granted approval for a garden shed.

ConsultationAdvertising

The application was advertised to the surrounding land owners from 13 to 28 June 2017. No submissions were received.

Community Design Advisory Committee (CDAC)

This application was considered by the CDAC at its meeting on 19 June 2017 and the following comments were made:

- “(a) The overall built form merits;*
- The proposal has limited merits – refer below.*
- (b) The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*
- The committee considers the overall design of the proposal to be poor for the following reasons:*
 - It does not address social interaction with the streetscape. There is no relationship between the proposal and the streetscape.*
 - No eaves are utilised over the kitchen window.*
 - The large entry window does not assist in articulating the building.*
 - The proposed double crossover on a single lot is not supported.*
- (c) The relationship with and impact on the broader public realm and streetscape;*
- The proposed front fence restricts a relationship with the public realm. The laundry is inappropriately located at the front of the building, considering the extent of the rear yard available.*
- (d) The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- The building does not reference the heritage character/buildings in the surrounding street.*
- (e) The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- The building has not been designed to be environmentally sustainable, for the following reasons:*
 - No northern windows are present in the northern façade. Northern elevation adjoins a vehicular access leg.*
 - There is too much eastern and westerly glazing without appropriate design features to reduce impact e.g. minimal eaves to kitchen window, glazing areas large without appropriate eaves.*
 - Overall the building has not been designed to be resource efficient, climatically appropriate, and responsive to climate change and a contribution to environmental sustainability.*

- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places.*
- *The committee do not support the solid wall at the front boundary. The front fence does not comply with the Town's Residential Design Guidelines Policy and with the Residential Design Codes for fencing. There are very limited view corridors from the dwelling to the street and vice versa, therefore the dwelling does not address best practice urban design including "Crime Prevention" Through Environmental Design Performance.*
 - *Overall the proposed ancillary accommodation proposal is not supported by the Panel."*

The applicant has responded as follows:

"(a) The overall built form merits;

Response:

Since it is obvious from comments that the "panel" have restricted themselves to a incapacious perspective of view, on the merit of what they consider "poor quality design" of the development proposal, in that they have not given due weight and comment, consideration, interests, needs and requirements to the principal party, that being the property owners. The committee have not sufficiently grasped and or are unaware of the site, (if at all physically inspected it), the proposed design objectives together with the owner's primary interests and deeper rationales of purpose of the current design, in terms of the site, orientation, function, needs, requirements and briefings from the property owners, together with considered implications and opinions of its immediate neighbours.

Since the committee has chosen to comment in some instances, prematurely and without full knowledge, scope and intentions, aspirations and needs of the property owners they have exposed their limitations to a unilateral subjective disregarding opinion and views of the immediate community and the immediate direct neighbours.

In broad scope and because of design's natural subjectiveness, there cannot be stereotypical consensus with a limited sample of commentators to what is poor or good design as being alluded to by the committee and in particular when derived from speculation in a vacuumed isolation of committee members.

Phrases and opinion to "limited merit" should be qualified or at least defined within objective parameters or meaning and only when all the complete elements of the design rationale have been carefully taken into account, not just selective self-serving postulated comments of the committee.

This being the case and with the view's of the property owners, the adjoining neighbours, and immediate community, as canvassed, we oppose the comments and views of the committee and state that they are not of the same view and opinion in terms of design merit, objections to those made by the Committee and have now given full support in writing to the proposed development as designed and submitted.

- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development;*

Response

The property owners and the adjoining neighbours are therefore not in agreement with the comments and opinions of the Committee in terms of:

- (i) *quality of design (subjective and interpretative);*
- (ii) *heritage significance to adjoining development and in light of other developments taking place to the northern end of Duke Street, consider the Committee's comments hypocritical;*
- (iii) *In contrast, because the proposed development, in its design, does address the front of the site more prominently in terms of out-look activity and interaction the proposal does not only address the relationship to the streetscape , more to the point has enhanced it;*
- (iv) *The easterly aspect of the kitchen window precludes the necessity of having eaves over the kitchen window, the window is therefore protected against wind, rain and the elements and the property owners are in favour of morning light projecting into the kitchen to enhance this area for light and ambiance without any adverse effect. There are no valid functional reasons on their own merits, apart from personal subjective aesthetics to implement superfluous architonic elements for decoration and their own sake;*

Further, since there may be the possibility of a covering to the deck of the front decking area, on a future application the covering to the timber deck will automatically act as eaves to this window should the owners require it and it thus eventuate;

- (v) *See and refer to item iv) above; and*
- (vi) *It will be the intention of the property owners that the "sites" will have one crossover each on possible sub-division of the site (i.e. one crossover for No. 65 and one for No. 67).*

- (c) *The relationship with and impact on the broader public realm and streetscape.*

Response:

There is no proposal or application with this application for a front fence. Therefore the committee's comment is premature and irrelevant.

The Laundry is located, as designed, on the south side of the proposed building and is correctly and perfectly positioned for function, access and costs and does not impact adversely.

The extent of the rear yard is irrelevant to the proposal.

- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*

Response:

See and refer to item (b) (ii) above.

Further, the property owners and the adjoining neighbours are of the view and opinion that the proposed development does reference the heritage character/buildings in the

surrounding street. Future details, construction specifications and materials will reinforce its context to these.

See and refer to attached Town of East Fremantle; Adjoining Property Owner Comment on Application for Development Approval .

- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability ;*

Response:

Comments premature and irrelevant since no Energy Rating Report, calculations, specifications and recommendations have yet been provided for the proposed building structure.

Construction Drawings, details and documentation still yet to be submitted with openness to recommendations , amendments , variations , landscaping and agreed and required modifications if any.

- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention " Through Environmental Design Performance , protection of important view corridors and lively civic places.*

Response:

Committee's comments are premature and irrelevant.

Regards to; "Crime Prevention" "Environment Design" "Protections" for various reasons as given and stated above.

There is no proposal or application with this application for a front fence.

Therefore the Property Owners, the Adjoining Property Owners and this office jointly reject the Committee's comments of objections to the proposed development and jointly re-affirm and recommend that this development be approved as designed and submitted.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3 (LPS No. 3)

Residential Design Codes of WA

Policy Implications

Town of East Fremantle Residential Design Guidelines 2016

Municipal Heritage Inventory - 'C' Category

Fremantle Port Buffer Zone - Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan states as follows:

“KEY FOCUS AREA 3: Built and natural environment

Aspiration: Our town is developing in harmony with our unique character within the fabric of the region’s built and natural environment.

3.2 Maintain a safe and healthy built and natural environment

- *Building control*
- *Heritage planning*
- *Identify and protect significant heritage buildings*
- *Undertake projects to preserve the Town Hall precinct.”*

Site Inspection

July 2017

Comment**Statutory Assessment**

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town’s Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend (refer to tables below)	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6.0m	4.4m – 6.5m (complies with compensating area behind the primary street setback for a building setback less than 6.0 metres)	A
Lot Boundary Setback	1.5m	3.2m (min)	A
Plot Ratio	70m ²	86.9m ²	D
Open Space	50%	>50%	A
Outdoor Living	N/A	N/A	A
Car Parking	1 Nil - if closer than 250m to high frequency public transport	1	A
Site Works	Less than 500mm	Greater than 500mm but in compliance with height and setback provisions and not within 1.0 metre of the boundary	A
Overshadowing	≤25%	≤25%	A
Drainage	On-site	On-site	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings (roof pitch element)	D

3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	D
3.7.18.3 Garages and Carports	A
3.7.15-20 Precinct Requirements	A

Building Height (R-Codes)	Required	Proposed	Status
Wall height (R-Codes)	6.0m	2.5m	A
Ridge height (R-Codes)	9.0m	6.9m	A

The application proposes the construction of an ancillary dwelling with a direct frontage to Duke Street. The ancillary dwelling will comprise a combined family/meals area, dining, kitchen, laundry, two bedrooms, bathroom and a garage under the main roof of the house. The building will have a street frontage and sit adjacent to the existing dwelling on the site.

There are three variations to the R-Codes and the Residential Design Guidelines and these are discussed below.

Plot ratio

The plot ratio is exceeded (70m² permitted; 86.9m² proposed) as vehicle parking is accommodated under the main roof at the rear of the dwelling and therefore this floor space is required to be included in the assessment of plot ratio. The additional floor space for a single vehicle accounts for approximately 19m². Whilst parking is not required under the R-Codes for an ancillary dwelling in this location (closer than 250m to Marmion Street and a high frequency bus route) it is considered beneficial that parking is provided on-site, rather than reliance on street parking, and that it is not in view of the street. The non-compliance with plot ratio for the site is therefore supported on the basis that the additional building bulk is not considered to impact residential amenity or the streetscape and the parking outcome is the preferred option from a planning and design viewpoint.

Roof pitch

The minor variation in the roof pitch (28° - 36° permitted; 37° proposed) is insignificant as it will have no impact on building bulk or appearance of the dwelling as designed and therefore is considered to have negligible impact on neighbour amenity and the streetscape. Due to the steep pitch of the roof the roof reflectivity condition is considered necessary.

Crossovers

The Residential Design Guidelines specify that a maximum of one crossover per lot, or subdivided lot, is to be applied. In this case the applicant is proposing two crossovers per lot, one for each dwelling. Although this does not strictly comply with the Guidelines it is considered supportable in this circumstance as it is the intention of the applicant to subdivide the lot. If this occurs the development proposal will be in compliance with the Guidelines. In any case if the subdivision does not proceed, the on the ground situation will, in effect, not exceed one crossover per dwelling as permitted so the proposal is therefore supported.

Heritage

The dwelling is categorised as category 'C' in the Municipal Inventory. The proposal is considered to acknowledge the heritage value of the property because the existing original dwelling still maintains a strong presence on the site and the new building will sit as a distinct structure as far the streetscape is concerned. Details of materials and finishes will be requested at Building Permit application stage to ensure the Town is satisfied with the construction materials in respect to overall development of the site. A separate development application is required for any proposed front fence.

Given the applicant has been advised that the development of an additional dwelling on the site to the rear of the ancillary dwelling will necessitate the lot being subdivided it is considered necessary to further advise the applicant that, upon subdivision of the lot, the ancillary dwelling will be considered the principal dwelling on the newly created lot and a subsequent development application for another dwelling will be assessed under the ancillary dwelling provisions of the Residential Design Codes of WA.

Community Design Advisory Committee Comments

With due regard to the Committee's comments regarding the design merits of the proposal it must be noted that the ancillary dwelling mostly complies with the RDG and the R-Codes and that the variations noted are minor and have no impact on the design elements of the dwelling and its presentation to the street. The streetscape and wider precinct comprises various architectural styles and façade detailing and designs. The design is not considered to compromise the existing streetscape or the visual amenity of the area. It is accordingly arguable whether Council should have regard for differing tastes regarding the aesthetics of new buildings.

The street surveillance and connectivity of the dwelling with the street is not considered to be an issue given the design and the position of the dwelling on the lot. The front fencing and crossover matters raised by the Committee are discussed above and the environmental/sustainability matters will be addressed at Building Permit application stage.

Conclusion

It is considered the variations to the R-Codes and the Residential Design Guidelines as proposed will not have a significant impact on the amenity of the subject lot or adjoining sites and the application can therefore be supported subject to conditions relating to crossover width, clothes drying, roof reflectivity, front fencing and the use of the ancillary dwelling.

- Jacob McGrath and Karen McGrath (family members on behalf of the owners) spoke in support of the officer's recommendation. The proposed ancillary dwelling is for the ageing parents and will suit their needs so that they can remain in the area.

11.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP030717

Cr M McPhail moved, seconded Cr White

That Council exercise its discretion in granting development approval to vary:

- (i) Clause 5.5.1 – Ancillary Dwellings of the Residential Design Codes of WA to permit the plot ratio to exceed 70m²;**
- (ii) Clause 3.7.8.3 – Roof Pitch of the Residential Design Guidelines 2016 to allow a roof pitch of greater than 36°, and**
- (iii) Clause 3.7.14.3 - Footpaths and Crossovers of the Residential Design Guidelines 2016 to permit more than one crossover per lot,**

for construction of an ancillary dwelling at No. 67 (Lot 501) Duke Street, East Fremantle, in accordance with the plans date stamped received 7 June 2017, subject to the following conditions:

- (1) The ancillary dwelling is not to be used for the purpose of a home occupation, short term accommodation or bed and breakfast accommodation without further Council approval which will require the submission of a fresh development approval application for Council's consideration.
- (2) No clothes drying facilities/structures to be visible from the street or to be located in the front setback area.
- (3) The details of materials and finishes to be used in construction of the ancillary dwelling to be to the satisfaction of the Chief Executive Officer and to be submitted at Building Permit application stage.
- (4) Street front fencing is not part of this development approval and a separate development approval application for street front fencing is required to be submitted for Council's consideration.
- (5) In cases where there is an existing crossover and this is to be removed and the kerb, verge and footpath are to be reinstated at the applicant's expense to the satisfaction of Council, unless on application, Council approval for the crossover to remain is obtained. All new crossover(s) to the site to be in compliance with the relevant provisions of the Residential Design Guidelines.
- (6) If requested by Council within the first two years following installation, the metal roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (7) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (8) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention
- (9) All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (10) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (11) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (12) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) *the applicant is advised that if the lot is subdivided the ancillary dwelling will be considered the principal dwelling on the newly created lot and a subsequent development application for another dwelling on the lot will be assessed under the ancillary dwelling provisions of the Residential Design Codes of WA.*
- (ii) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iv) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vii) *under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

(CARRIED 5:0)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

11.3 Council Place No. 2B (Lot 3) – Mixed Use Development – Change of Use from Dwelling/Home Office to Dwelling/Shop (Hairdresser)

Applicant/Landowner	P Howard & C Skinner
File Ref	P/COU2B; P065/2017
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	1 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	Nil

Purpose

This report considers a development application for a change of use from dwelling/home office to dwelling/shop for the purpose of a hairdressers' at No. 2B Council Place, East Fremantle.

Executive Summary

The subject site is zoned 'Town Centre'. The applicant is requesting approval for a change of use from a dwelling/home office to a dwelling/shop for the purpose of a hairdressers.

The use presents a car parking shortfall of four bays, therefore, the proposal raises the following issues which influence the determination of the application:

- Land use; and
- Car parking.

It is considered the land use is appropriate for the Town Centre and the parking shortfall can be supported. It is anticipated the hairdresser's clientele will be employees and local people living, visiting and working in the Town Centre. Cash in lieu of parking is not considered an appropriate or necessary measure to address the parking shortfall in regard to this application.

The recommendation for approval, however, is subject to no more than two clients and two staff (who reside on the site) working on the site at any one time. It is also recommended that a further change of use approval application be required, regardless of whether the use is of a retail/shop nature in order to assess the appropriateness of the use, the car parking requirement and any additional signage requirements.

Background

Zoning: Town Centre
Site area: 101m²

Previous Decisions of Council and/or History of an Issue on Site

9 August 2005 Council granted approval for an increase in the residential density to Residential R60 for the construction of a mixed use development comprising two residential dwellings each with a home office (architect) on the ground floor. Access to the home office is via the right of way from Council Place. One car bay was allocated to each dwelling.

**MINUTES OF TOWN PLANNING & BUILDING MEETING
TUESDAY, 1 AUGUST 2017**

Consultation

Advertising

The proposal was advertised to the other strata owners of the adjoining residential properties from 11 to 26 July 2017. No submissions were received.

Community Design Advisory Committee

This application was not referred to the Committee as the application is for a change of use on the site and there are no changes to the façade of the building.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3 (LPS 3)

LPS 3 Heritage List

Policy Implications

Town Centre Redevelopment Guidelines 2011

Municipal Inventory (MI) – Category B

Fremantle Port Buffer Zone – Area 2

Financial Implications

Nil

Strategic Implications

Nil

Site Inspection

July 2017

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend <i>(refer to tables below)</i>	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Local Planning Scheme No. 3 – Commercial Zones (Town Centre) – Development Standards

General Development Standards	Required	Proposed	Status
Land Use - Zoning Table	Dwelling Home Office	Dwelling Shop (hairdresser)	P P
Building setbacks	Aligned with front property boundary	Existing	N/A
Building height	Overall: 8m Walls: 5.5m	Existing	N/A
Plot ratio	0.5:1.0	Existing	N/A
Design and landscaping	Landscaping plan	N/A	N/A
Car parking and vehicular access (Schedule 10 and 11 of LPS 3)	Ratio for Dwelling: 1 Shop: 4 bays	1 bay	P D
Location of car parking	1 bay on-site	No bays proposed	D

On-street parking	On-street may be acceptable	No additional bays proposed	D
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The re-fitout of the dwelling (home office area) will comprise the use of the ground floor which has an entry from the right of way adjoining the Richmond Quarter car park off Council Place. The upper floor will remain in use as a dwelling. The salon will comprise an area of approximately 34m².

The applicant has provided the following comments in a letter in support of the application:

“George and Ivy Hairdressing will be a small boutique salon with only two staff members being the owners and residents of the premises and business.

Parking will be available for clients on the premises with two parking spaces at the side of the building and one to the front if necessary. The residents do not own a vehicle. We expect no more than two clients at any one time.

At first the opening hours will be by appointment only. There will be no structural renovations, only plumbing to the basin area.”

The subject site is zoned ‘Town Centre’. Approval is sought for a shop use (hairdressers) in addition to the dwelling. The proposed change of use has been assessed as per the relevant Council planning requirements. Notwithstanding the applicant’s statement regarding car parking, no additional parking other than that allocated to the dwelling/home office (i.e. 1 bay per strata dwelling as per the original approved plans) is being provided on-site. The parking allocation will be addressed below, along with the proposed land use.

Land Use – Shop

The proposed use of the ground floor of the mixed use strata unit for a shop use is considered appropriate in the Town Centre and was part of the original approval that the ground floor, facing what is now the Richmond Quarter development, be used for commercial purposes. The building has been designed with a commercial entry for clients from the right of way which now abuts the car park off Council Place.

The proposed use is considered to meet the objectives and intent of the Town Centre zone and the Town Centre Redevelopment Guidelines “to provide for a range of commercial shopping, civic and community facilities to meet the day to day needs of the community and which will contribute towards the vibrancy of the Town”. Furthermore, the use of the premises for a purpose that will generate more pedestrian traffic in the area and provide an interesting frontage to the car park and pedestrian thoroughfare is considered to be a benefit to the area in general.

Whilst the proposed use is supported it is considered important that if another change of use is proposed, whether it is another retail type use or not, that a development approval application is required to be submitted to assess the appropriateness of the use in this location and the car parking requirements that would apply to another use.

Car Parking

The following provision of LPS 3 applies to the use of land in the Town Centre in respect to car parking.

Clause 5.8.5 Car Parking and Vehicular Access

Car parking in respect of development in the Commercial Zones is to be provided in accordance with the standards set out in Schedule 10 of the Scheme and the specifications in Schedule 11 of the Scheme. Where there are no standards for a particular use or development, the local government is to

determine what standards are to apply. In its determination of the requirements for a particular use or development which is not listed in Schedule 10 of the Scheme, the local government is to take into consideration the likely demand for parking generated by the use or development.

Clause 5.8.6 Location of Car Parking

Required car parking is to be provided on the site of the development for which it is required, or subject to the local government's approval, off-site in the immediate vicinity of the development site. In considering a proposal for off-site parking, applicants will need to demonstrate to the satisfaction of the local government that any off-site parking areas will continue to be available for use in conjunction with the development at such times as it might reasonably be required.

Clause 5.8.7 On-Street Parking

The local government may accept immediately adjacent on-street car parking as satisfying part or all of the car parking requirements for development, provided such allocation does not prejudice adjacent development or adversely affect the safety or amenity of the locality.

Clause 5.8.8 Cash-in-lieu of Parking

The local government may accept or require cash-in-lieu of all or a proportion of required car parking, based on the estimated cost of providing the requisite parking, including any associated access and manoeuvre facilities. Cash-in-lieu of parking shall be paid into a trust fund and used to provide public parking in the vicinity of the development site(s) in relation to which any cash-in-lieu contributions have been received.

Car parking shortfall

LPS 3 defines a shop as follows:

“shop” means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom or fast food outlet.”

Under Schedule 10 of LPS 3 the parking requirement for a shop is:

“1 space for every 20m² net lettable area (5 spaces per 100m² NLA). Minimum 4 spaces.”

Based on the above provision four bays are required for the shop use. So Council will be considering a four bay shortfall with respect to this application as the one bay approved for the dwelling/home office use is still required for the residential use. The applicant has stated that two bays can be provided on-site, however, the approved bay has been converted to an outdoor courtyard with a small tree situated where the car bay abuts the right of way, effectively preventing the area from being accessed by a vehicle and used for parking unless the tree was removed and the existing high kerb replaced with a mountable kerb. It is also noted the applicants have stated they do not have a car. However, it is considered that one bay should be retained for the residential use because the applicant's car ownership status, or the ownership of the property may change in the future.

Council must therefore first decide whether it is to relax the parking requirement or not. Under Clause 5.6.1, Council may approve the application even if it does not meet Scheme requirements, however, it can only do so if the following criteria are considered to be met.

For Council to consider varying the parking requirements it is required to be satisfied that the proposed development complies firstly with the provisions of clause 5.6.2 of the Scheme which states as follows:

In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to —

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*
- (b) have regard to any expressed views prior to making its determination to grant the variation,*

and clause 5.6.3(b) which states:

The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 67 (Deemed Provisions); and*
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

Secondly the relevant matters pertaining to clause 67 (Deemed Provisions – matters to be considered by local government) of LPS 3, which are listed below, must also be taken into account:

- (a) the aims, objectives and provisions of the Scheme;*
- (c) the requirements of orderly and proper planning;*
- (o) the preservation of the amenity of the locality;*
- (q) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles; and*
- (r) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.*

Notwithstanding the four car bay minimum requirement for a shop use it is considered the proposed use is not of a typical retail nature which would require four bays to be provided. Furthermore, the type of retail use proposed is not considered to be one that will generate a large customer base from outside the immediate area. Patrons will most likely be employees from other businesses, local people from the surrounding residential area and visitors to the Town Centre which is considered acceptable and to not warrant the provision of any additional parking bays. Given the location of the hairdressing salon within a business area, proximity to public transport and the modest nature of the proposal, the parking currently available in the Town Centre is considered sufficient for the proposed use, particularly as most customers will either be cycling or parking in the area on other business, or walking because they live close by. The applicant/owners have stated they do not have a car so in theory the on-site bay, if it was made useable, is available for use by customers if necessary, but as noted above the vegetation currently blocking access would need to be removed and mountable kerbing installed. A condition of approval is recommended which specifies that the approved car bay is to be reinstated if the Council deems it necessary.

