TOWN of EAST FREMANTLE

AGENDA

Council Meeting

Tuesday, 21 November 2023 at 6:30 PM

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. 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 Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.
The 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 Council, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Council meeting.

Copyright

The Town wishes to advise that any plans or documents contained within this Agenda may be subject to copyright law provisions (Copyright Act 1968, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction.

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.

Deputations A formal process where members of the community request permission to address Council or Committee on an issue.	**Presentations** 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.

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 three (3) 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.

CONTENTS

1 OFFICIAL OPENING 6
2 ACKNOWLEDGEMENT OF COUNTRY 6
3 ANNOUNCEMENT TO GALLERY 6
4 RECORD OF ATTENDANCE 6
4.1 ATTENDANCE 6
4.2 APOLOGIES 6
4.3 APPROVED 6
DISCLOSURES OF INTEREST 7
4.4 FINANCIAL 7
4.5 PROXIMITY 7
4.6 IMPARTIALITY 7
5 PUBLIC QUESTION TIME 7
5.1 RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE 7
5.2 PUBLIC QUESTION TIME 7
6 PRESENTATIONS/DEPUTATIONS 7
6.1 PRESENTATIONS 7
6.2 DEPUTATIONS 7
7 APPLICATIONS FOR LEAVE OF ABSENCE 7
8 CONFIRMATION OF MINUTES OF PREVIOUS MEETING 7
8.1 MEETING OF COUNCIL (17 OCTOBER 2023) 7
8.2 SPECIAL MEETING OF COUNCIL (31 OCTOBER 2023) 7
9 ANNOUNCEMENTS BY THE PRESIDING MEMBER 8
10 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS 8
11 REPORTS AND RECOMMENDATIONS OF COMMITTEES 8
12 REPORTS - PLANNING 9
12.1 14 SILAS STREET - MIXED USE DEVELOPMENT 10
13 REPORTS – FINANCE 104
13.1 MONTHLY FINANCIAL REPORT 31 OCTOBER 2023 105
13.2 ACCOUNTS FOR PAYMENT OCTOBER 23 126
14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN 148

15 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING 148
16 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN 148
17 NEW BUSINESS OF AN URGENT NATURE 148
18 MATTERS BEHIND CLOSED DOORS 148
18.1 TENDER APPROVAL - FREMANTLE WOMEN'S FOOTBALL CLUB - BUILDING CONSTRUCTION 148
19 CLOSURE 148

NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Council will be held on 21 November 2023 at 6:30 PM in the Council Chamber, 135 Canning Highway, East Fremantle and your attendance is requested.

JONATHAN THROSSELL
Chief Executive Officer
16 November 2023

AGENDA

1 OFFICIAL OPENING

2 ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past, present and emerging."

3 ANNOUNCEMENT TO GALLERY

"Members of the gallery are advised that no Council decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision."

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

4.2 APOLOGIES

Nil

4.3 APPROVED

Nil

DISCLOSURES OF INTEREST

4.4 FINANCIAL

4.5 PROXIMITY

4.6 IMPARTIALITY

5 PUBLIC QUESTION TIME

5.1 RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE

Nil

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 MEETING OF COUNCIL (17 OCTOBER 2023)

OFFICER RECOMMENDATION
That the minutes of the Ordinary meeting of Council held on Tuesday, 17 October 2023 be confirmed as a true and correct record of proceedings.

8.2 SPECIAL MEETING OF COUNCIL (31 OCTOBER 2023)

OFFICER RECOMMENDATION
That the minutes of the Special meeting of Council held on Tuesday, 31 October 2023 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

Nil

12 REPORTS - PLANNING

Reports start on the next page

12.1 14 SILAS STREET - MIXED USE DEVELOPMENT

Report Reference Number	OCR-2433
Owner	Luke Beumont Barrett
Applicant	Luke Beumont Barrett
Planning Reference Code	OCR-2433
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	Tuesday, 21 November 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Amended plans and elevations submitted 21 August 2023
4. Streetscape perspectives submitted 21 August 2023
5. Submission details
6. Response to submissions
7. Written deputations by and on behalf of the northern adjoining owner presented at the Council meeting on 15 August 2023
8. Response by applicant to amendments requested by the northern land owner submitted 17 October 2023
9. Proposed Additional Conditions of Approval submitted at the Town Planning Committee meeting 7 November 2023 by the adjoining owner's representative
10. Community engagement checklist

PURPOSE

The purpose of this report is for the Council to consider a development application for a mixed use development (office and apartment) at 14 (Lot 350) Silas Street, East Fremantle.

EXECUTIVE SUMMARY

It is proposed to develop a 3 storey mixed use (office and apartment) building with a basement at 14 (Lot 350) Silas Street, East Fremantle. The proposed building comprises the following:

- Basement – car stacker and storage area.
- Ground floor – office tenancy and carport with additional residential parking bay.
- 2nd and 3rd floor – residential apartment.
- Roof top - garden terrace and vergola (patio with adjustable louvre roof).

The bin enclosure is indicated at the eastern end of the lot and a bike rack is to be located outside the entrance to the apartment on St Peters Road. The mature tree at the eastern end of the site is proposed to be retained and access to the 3 car bays is via the existing crossover.

The proposal was assessed against the provisions of Local Planning Scheme No. 3 (LPS 3), Local Planning Policy 3.1.3. – Town Centre Redevelopment Guidelines (TCRG) and the Residential Design Codes - Volume 2 – Apartments (R-Codes Vol 2).

With regard to LPS 3, the proposal does not meet the building height (cl. 5.8.2), plot ratio (cl. 5.8.3) and car parking (cl 5.8.5) requirements of LPS 3, however discretion may be exercised under cl. 5.6 to vary these (variations to site and development standards and requirements). The TCRG provides guidance to Council within the policy area where discretion may be exercised in accordance with cl. 5.6. In doing so, Cl. 5.6.3 requires Council to have due regard to the orderly and proper planning criteria listed in cl. 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to the extent that, in the Council's opinion, those matters are relevant to the development application.

In addition to the variations to the building height and plot ratio requirement of LPS 3, the applicant is seeking approval for variations to elements of the TCRG and the R-Codes Vol 2 as outlined below:

(i) Element 6: Pedestrian Amenity – Local Planning Policy 3.1.3 - Town Centre Redevelopment Guidelines - Minimum width of awning over footpath 2.4m required, 1.5m provided,
(ii) Element 8: Vehicle Parking – Local Planning Policy 3.1.3 - Town Centre Redevelopment Guidelines - 3 commercial car bays required, 2 commercial car bays provided, and
(iii) Element 2.6: Building Depth – Residential Design Codes - Volume 2 - Apartments – 20m maximum, 20.425m provided.

The proposal was advertised from 17 April to 15 May 2023. Twelve submissions objecting to the proposal were received (refer to Attachment 5). The objections were based on several planning matters including overshadowing; building form; height and scale; heritage and character; parking; plot ratio; setbacks; privacy; land use; dwelling density; loss of vegetation; sustainability; waste management, pedestrian safety and impact of construction. Not all matters raised are considered valid planning considerations, however all concerns raised are addressed in the report and a detailed response is provided in the Response to Submissions (refer to Attachment 6).

The concerns relating to development on a small site are noted and it is acknowledged that a design solution presents a considerable challenge on this constrained site; however, a mixed use development is considered an appropriate outcome for the location. The commercial tenancy will activate the street, provide for more pedestrian activity in the Town Centre and the addition of another dwelling adds to the Town Centre population. It is considered this development will meet the objectives of the Town Centre zone and the Local Planning Strategy 2022. It is also considered to achieve the urban design objectives of the Town Centre Redevelopment Guidelines in relation to encouraging mixed uses, renewal of the Town Centre with a character that is sympathetic to, but not a continuation of, the surrounding suburban neighbourhoods.

The proposal is not considered to be an over development of the lot given it comprises a small office and modest apartment. In the Town's assessment the proposed development does not exceed the permitted height and is not of excessive scale. It is in keeping with the building form of recent developments in the Town Centre and is considered positively contribute to the streetscape through high quality design and the proposed construction materials.

There are no heritage listed properties adjoining the site therefore the proposed development does not require a formal heritage consideration. The Town is of the view that new development should consider both the existing and intended future streetscape as is occurring in the Town Centre where there are examples of more modern and contemporary designs along Silas Street and in the immediate vicinity.

In the main, this proposal meets the requirements of the TCRG and the R-Codes Vol 2 except for the minor variations in relation to awning width, car parking and building depth. The proposal to develop this corner site with a building comprising high quality construction materials, well-articulated street front facades, and the retention of a significant tree is not considered to impact the amenity of surrounding sites and is viewed as a positive outcome for the Town Centre.

The applicant and owner have worked to produce a design that in the Town's view responds to potential impacts on surrounding properties. Some discretion is being sought with regard to some provisions of LPS 3 which are supported and the proposal complies with the majority of the development standards of the TCRG and the R-Codes Vol 2. It is therefore recommended that Council supports the proposed mixed use development subject to the conditions listed in the final recommendation.

Deferral of Determination – Council Meeting 15 August 2023

The development application was originally presented to the Ordinary Council Meeting of 15 August 2023 with a recommendation for approval subject to conditions. Council deferred its determination to the next Town Planning Committee meeting on 5 September 2023 to allow time for further discussion/consideration of the concerns of submitters as outlined in the Officer's report.

Following the meeting the adjoining owner and her representative submitted the written deputations presented at the Council Meeting of 15 August 2023 (refer to Attachment 7). Also, the applicant has submitted amended plans for the Town's consideration. The Town has also been advised that the applicant has arranged a meeting with the adjoining owner for 29 August 2023 to discuss the issues raised in the submissions and deputations. The outcome of that meeting may result in further amended plans being submitted to the Town for Council's consideration.

Due to the date of the meeting with the adjoining owner there is insufficient time to prepare an Officer's report on the outcome of the meeting, potential amended plans and subsequent amendments to meet the Agenda deadline for the upcoming Town Planning Committee meeting. The applicant has agreed to the deferral of the item to the September full Council meeting.

It is therefore recommended that the matter be deferred to the full Council meeting on 19 September 2023 to allow for additional time for the applicant and adjoining owner to meet and for the meeting outcome and amended plans to be considered by the Town.

Deferral of Determination – Town Planning Committee Meeting 5 September 2023

Consideration of the application was deferred until the Council meeting of 19 September 2023 to allow time for further discussion/consideration of the concerns of submitters as outlined in the Officer's report. Should amended plans be submitted as a result of discussions between the applicant and the adjoining land owner, held on 30 August 2023, further assessment of the plans will be required by the Town and further advertising may be necessary. In this regard the applicant has agreed to extend the time in which the Council can determine the application to 8 November 2023. It is therefore recommended that consideration of the application be deferred until the Town Planning Committee meeting of 7 November 2023. It should be noted this does not preclude the application being considered by the Town Planning Committee or Council prior to this date should that be considered appropriate.

Outcome of Council Meeting 19 September 2023

At the 19 September 2023 Council meeting it was determined to defer determination of the application until the Town Planning Committee meeting of 7 November 2023 to allow the applicant and the northern adjoining landowner time to meet and discuss potential amendments to the proposal and for the Town to consider any amendments which may be proposed.

Consultation with Adjoining Owner and Amended Plans

Amended plans and perspectives (refer to Attachment 3 and 4) have been submitted as a final outcome of discussions between the northern land owner and the applicant/owner at the meeting held on 30 August 2023. As stated in correspondence between the two parties, in order for the northern land owner to withdraw objection to the proposal all the requested changes were required to be made. The applicant/owner, while willing to engage with the northern land owner to see if a compromise could be reached, was not willing to make all the requested changes. The two changes proposed are:

- removal of the 3.1m nib wall at the north-eastern portion of the development across all 3 levels; and

- identification of a portion of the northern boundary wall to incorporate an artwork.

While the Town was hopeful that further compromise might have been reached, the reasons for the applicant/owner not pursuing these changes are acknowledged by the Town and further comment in response to the applicant/owner's justification for not proceeding are provided in the Comment section of the report. Despite not all the requested amendments being made, the Town remains supportive of the proposal and believes the changes proposed are of benefit to the adjoining northern property and land owner and are fully supported. However, it is noted that the provision of an artwork is not a statutory requirement and therefore it is not recommended as a condition of planning approval. Alternatively, it is recommended that if the owner chooses to undertake an artwork installation, then a condition be imposed which requires the approval of the Chief Executive Officer, on advice from the Town's Public Art Panel, in relation to the design, colours and materials prior to installation.

The matters raised by the northern land owner's representative in a deputation to Council on 15 August 2023 (refer to Attachment 7) have in the main been addressed in the Officer's report. However, the Town wishes to emphasise that comments made in regard to the R100 density code provisions being applicable to the assessment of the application, in general and more specifically in relation to a lesser plot ratio being applied, are not relevant. The R100 density code is not a development control under Local Planning Policy 3.1.3 – Town Centre Redevelopment Guidelines (as amended in 2023). Also, the Town holds the view that this development application proposes a mixed use development (i.e., a commercial tenancy and multiple dwelling), not a commercial tenancy and single house. Therefore, it has been assessed accordingly under the planning framework and a Scheme Amendment is not required.

The Town considers that the proposed development is not incongruous with the scale and form of its surrounds in respect to the development that has already occurred and which can be approved in the Town Centre. As a result, the Town differs in opinion to the comments made in the deputation as to the degree to which the amenity of the adjoining property and the area in general is impacted. In the Town's view the potential amenity impacts are acceptable and the conditions of development approval address the relevant planning concerns raised in the submissions.

In light of the above comments, it is recommended that the Planning Committee exercise its discretion in accordance with the provisions of LPS 3 and in relation to the development standards of Local Planning Policy 3.1.3 – Town Centre Redevelopment Design Guidelines and support the proposal subject to the recommended conditions and advice notes outlined in the Officer Recommendation.

Outcome of Planning Committee Meeting 7 November 2023

As four Committee members did not vote in favour of the Reporting Officer's recommendation, pursuant to Council's decision of 16 May 2023 to delegate powers of approval to the Committee, the application was not determined. The matter was therefore required to be considered at the full Council Meeting of 21 November 2023.

BACKGROUND

Zoning	Town Centre
Site Area	211m²
Heritage	N/A
Fremantle Port Buffer	Area 3 - The TCRG does not require referral to the Fremantle Port Authority for development where there are less than 5 dwelling units. In this case there is one residential dwelling unit proposed and therefore referral to Fremantle Ports is not required.
Previous Decision of Town and/or History of Issue Onsite	N/A

Historical aerial photography and other Town records indicate the lot was created in 1989 due to changes to the local road network when Stirling Highway was extended from Canning Highway through to High Street, establishing the St Peters Road link between Sewell Street and May Street. Lot 350 was the portion of land remaining at the newly created intersection of St Peters Road and Silas Street.

This lot remained in the ownership of Main Roads WA (MRWA) who agreed to the land being used for car parking for the adjacent medical centre for many years under a commercial licence agreement. There was no requirement (under the planning approval) for the parking bays to be retained on this lot for use by the medical centre should the lot be sold. The car park for the medical centre is located at the rear of 12 Silas Street with access via May and Silas Streets.

The land was sold by MRWA on the open market to the current owner in 2019. The owner had several discussions with the Town regarding development of the land, however, a formal proposal was not progressed through the COVID-19 period.

CONSULTATION

Advertising

The proposal was advertised to adjoining and nearby property owners as shown on the location and advertising plan (refer to Attachment 1) and the plans were made available on the Town's website from the 17 April to 15 May 2023.

Twelve (12) submissions were received all opposing the development, however it is noted that two submissions refer to the same property. The submissions are provided in detail in Attachment 5. The Town's and applicant's response to each submission are noted in the 'Response to Submissions' in Attachment 6. The concerns raised in submission are summarised below:

- Overshadowing – the proposed development will result in excessive overshadowing to the adjoining and surrounding properties;
- Impact on land value – the proposed development will depreciate land values;
- Land use permissibility – the 'Single Residential' land use is an 'X' use within the Town Centre Zone and is, therefore, not permitted at the site;
- Height, Building Form and scale – the proposed development exceeds the permitted height and is of excessive height and scale;
- Plot ratio – the proposed development exceeds the permitted plot ratio;
- Setback – nil setbacks are not consistent with the character of the locality;
- Density – the proposal exceeds the permitted density;
- Privacy – concerns about overlooking;
- Character and heritage considerations – the proposed development does not respond to the character of the adjoining development;
- Loss of vegetation – the proposed development will result in a loss of vegetation, specifically trees at the site;
- Sustainability - concerns about matters of sustainability;
- Pedestrian safety – the proposed development will encroach into the pedestrian footpath impacting pedestrian safety;
- Impacts of construction works on neighbouring sites – the site is currently being used for parking by the medical centre. The proposed development will impact the availability of parking for patients and doctors; and
- Waste management - The bin store will be intrusive to amenity, will impede access and make collection dangerous.

In addition, a petition has been received by the Town. The principal petitioner is an adjoining land owner who circulated the petition, to the Town's knowledge, from the start of the advertising period on 17 April until it was submitted to the Town on 8 August 2023 (i.e., ~114 days). The petition states as follows and contains 453 signatures:

> *Petition Summary and Background*
> *The proposed building on this small block is too large, too high and has physical and amenity impacts on both the heritage building of the medical centre and nearby properties together with removal of native landscaping and mature trees.*
>
> *Action petitioned for*
> *We, the undersigned are concerned citizens who urge the Planning Committee and Council Members of the Town of East Fremantle to maintain 14 Silas St as medical centre parking and a landscaped amenity for the East Fremantle Community.*

Petitions received in response to a development application being advertised are considered in the same manner as a submission.

External Referral
The following referral advice relevant to the application was received from the Water Corporation.

Water Corporation

> *The proposed development does not appear to affect Water Corporation assets. If our assets are affected, the developer may be required to fund new works, or the upgrading of existing works and protection of all works associated with the Water Corporation. Water and wastewater services are available in the area for the development to connect to. Any extensions required for connection are to be done at the cost of the developer. This proposal will require approval by our Building Services section prior to the commencement of works.*

Internal Referral
Advice was received from the Town's Operations Department and provided to the applicant. Conditions and advice notes will be included that reflect this advice.

STATUTORY ENVIRONMENT

Planning and Development Act, 2005
Local Planning Scheme No. 3 (LPS 3)

POLICY IMPLICATIONS

State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (R-Codes Vol 2).
Local Planning Policy 3.1.3 – Town Centre Redevelopment Guidelines (TCRG)
Local Planning Policy 3.1.8 – Wood Encouragement – General
Local Planning Strategy 2022

FINANCIAL IMPLICATIONS

See risk implications below.

STRATEGIC IMPLICATIONS

The Town of East Fremantle Strategic Community Plan 2020-2030 states as follows:

Economic

Sustainable "locally" focused and easy to do business with.

2.1 Actively support new business activity and existing local businesses.

2.1.1 Ensure a "local" focus through supporting and promoting opportunities for local business.
2.1.2 Facilitate opportunities/ forums where local business people can meet and share ideas.
2.2 Continue to develop and revitalise local business activity centres.
2.2.1 Facilitate local small business access through planning and activation to support community and business growth.

Built Environment
Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.
3.1 Facilitates sustainable growth with housing options to meet future community needs.
3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.
3.1.2 Plan for a mix of inclusive diversified housing options.
3.1.3 Plan for improved streetscapes.
3.2 Maintaining and enhancing the Town's character.
3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.
3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.
3.3.1 Continue to improve asset management within resource capabilities.
3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible. Should Council refuse the application, the owner/applicant has a right of Review (appeal) to the State Administrative Tribunal (SAT). As the Town's Officers have recommended approval, Council will be required to obtain the services of a consultant to represent and defend the Council's resolution at the SAT. This may have financial implications for the Town.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Mixed Use Development Proposal

It is proposed to develop a three storey mixed use (office and apartment) building with a basement. The application comprises an office tenancy on the ground floor, an apartment on the second and third levels with a roof top garden terrace and vergola on the fourth level. The residential apartment has 2 bedrooms, 2 bathrooms, and a combined kitchen, living, and dining area. There is a balcony on the western end of the building facing Silas Street.

The basement will comprise a storage area and a car stacker (for 2 commercial parking bays). There is also a carport with an additional parking bay for the residential apartment. Another awning fronts the carport at the rear of the building. Planter boxes are located above the awnings to add landscaping to the façade. The bin enclosure is located at the eastern end of the lot and a bike rack is located outside the entrance to the apartment on St Peters Road. The mature tree at the eastern end of the site is proposed to be retained and access to the car bays is via the existing crossover. The building is proposed to be constructed of a mix of materials including glass, metal, timber, and concrete.

Site Context

The subject lot is 211m² in area and located on the north eastern corner of Silas Street and St Peters Road. The primary frontage is Silas Street, and the secondary frontage is St Peters Road. It has a slight upwards slope heading east towards the top of St Peters Road with the elevation increasing by approximately 1.57m from west to east. The site survey shows that the lot has a northern boundary that is approximately 44.4m long and a southern boundary facing St Peters Road that is 38.59m long. The lot is widest at the Silas Street (western) end having a width of 3.3m

facing Silas Street but a total width of 11.75m (including truncation) and tapers to a point at the eastern end of the site. There is a small road verge which mostly abuts the roundabout.

There are 2 mature trees located at each end of the site. The tree at the eastern end is proposed to be retained. There are currently 4 car parking bays located on site, as well as a footpath crossing from the neighbouring medical centre to the north joining the Town's footpath at the south eastern end of the lot.

Statutory Assessment

The proposal is required to be assessed under the following planning documents:

- Local Planning Scheme No. 3 (LPS 3);
- Local Planning Policy 3.1.3 – Town Centre Redevelopment Guidelines (TCRG - revised and adopted by Council on 16 May 2023); and
- Residential Design Codes Volume 2 – Apartments (R-Codes Vol 2).

The TCRG provides guidance to designers and decision makers with regard to development in the Residential, Mixed Use and Town Centre zones within the policy area where discretion may be exercised under cl. 5.3.4 (residential development in non-residential zones) and cl. 5.3.5 (residential development in the Town Centre) of the LPS 3; and where discretion may be exercised for development under cl. 5.6 (variation of site development standards and requirements) for cl. 5.8 (Town Centre development standards).

LPS 3 specifies that the development of land for any residential purposes dealt with by the R-Codes is to conform to those Codes. The TCRGs also refer to some requirements of State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2). Therefore, the TCRGs together with parts of the R-Codes (Vol. 2) have been used for the assessment of this planning application. The R-Codes Vol 2 states that applications for development approval for multiple dwellings in areas coded R40 and above are to have due regard to the policy objectives of the R-Codes Vol 2; Element Objectives of Parts 2, 3 and 4; and objectives provided within the Town's local planning framework. This includes the dwelling components of mixed-use development.

So, while the provisions of LPS 3 provide the underlying planning controls for assessment and discretionary powers, both the TCRG and the R-Codes Vol 2 apply the overlying planning framework and further quantitative assessment provisions applicable to the application. Where there is conflict between the documents the TCRG becomes the prevailing document over the R-Codes Vol 2.

The Town's assessment is guided by the planning and urban design Objectives, Element Objectives and Acceptable Outcomes for each element of the TCRG. As the lot is located within the Town Centre zone, the 'Frame Precinct' criteria specified in the TCRG are also pertinent when undertaking an assessment of the proposal.

While the proposal does not meet the building height (cl. 5.8.2), plot ratio (cl. 5.8.3) and car parking (cl 5.8.5) requirements of LPS 3, discretion may be exercised under cl. 5.6 (variations to site and development standards and requirements). The TCRG provides guidance to Council where discretion may be exercised within the policy area.

In applying discretion under cl. 5.6 and in accordance with cl. 5.6.3 of LPS 3 Council must have due regard to the planning, criteria listed in cl. 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. These criteria refer to orderly and proper planning matters such as compatibility of the development within its setting, its relationship to other land and the likely effect of height, bulk, scale, orientation and appearance, the amenity of the locality, landscaping, parking, access, traffic, history of the site and any submissions.

The relevant provisions for the assessment of the application are outlined in the tables below.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No. 3

Clause	Scheme Requirement	Variation/Comment	Status
5.8.1	Setbacks: Commercial Zones - Aligned with the front property boundary built up to any side boundary, other than a boundary which abuts the Residential Zone.	Nil setback to front and side boundaries	A
5.8.2	**Building Height – Overall 10.5m**	**12.6m to top of stairwell enclosure – can be varied, refer to TCRGs for guidance when exercising discretion** **(Note 10.457m to top of main roof)**	**D**
5.8.3	**Plot ratio – 0.5:1**	**1.59:1 – can be varied, refer to TCRGs for guidance when exercising discretion**	**D**
5.8.4	Design and Landscaping: Commercial Zones – Landscape plan required.	Landscaping plan provided	A
5.8.6	Location of Car Parking: Parking to be provided on site, or off-site in the immediate vicinity of the development.	On-site bays provided	A

Local Planning Policy 3.1.3 – Town Centre Redevelopment Guidelines

Element	Acceptable Outcome	Variation/Comment	Status
Element 1: Urban Structure	Complies	None	A
Element 2: Land Use	Fremantle Port Buffer Requirements (Area 3)	No requirements	A
Element 3: Building Form, Scale & Height	Maximum plot ratio: 2.0 Height limit of 3 storeys / up to 15m (R-Codes Vol 2 indicative heights)	1.59 3 storeys (10.457m)	A A
Element 4: Occupant Amenity	Address R-Codes Vol 2 – Apartments Address State Planning Policy 5.4	See separate table below on R Codes Vol 2 – Apartments Condition	A
Element 5: Street Interface	Complies	None	A
Element 6: Pedestrian Amenity	**Minimum width of awning over footpath 2.4m**	**1.5m wide awning**	**D**
Element 7: Vehicle Movement & Access	Complies	None	A
Element 8: Vehicle Parking	**3 commercial car bays required (as per Schedule 10 of LPS 3)** **1 residential car bay required (as per R-Codes Vol 2)** **Bike parking in suitable location**	**3 car bays required (1 car bay per 30m² for 68.87m² commercial space)** **2 commercial car bays provided and 1 residential provided.** **Deficit of 1 car bay for the commercial unit** **Bicycle parking provided**	**D**
Element 9: Landscape & Public Spaces	Complies	None	A
Element 10: Resource Conservation	Energy, water, and water management requirements in accordance with R-Codes	Condition	A
Element 11: Signage & Services	Signage Solar panels and air conditioning to be shown on plans Waste management plan	Condition Condition Condition	A A A

Residential Design Codes Volume 2 - Apartments

Element	Variation/Comment	Status
Element 2.3 - Street Setbacks	None	A
Element 2.6 – Building Depth	8.2m wide **20.425m deep – excluding 3m of parapet wall**	A **D**
Element 2.7 – Building Separation	Refer to LPS 3 requirement	A
Element 3.2 – Orientation (overshadowing)	10.65m^2/287.46m^2 x 100 = 3.7% <25% for R20 for 16 Silas Street	A
Element 3.3 – Tree Canopy & Deep Soil Areas	None	A
Element 3.5 – Visual Privacy	Due to 1.6m setback of roof terrace direct overlooking to the northern site is limited to area above the building	A
Element 3.6 – Public Domain Interface	None	A
Element 3.7 – Pedestrian Access & Entries	None	A
Element 3.8 – Vehicle Access	None	A
Element 3.9 – Car & Bicycle Parking	None	A
Element 4.1 – Solar & Daylight Access (dwelling)	None	A
Element 4.2 – Natural Ventilation	None	A
Element 4.3 – Size and Layout of Dwellings	This development >78m^2 Total living area 292.69m^2	A
Element 4.4 – Private Open Space & Balconies	Roof top terrace 44.52m^2 & 4.2m deep Balcony 8.42m^2 and 1.8m depth Total private open space >10m^2 & >2.4m deep	A
Element 4.6 – Storage	138.03m^2 provided in basement storage area >1.5m deep 3.2m high	A
Element 4.7 – Managing the Impact of Noise	Condition	A
Element 4.10 – Façade Design	None	A
Element 4.11 – Roof Design	None	A
Element 4.12 – Landscape Design	None	A
Element 4.14 – Mixed Use	None	A
Element 4.15 – Energy Efficiency	Sustainability report provided	A
Element 4.16 – Water Management and Conservation	Condition NCC requirements	A
Element 4.17 – Waste Management	Condition	A
Element 4.18 – Utilities	None	A

Wood Encouragement	The building is proposed to be constructed of glass, metal, and concrete with timber cladding shown as a façade design detail. The timber product is described as burnt ash cladding.