If Council was not of the view that the parking shortfall should be supported for the above reasons then a contribution of cash in lieu of parking is an option for Council to consider for the applicant to address the shortfall. However, this is not considered an appropriate mechanism and would be an unviable option for the business operators in this circumstance due to the nature and scale of the proposed business.

The environmental health conditions listed in the Officer's Recommendation are recommended by the Town's Environmental Health Officer to be imposed as standard conditions for this use.

Heritage

The site is listed in the Planning Scheme Heritage List (Category B classification in the MI). The change of use from home office to shop is considered to be a positive outcome as the building will be used for its intended mixed use purpose and no change to the building façade is proposed. Any intended signage will require further development approval and it is recommended this matter is addressed as a condition of planning approval.

Conclusion

It is considered the minor amount of additional parking that may be generated by the proposal can be accommodated in the surrounding streets and parking areas. It is more than likely the customer base will be residents and employees in the immediate area and working in the Town Centre therefore the proposed use is considered to not result in any greater demand on public parking as a result. In conclusion it is considered that the use will not negatively impact the orderly and proper planning of the area, provided that conditions are imposed which prohibits the number of clients and staff working on site at any one time. However, the parking shortfall is only supportable in this circumstance and on the basis that the operation of this particular business as a hairdresser with a limit on staff and client numbers. Whilst a hairdresser is classified as a shop under the Planning Scheme definitions, it is acknowledged that retail uses all operate differently and therefore have different parking requirements. If a different type of shop use was proposed it is considered necessary that a fresh planning approval application be submitted so that the suitability of the use and the parking implications can be assessed. A condition of approval in this regard is therefore recommended to advise the owners and prospective owners of this requirement.

In light of the above, the proposal for a dwelling/shop is considered acceptable and is recommended to be supported subject to the conditions outlined below. It is also recommended that a condition be imposed to require a separate application for any proposed future signage on the site for Council's consideration.

11.3 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP040817

Cr Nardi moved, seconded Cr Nicholson

That Council exercise its discretion in granting approval to vary:

- (i) Clause 5.8.5 – Car parking of Local Planning Scheme No. 3 to allow an on-site car parking shortfall of four (4) bays,**

for a change of use from dwelling/home office to dwelling/shop (hairdressers) at No. 2B (Lot 3) Council Place, East Fremantle, as indicated on the plans date stamped received 19 June 2017 subject to the following conditions:

- (1) The hours of operation for the hairdressers are limited to 9.00am to 5.00pm Monday to Saturday. The business is not to operate on a Sunday or Public Holidays.**
- (2) Only two clients can attend and only two staff (who reside on the premises) can work at any one time.**
- (3) The change of use approval is for a hairdresser only. If any other shop/retail use or other commercial use is proposed then a further development approval application will be required to be submitted for Council's consideration as to the suitability of the use and parking availability/requirements in the Town Centre.**

- (4) If required by Council the parking bay approved for No. 2B Council Place to be reinstated as a parking bay.
- (5) A separate planning application is required for any proposed signage in relation to the hairdresser use. All signage to comply with the Town's Local Planning Policy Design Guidelines – Signage.
- (6) The commercial building to be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.
- (7) The applicant must comply with the Hairdressing Establishment Regulations 1972.
- (8) The applicant must comply with the Health (Skin Penetration Procedure) Regulations 1998 and the associated Code of Practice.
- (9) The applicant is to comply with the Medicines and Poisons Act 2014.
- (10) The premises must be inspected by Town's Environmental Health Officer prior to opening.
- (11) The works are to be constructed in conformity with the drawings and written information in relation to use accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (12) With regard to the plans submitted with respect to the building permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (13) The proposed use is not to be commenced until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
- (14) This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a building permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *the approval does not include approval of any advertising signage. A separate development application for Council's consideration is required for any signage proposal.*

(CARRIED 5:0)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 June 2017 this application deemed determined, on behalf of Council, under delegated authority.

11.4 Silas Street Unit 2, No. 8 (Strata Plan 43673) – Change of Use: Training Facility to Office and Associated Signage

Applicant	Samcov Investment P/L
Landowner	T Gartner – Rembridge Holdings P/L
File ref	P/SIL8U2; P066/2017
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	1 August 2017
Documents tabled	Nil
Attachments	Nil

Purpose

This report considers a change of use application from a training facility to an office. The planning application also includes a proposal for signage associated with the office use at Unit 2/No.8 (Strata Plan 43673) Silas Street, East Fremantle.

Executive Summary

The subject commercial tenancy is zoned 'Town Centre'. The applicant is requesting a change of use from the last planning approval for a training facility to an office use with related signage. The training facility approval was not acted upon and the previous use to that was a consulting room.

The site has an overall car parking shortfall so the proposal raises the following issues which influence the determination of the application:

- Land use; and
- Car parking.

It is considered the land use is appropriate for the Town Centre and the parking shortfall can be supported. This is on the basis that the use is considered less intensive than the previous consulting room and training facility approved uses because the parking demand for the proposed use will most likely be very similar or less and on-street parking can be considered to address the one bay parking shortfall. Cash in lieu of parking is not considered an appropriate mechanism to address the parking shortfall in regard to this application. The recommendation for approval, however, is subject to no more than two clients and three staff being in attendance at the site at any one time.

Background

Zoning: Town Centre

Site area: Unit 2 tenancy - 132m²

Previous Decisions of Council and/or History of an Issue on Site

16 July 2002 – Council granted approval for two upper level residential units with a four bay parking shortfall.

11 July 2003 – Survey strata plan approved by the WAPC. Parking bays were allocated to specific tenancies under the Strata Plan.

16 March 2004 – Approval granted for a medical clinic – physiotherapist for Unit 2. A shortfall of four car bays was approved by Council. As there were only seven car parking spaces approved for the site

and the floor space of the existing pharmacy required seven bays, the consulting room use added to the overall shortfall of bays on the site.

2 December 2014 – A planning application for Unit 2 to include an additional use of a coffee kiosk to the principal use of consulting room was approved. The consulting room use applied to a business called “The Nest on Silas” and acted as a pregnancy, childbirth and postnatal resource centre. The services provided through the Nest included midwifery-led care, counselling, naturopathy, lactation consulting and hypnotherapy.

6 December 2016 – Council approval granted for a change of use from consulting room with additional coffee kiosk to a training facility. The training facility use approval was not acted upon and the tenancy is currently vacant.

Consultation

Advertising

The application for a change of use was advertised to surrounding land owners for a period from 26 June to 12 July 2017. No submissions were received.

Community Design Advisory Committee

This application was not referred to the Committee as the application is for a change of use within an existing commercial tenancy and signage of the scale proposed is usually not referred to the Committee because it is considered to have minimal impact on the streetscape and generally complies with the Town’s Signage Guidelines.

Statutory Environment

Planning and Development Act 2005

Town of East Fremantle Local Planning Scheme No. 3 (LPS 3)

Policy Implications

Town Centre Redevelopment Guidelines 2011

Local Planning Policy – Design Guidelines – Signage 2011

Fremantle Port Buffer Zone – Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan states as follows:

“KEY FOCUS AREA 3: Built and natural environment

Aspiration: Our town is developing in harmony with our unique character within the fabric of the region’s built and natural environment.

3.2 Maintain a safe and healthy built and natural environment

- *Building control*
- *Heritage planning*
- *Identify and protect significant heritage buildings*
- *Undertake projects to preserve the Town Hall precinct.”*

Site Inspection

July 2017

Comment**Statutory Assessment**

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies. A summary of the assessment is provided in the following tables.

Legend <i>(refer to tables below)</i>	
A	Acceptable
D	Discretionary
N/A	Not Applicable

Local Planning Scheme No. 3 – Commercial Zones (Town Centre) – Development Standards

General Development Standards	Required	Proposed	Status
Land Use - Zoning Table	As per Town Centre listed uses	Office	P
Building setbacks	Aligned with front property boundary	Existing	N/A
Building height	Overall: 8m Walls: 5.5m	Existing	N/A
Plot ratio	0.5:1.0	Existing	N/A
Design and landscaping	Landscaping plan	N/A	N/A
Car parking and vehicular access (Schedule 10 and 11 of LPS 3)	Ratio for office: 1 space for every 30m² of net lettable area. Minimum 3 spaces per tenancy	2 bays officially allocated to tenancy under strata plan	D
Location of car parking	On-site at rear	2 bays allocated to Unit 2 on-site	A
On-street parking	On-street may be acceptable	Use of on-street bays proposed	D

The fit-out of the tenancy will comprise three meeting rooms, six work stations/desks and a staff room.

The applicant has provided the following comments in a letter in support of the application date stamped received on 23 June 2017:

"Nature of the activity and associated floor areas

Activity to be conducted is mortgage broking for the entire floor space.

Proposed hours and days of operation

Monday to Friday 8am – 8pm

Saturday 9am – 6pm

Maximum expected number of employees at any one time

Two staff at the beginning growing to a maximum number of three after approximately 24 months. There are three extra desk areas (six in total) allocated for paperwork. There is enough floor space for this number of desks in the tenancy area.

Maximum number of expected visitors/customers/clients at the premises at any given time

*Maximum two visitors expected at any given time, as per 2 meetings rooms on the plan.
Meetings last for approximately half an hour.*

Equipment to be used

General office equipment – computers, TV screens, photocopiers, scanners, display screen in front window.

Location and dimension of all bays/areas (including visitors, loading, ACROD and manoeuvring)

All car parking will be in parking bays already located in the area, including the two staff car bays at the rear of the premises.”

The subject site is zoned ‘Town Centre’. An office use is classified as a ‘P’ (i.e. a permitted use) under the Zoning Table. No additional car parking other than that allocated to the commercial tenancy (under the Strata Plan) is being provided on-site. The parking allocation will be addressed below, along with the proposed land use.

Land Use – Office

An office use is classed as a ‘P’ use in the Zoning Table of the Planning Scheme. The proposed use is considered to meet the Town Centre objective “to provide for a range of commercial shopping, civic and community facilities to meet the day to day needs of the community and which will contribute towards the vibrancy of the Town”. Whilst the land use is supported it is considered important that the street frontage of the tenancy remain open to the street.

Car Parking

The following provision of LPS 3 applies to the use of land in the Town Centre in respect to car parking.

Clause 5.8.5 Car Parking and Vehicular Access

Car parking in respect of development in the Commercial Zones is to be provided in accordance with the standards set out in Schedule 10 of the Scheme and the specifications in Schedule 11 of the scheme. Where there are no standards for a particular use or development, the local government is to determine what standards are to apply. In its determination of the requirements for a particular use or development which is not listed in Schedule 11 of the Scheme, the local government is to take into consideration the likely demand for parking generated by the use or development.

Clause 5.8.6 Location of Car Parking

Required car parking is to be provided on the site of the development for which it is required, or subject to the local government's approval, off-site in the immediate vicinity of the development site. In considering a proposal for off-site parking, applicants will need to demonstrate to the satisfaction of the local government that any off-site parking areas will continue to be available for use in conjunction with the development at such times as it might reasonably be required.

Clause 5.8.7 On-Street Parking

The local government may accept immediately adjacent on-street car parking as satisfying part or all of the car parking requirements for development, provided such allocation does not prejudice adjacent development or adversely affect the safety or amenity of the locality.

Clause 5.8.8 Cash-in-lieu of Parking

The local government may accept or require cash-in-lieu of all or a proportion of required car parking, based on the estimated cost of providing the requisite parking, including any associated access and

manoeuvre facilities. Cash-in-lieu of parking shall be paid into a trust fund and used to provide public parking in the vicinity of the development site(s) in relation to which any cash-in-lieu contributions have been received.

Car parking shortfall

Under Schedule 10 of LPS 3 the parking requirement for an office is one space for every 30m² of net lettable area, minimum three (3) spaces per tenancy or office unit. No additional on-site car parking is being provided other than the two bays allocated to the tenancy. The subject site has seven car parking bays for two commercial tenancies and two dwellings. Under the strata plan five car parking bays are associated with the commercial units and two with the residential units. Unit 2 has an allocation of two bays. The Town, however, considers there is an overall on-site parking shortfall as outlined above in the 'Background' section of the report, primarily to do with the originally approved uses. The pharmacy (retail floor space) alone generates a demand for seven bays, so in theory while the pharmacy use remains there will be a parking shortfall equivalent to the parking required by the other uses. This has resulted because of the previous approvals with parking shortfalls.

Council must therefore first decide whether it is to relax the parking requirements or not. Under Clause 5.6.1, Council may approve the application even if it does not meet Scheme requirements, however, it can only do so if the following criteria are considered to be met.

For Council to consider varying the parking requirements it is required to be satisfied that the proposed development complies firstly with the provisions of clause 5.6.2 of the Scheme which states as follows:

In considering an application for planning approval under this clause, where, in the opinion of the local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is the subject of consideration for the variation, the local government is to —

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*
- (b) have regard to any expressed views prior to making its determination to grant the variation,*

and clause 5.6.3(b) which states:

The power conferred by this clause may only be exercised if the local government is satisfied that:

- (a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 67 (Deemed Provisions); and*
- (b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.*

Secondly the relevant matters pertaining to clause 67 (Deemed Provisions – matters to be considered by local government) of LPS 3, which are listed below, must also be taken into account:

- (a) the aims, objectives and provisions of the Scheme;*
- (c) the requirements of orderly and proper planning;*
- (o) the preservation of the amenity of the locality;*
- (q) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles; and*

- (r) *the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.*

Although the nearby car park is a privately owned car park associated with the Richmond Quarter, the parking bays are available to the general public as are the on-street bays on Silas Street. These bays were potentially available for use by the previous consulting room clients. This parking area along with other public parking in Silas Street is available to the public at any time, albeit some of it is time restricted. Also, the Richmond Quarter parking is available to the public with some of the area restricted to a 3 hour parking limit. This private parking area is patrolled by a private parking company and parking signs in the area advise that registration identification technology has been installed, which should encourage a turnover of parking bays thus increasing availability. The continued use of these public bays by business patrons to the area is considered acceptable. The proposed use is considered to have less of a turnover of clients than the physiotherapy practice (which may have had appointments scheduled as frequently as every 20 - 30 minutes) or the training facility so it is considered there will be a lesser need again for parking with the proposed use.

Given the parking shortfall that has eventuated on this site over past years it is highly unlikely that any use suited to the building will be able to meet the parking requirements under the Scheme, particularly as under current parking standards the floor space of just one of the tenancies equates to a requirement equal to the total number of bays on the site. A use that has a lesser demand for parking than for example, a fast food outlet or shop and one that is less intensive than the previous use is considered the best possible outcome in regard to the parking situation and occupancy of the tenancy. Given the location of the site within a business area, proximity to public transport and the nature of the proposed business, the existing on-site parking and that currently available in the Town Centre is considered sufficient for the proposed use.

Signage

The signage will display the name of the business, that is, “*Mortgage Choice*” on all three signs. Two signs will be positioned on the front façade; one on the right hand side of the building and one in the window (display screen), with the other toward the top of the side wall leading to the rear car parking area. Under the Town’s Signage Guidelines all the proposed signs are classified as wall signs. The signs will be manufactured in aluminium and acrylic and be internally illuminated with LED lighting. The signs will have steady lighting and the window sign will have digital illumination.

Local Planning Scheme No. 3

The following clauses of the Scheme (Deemed Provisions) apply:

- 62 (3)** *An application for development approval for the erection, placement or display of an advertisement must be accompanied by sufficient information to determine the application in the form of the “Additional information for development approval for advertisements” set out in clause 86(2).*

67 ***Matters to be considered by Local Government***

In considering an application for development approval the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application -

- (k) *The built heritage conservation of any place that is of cultural significance;*

- (l) *The effect of the proposal on the cultural heritage significance of the area in which the development is located;*
- (m) *the compatibility of a use or development with its setting including the relationship of the development to development on adjoining land or on land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;*
- (n) *the amenity of the locality, including (ii), the character of the locality;*
- (w) *the history of the site where the development is to be located; and*
- (y) *any submissions received on the application.*

It is considered the proposed signs have been designed having due regard to the Town's Local Planning Policy and the relevant sections of Clause 62 and 67 of the Local Planning Scheme.

Local Planning Policy – Design Guidelines - Signage

Council has adopted the Local Planning Policy – Design Guidelines - Signage pursuant to clause 2.4 of LPS 3. The policy clarifies the range and extent of signage that is allowable.

Clause (3) of the above Guidelines requires that each sign must comply with Clauses 4 and 8. Whilst the signage complies with Clause (4) (General Requirements) the proposal does not comply with the "Acceptable Solution (Permitted)" provisions of the Policy, therefore, the sign must be considered under the "Alternative Performance Criteria" of the Guidelines as outlined below:

- (i) *Multiple wall signs or wall signs exceeding the Acceptable Solution provisions shall only be considered as part of an approved signs regime.*
- (ii) *Signs must face a primary space.*
- (iii) *Maximum height equivalent to 10% of height of a building wall or 2m whichever is greater.*
- (iv) *Maximum length 5m.*

Under Clause 2.3.2 of the Scheme, Council must have regard to a Policy but is not bound by any provision of a Policy and may vary or disregard a Policy provision where it is considered that it is not inconsistent with the Scheme provisions to do so.

Elements (i), (ii) and (iv) of the above criteria are considered to be satisfied. However, element (iii) does not comply as the sign on the southern elevation will occupy more than 10% of the height of the building wall under the Guidelines (i.e. permitted 10% of the height of a building wall x 5m in length; proposed ~17% of the height of a building wall and 1.0 metre in length). The minor non-compliance with the height is not considered to have a detrimental impact on the amenity of the surrounding area and is not considered to result in a sign that is visually intrusive or dominant. The signs contain simple, legible lettering and a logo with discrete lighting for the purpose of identifying the business and the size of each sign is considered to be in proportion with the overall height of the walls and the building.

Conclusion

The parking likely to be generated by the proposal is considered less than the use of the site for a consulting room or training facility. The number of clients is considered to be fewer and less frequent than the consulting room and training facility uses and therefore the proposed use is not believed to result in any greater demand on public parking as a result. In conclusion, it is considered that use of on-street and parking areas nearby will not negatively impact the orderly and proper planning of the area, provided that the number of clients expected to attend the business is not exceeded.

Notwithstanding the applicant stating that the two bays at the rear of the site will be available for use by staff the situation will remain the same as per the previous consulting room use. Irrespective of who uses the bays, staff or clients, the application is supported on the basis that the parking in the vicinity is considered sufficient for clients as the turnover in the use of the bays will be fairly frequent and staff will most likely use the bays on-site.

If Council was not of the view that the parking shortfall should be supported for the above reasons then a contribution of cash in lieu of parking is an option for Council to consider for the applicant to address the shortfall. However, this is not considered an appropriate mechanism to address the parking shortfall in regard to this application and would be an unviable option for the business operators in this circumstance due to the nature and scale of the business.

In light of the above, the proposal for an office (for up to four clients and three staff) at any one time is considered acceptable and is recommended to be supported subject to the conditions outlined below.

- Steve Michael (Property Manager) addressed the meeting in support of the officer's recommendation and commented that this proposal will have less impact on parking than the previous proposal.

11.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP050817

Cr White moved, seconded Cr Nardi

That Council exercise its discretion in granting approval to vary:

- Clause 5.8.5 – Car parking of Local Planning Scheme No. 3 to allow an on-site car parking shortfall of one (1) bay in respect to the proposed use of Unit 2,**

for a change of use from a training facility to office with associated signage at Unit 2/No. 8 (Strata Plan 43673) Silas Street, East Fremantle, as indicated on the plans date stamped received 23 June 2017 subject to the following conditions:

- No more than two (2) clients to attend the premises at any one time and no more than three (3) staff/employees to be in attendance at the site at any one time.**
- The commercial building to be kept clean and free of graffiti and vandalism at all times and any such graffiti or vandalism to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.**
- The works are to be constructed in conformity with the drawings and written information in relation to use accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.**
- With regard to the plans submitted with respect to the building permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.**
- The proposed use is not to be commenced until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.**
- This planning approval to remain valid for a period of 24 months from date of this approval**

Footnote:

The following are not conditions but notes of advice to the applicant/owner:

- Should the office use cease to operate the applicant is required to seek Council approval for any other proposed use of Unit 2 through the submission of a development approval application for Council's consideration.***

- (ii) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iii) A copy of the approved plans as stamped by Council are attached and the application for a building permit is to conform with the approved plans unless otherwise approved by Council.*
- (iv) The approval does not include approval of any advertising signage. A separate development application for Council’s consideration is required for any signage proposal.*

(CARRIED 5:0)

12. REPORTS OF OFFICERS (COUNCIL DECISION)

Nil.

13. MATTERS BEHIND CLOSED DOORS

Nil.

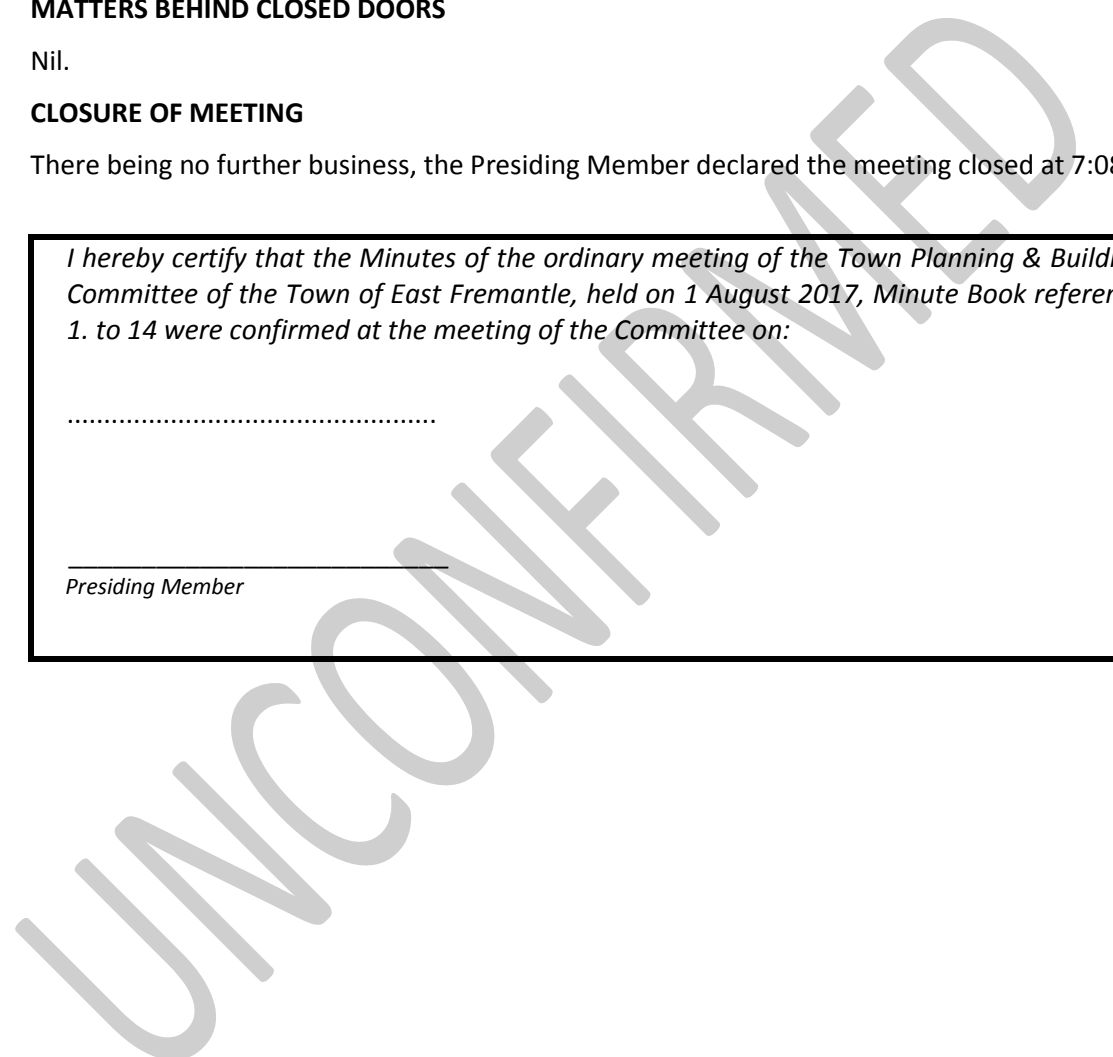
14. CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 7:08pm.

I hereby certify that the Minutes of the ordinary meeting of the Town Planning & Building Committee of the Town of East Fremantle, held on 1 August 2017, Minute Book reference 1. to 14 were confirmed at the meeting of the Committee on:

.....

Presiding Member



12.1 FINANCE REPORTS

12.1.1 Monthly Financial Activity Statement 31 July 2017

File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly Financial Activity Statement

Purpose

For Council to receive the Monthly Financial Activity Statement.

Executive Summary

To provide timely financial information to Elected Members including regular review of the current forecast. This statement compares actual performance against budget estimates, and summarises operating and capital results in accordance with statutory requirements.

Staff recommend that Council receives the Financial Activity Statement for the period ending 31 July 2017.

Background

The report comprises the monthly financial results with commentary focusing on comparisons to the year to date budget position.

The monthly Financial Activity Statement for the period ending 31 July 2017 is appended and includes the following:

- Financial Activity Statement
- Notes to the Financial Activity Statement including schedules of investments, rating information and debts written off.
- Capital expenditure Report

The attached Financial Activity Statements are prepared in accordance with the amended Local Government (Financial Management) Regulations 1996; together with supporting material to provide Council with easy to understand financial information covering activities undertaken during the financial year.

Consultation

Nil.

Statutory Environment

Local Government Act 1995 (As amended)

Local Government (Financial Management) Regulations 1996 (As amended)

Policy Implications

Significant accounting policies are adopted by Council on an annual basis. These policies are used in the preparation of the statutory reports submitted to Council.

Financial Implications

The July 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date draft budget estimates.

There are no proposed changes to the current budget forecast.

All amounts quoted in this report are exclusive of GST.

Strategic Implications

The matter being put to the council is not likely to have a direct impact on the strategies of the council.

4.9 A financially sustainable Town – Provide financial management services to enable the Town to sustainably provide services to the community.

Site Inspection

Not applicable

Comment

The following is a summary of information on the attached financial reports:

Revised Budget Forecast

In the following budget summary, items marked with a + require more funds from the budget, whereas those marked – are adding funds back to the budget

The current budget forecast for the 30 June 2018 indicates a breakeven of \$0 which is not represented by any change to date.

Operating YTD Actuals (compared to the YTD Budget)

The July 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date current budget estimates.

Operating Revenue 98%; is \$8,000 less than the YTD budget. (Unfavourable)

Operating Expenditure 25%; is \$723,000 less than the YTD budget. (Favourable)

After non-cash adjustments, the total operating cash forecast is \$512,000 more than the YTD budget (Favourable).

Operating Revenue is 2% Unfavourable to the year to date budget.
There are no significant items of variance within these programs.

Operating Expenditure is 75% Favourable to the year to date budget.

The main areas of favourable variation for operating expenditure are timing differences in;

- Governance – Employee Costs - \$47,000 which will be offset during the year, and General Insurance \$28,000 which will be offset in August.

- Education & Welfare – HACC Salaries - \$46,000 which will be offset once a journal is processed in August. The Council contribution towards the Glyde-In Centre - \$25,000 which will be offset in August.
- Community Amenities – Domestic Refuse Collection - \$20,000 and SMRC Waste Composting Facility \$43,000 which is mainly due to invoices received in the following month;
- Town Planning Salaries - \$21,000 which is a timing variance and will be offset during the year.

The significant areas of unfavourable variation for operating expenditure include;
Governance – Subscriptions - \$24,000 which is a WALGA subscription which will be offset in August.

All capital activities have been set forward in the budget so that they can be easily monitored in terms of progress.

The majority of Infrastructure projects have not been mobilised during July.

Other details can be found in the attached notes to the financial activity statement.

Capital Programs YTD Progress Summaries

Annual Timeline 0% of year elapsed

Land & Buildings 0% expended

Infrastructure Assets 0% expended

Plant & Equipment 0% expended

Furniture & Equipment 0% expended

Capital expenditure is \$4,446,000 less than the YTD budget (Favourable) which represents 100% of the capital programs to be completed. The major capital items are yet to mobilise at this early stage.

All amounts quoted in this report are exclusive of GST.

12.1.1. OFFICER RECOMMENDATION

That Council receives the Financial Activity Statement for the period ending 31 July 2017.



TOWN OF EAST FREMANTLE

MONTHLY FINANCIAL ACTIVITY STATEMENT

FOR THE PERIOD 1 JULY 2017 TO 31 JULY 2017

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TOWN OF EAST FREMANTLE



FINANCIAL ACTIVITY STATEMENT For the Period 1 July to 31 July 2017

<u>OPERATING</u>	NOTE	ORIGINAL BUDGET	YTD BUDGET	YTD ACTUALS	YTD Variance	Variance
			\$	\$	%	\$
REVENUE/SOURCES						
General Purpose Funding		7,929,114	3,874	5,530	143%	1,656
Governance		13,200	4,432	-	0%	(4,432)
Law, Order, Public Safety		30,560	1,965	1,310	67%	(655)
Health		12,340	211	-	0%	(211)
Education and Welfare		904,040	251,925	254,023	101%	2,098
Housing		88,800	7,400	8,040	109%	640
Community Amenities		193,600	7,856	5,639	72%	(2,217)
Recreation and Culture		511,550	5,751	531	9%	(5,220)
Transport		431,785	27,248	29,075	107%	1,827
Economic Services		194,800	16,230	13,567	84%	(2,663)
Other Property and Services		30,300	2,524	3,799	150%	1,275
TOTAL OPERATING REVENUE		10,340,089	329,416	321,514	98%	(7,902)
EXPENDITURE/APPLICATIONS						
General Purpose Funding		(83,324)	(6,942)	(1,729)	25%	5,213
Governance		(1,090,031)	(97,407)	(31,098)	32%	66,309
Law, Order, Public Safety		(134,097)	(11,344)	(3,054)	27%	8,290
Health		(209,881)	(15,069)	(7,967)	53%	7,102
Education and Welfare		(1,336,370)	(140,220)	(43,496)	31%	96,724
Housing		(58,228)	(6,147)	(1,108)	18%	5,039
Community Amenities		(2,508,795)	(175,571)	(46,127)	26%	129,444
Recreation and Culture		(3,589,657)	(222,404)	(20,987)	9%	201,417
Transport		(2,697,702)	(224,123)	(85,453)	38%	138,670
Economic Services		(146,403)	(10,637)	(649)	6%	9,988
Other Property and Services		(159,239)	(50,131)	5,070	-10%	55,201
TOTAL OPERATING EXPENDITURE		(12,013,727)	(959,995)	(236,598)	25%	723,397
Adjustments for non-cash items						
Depreciation on Assets		2,438,301	203,188	-	0%	(203,188)
(Profit)/Loss on Asset Disposals		(12,900)	(1,075)	-	0%	1,075
TOTAL NON-CASH ITEMS		2,425,401	202,113	0	0%	(202,113)
TOTAL OPERATING CASH POSITION		751,763	(428,466)	84,916	-20%	513,382
CAPITAL REVENUE/EXPENSES						
Purchase Land & Buildings		(2,188,707)	(2,188,707)	(2,000)	0%	2,186,707
Purchase Infrastructure Assets		(1,820,792)	(1,820,792)	(3,622)	0%	1,817,170
Purchase Plant & Equipment		(181,850)	(181,850)	-	0%	181,850
Purchase Furniture & Equipment		(260,500)	(260,500)	(510)	0%	259,990
CAPITAL EXPENDITURE SUBTOTAL		(4,451,849)	(4,451,849)	(6,132)	0%	4,445,717
Proceeds from Disposal of Assets		54,181	54,181	-	0%	(54,181)
Repayment of Debentures		-	-	-	-	-
Proceeds from New Debentures		500,000	500,000	-	0%	-
Self-Supporting Loan Principal Income		-	-	-	-	-
Transfers to Restricted Assets		(259,082)	-	-	-	-
Transfers from Restricted Assets		2,040,262	-	-	-	-
Add: Net Current Assets 1 July 2017		1,364,725	1,364,725	1,352,067	99%	(12,658)
Net Current Assets YTD		0	(2,961,409)	1,430,851	-48%	4,392,260

Monthly Report July 2017**Notes to the Financial Activity Statement****SUMMARY***Budget Forecast*

The Financial Activity Statement for the period ended 31 July 2017 indicates a balanced budget to 30 June 2017. The following analysis compares year to date variations against the forecast.

Operating YTD Actuals

Operating Revenue 98%; is \$8,000 less than the YTD budget (Unfavourable).

Operating Expenditure 25%; is \$723,000 less than the YTD budget (Favourable).

After non-cash adjustments, the total operating cash position is \$512,000 more than the YTD budget (Favourable).

Capital Programs YTD Progress

Land & Buildings 0% expended

Infrastructure Assets 0% expended

Plant and Equipment 0% expended

Furniture and Equipment 0% expended

Capital Expenditure is \$4,446,000 less than the YTD budget (Favourable), which is the value of uncompleted works.

Materiality in Financial Reporting

Material programme income and expenditure variance thresholds of either the greatest of 10% or \$10,000 are explained below and variances are reported to the nearest \$'000:

OPERATING REVENUE & EXPENDITURE**REVENUE – UNFAVOURABLE \$8,000**

There are no significant items of variance within these programs.

EXPENDITURE – FAVOURABLE \$723,000

There is a favourable YTD operating expenditure variance which is due to a combination of the following items:

GOVERNANCE – FAVOURABLE \$66,000**Members of Council**

Mayor/Councillors sitting fees has a favourable year to date budget timing variance amounting to \$12,000 which is attributable to payments being made in August.

Members insurance has a favourable year to date budget timing variance amounting to \$12,000 which is attributable to the first instalment of the insurance premium being paid in August.

Communications, Advocacy and PR has a favourable year to date budget timing variance amounting to \$12,000 as the projects have not commenced.

General Administration

There is a favourable year to date budget timing variances for Employee costs amounting to \$47,000 which will be offset during the year.

General Insurance has a favourable year to date budget timing variance amounting to \$28,000 which is attributable to the first instalment of the insurance premium being paid in August.

Computer System Support has a favourable year to date budget timing variance amounting to \$14,000 as the projects have not commenced.

Subscriptions has an unfavourable year to date budget timing variance amounting to \$24,000 which is attributable to the WALGA subscriptions having been paid. This amount will be offset in August.

EDUCATION & WELFARE – FAVOURABLE \$97,000**Care of Families & Children**

HACC Salaries has a favourable year to date budget timing variance amounting to \$46,000 which will be offset once a journal is processed in August.

Other Welfare

The Council contribution towards the Glyde-In Centre has a favourable year to date budget timing variance amounting to \$25,000 which will be offset in August.

COMMUNITY AMENITIES – FAVOURABLE \$129,000**Sanitation – Household Refuse**

There are favourable year to date budget timing variances for; Domestic and Commercial Recycling \$14,000, Domestic Refuse Collection \$20,000 and SMRC Waste Composting Facility \$43,000 which is attributable to the July invoices received in the following month.

Town Planning & Regional Development

Town Planning Salaries has a favourable year to date budget timing variance amounting to \$21,000 which will be offset during the year.

RECREATION & CULTURE – FAVOURABLE \$201,000**Other Recreation & Sport**

East Fremantle Oval has a favourable year to date budget timing amounting to \$13,000 which is due to seasonal factors and will be offset during the year.

TRANSPORT – FAVOURABLE \$139,000**Maintenance Streets, Roads & Bridges**

There are favourable year to date budget timing variances for Road and Street Maintenance \$10,000 and Tree Replacements \$16,000 which will be offset during the year.

Conversely there is an unfavourable year to date budget timing variance amounting to \$17,000 for Verge Maintenance which is due to greater emphasis having been placed on this project as at this time of the year.

ECONOMIC SERVICES – FAVOURABLE \$10,000

There are no significant items of variance within this program.

OTHER PROPERTY & SERVICES

Public Works Overheads expenditure is \$39,000 under budget in total pooled costs, whilst the Recovery of Public Works Overheads is \$13,000 under budget, based on labour hours.

Plant Operation Costs are \$42,000 under budget, whilst the Recovery of Plant Operation costs is \$17,000 under budget, based on plant hour usage volumes.

CAPITAL EXPENDITURE

There are favourable year to date Capital Expenditure timing variances of \$4,446,000 given that the works projects are in its early stages.

SCHEDULE OF INVESTMENTS

Surplus funds are held in interest bearing term deposits. The General Purpose interest received for the Municipal and Reserve funds amounts to \$1,000. The timing of interest received on investments is dependent on the placement and maturity dates of term deposits. Rate revenue received will be placed on investment as surplus funds and spread forward over various months to satisfy ongoing cash flow requirements. Interest earnings are reflected as investments mature.

The graph displays the mix of investments and how funds compare with the limits of the Town's Investment policy placement (Maximum 100% with AA rated and maximum 80% with A rated institutions).

Prior to placing investments, preference is given to competitive quotations from financial institutions that are deemed not to invest in or finance the fossil fuel industry where;

- a) the investment is compliant with Council's investment policy with regards to risk management guidelines, and
- b) the investment rate of return is favourable to Council relative to other investment quotations that may be on offer within a competitive environment.

For this period, prior to rate funds being received, we have been either withdrawing or re-investing remaining funds on a short term monthly basis. We have noticed when currently sourcing competitive quotes that non-fossil fuel institutions have better rates for longer placements but are not competitive on the short terms that we have been seeking. We will be seeking a range of longer investment terms when rate funds are received.

TOWN OF EAST FREMANTLE

INVESTMENTS

DETAILS OF INVESTMENTS HELD AS AT 31 JULY 2017

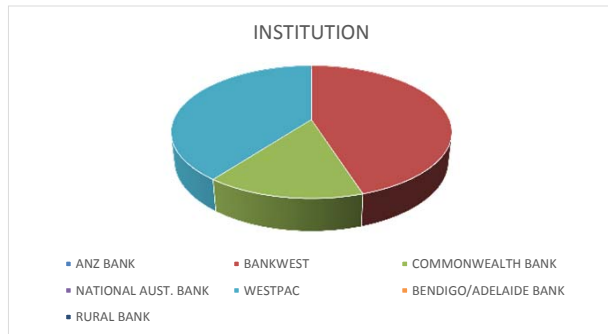
FINANCIAL INSTITUTION	STANDARD & POOR'S RATING	REF. NO	RATE %	PERIOD	INVESTMENT DATE	MATURITY DATE	MUNICIPAL FUND	TRUST FUND	RESERVE FUND VARIOUS	HIGHEST % RATE QUOTED-NON FOSSIL FUEL BANKS	MATURED INVEST.	INTEREST 17/18	COMMENTS
BANKWEST	AA-	4607122	2.25	42	03-Jul-17	14-Aug-17	\$200,000.00			RURAL BANK 1.80% - S&P (A-)			General Account
BANKWEST	AA-	4612256	2.10	30	17-Jul-16	16-Aug-17	\$750,000.00			RURAL BANK 1.75% - S&P (A-)			General Account
WESTPAC	AA-	35071192038									\$700,563.84	\$563.84	General Account
BANKWEST	AA-	4607116	2.50	60	03-Jul-17	01-Sep-17			\$1,285,000.00	BENDIGO/ADELAIDE BANK 2.00% S&P (A-)			Various Reserves
WESTPAC	AA-	36032581668	2.74	124	07-Jun-17	09-Oct-17			\$1,966,625.25	RURAL BANK 2.55% - S&P (A-)			Various Reserves
COMMONWEALTH BANK	AA-	169592	1.77	33	21-Jul-17	21-Jul-17		\$761,647.13		RURAL BANK 1.75% - S&P (A-)		\$1,150.12	Trust Account
VARIOUS												\$921.11	Interest set off/Trans.In
							\$950,000.00	\$761,647.13	\$3,251,625.25		\$700,563.84	\$2,635.07	

General A/c Maturity Dates:
 (1) 14-Aug-16 \$200,000.00
 (1) 16-Aug-16 \$750,000.00
\$950,000.00

Interest Balances:
 Account No: 103188 General \$1,484.95
 1689 Reserves \$0.00
 223 Trust \$1,150.12
\$2,635.07

INSTITUTION	\$	%	RISK
ANZ BANK			AA-
BANKWEST	\$2,235,000	45.03%	AA-
COMMONWEALTH BANK	\$761,647	15.35%	AA-
NATIONAL AUST. BANK			AA-
WESTPAC	\$1,966,625	39.62%	AA-
BENDIGO/ADELAIDE BANK			A-
RURAL BANK			A-
SUNCORP			A
BANK OF QUEENSLAND			A-
	\$4,963,272	100.00%	

RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%		
AA	MAX 100%	\$4,963,272	100.00%
A (DIVESTMENT)	MAX 80%		0.00%
		\$4,963,272	100.00%



COA	Description	2017/18 Budget	2017/18 Revised Budget	2017/18 Actual	Progress %
	Land & Buildings				
E04604	Buildings - Town Hall Remedial Works	\$2,094,462	\$2,094,462	2,000	0%
E08613	Glyde-In Community Learning Centre	\$25,000	\$25,000	-	0%
E10606	Sumpton Green Childcare - Verandah Repairs	\$9,245	\$9,245	-	0%
E11706	East Fremantle Bowling Club - Solar Panels	\$15,000	\$15,000	-	0%
E11623	Buildings - EF Junior Football Clubroom - CapEx	\$45,000	\$45,000	-	0%
	Land & Buildings Total	\$2,188,707	\$2,188,707	2,000	0%
	HACC Plant & Equipment				
	HACC Plant & Equipment Total	\$0	\$0	-	#DIV/0!
	Plant & Equipment				
E11707	Replacement of Ride-On Mower TORO Z7000	\$36,000	\$36,000	-	0%
E12802	Mini Excavator 1.8T with Trailer	\$36,950	\$36,950	-	0%
E12803	Replacement of 2008 Mitsubishi Canter with 2017 Isuzu NPR 75-190	\$70,000	\$70,000	-	0%
E12804	Replacement of Dual Cab Utility - Operations Supervisor	\$38,900	\$38,900	-	0%
	Plant & Equipment Total	\$181,850	\$181,850	-	0%
	Furniture & Equipment				
E04606	Network Hardware Renewal CapEx	\$170,000	\$170,000	510	0%
E04613	Admin - Records Compactus Unit CapEx	\$20,000	\$20,000	-	0%
E04616	Digital Camera	\$5,000	\$5,000	-	0%
E04617	Binder	\$4,500	\$4,500	-	0%
E04620	Town Hall AV Equipment	\$45,000	\$45,000	-	0%
E04621	Desktop Workstation Replacement	\$16,000	\$16,000	-	0%
	Furniture & Equipment Total	\$260,500	\$260,500	510	0%