Variations to Local Planning Scheme No. 3

There are two aspects of the development that are variations to LPS 3. These are building height and plot ratio. Cl. 5.6 of LPS 3 allows Council to consider variations to these standards. To assist Council in exercising discretion under this clause for development within the Town Centre Redevelopment Area, Council adopted LPP 3.1.3 – Town Centre Redevelopment Guidelines. The TCRG promotes the use of Council discretion to allow for greater building height and plot ratio in order to encourage redevelopment that is more suited to a town centre environment. Therefore, in regard to building height and plot ratio, this proposal is also assessed under the TCRG.

Variations to Local Planning Policy 3.1.3 – TCRG and the R-Codes Vol 2

There are two aspects of the development that are considered variations to the acceptable outcomes of the TCRG. These are pedestrian amenity and car parking. There is one element of the R-Codes Vol 2 that does not achieve an acceptable outcome and requires assessment under the design guidance criteria and this variation is in relation to building depth. The following discussion addresses the variations to the statutory provisions.

Pedestrian Amenity

The TCRG Element 6 requires that awnings with a minimum width of 2.4m are provided at the front of proposed development. In this case the awnings are no more than 1.5m in width from the building. It is recommended that the proposed reduced awning width be supported on the basis that it is in proportion to the scale of the building and the width of the lot frontage and provides further articulation to the façade of the building. It also provides a level of amenity, in that it will offer some shelter for pedestrians and visitors to the building. It is therefore recommended the reduced depth of the awnings be supported. Nonetheless, this is a policy provision and while the inclusion of an awning in the proposal is considered a positive outcome an awning is not a mandatory requirement.

Car Parking

Element 8 of the TCRG requires parking be assessed under the requirements of LPS 3 which sets out the minimum car parking requirement for commercial uses (i.e., offices) and the R-Codes Vol 2 for residential apartments. In this case 2 commercial car bays are provided (with a car stacker) and 1 residential car bay is provided. The minimum required amount of parking for a 2-bedroom residential apartment is 1 car bay and this is supplied in accordance with the acceptable outcomes of the R-Codes Vol 2.

Cl. 5.8.5 and Schedule 10 of LPS 3 states that an office requires 3 car bays based on the floor space of the tenancy. The area of the tenancy is 68.87m^2 and as such 3 car bays are required for the office (i.e., 1 car bay per 30m^2). It is considered the parking shortfall for the office can be supported as the proposed development is within proximity to public transport options, that is within 210m of a high frequency bus stop with services to Fremantle and 250m to the stop for bus services to Canning Bridge train station or further to the Perth CBD. In addition, there are short term car bays available in Silas Street and the Richmond Quarter. While not specifically allocated to any one business the Richmond Quarter car park is fully allocated to the businesses (with a 20% reduction at time of approval), or residential premises and as such are available to the public. A bicycle rack is provided for bike parking adjacent to the proposed entry to the residential apartment.

While the car parking arrangement is supported because a car stacker is proposed it is recommended a Parking Management Plan is to be submitted with the building permit application which outlines management measures for the operation of the car stacker to ensure ongoing maintenance of the car stacker and that it is operational, readily available to use and safe at all times to the satisfaction of the Town.

Draft Interim Guidance for Non-Residential Car Parking Requirements

The Department of Planning, Lands and Heritage (DPLH) recently concluded consultation on the *Draft Interim Guidance – Non-residential car Parking Requirements* document. This document aims to provide consistent car parking requirements for non-residential land uses in Perth and Peel and to support local governments in an immediate review of car parking rates under their local planning frameworks. It is expected that the DPLH will direct local government to adopt the guidance document in the form of a local planning policy which will apply new car parking rates to replace those in existing planning schemes.

The guidance document provides minimum and maximum car parking rates that are to be applied within activity centres which includes development in mixed use zones, such as the Town Centre. While the draft document is not directly relevant to the assessment of this application it is worthwhile noting that if the WAPC require local governments to adopt the new car parking requirements under the new method of calculating parking it is likely the revised standards would require only 1 bay to be provided for an office of this size.

Building Depth
Acceptable Outcome A2.6.1 of Element 2.6 of the R-Codes Vol 2 requires that a building is no deeper than 20m. In this case the proposed building is 8.2m wide in a north-south direction which is acceptable, but 20.425m deep along the east-west axis, not including an additional 3m of a parapet wall (315mm width) that is proposed to be built along the northern boundary between the subject lot and the neighbouring medical centre. The additional length is only marginally longer than required and it should be noted that this requirement is related more to the amenity of the occupant than the aesthetics of the building. In which case, the development is considered to comply with Planning Guidance 2.6.4 of the R-Codes as the major openings along the western, southern, and eastern edges to the bedrooms, living rooms and bathrooms allow for high quality ventilation of the building as well as access to sunlight. The slight increase in building depth is not considered to be detrimental to the amenity of the occupants and is recommended to be supported.

Submissions
A detailed response to the submissions is provided in Attachment 6. The following provides further comments regarding the submissions.

Overshadowing
Element 3.2 of the R-Codes Vol 2 requires an overshadowing calculation to be completed for nearby properties to the south of the development. In this case overshadowing at midday on June 21 from the proposed development has been calculated as 3.7% of the site located across the road to the south at 16 Silas Street. This site is zoned residential R20 and is most affected by the proposed development. It has a maximum permissible overshadowing level of 25% in accordance with the R-Codes Vol 1. In this case it is well below this level. It is also noted that the overshadowing occurs on the driveway of the dwelling so does not impact directly on the dwelling itself or the outdoor living areas of the residence. As a result, there are negligible impacts from overshadowing on this property.

Therefore, in summary the proposal complies with solar and daylight access requirements and while it would result in some overshadowing to the south, these properties are separated from the subject site by a 20m road reserve so they are not impacted. The recommendation is that the objections raised in the submissions based on overshadowing and loss of light are not supported as the proposal complies with solar and daylight access requirements.

Impact on Land Value
Impact on land value is not relevant a planning consideration and as such does not form part of the assessment of the application.

Land Use Permissibility
Submissions claiming that the proposed residential part of the mixed-use development should be defined as a 'Single Dwelling' are not supported. The Town is confident that the residential component of the proposal is classified as a 'Multiple Dwelling' based on the following details.

Multiple Dwelling
A multiple dwelling is defined as:

> *a dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but: - does not include a grouped dwelling and – includes any dwellings above the ground floor in a mixed use development.*
>
> Note: 'any' is defined as '*referring to one or some of a thing or number of things, no matter how much or how many*'.

Mixed Use Development
The proposed development is classified as a mixed use development for the following reasons.

The R-Codes Vol 2 - Apartments defines mixed use developments as:

> *buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration*.

The multiple dwelling definition provides for a mixed use development to have a dwelling unit above a ground floor office tenancy, as is the case with this development application.
An apartment (multiple dwelling) is classified as an 'A' use (i.e., local government to exercise discretion in granting approval after advertising) and an office is classified as a 'P' use (permitted by LPS 3) in the Town Centre zone.

LPS 3 states that the R-Codes will apply to the residential component of development and in this case, reference must be made to Vol 2 – Apartments, as the proposal is for a mixed use development with a commercial area on the ground floor and a residential dwelling on the floors above.

Single House
The proposal is not assessed under Vol 1 of the R-Codes as the design criteria applies to single houses and grouped dwellings. This proposal is not classified as either of these dwelling types under the definitions of the R-Codes. A single house defined as:

> *a dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.*

The Town's assessment of the proposal according to the relevant planning framework is therefore as a mixed use development and not as a single house. Therefore, the recommendation is that the objection raised in the submissions based on land use is not supported.

Height, Building Form and Scale
The submissions state that the proposed development exceeds the permitted height and is of excessive height and scale.

Height
LPS 3 specifies that, except as otherwise permitted by the local government, the maximum height of a building wall is 8.0m and the overall height is 10.5m (this may be varied under cl. 5.6). Element 3 of the TCRG specifies a maximum height limit of 3 storeys within the 'Frame Precinct' of the Town Centre redevelopment Area.
As the TCRG do not provide a definition for a storey, the Town considers it appropriate to refer to the R-Codes Vol 2 for a definition, which is as follows:
…the portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above, that portion between the top of the floor and the ceiling above it but does not include a:

- *basement;*
- *space that contains only a lift shaft, stairway, or meter room;*
- *mezzanine; and*
- *loft.*

In accordance with this definition the proposed building is classified as 3 storeys because the stair enclosure, vergola and basement are excluded. (It is noted however, that development within the 'Town Centre Core' and 'Canning Highway Precincts' of the Town Centre Redevelopment Area considers a storey slightly differently and in those areas the stair enclosure and the vergola would be considered as a storey if they occupy in excess of 20% of the roof area).

While the TCRG specifies building height in respect to 3 storeys it does not express this height in metres. It is considered reasonable to use the R-Codes Vol. 2 indicative storey/heights in metres for residential developments as a guide for the consideration of appropriate height limits in the Town Centre. The R-Codes Vol 2 provides indicative heights of 12-15m for a 3 storey development and 15-20m for a 4 storey development.

Based on these figures, the proposed development at a 3 storey height of 10.457m is under the indicative height for a 3 storey residential development as determined by the R-Codes. As the maximum height requirement for development in the Frame Precinct under the TCRG is 3 storeys, the proposal complies with the height requirements of the TCRG.

In the event that the proposed development was assessed as a 4 storey building at 12.6m, it would still be well within the indicative overall building height of 15m permitted under the R-Codes Vol 2.

To assist, the height assessment discussed above is summarised in the following table:

	LPP 3.1.3 - TCRG Maximum height for Frame Precinct	**R-Codes Vol 2**		**14 Silas Street Proposed**
Definition of Storey	Silent on definition so look to R-Codes.	*Storey - the portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include: —a basement — a space that contains only a lift shaft, stairway or meter room —a mezzanine —a loft. Double height floors greater than 5m floor to ceiling are counted as two floors.*		The vergola and stair enclosure are not defined as part of a storey under the R-Codes definition.
Storeys	3 storeys	3 storeys	4 storeys	3 storeys
Height in metres	Silent on measurement so look to R-Codes.	– Indicative overall building height **12m**. – May be up to **15m** if supported by LG planning framework.	– Indicative overall building height **15m** – May be up to **20m** if supported by LG planning framework.	– **10.457m** to top of main wall. – **12.247m** to top of vergola (**not defined as a storey**). – **12.6m** to top of stair enclosure **(not defined as a storey).**

The TCRG also states that development should not exceed 3 storeys if it is within 12 metres of existing adjacent residences. The proposed development achieves this as the proposed building is 12.2m at the closest point from 16 Silas Street (boundary to boundary across St Peters Road) and 20m from 9 Silas Street, the two nearest residential properties.

Notwithstanding the above comments, given that the vergola is ~2.4m in height, well set back from the edge of the building (4.9m from Silas Street and 3.6m from St Peters Road) and is a simple lightweight structure it is considered it will have limited visibility from the street and from surrounding residences. It is not considered to add excessive visible height to the overall building envelope and may therefore be supported. In addition, the roof top terrace is an acceptable design solution to the provision of open space within a development of this type. The vergola adds to the useability, and amenity of the roof top terrace as an outdoor space for the residents of the building.

Building Form

In addition to the above and taking all factors relevant to the site into consideration, the Town considers the building form and envelope proposed responds to the constraints of the site.

If the building envelope was lower in height and the permitted floor space (i.e., plot ratio of 2:1) was 'spread' across the extent of the site then both trees would be removed and in theory a 2 to 3 storey building could potentially occupy the full frontage of Silas Street and St Peters Road with nil setbacks. In the Town's opinion this would have a greater impact on the amenity of the medical centre and the dwelling directly opposite on Silas Street and result in a building with a nil setback for the length of the boundary with the medical centre. The amenity benefits of retaining the existing tree, in softening the façade and height of the medical centre and the proposed development would be lost. To retain the tree and maintain as much open space on the site while still achieving the remaining R-Code

development standards, the applicant is proposing to build on 65% of the site leaving 35% as open space. By reducing the height of the development, the site coverage would increase and consequently the open space would be significantly reduced. Given the amount of open space on-site is a discretionary provision and the site is heavily constrained, the alternate building envelope could potentially be approved. The applicant has proposed to position the building as much as possible towards the Silas Street end of the site (occupying ~46% of the length of the lot), thereby retaining the mature tree and only encroaching ~1.5m across the frontage of the medical centre. While it is acknowledged that the Silas Street frontage of the medical centre will sit between two taller buildings this is not uncommon in commercial and mixed use zones, where overtime, the original buildings are replaced by newer development which is greater in height. In many situations the original dwelling sits aside a higher parapet wall as is the case with 12 Silas Street where the building to the north of the medical centre has a parapet wall ~19.5m long and ~7.8m high. Often, as is the case with 12 Silas Street there are existing side boundary setbacks which retain a degree of open space between buildings. In this case a ~3m setback to the north and 0.5m – 1.8m setbacks to the south will be maintained. Allowing for physical separation and access between the existing and proposed building. Furthermore, the height of surrounding buildings is not dissimilar. The adjacent medical centre is a helpful reference point in considering and comparing building heights in the Town Centre and potential effects on the amenity of the area. The newer part of the medical centre is 2 storeys in height but has a high-pitched skillion roof (~16°) with clerestory windows resulting in a total height of nearly 8m (i.e., equivalent to at least 2.5 storeys). Also, there are other 2 and 2.5 storey buildings in Silas Street and adjoining the Richmond Quarter car park. Just beyond the medical centre is the 4 storey May Street apartment building. The Richmond Quarter complex is 4 to 8 storeys in height and there is also a 2-storey residential dwelling on the opposite side of St Peters Road.

Scale

Also, of relevance to the consideration of building scale in the Town Centre is the transition to increased building heights in the Town Centre over the past decade. As mentioned, the Richmond Quarter building is 8 storeys, the May Street apartments are 4 storeys and the nearby medical centre and mixed use developments are between 2 and 2.5 storeys (the latter ranging in height from 6.5m to 9.43m). In 2005 the Council granted approval for the two storey medical centre consulting rooms addition (i.e., 7.78m in height) and although not constructed approval was also granted for an additional four residential dwellings, in a 3 level building, to the rear of the medical centre at 12 Silas Street. The height of the proposed building at 3 storeys (i.e., 10.457m) is considered appropriate as part of the transitional height progression and in keeping with surrounding development.

The proposal is not considered to be of excessive scale given it comprises a small office and modest apartment. It is a development that in the main meets the requirements of the TCRG apart from the minor variations (discussed in detail above). It is reasonable to assume that if any other site was proposed for redevelopment in the Town Centre that heights of 3 or more storeys would be considered acceptable. The rooftop terrace and structures have been sensitively positioned to minimise impacts on the surrounding residents being positioned as far back from the edge of the building as possible.

In conclusion, the Town is of the view that the proposed development does not exceed the permitted height and is not of excessive height, scale or bulk. It is considered the building will contribute positively to the streetscape through high quality design and the proposed construction materials. The retention of the existing tree is considered important to maintain the existing streetscape and reduce the scale of the building and the same can be said for the large existing street tree on Silas Street. The proposal to develop this corner site with a well-articulated building of high quality construction materials is viewed as a positive outcome for the Town Centre. It is considered the day to day operations of the premises at 12 Silas Street and amenity for staff and visitors to that premises will not be impacted by the development of the proposed building.

Therefore, the concerns raised in the submissions based on height, scale and building form are not supported as the proposal is considered to be a three-storey building and compliant with the Acceptable Outcomes of Element 3: Building Form, Scale and Height of the TCRGs in this regard.

Plot Ratio
LPS 3 states that, except as otherwise permitted by the local government, the maximum plot ratio for all commercial zones, is 0.5:1. However, the TCRG specifies a maximum plot ratio of 2:1. The development has a plot ratio of 1.59 which is less than the maximum permitted by the TCRG. It is noted that by proposing a design with 3 storeys positioned toward the western end of the site the building footprint over the site is decreased and the eastern end of the site remains open allowing for the retention of the mature tree. The bulk of the building being concentrated at the western end of the site is supported by the Town as a taller, more slender building in this situation is considered a better design response to the constraints of the site. The applicant has tried to design the building so that the parapet wall is not constructed across the front of the medical centre building. Therefore, the recommendation is that the objection raised in the submissions based on plot ratio is not supported.

Setbacks
The LPS 3 provisions and the TCRG specify nil setbacks and therefore the proposal complies with the requirements of the TCRGs. Notwithstanding, the vergola is well set back from the edge of the building on Silas Street by 4.9m and from St Peters Road by 3.6m, and it is a simple lightweight patio structure and screened from the public realm. It is not considered to add bulk and scale to the overall building envelope.

Also, the medical centre immediately adjacent is set back from the northern boundary at various distances (the closest being ~0.5m to its furthest being ~1.8m. This enables separation between the parapet wall proposed for the northern boundary and the medical centre so access, ventilation and light is still possible along this boundary of the property. Therefore, the recommendation is that the objection raised in the submissions based on setbacks is not supported.

Density
The dwelling density of the proposed development is in accord with R40 development. The land area of the subject site is 211m² which is greater than the minimum site area per dwelling for R40 which is 180m².

There is no minimum site area for apartments and LPS 3 allows for a residential density in excess of R40 in the Town Centre Zone where Council is satisfied that the design and mix of development will be consistent with the planning proposals contained in the Local Planning Strategy and accord with any approved development plan for the centre. The TCRGs comprises of an approved development plan for the centre and this supports multiple dwellings and grouped dwellings in the Frame Precinct and small-scale commercial uses incorporated as a mixed-use development. The TCRGs do not place an upper limit on density in the Town Centre Zone.

One of the submissions states that the proposal has an effective density of R50 relevant to the R-Codes Vol 1. It is noted that the R-Codes Vol 1 does not apply to this proposal however, notwithstanding this argument density has no relevance to this proposal.

Residential density does not apply to mixed-use development under the R-Codes. In any event, the proposal comprises of a small mixed-use development of one multiple dwelling above a commercial use. This could not be described as excessive.

Another submission states that the proposal is inconsistent with the density of existing buildings in the street. This is not supported as there are numerous mixed-use developments and stand-alone higher density residential developments within the Town Centre Zone.

Given the above comments the objections raised in the submissions are not supported as density is not a consideration for mixed use developments within the Town Centre Zone.

Privacy
Element 3.5 – Visual Privacy of the R-Codes Vol 2 is considered to meet the acceptable outcomes A3.5.4. There is a distance of at least 7.5m from all rooms facing both Silas Street and St Peters Road. Design solutions such as an increased setback are an acceptable means to satisfy this Element Objective of the R-Codes Vol 2.

While the roof top terrace does not achieve 7.5m visual privacy setback from the medical centre, it has been designed to limit the ability to overlook the neighbouring northern property as it is set back from the edge of the building by approximately 1.7m. There is no overlooking from any part of the building to any residential properties to the west, south or east of the proposed building as stated above and due to the setback of the roof terrace direct overlooking to the northern property which is a medical centre (and as such does not have any habitable rooms or outdoor living areas) is limited to the area above the building. There will be no direct viewing from the roof terrace into rooms at the northern property as a result of the limited angle of viewing.

The objections raised in the submissions based on overlooking and privacy are not supported as the proposal complies with the visual privacy requirements of the R-Codes Vol 2.

Character and Heritage Considerations
At the outset it should be noted that the Council adopted the TCRG as a local planning policy in order to encourage the evolution of the Town Centre into a robust, vibrant, mixed-use urban 'village' with enough residents, jobs and services to sustain and meet the needs of the existing community and future generations to come.

In response to the comment that the proposed development does not respond to the character of the adjoining development at 12 Silas Street the following comments are made.

Heritage
The Medical Centre at 12 Silas Street is not listed in the Town's Heritage List or Local Heritage Survey (LHS). The property was removed from the LHS as part of a previous review completed by Council in 2014-2015 due to intrusive alterations. The neighbouring property is not heritage listed and there are examples of more modern and contemporary designs along Silas and May Street. It is considered that new development should consider both the existing and intended future streetscape. The TCRG aim to *encourage and stimulate renewal of the Town Centre and transform it into a desirable urban village that is the focal point for the local community*.

That the concerns raised in the submissions be not upheld as the adjoining property at 12 Silas Street is not listed in the Town's Heritage List or LHS and there is no other heritage listed buildings adjoining the site.

Character
Since establishment of the medical centre the owner has sought renovations and additions to the original building, including a significant 2.5 storey building to the rear, all of which were centred on modernization, improvements, and expansion of the medical centre. This involved substantial changes to the original building on the site. The heritage impact assessment prepared at the time of the planning approval for the extensions noted that it would be unlikely for changes to the building fabric to be returned to the original form.

The proposal will not obstruct the outlook of the medical centre building. There is no impact on any heritage listed properties and there is a wide mix of architectural styles within the Town Centre. The proposed design is contemporary in style and is considered to be complementary to other developments in the Town Centre. The proposed construction materials are also considered to be of high quality and appropriate to the Town Centre. Therefore, the recommendation is that the objection raised in the submissions based on character and heritage is not supported.

Notwithstanding the above, it is considered new development should consider both the existing and intended future streetscape. Conditions of approval are recommended to ensure the construction materials proposed are used in the development should it be approved and that the landscaping indicated in the streetscape perspectives and the landscaping plan are realised. These matters are all covered by recommended conditions of approval.

Loss of Vegetation
One tree is proposed to be retained and the landscaping provided is in accordance with the R-Codes Vol 2. The development meets Element 4.12 of the R Codes Vol 2 in that 7% of the site is dedicated to a deep planting zone

where a mature tree is preserved. It is also noted that there is significant landscaping on the site with 71m² or 33.8% of the site dedicated to some form of landscaping whether it be retention of the existing tree and associated deep planting zone, garden beds around the front of the ground floor of the building (owner to landscape road verge), or garden beds around the edges of the upper storeys of the development. A variety of plants have been selected that suit the environment and are designed to utilise drip irrigation. Planting across the site is considered to complement the design and is aimed at softening the façade of the building. The landscape plan has been amended following advice from the Town's Operations department and a condition of planning approval is recommended which would require the submission of a detailed landscaping plan for approval by the Town prior to the submission of a building permit.

The retention of the existing tree at the western end of the site is not possible given the proposed development and the retention of the tree to the east. The Town does not have any formal controls over tree preservation on private land. Therefore, the recommendation is that the objection raised in the submissions based on loss of vegetation is not supported.

Sustainability
The proposed development achieves the requirements of Element 4.15 Energy Efficiency and Element 4.16 Water Management and Conservation. An energy and water efficiency report has been presented as part of the development application which stated that the building aimed to achieve a 20% reduction in operational energy use compared to a residential building compliant with the National Construction Code's (NCC) requirements. Likewise, the commercial office unit is aimed at getting a 10% reduction in energy used compared to NCC requirements. In terms of water consumption, a 20% reduction in water consumption for the residential unit and a 30% reduction in water consumption for the commercial unit was targeted.

A range of measures are to be implemented to achieve these targets including the use of electricity only within the building, provision of a 5kW solar array, use of a heat pump hot water system, digital metering and monitoring, the use of an electric induction cooktop, the provision of water efficient appliances and equipment, the planting of Waterwise Plants and the installation of drip irrigation.

The proposed development will exceed the energy and water sustainability requirements in the National Construction Code according to information prepared by the applicant. The objections raised in the submissions on this matter are therefore not supported.

Pedestrian Safety
No change is proposed to the current footpath access adjacent to the subject development. A footpath will still be in place after development and sufficient sightlines are already in place in the area around the roundabout and intersection of Silas Street and St Peters Road.

A condition of approval in relation to construction management is recommended so pedestrian safety and access is a consideration during the construction period should the development be approved. This matter will be addressed in the construction management plan. Further comments in this regard are provided below.

The vegetation in planter boxes of the proposed building will not restrict driver sightlines.

Considering the above comments, it is recommended that the objections raised in the submissions concerning pedestrian safety are not supported.

Impact During Construction
The issue of disruption to surrounding businesses and the potential impact of construction on surrounding properties is considered the subject of dilapidation reports and construction management plans. It is common practice with development applications of this type that dilapidation reports (usually prepared at the expense of the applicant) are not undertaken until a development approval is granted and construction methods determined.

Also, it is commonplace for the Council to request a condition be imposed on a development approval which requires dilapidation reports to be prepared prior to the submission of a Building Permit application. The applicant would then be required to arrange for the dilapidation reports to be prepared before the issue of a Building Permit. Any damage done to adjoining/ nearby structures because of construction of the development is the responsibility and liability of the nominated builder. Individual owners are not precluded from engaging a professional to undertake a dilapidation report of their property at any time.

There have been a few development sites within the Town over past years and some disruption and inconvenience will occur as with any new development. A construction management plan (including construction parking management) will be required to be submitted for the Town's approval prior to the submission of a building permit.

A condition of development approval which requires the applicant to undertake a dilapidation report, at their cost, for properties that are considered to be potentially impacted by construction is recommended. The properties concerned are listed in the conditions of approval. A condition requiring a comprehensive construction management plan is also recommended.

Therefore, it is recommended the submissions regarding impact during construction be noted but not supported.

Impact on Medical Centre Parking
The following points are noted in response to the submission comments where relevant to the assessment of the development application.

- It is noted that the medical centre owner previously leased the subject lot for car parking from Main Roads WA and that owner was unsuccessful in negotiating to purchase the subject land. Irrespective of land ownership the proposed development application is required to be assessed and considered by the Town and determined by Council.
- The proposal will result in the one less car bay than currently exists on the site (3 instead of 4) therefore slightly reducing the number of vehicle movements to and from the site. No changes are proposed in the number of crossovers, parking, or footpath locations therefore impact on vehicular traffic for Silas Street or St Peters Road is not likely to be significant.
- The proposed development will not impact on the sightlines of vehicles along Silas Street or St Peters Road.
- The proposal shows that rubbish bins will be stored in a location screened from the street in accordance with TCRG requirements. Maintenance of the bin enclosure area is addressed through a condition of development approval and a waste management plan will be required for this development.
- There is public parking available along May Street, Silas Street and in the car park to the rear of Richmond Quarter.