REPORT 12.1.1		ATTACHMENT 1			
COA	Description	2017/18 Budget	2017/18 Revised Budget	2017/18 Actual	Progress %
	Infrastructure Assets				
	Public Art Infrastructure Sub-Total	\$0	\$0	-	#DIV/0!
E10605	Inf - Jetty Treatment and Major Maintenance Program - Infrastructure CapEx	\$21,576	\$21,576	-	0%
E11602	Inf - John Tonkin Interpretation Node Project (Carpark). CapEx	\$10,788	\$10,788	3,622	34%
E11704	Inf - John Tonkin Power Upgrade	\$161,819	\$161,819	-	0%
E11687	Inf - Swimming Areas - Foreshore Erosion Control - CapEx	\$474,067	\$474,067	-	0%
	Swan River Foreshore Infrastructure Sub-Total	\$668,250	\$668,250	3,622	1%
E11700	Inf - East Fremantle Croquet Courts Upgrade	\$16,182	\$16,182	-	-
E11701	Inf - Henry Jeffrey Cricket Nets	\$34,669	\$34,669	-	0%
E11702	Inf - EF Oval - Irrigation Upgrade - Ring Main	\$43,152	\$43,152	-	0%
E11703	Inf - EF Oval - Irrigation Upgrade - Bore Pump	\$43,151	\$43,151	-	0%
E11696	Inf - Bicentennial Falls Retaining Walls - CapEx	\$11,435	\$11,435	-	0%
E11697	Inf - I.G Hancock Reserve Stage 2 - CapEx	\$5,349	\$5,349	-	0%
E11705	Inf - Merv Cowan Pedestrian Bridge	\$6,934	\$6,934	-	0%
E12761	Inf - Drainage - Realignment of Drainage - Merv Cowan Park - CapEx	\$17,335	\$17,335	-	0%
	Clubs/Parks Infrastructure Sub-Total	\$178,207	\$178,207	\$0	0%
E12789	Inf - Footpath Renewal - Allen Street to Fletcher Street - Eastern Side (322m)	\$37,558	\$37,558	-	0%
E12790	Inf - Footpath Renewal - Canning H'Way Town Centre to Old Post Office	\$79,740	\$79,740	-	0%
E12791	Inf - Footpath Renewal - Marmion Street to Fletcher Street - Western Side	\$46,226	\$46,226	-	0%
E12792	Inf - Footpath Renewal - Hubble Street to Sewell Street - Northern Side	\$13,289	\$13,289	-	0%
E12793	Inf - Footpath Renewal - Milenden Street to Canning H'Way - Western Side	\$4,623	\$4,623	-	0%
E12794	Inf - Footpath Renewal - Pier Street to View Terrace - Eastern Side	\$13,289	\$13,289	-	0%
E12795	Inf - Footpath Renewal - Fraser Street to View Terrace - Western Side	\$34,669	\$34,669	-	0%
E12796	Inf - Footpath Renewal - Sewell Street to King Street - Southern Side	\$28,891	\$28,891	-	0%
E12797	Inf - Footpath Renewal - Canning H'Way to Fraser Street - Western Side	\$46,226	\$46,226	-	0%
E12798	Inf - Footpath Renewal - Canning H'Way to Fraser Street - Eastern Side	\$40,445	\$40,445	-	0%
	Footpath Infrastructure Sub-Total	\$344,956	\$344,956	\$0	0%
E12776	Inf-Roads - Reconstruct Pavement - Aldgate Place	\$9,245	\$9,245	-	0%
E12777	Inf-Roads - Road Resurfacing - Andrews Road	\$29,794	\$29,794	-	0%
E12778	Inf-Roads - Road Resurfacing - Clayton Street	\$24,269	\$24,269	-	0%
E12747	Inf - Roads - Parking Machines	\$75,000	\$75,000	-	0%
E12779	Inf-Roads - Road Resurfacing - Fletcher Street	\$62,405	\$62,405	-	0%
E12780	Inf-Roads - Road Resurfacing - George Street	\$19,461	\$19,461	-	0%
E12781	Inf-Roads - Road Resurfacing - King Street	\$60,094	\$60,094	-	0%
E12782	Inf-Roads - Road Resurfacing - Moss Street	\$14,303	\$14,303	-	0%
E12783	Inf-Roads - Road Resurfacing - Munro Street	\$19,617	\$19,617	-	0%
E12784	Inf-Roads - Road Resurfacing - Riverside Road Carpark 7	\$19,345	\$19,345	-	0%
E12785	Inf-Roads - Road Resurfacing - Silas Street	\$17,335	\$17,335	-	-
E12786	Inf-Roads - Road Resurfacing - View Terrace	\$17,335	\$17,335	-	0%
E12787	Inf-Roads - Road Resurfacing - Wolsely Road	\$17,335	\$17,335	-	0%
E12788	Inf-Roads - Road Resurfacing - Woodhouse Road	\$83,206	\$83,206	-	0%
E11603	Inf - East Fremantle Tennis Club - Court Resurfacing	\$49,624	\$49,624	-	0%
E12799	Inf - Town Depot Car Park Resurface	\$12,195	\$12,195	-	0%
E12800	Inf - Road Resurfacing - Eastern Street	\$12,143	\$12,143	-	0%
E12805	Inf - New Town Entry Statement	\$86,673	\$86,673	-	0%
	Road Infrastructure Sub-Total	\$629,379	\$629,379	\$0	0%
001473	Loan 185 Town Hall	\$0	\$0	-	#DIV/0!
E04618	Princ repay Loan 179 Org Reform	\$0	\$0	-	#DIV/0!
E10506	Princ Repay Loan 173 George St Beautification	\$0	\$0	-	#DIV/0!
E11514	Princ Repay Loan 167 EFBC Development	\$0	\$0	-	#DIV/0!
E11516	Princ Repay Loan 169 Foreshore Landscape	\$0	\$0	-	#DIV/0!
E11517	Princ Repay Loan 171 Play Equip & Res Develop.	\$0	\$0	-	#DIV/0!
E11518	Princ Repay Loan 175 Auto Retic	\$0	\$0	-	#DIV/0!
E12501	Princ Repay Loan 168, Footpath Const.	\$0	\$0	-	#DIV/0!
E12503	Princ Repay Loan 170 Traffic Treatments	\$0	\$0	-	#DIV/0!
E12504	Princ Repay Loan 174 Local Area Traffic Man.	\$0	\$0	-	#DIV/0!
E12505	Princ Repay Loan 178 Roads,F/paths & Drainage Works	\$0	\$0	-	#DIV/0!
E12506	Princ Repay Loan 182 Roadworks	\$0	\$0	-	#DIV/0!
E12508	Princ Repay Loan 184 Roadworks	\$0	\$0	-	#DIV/0!
		\$0	\$0	-	#DIV/0!
000217	TRANSFER TO LEGAL FUNDS RESERVE	\$3,470	\$3,470	-	0%
000221	TRANSFER TO PLANT RESERVE	\$6,312	\$6,312	-	0%
000224	TRANSFER TO STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	\$163,753	\$163,753	-	0%
000225	TRANSFER TO STAFF LEAVE RESERVE	\$9,929	\$9,929	-	0%
000226	TRANSFER TO OFFICE RESERVE	\$1,850	\$1,850	-	0%
000228	TRANSFER TO CIVIC BUILDING RESERVE	\$15,360	\$15,360	-	0%
000229	TRANSFER TO HACC RESERVE	\$5,286	\$5,286	-	0%
000251	TRANSFER TO ARTS & SCULPTURE RESERVE	\$48,579	\$48,579	-	0%
000340	TRANSFER FROM PLANT RESERVE	\$0	\$0	-	#DIV/0!
000341	TRANSFER FROM STRATEGIC PLAN AND INFRASTRUCTURE RESERVE	-\$460,000	-\$460,000	-	0%
000343	TRANSFER FROM OFFICE RESERVE	-\$149,842	-\$149,842	-	0%
000344	TRANSFER FROM UNSPENT GRANTS RESERVE	-\$186,251	-\$186,251	186,251.000	100%
000350	TRANSFER FROM CIVIC BUILDING RESERVE	-\$1,244,169	-\$1,244,169	-	0%
		-\$2,040,262	-\$2,040,262	186,251.000	9%
	Infrastructure Assets Total	\$1,820,792	\$1,820,792	\$3,622	0%
	Total All Capital Works	\$4,451,849	\$4,451,849	\$6,132	0%

**RATES BALANCES
31 JULY 2017**

31-July-2017	Levied	GST	Receipts	Balance
Rates - Current	0.00	0.00	0.00	0.00
Rates - Arrears	221,007.27	0.00	10,185.44	210,821.83
Interest	26,789.92		657.79	26,132.13
Legal Costs - Current	5,291.05	0.00	20.00	5,271.05
Excess Receipts	0.00	0.00	61,794.58	-61,794.58
Back Rates 13/14	9.14		0.00	9.14
Back Rates 15/16	0.00		0.00	0.00
Additional Recycling Bin	0.00	0.00	0.00	0.00
Additional Refuse Bin	0.00		0.00	0.00
Additional Refuse - Arrears	650.38	0.00	0.00	650.38
ESL Penalty Current	154.97	0.00	1.52	153.45
ESL Penalty Arrears	2,864.26	0.00	48.14	2,816.12
Instalment Admin Fee Current	0.00		0.00	0.00
Instalment Interest Current	0.00	0.00	0.00	0.00
Refuse & Recycling Service	0.00		0.00	0.00
Refuse & Recycling Service	491.00	0.00	0.00	491.00
Swimming Pool	119.89		17.99	101.90
Swimming Pool - Arrears	0.00		0.00	0.00
Emergency Services Levy - Current	0.00	0.00	0.00	0.00
Emergency Services Levy - Arrears	22,887.47	0.00	1,232.78	21,654.69
3288 Properties	280,265.35	0.00	73,958.24	206,307.11
Less Deferred Rates - GL Account 10001070				-52,576.76
Less Deferred ESL - GL Account 10001070				-4,861.06
BALANCE OF COLLECTIBLE RATES AS AT 31 JULY 2017				148,869.29
TOTAL GRV VALUATIONS AS AT 31 JULY 2017			106818505	
TOTAL % OF COLLECTIBLE OUTSTANDING RATES AS AT 31 JULY 2017			53.12	

GL Balances

RATES CONTROL ACCOUNT	10001060	190,831.86
ESL CONTROL ACCOUNT	10001110	19,832.01
EXCESS RATES	10001240	-61,794.58
DEFERRED RATES	10001070	57,437.82
GL TOTAL		206,307.11
LESS RATES TRIAL BALANCE		206,307.11
VARIANCE		0.00

MONTHLY ADVICE OF DEBTS WRITTEN OFF

PARKING INFRINGEMENTS WRITTEN OFF FOR THE MONTH OF JULY 2017

- Current Infringements deemed uncollectable	\$545.60
- Interstate/overseas Infringements deemed uncollectable	\$0.00
	<u>\$545.60</u>

TOWN OF EAST FREMANTLE

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July to 31 July 2017

NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	YTD Actual \$	2017/18 Budget \$
Cash - Unrestricted	1,671,322	538,968
Cash - Restricted Reserves	3,251,730	1,470,550
Receivables	313,222	-
	5,236,274	2,009,518
 LESS: CURRENT LIABILITIES		
Payables and Provisions	(950,865)	(936,141)
NET CURRENT ASSET POSITION	4,285,408	1,073,377
Less: Cash - Restricted	(3,251,730)	(1,470,550)
Add: CashBacked Leave Reserve	397,173	397,173
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	1,430,851	(0)
 Restricted Cash Breakup		
Plant Replacement Reserve	252,480	258,792
Staff Leave Reserve	397,173	407,102
Office Reserve	147,992	0
Legal Costs Reserve	138,812	142,282
HACC Reserve	211,451	216,737
Strategic Plan Reserve	550,135	253,888
Civic Buildings Reserve	1,228,809	0
Unspent Grants	181,708	0
Arts & Sculpture Reserve	143,170	191,749
	3,251,730	1,470,550

12.1.2 Accounts for Payment – July 2017

File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Meeting Date	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly List of Payments – July 2017

Purpose

For Council to receive the monthly list of accounts paid.

Executive Summary

To endorse the list of payments made under delegated authority for the month of July 2017.

It is therefore recommended that Council receives the Lists of Accounts paid for the period 1 July to 31 July 2017, as per the summary table.

Background

The Chief Executive Officer has delegated authority to make payments from the Municipal and Trust Accounts in accordance with budget allocations.

The Town provides payments to suppliers by electronic funds transfer, cheque or credit card. Attached is an itemised list of all payments made under delegated authority during the said period.

Consultation

Nil.

Statutory Environment

Regulation 13: *Local Government (Financial Management) Regulations 1996 (as amended)*

Policy Implications

Policy F8.1 Ordering of Goods and Services.

Financial Implications

Accounts for Payment are sourced from budget allocations.

All amounts quoted in this report are inclusive of GST.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2015 – 2025 states as follows:

KEY FOCUS AREA 4: Governance and leadership

Aspiration: *The community is served by a leading and listening local government*

4.9 *A financially sustainable Town – Provide financial management services to enable the Town to sustainably provide services to the community.*

Site Inspection

Not applicable.

Comment

The attached itemised list of payments is prepared in accordance with Regulation 13 of the amended *Local Government (Financial Management) Regulations 1996*.

12.2.2 OFFICER RECOMMENDATION

That the list of accounts paid for the period 1 July to 31 July 2017 be received, as per the following summary table:

JULY 2017		
Voucher No	Account	Amount
5094 - 5097	Municipal (Cheques)	\$10,025.63
EFT24456 – EFT24509	Electronic Transfer Funds	\$165,942.72
Payroll	Electronic Transfer Funds	\$218,430.98
Superannuation	Electronic Transfer Funds	\$36,255.23
Credit Card	Corporate Credit Card	\$4,341.90
	Total Payments	\$434,996.46

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for July 2017 & submitted for the information of the Council Meeting to be held on 15 August 2017					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
CHEQUES				\$	\$
5094	07/07/2017	TOWN OF EAST FREMANTLE	ADMIN PETTY CASH RECOUP 30/06/17	68.35	68.35
5095	07/07/2017	TOWN OF EAST FREMANTLE	HACC PETTY CASH RECOUP 30/06/17	36.00	36.00
5096	26/07/2017	DEPARTMENT OF TRANSPORT	FLEET VEHICLE REGISTRATIONS	6,953.70	6,953.70
5097	26/07/2017	WATER CORPORATION	WATER USE RES 45025 JOHN TONKIN PARK - WATER LEAK	2,967.58	2,967.58
CHEQUE TOTAL				\$ 10,025.63	\$ 10,025.63
EFTs		Supplier	Description	Inv Amount	EFT
EFT24456	07/07/2017	CONSTRUCTION TRAINING FUND	CONSTRUCTION TRAINING FUND COLLECTED JUNE 17	3,810.00	3,810.00
EFT24457	07/07/2017	IT VISION	UPGRADE SYNERGYSOFT TO LATEST VERSION	1,331.00	1,331.00
EFT24458	07/07/2017	OPTUS	MOBILE PHONE USE 22/05/17 - 21/06/17	348.94	348.94
EFT24459	07/07/2017	PENNANT HOUSE	1 x TOEF FLAG, 1 AUSTRALIAN FLAG	401.50	401.50
EFT24460	07/07/2017	SYNERGY	POWER SUPPLY ULRICH PARK 21/04/7 - 28/06/17	65.00	65.00
EFT24461	07/07/2017	FASTA COURIERS	COURIER COSTS JUNE 17 - 16/06/17 - 30/06/17	159.87	159.87
EFT24462	07/07/2017	SMRC LOAN REPAYMENT ACCOUNT	RRRC LOAN REPAYMENT PERIOD ENDING 30/06/17	2,022.06	2,022.06
EFT24463	07/07/2017	KOOL LINE ELECTRICAL	REROUTE OLD DATA POINTS IN DEPOT OFFICE FOR NEW DESKTOP WORK STATION	260.00	
			INSTALL HARD WIRED SMOKE ALARM IN SERVER ROOM	300.00	
			REPAIRS TO BOAT RAMP LIGHTING	2,704.00	
			HIRE AND USE OF CABLE LOCATOR TO MARK OUT IN GROUND POWER FOR JOHN TONKIN PARK	779.00	
			WIRING FOR OFFICE FITOUT. SUPPLY AND INSTALL EMERGENCY LIGHTING & SMOKE DETECTORS. TRENCH AND SUPPLY AND INSTALL CABLING FROM COMMUNITY CENTRE TO NEW CONTAINER AND INSTALL SWITCHBOARD IN CONTAINER.	6,708.07	10,751.07
EFT24464	07/07/2017	BUILDING COMMISSION	BUILDING SERVICES LEVY COLLECTED JUNE 2017	4,077.75	4,077.75
EFT24465	07/07/2017	KONICA MINOLTA BUSINESS SOLUTIONS	COPY CHARGES BIZHUB C658 - JUNE 2017	406.08	
			COPY CHARGES - BIZHUB 368 - JUNE 2017	12.07	418.15
EFT24466	07/07/2017	FOODWORKS EAST FREMANTLE	ADMIN, HACC & WORKS CONSUMABLES	565.54	565.54
EFT24467	07/07/2017	SIMPLEPAY SOLUTIONS	CREDIT CARD TRANSACTIONS JUNE 17 EF L/RAMP	188.76	188.76
EFT24468	07/07/2017	PAUL THE MELVILLE GARDENER	REMOVE LEAVES AT RICHMOND RACEWAY PARK & LEE PARK	818.00	818.00
EFT24469	07/07/2017	CALTEX AUSTRALIA	FUEL USE JUNE 17	4,718.54	4,718.54
EFT24470	26/07/2017	TOWN OF EAST FREMANTLE	MPEN C7 - FEES TO BE RECEIPTED	67.20	67.20
EFT24471	26/07/2017	NULOOK HOMES PTY LTD	BOND REFUND	1,500.00	1,500.00
EFT24472	26/07/2017	THOMAS PUDDY	MOORING PEN BOND REFUND	1,992.80	1,992.80
EFT24473	26/07/2017	JEANNETTE MARIE MCEWEN	FOOTPATH DEPOSIT REFUND	1,500.00	1,500.00
EFT24474	26/07/2017	THE ROOF AND WALL DOCTOR	FOOTPATH DEPOSIT REFUND	1,500.00	1,500.00
EFT24475	26/07/2017	ELISKA FURLONG	FOOTPATH DEPOSIT REFUND	1,505.80	1,505.80
EFT24476	26/07/2017	MATTHEW REGAN	MOORING PEN BOND REFUND	2,880.00	2,880.00
EFT24477	26/07/2017	SHELFORD CONSTRUCTIONS	BOND REFUND	1,500.00	1,500.00
EFT24478	26/07/2017	AUSTRALIA POST	POSTAGE COSTS JUNE 17	2,220.59	2,220.59
EFT24479	26/07/2017	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS JULY 17	54.90	54.90
EFT24480	26/07/2017	BUNNINGS	VARIOUS HARDWARE	199.15	199.15
EFT24481	26/07/2017	COMMUNITY NEWSPAPERS	ADVERTISING OF LPS3. AMENDMENT NO. 14	417.12	417.12
EFT24482	26/07/2017	CITY OF COCKBURN	TIP FEES JUNE 17 - 43 DOCKETS	2,365.00	2,365.00
EFT24483	26/07/2017	DOGS REFUGE HOME	POUND FEES FOR MARCH, APRIL & MAY	96.80	96.80
EFT24484	26/07/2017	MCLEODS	LEGAL EXPENSES JULY 17	11,240.97	11,240.97
EFT24485	26/07/2017	BEACON EQUIPMENT	CHECK PUSH MOWER	68.00	68.00
EFT24486	26/07/2017	TELSTRA	VARIOUS PHONES & MOBILES	373.94	373.94
EFT24487	26/07/2017	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	9,679.90	9,679.90
EFT24488	26/07/2017	BETWEEN THE SHEETS	COPYING OF PLANS FROM 05/01/17 TO 13/03/17	164.00	164.00
EFT24489	26/07/2017	STEANN PTY LTD	BULK VERGE GREEN WASTE COLLECTION JUNE 17	18,363.91	18,363.91
EFT24490	26/07/2017	THRIFTY CAR RENTALS	HIRE OF VEHICLE WHILE RANGER VEHICLE IS REPAIRED 20/06/17 - 30/06/17	766.04	766.04
EFT24491	26/07/2017	ALSCO PTY LTD	SANITARY SERVICES	7.26	7.26

EFT24492	26/07/2017	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	REGISTRATION: EVENT SETTING HIGH STANDARDS	130.00	130.00
EFT24493	26/07/2017	PETRA CLEAN	ADDITIONAL CLEANING AT DEPOT - APRIL 2017	440.00	
			CLEANING SERVICES MAY 17	4,484.93	4,924.93
EFT24494	26/07/2017	INDIANIC SERVICES PTY LTD	LEEUEWIN BOAT RAMP NORTH FINGER BOAT RAMP REPLACE & REPAIR BURNT ELEMENTS	4,620.00	4,620.00
EFT24495	26/07/2017	PLANET FOOTPRINT	PLANET FOOTPRINT CORE SCOREKEEPING SERVICES YEAR 2 OF 3	3,509.00	3,509.00
EFT24496	26/07/2017	CLEANAWAY	RUBBISH & RECYCLING JUNE 17	45,096.65	45,096.65
EFT24497	26/07/2017	TRADEWINDS HOTEL	CATERING STRATEGIC PLAN REVIEW COMMUNITY WORKSHOPS X 2	1,050.00	
			CATERING - COUNCIL/COMMITTEE MEETINGS FEB 17 - JUNE 17	385.50	1,435.50
EFT24498	26/07/2017	SUNNY SIGN COMPANY PTY LTD	STREET SIGNS FOR EF TENNIS CLUB AND EF YACHT CLUB	114.40	
			PARKING SIGNS AND TRUCKS ENTERING SIGNS	445.50	559.90
EFT24499	26/07/2017	DEPARTMENT OF TRANSPORT	VEHICLE SEARCH FEES JUNE 17 - 6 SUCCESSFUL	19.80	19.80
EFT24500	26/07/2017	FOCUS NETWORKS	SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MONTHLY SERVER UPDATES 19/06/17 - 30/06/17	2,989.58	2,989.58
EFT24501	26/07/2017	ACCESSIBLE TRANSIT SPECIALISTS	mitsubishi rosa bus step repair, 1 DTB605.	220.00	220.00
EFT24502	26/07/2017	ENVIRO SWEEP	SWEEPING OF TOEF FOR JUNE 2016	4,510.00	4,510.00
EFT24503	26/07/2017	LOCAL GOVERNMENT PLANNERS ASSOCIATION	PLANNING STAFF ATTENDANCE AT LGPA BREAKFAST	160.00	160.00
EFT24504	26/07/2017	LANDGATE	DATA CAPTURE SERVICES - AUTUMN/SPRING & SERVICE FEE FOR AERIAL IMAGERY	2,401.30	
			GRV INTERIM VALUATIONS DATED 20/05/17 - 02/06/17	207.42	2,608.72
EFT24505	26/07/2017	FUJI XEROX	MODEL DC5C6675T FUJI XEROX COPIER CHARGES - 01/06/17 - 30/06/17	427.63	427.63
EFT24506	26/07/2017	MARKETFORCE	EMPLOYMENT AD WEST AUSTRALIAN (8/7/17) HACC ACTIVITIES ASSIST/BUS DRIVER	489.45	489.45
EFT24507	26/07/2017	MARKET CREATIONS	LOGO BRANDING DEVELOPMENT PROJECT - CORPORATE IDENTITY, STYLE GUIDE CORPORATE REFERENCE MATERIAL. NEWSPAPER ADVERTISEMENTS. UNIFORM BRANDING, WEBSITE BRANDING & OTHER SOCIAL MEDIA. LOGO/BRANDING RELEASE STRATEGY/CAMPAIGN	5,577.00	5,577.00
EFT24508	26/07/2017	KEYS BROS	STORAGE OF FURNITURE FROM TOWN HALL 25/06/17 - 29/07/17	325.00	325.00
EFT24509	26/07/2017	ATTADALE JUNIOR FOOTBALL CLUB	KIDSPORT INVOICE	200.00	200.00
EFT TOTAL				\$ 165,942.72	\$ 165,942.72
Direct Debit	Supplier	Description		Inv Amount	EFT
DD10726.1	CLICKSUPER			\$ 18,488.66	\$ 18,488.66
DD10725.1	CLICKSUPER			\$ 17,766.57	\$ 17,766.57
DIRECT DEBIT TOTAL				\$ 36,255.23	\$ 36,255.23
DATE	CREDIT CARD	SUPPLIER		AMOUNT	
28/06/2017	GARY TUFFIN	PALMYRA POST		\$ 4,065.45	\$ 4,065.45
		CBRE PERTH		\$ 21.00	\$ 21.00
		PLUCK BICTON		\$ 49.50	\$ 49.50
		PALMYRA POST		\$ 205.95	\$ 205.95
CREDIT CARD TOTAL				\$ 4,341.90	\$ 4,341.90
Description				Inv Amount	EFT
PAYROLL P/E 05/07/17				\$ 107,486.57	\$ 107,486.57
PAYROLL P/E 19/07/18				\$ 110,944.41	\$ 110,944.41
PAYROLL TOTALS				\$ 218,430.98	\$ 218,430.98
GRAND TOTAL				\$ 434,996.46	\$ 434,996.46

12.2 GOVERNANCE REPORTS

12.2.1 Draft Strategic Community Plan 2017- 2027

File ref	A/RSCP
Prepared by	Wendy Cooke, Project Coordinator
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil.
Attachments	Draft Strategic Community Plan 2017-2027 (Attached Separately)

Purpose

The purpose of this report is to seek Council authorisation to advertise the draft Strategic Community Plan 2017-2027 (the Plan), for public comment for a period of 21 days.

Executive Summary

Learning Horizons Consultants have been working with elected members, staff and the community on the biennial review of the existing Strategic Community Plan 2015-2025. Two workshops, a survey and the Community Perceptions Survey 2017 have provided input into the revised document. It is recommended that the draft Plan (August 2017) be advertised for public comment prior to adoption by Council.

Background

The Town engaged Learning Horizons to undertake the biennial review of the Plan. The Plan is part of our fulfilment of the Integrated Planning and Reporting (IPR) Framework. All local governments in Western Australia are required to implement IPR. The Plan is a long-term planning document setting out the community's vision, aspirations for the future, and the key strategies we will need to focus on to achieve our aspirations.

The Plan will be used to:

- guide Council decision-making and priority setting
- engage local residents and ratepayers, local businesses, community groups, and education providers that contribute to the future of our community
- inform decision-making with respect to other partners and agencies, including the State Government, other local governments, WALGA, and the private sector
- provide a clear avenue to pursue funding and grant opportunities by demonstrating how projects align with the aspirations of our Council, and within the strategic direction outlined in this Plan
- inform future partners of our key priorities, and the ways in which we seek to grow and develop
- provide a framework for monitoring progress against the community's vision and aspirations

Consultation

Before undertaking consultation with the community for this plan, we reviewed feedback from our bi-ennial Community Perception Survey (2017) and the community engagement carried out in the previous year across other areas.

The consultation and engagement aspects of the project have included two workshops (business community and general community), a targeted survey, (printed and available online) and consultation with elected members and senior staff members.

Statutory Environment

Section 5.56 of the Local Government Act 1995 states;

5.56 Planning for the future

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

Local Government (Administration) Regulations 1996

19C Strategic community plans, requirements for (Act s. 5.56)

- (1) *A local government is to ensure that a strategic community plan is made for its district in accordance with this regulation in respect of each financial year after the financial year ending 30 June 2013.*
- (2) *A strategic community plan for a district is to cover the period specified in the plan, which is to be at least 10 financial years.*
- (3) *A strategic community plan for a district is to set out the vision, aspirations and objectives of the community in the district.*
- (4) *A local government is to review the current strategic community plan for its district at least once every 4 years.*
- (5) *In making or reviewing a strategic community plan, a local government is to have regard to —*
 - (a) *the capacity of its current resources and the anticipated capacity of its future resources; and*
 - (b) *strategic performance indicators and the ways of measuring its strategic performance by the application of those indicators; and*
 - (c) *demographic trends.*
- (6) *Subject to subregulation (9), a local government may modify its strategic community plan, including extending the period the plan is made in respect of.*
- (7) *A council is to consider a strategic community plan, or modifications of such a plan, submitted to it and is to determine* whether or not to adopt the plan or the modifications.*
- (8) *If a strategic community plan is, or modifications of a strategic community plan are, adopted by the council, the plan or modified plan applies to the district for the period specified in the plan.*
- (9) *A local government is to ensure that the electors and ratepayers of its district are consulted during the development of a strategic community plan and when preparing modifications of a strategic community plan.*
- (10) *A strategic community plan for a district is to contain a description of the involvement of the electors and ratepayers of the district in the development of the plan or the preparation of modifications of the plan.*

**Absolute majority required.*

19D. Adoption of plan, public notice of to be given

- (1) *After the adoption of a strategic community plan, or modifications of a strategic community plan, under regulation 19C, the local government is to give local public notice in accordance with subregulation (2).*
- (2) *The local public notice is to contain —*
 - (a) *notification that —*
 - (i) *a strategic community plan for the district has been adopted by the council and is to apply to the district for the period specified in the plan; and*
 - (ii) *details of where and when the plan may be inspected;*

or

 - (b) *where a strategic community plan for the district has been modified —*
 - (i) *notification that the modifications to the plan have been adopted by the council and the plan as modified is to apply to the district for the period specified in the plan; and*
 - (ii) *details of where and when the modified plan may be inspected.*

Policy Implications

N/A

Financial Implications

Various financial implications have been included in the Annual Budget, Four Year Corporate Plan and the Town's 10 Year Financial Plan.

Strategic Implications

The Integrated Planning and Reporting Framework sets out the requirements for three levels of integrated strategic planning:

- Level 1: Strategic Community Plan (10+ years);
- Level 2: Corporate Business Plan (4+ years); and
- Level 3: Operational Plans (1 year).

The Plan articulates the community's vision and priorities for the future and shows how the Council intends to make progress over a ten-year period. The Plan is reviewed every two years. The two yearly reviews alternate between a minor review (updating as needed) and a major review (going through all the steps again).

Comment

Following the public comment period, the report will be finalised and presented to Council for adoption.

12.2.1 OFFICER RECOMMENDATION

That Council authorise the Chief Executive Officer to advertise the Draft Strategic Community Plan 2017-2027 (August 2017) for public comment for a period of 21 days.

12.2.2 Draft Public Art Strategy (August 2017)

File ref	A/ART1
Prepared by	Wendy Cooke, Project Coordinator
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Draft Public Art Strategy 2. Draft Public Art Policy (August 2017)

Purpose

The purpose of this report is to seek Council authorisation to advertise the draft Public Art Strategy (the Strategy), for public comment for a period of 21 days.

Executive Summary

Helen Curtis from Apparatus has been working with elected members, staff and the community on the development of the Town's Public Art Strategy. A draft Strategy and Policy has been prepared.

It is recommended that the draft Strategy (August 2017) be advertised for public comment prior to adoption by Council.

Background

The Strategy was developed to align with the Town of East Fremantle's operational strategies including the Recreation and Community Facilities Strategy, Town Centre Redevelopment Guidelines, Foreshore Management Plan, Local Planning Scheme No. 3, the Strategic Community Plan and the Corporate Business Plan.

A review was undertaken of the Town's existing policy and framework, and subsequently a revised Public Art Policy (attached), a (new) Percent for Public Art Policy and Public Action Plans are currently being drafted.

The draft Policy was discussed at the Council Concept Forum on 8 August 2017 and further investigation will be given to the possible inclusion of references to corporate public art donations and the acquisition of artworks for Council buildings, prior to the Policy being submitted for adoption.

Consultation

The Town of East Fremantle has endeavoured to provide a clear process in the development of the Strategy. Consultation included meetings with Town of East Fremantle staff members, a presentation and feedback session with the Elected Members and a Community Workshop with members of the community to present and discuss the initial Strategy concepts.

Statutory Environment

N/A

Policy Implications

A new Public Art Policy has been developed for consideration by Council and is included with the Draft Public Art Strategy.

Financial Implications

An amount is allocated in the Annual Budget for Public Art acquisition, with accumulated funds currently in the Public Art Reserve.

Strategic Implications

KEY FOCUS AREA 1: Community strength and identity

Aspiration: Our community is strong, safe and close-knit: we support and foster a sense of identity and belonging

1.2 Celebrate and develop of the community's identity through arts and culture

Comment

Following the public comment period, the strategy document and policy will be finalised and presented to Council for adoption.

12.2.2 OFFICER RECOMMENDATION

That Council authorise the Chief Executive Officer to advertise the Draft Public Art Strategy (August 2017) for public comment for a period of 21 days.



DRAFT Public Art Strategy August 2017

Residence to River

Acknowledgement of Traditional Custodianship

The past and present traditional custodians of this land, the people of the Whadjuk, Noongar Nation are acknowledged and respected in this public art plan.

Their long-standing presence in East Fremantle, continuing culture and the contribution they make to the life in Noongar country is recognised.

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Disclaimer

This report has been prepared for the Town of East Fremantle. The information contained in this report has been prepared with care by the author and includes information from apparently reliable secondary data sources, which the author has relied on for completeness and accuracy. However, the author does not guarantee the information, nor is it intended to form part of any contract. Accordingly, all interested parties should make their own enquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects. This report is only for the use of the party to whom it is addressed and the author disclaims any responsibility to any third party acting upon or using the whole or part of its contents.

Public Art Strategy prepared by Helen Curtis, Apparatus, June 2017

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Document Control					
Version	Prepared by	Delivery Date	Reviewed by	Review Date	Date Approved
V1	Helen Curtis	29 May 2017	Wendy Cooke	31 May 2017	
V2	Helen Curtis	6 June 2017	Wendy Cooke	6 June Wendy	
V3	Helen Curtis	21 June 2017	Wendy Cooke	26 June 2017	
V4	Helen Curtis	26 June 2017	Wendy Cooke	31 July 2017	

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7. Public Art Types and Indicative Locations	
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Executive Summary

The overarching vision for this strategy is to develop public art that will help create places that are valued by the community and visitors, and relate clearly to the identity of East Fremantle.

The curatorial approach of this strategy explores the idea of *Residence to River*. This idea underpins the thematic concepts and informs the methodology.

Residence to River presents three themes: Discover; Connect; and Encounter. These themes relate to East Fremantle's natural, social and cultural heritage and the current and future uses of local places.

The project area has been divided into five distinct domains Foreshore, Leeuwin Barracks, Town Centre, George Street and Neighbourhoods.

These domains have been assigned opportunities that reflect the particularity of the locales and the way that people relate to and use these areas.

The Public Art Strategy (*the Strategy*) outlines how the Town of East Fremantle intends to implement its Public Art Policy through the Public Art Four Year Plan.

Through the adoption of this *the Strategy*, the Town of East Fremantle is committed to developing engaging public art that captures the spirit of East Fremantle.

Part One: Introduction

1. Background

1.1 Introduction and Purpose

The Town of East Fremantle recognises that culture and the arts are intrinsic to building stronger communities, stimulating the local economy, contributing to a shared identity and creating enjoyable places.

The purpose of this strategy is to articulate a clear direction for and coordinated approach to the development of public art in the Town of East Fremantle. It acknowledges the importance of public art and the need for Council to develop a suitable public art program for East Fremantle.

The goals that follow arise from consultation and research and these form the basis of a new Public Art Program that will be outlined in a *Public Art Action Plan 2018-2021*.

The Public Art Action Plan 2018-2021 will provide the Town of East Fremantle with a robust and strategic framework for the Public Art Program and sets out priorities that will be achieved by the Town of East Fremantle in conjunction with future capital works and development opportunities.

The aim is to provide supporting documents to *the Strategy*, e.g. a Public Art Policy, Percent for Public Art Policy (currently in development at the time of publication of this draft) and Public Art Action Plan 2018-2021. These documents aim to assist the Town of East Fremantle to deliver a program of diverse and accessible experiences where people can discover, interact and participate in new experiences throughout East Fremantle.

Through the adoption of this Public Art Strategy, the Town of East Fremantle demonstrates commitment to fulfil the vision of working to develop engaging public art that captures the spirit of East Fremantle.

1.2 Process

The Public Art Strategy was developed to align with the Town of East Fremantle's operational strategies including the Recreation and Community Facilities Strategy, Town Centre Redevelopment Guidelines, Foreshore Management Plan Local Planning Scheme No. 3, the Strategic Community Plan and the Corporate Business Plan.

A review was undertaken of the Town's existing policy and framework, and subsequently a revised Public Art Policy, a (new) Percent for Public Art Policy and Public Action Plans are currently being drafted.

The Town of East Fremantle has endeavoured to provide a clear process in the development of the Public Art Strategy and views and opinions of all interested members of the community have been sought and considered in the preparation of this Strategy.

Consultation included meetings with Town of East Fremantle Officers, a presentation and feedback session with the Elected Members and a Community Workshop to present and discuss the initial Draft Public Art Strategy.



14 June 2014 – Town of East Fremantle workshop

1.3 Project Area

East Fremantle is a suburb of Perth, Western Australia, located 17 kilometres south-west of Perth’s central business district. The suburb is mainly residential, and has the same boundaries as the Town of East Fremantle local government area.

According to Australian Bureau of Statistics data 2015, the Town has a population of approximately 8,189 and is 3.2 square kilometres in area. It is bound to the north and west by the Swan River, across which many properties enjoy expansive views of the river, Indian Ocean, the Port and surrounding suburbs.

To the east, it shares a common boundary with the City of Melville, to the south and west with the City of Fremantle. It is a few kilometres from the centre of Fremantle and other major retail areas and is reasonably well served by public transport.

To the north and northwest, the land boundary is met by the Swan River foreshore.

The Town of East Fremantle has encouraged the retention of many heritage homes, gardens and streetscapes in the area. East Fremantle community members and families currently enjoy a high standard of amenity, with space for children to play and a sense of history and community.

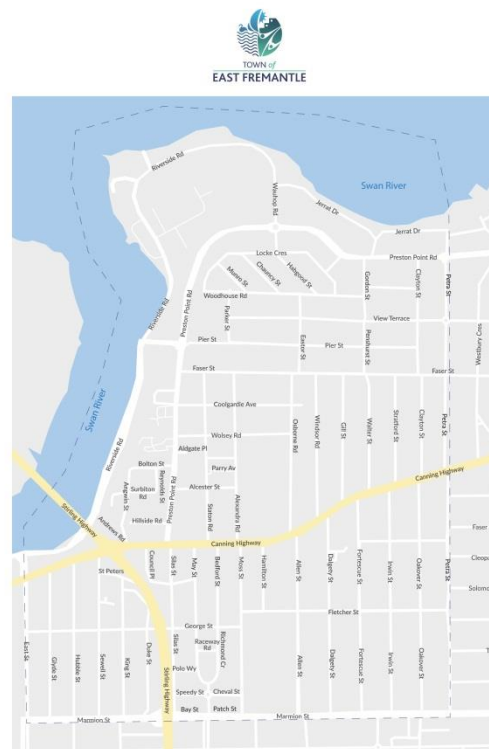


Image showing East Fremantle Public Art Domains and location of East Fremantle in relation to the greater Perth metro area. – TO BE UPDATED

2. About Public Art

2.1 What is Public Art?

Public art can be broadly defined as being contemporary works of art in the public realm accessible to a wide audience.

The public realm refers to those places designed for public life - parks, streets, city squares, building facades.

Public artworks might be designed solely by an artist or as part of a design team including an artist and other design professionals.

Artist

A professional visual artist can be defined as a person who fits into at least two of the following categories:

- a person who has a tertiary qualification in the visual arts, or when the brief calls for it, other art forms such as multimedia;
- a person who has a track record of exhibiting their artwork at reputable art galleries that sells the work of professional artists;
- a person, whose work is represented in major public or private collections; and
- a person who earns more than 50% of their income from arts related activities, such as teaching, selling artwork or undertaking public art commissions.

In some cases, this definition may be relaxed where it may be specified for a particular project. For example, a project involving emerging artists, Indigenous artists, students or street/graffiti artists.

Public Art

Public art is a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;
- landscape art enhancements such as walkways, bridges or art features within a garden;
- murals, tiles and mosaics covering walls, floors and walkways; and
- sculptures, free-standing or incorporated as an integral element of a building's design.

Public art does not include:

- business logos;
- advertising signage;
- art objects which are mass produced or off the-shelf reproductions; and

- landscaping or architectural features which would normally be integrated into the building or development.

Please refer to the Definitions available in the Appendix for further information.

2.2 Why Public Art Matters

Public art is an important element of place making - the creation of a local identity or sense of place is an essential part of cultivating a feeling of belonging for a community and pride in its environment, which in turn, are key generators of social capital.

Public Art can be a means of storytelling, instilling legacy and meaning. It can create awareness and attraction to place, helping people to navigate through, or to places.

Public art enriches and enhances our lives by –

- enhancing the visual amenity and experience of a public space;
- improving wellbeing and social connectedness;
- assisting in way-finding, providing meeting places and focal points and activating usage of a site;
- creating distinctiveness and identity;
- giving meaning to a place by interpreting local stories;
- celebrating community values, diversity and building civic pride;
- being a driver of economic development; and
- educating and drawing attention to significant issues.

2.3 Public Art in Private Developments

Artwork can enhance the overall quality of a development project, a point of difference and give it a unique character, not achievable in other ways.

Increasingly, Local Governments are requiring public art as a condition of development approval. Some developers are recognising the value of creative projects in building stronger communities and are independently and proactively including public art in their developments.

The Town of East Fremantle is currently developing a “Percent for Public Art Policy” for the provision of public art in private developments.

Part Two: Project Overview

3. Outline

3.1 Vision

The *Residence to River* vision is to develop public art that captures the spirit of East Fremantle, is responsive to East Fremantle's distinct domains and considers the foreshore as a natural destination to explore.

3.2 Aims

The Town of East Fremantle aims to commission or purchase public art that:

- is site specific and relates to the lives and experiences of East Fremantle residents in neighbourhood areas;
- enhances and attracts visitors to the foreshore environment;
- reinforces the Town Centre and George Street as unique locations where people work and visit; and
- is unique, evocative and well made.

In addition to this, the Town of East Fremantle will require applicants to adopt the integration of public art into local developments. "Percent for Public Art Policy" currently being developed.

3.3 Objectives

Cultural

To enhance the cultural and aesthetic environment of East Fremantle by:

- interpreting aspects of its unique cultural heritage;
- ensuring that public artworks respond to the site;
- valuing quality over quantity; and
- giving the Aboriginal community the opportunity to celebrate and promote their culture and stories.

Sustainability

To contribute to a sustainable environment by using public art to:

- develop environments that encourage walking and cycling; and
- demonstrate environmentally responsible use of materials, services and lighting.

Social

To enhance social cohesion within East Fremantle by:

- creating landmarks that provide reference points and enable people to orientate themselves;
- using public art to develop attractive, diverse places, that the community enjoy; and
- using public art to develop meeting places, that community members want to visit.

Economic

To contribute to economic vitality within East Fremantle by using public art to develop:

- unique and recognisable places, enhancing the 'place brand';
- employment opportunities for local artists, craftspeople and associated businesses; and
- social, cultural and economic confidence, thereby stimulating investment and economic growth.

4. Historic Context

4.1 Aboriginal Cultural Significance

Prior to European colonisation the Noongar people, the language group that lived in the south west of Western Australia, were a sophisticated and complex society in equilibrium with their natural environment.

Their society is well established and structured with a strong focus on family and extended family. The community consists of Elders both male and female, spiritual leader, family groups and children. The Law and Dreaming is passed on through stories, dance, painting and *caribberie* - corroborees.

They were hunter, gatherer, fisher clans who maintained a small, environmentally sustainable population. It was for this reason that Aboriginal people sustained a continuous and harmonious lifestyle for over 50,000 years.

The Town of East Fremantle is located on Beeliar land within Whadjuk Noongar country. The Preston Point area is known as *Niergarup* (place of the pelicans).

Beeliar people had custodianship of the land stretching from the *Derbal Yirrigan* (Swan River) at *Walyalup*, the river mouth, and east to the Canning River, *Dyarlgarro*, south along the river to the Darling escarpment, *Garangara*, then west across to the Indian Ocean, *Derbal Nara* or Father Ocean, *Marmum Wardan*.

The river is of spiritual significance to Noongar people, it is the place of the mythic serpent, the *Waugal*. During the *Nyitting* (Dreamtime), the *Waugal* not only created the river but also remains ever present within it.

To the local Whadjuk people, the area is a place of everyday life, food collection, ceremonies, cultural practice and trading.

It is reported that Point Preston was the location where Noongar people first saw European people exploring the Swan River.

At the time of colonisation, the Beeliar people were led by Midgegooroo and Yagan, Midgegooroo's son. Whadjuk people were one of the first Aboriginal groups in Western Australia to suffer the full impact of European settlement. The invasion was initially peaceful because the Aboriginal people believed the white men were the returning spirits or re-incarnates of their own dead, however, cultural conflict developed between the original landowners and the new land occupiers.

When the settlers reduced Aboriginal access to essential food sources, violent conflict continued. Many hundreds of Aboriginal people died or were forcibly removed. Beelair survivors fled to either Mount Eliza for handouts or Coolbellup / Walliabup lake area, an ancient campsite for all southwest Noongar people.