In the Town's view there is no impact on medical centre parking. As previously stated, the retention of this parking was not specified as a condition of planning approval and parking on this land was considered as only one option of meeting the required parking when Council granted approval for extension of the medical centre. In fact, there is a condition of planning approval which stipulates that only six consulting rooms (to treat patients) can be in operation at any one time. This was to ensure that the parking provided on-site met the requirements for the number of consulting rooms. The conditions related to parking did not stipulate that parking on the subject site was to remain in perpetuity and neither could it, as the land was not in the same ownership as the medical centre and MRWA had not agreed to that arrangement.

The extension of the licence agreement for parking was at the discretion of MRWA and was terminated when the land was sold. It was a commercial arrangement between MRWA and the owner of the medical centre. This arrangement came to an end when MRWA resolved to sell the land. Parking for the medical centre is available at the rear of 12 Silas Street accessible from both Silas Street and May Street and signs are in place which direct patients to

these bays. The bays on the subject lot were an additional parking benefit afforded by MRWA through the licence agreement to use the land.

Furthermore, the Town's records indicate that over the time the medical centre has been in operation the owner of the land has requested a reduction in the parking requirements, so that additional consulting rooms, other facilities and amenities could be developed on the site. The Town's records indicate that the medical centre owner/operator was to be responsible for addressing any future shortfall in on-site parking. The Minutes of the Meeting of 8 November 2011 state that:

In the event this area was ever lost for parking purposes, this would effectively constitute a breach of the planning approval and the owner would need to make satisfactory equivalent parking arrangements.

The Town considers that there is sufficient parking on the medical centre site provided the medical centre operates in accordance with the development (planning) approval. Therefore, the recommendation is that the objection raised in the submissions based on medical centre parking is not supported.

Waste Management
Comments have been made that suggest the bin store will be intrusive to amenity, will impede access and make collection dangerous. The Town does not consider this to be the case. In accordance with Element 4.17 Waste Management the requirements of the R-Codes Vol 2 will be met.

A waste management plan was submitted and following internal advice, conditions and advice notes have been added to the final recommendation and conditions. An amended waste management plan will be required to be submitted that addresses these conditions and advice notes prior to the submission of a building permit application to ensure that a water and sewer connection is added to the bin storage area to allow bins to be cleaned. In addition, the users of the building will be required to have their bins located adjacent to the bin storage area on collection days, but not on the footpath to alleviate any issues with access for pedestrians. Users of the building will be encouraged to utilise the FOGO bin as well as requesting that a 3-bin system is incorporated into the kitchen areas of the building for both the residential and commercial components. The occupants will be subject to the same FOGO collection dates as other residents. These matters will be addressed under the relevant condition. Therefore, the recommendation is that the objection raised in the submissions based on waste management are only supported in part. The aesthetic appearance of the bin enclosure will be covered under recommended conditions which address the design of the building and the construction materials being in accordance with the plans submitted and to the satisfaction of the Town.

Petition
To the Town's knowledge the petition was circulated in the community for ~114 days. It is noted that of the 453 signatories 160 have East Fremantle addresses. The remainder of the signatories are from other suburbs, some quite remote from East Fremantle. Nine (9) signatories did not provide an address. Further, the Town is not certain if the signatories had access to the plans and/or the specific details of the development proposal on which they were providing comment.

Furthermore, the action petitioned for, that Council *maintains 14 Silas Street as medical centre parking and a landscaped amenity for the East Fremantle community* is an outcome that is not within the power of the Council to bring into effect. The subject land is not owned by the principal petitioner nor the Town of East Fremantle therefore the Council cannot determine the land be used for the purposes proposed in the petition.

Other matters
A number of other comments made in the submissions are matters the subject of a building permit application or would be matters addressed through a construction management plan or other standard conditions of development approval should Council determine to approve the application.

CONCLUSION

The proposed development seeks approval for variations to the TCRG and the R-Codes Vol 2 and, as noted previously, Council has the discretionary power to vary the provisions under cl. 5.6.1 of LPS 3. In accordance with clause 5.6.3 the Town considers the variation to awning width, car parking and building depth are not considered to have a significant impact on the surrounding businesses and residents of the area and the future development of the locality. A response to the planning issues and concerns raised in the submissions has been provided in detail in the Response to Submissions (refer to Attachment 5). The Town considers the concerns raised have been sufficiently addressed by the applicant.

The concerns expressed in the submissions in relation to development on a small site in this location are noted. However, this lot was formally created by the WAPC (and then sold to the current owner by the State government) and the new owner has the right to seek approval for the development of the land under the planning requirements that apply to the Town Centre and which can be approved by Council. It is acknowledged that a design solution presents a considerable challenge on this constrained site, however, a mixed use development is considered an appropriate outcome for the location and is similar in nature and scale to existing developments in the Town Centre.

The objectives of the TCRG are to establish a more sustainable Town Centre by ensuring that there is a variety of housing types that appeal to a broad range of future residents and to develop building stock that can adapt to changes of use over time in response to the needs of the existing community and future generations. This Policy also responds to State government higher order planning policy which encourages commercial centres to provide dwellings. The 'frame' area is identified as providing a medium-density residential transition between the Town Centre and the surrounding suburban residential areas. It is envisaged that this transitional area would consist of more urban forms of development such as multiple dwellings. This type of development has already occurred in the Town Centre.

The commercial tenancy will activate the street and provide for more pedestrian activity in the Town Centre and the addition of another dwelling in the Town Centre not only adds to the Town's dwelling target and resident population but also activates the Town Centre. It is considered this development will meet the objectives of the Town Centre zone under LPS 3 and the Local Planning Strategy 2022 and achieve the aims of the Town Centre Redevelopment Guidelines.

The proposal to develop this corner site with a well-articulated and designed building using high quality construction materials that retains a significant tree and minimises the impact of the development on surrounding sites is viewed as a positive outcome for the Town Centre. The applicant and owner have worked to produce a design that in the Town's view considers the potential impacts on surrounding properties.

It is recommended that the Council supports the proposed mixed use development (office tenancy and apartment) subject to the conditions listed in the final recommendation. In the main, this proposal meets the requirements of the TCRG and the R-Codes Vol 2 apart from car parking, awning width and building depth. The variations proposed are considered relatively minor and on balance the proposed development is considered to be a positive design outcome for a constrained site and within the development parameters outlined for the Town Centre.

<u>Deferral of Determination – Council Meeting 15 August 2023</u>

The development application was originally presented to the Ordinary Council Meeting of 15 August 2023 with a recommendation for approval subject to conditions. Council deferred its determination to the next Town Planning Committee meeting on 5 September 2023 to allow time for further discussion/consideration of the concerns of submitters as outlined in the Officer's report.

Following the meeting the adjoining owner and her representative submitted the written deputations presented at the Council Meeting of 15 August 2023 (refer to Attachment 7). Also, the applicant has submitted amended plans for the Town's consideration. The Town has also been advised that the applicant has arranged a meeting with the

adjoining owner for 29 August 2023 to discuss the issues raised in the submissions and deputations. The outcome of that meeting may result in further amended plans being submitted to the Town for Council's consideration.

Due to the date of the meeting with the adjoining owner there is insufficient time to prepare an Officer's report on the outcome of the meeting, potential amended plans and subsequent amendments to meet the Agenda deadline for the upcoming Town Planning Committee meeting. The applicant has agreed to the deferral of the item to the September full Council meeting.

It is therefore recommended that the matter be deferred to the full Council meeting on 19 September 2023 to allow for additional time for the applicant and adjoining owner to meet and for the meeting outcome and amended plans to be considered by the Town.

Deferral of Determination – Town Planning Committee Meeting 5 September 2023
Consideration of the application was deferred until the Council meeting of 19 September 2023 to allow time for further discussion/consideration of the concerns of submitters as outlined in the Officer's report. Should amended plans be submitted as a result of discussions between the applicant and the adjoining land owner, held on 29 August 2023, further assessment of the plans will be required by the Town and further advertising may be necessary. In this regard the applicant has agreed to extend the time in which the Council can determine the application to 8 November 2023. It is therefore recommended that consideration of the application be deferred until the Town Planning Committee meeting of 7 November 2023. It should be noted this does not preclude the application being considered by the Town Planning Committee or Council prior to this date should that be considered appropriate.

Outcome of Council Meeting 19 September 2023
At the 19 September 2023 Council meeting it was determined to defer determination of the application until the Town Planning Committee meeting of 7 November 2023 to allow the applicant and the northern adjoining land owner time to meet and discuss potential amendments to the proposal and for the Town to consider any amendments which may be proposed.

The applicant and the adjoining owner met on 30 August 2023, the main outcome being the adjoining owner's request for a number of amendments to the proposal to address the concerns raised. The requested amendments were given due consideration by the owner/applicant and the applicant has proposed two changes. The changes requested by the adjoining owner and the applicant's reasons for not agreeing to the changes have been provided to the Town in support of the amended plans and can be read in full in Attachment 8.

Consultation with Adjoining Owner and Amended Plans
The applicant has provided details of the discussion with the northern neighbour. The discussion centred on the design changes considered necessary by the adjoining owner for her objection to the proposal to be withdrawn. These changes are outlined below:

- minimum 2.5m setback to Silas Street;
- minimum 1.5m setback to the 3rd storey of the northern boundary, to be provided with cascading landscaping;
- ~0.3m setback to the common northern boundary at the ground level; and
- redesign of the concrete awning to the 3rd level.

After consideration of the factors involved and the impact of the requested changes on the overall development of the site, the applicant/owner submitted amended plans and perspectives (refer to Attachment 3 and 4) indicating the following:

- removal of the 3.1m nib wall at the north-eastern portion of the development across all 3 levels; and
- identification of a portion of the northern boundary wall to incorporate public art.

The applicant's architect and consultant team have advised the Town, that in their view, the northern neighbour's requests have been thoroughly investigated, particularly with respect to the impact of:

- the overall development in respect to the Town Centre;
- the development in respect of LPS 3 and LPP 3.1.3 - Town Centre Redevelopment Guidelines, which apply to the site and the northern neighbouring site;
- the internal amenity of the residential apartment; and
- construction methodology and cost of construction.

The applicant/owner concluded that the amendments required by the northern neighbour, in their opinion, *'undermine' the Town Centre, significantly impact the development of an already constrained lot and do not facilitate desirable development outcomes*. Therefore, the applicant has advised there will be no further changes for the reasons outlined below in italics. The Town's comments in response are provided below the italic text.

Amended Setbacks to Silas Street and Northern Boundary
Noting the irregular lot shape and constrained lot area, incorporating 2.5m setback to Silas Street and approximately 0.3m at ground level and 1.5m to the 3rd storey from the northern boundary significantly impacts the usable area of the development. Attachment 8 (refer to appendix) demonstrates the impact of the changes as shown on the floor plans.

The impact of the additional setbacks which are not contemplated or encouraged by the planning framework is especially pronounced on the ground floor office. Increased setbacks significantly impact on the size, useability, and attractiveness of the commercial tenancy to a tenant.

In this regard, the consequences of the requested amendments are summarised below:
- *10.81m², or 22% reduction to the commercial tenancy at ground floor; and*
- *48.61m², or 16.5% reduction to the floor area of the residential apartment, including significant impacts on the internal layout, circulation spaces and floor plans.*

The impacts to the commercial tenancy significantly affect the net leasable area, compromising the commercial viability and overarching intent of the mixed use nature of the development and zoning of the site. Similarly, the resultant impact to the residential apartment notably disrupts the configuration of the kitchen and dining spaces.

The proposed setbacks are consistent with the development standards within the Town's LPS 3 and TCRG (i.e., the nil setbacks) and facilitate the development outcomes encouraged by the Town's planning framework and are fundamental to delivering the overall design intent established within the TCRG.

Town's response
The Town agrees with the above comments. Furthermore, if the applicant conceded a front setback of 2.5m but did not wish to reduce the floorspace (i.e., permissible plot ratio) brought about by an increased setback from Silas Street, it is considered the alternative design option would be to extend the building in an easterly direction on the lot. This would result in the proposed building being positioned directly in front of the two storey medical centre. The outlook and major openings from the medical centre to the south, where there are balconies and windows, would then face a parapet wall. The Town does not believe this would be an appropriate outcome for the amenity of the medical centre or the streetscape. The proposal to remove the 3m nib wall will result in the two storey section of the medical centre having an unobstructed frontage and outlook to St Peters Road.

Additionally, the Town does not see the benefit in setting the building back 2.5m from the street, as outlined in the submission on behalf of the medical centre owners which discussed the loss of visibility of the medical centre. It is considered a 2.5m setback would not achieve any greater visibility of the medical centre. A past extension of the medical centre resulted in a portion of the building being constructed to the front boundary, another portion being setback ~2.5m and another at 6m, so it is considered it will remain visible from a southern perspective and the visibility from a northern perspective does not change.

Impacts on Construction Methodology
The proposed development has been architecturally designed, having been informed by civil and structural engineers early in the design phase. The northern boundary wall is proposed to be constructed using pre-cast concrete, being an efficient, clean and non-disruptive method of construction.

Reducing the setbacks to the upper floors creates construction complexities for pre-cast concrete, including increased slab depths, transom slabs and reduced ceiling cavities, which, in turn, affects the ability to install HVAC services (i.e., heating, ventilation, and air conditioning). The alternative is traditional brickwork or Architectural Framing Systems ('AFS'), both of which will increase construction time and disruption to neighbours.

Town's response
The Town notes the above comments. However, construction methodology and timeframes are not matters required to be assessed in regard to a development application.

Stormwater Management
The proposed northern setback is consistent with the standard approach for walls located on a boundary and is sufficient for managing run-off within the site. Prior to finalising the development plans, structural and hydraulic advice was provided which confirmed that the location of the boundary wall suitably managed stormwater generation. Notwithstanding, the applicant is willing to accept a condition of planning approval which requires a stormwater management plan being submitted to and approved by the Town prior to a building permit being issued.

Town's response
The Town generally applies a standard condition of development approval as outlined below in italics and this is included in the Officer Recommendation.

> *All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Town prior to the issue of a Building Permit.*

The Town does not object to the construction of the northern parapet wall in this manner given that the building permit application will require compliance with the National Construction Code in regard to storm water management and this aspect of the proposal will be assessed under the building permit application by a suitably qualified professional who will be required to certify the building permit application.

It is also noted that this is not an atypical situation in respect to buildings with nil setbacks. The building to the north of the medical centre has a two storey parapet wall constructed to the boundary. The medical centre lot has a paved driveway to the boundary with the parapet wall and part of the medical centre is constructed directly abutting the building to the north.

Reduced Bulk of Awning
The concrete awning is a well-considered and integrated component of the development, playing a crucial role in the overall architectural concept and aesthetic of the project. The solid structure of the awning wrapping around the Silas Street frontage contributes to 'bookending' the Town Centre with a high-quality architectural feature. The development outcome proposed for the site is consistent with the objectives of the TCRG in establishing an attractive street experience. Altering the awning to a lightweight structure compromises the intended architectural integrity of the development and reduces the design quality demonstrated in the current concept. Not only does the awning serve a critical purpose in architectural design, but the awning also serves practical purposes (i.e., shade and protection from the elements) for residents and visitors. A lightweight structure would compromise the functionality of the awning, further impacting the well-being of occupants and the usability of the balcony.

Town's response
The Town supports the awning as proposed and agrees that should the design be altered it will negatively impact on the architectural design and reduce amenity for pedestrians. Awnings provide shelter from the elements and this is

considered to be a positive component of a building in the Town Centre. Therefore, it is preferred this feature remains as one of the building's design elements.

The removal of the nib wall reduces the length of the boundary wall from 24m to 20.9m, representing a 13% reduction in the total wall length. It is considered that this reduces the physical bulk and scale of the building in relation to the northern property and is of benefit in that it will result in an unobstructed outlook for the two storey section of the medical centre.

The Town does not have any objection to the owner incorporating an artwork on the northern wall of the building in the area indicated on the amended plans. However, it should be noted that this is not a statutory requirement and the site is not subject to the Town's Local Planning Policy 3.1.9 – Percent for Public Art. It is therefore not considered appropriate to make the owner install an artwork as per a condition. It has been proposed in response to a request from the adjoining owner. Given the adjoining owner could develop the site at 12 Silas Street in a similar manner with an immediately adjacent parapet wall which would completely obscure any artwork installation on the parapet wall it is not considered reasonable to impose that the artwork be compulsorily undertaken. However, as the applicant is willing to provide this artwork and it is considered to somewhat address the adjoining owner's amenity concerns in relation to the northern elevation, the Town encourages the installation of the artwork. A condition which requires the approval of the Chief Executive Officer on advice from the Public Art Panel in relation to design, colours and materials would be recommended as a condition of development approval in this regard.

<u>Concluding comments</u>
Notwithstanding the outcome of discussions between the adjoining land owner and the applicant, the Town remains supportive of the proposal. It was hoped further changes could have been considered by the applicant in response to the adjoining owner's requests, however the Town is satisfied the applicant has given serious consideration to the applicant's request and made reasonable endeavours to change and improve the development. The Town acknowledges the reasons for the applicant not proceeding with the full suite of changes requested.

Many of the comments raised by the adjoining owner and her representative at the deputation made at the Council meeting of 15 August 2023 (refer to Attachment 7) have either previously been addressed in the Officer's report or discussed at the meeting between the two parties. However, a number of further comments are provided below in relation to the deputation statements.

In the Town's view the ongoing amenity of the neighbouring northern property is considered not to be impacted to the degree the adjoining owner is expressing. As with any new development there are amenity impacts during the construction phase. However, as previously pointed out, the outlook from the two storey section of the medical centre will not change. The view to the street from the consulting rooms and the balconies will remain. In support of this design outcome the adjoining owner's view is that "*an alternative design approach extending a lower building back in front of the EFMC rear portion would only exacerbate significant adverse impacts. The present plot ratio effectively precludes such approach in any combination with a three-storey structure to the front portion of the subject lot, which can be supported subject to design amendment.*"

The adjoining owner's standpoint is that development of the site will only be acceptable if it is of a similar scale to the medical centre. However, this and the above statement are contradictory in that if this was to occur a development would be constructed across the entire site and obstruct the street presence and outlook to and from the two storey section of the medical centre.

As the applicant has explained, reducing the front and side setbacks compromises the floorspace of the tenancy and the apartment and therefore the functionality of each space, as well it will impact on the commercial benefit of both spaces. If the northern neighbour objects to the development being positioned on the eastern end of the lot (which as explained would completely obstruct the medical centre outlook) and requires a setback from the front and side boundary then it is not feasible to reduce the height of the building if the applicant seeks to maintain the floor area

proposed. If the floor area was to be reduced it would seem likely that a redesign would require a parapet wall to at least two storeys in height along the full length of the northern boundary.

The Town is of the view that a parapet wall constructed adjacent to the single storey section of the medical centre is unlikely to impact the occupants of the medical centre to the degree expressed in the submission. There are no outdoor active habitable spaces on this side of the building and patients/staff do not appear to have access to the building from this side. Window openings are normally screened by blinds for privacy from the street and the former car parking area. The presence of the wall in respect to the amenity impact on those within the building would seemingly be minimal if any impact.

The Town's view is that the amenity impact under consideration is that of the proposed building on the streetscape and while this includes the amenity of the northern neighbour that is not the only property under consideration. As previously outlined in this report, the Town considers the design elements of the proposal to be acceptable in respect to the streetscape and in line with the general scale of the built form of existing buildings in the Town Centre. It is acknowledged the building is greater in height than the existing original medical centre, however, the medical centre building has been substantially altered from the original dwelling and the medical centre additions to the rear are two and a half storeys in height.

The matters raised by the northern land owner's representative in a deputation to Council on 15 August 2023 (refer to Attachment 7) have in the main been addressed in the Officer's report. However, the Town wishes to emphasise that comments made in regard to the R100 density code provisions being applicable to the assessment of the application, in general and more specifically in relation to a lesser plot ratio being applied, are not relevant. The R100 density code is not a development control under Local Planning Policy 3.1.3 – Town Centre Redevelopment Guidelines (as amended in 2023). Also, the Town holds the view that this development application proposes a mixed use development (i.e., a commercial tenancy and multiple dwelling), not a commercial tenancy and single house. Therefore, it has been assessed accordingly under the planning framework and a Scheme Amendment is not required.

The Town considers that the proposed development is not incongruous with the scale and form of its surrounds in respect to the development that has already occurred and can be approved in the Town Centre and as a result, differs in opinion from the comments made in the deputation as to the degree to which the amenity of the adjoining property and the area in general is impacted. In the Town's view, the potential amenity impacts are acceptable and the conditions of development approval address the potential concerns raised in the submissions.

The Town Planning Committee is required to exercise discretion in regard to building height, plot ratio and car parking requirements of LPS 3, and the LPP 3.1.3 - TCRG provides guidance to Council where discretion may be exercised within the policy area. In applying discretion, the Committee must have due regard to the planning, criteria listed in cl. 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. These criteria refer to orderly and proper planning matters such as compatibility of the development within its setting, its relationship to other land and the likely effect of height, bulk, scale, orientation and appearance, the amenity of the locality, landscaping, parking, access, traffic, history of the site and any submissions.

The above matters have been addressed in the body of the report and in light of those comments it is recommended that the Town Planning Committee exercise discretion and support the proposal subject to the conditions and advice notes as outlined in the Officer Recommendation.

<u>Outcome of Planning Committee Meeting 7 November 2023</u>
As four Committee members did not vote in favour of the Reporting Officer's recommendation, pursuant to Council's decision of 16 May 2023 to delegate powers of approval to the Committee, the application was not determined. The matter was therefore required to be considered at the full Council Meeting of 21 November 2023.

At the meeting, the northern adjoining owner and the owner's representative made further deputations expressing their dissatisfaction that the applicant/owner had not agreed to the changes proposed and further stating their significant objection to the proposal. The adjoining owner's representative concluded the deputation by requesting that determination of the application be held over to the Council meeting so that a set of proposed development conditions, which are primarily based on the previously requested changes to the proposal (refer to Attachment 9), could be considered by the full Council if it was of the view to approve the application.

In relation to the set of conditions, the Town does not recommend the Council impose the proposed additional conditions of approval if it was inclined to support the application. It is considered that it is not possible to comprehensively assess the design, function and construction impacts of requiring the changes to the proposed building without the changes being indicated in an amended set of plans and elevations. This is considered essential to assess the built form and streetscape outcome of the proposed conditions. Furthermore, the applicant/owner would need to agree to submitting amended plans, based on these conditions, for the Town's consideration. It is understood the applicant is not willing to submit further amended plans.

Also in the deputation, the adjoining owner's representative made the comment that the application had not been adequately assessed in accordance with the R-Codes Volume 2 – Apartments. The Town disagrees with this comment. From the outset the Officer's report has included a summary assessment table in relation to the provisions of the R-Codes Vol 2. This is included in the 'Statutory Assessment' section of the report. The statement was also made that the variations from the development control provisions of LPS 3 had not been outlined in the Officer's report. The Town also disagrees with this comment. These variations are outlined in the 'Statutory Assessment' section of the report in the corresponding table and again in the 'Comment' section of the report.

12.1 PLANNING COMMITTEE AND OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution Choose an item.Click or tap to enter a date.

PLANNING COMMITTEE AND OFFICER RECOMMENDATION:

That Council:

A. in accordance with the provisions of Local Planning Scheme No. 3 grants development approval, and exercises its discretion in regard to the following:

(i) Element 6: Pedestrian Amenity - Town Centre Redevelopment Guidelines - Minimum width of awning over footpath 2.4m required, 1.5m wide awning provided;

(ii) Element 8: Vehicle Parking – Town Centre Redevelopment Guidelines - 3 commercial car bays required, 2 commercial car bays provide; and

(iii) Element 2.6: Building Depth – Residential Design Codes - Volume 2 - Apartments – 20m maximum, 20.425m provided,

for a mixed use development (office and apartment) at No. 14 (Lot 350) Silas Street, East Fremantle, in accordance with the plans submitted on 21 August 2023, subject to the following conditions:

(1) If the owner undertakes an artwork installation on the northern facing wall then approval of the Chief Executive Officer, on advice from the Town's Public Art Panel, is required prior to finalisation of the design, colours and materials and installation of the artwork. The approval is to be obtained prior to the submission of a building permit application.

(2) The existing mature tree on the eastern end of the lot is to be retained and not removed or pruned without approval of the Town of East Fremantle (the Town).

(3) During construction the existing tree on the eastern end of the lot is to be protected with a cage around the trunk to ensure that it is not damaged by surrounding works, vehicles, or materials to the satisfaction of the Town.

(4) The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives submitted on 21 August 2023, and to the satisfaction of the Town of East Fremantle (the Town) which includes the use of timber, glass, steel, and concrete, in the external facade of the mixed use development.

(5) Prior to the submission of a building permit application, the applicant is to submit final details of the materials, colours and finishes of the exterior of the building, including a sample board, to the satisfaction of the Town.

(6) Prior to the issue of a Building Permit, a dilapidation report prepared by a suitably qualified professional shall be submitted to the in consultation with the Town for approval, and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas), including ancillary structures located on these properties and external paved areas at:

- **12 Silas Street, East Fremantle**
- **16 Silas Street, East Fremantle**

In the event that access for undertaking the dilapidation survey is denied by a surrounding owner, the applicant must demonstrate in writing to the satisfaction of the Town, that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

(7) Prior to the issue of a building permit, a Construction Management Plan shall be prepared to the satisfaction of the Town. This plan is to address the following matters during the construction/development period:

a) Noise, vibration, air and dust management;
b) Contact details of essential site personnel, construction periods and construction operating hours;
c) Traffic management, including footpath closures and proposed signage;
d) Parking management for all trades, contractors and visitors to site;
e) Public safety and amenity (traffic control and pedestrian management);
f) Site access/egress management;
g) Scaffolding management plan;
h) Management plan for the loading and unloading of vehicles;
i) Heavy construction machinery and deliveries;
j) Bulk earthwork operations;
k) Stormwater and sand/sediment control;
l) Street tree management and protection;
m) Protection of footpath and pedestrian underpass;
n) Details of all concrete pours and requirements relating to piling methods or associated works;
o) Temporary fencing;
p) Temporary toilets;
q) Dilapidation of Town infrastructure and nearby properties;
r) hoardings and gantries; and
s) any other relevant matters.

The requirements of this plan are to be observed at all times during the construction process.

(8) A Parking Management Plan is to be submitted with the building permit application which outlines:

a) management measures for the operation of the car stacker to ensure ongoing maintenance of the car stacker and that it is operational, readily available to use and safe at all times to the satisfaction of the Town; and
b) signage indicating the commercial parking bays.

(9) The development is to comply with WAPC State Planning Policy 5.4 Road and Rail Noise and implement Noise Insulation "Deemed to Comply" packages for the residential component of the development. Confirmation of achievement of the requirements of this condition is to be included

with the building permit application. If compliance with WAPC SPP 5.4 is achieved to the satisfaction of the Town the applicant will not be required to satisfy condition 9.

(10) Prior to the notice of completion, notification pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state: "This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport levels may rise or fall over time depending on the type and volume of traffic.";

(11) Prior to the notice of completion, notification pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state: "The lot is situated within the Town Centre and a commercial zone which may be currently affected or may in the future be affected by noise, odour, traffic, light spill, disturbance and disruption due to construction works and other factors that may arise from living within a Town Centre zone."

(12) A detailed landscaping plan including details of the irrigation of all garden beds and planter boxes is to be submitted for approval by the Town prior to the submission of a Building Permit application and the landscaping is to be maintained to the satisfaction of the Town for a period of two years.

(13) An updated waste management plan is required to be submitted for approval by the Town prior to the submission of a building permit application.

(14) A water connection, sewer connection, and drain connected to the sewer are required to be incorporated into the design and construction of the waste bin storage area and incorporated into the plans prior to the submission of the building permit application.

(15) The existing stormwater drainage system that is on-site and connected to the street stormwater drains are to be disconnected, sealed, and removed prior to the commencement of building works at the owner's expense.

(16) Any proposed signage for the commercial tenancy (office) will require the submission of a development application for the consideration of the Council.

(17) Existing trees located within the verge are a Town asset and must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Town.

(18) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.

(19) The crossover width is not to exceed the width of the crossover indicated on the plans submitted on 21 August 2023 and to be in accordance with the Town of East Fremantle's (the Town) crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.

(20) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with the Town's further approval.

(21) The proposed works are not to be commenced until the Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by the Town.

(22) With regards 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 development approval, without those changes being specifically marked for the Town's attention.

(23) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Town prior to the issue of a Building Permit.

(24) If requested by the Town within the first two years following installation, the 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.

(25) 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.

(26) 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 the Town and if approved, the total cost to be borne by the applicant. The Town 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.

(27) This development approval is to remain valid for a period of 24 months from the date of this approval; and;

B. authorise the Chief Executive Officer and the Mayor to sign and affix the Common Seal in relation to the Notifications under Section 70A of the Transfer of Land Act 1893 (as amended) relating to any relevant documents pertaining to Section 70 Notifications.

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

(a) The applicant is advised that the Town would prefer the remainder of the site not to be fenced. Should any fencing be contemplated the Town requests this is discussed with the Town to determine if a development approval and/or building permit is required for any fencing of the site.

(b) This decision does not include acknowledgement or approval of any unauthorised development which may be on site.

(c) A copy of the approved plans as stamped by the Town are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by the Town.

(d) An application for verge planting is to be made to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Urban Streetscape and Public Realm Style Guide and in accordance with the landscape plan submitted on 21 August 2023.

(e) An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Town's crossover policy and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;
Crossover Specifications
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/worksreserves/Crossover_Specification_2017.pdf
Urban Streetscape and Public Realm Style Guide
https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-styleguide
Application to Conduct Crossover Works
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/worksreserves/Application_to_conduct_crossover_works.pdf

(f) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner 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 the Town and one copy should be given to the owner of any affected property.

(g) 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).

(h) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.

(i) Trees on verges are the property of the Town. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.

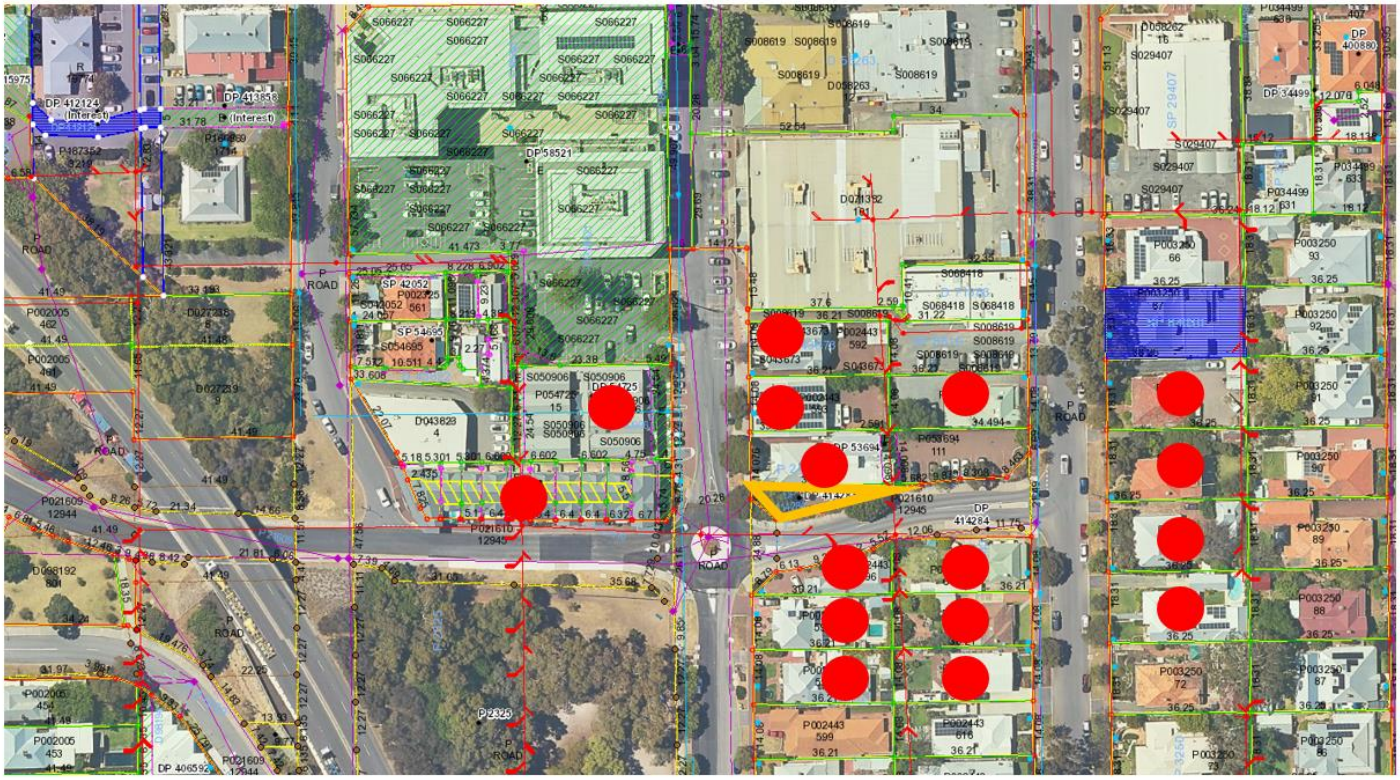
(j) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.

(k)	***Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html***
(l)	***Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html.***
(m)	***This proposal will require approval by the Water Corporation Building Services section prior to the commencement of works. Infrastructure Contributions and fees may be required to be paid prior to approval being issued. For further information about building applications, please follow this link: https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a-buildingapplication. The information provided above is subject to review and may change. If the proposal has not proceeded within six months, it is recommended that the developer contacts the Water Corporation to confirm whether or not the above information is still valid.***
(n)	***Anyone proposing to carry out construction or excavation works are advised to contact Western Power in regard to the Transmission Overhead Powerlines located in Silas Street and the Restriction Zone for the powerline in regard to undertaking construction or other work in the vicinity.***
(o)	***Any proposed air conditioning shall comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).***

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1 – Location and advertising plan



Attachment -2 – 14 Silas Street – Photos

PROPOSED FOUR STOREY MIXED USE

FINAL DESIGN - ISSUED FOR DA
for
LUKE BEUMONT BARRETT
at
Lot 595 (#14) SILAS, STREET

A00 - COVER SHEET & GENERAL NOTES
A01 - EXISTING SURVEY PLAN - 1:200
A02 - PROPOSED SITE PLAN - 1:100
A03 - PROPOSED TRAFFIC MOVEMENT PLAN - 1:100
A04 - BASEMENT FLOOR PLAN - 1:100
A05 - GROUND FLOOR PLAN - 1:100
A06 - FIRST FLOOR PLAN - 1:100
A07 - SECOND FLOOR PLAN - 1:100
A08 - ROOF TOP TERRACE PLAN - 1:100
A09 - ELEVATIONS - 1:100
A10 - ELEVATIONS CONT. - 1:100
A11 - SECTION A-A - 1:50
A12 - 3Ds
A13 - 3Ds

NOTES

1 GENERAL
1.01.01 STANDARDS
ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE. USE REFERENCED AUSTRALIAN OR OTHER STANDARDS (INCLUDING AMENDMENTS) WHICH ARE CURRENT ONE MONTH BEFORE THE DATE OF THE CONTRACT EXCEPT WHERE OTHER EDITIONS OR AMENDMENTS ARE REQUIRED.
1.01.02 VERIFICATION
THE OWNER/BUILDER SUBCONTRACTOR SHALL; VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING WORKS OR ORDERING MATERIALS. THE OWNER/BUILDER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, BUILDING REGULATIONS AND TOWN PLANNING REQUIREMENTS.
1.01.03 RESPONSIBILITY
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURE DURING ERECTION AND SHALL PROVIDE ADEQUATE PROPPING AND SUPPORT. KEEP THE SITE IN A CLEAN AND TIDY CONDITION THROUGHOUT CONSTRUCTION & AT THE COMPLETION OF WORK REMOVE ALL LITTER & DEBRIS TO THE SATISFACTION OF THE PRINCIPAL.
1.01.04 READING
THESE PLANS SHALL BE READ IN CONJUNCTION WITH ANY OTHER CONSULTANT'S REFERED TO WITHIN INCLUDING STRUCTURAL AND CIVIL ENGINEERING SPECIFICATIONS AND DRAWINGS
1.01.05 CONSULTANTS
ENGINEERS OR RELEVANT SUB-CONSULTANT DRAWINGS AND SPECIFICATIONS SHALL PRECEED THESE DRAWINGS. REPORT ANY DISCPREPANCIES TO THIS OFFICE.
1.02.01 TERMITE MANAGEMENT SYSTEM
A TERMITE MANAGEMENT SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH AS3660.1
1.02.04 CERTIFICATION
PROVIDE CERTIFICATION ON COMPLETION AND INSTALL A DURABLE SIGN IN THE METER BOX.

2 SITE PREPARATION
2.01.01 COMPLIANCE
ALL GROUNDWORKS FOR SLABS AND FOOTINGS SHALL COMPLY WITH AS 3798 & AS 2870.
2.04.01 ENVIRONMENTAL PROTECTION
PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE, SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOWOVER NEW WORK.
2.07.01 SURFACE PREPARATION
BEFORE PLACING FILL, COMPACT THE GROUND TO ACHIEVE THE REQUIRED DENSITY.
2.08.01 SAND BED LAYER UNDER SLABS.
NOMINALLY 50MM THICK ONCE COMPACTED. WET DOWN BEFORE LAYING VAPOUR BARRIER.

3 CONCRETE CONSTRUCTION
3.01.01 STANDARDS
ALL SLABS AND FOOTINGS SHALL BE CONSTRUCTED TO COMPLY WITH THE REQUIREMENTS OF AS 2870 - 2011
3.01.02 CONCRETE
SHALL BE IN ACCORDANCE WITH AS 3600. GRADE N25/20. MAINTAIN SLAB THICKNESS & FOOTING DEPTH AT SETDOWNS-REFER ENGINEERS DETAILS
3.01.06 COMPACTED FILL
SHALL NOT EXCEED 400MM IN DEPTH UNLESS IT IS CERTIFIED.
3.01.07 SLAB CONCRETE COVER
INTERNAL - 30MM. EXTERNAL - 40MM

4 TIMBER & STEEL CONSTRUCTION
4.01.01 STANDARDS
ALL STRUCTURAL STEELWORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS 4100 - SSA STEEL STRUCTURAL CODE AND ASSOCIATED AUSTRALIAN STANDARDS. TIMBER FRAMING TO BE IN ACCORDANCE WITH AS1684 TIMBER FRAMING CONSTRUCTION.
4.01.04 TIMBER
STRUCTURAL TIMBER SHALL BE MINIMUM MPG10 (UNO) IN ACCORDANCE WITH AS 1720.
4.04.01 CORROSION PROTECTION OF STEEL MEMBERS
CORROSION PROTECTION OF STEEL IN MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH AS3700 & AS4773. CORROSION PROTECTION OF STEEL IN CONTACT WITH CONCRETE TO BE IN ACCORDANCE WITH AS4100, AS4600 & NASH.
4.07.01 TIMBER ROOF TRUSSES
INSTALLED IN ACCORDANCE WITH MANUFACTERERS SPECIFICATIONS AND AS 1720.5
4.08.01 LINTEL BEAM
PROVIDE SUITABLE LINTELS OVER OPENINGS AS PER ENGINEERS DOCUMENTATION. ALL EXTERNAL STEEL LINTELS TO BE HOT DIPPED GALVANISED.

5 BRICK CONSTRUCTION
5.01.01 MASONRY & ACCESSORIES
WORKS TO COMPLY WITH AS3700 MASONRY STRUCTURES OR AS4773 MASONRY FOR SMALL BUILDINGS PARTS 1 & 2.
5.02.01 MASONRY
USE GP GRADE BRICKS WHERE SURF COAST IS MORE THAN 1KM AND EXP GRADE WHERE SURF COAST IS WITHIN 1KM OR SITE IS SUSCEPTIBLE TO HIGH SALT CONDITIONS.

8 DOORS & WINDOWS
8.01.01 STANDARDS
ALL WINDOW AND SLIDING DOOR FRAMES, GLAZING, FIXINGS AND INSTALLATION TO BE DESIGNED AND CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH AS 1288 & AS2047
8.01.02 DIMENSIONING
DIMENSIONS SHOWN NOMINAL SIZE. THE FABRICATOR SHALL ALLOW FOR TOLERANCES TO THE DOOR AND WINDOW FRAMES.
8.01.03 DOORS AND WINDOWS AS SCHEDULED
COMPONENTS AND FINISHES AS LISTED

16 PLUMBING & DRAINAGE
16.01.01 STANDARDS
ALL SERVICES TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING AND DRAINAGE CODE AS./NZS.3500, THE CONTRACT DOCUMENTS, THE SPECIFICATION, SAA MP52 AND THE STANDARD DRAWINGS OF THE WATER CORPORATION.
16.01.03 CONNECTION POINT
CONTRACTOR SHALL LIAISE WITH THE WATER CORPORATION FOR CONNECTIONS TO MAINS SERVICES PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING SERVICE & ESTABLISH DEPTH OF DRAINAGE CONNECTION POINT TO ENSURE ADEQUATE DEPTH IS AVAILABLE PRIOR TO ANY EXCAVATION OR INSTALLATION OF PIPES.
16.01.06 SITE DRAINAGE
GROUND ADJACENT TO BUILDING SHALL BE GRADED AWAY TO FALL AT LEAST 50MM OVER 1 METRE WIDTH TO SATISFY BCA CLAUSE 3.1.2.3 - SURFACE WATER DRAINAGE. NOTE HEIGHT REQUIREMENTS FOR ORG AND LOWEST PLUMBING FIXTURE. I.E SHOWER OR FLOORWASTE.
16.04.01 MAINS CONNECTION
SHALL NOT BE MADE TO EXISTING SEWER UNTIL THE WHOLE OF THE NEW WORKS HAS BEEN INSPECTED, TESTED TO WATER CORPORATIONS REQUIREMENTS

CLIENT APPROVAL FORM

PLEASE COMPLETE AND RETURN SIGNED COPY TO ADMIN@CBDARCHITECTS.COM.AU OR IN PERSON, WITHIN A TIMELY MANNER.

ONCE COMPLETED, THIS FORM CERTIFIES THE PERSON/ PERSONS BELOW HAVE REVIEWED THIS SET OF ARCHITECTURAL PLANS IN FULL, AND AGREE TO PROGRESS TO THE NEXT STAGE.

CBD ARCHITECTS PTY LTD REQUEST THAT ALL PAGES ARE CAREFULLY REVIEWED, AS RE-WORK MAY INCUR ADDITIONAL FEES.

CLIENT CONSENT:

I HEREBY AGREE TO THE NEXT STAGE REQUEST AND ACKNOWLEDGE ANY ADDITIONAL FEES THAT MAY OCCUR DUE TO RE-WORK REQUIREMENTS:

NAME:

DATE:

SIGNATURE:

NOTE: ANY AND ALL 3D IMAGES ARE NOT TO INFORM CONSTRUCTION. FOR ILLUSTRATION PURPOSES ONLY.

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects
CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

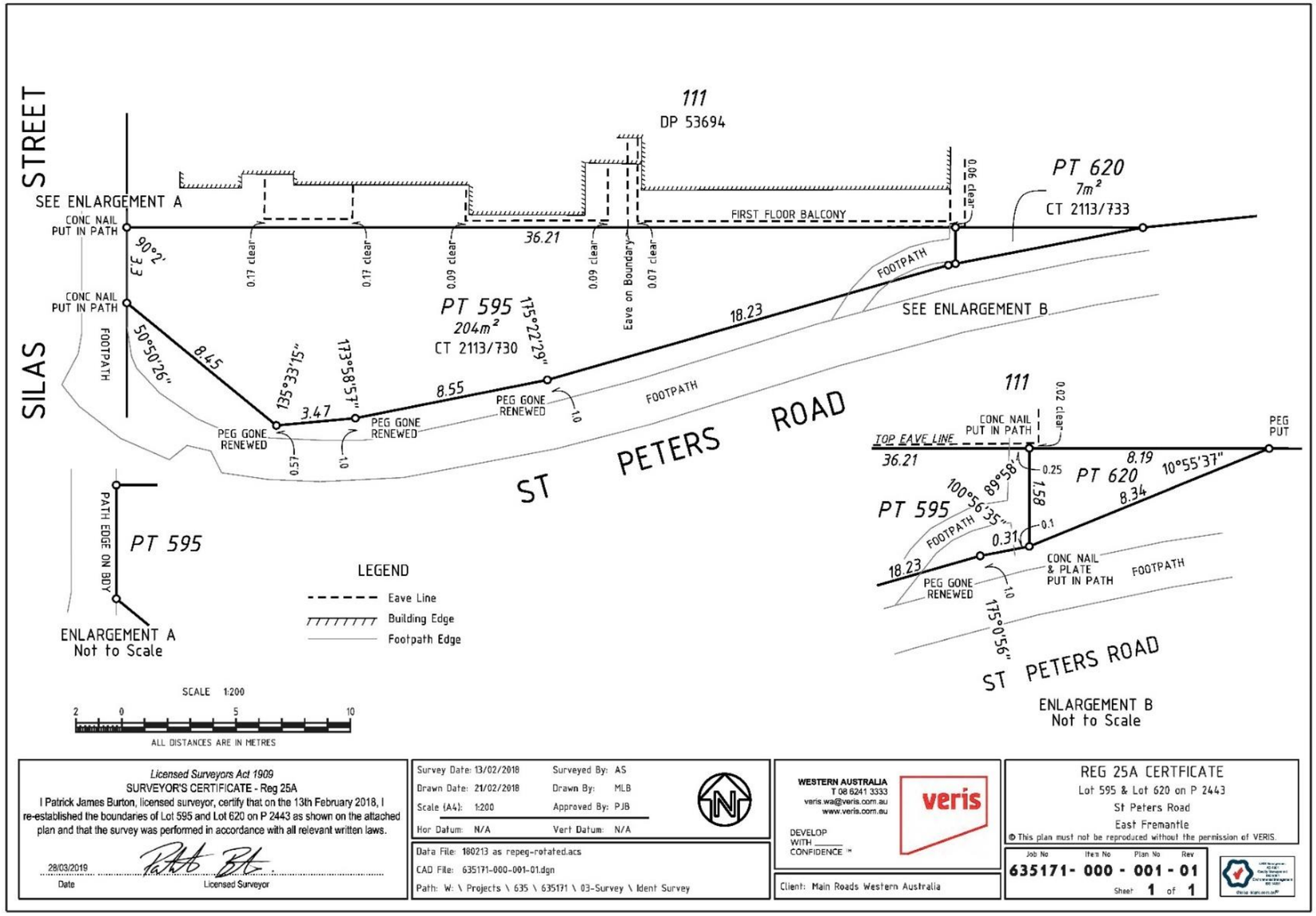
Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT
Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A00 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:



Licensed Surveyors Act 1909
SURVEYOR'S CERTIFICATE - Reg 25A
I Patrick James Burton, licensed surveyor, certify that on the 13th February 2018, I re-established the boundaries of Lot 595 and Lot 620 on P 2443 as shown on the attached plan and that the survey was performed in accordance with all relevant written laws.

28/03/2019 — Date — Licensed Surveyor

Survey Date: 13/02/2018 — Surveyed By: AS
Drawn Date: 21/02/2018 — Drawn By: MLB
Scale (A4): 1:200 — Approved By: PJB
Hor Datum: N/A — Vert Datum: N/A

Data File: 180213 as repeg-rotated.acs
CAD File: 635171-000-001-01.dgn
Path: W: \ Projects \ 635 \ 635171 \ 03-Survey \ Ident Survey

WESTERN AUSTRALIA
T 08 6241 3333
veris.wa@veris.com.au
www.veris.com.au
DEVELOP WITH CONFIDENCE ™

Client: Main Roads Western Australia

REG 25A CERTFICATE
Lot 595 & Lot 620 on P 2443
St Peters Road
East Fremantle
© This plan must not be reproduced without the permission of VERIS.

Job No	Item No	Plan No	Rev
635171-	000 -	001 -	01

Sheet 1 of 1

Path: W:\Projects\635\635171\03-Survey\Ident Survey\PLAN\635171-000-001-00.dgn

EXISTING FEATURE SURVEY BY OTHERS (NOT TO SCALE)

© CBD Architects Pty Ltd 20/21-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

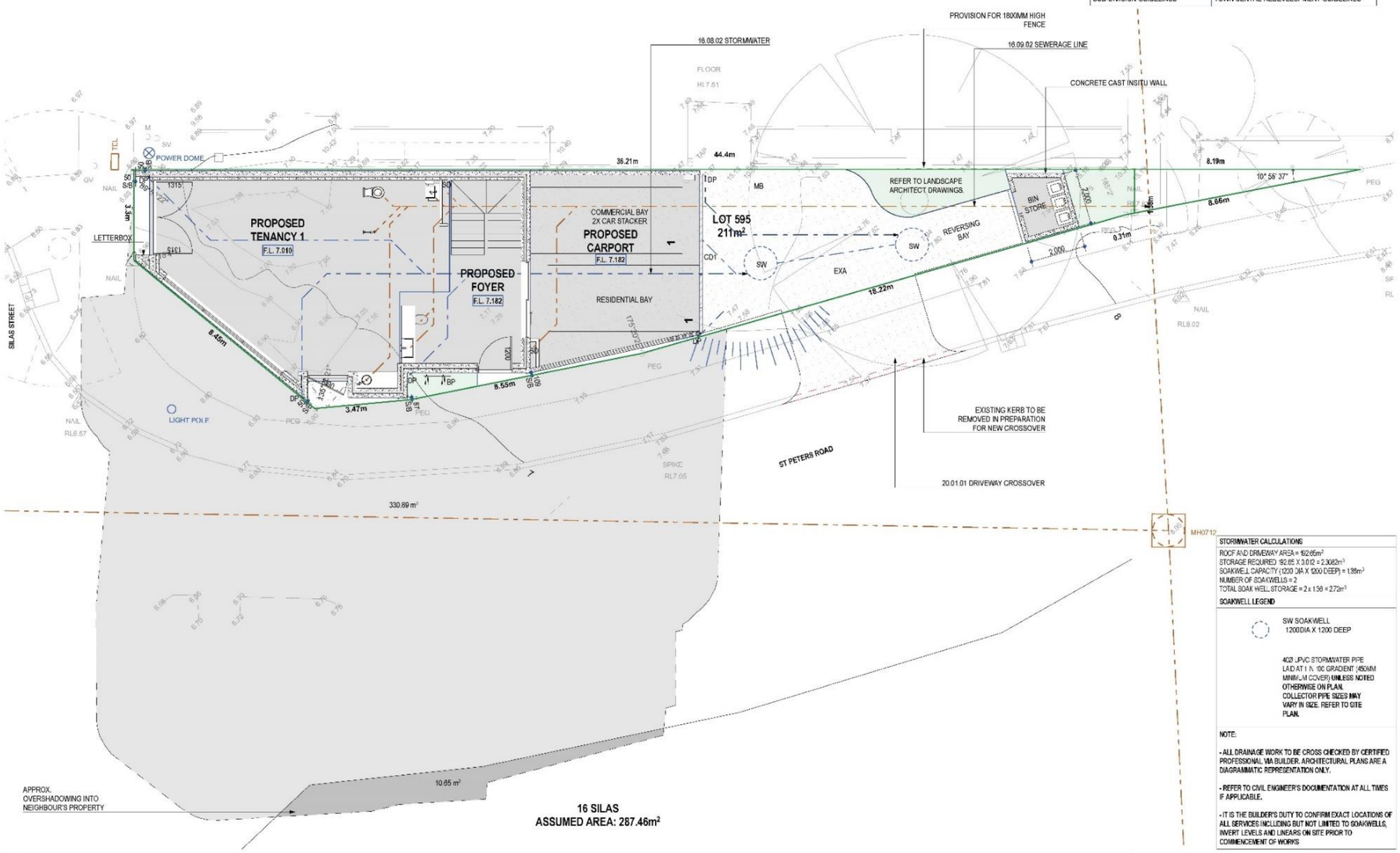
Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A01 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:



SITE AREAS :

TOTAL LOT AREA	211.00m²	
BUILDING AREA *(SITE COVER)*	136.36m²	64.63%
OPEN SPACE	74.64m²	35.37%

LOCAL GOVERNMENT AUTHORITY	TOWN OF EAST FREEMANTLE
ZONING/DENSITY	TOWN CENTRE
SITE AREA	211m2
LOCAL PLANNING SCHEMES	LOCAL PLANNING SCHEME NO.3
SUB-DIVISION GUIDELINES	TOWN CENTRE REDEVELOPMENT GUIDELINES

BUILDING AREAS	
BASEMENT FLOOR AREAS	
BASEMENT	138.63
	138.63 m²
GROUND FLOOR AREAS	
BIN STORE	4.57
CARPORT	40.52
FOYER	26.97
LANDSCAPING	12.96
TENANCY 1	68.87
	153.89 m²
FIRST FLOOR AREAS	
U1 FIRST LIVING	136.11
	136.11 m²
SECOND FLOOR AREAS	
U1 SECOND BALCONY	8.42
U1 SECOND LIVING	129.51
	138.93 m²
TOTAL LIVING AREAS	**292.59 m²**
TOTAL BUILDING AREAS	**622.40 m²**

LANDSCAPING CALCS (AS PER LANDSCAPE DOCS):

LANDSCAPE AREAS:	
TOTAL LANDSCAPE (ALL LEVELS)	71m2
TOTAL:	33.9%
DEEP SOIL AREAS (DSA)	
DEEP SOIL (INTO NATURAL EARTH)	14.5m2
TOTAL DSA:	7%
CANOPY COVER	
PROPOSED SMALL TREES	12.5m2
EXISTING TREE	43.7m2
TOTAL CANOPY COVER	56.3m2 (26.8%)