The Mandjaree track which linked the fledgling Swan River Colony based in Fremantle to the future city centre of Perth in 1831 was originally a Whadjuk Beeliar bidi. It is documented as traversing along the East Fremantle cliff edge finishing at the river ferry crossing at Preston Point.

Information from the City of Fremantle’s Fremantle Story and Aboriginal Engagement Plan, the City of Melville Reconciliation Plan, City of Fremantle’s Mandjaree Track brochure and prior research.

4.2 Specific Sites of Aboriginal Significance

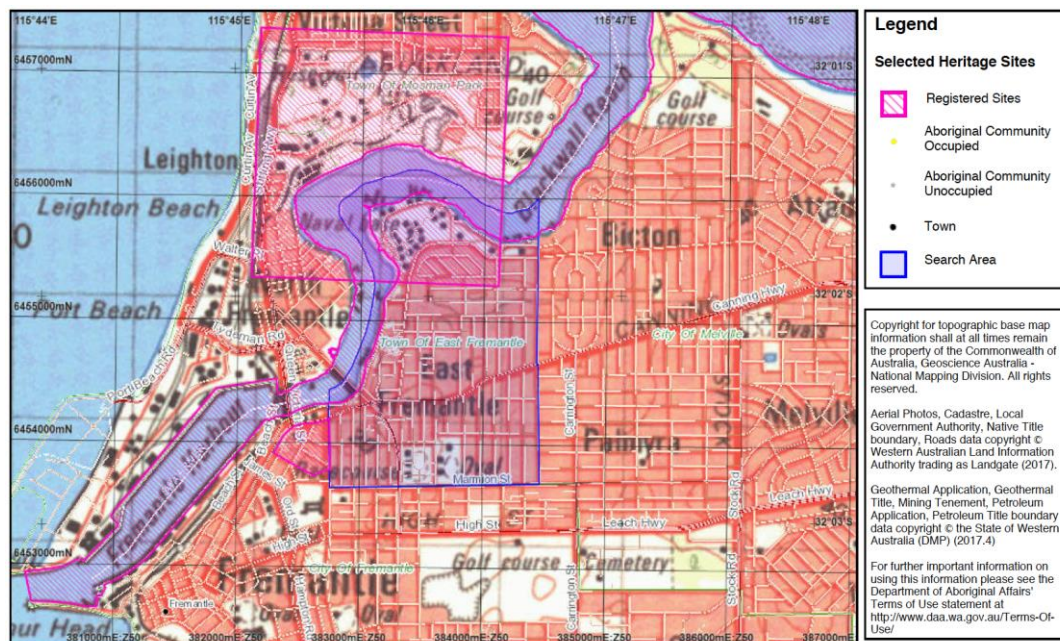
There are two Department of Aboriginal Affairs Registered Aboriginal Sites within the boundaries of the Town of East Fremantle.

4.2.1 Swan River

Site ID: 3536 Legacy ID: SO2548 Site of Mythological Significance

4.2.2 Rocky Bay

Site ID: 3596 Legacy ID: SO2422 Site of Mythological Significance, Named Place



4.3 Whadjuk Noongar Kaatdijin

In the South-West, Noongar *boordier* (Elders) are the knowledge custodians with knowledge of their *boodjar* (land), *moort* (family) and *kaatdijin* (knowledge), and the keepers of ‘special’ knowledges. It is the duty of Elders to pass these custodial responsibilities on to future generations. These include keeping harmony with social protocols in past, current and future worlds by ensuring that each successive generation of regional Noongar descendants, be they Whadjuk, Balardong or Minang, are brought up to understand and take their responsibilities and their place as active participants and custodians of such ancient *kaatdijin*.

Prior to any public art projects being undertaken that involve Whadjuk Noongar history, stories or *kaartdijin*, the Town of East Fremantle will ensure that appropriate consultation is undertaken with Elders of the Whadjuk Noongar community.

4.4 Post-Colonial Context

Early settlement

Early settlement of the area consisted of large farm holdings and agricultural activity, vineyards, orchards, nurseries, and dairies, however as the colony prospered, during the 1890's gold rush, and the development of neighbouring Fremantle, the nature of the settlement altered dramatically, becoming increasingly residential and suburban in character.

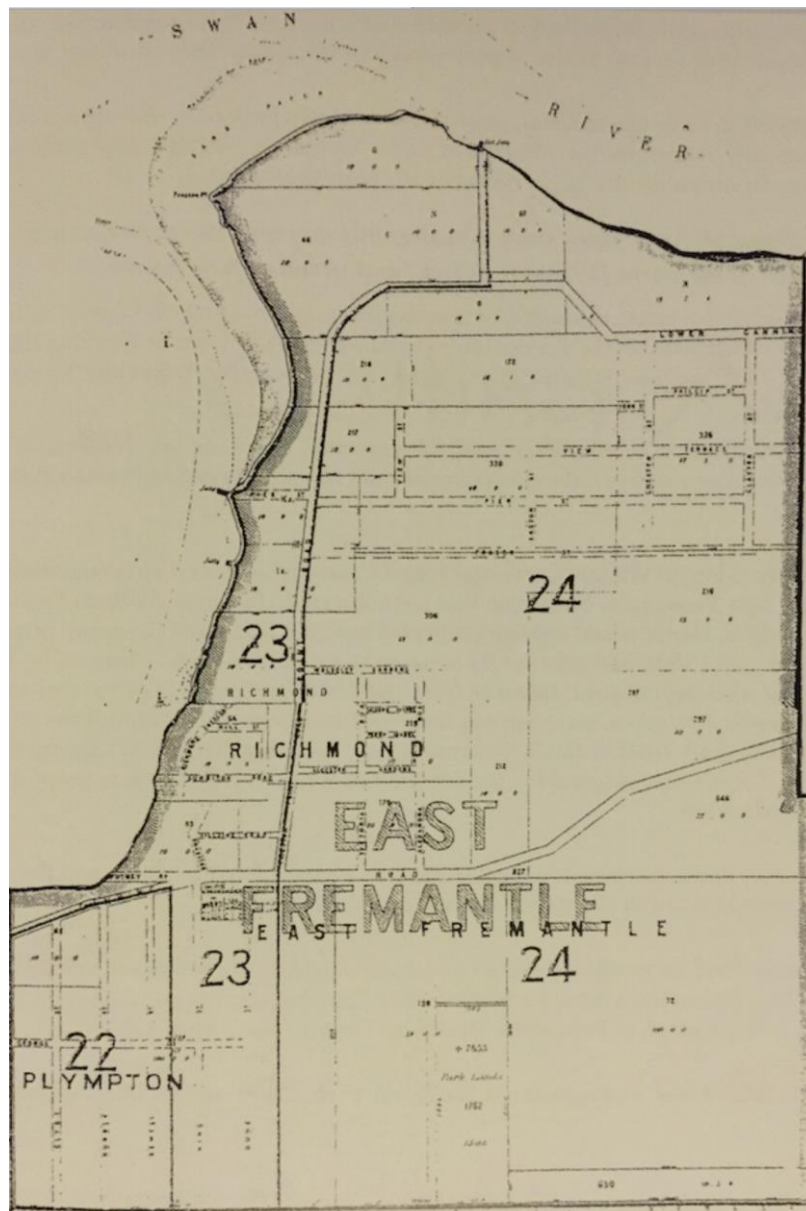
Prior to becoming a municipality, East Fremantle possessed a separate Board of Health acting independently of the Fremantle Road Board that was formed to enable the residents to cope with the nuisance arising from the old slaughterhouse which was located in the centre of Plympton.

In 1882, Plympton and Richmond were the two original components of Fremantle's 'East Ward' at which time Fremantle had formed or established a Municipal Council and elected a Mayor. However, the two areas were not administered directly by the Municipality, but by the Fremantle Road Board, even though residents had petitioned the Premier (John Forrest) to become part of Fremantle. So, a few years later, they resolved instead to ask to become a separate municipality, and this was brought into effect in 1897.

However, European activity at Preston Point dates to the early days of settlement, when the river was used as the main means of transport between Perth and Fremantle. Prior to the construction of the original North Fremantle Bridge in 1866 those wishing to travel by horse and/or cart could follow the Fremantle-Perth Road to Preston Point (through what is now known as the Leeuwin Barracks). At the river, there was a jetty where a 'horse ferry' powered by a hawser provided passage across to Minim Cove, this being a short passage and less exposed to strong winds and tidal currents than the alternatives closer to Fremantle. From here a sandy bush track provided access to Perth. The Preston Point jetty was built by John Weavell and was operating by 1833. An article in the Perth Gazette, dated Saturday, 13 April 1833 provides an account of the continued Aboriginal use of the area by the ferry operation:

'About 80 natives were crossed this morning (Friday) at my ferry; they went to the point to fish, and prepare their repast.'

Boat building was another early activity occurring near the jetty in the middle part of the nineteenth century with Jones and Owston establishing a ship building yard there.



Map showing the boundaries of the Plympton and Richmond East Wards in 1901. (Battye Library)

Sometime after the cessation of the ferry service, the land now occupied by the Leeuwin Barracks was reserved 'Railways.' By 1915 a proposal for a railway deviation was mooted with the erection of a new railway and foot bridge from Preston Point to Rowe Point. It was rumoured that the line, after crossing the river, would make a detour around Buckland Hill and then junction with the present line south of Cottesloe Station. This was never acted upon.

In the early part of the twentieth century Preston Point also obtained a reputation as a 'pretty picnic spot' on the shores of the Swan River, being well patronised by campers and picnickers.

World War II

In August 1941, an announcement was made regarding the establishment of a new Naval Depot near Preston Point as the existing Depot in Cliff Street (then known as HMAS Leeuwin), Fremantle, was deemed inadequate to meet the increasing demands. Construction work began

shortly after and by the following year much of the Navy presence in Western Australia was concentrated at Preston Point and the name HMAS Leeuwin was transferred to this site.

The drill hall was one of the first buildings to be constructed on the site in 1942. During WWII, torpedo maintenance activities were undertaken at Leeuwin for Allied submarines. The main torpedo maintenance area was in the northern portion of the site adjacent to the jetty alongside the Swan River.

Following the end of WWII, HMAS Leeuwin was adopted for use as a training facility for reservists and then national servicemen, with the first intake being in August 1951. In July 1960, HMAS Leeuwin began to be used as a Junior Recruit (Naval) Training Establishment (JRTE). Boys between the ages of 15 and 16 years were eligible to join, and attend the JRTE for one year to undertake basic naval training and further their secondary education prior to being posted to a more specialised training facility. The first intake comprised 150 recruits. During this period, several WWII era buildings were adapted for classroom purposes or were demolished to make way for new accommodation for the Junior Recruits.

In 1984, the site ceased being used as a JRTE. At its closure, approximately 13,000 Junior Recruits had passed through HMAS Leeuwin. Following decommissioning, the site was formally taken over by the Australian Army and became Leeuwin Barracks. In 1987, the Western Australian University Regiment began using the site as temporary accommodation and this became permanent by 2009.

History of the Municipality of East Fremantle

The Municipality of East Fremantle was created in 1897, when it was gazetted and separated from the greater Fremantle area. On 1 July 1961, it became a Town following the enactment of the *Local Government Act 1960*.

Plympton

The first area to develop was Plympton, in the southwest of the suburb, where workers' cottages were established largely between 1890-1910. Plympton was the earliest area of development in East Fremantle. It was originally mainly property owned by the family of William Pearse between East and Silas Streets (Lee: 127) up to Canning Road. The current Tradewinds Hotel was formerly the Plympton Hotel (1898). The George Street Domain is in Plympton. When the Pearse estate was subdivided, many of the new streets were given Pearse family names. Plympton contains the Town Hall (1899) and former (originally Plympton) Post Office (1898).

Riverside

Riverside was established by the merchant elite of Fremantle and this area includes the cliffs overlooking the Swan River. Gracious homes of the goldrush era are dotted along the escarpment.

The next areas to be developed were Woodside and Richmond in the south and north respectively, which today contain many brick and tile homes dating from 1900-1940. This area is characterised by its fine brick and tile bungalows on generous sites (quarter acre block or similar) with mature garden settings.

Richmond

William Temple Graham, an 1830s arrival, named his home there Richmond House. Walter Easton was a teacher who arrived in 1857 to serve as schoolmaster to prisoners in the Fremantle Prison. (Lee: 117) He named his personal estate Windsor, and there is now a Windsor Road in Richmond. Easton family names (Walter, Gill, Stratford, Morgan [later Osborne Street]) were given to streets in the Windsor Estate. The Richmond (later Bridge) Hotel was in (the SW corner of) the Richmond area, but the Richmond Raceway was not, and is now in the Woodside Ward, and has become a private housing estate established in the 1990s.

Richmond is the central ward, containing Richmond Primary School (1921), at 37 Windsor Road, and the former Kaleeya Hospital, cnr Staton and Wolsely Roads. The ward is bounded by Canning Highway, Preston Point Road, Fraser Street, and Petra Street. The Richmond Hotel (later Bridge) stood roughly where Stirling Highway now crosses Canning Highway. Richmond School is the only primary school in the Town; East Fremantle Primary School is not, being on the southern side of Marmion Street, and therefore in the City of Fremantle.

Woodside

Woodside was the name of the house and also the estate which was the property of William Dalgety Moore, and occupied the land between what are now Allen and Petra Streets. Woodside contains the site of the former Woodside Hospital at 18 Dalgety Street (which was the Moore house), the East Fremantle Football Club, and the former 'Richmond' Raceway.

Preston Point

Further north, the Preston Point area was developed in the 1950's with houses typical of this time again enjoying the expansive views of the river. Further development occurred in the late 1940s and 1950s to provide dwellings for new immigrants.

Preston Point is the name of the northern ward, and has almost all the river foreshore and the yacht clubs etc. and bounds north of Fraser Street and west of Preston Point Road. William Preston was 2nd Lieutenant on Captain Stirling's ship HMS Success in 1827 and 1st Lieutenant on the third ship to arrive in the Colony, HMS Sulphur, in June 1829.

Ship building was a thriving industry in the late 19th and early 20th Centuries and Preston Point was known for its ship-building industry.

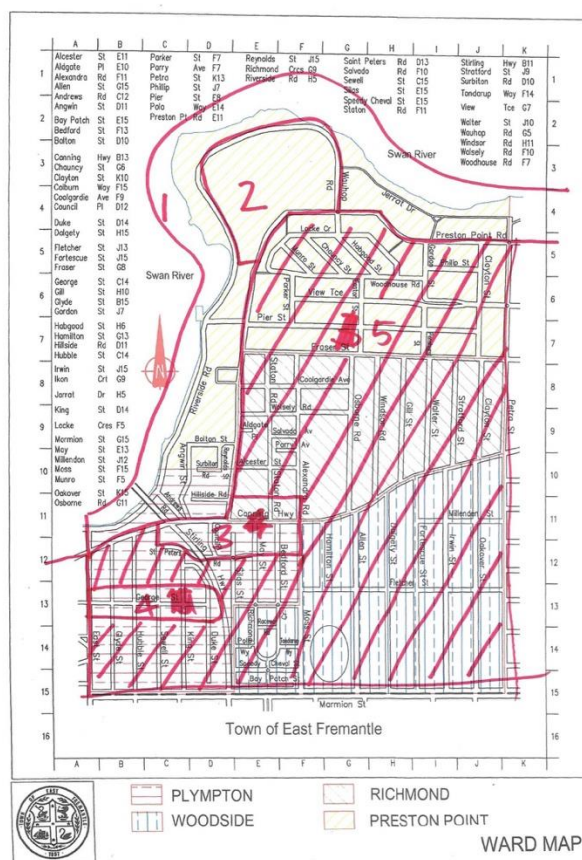
Part Three: The Strategy Area

5. Site Framework

Prior to developing the themes, a spatial map was prepared, providing an overarching site framework for East Fremantle.

This map (Figure xx) was drawn from planning analysis as well as topographical and social and cultural considerations. The site framework sets the high-level basis for the *Residence to River* curatorial approach of this strategy and informs the domain methodology.

The site framework sees the division of the public art project area into five distinct domains; Foreshore; Leeuwin Barracks; Town Centre; George Street; and Neighbourhoods. These domains have been assigned opportunities that reflect the particularity of the locales and the way in which they are used.



To be updated

6. Themes

The notion of *Residence to River* underpins the curatorial framework for the public art themes. *Residence to River* contextualises the current and future uses of East Fremantle places and its natural, social and cultural heritage. This investigation helped to identify appropriate themes for public art within the project area. Public art within the Town of East Fremantle should address one of the following themes:

Discover

Connect

Encounter

6.1 Discover

Discover refers to the unearthing and revealing of old stories that relate specifically to East Fremantle. Public art can be an effective vehicle for interpreting stories that reflect the social and cultural heritage of a place. There are many East Freo local stories to research and tell, key storylines could include:

- the significance of the *Derbal Yerrigan* to the Beeliar people of the Whadjuk Noongar Nation:
 - the *Nyitting* (Dreamtime), the *Waugal* and creation stories;
 - fishing, food gathering and *Karla Mia* (camp sites); and
 - *Niergarup* (place of the pelicans).
- moving through country, the *Mandjaree* track;
- First Contact - it is reported that Point Preston was the location where Noongar people first saw Europeans exploring the Swan River;
- the Preston Point / Minim Cove crossing and the Swan River as the main method of transport between the Swan River colony and Fremantle;
- East Fremantle's agricultural past both Beeliar food gathering and land cultivation and the colonial use of the land for viticulture, orchards, nurseries, and dairies;
- boat and ship-building;
- social transformations and resulting changes in residential and domestic architecture;
- WWII, the Leeuwin Barracks and the Naval presence.

6.2 Connect

Connect refers to places in East Fremantle where people come together; destinations for meeting and social gathering places. Artworks may connect people to place, people to people, people to ideas.

This theme is about celebrating local people, rituals, small moments of delight, it is energetic, casual and comfortable.

When using this theme, consider how do people use the place? Is it a dog walking spot, a place to bring children and meet friends, casual meetings while shopping or recreating?

6.3 Encounter

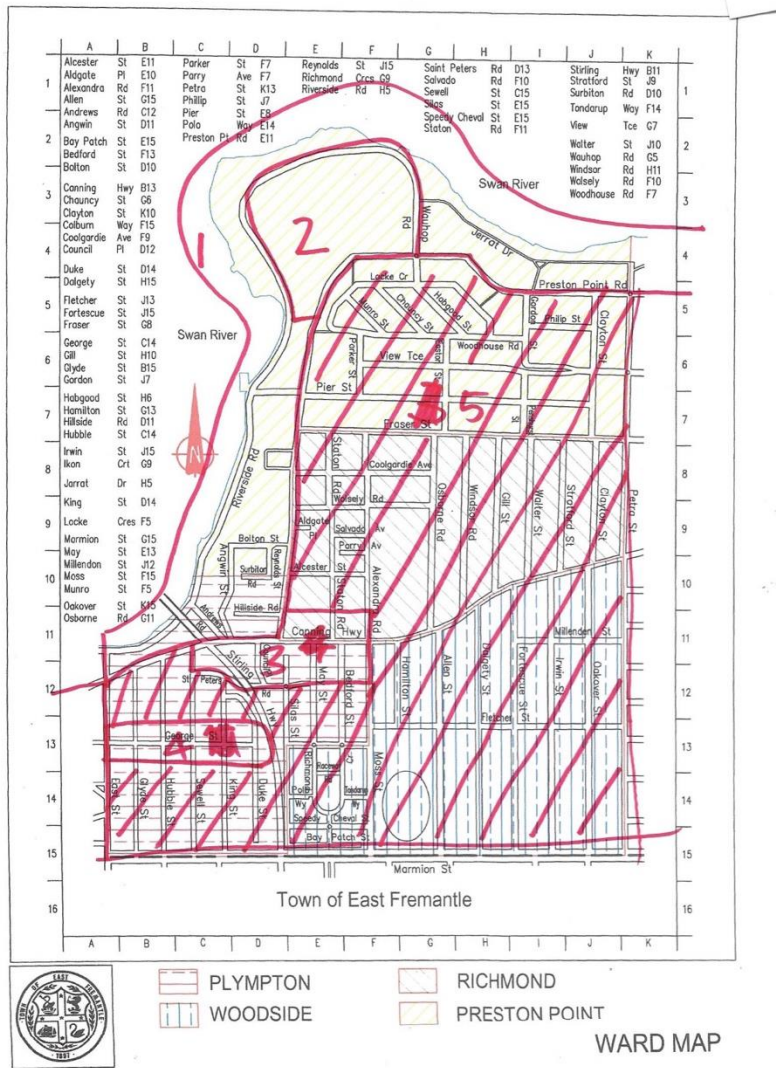
Encounter is all about how we experience the world around us.

Artworks that evoke a human response to our natural world.

Impressions of the natural environment – marvelling at bird life, glittering sun on rippling water, warm sand between bare toes, surprise meetings.

Artworks should stimulate and arouse a response. Forms could be tactile, designed for interaction, human contact and sensory experiences.

7. Public Art Types and Indicative Locations.



To be updated

7.1 Foreshore

Character Statement

The river foreshore is one of the Town of East Fremantle's most important assets as it contains physical, biological, cultural, aesthetic and recreational diversity.

The foreshore is the threshold where land and water meets. It is a focus for recreation containing a range of passive and active recreation areas which are used on a regular basis.

The foreshore beach and playground at Preston Point is a natural meeting place for families with young children.

The footpath is used by people exercising, walking and cycling. Many people work on the river or the foreshore.

Some venues popular with locals and visitors include the Left Bank, Zephyr and Dome Cafe. The river setting for these venues is a primary driver for their high level of patronage.

Types and Indicative Locations

Types of and indicative locations for public art include:

- interpretation of Aboriginal and European history into the foreshore design narrative;
- unique and memorable landmark artworks that create focal points, enhancing legibility and significance;
- artist designed interpretive playground elements;
- feature art lighting or a series of light installations that are visually engaging at night and during the day;
- small scale, intimate, interactive, subtle interventions and/or unexpected artworks;
- human-scaled freestanding sculptural artworks, possibly a nodal work;
- ground plane treatments designed to mark a space, an entry point or crossway without the development of a material object; and
- sensory or experiential artwork or interpretive elements designed for people with disabilities.

7.2 Leeuwin Barracks

Character Statement

The Leeuwin Barracks abuts the Foreshore Domain. In June 2015, the Department of Defence (Defence) announced its intention to sell the 14.3hectare Defence site known as, as it is no longer required for operational or strategic purposes.