NOTES

2	**SITE PREPARATION**
2.02.01	DEMOLITION WORKS AS SHOWN PROVIDE ADEQUATE PROPPING, SUPPORT AND PROTECTION OF ADJACENT SURFACES. MAKE GOOD ALL DAMAGED FINISHES AND SURFACES AS REQUIRED.
2.03.01	PROTECT TREES TO BE RETAINED ON THE SITE. PROVIDE MARKING AND PROTECTION DURING WORKS, INCLUDING EXCAVATION. CONTRACTOR SUBJECT TO PUNISHMENTS AS FOR DAMAGES TO TREES WHICH ARE REQUIRED TO REMAIN
2.04.01	ENVIRONMENTAL PROTECTION PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE, SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOWOVER NEW WORK.
4	**TIMBER & STEEL CONSTRUCTION**
4.01.05	STEEL ROOF TRUSSES TO BE DESIGNED, CONSTRUCTED AND CERTIFIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SETOUT OF TRUSSES TO BE CONFIRMED BY THE MANUFACTURER PRIOR TO COMMENCING ANY WORKS.
4.02.01	76MM STEEL WALL FRAMES FIXED AS DETAILED WITH 10MM PLASTERBOARD FLUSHED AND PAINT FINISHED
16	**PLUMBING & DRAINAGE**
16.08.02	STORMWATER STORMWATER TO BE CONTAINED ONSITE IN SOAKAGE UNITS TO COUNCILS REQUIREMENTS
16.09.02	SEWERAGE LINE LOCATION TO BE CONFIRMED ON SITE
CD1	CHANNEL DRAIN 150W WITH GALVANISED GRATE SUITABLE FOR LIGHT TRAFFIC
SW	SOAKWELL 1200DIA X 1200 DEEP
20	**PAVING**
20.01.01	DRIVEWAY CROSSOVER CONSTRUCTED TO LOCAL COUNCIL REQUIREMENTS.
22	**FINISHES**
EXA	EXPOSED AGGREGATE FINISH GEOSTONE IVORY COAST
23	**LEGEND**
BP	BIKE PARKING VERTICAL BICYCLE PARKING
DP	DOWNPIPE COLORBOND OR PVC
MB	METERBOX
SD	SERVICES DUCT

STORMWATER CALCULATIONS

ROOF AND DRIVEWAY AREA = 192.65m²
STORAGE REQUIRED 192.65 X 3.0/12 = 2.3082m³
SOAKWELL CAPACITY (1200 DIA X 1200 DEEP) = 1.98m³
NUMBER OF SOAKWELLS = 2
TOTAL SOAK WELL STORAGE = 2 x 1.98 = 2.72m³

SOAKWELL LEGEND

SW SOAKWELL
1200DIA X 1200 DEEP

40Ø UPVC STORMWATER PIPE LAID AT 1 IN 100 GRADIENT (450MM MINIMUM COVER) **UNLESS NOTED OTHERWISE ON PLAN. COLLECTOR PIPE SIZES MAY VARY IN SIZE. REFER TO SITE PLAN.**

NOTE:

- ALL DRAINAGE WORK TO BE CROSS CHECKED BY CERTIFIED PROFESSIONAL VIA BUILDER. ARCHITECTURAL PLANS ARE A DIAGRAMMATIC REPRESENTATION ONLY.
- REFER TO CIVIL ENGINEER'S DOCUMENTATION AT ALL TIMES IF APPLICABLE.
- IT IS THE BUILDER'S DUTY TO CONFIRM EXACT LOCATIONS OF ALL SERVICES INCLUDING BUT NOT LIMITED TO SOAKWELLS, INVERT LEVELS AND LINEARS ON SITE PRIOR TO COMMENCEMENT OF WORKS

PROPOSED SITE PLAN
Scale 1:100

N

0 1 2 3m

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

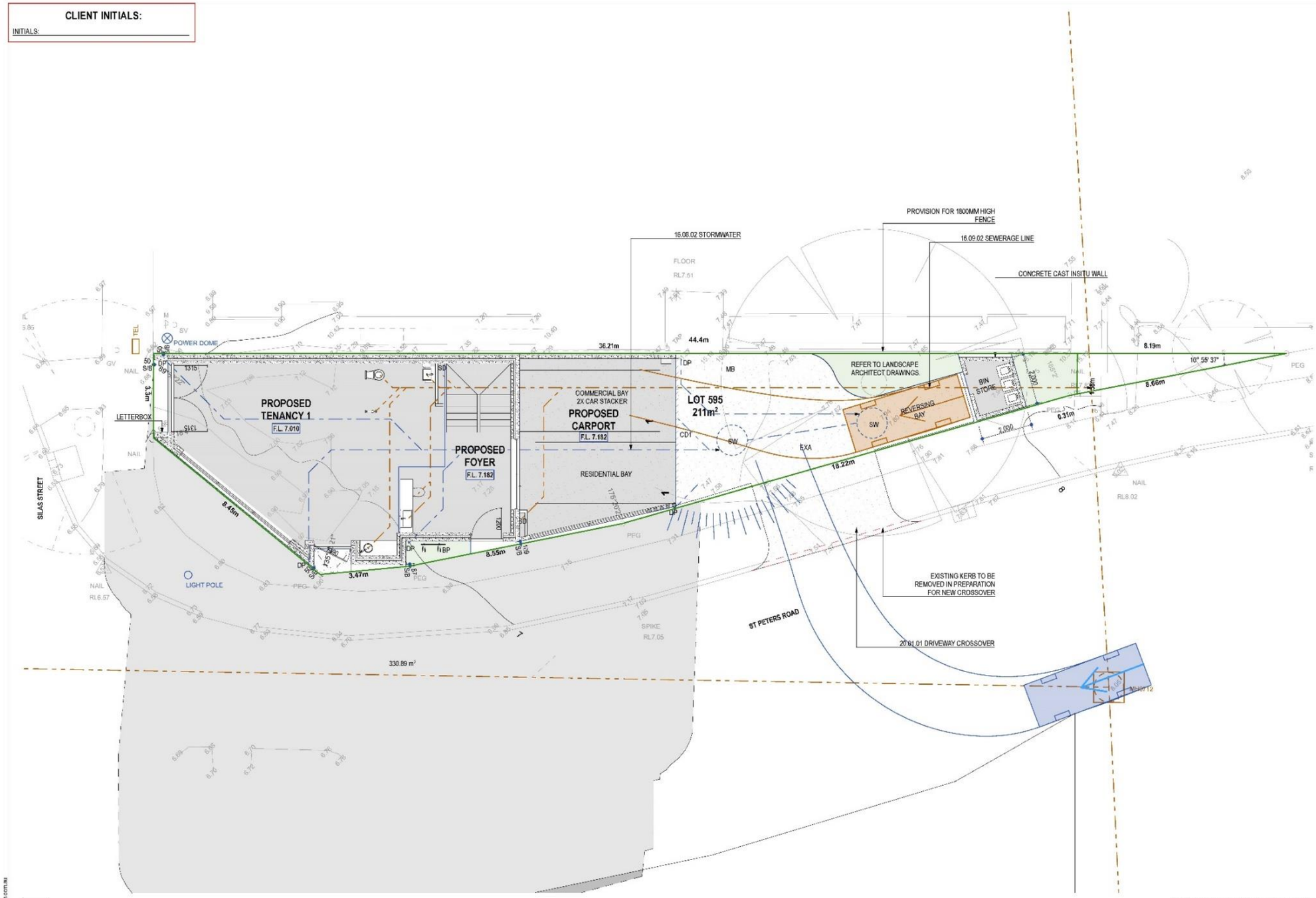
Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A02 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:



PROPOSED MOVEMENT PLAN
Scale 1:100

BUILDING AREAS	
BASEMENT FLOOR AREAS	
BASEMENT	138.63
	138.63 m²
GROUND FLOOR AREAS	
BIN STORE	4.00
CARPORT	40.52
FOYER	26.97
TENANCY 1	68.87
	140.36 m²
FIRST FLOOR AREAS	
U1 FIRST LIVING	136.11
	136.11 m²
SECOND FLOOR AREAS	
U1 SECOND BALCONY	8.42
U1 SECOND LIVING	129.61
	138.03 m²
TOTAL LIVING AREAS	292.69 m²
TOTAL BUILDING AREAS	608.87 m²

NOTES

2 SITE PREPARATION
2.02.01 DEMOLITION WORKS AS SHOWN
PROVIDE ADEQUATE PROPPING, SUPPORT AND PROTECTION OF ADJACENT SURFACES. MAKE GOOD ALL DAMAGED FINISHES AND SURFACES AS REQUIRED.
2.03.01 PROTECT TREES TO BE RETAINED ON THE SITE.
PROVIDE MARKING AND PROTECTION DURING WORKS, INCLUDING EXCAVATION. CONTRACTOR SUBJECT TO PUNISHMENTS AS FOR DAMAGES TO TREES WHICH ARE REQUIRED TO REMAIN
2.04.01 ENVIRONMENTAL PROTECTION
PROVIDE EROSION, CONTAMINATION, AND SEDIMENTATION PROTECTION OF THE SITE, SURROUNDING AREAS, AND DRAINAGE SYSTEMS. KEEP THE SITE FREE OF WATER AND PREVENT WATER FLOWOVER NEW WORK.

4 TIMBER & STEEL CONSTRUCTION
4.01.05 STEEL ROOF TRUSSES
TO BE DESIGNED, CONSTRUCTED AND CERTIFIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SETOUT OF TRUSSES TO BE CONFIRMED BY THE MANUFACTURER PRIOR TO COMMENCING ANY WORKS.
4.02.01 76MM STEEL WALL FRAMES
FIXED AS DETAILED WITH 10MM PLASTERBOARD FLUSHED AND PAINT FINISHED

16 PLUMBING & DRAINAGE
16.08.02 STORMWATER
STORMWATER TO BE CONTAINED ONSITE IN SOAKAGE UNITS TO COUNCILS REQUIREMENTS
16.09.02 SEWERAGE LINE
LOCATION TO BE CONFIRMED ON SITE
CD1 CHANNEL DRAIN
150W WITH GALVANISED GRATE SUITABLE FOR LIGHT TRAFFIC
SW SOAKWELL
1200DIA X 1200 DEEP

20 PAVING
20.01.01 DRIVEWAY CROSSOVER
CONSTRUCTED TO LOCAL COUNCIL REQUIREMENTS.

22 FINISHES
EXA EXPOSED AGGREGATE FINISH
GEOSTONE IVORY COAST

23 LEGEND
BP BIKE PARKING
VERTICAL BICYCLE PARKING
DP DOWNPIPE
COLORBOND OR PVC
MB METERBOX
SD SERVICES DUCT

N

0 1 2 3m

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT
Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

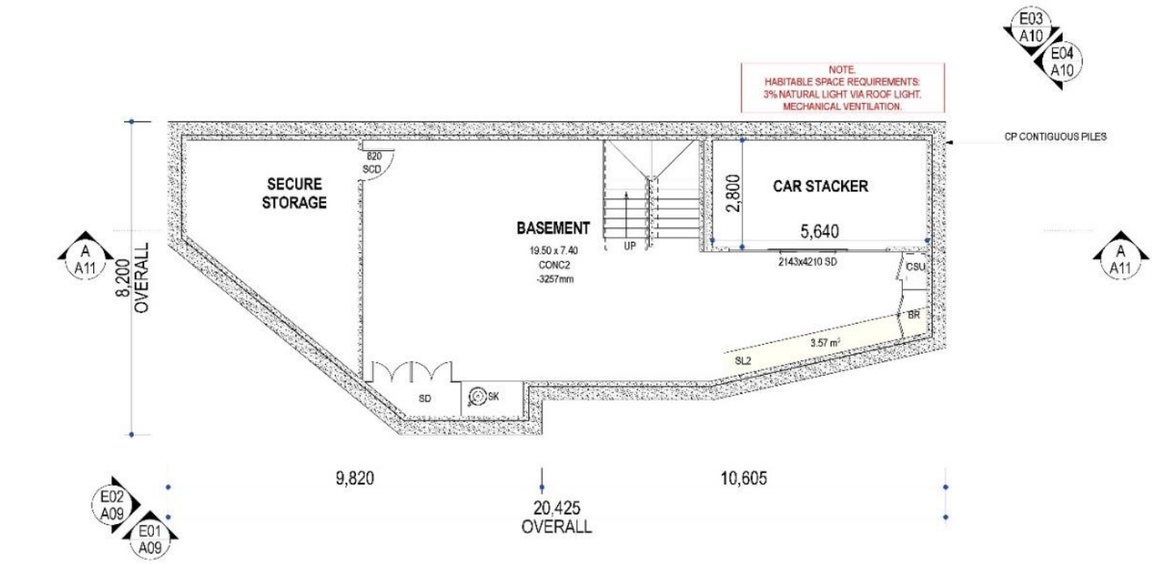
Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A03 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:

NOTES

3	**CONCRETE CONSTRUCTION**
CP	CONTIGUOUS PILES 350MM AT 400MM CENTRES +/- 50MM TOLERANCE RING BEAM FOUNDATION WITH CAPPING BEAM AND 125MM INTERNAL CONCRETE WALL. CONFIRM WITH ENGINEER.
16	**PLUMBING & DRAINAGE**
SK1	SINK 1 SINGLE BOWL
22	**FINISHES**
CONC2	BURNISHED CONCRETE
23	**LEGEND**
BR	BROOM CUPBOARD
CS	CAR STACKER PROVISION FOR HERCULES HCP-TPT-2-2300D-2800W SINGLE WIDTH, DOUBLE HEIGHT STACKER SYSTEM. CONFIRMATION OF SYSTEM DETAILS WITH CLIENT AND SUPPLIER PRIOR TO CONSTRUCTION.
CSU	CAR STACKER UNIT HYDRAULIC CONTROL BOX AND PUMP UNIT. 75MM DIAMETER CORE HOLE BY BUILDER REQUIRED THROUGH ADJACENT WALL. CONFIRMATION OF SYSTEM DETAILS WITH CLIENT AND SUPPLIER PRIOR TO CONSTRUCTION.
SCD	SECRET DOOR
SD	SERVICES DUCT
SL2	SKYLIGHT STRUCTURAL ROOF WINDOW



BASEMENT
Scale 1:100

N

0 1 2 3m

© CBD Architects Pty Ltd 20/21-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

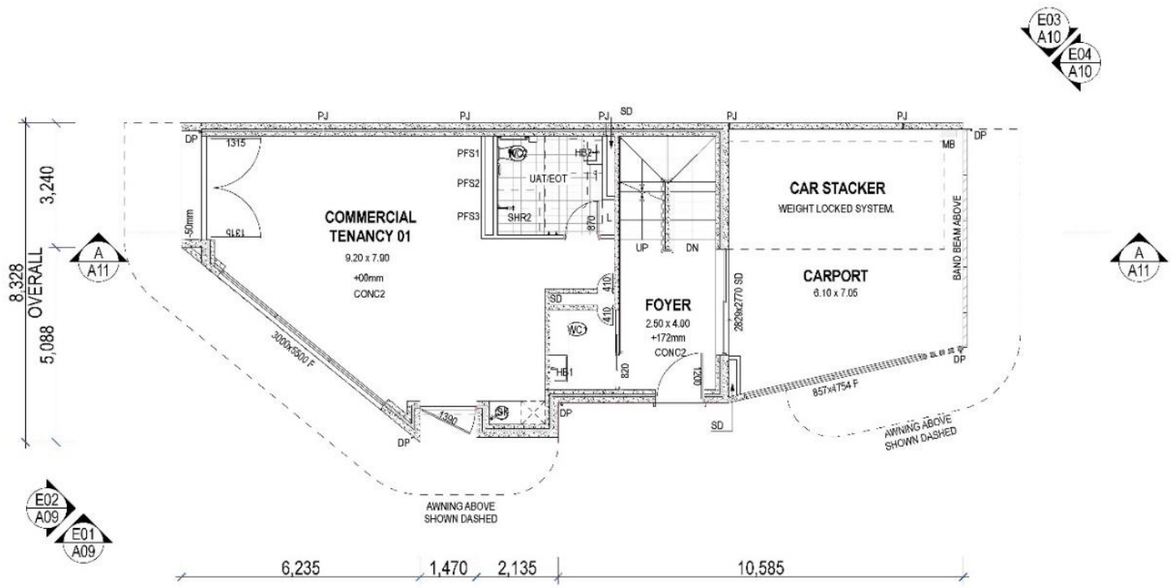
Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A04 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:

NOTES

16	**PLUMBING & DRAINAGE**
HB1	HAND BASIN 1
HB2	HAND BASIN 2 TO COMPLY WITH AS1428.1
SK1	SINK 1 SINGLE BOWL
WC1	WATER CLOSET 1
WC2	WATER CLOSET 2 TO COMPLY WITH AS1428.1
22	**FINISHES**
CONC2	BURNISHED CONCRETE
23	**LEGEND**
CS	CAR STACKER PROVISION FOR HERCULES HCP-TPT-2-2300D-2800W SINGLE WIDTH, DOUBLE HEIGHT STACKER SYSTEM. CONFIRMATION OF SYSTEM DETAILS WITH CLIENT AND SUPPLIER PRIOR TO CONSTRUCTION.
DP	DOWNPIPE COLORBOND OR PVC
LC	LOCKER END OF TRIP LOCKERS
MB	METERBOX
PFS1	PROVISION FOR SERVICES WATER
PFS2	PROVISION FOR SERVICES GAS
PFS3	PROVISION FOR SERVICES GAS
PJ	PANEL JOINT
SD	SERVICES DUCT
SHR2	SHOWER 2 TO COMPLY WITH AS1428.1



GROUND FLOOR PLAN
Scale 1:100

N

0 1 2 3m

© CBD Architects Pty Ltd 2021-2023 | www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

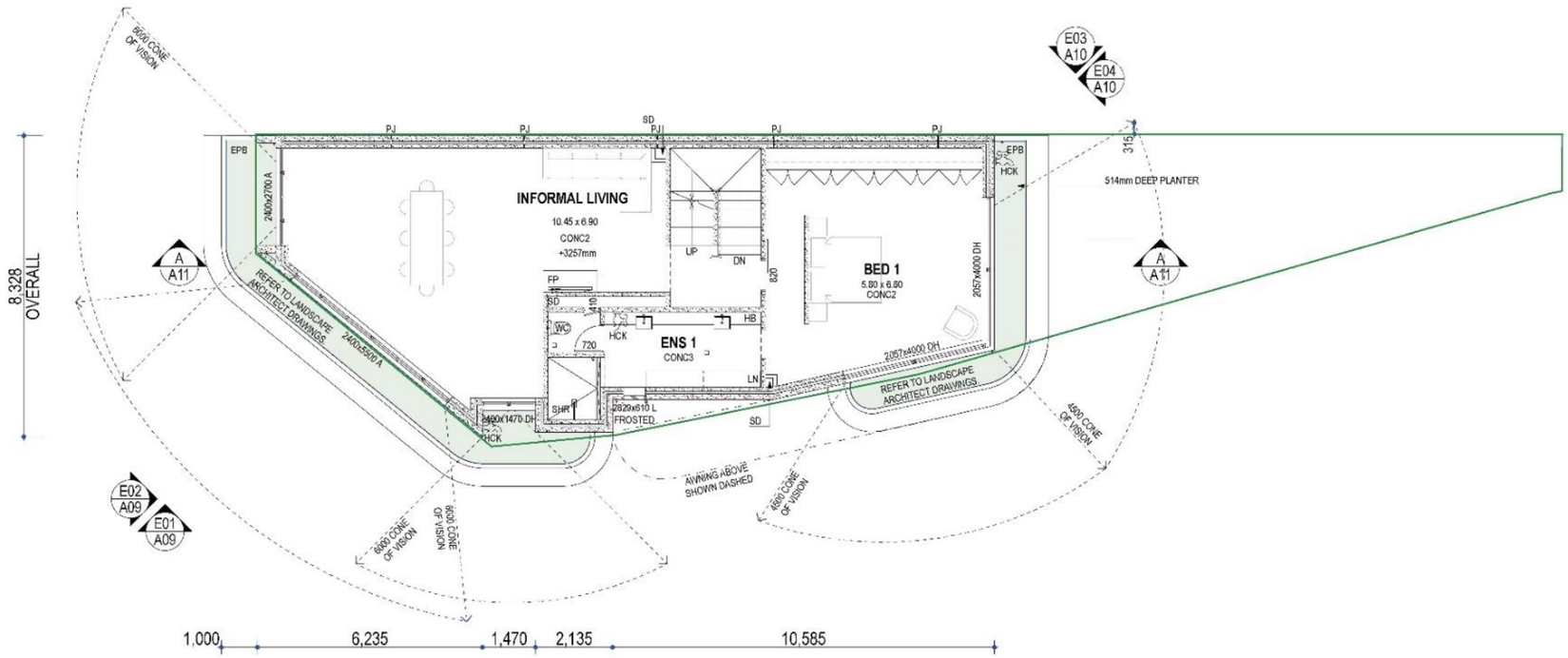
Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A05 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:

NOTES

16	**PLUMBING & DRAINAGE**
HB1	HAND BASIN 1
HCK	HOSECOCK
WC1	WATER CLOSET 1
22	**FINISHES**
CONC2	BURNISHED CONCRETE
CONC3	XBOND TBC WITH CLIENT.
23	**LEGEND**
EPB	ELMICH PLANTER BOX VERSI-DRAIN 60MM WITH 250MM LIGHTWEIGHT TOP SOIL, TO MANUFACTURES DETAIL. PROVISION FOR 300KG/M2 + LANDSCAPING SELECTIONS BY LANDSCAPE ARCHITECT.
FP	FIRE PLACE AS SELECTED BY CLIENT
LN	LINEN CUPBOARD
PJ	PANEL JOINT
SD	SERVICES DUCT
SHR1	SHOWER 1



FIRST FLOOR PLAN
Scale 1:100

N

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE

Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL | Checked: XX | Date: 21/8/2023 | Scale: AS SHOWN | PAGE SIZE: A2

Drawing Number: A06 of A 13

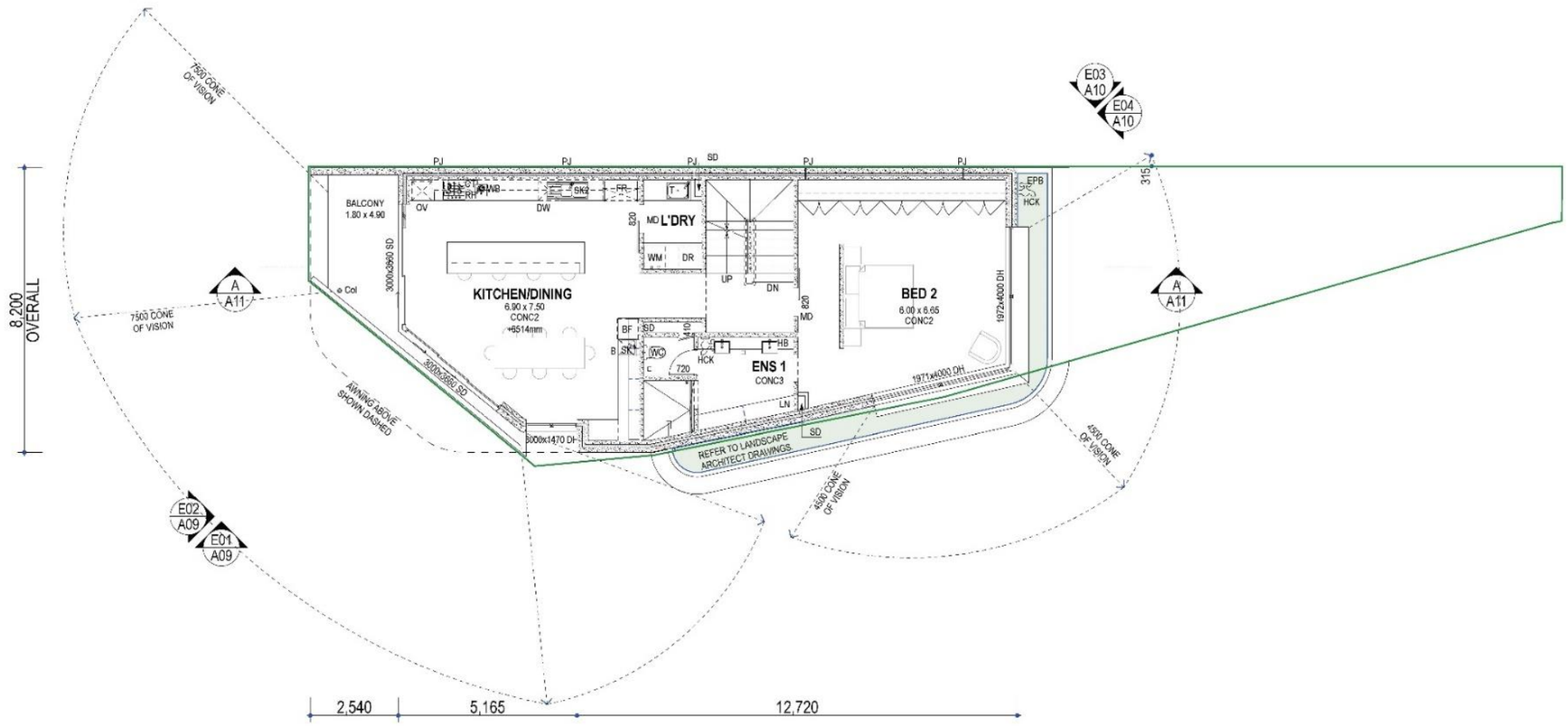
Job No.: ACP-121-22

Stage / Revision: FD-F

© CBD Architects Pty Ltd 2021-2023 | www.cbdarchitects.com.au

CLIENT INITIALS:

INITIALS: _____



NOTES

8	**DOORS & WINDOWS**
MD	MAGIC DOOR SUPPLIER: IDEAL BARN DOOR. MAGIC 2 INVISIBLE SLIDING DOOR SYSTEM
16	**PLUMBING & DRAINAGE**
HB1	HAND BASIN 1
HCK	HOSECOCK
SK1	SINK 1 SINGLE BOWL
SK2	SINK 2 SINGLE BOWL
T	TROUGH
WC1	WATER CLOSET 1
22	**FINISHES**
CONC2	BURNISHED CONCRETE
CONC3	XBOND TBC WITH CLIENT.
23	**LEGEND**
B	BIN PULL OUT
BF	BAR FRIDGE RECESS ONLY
Col	COLUMN AS SCHEDULED SEE ENGINEERS DETAILS
CT	COOKTOP INDUCTION
DR	DRYER SPACE
DW	DISHWASHER RECESS PROVIDE HOLE ON SIDE OF CABINETRY FOR GPO & TAP PROVISION
EPB	ELMICH PLANTER BOX VERSI-DRAIN 60MM WITH 250MM LIGHTWEIGHT TOP SOIL. TO MANUFACTURES DETAIL. PROVISION FOR 300K/GM2 + LANDSCAPING SELECTIONS BY LANDSCAPE ARCHITECT
FR	FRIDGE SPACE INTEGRATED
LN	LINEN CUPBOARD
OV	OVEN
PJ	PANEL JOINT
RH	RANGE HOOD
SD	SERVICES DUCT
WB	WOK BURNER
WM	WASHING MACHINE SPACE PROVIDE HOLE ON SIDE OF CABINETRY FOR GPO & TAP PROVISION

N

SECOND FLOOR
Scale 1:100

0 1 2 3m

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

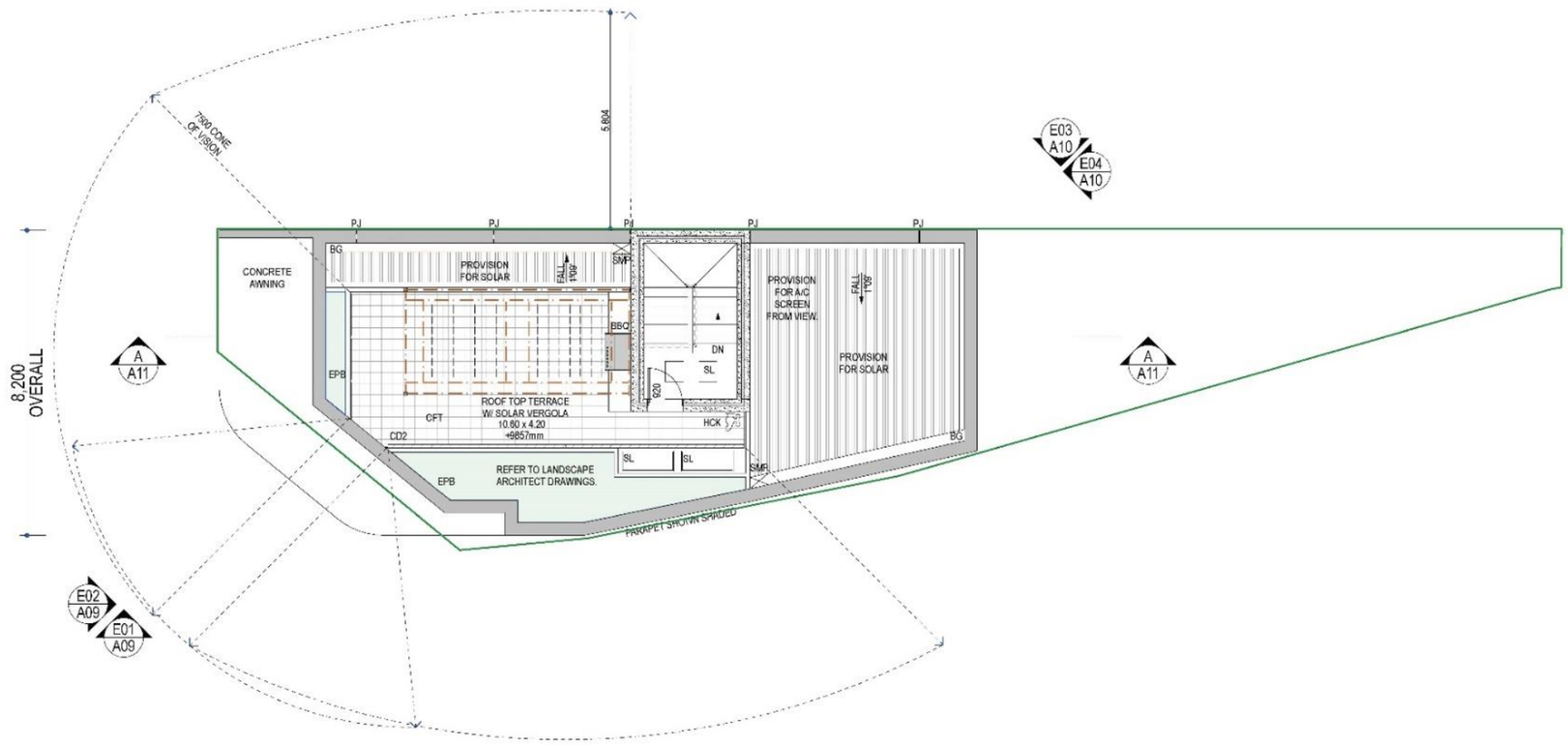
Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A07 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:

NOTES

7	**ROOFING**
BG	BOX GUTTER SIZING TO BE CONFIRMED WITH HYDRAULIC CONSULTANT
SMP	SUMP SIZING TO BE CONFIRMED WITH HYDRAULIC CONSULTANT
16	**PLUMBING & DRAINAGE**
CD2	CHANNEL DRAIN 100W WITH GALVANISED GRATE SUITABLE FOR LIGHT TRAFFIC
HCK	HOSECOCK
22	**FINISHES**
CFT	CERAMIC FLOOR TILES AS SELECTED BY CLIENT
23	**LEGEND**
BBQ	BARBEQUE
EPB	ELMICH PLANTER BOX VERSI-DRAIN 60MM WITH 250MM LIGHTWEIGHT TOP SOIL TO MANUFACTURES DETAIL. PROVISION FOR 300KG/M2 + LANDSCAPING SELECTIONS BY LANDSCAPE ARCHITECT.
PJ	PANEL JOINT
SL	SKYLIGHT FRAMELESS ATLITE ROOF WINDOW



ROOF TOP TERRACE
Scale 1:100

N

0 1 2 3m

© CBD Architects Pty Ltd 2/21-2/23 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A08 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:

E01

ELEVATION - SOUTH
Scale 1:100

E02

ELEVATION - WEST
Scale 1:100

NOTES

7	**ROOFING**
7.07.02	COLORBOND FLASHINGS PROVIDE PRESSED STEEL FLASHINGS - MONUMENT FINISH
8	**DOORS & WINDOWS**
A	AWNING
DH	DOUBLE HUNG
F	FIXED GLASS
L	LOUVRE
SLD	SLIDING DOOR
TH	TOP HUNG
9	**CLADDING & LINING**
9.01.03	ECO-TIMBER SHOU SUGI BAN. INSTALLED AS PER MANUFACTURERS INSTRUCTIONS. AS PER CLIENT SELECTION. OR SIMILAR APPROVED.
12	**JOINERY & FIXTURES**
12.12.03	GLASS BALUSTRADING FIXED AS DETAILED. DESIGNED AND INSTALLED TO BCA REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS. PROVIDE HANDRAIL AS SELECTED.
17	**ELECTRICAL INSTALLATIONS**
17.11.00	SCHEDULE ITEMS
LED	RECESSED STRIP LIGHT
22	**FINISHES**
AF	ALUMINIUM FRAMES POWDERCOAT - MONUMENT
EF1	EXTERNAL FINISH 1 - BURNT ASH FINISH
EF2	EXTERNAL FINISH 2 - NATURAL CONCRETE FINISH
EF3	EXTERNAL FINISH 3 - CAST INSITU FINISH
EF4	EXTERNAL FINISH 4 - MONUMENT PAINT FINISH

NOTE: GLAZING TO HAVE A LIGHT TRANSMITTANCE VALUE OF 0.85 OR HIGHER.

SCHEDULE OF FINISHES

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

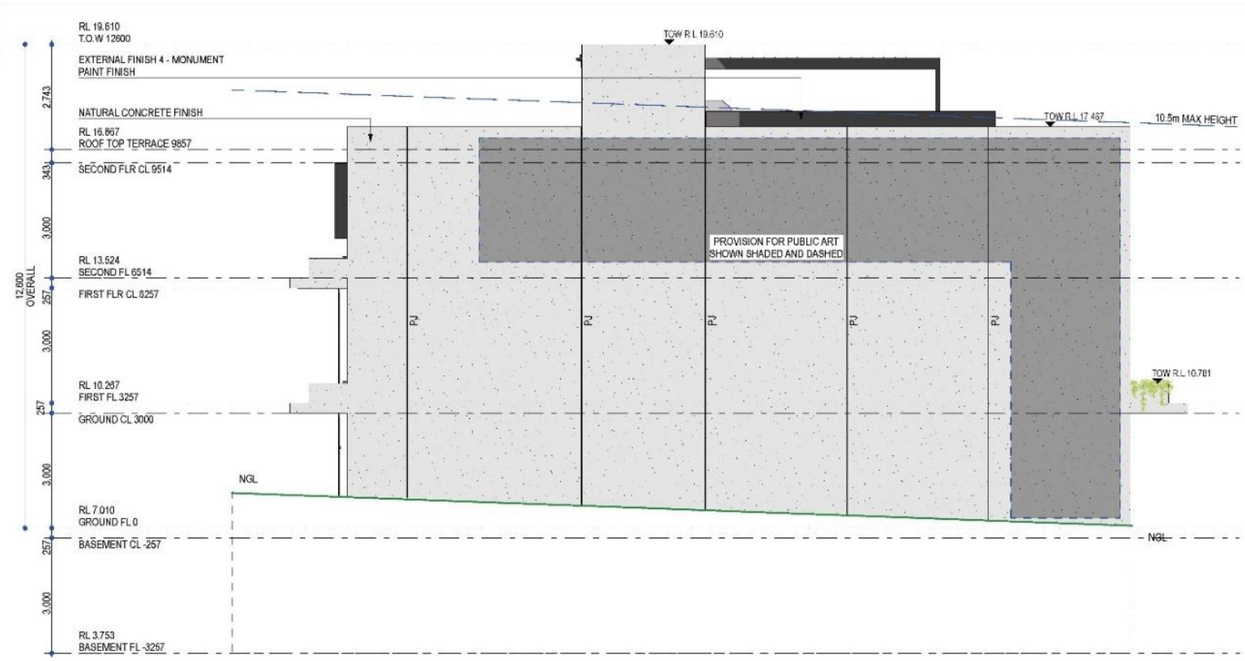
Member Australian Institute of Architects

Project:	Address:	Rev.	Date	Description	Issued To
PROPOSED FOUR STOREY MIXED USE	Lot 595 (#14) SILAS, STREET	FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
Client: LUKE BEUMONT BARRETT		FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

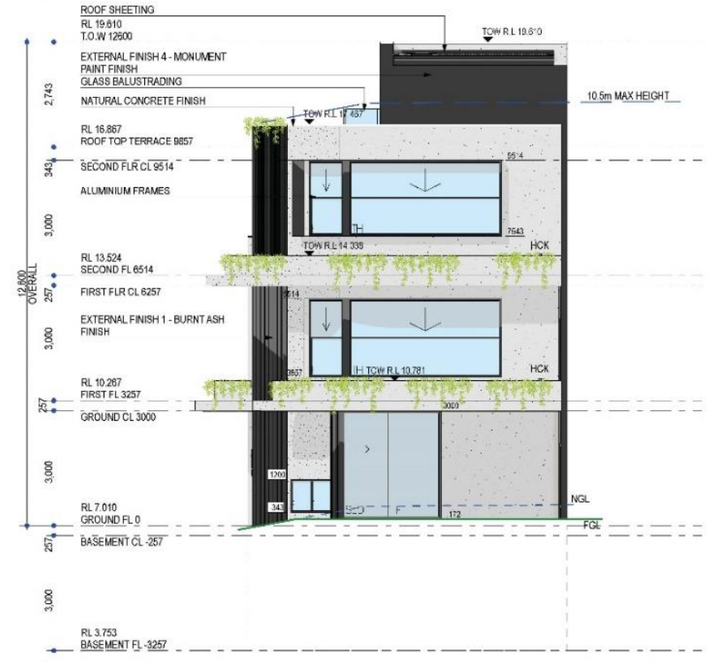
Drawn:	Date:	Drawing Number:	Job No.:
NL	21/8/2023	A09 of A 13	ACP-121-22
Checked: XX	Scale: AS SHOWN	PAGE SIZE: A2	Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS:



E03 **ELEVATION - NORTH**
Scale 1:100



E04 **ELEVATION - EAST**
Scale 1:100

NOTES

8	**DOORS & WINDOWS**
F	FIXED GLASS
SLD	SLIDING DOOR
TH	TOP HUNG
12	**JOINERY & FIXTURES**
12.12.03	GLASS BALUSTRADING FIXED AS DETAILED. DESIGNED AND INSTALLED TO BCA REQUIREMENTS AND MANUFACTURER'S SPECIFICATIONS. PROVIDE HANDRAIL AS SELECTED.
16	**PLUMBING & DRAINAGE**
HCK	HOSECOCK
22	**FINISHES**
AF	ALUMINIUM FRAMES POWDERCOAT - MONUMENT
Conc3	NATURAL CONCRETE FINISH
EF1	EXTERNAL FINISH 1 - BURNT ASH FINISH
EF4	EXTERNAL FINISH 4 - MONUMENT PAINT FINISH
RS	ROOF SHEETING COLORBOND - MONUMNET
23	**LEGEND**
PJ	PANEL JOINT

NOTE: GLAZING TO HAVE A LIGHT TRANSMITTANCE VALUE OF 0.85 OR HIGHER.

SCHEDULE OF FINISHES

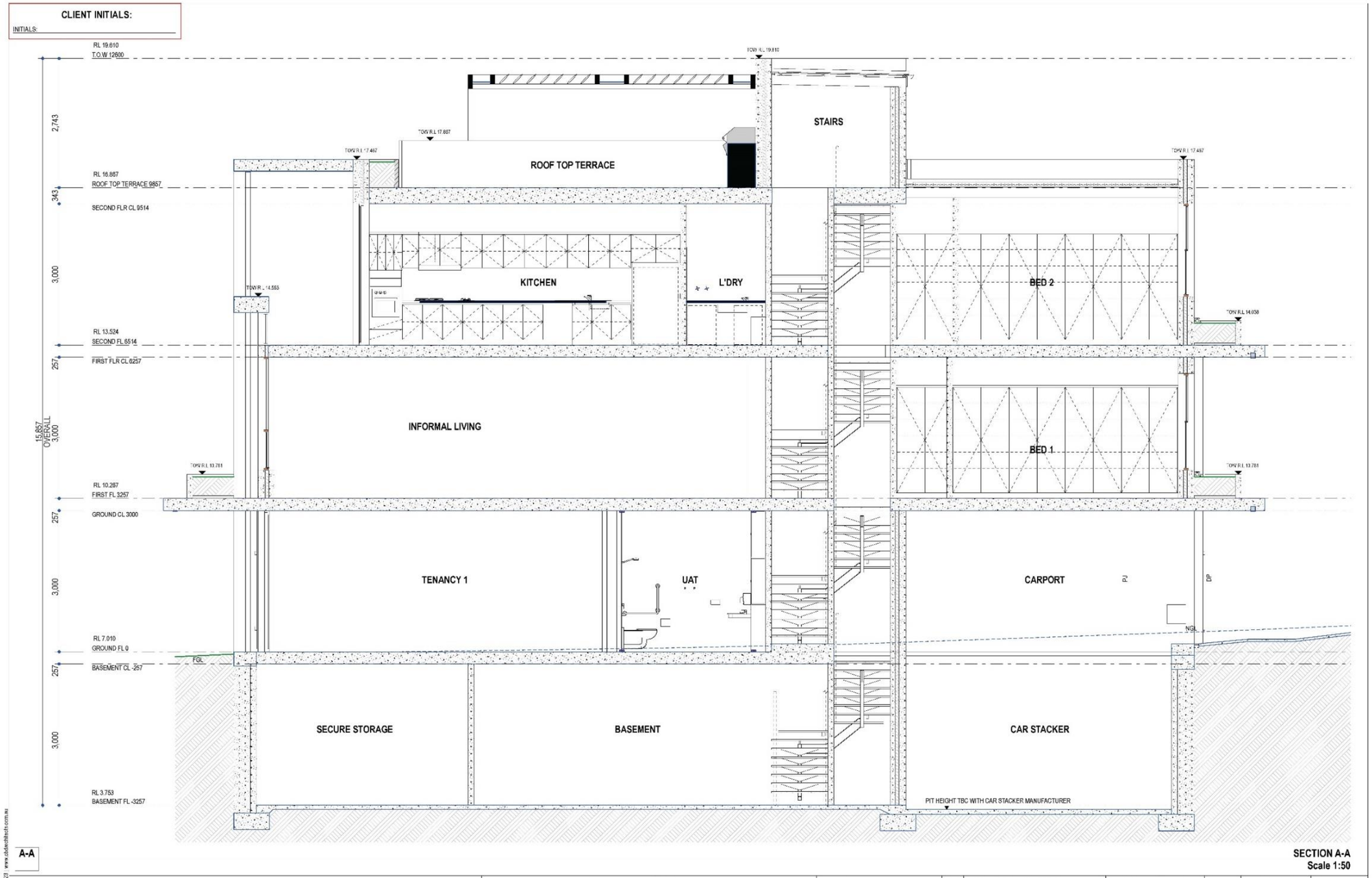
© CBD Architects Pty Ltd 2/21-2/23 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project:	Address:	Rev.	Date	Description	Issued To	Drawn:	Date:	Drawing Number:	Job No.:
PROPOSED FOUR STOREY MIXED USE Client: LUKE BEUMONT BARRETT	Lot 595 (#14) SILAS, STREET	FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT	NL	21/8/2023	A10 of A13	ACP-121-22
		FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL	Checked: XX	Scale: AS SHOWN	PAGE SIZE: A2	Stage / Revision: FD-F



© CBD Architects Pty Ltd 20/21/2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD

1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A11 of A13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS: _____

NOTE: RENDERS FOR ILLUSTRATION PURPOSES ONLY. NOT TO INFORM CONSTRUCTION.

© CBD Architects Pty Ltd 2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A 12 of A 13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

CLIENT INITIALS:

INITIALS: _____

NOTE: RENDERS FOR ILLUSTRATION PURPOSES ONLY. NOT TO INFORM CONSTRUCTION.

© CBD Architects Pty Ltd 2021-2023 www.cbdarchitects.com.au

CBD Architects

CBD ARCHITECTS PTY LTD
1/338 Middleton Loop, ALBANY WA, 6330 & Suite 6, 1/310 Lord St, HIGHGATE WA, 6003
T: (08) 9842 1157 | E: admin@cbdarchitects.com.au | Registration #3378

Member Australian Institute of Architects

Project: PROPOSED FOUR STOREY MIXED USE
Client: LUKE BEUMONT BARRETT

Address: Lot 595 (#14) SILAS, STREET

Rev.	Date	Description	Issued To
FD-F	21/08/23	RE-ISSUED FOR DA	CLIENT
FD-E	29/06/23	RE-ISSUED FOR DA	COUNCIL

Drawn: NL
Checked: XX
Date: 21/8/2023
Scale: AS SHOWN
Drawing Number: A 13 of A 13
PAGE SIZE: A2
Job No.: ACP-121-22
Stage / Revision: FD-F

14 (Lot 350) Silas Street – Proposed Mixed Use Development

Submissions Details

No.	Submission (verbatim)
1	I have some concerns I wish to address. We live in XX Silas St this building will not only block our light we will have no privacy as our outside living area will be totally overlooked. All our windows will be overlooked.
2	I object to the proposal. I don't understand why this development is being proposed where the medical centre is. The building is adequate as it is. This appears to be a way to make money instead of looking at what is best for the community.
3	We're strongly against the proposed development of 14 Silas Street for the following reasons: • It will block sunlight in our unit, possibly depreciate the value of our unit and also affect our lifestyle. • The tenants above the main floor will have a full view into our lofted unit, bedroom and also patio. We've purchased our unit for its personal/intimate space we currently have. • This building would not fit with the current sad set-up of Silas Street, with few empty businesses. A luxury apartment building like this wouldn't fit and clearly has been designed to provide some specific owner to have a view towards Fremantle and provide the biggest surface for the land purchased. • This will not facilitate an adequate footpath by the looks of it, next to a medical clinic. • The Town of East Fremantle should at least consider a main grocery store and further residents parking areas, which is highly deficient around Silas Street. This should at least be completed before thinking of building new infrastructure, such as this one.
4	I object to the proposal. I would like to express my objection to the proposed development at 14 Silas Street, East Fremantle. I feel the proposed four storey development is excessive in both height and scale in comparison to the surrounding commercial and residential properties. I feel this development will have a major detrimental effect on the health and wellbeing of the local residents as well as the staff, medical patients, pathology users (in particular of the adjoining East Fremantle Medical Centre but also the surrounding medical related businesses) and of patrons of the other local businesses. I am disappointed that the renders for illustration purposes do not show the true impact the development will have on the East Fremantle Medical Centre immediately next door (they only show visuals from the roundabout). I am very concerned that the development is right on the northern boundary and there are absolutely no setbacks on that boundary. When the lot was sold by Yard Property in 2019 it was advertised with a building envelope of 143m^2 (with a setback on the northern boundary). Why has the building envelope changed and why is there no setback? I am extremely concerned regarding the height of the development and the loss of natural light to the East Fremantle Medical Centre. Another concern is the excavation required for the proposed development's basement and potential structural damage to adjacent buildings. Loss of vegetation and green canopy (existing large trees will be removed) which Council normally prides itself on is also a concern. The development shows very little space for landscaping. St Peters Road and the roundabout are busy traffic thoroughfares, and I am concerned for the impact the development (and in particular the new crossover) will have on existing vehicular traffic as well as to the safety of pedestrian traffic along the footpath (many elderly residents, families with young children, dog owners going to the park etc.). I strongly ask that Council please consider my concerns and work with the developer to achieve a more sensible and sympathetic development for the size of the lot and for the local residents and surrounding businesses. Thank you.
5	I am writing in concern regarding the above proposal for 14 Silas St. I have always regarded Fremantle and East Fremantle in High Esteem as for so many of its Beautiful preserved Historic Buildings and is always the talk of so many visitors from overseas. It is not like Applecross, Ardross with High rises shooting up every six months so was surprised to view the plan for 14 Silas St. Myself and my Family have attended Fremantle Medical Centre for 30 years and always loved this Historic Cottage that is over 100 years old, so why would this application be even considered on such a very small block of land that would overshadow all the natural light from the Medical practise next door ? Plus, the removal of the beautiful trees. It would look extremely out of place for this area of Fremantle. I would like to think this plan could be reconsidered for a much more suitable building that would blend with this heritage area of Fremantle, plus the Major disruption for the Medical Centre would be enormous !! and for a lot of their elderly patients.
6	Thank you for the opportunity to provide public comment on the above development application. I write on behalf of XXXX, long-term owner of the East Fremantle Medical Centre located adjacent to the subject site at No.12 (Lot 111) Silas Street, East Fremantle and within the subject Town Centre Redevelopment Area. I also write on my own behalf, where I have been professionally involved with the development of the Medical Centre and adjacent sites (including the site the subject of this development application) over more than 20 years, and as a former long-term resident and Elected Member of the Town. Generally It is acknowledged at the outset that the subject site is presently a privately owned free-hold lot and therefore nominally open to development subject to all relevant statutory planning controls. The site is nevertheless highly unusual given its small size, irregular plan form and location in close proximity to both the street corner and neighbouring Medical Centre development. This results from it comprising a former remnant land portion following the insertion of St. Peter's Road, set out in a diagonal relationship to former constituent and surrounding rectilinear sites. This land has for long existed as a visually effective and de-facto part of the street verge, owned by the State Government and leased to the neighbouring Medical Centre for minor parking and landscaping purposes, wholly open to the street corner at the primary

No.	Submission (verbatim)
	entry into the Town Centre. It has also served to allow a full appreciation of the adapted heritage dwelling and significant additions comprising the East Fremantle Medical Centre, which strongly address the surrounding streetscapes. This particular conservation approach and streetscape presentation has formed a significant and requisite part of previous development approvals for that site. Any development of the subject corner site must inevitably have a very significant visual and amenity impact on this otherwise 'complete' urban setting, both in terms of bulk and scale in proximity to the corner and surrounding residential precincts, and in terms of the streetscape presentation of the Medical Centre. Existing development and streetscape contexts are ordinarily and appropriately of considerable importance in any development application assessment, with various development controls generally provided to achieve consistency and protection of neighbour / precinct amenity. In this particular case, where these impacts are so inevitable and significant, it is expected that those considerations and protections be fully considered and applied by Council in relation to any development of this this remnant lot portion. The particular impacts of the subject development application are clearly at the extreme end, with the site is being sought to be developed to its maximum potential (and beyond) and having little apparent regard for its location within an existing and well-developed urban context. Conversely, it seeks to maximise its bulk, scale, floor area and consequent visual impact on the corner, taking as a basis the generic provisions of Council's Town Center Design Guidelines LPP3.1.1 (hereafter TCDGs), however without regard to the context of those Guidelines in relation to the Town's Local Planning Scheme No.3 (hereafter LPS3) or applicable RD Codes, in particular their specific provisions regarding any exercise of discretion required for development approval. The unusual setting, form, history and notional 'value' of the subject site should not justify a somehow 'lesser' approach to exercise of applicable, responsive and protective development controls. Neither can the generic guidance contained in the TCDGs override or simply ignore the highly developed existing urban fabric in this location. The following comments are provided in response to the clearly significant adverse impacts of the proposal and its actual or potential non-compliance with relevant statutory controls. While set out under separate headings, all the following matters are interrelated and cumulative in terms of the physical and statutory impacts of the design proposal. <u>Land Use</u> The proposed development is presented as 'Office with Residential Dwelling Above'. Use is controlled under Pt.4 of LPS3, with permitted uses listed in the Zoning Table. While "Office" is a permitted (P) use in the Town Center Zone, a "Single Residence" is an 'X' use that is not permitted by the Scheme, further to Cl.4.3.2. It is critical to note that the proposed dwelling is a 'single dwelling' and not a 'multiple dwelling', notwithstanding its setting above the proposed office. The RD Code definition of Multiple Dwelling pertains where it states; "A dwelling in a group of more than one dwelling on a lot…(and)…includes any dwellings above the ground floor in a mixed-use development." Clearly as a single dwelling, the proposed dwelling is not part of a group of more than one dwelling. Neither is the proposed development a "Mixed Use Development" further to the applicable definition of mixed-use development under the RD Codes, which states; "Buildings that contain commercial and other non-residential uses in conjunction with residential dwellings in a multiple dwelling configuration" Again, the proposed development does not include residential dwellings (plural), nor an arrangement in multiple dwelling configuration where there is no 'multiple dwelling' to start with. Single residential use is simply not permitted in the Town Center zone under the Scheme and precludes the exercise of discretion to otherwise allow this (where the use would be otherwise listed as an 'A' or 'D' use). It is acknowledged that Council may consider supporting 'single residence' as an 'Additional Use' under Cl.4.5, however this would require a Scheme Amendment to enter the subject site (with any relevant conditions) onto Schedule 2 of LPS3, as a prior process to any further consideration of a single dwelling on the subject site. In light of the above and further to Cl.5.1.1 which requires that… "any development of land is to comply with the provisions of the Scheme", the present application cannot be approved on the basis of its non-compliant use. <u>Relevant Development Standards</u> The subject site falls within the Town Center Zone and specifically within the Frame Precinct within that zone per the TCDGs. Consequently, the specific provisions of Pt.5.8 "Commercial Zones (Town Center, Special Business and Mixed Use)" of LPS3 pertain, along with Pt.5.6 "Variations to Site and Development Standards and Requirements" where exercise of discretion by Council to vary any base standards is required. The TCDGs are also directly relevant, however as a policy are subservient to specific requirements of the Scheme, which provisions apply in the event if discrepancy between the Scheme and Policy. Whilst framed up in a format of "Acceptable Development" and "Performance Criteria" provisions, they presently can only act as guidance for Council in the assessment of development applications where exercise of discretion further to specific Scheme provisions is required. The currently underway review of the Policy notes that it can only act in this way, as an interim measure until a more wholistic statutory approach can be established under the LPS. Most importantly, TCDGs provisions contained under the "Acceptable Development" headings are not a default approval standard, as for the similarly formatted RD Code development standards (where the RD Codes are specifically adopted as the development standards of the Scheme unless otherwise varied). In this context, the proposed development must be assessed in the first instance against any specific development control provisions contained in the Scheme, with any exercise of discretion further to the generic guidance of the TCDG applied having regard to Pt.5.6 of LPS3. Most specifically, while Cl.5.6.1 provides for the exercise of discretion, Cl.5.6.3 requires that; "the powers 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 10.2, and…