Leeuwin Barracks is located within an established residential area on the southern bank of the Swan River. Other buildings on the site include an administration building, education block, accommodation blocks, medical centre, swimming pool and sports grounds.

A specific Leeuwin Barracks Public Art Strategy will be required to be submitted by the developer of the site(s) to the Town of East Fremantle as part of a Structure Plan. Public Art Reports will be required to be submitted with any separate Development Approval application. For further information, please refer to the Town of East Fremantle Percent for Public Art Policy.

Types and Indicative Locations

Types of and indicative locations for public art include:

- integration of Aboriginal and European history into the foreshore design narrative;
- unique and memorable landmark artworks that create focal points, enhancing legibility and significance;
- bespoke street furniture, which may include rubbish bins, signage, seating, bike racks, handrails, potentially bus shelters, playground equipment, barrier fencing, drinking fountains and sun shading structures;
- feature art lighting or a series of light installations that are visually engaging at night and during the day;
- artist designed interpretive playground elements;
- small scale, intimate, interactive, subtle interventions and/or unexpected artworks;
- human-scaled freestanding sculptural artworks, possibly a nodal work;
- murals, relief designs or other sculptural works that are applied to otherwise blank walls or integrated into the fabric of a building;
- transition works that link internal and external public spaces and key points within and surrounding the domain;
- ground plane treatments designed to mark a space, an entry point or crossway without the development of a material object; and
- sensory or experiential artwork or interpretive elements designed for people with disabilities.

7.3 Town Centre

Character Statement

The Town Centre includes the Town of East Fremantle Administration Offices and Council Chambers, public spaces, anchor tenants and retailers and pedestrian connections through the space.

The Town Centre provides opportunities for social interaction, imparts local identity and is an active place during the day and into the evening.

Types and Indicative Locations

Types of and indicative locations for public art include:

- a unique and memorable landmark artwork that creates a focal point for the Town Centre, enhancing legibility and significance;
- bespoke street furniture, which may include rubbish bins, signage, seating, bike racks, handrails, potentially bus shelters, playground equipment, barrier fencing, drinking fountains and sun shading structures;
- feature art lighting or a series of light installations that are visually engaging at night and during the day;
- small scale, intimate, interactive, subtle interventions and/or unexpected artworks;
- human-scaled freestanding sculptural artworks, possibly a nodal work;
- artwork installations that are elevated and suspended or cantilevered from the side of buildings;
- murals, relief designs or other sculptural works that are applied to otherwise blank walls or integrated into the fabric of a building;
- ground plane treatments designed to mark a space, an entry point or crossway without the development of a material object;
- transition works that link internal and external public spaces and key points within the domain; and
- interpretive façade treatments that express stories on the exterior of a building.

7.4 George Street

Character Statement

George Street includes terraced houses alongside a diverse mix of shops, cafes and restaurants. George Street represents a contemporary urban village with the advantage of a historic backdrop. The surrounding community comes together on George Street to shop, socialise, educate and recreate during the day and into the evening.

George Street is classified as a historic precinct and includes the Royal George Hotel and many other significant heritage buildings.

George Street hosts the annual East Fremantle Festival in December. The popular festival includes live music, market stalls offering crafts, art, jewellery, food, children's activities, stage entertainment, street entertainers and buskers.

Types and Indicative Locations

Types of and indicative locations for public art include:

- integration of Aboriginal and European history into the design narrative;
- bespoke street furniture, which may include rubbish bins, signage, seating, bike racks, handrails, potentially bus shelters, playground equipment, barrier fencing, drinking fountains and sun shading structures;
- feature art lighting or a series of light installations that are visually engaging at night and during the day;
- small scale, intimate, interactive, subtle interventions and/or unexpected artworks;
- human-scaled freestanding sculptural artworks;
- artist designed interpretive playground elements;
- artwork installations that are elevated and suspended or cantilevered from the side of buildings;
- murals, relief designs or other sculptural works that are applied to otherwise blank walls or integrated into the fabric of a building;
- ground plane treatments designed to mark a space, an entry point or crossway without the development of a material object; and
- interpretive façade treatments that express stories on the exterior of a building.

7.5 Neighbourhoods

Character Statement

The Neighbourhoods Domain is a set of geographically localised communities within the Strategy area. The Neighbourhoods Domain combines the four existing wards of the Town of East Fremantle: Preston Point; Richmond; Plympton; and Woodside. These wards have certain distinctions and these should be recognised and investigated when considering a public art project.

The Neighbourhoods are social communities with considerable face-to-face interaction between residents. The Neighbourhoods are where residents seek to realise common values and socialise families. They include neighbourhood hubs and parks and casual meeting places.

Types and Indicative Locations

Types of and indicative locations for public art include:

- small scale, intimate, interactive, subtle interventions and/or unexpected artworks;
- human-scaled freestanding sculptural artworks, possibly a nodal work;
- murals, relief designs or other sculptural works that are applied to otherwise blank walls or integrated into the fabric of a building;
- ground plane treatments designed to mark a space, an entry point or crossway without the development of a material object;
- interpretive façade treatments that express stories on the exterior of a building; and
- artist designed interpretive playground elements.

Part Four: Public Art Specifications

8. Public Art Standards

8.1 Principles

The following principles should be used to guide the development of all public artwork in the Town of East Fremantle:

Place-making

Public art should be designed to enhance the experience of and activate public spaces.

Site Specific

Public art should be designed to be responsive to its specific location.

Consultation

Any commissioning body proposing to develop an artwork including reference to Aboriginal culture must ensure appropriate consultation with Aboriginal Elders.

Any commissioning body proposing to develop an artwork including reference to defence services activity history or heritage (i.e. army, navy) are to ensure appropriate consultation with the RSL or defence force personnel or other relevant associations or groups.

Universal Access

Public art should be designed to engage, and include our diverse community, irrespective of age, ability, social or cultural background.

Local and Unique

Public art should be designed to contribute to creating a sense of place, developing identity and pride in a community.

Best Practice

Public art should be designed in accordance with professional standards, to ensure public safety and the longevity of the work in accordance with the intent of the artwork.

Collection Management

Any public artwork commissioned or purchased should be maintained, conserved and preserved in accordance with a Maintenance Plan, which should be provided to the Town by the Artist at hand-over.

8.2 Criteria

Public art in the Town of East Fremantle should satisfy the following criteria:

- be located where it can be clearly seen from the public realm;
- be an original artwork;
- be of high quality;
- be durable, sustainable and easy to maintain;
- contribute to an attractive and stimulating environment;
- not detract from the amenity or safety of the surrounding area;
- where considered appropriate, be lit at night;
- be responsive to the site and reflect the local area's natural, physical, cultural and/or social history, considering surrounding buildings and activities;
- consider the existing public art in the vicinity to avoid repetition and to ensure the artwork is unique;
- be resistant as possible to vandalism; and
- have a minimum lifespan of twenty years unless otherwise stated in the Artist's brief.

9. Commissioning, Approval and Collection Management

9.1 Management of Public Art Artwork

Copyright and Moral Rights

Australian Copyright Law requires all original public art to be attributed to the artist. A didactic plaque must be installed, by the developer, next to the artwork/s to acknowledge the artist. Artists are also to be acknowledged when images of their work are published.

Artworks should only be modified by the artist once consent has been given for conservation or restoration reasons. Reasonable steps must be taken to contact the artist ahead of any relocation, sale, removal or destruction of any works.

Ownership

Ownership of the artwork is dependent on the commissioning process, contract and where the artwork will be located. Artwork located on private land is owned and maintained by the landowner. Artwork located on public land is owned and maintained by the Town of East Fremantle unless arranged otherwise.

Where a landowner seeks to commission a work of art on public land for hand-over to the Town of East Fremantle Public Art Collection, this is negotiable. Hand-over of ownership would include the transfer of legal title and the supplying of the Maintenance Manual and other associated contractual documents.

Maintenance

Artworks have differing maintenance requirements to ensure safety, longevity and visual amenity. Upon installation of the artwork, it is important that the owner obtains the information below to assist in maintenance requirements. These include:

- agreement of ownership and maintenance responsibility, this may include specific time-lines for handover;
- detailed expected lifespan; and
- Maintenance Manual including:
 - title;
 - artist/s name and contact details;
 - description of artwork;
 - certified engineering drawings;
 - details of construction materials;
 - drawings for the artwork and specifications for related equipment e.g. lights;
 - list of subcontractors and fabricators with contact details;

- details of the installation process;
- photographic images of works in progress;
- photographic images of completed and installed work;
- consent from the artist for any ongoing care or maintenance of the artwork by the building owner or public authority;
- consent from the artist for the Town of East Fremantle to publish images of the artwork; and
- suggested maintenance program.

Artwork Decommissioning

Decommissioning of artwork may be necessary for several reasons including:

- the artwork has reached its intended lifespan;
- the good condition of the work cannot be guaranteed against constant documented damage or criminal damage;
- the work requires excessive maintenance due to design or workmanship faults, material use or other environmental factors;
- the work has deteriorated and is a public safety risk; and
- significant changes in the use, character or design of the site have impacted considerably on the integrity of the work in its present location.

Should there be sufficient reason, and it is approved by Council, the owner of the artwork may:

- modify the artwork;
- relocate the artwork;
- remove the artwork; and
- dispose of the artwork.

Where appropriate, the Town of East Fremantle may employ a qualified Art Consultant to assess the work and make a formal recommendation for the decommissioning of any Council owned artworks in accordance with Australian Copyright Law.

Private developers are required to decommission artworks in accordance with Australian Copyright Law.

In the event of a decommission, reasonable steps must be taken to contact the artist at least 28 days ahead of any relocation, sale, removal or destruction of an artwork. Building owners are requested to inform the Town of their intention to decommission any public artwork at least 28 days ahead of the relocation, sale, removal or destruction of the artwork.

Artwork Plaques

In line with Australian Copyright Law, a plaque is to be developed for each public artwork to the specifications outlined by the Town of East Fremantle. Plaques for public artwork are to include:

- the title of the artwork (most prominent text);

- the artist's name;
- the year the artwork was commissioned;
- the name of the commissioner and/or logo (e.g. Town of East Fremantle); and
- details of any partner organisations or funding bodies.

In some instances, an artist statement may be appropriate to include on the plaque to assist in interpretation of the artwork. The Town of East Fremantle will provide style and design guidelines for all plaques.

Public Awareness

It is recommended that new public artworks developed in the Town of East Fremantle incorporate a communication strategy to ensure public awareness, understanding and appreciation of the artwork. Communication strategies may include:

- regular staff and stakeholder updates on the development of the project;
- a visit to the artist's studio to see the work in progress;
- a media release (for both internal and external communications) to coincide with the installation of a new public artwork, used to:
 - gain positive media interest regarding the artwork;
 - ensure all customer service staff have sufficient information to respond to enquiries when a new artwork is installed; and
 - ensure stakeholders and management are fully briefed and able to respond to enquiries regarding the artwork;
- an interview and/or photo shoot with the artist for local newspapers;
- information about the artwork in newsletters, blogs, social media and on the organisation's website; and
- photographs of the artwork in corporate publications (e.g. Annual Report).

There is also opportunity to link public artworks within the Town of East Fremantle via a public art walk, map or online resources (e.g. Apps, QR Codes etc).

Part Five: Four-Year Public Art Plan

11. Public Art Plan 2017/18 – 2020/21

11.1 Public Art Plan Outline

These actions provide a clear understanding of the initiatives the Town of East Fremantle intends to implement over the four-year period 2017/18 – 2020/21.

The actions were developed from community consultation, assessment of the Town of East Fremantle's currently delivery of public art, benchmarking with other Councils, and a review of best practice in arts delivery.

These actions align with the Town of East Fremantle's Public Art Vision, Aims and Objectives for Public Art.


An Annual Public Art Action Plan will be developed prior to each financial year to outline the focus for the year and the budget required to undertake the tasks.


The Public Art Four-Year Action Plan outlines a planned approach, working towards the Town of East Fremantle's long term aims.

Part Six: Public Art Collection

12. Existing Public Art

There are five public artworks in the Town of East Fremantle Public Art Collection.

	Artist	Jon Tarry
	Title	Lanark Steel
	Date	2015
	Materials	Recycled steel beams, jarrah and paint
	Location	
<p>One-hundred-year-old steel beams from Lanarkshire Steel, steel yard in Scotland. These pieces of industrial archaeology made a journey to Perth, (Perthshire) Western Australia. Into the present day, a series of movements, slice, cut, displace, fuse, adjust and wedge, release, interrupting the structural intent. Combined with recycled Jarrah with a live edge, the work is speaking through the materiality and program of decision-making.</p>		

	Artist	Patricia Burvill
	Title	Unknown
	Date	1995
	Materials	Painted Mural
	Location	Cnr Hubble and George Streets
<p>Painted Mural on the kindergarten wall. Badly deteriorated.</p> <p>Commissioned by the Town of East Fremantle and painted by the artist with assistance from the local community.</p>		



Artist	Russell Sheridan
Title	Our Common Condition
Date	2013
Materials	Plywood, foam substructure with a fibreglass laminate embedded with metal, oxide powders and zinc oxide powders. A carnabra automotive wax seals the artworks.
Location	Foreshore, John Tonkin Park
<p>The seat the woman sits on was made by Russel Sheridan at Raw Edge Furniture in Fremantle with wood provided by the Town of East Fremantle from a jetty decommissioned in the area.</p>	



Artist	Vittorio Ulinovich
Title	Pacing Horses
Date	2000
Materials	Steel, brick, concrete, resin, paint.
Location	Raceway Park, Richmond Circus, East Fremantle
<p>This sculpture commemorates the former use of the site (bounded by George, Moss, Marmion and Silas Streets), as a metropolitan trotting ground from 1928 to 1991. Commissioned by the Fremantle Trotting Club and the Town of East Fremantle and constructed under the direction of sculptor Vittorio Ulinovich. The work was created by Colin Montfort who was based in Bassendean at the time.</p>	



Artist	Melanie Maclou
Title	Wild Women's Scent
Date	2013
Materials	Steel, paint, LED lights
Location	Foreshore, between East Street and Andrews Road on Riverside Road, East Fremantle.

Artist Statement: *Flowers are appreciated for their colourful beauty, vulnerability, resilience and ability to procreate.* This artwork was purchased by the Town of East Fremantle Council from the inaugural Sculpture at Bathers Beach exhibition in held in March 2013. This exhibition was curated by Kerry Paddon and Tony Jones and held at Bathers Beach in Fremantle.

Appendices

A. Types of public art

The descriptors that follow indicate the diversity of approaches to public art projects.

Ephemeral Artworks: those works that are short lived, based on a specific occasion or event and are transitory in nature. Ephemeral art describes projects that may be environmental, lighting or projection where there is no physical artwork created. The term also applies to physical works in non-permanent materials such as naturally found materials that degrade as part of the art process.

Functional Artworks: where the primary purpose of the element is utilitarian such as seating, lighting, bollards, rubbish bins, bike racks, shelters and paving. These can vary in form, scale or quantity, dependent on the location. Functional works can reinforce a design aesthetic or thematic concern and be playful, delightful or sophisticated.

Ground Plane Artworks: form part of the ground in a public setting and may be experienced as carved/shaped paving elements, metal relief elements, toughened glass panels and ceramic or mosaic inserts, amongst others. Ground plane works are designed to be viewed closely by pedestrians in the space, potentially slowing their movement through the area and creating the opportunity for an intimate and personal engagement between the work and the viewer. Ground plane works can be useful as a way finding tool.

Iconic Artworks: a significant, freestanding work, where the approach is largely independent of other considerations.

Integrated Artworks: works that are fully incorporated within the design of the built or natural environment.

Interactive Artworks: are works that are designed to encourage a tactile response.

Interpretive Artworks: where the primary purpose of the artwork is to tell a story, describe, educate or comment on an issue, event or situation.

Intervention Artworks: provoke an idea or thought or an element of surprise often in an unexpected location.

Landmark Artworks: could be considered a signature or icon for a city. Large in scale or ambitious in concept, such works tend to be major stand-alone commissions and not part of a capital works project.

Medium Scale/Human Scale Artworks: are artworks approximately the size of an average person. These artworks are easily interacted with and are accessible to pedestrians.

Memorial: a structure, sculpture or other object erected to commemorate a person or an event.

Nodal Artwork: an artwork that comprises of a series of component parts and a central focus element.

Site Specific Artworks: designed specifically for and responding to a particular site through scale, material, form or concept.

Permanent Artworks: refers to public art with a lifespan of at least twenty years.

Plaque: a flat tablet or sign, affixed to an object, building or pavement, of metal, stone or other appropriate material, which may include text and/or images in order to provide interpretive information. Plaques may identify an artwork, commemorate a person, place, object or an event and/or provide historical text or information relevant to its location.

Street Art: may include spray or aerosol art, stencils, sticker art, paste-ups (wheat pasting and poster art), video projection, art interventions, guerrilla art, flash-mobbing and installations.

Temporary Artwork: refers to artwork that is made to last for a specific duration for example, one week or one year. This may include one off or scheduled events such as outdoor exhibitions or installations. The dynamic nature of temporary works are an important place activation tool.

Textural Artworks: are small in scale, often items of architectural, streetscape and landscape detail, which contributes to the local character of a place.

Transition Artworks: provide an element that links one space to another such as an internal to an external public space or a hardscaped space to a landscaped space.

B. Definitions

Artist

A professional visual artist can be defined as a person who fits into at least two of the following categories:

- a person who has a tertiary qualification in the visual arts, or when the brief calls for it, other art forms such as multimedia;
- a person who has a track record of exhibiting their artwork at reputable art galleries that sells the work of professional artists;
- a person, whose work is represented in major public or private collections; and
- a person who earns more than 50% of their income from arts related activities, such as teaching, selling artwork or undertaking public art commissions.

In some cases, this definition may be relaxed where it may be specified for a particular project. For example, a project involving emerging artists, Indigenous artists, students or street/graffiti artists.

Artist Fees

That portion of the art project budget reserved for payment to the artist for his/her creative services for design, fabrication, and/or project management services.

Artwork or Work of Art

Any work or object designed by an Artist.

Collection Management

The administration and management of an Art Collection. This encompasses the management of collection records both electronic and hard copy, the database, catalogues, inventories and condition assessments, maintenance and conservation programs, accession of new acquisitions and overseeing the deaccession, disposal or relocation of public artwork.

Community Art

A process where the community initiates or participates in the art project.

Contemporary Art

Artwork created in the present day that engages with issues relevant to its time or uses, materials and processes that are at the forefront of arts practice.

Hand-over

The transfer of ownership of an artwork from one party to another. This includes the transfer of legal title and the supplying of the Maintenance Manual and other associated contractual documents.

Maintenance Manual

Those forms completed by the artist detailing the maintenance and technical information for the completed artwork.

Public Art

Public art is a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;
- landscape art enhancements such as walkways, bridges or art features within a garden;
- murals, tiles and mosaics covering walls, floors and walkways; and
- sculptures, free-standing or incorporated as an integral element of a building's design.

Public art does not include:

- business logos;
- advertising signage;
- art objects which are mass produced or off the-shelf reproductions; and
- landscaping or architectural features which would normally be integrated into the building or development.

Public Art Maintenance & Conservation Program

The coordinated administration of regular treatments, professional conservation and repairs to works in an Art Collection to maintain their integrity.

Public Art Consultant

A professional specialising in public art, engaged to provide expert advice or project management.

Public Art Project Manager

A professional employee or contractor responsible for the planning, execution, contract management and close-out of the public art project.

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PUBLIC ART POLICY

Policy Number:	
Type:	Community Strength and Identity
Legislation:	N/A
Delegation:	N/A
Other Related Document:	Public Art Strategy

Section 1: Background

1. Introduction

This Public Art Policy has been developed to clearly articulate how the Town of East Fremantle will administer the procurement and management of public art.

Other documents have been developed to support this policy and provide detailed procedures for administering aspects of the Public Art Program.

2. Vision

The vision is to develop public art that captures the spirit of East Fremantle, is responsive to East Fremantle's history, distinct neighbourhoods, Town Centre and river foreshore.

3. Objectives

The objectives of the Public Art Policy provide the strategic context and direction for all public art planning.

3.1 Cultural

To enhance the cultural and aesthetic environment of East Fremantle by:

- interpreting aspects of its unique cultural heritage;
- ensuring that public artworks respond to the site;
- valuing quality over quantity; and
- acknowledging and celebrating Aboriginal culture and stories.

3.2 Sustainability

To contribute to a sustainable environment by using public art to:

- develop environments where walking and cycling is encouraged; and
- demonstrate environmentally responsible use of materials, services and lighting.

3.3 Social

To enhance social cohesion within East Fremantle by:

- creating landmarks that provide reference points and enable people to orientate themselves;
- using public art to develop attractive, diverse places, that the community enjoy; and
- using public art to develop meeting places, that community members want to visit.

3.4 Economic

To contribute to economic vitality within East Fremantle by using public art to develop:

- unique and recognisable places, enhancing the 'place brand';

- employment opportunities for local artists, craftspeople and associated businesses; and
- social, cultural and economic confidence, thereby stimulating investment and economic growth.

4. Principles

The following principles should be used to guide the development of all public artwork in the Town of East Fremantle:

4.1 Place-making

Public art should be designed to enhance the experience of and activate public spaces.

4.2 Site Specific

Public art should be designed to be responsive to its specific location.

4.3 Universal Access

Public art should be designed to engage, and include our diverse community, irrespective of age, ability, social or cultural background.

4.4 Local and Unique

Public art should be designed to contribute to creating a sense of place developing identity and pride in a community.

4.5 Best Practice

Public art should be designed in accordance with professional standards, to ensure public safety and the longevity of the work in accordance with the intent of the artwork.

4.6 Collection Management

Any public artwork commissioned should be maintained, conserved and preserved in accordance with a Maintenance Plan, which should be provided to the Town by the Artist at hand-over.

5. Criteria

Public art in the Town of East Fremantle should satisfy all the following criteria:

- be located where it can be clearly seen from the public realm;
- be an original artwork;
- be of high quality;
- be durable, sustainable and easy to maintain;
- contribute to an attractive and stimulating environment;
- not detract from the amenity or safety of the surrounding area;
- where considered appropriate, be lit at night;
- be responsive to the site and reflect the local area's natural, physical, cultural and/or social history, considering surrounding buildings and activities;
- consider the existing public art in the vicinity to avoid repetition and to ensure the artwork is unique;
- the project may be curated and coordinated by a specialist public art consultant;
- be resistant as possible to vandalism; and
- have a minimum lifespan of twenty years unless otherwise stated in the Artist's brief.