No.	Submission (verbatim)
	(b) 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. The particular parts of Cl.10.2 most relevant to considering the impacts of the subject development application are as follows; (i) The conservation of any place that…is included in the Heritage List under clause 7.1 and the effect of the proposal on the character or appearance of a heritage area; (j) the compatibility of a use or development with its setting; (o) the preservation of the amenity of the locality; (p) the relationship of the proposal to the development on adjoining land or on other land in the locality, including but not limited to the likely effect of the height, bulk, scale, orientation and appearance of the proposal; (u) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved; and (y) the potential loss of any community service or benefit resulting from the planning approval. Further to the applicable single residential Land Use already discussed and particularly regarding the fact that the proposal is neither a Mixed Use nor Multiple Housing (Apartment) development, the relevant Residential Design Code provisions for this application are those contained under the RD Codes Vol.1 and not the provisions of the RD Codes Vol.2. This is particularly important where the provisions of Vol.1 are generally more restrictive than Vol.2 and where the underlying precepts for many of the generic provisions of the TCDGs have been otherwise based on Vol.2. This is not surprising, where single residential development is not permitted in the Town Center zone and where a higher density of multiple housing on sites otherwise able to accommodate such development generally prevail across the Town Center. The subject site is a significant anomaly in this context and the generic provisions of the TCDGs clearly problematic in relation to it as a result. Differences between some of the provisions of the TCDGs and the RD Codes Vol.2 might also be noted, particularly where these remove some of the amenity protections otherwise built-in to the RD Codes having regard to general building envelopes and bulk and scale impacts. <u>Specific Issues</u> Further to the multi-layered statutory framework applicable to the subject development, comments regarding specific statutory compliance issues is provided as follows. It is reiterated that all these elements are interrelated in terms of their cumulative bulk and scale impacts, particularly having regard to the extant and well-developed urban form in which the proposed development is located. <u>Plot Ratio</u> Cl.5.8.3 of LPS3 provides for a base plot ratio for the Town Center zone of 0.5: 1. Any increase beyond this requires the exercise of discretion subject to the provisions of Cl.5.6.3 of LPS3. It is acknowledged that the base plot ratio contained in the Scheme is reflective of a form of desired Town Centre development predating at least in part the present TCDGs vision, however it remains the statutorily applicable base standard from which variation must be determined and provides a measure of control to Council in appropriately considering unusual or particular development arrangements not reflective of the predominant actual or desired Town Center built form or lot pattern (as clearly in this case). Element 3: "Building Form, Scale and Height" of the TCDGs provides guidance for consideration of plot ratio for the Frame Precinct up to a maximum of 2.0 : 1. The subject development application has a floor area for plot ratio purposes per the definition contained in the RD Codes Vol.1 (applicable to single dwellings) of 402m2 over a site area of 211m2, providing a plot ratio of 1.9 :1. Note that this includes the stairwell and bin store(where these serve only a single dwelling) but not the carparking area to the ground level, basement or verandahs and roof deck. The proposed development is therefore right at the higher limit of maximum possible development, with its bulk and scale maximized relative to the small, irregular and narrow site on which it is located. It particularly necessitates a third / fourth level and the use of nil setbacks to boundaries carried up to the full building height. While excluded from floor area for plot ratio purposes, the various verandah and overhang awning elements at each level, including a significant, partially enclosed awning at the third level facing the street further increase the perceived building mass and envelope. In the context of the small, irregular site with its visual and physical relationships to the adjacent Medical Center and well established surrounding streetscapes, it is argued that discretionary variation to the plot ratio standards to the extent sought is wholly inappropriate and unable to satisfy the requirements of Cl.5.6 of LPS3 to avoid significant adverse impacts. To the contrary, the design proposal clearly maximises these significant impacts to effect its desired scale of development, with possible assumption that such maximized scale of development exists 'as a right' under the "Acceptable Development Standards" format of the TCDGs. It might also be noted that while the TCDGs provide a plot ratio of up to 2.0: 1 in the Frame Precinct, the provisions of the RD Code Vol.2 at Table 2.1 allow for a plot ratio of only 1.3 : 1 for areas coded R100. The subject Frame Precinct is Coded up to R100 under the Acceptable Development Standards of Element 2: "Land Use" of the TCDGs. Where plot ratio is a major control element for bulk and scale under the RD Codes Vol.2, this more restricted scale of development might be seen as appropriate, particularly where the general building form of the East Fremantle Town Center, comprising contiguous multi-level buildings generally constructed up to boundaries is not relevant in this particular site context. <u>Building Height</u> Cl.5.8.2 of LPS3 provides for a maximum building height of 10.5m and maximum wall height of 8.0m in the Town Centre zone. Again, while these limits predate the TCDGs they remain the applicable base development standards beyond which any exercise of discretion must be considered and consequently in light of the obligatory amenity protections of Cl.5.6.3 of LPS3. The TCDGs at Element 3: "Building Form, Scale and Height", Acceptable Development Standards provides guidance for building height up to a maximum of 3 storeys in the Frame Precinct. Neither the TCDGs nor RD Codes Vol.2 specify exact dimension heights corresponding to "storeys", however where this is single residential development the provisions of Table 3 of the RD Codes Vol.1 apply. In strict terms, the area remains (by default) Category B, with height limits the same as those contained in LPS3, however

No.	Submission (verbatim)
	applying some relevance to the TCDGs could see this more realistically reflecting Category C, providing for maximum wall heights of 9.0m and 10.0m for flat roofed buildings. The proposed development has a maximum building height for its predominant three storey form of 10.5m and 12.0-12.5m for its fourth level. The proposal is therefore non-compliant with regard to the applicable RD Code provision (re Category C) and should be refused on this substantive basis. Notwithstanding the above, the proposed development also has four storeys as defined by the TCDGs, where the structures on the roof deck, including a stairwell and substantial 'vergola" structure form more than 20% of the roof deck area, and where the Acceptable Development Standards of Element 3 provides that…; "Height maximum is inclusive of plant and external structures that occupy in excess of 20% of the roof area". As a four storey development, it is non-compliant even with the potentially greater height provisions of the TCDGs and cannot be supported. In this context, any variation to permissible building / wall heights cannot meet the amenity protection provisions of Cl.5.6.3 of LPS3, having regard to both the neighbouring Medical Center premises and the street / townscape generally. The proposed building is extremely tall relative to its width as seen from the street and inherently disproportionate as a result. The design seeks to mitigate this visual effect through the addition of awnings and planter decks to the sides of the building facing the streets, projecting beyond the site boundaries into the road reserve and making the building even bigger and more visually intrusive within the established urban setting as a result. There is no justification in terms of public amenity or traditional streetscape form for the projection of private building elements contiguous with the main dwelling beyond its lot boundaries. Achieving a consistent scale of urban development across the Town Center generally and, more specifically, within and between precincts is a principal aim of the TCDGs. Where the existing built form to this portion of Silas Street, along St. Peter's Road within the Frame Precinct and in the adjacent residential area to the south is already fully established at single and two storey levels, it is very difficult to see how the intent of the TCDGs could be met with the insertion of a three to four storey building on this threshold corner site. <u>Building Setbacks</u> The proposed development is consistent with the base setback requirements of Cl.5.8.1 of LPS3 in regard to development in Commercial zones of the Town. This provides for nil setbacks to front and side boundaries, reflecting an intent to achieve consistent and continuous building forms to streetscapes within the Town Center zone. While generally applicable and understandable in achieving this, the subject site is located adjacent to a former (now adapted) heritage dwelling with traditional setbacks. This building has been highly developed as an integral part of the Medical Centre, fully in compliance with the heritage and streetscape requirements of the Council stemming from its inclusion on the Town's Heritage List across its various planning approvals. As a completed and well considered building, it is neither intended nor likely that this building will be demolished and replaced with a boundary to boundary multi-level structure. In this context, the unity of urban form sought by the generically based TCDGs will not be achieved through nil boundary setbacks for the proposed development. Conversely, the proposed development would sit as a highly anomalous and isolated building form within the immediate locality, in the context of surrounding single and two storey development to St. Peter's Road and with the clear and appropriate setting of the Medical Center similarly 'deteriorated' though 'enclosure by surrounding development. A resultant large, blank multi-level northern boundary wall would be highly visible and incongruous as seen looking down Silas Street from within the Town Center precinct. Similarly, a nil front setback to the proposed development would sit incongruously with the existing small setback to the Medical Center, stepping back towards the corner and open landscaping as it does from the appropriate nil setback to its northern neighbour. The inappropriateness of nil side boundary setbacks should also be considered in the context of the maximum wall heights proposed, which necessarily exacerbate overbearing impacts. It is appropriate to note that the setback requirements for multi-level development in R100 zones otherwise provided under the RD Codes Vol.2 at Table 2.1 limits the extent of side boundary walls in terms both length and height, particularly limiting them to 2 storeys as means to protect the amenity of neighbouring premises and particularly where different scales of development are involved. Where the intent of the TCDGs will clearly not be met by the present development application, careful consideration of more appropriate setbacks in relation to the adjacent site should be encouraged and supported (see also comment under "Heritage Considerations" heading below). <u>Density</u> Notwithstanding its non-permitted use as a single dwelling, the proposal has an effective density equating with an R50 coding per the RD Codes Vol.1 Table 1. Cl.5.3.4 of LPS3 allows for a density of up to R40 for residential development in non-residential zones within the Town, however Cl.5.3.4 provides for Council to exercise discretion in allowing density greater than R40 in the Town Center zone. This is again subject to the amenity provisions of Cl.5.6.3 of LPS3, however an increase to R50 may be seen as reasonable in principle. Conversely, facilitating alternative development of multiple housing on the subject site (requiring two dwellings) would require an increased density approaching or possibly exceeding R100, the maximum possible density referred to under the Acceptable Development Standards of Element 2: "Land Use" of the TCDGs. Such an increase in density would necessarily exacerbate significant adverse impacts on the neighbouring premises and locality and be inherently inconsistent with the amenity protection requirements of Cl.5.6.3 of LPS3. In this context, it is hard to see how such alternative multiple housing or mixed-use development could be practically or statutorily embraced on the subject site. <u>Heritage Considerations</u> The existing urban form of the Medical Center adjacent to the subject site has been developed wholly cognizant of and in requisite response to the heritage significance of the site. This reflects the requirement to retain and respect the heritage significance of the place where No.12 Silas Street was contained on the Town's Heritage List through its various stages of adaptive development,

No.	Submission (verbatim)
	established under Pt.7 of LPS3. This development approach was challenging and relatively costly, however wholly appropriate and effective in providing necessary facilities to the front portion of the Medical Centre. It is of considerable concern to find, in responding to the present development application, that No.12 Silas Street appears to have been at some stage removed from the Town's Heritage List. Neither the owner of the premises, nor myself with whom the owner liaises on all planning matters regarding the Medical Center are aware of any previous process to effect such removal. A full examination of all correspondence received from the Town has been undertaken and while all other relevant correspondence and documentation is held (including notification of the elevation of the premises to the Heritage List in 2012), no received notification of any de-listing process has been sourced. Needless to say, any move to effect de-listing would not have been supported by the owner, particularly where the premises had already been carefully developed cognizant of its heritage significance and listing and where there is clearly no intention to further redevelop the site contrary to this work. Conversely, the heritage listing positively supports the protection of the presentation and amenity of the site and would be clearly be desired to be maintained by the owner. The premises may have been removed from the list further to consideration by the Town's consultants (with regard to both the Heritage List and TCDGs), where the smaller-scaled heritage form of the building might contradict the desired contiguous multi-level built form generically embraced by the TCDGs. Such basis for removal would be wholly inappropriate in any heritage assessment terms. Moreover, the adaptive development of the front of the premises was undertaken with the input and consent of Council's planning and heritage staff as an approach acceptable and appropriate to the protection of heritage significance. The building retains its very clear and distinct heritage form and substantive fabric and its adaption therefore no basis for removal from the List. Cl.7.1.3 & 6 of LPS3 contain very specific requirements for the removal of any place from the heritage list, including to; (a) Notify the in writing the owner and occupier of the place and provide them with a copy of the description proposed (removal)… (b) Invite submissions on the proposal from the owner and occupier of the place… (c) Carry out such other consultations as it thinks fit; and (d) Consider any submissions made and resolve to (remove) the place (from) the Heritage List…or reject the proposal after consideration of the submissions. To the best of recollection, the owner has no record of receiving such notification and therefore believes this de-listing process may well have not been undertaken in the manner statutorily required. We believe the place should be properly retained and contained on the Heritage List, with all the attendant considerations and protections flowing from this listing having regard to the impact of the present development application. Specifically, this must relate to the massively overbearing impact of the proposed development on the heritage premises in its prominent threshold streetscape setting, having regard to setbacks, height, building bulk and form. Specifically, Cl.5.8.1 of LPS3 "Building Setbacks" in the Town Center zone specifically requires that; "In the case of a site included on the Heritage List referred to in Pt.7 of the Scheme, the local government may require the in any particular case additional setbacks in order to protect the heritage value of the site." Similarly, Element 3 "Building Form, Scale and Height" of the TCDGs provides for the protection of the scale and setting of heritage sites further to the generic provisions of the Policy. The present amendments to that Policy increase that consideration and protection. <u>Conclusions</u> The proposed development is clearly far from statutorily compliant with the raft of development standards and guidelines pertinent to the site and its locality. This includes both elements not open to variation and those able to be varied, however requiring mandatory regard to the amenity protections of the Scheme in the exercise of discretion in any approval. In this context, it is difficult to see how this development application can be supported in its present form. Similarly, it is difficult to see how an increase in density to otherwise facilitate an alternative multiple housing / mixed use development could be justified, where this would necessarily exacerbate the significant adverse impacts on neighbouring premises and the locality already arising from the application as presently submitted. The difficulties in developing this site in a compliant, respectful and viable manner are essentially inherent due to its unique size, form and location within an already substantially complete urban setting. These practical and statutory difficulties cannot be simply overlooked in considering proposed development of the site, nor significant adverse impacts be expected to be borne by adjacent premises or the locality generally as a consequence. The generic nature of the TCDGs must be viewed in the greater statutory planning context of the Local Planning Scheme and RD Codes, and with due regard to the specific urban context of the subject site and its surrounds. I trust this information will assist your further consideration of the proposed development application. These comments are provided in good faith and intended to assist the enhancement and reasonable future development of the Town Centre. We recognize the desirability and requirement for consolidated and coordinated future development of the area, however within a context of continuing to protect the amenity of existing occupants and premises and acknowledging the reality of an extant urban form developed over time in compliance with Council planning controls.
<u>7</u>	Thank you for giving me the opportunity to respond to the above application. Please note that this letter has been written in consultation with XXXX who, like yourselves, has expert knowledge of this site and the range of requirements under the Town Planning schemes and relevant associated policies. XXXX will be providing a more technical assessment on my behalf. It also sits together with a letter written to you on December 16th, 2020, which detailed concerns about the sale of what was previously Pt. lot 595 and its potential for any development other than landscaping and parking for the Medical Centre located on the adjoining lot which I own. (Appendix 1). Some items are specifically referenced below. I provide a summary of the areas covered in this response as follows. 1.The scale of the building in relation to overall plot ratio

No.	Submission (verbatim)
	2.The scale of the building in relation to height, setbacks and number of storeys 3.The building, an office with residential dwelling above in relation to the Residential Design Codes Volume 1 4. The physical impact on the adjacent heritage property, 12 Silas Street 5. The amenity impact on the adjacent heritage property for patients and both clinical and administration staff. 6. The amenity impact for adjacent neighbours who surround the Frame Zone Precinct of Town Centre Development proposed 7.Resource conservation in relation to past and future development of the Town Centre. 8. Green Policy issues in protecting the canopy provided by existing trees and Native Garden planting to encourage a healthy ecosystem 9. Disability Access to the Town Centre Amenities 10. Excavating and Earthworks as they impact on integrity of adjacent heritage building I now provide a detailed expansion on the items above having had access to the following documents • Town Planning Scheme 3 (TPS3) • Town Centre Development Guidelines (currently draft ,TCDG) • Residential Design Codes Volume 1 and 2 (RDC Vol 1 and 2) I also draw your attention to the response to the draft Town Development Guidelines (Appendix 2) provided to Council on 24th April 2023. 1.The scale of the building in relation to overall plot ratio LPS3 at Pt.5.8 provides the specific statutory requirements for development in Commercial Zones, including the Town Centre. Most particularly, Cl.5.8.3 provides a maximum plot ratio in the Town Centre of 0.5:1. Where the subject site has an area of some 211m2 this provides for a building of no more than 105.5m2 as a right under the Scheme within the definition of building area for plot ratio purposes. This proposal has an overall building area of 608.87m2 and even with discretionary allowance, give a building scale which is totally out of proportion to the size and odd shape of the site. The actual building area to be considered is complicated and somewhat dependent on which document it is referenced to as there are different requirements. Please refer to the accompanying submission prepared by XXXX in this regard. In addition, inclusions in the building area such as stairwells and roof gardens as living areas need assessment for their actual impacts, beyond formal inclusion in plot ratio calculations. Cl.5.8.3 does allow for a plot ratio "as otherwise permitted by the local government", effecting a variation to site and development standards provided under Pt.5.6 of the Scheme, however Cl.5.6.3 specifically limits any exercise of discretion in this way where it 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 10.2; 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." Use of the terms "may only" and "will not" within the clause set an objectively high bar for Council in considering adverse impacts and consequently "appropriate" proposed development. With regard to (b), it is hard to see how any increased plot ratio could not have an adverse effect on the locality and particularly the neighbouring premises in this very particular and unusual site arrangement. The corner will become congested with sight lines undoubtedly compromising road safety. This will be due to reduced visibility at this road junction entrance to what is hoped to be a vibrant Town Centre in the future. In addition, this particular corner, due to its gradient, is prone to flooding in heavy rains. The proposed building can exacerbate drainage issues. In heavy rains, there is the added concern that run off from a 12metre concrete wall will dump a huge amount of water in the space between the proposed building and the heritage property leading to potential major water damage issues there and excess onto the street itself. Whilst the architectural design may have merit elsewhere, particularly where landscaping and road verge exists alongside, on this block it is fundamentally flawed in its scale and visual impact. 2.The scale of the building in relation to height and number of storeys The overall height of this building is 12.5 metres and annotated as four storeys. Height and Storeys are referred to in detail in the previous submission responding to Town Centre Development Guidelines draft (Appendix 2 Pages 3,4,5) with interrogation into the variation in method itself of assessing building height. However, I note that this building, as a single residential dwelling with a home office should anyway be assessed under RD code Vol 1 and not Vol. 2 in relation to building height. In addition, this building has a proposed basement and a roof garden. The intention of the Frame Zone Precinct, on which this land sits, was to have a mediating relationship with surrounding lower scaled residential areas. In particular it is envisaged that a gradual reduction of scale of building would be achieved from the centre of the town out to the residential areas, which makes clear sense. Clearly, a four-storey building up to the footpath next to a heritage cottage frontage nestled beside it does not achieve this. It then asks the question whether approval of poorly considered development proposals puts pressure on neighbouring properties to develop upwards and forwards. This may not only be unaffordable but also compromise heritage preservation within the town centre, as is the case with my premises. If there is a loss of exposure afforded to the Medical Centre by its currently sensitively designed corner position, its commercial value is also of very real concern.

No.	Submission (verbatim)
	I support the that currently the Frame Zone Precinct has considerable level of well-considered development already contained within it at a generally medium / smaller scale. I emphasise that this proposed building completely defies a desired outcome for a transition in scale. The intention of the Town Centre Design Guidelines, as I understand it, is the greater scale of development in the Town Centre Core Zone to lesser scale in the Frame Zone Precinct and then harmoniously to transition surrounding residential zones. 3. The building, a home office with residential dwelling above in relation to Design Codes Volume 1. The development proposal is described as four storey mixed use. This is in fact not a multiple dwelling or more importantly, mixed-use development under the statutory requirements, but rather a single dwelling with a home office. The site is anomalous and at 211m2 far smaller than anything else in the Town Centre and therefore precludes a multiple dwelling, which must have at least two dwellings on the lot set, over each other. This building therefore needs to be assessed where the RD Codes Vol.1 apply and not Vol.2. Advice was previously given verbally by a planning officer at the council which was then translated into the written valuation report provided by Main Roads WA for sale of their land comprising lot 595 and was as follows; "A 'single' house is not permitted in the Town Centre but a home office is. A development on the site as a two-storey development may be able to have an office space below and an "additional use" of a residential above as long as the residential use is related to the business operations on the ground floor" The advice suggesting a "home office" approach as means to achieving a 'de-facto' single residence connected to and above a commercial use seems illogical. The definition of "home office" necessarily appends it to a dwelling, and not the other way round as a dwelling appended to an office, as the advice purports As the adjacent landowner who was the obvious candidate for purchase of this land, I spent considerable time and cost in negotiations with Main Roads WA. They provided me with what was an unrealistic inflated valuation (in comparison to my independently obtained sworn valuation). Their valuation was based on verbal information that the block could be developed on the scale of a building footprint of approximately 140m2 over two levels(current proposal is conservatively 608.7 m2) where for my purpose and my valuation it could only be used as landscaping and 4 car parking bays. In fact, the only approved use for the site at the time of sale was parking for the Medical Centre, which does question the advice provided by Council's officers to Main Roads WA in relation to this sale. We responded with a detailed submission regarding what could be properly considered as allowable development at that time, however this appears to have been disregarded. Those concerns are now relevant to the permissibility or otherwise of the present development application. 4. The physical impact on the adjacent heritage property , 12 Silas Street I sensitively renovated and restored the building at 12 Silas Street in 1997 to protect its heritage. It was originally a Workers Homes Board Residence constructed shortly after the First World War in 1922 for the War Service Homes Commission. On Sept 12th, 2012, the CEO of Town of East Fremantle wrote to me to say that the Town wanted to better reflect the cultural heritage status of my property with inclusion not just on the Municipal Heritage Inventory but also the Town's Heritage List. A copy of that letter is attached (Appendix 3). The proposed new building fails to provide a sensitive transition to the close proximity of this heritage property. The worry for this particular impact is of the greatest concern. The façade and parts of this proposed building will be highly visible from the streetscape, dwarfing sites like mine on which the existing building is of smaller scale and greater setback as discussed above. On the first page of the plans submitted the artist impression from the street corner emphasizes that No. 12 Silas St will be invisible. A community celebration of 101 years of the building and 30 years of the East Fremantle medical Centre is planned for July 2023. 5. The amenity impact on the adjacent heritage property for patients and both clinical and administration staff. The proposed building has a solid concrete wall up to 12.5m high with no setbacks immediately to the south of 12 Silas Street, shown dramatically in the south elevation in the drawings provided in the submission. No consideration has been given to the impact of this proposed building on this lovely neighbouring property. This concrete wall will block out all light to the front and side of the Silas St façade of the medical centre building and effectively "imprison" that building, dungeon style and the occupants within. There are windows on the medical centre building which will be unable to access any light whatsoever. In addition, as mentioned above, the heavy winter rains run off from a 12-metre wall into a small separation between the two buildings will likely lead to water damage to the heritage property and associated consequences to the Medical Centre's daily operations with potential loss of power and services. Whilst the rear of the medical centre will still have its light amenity intact, it is clear that there was no option to build to the rear of this irregular triangle shape lot of 1.85metres width, particularly where the plot ratio has been fully used up in the four-storey portion. A sample of an ongoing petition from people in the neighbourhood and patients who attend the Medical Centre, supporting these concerns is attached to this submission (Appendix 4), with the full completed petition provided to Council prior to its consideration at its Planning Committee / Full Council meetings. 6. The amenity impact for adjacent neighbours who surround the Frame Zone Precinct of Town Centre Development proposed The proposed building does not conform to the principle to provide a sensitive transition to heritage properties and residential properties of lesser density capacity. This is also discussed in detail above. The proposed building will impact greatly on the outlook and amenity of residents opposite, across Silas Street and St. Peter's Road. The location of the bin store will also be intrusive to surrounding resident amenity. It is also of concern that the proposed position of the bin storage access to the rear of the block will make collection extremely difficult and bin vehicle stopping extremely dangerous. 7.Resource conservation in relation to past and future development of the Town Centre. As stated in our previous submission referring to TCDG draft, (appendix 2) it is recognised that an increased scale of development may be appropriate as a longer-term outcome, however the reality of an existing diverse urban fabric in the Town Centre cannot be

No.	Submission (verbatim)
	ignored. It would be wrong to assume all existing smaller buildings like mine will or should simply disappear as a result of development pressure over time. I have long admired that a hallmark of town planning control in the Town of East Fremantle has been to carefully assess the impacts of development on neighbours and the protection of existing amenity, particularly including heritage protection. The recent award for the Town of East Fremantle as Gold Waterwise Council also demonstrates a recognition for conservation. It follows that protection of the amenity of existing buildings and premises is essential in meeting "Resource Conservation", specifically the need…"to encourage the reuse of buildings (and) enable the retention and adaptive reuse of existing structures, where appropriate, to reduce the consumption of additional building materials and the energy used to manufacture them." This building proposal does not relate respectfully with existing structures that are otherwise very adequate, commercially viable and contributory to the built environment. Permitting this development will not assist adjacent buildings' appropriate ongoing use or encourage their retention and in particular preclude their effective integration into a cohesive urban form. East Fremantle Medical Centre buildings were designed to integrate all of the sensitivities in retaining the heritage building and expanding the amenity for the community of a Primary Health Care hub whilst still addressing the streetscape and the corner entrance to Silas St. Where considerable building infrastructure at a generally smaller scale than that potentially allowed already exists and will likely continue to do so over the longer term, this visual impact should be respected. This building proposal completely negates this. 8. Green Policy Issues in protecting the canopy provided by existing trees and Native Garden planting to encourage a healthy ecosystem. I understand that Japanese Pepper trees are not considered a species endorsed by the Town of East Fremantle. However, this old mature tree which would be removed, provides essential canopy to the area. In cooler seasons it also assists run off of rivers of water which have already been identified as a problem in heavy winter rains where floods at the roundabout are an issue. I have managed and maintained this tree over many years, with the cooperation of Council. It is an environmental all season green credit for the neighbourhood and such a consideration should reasonably override what species the tree is. Removal of trees tend to engender significant outcry in a community and I am aware that there are two beautiful trees which exist on the block proposed for development. 9. Disability Access to the Town Centre Amenities At the rear of the subject site, which was Pt. lots 595 and 620, I have provided for disability access to the Medical Centre from my larger parking area behind the Medical Centre. In so doing there is also disability access to the Town Centre itself and Silas St through the pathway provided, and a landscaped verge. Consideration for the needs of people with disabilities is a priority and may be impacted by this proposed development where a three-bin storage facility and separate letterbox is proposed to the rear part of the amalgamated lot, partially obscuring the disability access presently provided. 10. Excavating and Earthworks as they impact on integrity of adjacent heritage building Whilst I make this point last in this submission, it probably is one of the scariest propositions in the building application for me as an adjacent landowner. Land excavated for development effects the integrity of adjacent buildings, in particular those built 101 years ago. White ant activity is activated (the heritage building is on wooden footings and has previously suffered damage from adjacent building works, creating further potential damage. In addition, the main structure of the building can be severely compromised. This building proposal includes a large, excavated basement area located right up to the boundary, with likely disruption to essential services such as water, electricity, gas and NBN cables which would greatly affect patient care at East Fremantle Medical Centre. Required neighbour permission to do this work which may well involve accessing and impacting directly my site would be likely and quite reasonably withheld. I note that potential access to 14 Silas St is limited and any work previously needed on the St Peters Road access, even for a few hours to prune trees, involves early morning traffic management and road closures. The disruption to the Town Centre is hard to comprehend if this block was allowed to be developed in anything like the manner and scale proposed, including substantial excavation. Parking in the area is already at a premium and whilst small vehicle may in the term find bays available, large construction vehicles and machinery would cause mayhem. Simply assuming this can be somehow achieved after any planning approval would be naïve and should form part of any consideration of what is appropriate development for this site. As said previously the proposed building itself, in a different setting and on a larger block has thoughtful and architecturally considered design features. On this particular block, I have tried to set out the reasons it should be opposed and given suggestions for its continued use as a beautifully landscaped and publicly accessible area, with some discreetly located parking. I had previously thought that I would invite Council to consider that this would be an ideal site to erect to the front on Silas Street a war memorial like the Fallen Soldiers Memorial in North Fremantle and conduct a community service on Anzac Day. In concluding this submission, I would like to once again reiterate the background to this lot (previously Pt. Lot 595) and my attachment to its preservation as land which should not be built on other than in sensitive and close relation to the existing Medical Centre adjacent. Since 2004, the previous owner Main Roads WA gave me as owner of the Medical Centre a lease so it could provide additional parking for staff and patients. All improvements made on this land including a crossover and sensitive native garden planting were done at my expense under East Fremantle Town Council guidance and approval. We have enjoyed an excellent relationship in maintaining this amenity and I am grateful for this. Under the same conditions, the Medical Centre would be willing to discuss releasing the land from the current owner for parking. In that way it could be returned to its previously Council approved use. There may processes in which this piece of land might be returned to original public ownership to become road verge or purchased by the adjacent landowner for similar purpose. In such event, I would be very happy to discuss the mechanism of these options further down the line with all parties. I emphasise again that the sale of this amalgamated land by Main Roads WA, leading to the present development application was based in part on qualified advice from the Planning Department at the Town of East Fremantle regarding its development potential.