Section 2: Policy

6. Resources

The Town of East Fremantle will ensure the successful progression of public art by engaging expert staff and allocating appropriate funds in accordance with the Town's budget.

The Town of East Fremantle will allocate an annual budget to enable the delivery of a quality public art program. If these funds are not spent within the financial year, the budget allocation will be included in the Public Art Reserve.

The Town of East Fremantle will also make budget provisions to care for works in the Public Art Collection.

7. Percent for Public Art – Town of East Fremantle Works

The Town of East Fremantle will allocate a minimum of one percent (1%) of any capital works project budget to integrating public art into each Town project. This applies to, but is not limited to, all Capital Works Building Projects (new projects) and all Urban Design Projects with a minimum budget of \$1 million.

Maintenance projects, land acquisitions and general capital expenditure are exempted.

Private developers are required to adhere to the Town of East Fremantle's Percent for Art Policy. See Percent for Public Art Policy (Currently being developed).

8. Arts & Sculpture Reserve

The Arts & Sculpture Reserve is the means for collecting and administering monies for the Public Art Program. The purpose of the Reserve is to fund the Public Art Program and to accumulate funds to support major public art projects.

The Town of East Fremantle will contribute an amount (up to) \$45,000 to the Public Art & Sculpture Reserve each year. Of this, an amount is made available for the implementation of the Public Art Program as outlined in the Public Art Annual Action Plan. Reserve funds are also acquired through developer contributions via the Percent for Public Art Policy.

9. Recognition of Indigenous Cultures

The Town of East Fremantle will facilitate a deeper understanding of, and appreciation for, the diversity and richness of Noongar culture by providing the opportunity for the development of public art that celebrates Whadjuk Noongar spiritual beliefs, social customs and culture.

10. Project Planning

The Town of East Fremantle will take a design exemplar approach to all public art projects by taking time to design well in the initial planning stage and by involving artists at the earliest stage of the design of public spaces and new developments.

11. Public Art Panel

A Public Art Panel will be appointed to provide guidance for the Town's Public Art Program. The Public Art Panel has responsibility for overseeing and making recommendations to the Council on matters related to the Public Art Program.

See Public Art Panel - Terms of Reference (currently being developed)

12. Acquisitions

The Town of East Fremantle may from time to time employ a public art curator to prepare a report on proposed new acquisitions. The report will include an assessment against the criteria and principals outlined in this policy as well information on installing the work and best practice.

This report will be provided to the Public Art Panel to ensure informed decisions are made.

13. Management of the Collection

The Town will:

- Review the collection, update the database and submit a condition and insurance report once every three years. Make recommendations regarding the general

maintenance and conservation of the collection and an appropriate maintenance budget allocation for the collection.

- The collection shall be well maintained and the annual budget allocation should reflect the conservation requirements of the current collection based on recommendations put forward by the public art curator.
- The public art collection database shall detail all works, including the name of artists, work title, date of production, media, technical details, size, preferred viewing specifications, inscriptions, comments or background by the artist and others etc.
- A comprehensive photographic archive shall be maintained.
- The collection shall be valued at least every five years, or as recommended by the public art curator and the valuation is to be recorded in the collection database.

14. Planning

The Town of East Fremantle to prepare a Four Year Public Art Action Plan as a framework to guide the implementation of the Public Art Program.

The Four Year Public Art Action Plan will provide a strategic platform for the development of the public art program with clear direction and enough flexibility to evolve and change as necessary.

15. Promote

The Town of East Fremantle will provide signage, publications, and online methods to promote its Public Art Collection.

Section 3: Definitions

Public Art

For the purposes of this Policy, public art is defined as a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;
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Public art does not include:

- business logos;
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- landscaping or architectural features which would normally be integrated into the building or development.

Public Art Definitions

For an extended list of detailed definitions please refer to the Appendix

Section 4: Related Policies, Plans and Guidelines

Interpretation and implementation of this Policy is in accordance with the Town of East Fremantle documents as outlined below.

- Public Art Strategy
- Public Art Procedure

- Percent for Public Art Policy
- Public Art Plan 2018-2021
- Public Art Annual Action Plan 2017/2018

Other Related Policies or Plans

Town of East Fremantle Local Planning Scheme No. 3
 Local Planning Policies

Responsible Directorate:	Office of the CEO
Reviewing Officer:	Chief Executive Officer
Decision making Authority:	Council
Policy Adopted:	
Policy Amended/Reviewed:	
Next Review Date:	

Appendices

A. Types of public art

The descriptors that follow indicate the diversity of approaches to public art projects.

Ephemeral Artworks: those works that are short lived, based on a specific occasion or event and are transitory in nature. Ephemeral art describes projects that may be environmental, lighting or projection where there is no physical artwork created. The term also applies to physical works in non-permanent materials such as natural found materials that degrade as part of the art process.

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Artwork or Work of Art

Any work or object designed by an Artist.

Collection Management

The administration and management of an Art Collection. This encompasses the management of collection records both electronic and hard copy, the database, catalogues, inventories and condition assessments, maintenance and conservation programs, accession of new acquisitions and overseeing the deaccession, disposal or relocation of public artwork.

Community Art

A process where the community initiates or participates in the art project.

Contemporary Art

Artwork created in the present day that engages with issues relevant to its time or uses materials and processes that are at the forefront of arts practice.

Hand-over

The transfer of ownership of an artwork from one party to another. This includes the transfer of legal title and the supplying of the Maintenance Manual and other associated contractual documents.

Maintenance Manual

Those forms completed by the artist detailing the maintenance and technical information for the completed artwork.

Public Art

Public art is a work of art that is created by an artist, sited in a visually accessible public location. Public art can include (but is not limited to):

- the artistic treatment of functional equipment such as bike racks, benches, fountains, playground equipment, light posts or shade structures which are unique;
- landscape art enhancements such as walkways, bridges or art features within a garden;
- murals, tiles and mosaics covering walls, floors and walkways; and
- sculptures, free-standing or incorporated as an integral element of a building's design.

Public art does not include:

- business logos;
- advertising signage;
- art objects which are mass produced or off the-shelf reproductions; and
- landscaping or architectural features which would normally be integrated into the building or development.

Public Art Maintenance & Conservation Program

The coordinated administration of regular treatments, professional conservation and repairs to works in an Art Collection to maintain their integrity.

Public Art Consultant

A professional specialising in public art, engaged to provide expert advice or project management.

Public Art Project Manager

A professional employee or contractor responsible for the planning, execution, contract management and close-out of the public art project.

12.2.3 Adoption of Policy - Use of the Town of East Fremantle Crest and Logo

File ref	A/COM1
Prepared by	Wendy Cooke, Project Coordinator
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date:	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil.
Attachments	1. Use of the Town of East Fremantle Crest and Logo Policy

Purpose

The purpose of this report is for Council to consider adopting the Policy No xx that outlines the use of the Town's crest and new logo.

Executive Summary

Council has approved the new Town of East Fremantle Logo and are currently phasing in the new logo on stationery items, uniforms and vehicle branding. The development of a comprehensive Corporate Style Guide for the Logo use outlines protocols for ensuring the best use of the Logo. The proposed policy also outlines the protocols for using the existing Crest.

Background

In May 2016 Council (Resolution 110517) endorsed the new corporate logo and authorised the Chief Executive Officer to proceed with phasing in the application and use of the logo in line with the corporate style guide. It was also endorsed that the Town continue to use the existing crest for civic purposes and official council documents, more specifically minutes, reports and agendas.

Example below:



The attached Policy outlines guidelines for the use of the Town's Crest, Logo and name.

Consultation

Not applicable.

Statutory Environment

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

KEY FOCUS AREA 1: Community Strength and Identity

Aspiration: Our community is strong, safe and close-knit: we support and foster a sense of identity and belonging

Site Inspection

Not applicable

Comment

It is common for local governments who have developed a logo and also have a Council Crest to provide guidelines and protocols for the use of their logo and crest. The policy is an important tool for outside entities in the use of the Town's Crest or Logo when they are required to promote support or sponsorships provided by the Town. It will also help ensure overall consistency in the design of marketing collateral promoting the Town of East Fremantle

While the Town of East Fremantle Crest will not be utilised as the primary brand element, it remains an integral link to the Town's heritage and an important statement of the official nature of Council business.

12.2.3 OFFICER RECOMMENDATION

That Council adopt the Policy titled "Use of the Town of East Fremantle Crest and Logo".

USE OF THE TOWN OF EAST FREMANTLE CREST AND LOGO

Policy Number:	XXXX
Type:	Use of Town of East Fremantle Crest and Logo
Legislation:	N/A
Delegation:	Chief Executive Officer
Other Related Document:	Town of East Fremantle Style Guide

Objective

To establish guidelines for the use of the Town of East Fremantle Crest, logo and name.

Policy Scope

- Council recognises that it is important to establish a framework for the use of its corporate logo, crest, name and other branding elements to ensure a consistent and professional image of Council is promoted publicly.
- A framework also minimises Council's exposure to poor publicity through inappropriate use of Council's corporate logo, crest and other branding elements.
- Any approved use of the logos and crest will be in accordance with Council's corporate style guide.

Policy

1. No person or entity, without the authority of the Council, shall assume or use the Town of East Fremantle crest or logo so nearly resembling the Town of East Fremantle crest or logo as to be likely to be confused therewith on any letter, pamphlet, notice or handbill.
2. The Chief Executive Officer is authorised to permit the use of the Corporate Logo, Crest and other branding elements for Council business.
3. Those persons or entities authorised by the Chief Executive Officer to use the corporate logo must recognise that the corporate logo is subject to copyright and shall strictly ensure that the corporate logo is used in accordance with the Town's corporate style guide.

No Alteration or Amendment Permitted

Where the Council or Chief Executive Officer grants approval under 2 above, no part of a logo, crest or name may be amended or altered in any way whatsoever.

Withdrawal of Permission

If use is granted, it may be withdrawn at any time by the Chief Executive Officer, if evidence of abuse or by evidence of perceived or real disrepute being associated with the use is evident.

Use of Corporate Logo or Crest for Electioneering Purposes

The Corporate Logo or Crest is not to be used by any person in any manner for electioneering purposes.

Responsible Directorate:	Office of the Chief Executive Officer
Reviewing Officer:	Chief Executive Officer
Decision making Authority:	Council
Policy Adopted:	
Policy Amended:	
Next Review Date:	

12.2.4 Annual Leave - Chief Executive Officer

File ref	A/ST1
Prepared by	Gary Tuffin, Chief Executive Officer
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	Nil.

Purpose

To inform Council of the Chief Executive Officer's approved annual leave.

Executive Summary

The Mayor has approved the Chief Executive Officer's request for annual leave from the 26 January 2018 to 16 February 2018.

Mr Andrew Malone (Executive Manager Regulatory Services) has been appointed as the Acting Chief Executive Officer for the period 26 January to 2 February 2018.

Mr David Taylor (Executive Manager Corporate & Community Services) has been appointed as the Acting Chief Executive Officer for the period 3 February to 16 February 2018

Background

An annual leave request form was submitted, and approved by the Mayor in accordance with policy 4.1.1.

Consultation

Mayor O'Neill

Statutory Environment

Not applicable.

Policy Implications

"Policy 4.1.1 - CEO Approval" in part states;

The Chief Executive Officer shall liaise with, and obtain the approval of the Mayor prior to the taking of any form of leave accrued in accordance with the Chief Executive Officer's contract of employment.

Councillors will be advised when leave has been approved and the arrangements for an Acting Chief Executive Officer.

Delegation DA1 – Acting Chief Executive Officer

On making any appointment under this delegation the Chief Executive Officer shall inform the Council of the details of the appointment.

Financial Implications

The Acting CEO will be paid higher duties for the period 26 January to 16 February 2018.

Site Inspection

Not applicable

Comment

The Mayor has approved the Chief Executive Officer's request for annual leave for the following period;

- 26 January 2018 to 16 February 2018.

The Executive Manager Regulatory Services (Mr Andrew Malone) has been appointed for the first week, and Executive Manager Corporate & Community Services (David Taylor) has been appointed for the balance of the period as the Acting Chief Executive Officer pursuant to delegation DA1.

12.2.4 OFFICER RECOMMENDATION

That Council notes:

- (1) the Chief Executive Officer's annual leave approval for the period 26 January to 16 February 2018.**
- (2) the appointment of Mr Andrew Malone (Executive Manager Regulatory Services) as the Acting Chief Executive Officer for the period 26 January 2017 to 2 February 2018.**
- (3) the appointment of Mr David Taylor (Executive Manager Corporate & Community Services) as the Acting Chief Executive Officer for the period 3 February to 16 February 2018.**

12.2.5 WA Play Strategy in Early Childhood Education & Care

File ref	H/CEC
Prepared by	Gary Tuffin, Chief Executive Officer
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	15 August 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Letter dated 1st April 2017 2. A Call for a WA Play Strategy in Early Childhood Education and Care 3. Endorsement Form

Purpose

To consider providing endorsement to the development of a state wide Play Strategy in Early Childhood Education and Care (ECEC).

Executive Summary

A request has been received from Early Childhood Australia (WA) to sign a letter of endorsement for the development of a state wide Play Strategy in Early Childhood Education and Care.

Background

In 2013, Early Childhood Australia (WA) identified the diminishing opportunities for children to access high quality play in early childhood education and care environments as a major concern.

To address this issue, ECA WA has pledged a commitment to both elevating the status of play in WA early childhood education and care (relevant to both indoor and outdoor learning environments) and to the development of a state-wide play strategy for children aged birth to eight years.

ECA have written a discussion paper "*A Call for a WA Play Strategy in Early Childhood Education and Care*" which identifies four basic reasons as to why it is important and timely to develop a WA Play Strategy, being;

1. *WA is experiencing the demise in play in ECEC settings*
2. *Play is a fundamental right of the child (and a fundamental right of the educator to provide it)*
3. *Play is a central activity in the lives of healthy children*
4. *Quality early learning is achieved through play*

Consultation

A presentation was provided by Ms Jayne Kaiko and Dr Sandra Hesterman (both from ECA) to council at a forum held on the 8 August 2017.

Statutory Environment

Not applicable.

Policy Implications

There are no significant policy implication in considering this item.

Financial Implications

There is currently no requirement for financial support for the development of the strategy.

Site Inspection

Not applicable

Comment

Early Childhood Australia (WA) has identified the following potential benefits of a State Play Strategy;

- 1. A WA Play Strategy has the potential to lift the status of play and become a tool for advocating its importance. This could be achieved by an organised campaign to provide information to all stakeholders about the importance of giving children frequent opportunities to engage with others in child-directed play for the enhancement of their creativity, social and emotional competence and cognitive and physical skills.*
- 2. A WA Play Strategy will contribute to the development of a shared language across a range of stakeholders so that actions and thinking come from a common understanding of play. This will provide a common platform for stakeholders' discussion and recommendations in relation to the need to restore the focus on play-based learning for children in a range of settings*
- 3. As part of the WA Play strategy, a targeted campaign directed at education policy and practice will be organised to challenge the demise of play based practice in ECEC settings, including the early years of school. The campaign will highlight the importance and benefits of child-directed play, the right of the child to play, and the position of the EYLF on play. The campaign will provide examples of the existing best practice. In addition, the campaign will support educators' right and obligation to provide play-based learning in ECEC settings.*
- 4. As part of the WA Play strategy, a targeted campaign directed at parents and the wider community will be organised. The provision of play-related information and resources for parents can empower parents in making informed decisions about the quality and type of their children's play activities and their role in those activities*
- 5. A WA Play Strategy will provide a platform to involve local councils and community organisations in discussing and decision making in relation to the provision of resources and spaces to encourage child-directed play. The planning of such places should be organised in consultation with community members including parents and children.*

Council is requested to give consideration to supporting the development of a State Wide Play Strategy by authorising the Chief Executive Officer to sign and return the Strategy endorsement form.

By signing the endorsement form Council would be agreeing to the following;

1. The Town supports the idea of developing the WA State-wide Play Strategy.
-

2. The Town gives permission to ECA WA Branch to identify the Town (in public and written communication) as a key stakeholder who supports the development of a WA Play Strategy.
3. The Town would be giving permission for its logo to be displayed on the front page of the ECA WA 2016 Discussion Paper.

12.2.5 OFFICER RECOMMENDATION

That Council:

1. **supports the development of a State Wide Play Strategy in Early Childhood Education and Care.**
2. **authorises the Chief Executive Officer to sign and return the Strategy endorsement form to Early Childhood Australia (WA)**

1 April, 2017

YOUR SUPPORT IS NEEDED:
The Development of a Western Australian Play Strategy

Dear Key Stakeholder

In 2013, Early Childhood Australia (WA Branch) identified the diminishing opportunities for children to access high quality play in early childhood education and care environments as a major concern. The vision that child-initiated and self-directed play be reinstated as a fundamental right for all children was similarly shared by members of other leading early childhood advocacy organisations in Western Australia. The concerns in relation to the current status of play for children in WA were expressed by Early Childhood professionals in a range of forums, including two 2015 ECA WA Branch consultations with its members and a range of stakeholders.

Even though the *Early Years Learning Framework for Australia* (an early childhood curriculum framework mandated by the Commonwealth Government) has a specific emphasis on play-based learning, and government authorities pay homage to its importance, in practice there is a significant trend away from the provision of child-directed play in early childhood education, particularly in the early years of schooling. To address this issue, ECA WA has pledged its commitment to both elevating the status of play in WA early childhood education and care (relevant to both indoor and outdoor learning environments) and to the development of a state-wide play strategy for children aged birth to eight years. A summary of why ECA WA believes it is timely to undertake this initiative and an account of the potential benefits of developing a play strategy is provided in the *ECA WA Discussion Paper: A Call for a WA Play Strategy in Early Childhood Education and Care* (please see attached).

To develop a Play Strategy for Western Australia we now seek your support. We invite your organization, association, company, or business to endorse the idea of developing the WA Play Strategy. If you are willing to do so, please complete the attached form and send it back via email to Suzanne Lawrence, ECA WA Branch administration officer (ecawa@earlychildhood.org.au). On receiving confirmation of your support, ECA WA will provide you with regular updates of how the Play Strategy campaign progresses and extend a personal invitation to campaign events.

Thank you in anticipation of your support and endorsement.

Marcelle Saratsis

President, Early Childhood Australia (WA Branch)



Summary of ECA WA Discussion Paper: *A Call for a WA Play Strategy in ECEC*

1. *Western Australia is experiencing a demise in play opportunities in ECEC settings*

- The demise of play in ECEC settings is attributed largely to the push down of more structured programs for young children (aged birth to eight years). This is based on the belief that increased formalisation of early learning has long term academic benefits. Although this trend has been identified in a range of ECEC settings, it is most evident in the early years of schooling.
- The focus on standardised testing favours a narrowly defined developmental pathway that disregards diverse ways of knowing, thinking, doing and being.
- The WA school report structure relevant to the early years of schooling (children aged 5 - 8 years) assesses academic merit employing a five point scale (A-E metric or using language representative of a five tiered achievement classification). There is no reference to 'play' in the report. Consequently, play and its unique developmental benefits are undermined.

2. *Play is a fundamental right of the child (& a fundamental right of the educator to provide it)*

- The quality of EYLF's implementation in relation to play-based learning in schools needs to be more rigorously monitored to make the quality of play and its value more transparent.
- Anecdotal evidence shows that there is a mismatch between what early childhood pre-service teachers are taught at university about the importance of play-based learning and the lack of play they observe when completing their practicums.
- The false message that structured programs lead to better developmental outcomes filters through to other environments such as family and broader community, and leads to the gradual disregard for the importance of play-based learning. There is a need to achieve cross-community awareness and consensus on the importance of raising the status of play in WA.

3. *Play is a central activity in the lives of healthy children*

- Feedback from ECA WA forums (2015) indicates that the push-down of the curriculum has resulted in significant pressure being placed on young children, leading to increased levels of anxiety.
- Along with increased levels of child anxiety is 'parent anxiety' who fear that their child might not keep up with regimented and fast-paced instruction.
- Children are now less inclined to take risks with lateral thinking/ pursuits and exploration. Associations such as Nature Play WA Inc. promote the importance of unstructured play outside and in nature. However, the visibility of these forms of play and the provision of the adequate resources to support it has significantly diminished in mainstream early years of schooling.

4. *Quality early learning is achieved through play*

- WA could be considered to be at crisis point due to being 'out-of-step' with the international community in regards to the role of play in children's learning and development.
- As global citizens, we need to be part of the movement reinstating children's fundamental right to play.
- The development of a WA play strategy can benefit all stakeholders by: lifting the status of play; using it as a tool for advocating its importance in children's learning; developing a shared language among stakeholders.
- Uniting actions and thinking about play has the potential to increase the confidence of ECEC educators to consistently encourage play-based learning and to extend parental and the wider community understanding of the value of play.

Endorsement Form

Early Childhood Australia (WA Branch) invites your organization, association, company, or business to endorse the idea of developing the WA Play Strategy. If you are willing to do so, please complete the form below and return via email to Suzanne Lawrence, ECA WA Branch administration officer (ecawa@earlychildhood.org.au). On receiving confirmation of your support, ECA WA will provide you with regular updates of how the Play Strategy campaign progresses and extend a personal invitation to campaign events.

.....

I, _____ on behalf of _____

endorse the Early Childhood Education (WA Branch) call for a WA Play Strategy in Early Childhood Education and Care (please circle yes or no to each):

- I support the idea of developing the WA State-wide Play Strategy. Yes / No

- I give permission to ECA WA Branch to identify our organisation (in public and written communication) as a key stakeholder who supports the development of a WA Play Strategy. Yes / No

- I give permission for our organisation’s logo to be displayed on the front page of the ECA WA 2016 Discussion Paper. Yes / No

Name:

Date:

- 13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 14. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING**
- 15. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**
- 16. NEW BUSINESS OF AN URGENT NATURE**
- 17. MATTERS BEHIND CLOSED DOORS**
- 17.1 128A George Street Lease**
- 18. CLOSURE**