Attachment -5 - Submission Details

No.	Submission (verbatim)
	I appreciate your time in considering the issues raised and expanded upon in this submission to oppose building plans considered for Lot 350. I look forward to Council's constructive response to this submission. Please feel free to contact me on XXXX or by email at XXXX should you have any queries or wish to discuss these concerns directly. Please also refer to the submission provided separately by XXXX on my behalf. I would also welcome a meeting at any time prior to the matter being discussed at the proposed Planning Meeting in July or after, however strongly feel the need to oppose this development application through all available avenues.
8	Thank you for the opportunity to comment on this application. The Clinical and Administration staff at East Fremantle Medical Centre are not supportive of this building application. The block adjacent to the medical centre was leased for many years from Main Roads to provide four additional parking bays. The owner of the premises where we work, was unsuccessful in negotiating to buy the block to keep it as parking and landscaped road verge. The scale of this building is extremely large for this small unusually shaped block and will impact on the carefully designed building where we work, in particular blocking all light to the heritage building at the front. There is both a physical impact and amenity impact long term. Major construction and excavations would be needed to build on this site which has no areas for work vehicles to park or traffic to be diverted if roads were closed to enable construction. Patients and Staff would be impacted. East Fremantle Medical Centre staff value the canopy provided by the two major trees on this block. This development involves loss of one of those trees. Our hope is that the planning Committee and Council members will oppose building on this small unusual, shaped block and will recommend it be returned to the parking amenity that they advised when the Medical Centre was built.
9	I write to provide comment on the proposed development at 14 Silas Street, East Fremantle. I am both a resident of East Fremantle and a patient of the medical practice at 12 Silas Street. The latter is an example of a long-established community based medical practice and its heritage listing reflects the reasons why people live in East Fremantle. Their expectations are for quiet roads and amenity and preservation of both the streetscape context for buildings such as 12 Silas Street and a recognition of the architectural past. The four-storey proposed building is quite out of keeping with what has occurred in that locality to date. It bulk and scale is overwhelming and there must be significant doubt as to whether safe sightlines for traffic are preserved with the lack of setbacks proposed in the development. Whilst Silas Street is largely given over to low intensity commercial development (excepting what is on Canning Highway), this building will be located on a small footprint on the corner facing residential development. The present tasteful mix of residential and commercial reflects the low intensity expectations of residents. There can be no doubt but that a building such as this will have a high amenity impact. I leave it to the planning officers to comment on overshadowing and privacy aspects of the proposed development. In addition, it is located in a low spot which must raise questions with regard to drainage. Twelve metre walls are capable of creating substantial run-off and that is a consequence which will be suffered by the adjoining land given the lack of setbacks in which drains may be located. At the very least the Town should be requiring staggered setbacks at every storey to mitigate these effects. In short this is a building which should not be approved in its present format. Please accept this email as an objection to the development.
10	I refer to the proposal to construct a four storey mixed use building ("Proposed Building") at the property known as 14 Silas Street, East Fremantle ("Subject Property"). IPN objects to the proposal to construct the Proposed Building. 1. Scale of the Proposed Building (a) Our IPN Premises, whose front façade appears as only a single storey building, will be completely dwarfed from both sides with an existing two storey building on one side and a three storey building (the Proposed Building) on the other. Our medical centre will lose its exposure to passing traffic due to its much smaller size and greater setback from the street compared to the existing two storey building and Proposed Building. (b) The Proposed Building to be constructed is disproportionate and too large compared to the size of the lot which is quite small. It is also inconsistent with the density of buildings already existing on this street. There is limited benefit to the community of building a small mixed use building such as the one proposed, and as there is other vacant land in the general vicinity of the Subject Property (across the other side of the roundabout), it does not seem either necessary nor reasonable to build a building of this size and scale on such a small lot in a location that is overlooking a busy roundabout and intersection. People come from afar to East Fremantle to enjoy the greenery and spaciousness of the town centre, not to see another high density central business district. 2. Overshadowing The two storey building located at 10 Silas Street, East Fremantle (directly adjacent to the IPN Premises) already significantly overshadows the medical centre located at the IPN Premises. IPN's medical clinic currently enjoys a reasonable amount of natural light during business hours. If the Proposed Building is constructed, during business hours IPN is not likely to have much, if any, sunlight or natural light. Our medical centre will be almost wholly dependent on artificial lighting. This will be detrimental to the health of our doctors, nurses and staff, who must work long hours without natural light as well as increase IPN's energy consumption and costs. Also, a fair number of patients with mental health issues who are affected by visiting places without much natural lighting may avoid attending our clinic at the IPN Premises or have their issues exacerbated each occasion they attend our clinic. General amenity of the IPN Premises is lost by the Proposed Building. 3. Reduced tree coverage and greenery There is a native garden and several large mature trees on the Subject Property of which the whole of the native garden and at least one large old tree will need to be removed to enable the Proposed Building to be constructed. This tree is slow-growing, graceful, its berries are attractive to native birds and an ideal shade tree that does well in the climate of East Fremantle.

No.	Submission (verbatim)
	Our patients and staff currently enjoy the view, shade, greenery and birds that visit the tree canopies and native garden. As urban heat islands grow across Australia, particularly of concern in the dry arid climate of Western Australia, increasing tree coverage is of particular importance. Approving the proposed development would be inconsistent with council tree management guidelines which have been updated to take into account environmental concerns, particularly global warming. The proposed light vegetation to be grown on the Proposed Building will not annul the negative environmental effects of removing the existing large mature tree(s) and native garden shrubbery. 4. Overlooking/loss of privacy. There is a balcony upstairs in the IPN Premises where there are four consulting rooms used by our doctors, staff and patients. Due to size constraints of the Subject Property, one wall of the Proposed Building will be too close to the balcony space blocking the currently enjoyable view of the outside tree canopy and street and replacing this view with a solid brick wall. 5. Pedestrian safety: The Proposed Building is too crowded on the lot and whilst the artist's impression included in the plans accompanying the proposed development shows there will still be a footpath, we draw your attention to the following problems: (a) There would be decreased visibility of pedestrians from motor vehicles using the roundabout and busy four-way intersection due to the location of the Proposed Building having insufficient setback from the roundabout. This affects the line of sight of pedestrians using the footpath adjacent to the roundabout and pedestrian crossing in front of the Proposed Building. The chance of an accident occurring is increased because both the medical centre and Proposed Building will have higher foot traffic (patients and customers) needing to use the footpath compared to say, in front of 9 Silas Street – in other words, it is not a footpath that will seldom be used. At present there are no visibility problems experienced by traffic turning onto Silas Street because there is no building close to the roundabout and the native garden shrubbery is low with no effect on the line of sight of passing motorists. (b) It is reasonably foreseeable that the Proposed Building will encroach upon the pedestrian footpath facilities such that a footpath of sufficient width will no longer be available after the proposed immense 3-storey building has been constructed. A pedestrian footpath access that is too narrow would be dangerous given there is a four-way intersection and roundabout at this intersection. Further, the pedestrian footpath should be made wider than a usual footpath, given the Proposed Building will have limited setback from the roundabout. (c) The proposed hanging vegetation to be grown on the Proposed Building will also reduce visibility of pedestrians from motor vehicles using the roundabout and intersection. (d) During the period of construction of the Proposed Building, there will be either no or limited parking available for trucks, heavy vehicles and equipment required for excavation and construction of the Proposed Building. The safety of our patients, staff and doctors who need to use the pedestrian crossing or footpath will be compromised, made all the worse by the location of the Proposed Building being so close to the roundabout and intersection. 6. Noise and disruption (a) The noise emanating from construction of the Proposed Building, including but not limited to demolition works, earthworks, drilling, hammering and concrete-breaking will affect the operations of our medical centre and potentially the viability of our business for the period of the construction. Our doctors cannot see patients when it is too noisy and have been known to refuse working at these times, or alternatively patients have left/avoided the medical practice during periods of construction reducing income for our doctors and medical centre. It is already quite difficult procuring doctors to service our medical practices in regional areas without the added pressure on IPN of retaining doctors who want to leave because of noisy construction next door. (b) There is always a disruption to essential services (water, electricity and internet cable connections) used by neighbouring properties during construction works of the kind proposed. The limited benefit to the community of construction of the Proposed Building is far outweighed by the temporary and permanent disruptions to the local community, adjacent neighbouring properties and the IPN medical centre. 7. Limited on-street parking (a) IPN is currently using the Subject Property for car parking for elderly, sick or disabled patients and was advised when the medical centre was built that this property could be used for its current amenities. IPN would have reconsidered its investment in this location had it known that a building of the size and scale as the Proposed Building would eventually be constructed on the Subject Property removing IPN's use of the additional car parking spaces. (b) There is currently limited on-street parking, so the reduction in car parking spaces is not a minor issue particularly when there is limited parking in the general vicinity of the IPN Premises. Patients who are elderly, sick or disabled will have additional competition from the occupants, customers and visitors of the Proposed Building. (c) Further, there will be either no or limited parking available for trucks, heavy vehicles and equipment required for excavation and construction of the Proposed Building. During the period of construction of the Proposed Building, IPN's staff patients and doctors will have difficulties finding car parking spaces when there is already limited car parking available. 8. Streetscape East Fremantle is known for its many heritage homes, gardens and streetscapes iconic to the area. Approval of the proposal to construct the Proposed Building is inconsistent with Council's planning policies for the overall appearance of the suburb and level of building density usually applicable in the area. We ask that Council refuse consent to the proposal to construct the Proposed Building. The facilities that are to be provided by this new building are limited yet will cause considerable temporary and long-term disruption to the community and our medical centre at a time when many regional areas, including East Fremantle are facing doctor shortages and community access to general medical care. The party with most to benefit from the development is the owner of the Subject Property and long after the profits from the proposed development have been spent, the negative impacts of the construction of the Proposed Building will still be felt by our medical centre, its doctors, staff and patients as well as other adjacent properties and local community.

Attachment -5 - Submission Details

No.	Submission (verbatim)
11	I object to the proposal. This development will be a blight on the aesthetic of the area.
12	My wife, XXXX is a GP that works at East Fremantle Medical Centre. I am an Architect. I am writing this letter to express our concerns at the proposed development noted above. Notwithstanding my in-principal support for any landowner to develop on their land, provided the development conforms to planning controls and an appreciation of the architectural design intent of this proposal, it is my opinion that the proposed redevelopment represents a gross overdevelopment of this lot. It is a development that might be more appropriate in a highly urbanised area of Perth or in Tokyo for that matter. but not in this location which is effectively a transitional zone from the East Fremantle Town Centre zone to single dwelling residential areas further south. In my view any development above 2 storeys is highly inappropriate in this location. This proposal has no regard for contextual fit with the adjacent single level medical practice or other buildings opposite or adjacent, diminishing the amenity of the area (noting that no contextual reference was included in the elevation drawings submitted, as it would have highlighted this incompatibility). The proposed basement is also high risk and in practice would likely be highly disruptive to construct, causing significant disturbance to the adjacent medical practice. In fact close consideration of construction methodologies should be carefully considered at the planning stage given the highly constrained site and building use adjacent. Modular prefabrication building strategies may be the only acceptable construction technique in this location. This should be clarified at the planning stage for such a constrained site. We trust that Planning officers will recommend refusal of this Development Application.
13	Petition (453 signatories).

Applicant and Officer Response to Submissions – Proposed Mixed Use Development - 14 (Lot 350) Silas Stret, East Fremantle

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
Overshadowing	The proposed development will result in excessive overshadowing to the adjoining and surrounding properties.	• Submissions raised concern with the extent of shadow which will be cast by the development. An overshadowing plan was included in the architectural submission (refer Plan 'A02') which depicts the extent of overshadowing at midday on 21 June. We note that the overshadowing plan shows the maximum extent of shadow created, consistent with the approach taken by the R-Codes. • As shown in the overshadowing diagram, the shadow cast by the development predominantly impacts the adjacent road reserve. The shadow extends south into No. 16 Silas Street, however, the maximum shadow cast into the property is 10.7m^2 or 3.8% of lot area. It is noted that the permitted overshadowing within the R20 density code (which applies to 16 Silas Street) is 25% of lot area. It is noted that the shadow is cast over 16 Silas Street impacts the driveway, only and does not impact any outdoor living areas or major openings. As such, the shadowing cast by the development will not have any meaningful or perceivable impact on the amenity of 16 Silas Street. • Notwithstanding the zoning of the Site and contemplated development outcome within the Local Centre zone, the proposed development is respective of the adjoining R20 properties located south and appropriately manages off-site amenity impacts. • Further to the above, we note the request for additional overshadowing diagrams 8:00am to 4:00pm on 21 June. It is our view that the diagram provided within the Application is sufficient to assess the Application consistent with the R-Codes Volume 2.	• The proposal complies with solar and daylight access requirements. • The proposed development creates minimal overshadowing to the south as the properties to the south are separated from the subject site by a 20m road reserve, therefore they are not impacted. <u>Recommendation:</u> That the concerns raised in the submissions based on overshadowing and loss of light be not upheld as the proposal complies with the Acceptable Outcomes of Element 3.2 – Orientation of the R-Codes Vol. 2 in relation to solar and daylight access.

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
Impact on Land Value	The proposed development will depreciate land values.	• Potential impact to land value is not a relevant planning consideration.	• Agree that impact on land value is not a relevant planning consideration. <u>Recommendation:</u> That the concerns raised in the submissions based on impact on land values be not upheld as this is not relevant a planning consideration.
Land Use Permissibility	The 'Single Residential' land use is an 'X' use within the Town Centre Zone and is, therefore, not permitted at the Site.	• The Application proposes a Mixed-Use building, comprising a ground floor 'Office' and upper level 'Multiple Dwelling'. In accordance with the Zoning Table contained within the Town's Local Planning Scheme No. 3 ('LPS 3'), 'Office' is identified as a 'P' (Permitted) use and Multiple Dwelling is identified as an 'A' (Advertising Required) use within the Town Centre zone. As such, both uses are capable of approval at the Site. • Submissions were received which states that the proposed multiple dwelling is appropriately defined as a 'Single House' and is, therefore, not permitted at the Site. Having regard to the submissions received, we note that 'Multiple Dwelling' is defined as follows (underlining for emphasis): • A dwelling in a group of more than one dwelling on a lot where any part of the plot ratio area of a dwelling is vertically above any part of the plot ratio area of any other but: – Does not include a grouped dwelling; and – Includes any dwellings above the ground floor in a mixed-use development. • As set out within the Application, the development comprises a ground level commercial land use in conjunction with a residential dwelling in a multiple dwelling configuration. The dwelling proposed is contained within a mixed-use development in a multiple dwelling configuration, and is, therefore, appropriately defined as a 'Multiple Dwelling' for the purpose of determining land use permissibility. • Accordingly, all land uses proposed by the Application are capable of approval at the Site.	• Submissions claiming that the proposed residential part of the mixed-use development should be defined as a 'Single Dwelling' are not supported. The Town's planning officers consider that the residential component of the proposal is classified as 'Multiple Dwelling'. This use may be approved within the Town Centre Zone and the application has been assessed accordingly. <u>Recommendation:</u> That the concerns raised in the submissions based on the residential component of the application being defined as a "Single Dwelling" be not upheld as it is considered to be defined as a "Multiple Dwelling" which is a use that may be permitted within the Town Centre Zone under the provisions of LPS 3.

<table>
<tr><th>Concern raised</th><th>Summary of Concern</th><th>Applicant's Response</th><th>Officer's Response and Recommendation</th></tr>
<tr>
<td>Height, Building Form and Scale

Plot Ratio

Setbacks</td>
<td>The proposed development exceeds the permitted height and is of excessive height and scale.

The proposed development exceeds the permitted plot ratio.

Nil setbacks are not consistent with the character of the locality.</td>
<td>

Concern was raised with the overall scale of the development, particularly with respect to height, setbacks, and the resultant plot ratio.
The scale of development contemplated for the Site is set out within LPS 3 and the Town Centre Redevelopment Guidelines Local Planning Policy ('TCRG'). As set out within the planning framework, LPS 3 contains the 'nominal' development standards for the Town Centre zone, and the TCRG (recently amended) provide guidance on the appropriate scale of development within the Town Centre zone where discretion is sought.
We have included at the table below an assessment of the proposed development against of the nominal development standards contained within LPS 3 and the development standards of the TCRG:

<table>
<tr><th>Development Standard</th><th>LPS3 Provision</th><th>TCRG Provision</th><th>Pro</th></tr>
<tr><td>Building Height</td><td>Walls: 8m
Overall: 10.5m
(3 storeys)</td><td>Overall: 3 storeys</td><td>Ove
10.5
(3 s</td></tr>
<tr><td>Plot Ratio</td><td>0.5:1</td><td>2.0:1</td><td>1.59</td></tr>
<tr><td>Setbacks</td><td>Primary: Nil
Side: Nil</td><td>-</td><td>Prin
Side</td></tr>
</table>

As demonstrated above, the proposed development is consistent with the building height, setback and plot ratio guidance contained within LPS 3 and the TCRG.
With respect to building height, we note that the Application proposes a three (3) storey built form to a total height of 10.5m above Natural Ground Level. Minor projections above the 10.5m height comprise stair overrun and a lightweight pergola. The minor projections have a total height of 2.4m above the roof level and have been set back from the Silas Street and St Peter Road frontages so as to be screened from the public realm, reducing perceived height.

</td>
<td>

Council adopted the Town Centre Redevelopment Guidelines as a local planning policy in order to encourage the evolution of the Town Centre into a robust, vibrant, mixed-use urban village with enough residents, jobs and services to sustain and meet the needs of the existing community and future generations to come. This is to be used to guide developers and Council (in decision making) when seeking variations to LPS 3 for development within the Town Centre area.
The TCRGs also refer to some requirements of State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2). Therefore, the TCRGs together with parts of the R-Codes (Vol. 2) have been used for the assessment of this planning application.
The TCRGs allow for a building height of three storeys in the Frame Precinct (where at least 12m from a residential property). Neither the TCDG nor LPS 3 define "storey". Therefore, it is appropriate to use the definition of storey as contained within the R-Codes Vol. 2.
This development proposal includes a building height of three storeys (10.5m) for the main wall with a rooftop patio/vergola (overall 12.257m) and stair overrun (overall 12.6m).
A number of submissions state that the proposal is a four storey building which exceeds the height requirements of the TCRGs. Based on the definition of a storey under the R-Codes Vol. 2, a storey does not include (amongst other things) the top of a floor that has no ceiling above it (e.g., rooftop patio/vergola) and does not include the space that contains only a lift shaft, stairway of meter room (e.g., stair overrun).
Therefore, the applicant's response that the proposal comprises of three storeys is supported and the proposal has been assessed as a three storey development accordingly.
The R-Codes Vol 2 provides indicative heights for development. It is noted that the indicative height within the R-Codes Vol 2 is up to 12m for 3 storeys and up to 15m for 4 storeys. However, a three storey building assessed under the R-Codes Vol. 2 could be allowed up to 3m higher (15m) if appropriately supported by the local planning framework. In this instance, the proposal has a total height of 12.6m.
The rooftop structures are relatively minor in size and bulk and have been set back to minimise view from Silas Street and St Peters Road. It is also noted that the height of the rooftop patio/vergola is less than the height of the stair overrun.

</td>
</tr>
</table>

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
		• Overall built form has been comprehensively articulated through awnings, cascading landscaping, window elements and materiality, which work together to break up the extent of built form and perceived bulk. It is our view that the scale of development proposed on a constrained development site within the East Fremantle town centre is appropriate, having regard to the planning framework, surrounding development, management of offsite impacts and the positive amenity impact the development will have on the streetscape.	• The proposal fully complies with the plot ratio requirements of the TCRGs. • There is no set "building envelope" for this site. The proposal fully complies with the setback requirements of the TCRGs. • References made in some submissions to the R-Codes Vol 1 requirements are incorrect as the development has been defined by Officers as a 'multiple dwelling' and the R-Codes Vol. 2 apply for some requirements. <u>Recommendation:</u> • That the concerns raised in the submissions based on height, scale and plot ratio be not upheld as the proposal is considered to be a three storey building and it complies with the Acceptable Outcomes of Element 3: Building Form, Scale and Height of the TCRGs in this regard. • That the concerns relating to setbacks be not upheld as the proposal complies with the requirements of LPS 3.
Density	The proposal exceeds permitted density.	• No further comment.	• LPS 3 allows for a residential density in excess of R40 in the Town Centre Zone where Council is satisfied that the design and mix of development will be consistent with the planning proposals contained in the Local Planning Strategy and accord with any approved development plan for the centre. • The Local Planning Strategy promotes a vision that the Town Centre will evolve over time to become part of a neighbourhood activity centre which accommodates further medium and high density mixed use development to improve economic viability and is commensurate with a small town centre. • The TCDG comprises of an approved development plan for the centre and this supports multiple dwellings and grouped dwellings in the Frame Precinct and small scale commercial uses incorporated as a mixed use development. The TCRGs do not place an upper limit on density in the Town Centre Zone. • One of the submissions states that the proposal has an effective density of R50 relevant to the R-Codes Vol. 1. It is noted that the R-Codes Vol. 1 does not apply to this proposal, however notwithstanding this, an argument relating to density has no relevance to this proposal.

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
			• Residential density does not apply to mixed-use development under the R-Codes. In any event, the proposal comprises of a small mixed-use development of one multiple dwelling above a commercial use. This could not be described as excessive. • One of the submissions states that the proposal is inconsistent with the density of existing buildings in the street. This is not supported as there are numerous mixed-use developments and stand-alone higher density residential developments within the Town Centre Zone. <u>Recommendation:</u> That the concerns raised in the submissions be not upheld as density is not a consideration for mixed-use developments within the Town Centre Zone.
Privacy	Concerns about overlooking.	• No further comment.	• The proposed development achieves the minimum visual privacy setback required under the R-Codes Vol 2. There is a distance of at least 7.5m from all rooms facing both Silas Street and St Peters Road. • The roof top terrace does not achieve a 7.5m visual privacy setback however, it has been designed to limit the ability to overlook the neighbouring northern property as it is set back from the edge of the building by approximately 1.7m. Design solutions such as an increased setback are an acceptable means to satisfy this Element Objective of the R-Codes Vol 2. <u>Recommendation:</u> That the concerns raised in the submissions based on overlooking and privacy be not upheld as the proposal complies with the Acceptable Outcomes of Element 3.5 – Visual Privacy of the R-Codes Vol. 2.
Character and Heritage Considerations	The proposed development does not respond to the character of the adjoining development.	• With respect to the broader character and heritage of the locality, materiality and finishes of the elevations have been selected by the project architect having regard to the prevailing built form present within the locality (i.e., timber cladding and natural finished concrete).	• The Medical Centre is not listed in the Town's Heritage List or Local Heritage Survey (LHS). The property was removed from the LHS as part of a previous review completed by Council in 2014-2015 due to intrusive alterations. • New development should consider both the existing and intended future streetscape. The neighbouring property is not heritage listed and

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
		• It also noted that the adjoining development at 12 Silas Street, East Fremantle is not listed on the Town's Municipal Heritage Inventory nor recognised as a State Significant Place. As such, 12 Silas Street, East Fremantle is capable of being developed to a similar scale of to the proposed development and does not represent a formal heritage consideration. Having regard to the likely future character and amenity of the locality, the proposed development responds to the Town's intended character for the Town Centre Frame Precinct as established within the TCRG.	there are multiple examples of more modern and contemporary designs along Silas Street. <u>Recommendation:</u> That the concerns raised in the submissions be not upheld as the adjoining property at 12 Silas Street is not listed in the Town's Heritage List or LHS.
Loss of Vegetation	The proposed development will result in a loss of vegetation, specifically trees at the Site.	• The project team recognises the value of the existing vegetation to the streetscape, where the proposed development has been consciously designed to minimise the loss of significant vegetation whilst also achieving a high-quality built form outcome which activates both street frontages. • It is proposed to include 71m^2 of landscaping across the development (including on-structure planting), as well as prioritising the retention of an existing mature tree in the eastern portion of the site. • As demonstrated within the landscaping plan prepared by KDLA, extensive ground cover is also proposed to be planted within the verge areas and cascading plants within the balcony areas to soften the built form. In consideration of the constrained lot shape and size, the proposed landscaping concept appropriately respond to the locality and contributes to the future character of the area.	• Two trees exist on the subject site. One tree is to be removed whilst the other is to be retained as part of the proposed development. • The Town does not have any formal controls over tree preservation on private land. • A landscaping plan submitted with the proposal shows innovative additional planting and greening and meets the acceptable outcomes of the R-Codes Vol. 2. <u>Recommendation:</u> That the concerns raised in the submissions be not upheld as the proposal complies with the Acceptable Outcomes of Element 3.3 – Tree Canopy and Deep Soil Areas of the R-Codes Vol. 2, Element 9: Landscape and Public Spaces of the TCRG; and LPS 3.
Sustainability	Concerns about matters of sustainability.	• No further comment.	• The proposed development will exceed the energy and water sustainability requirements in the National Construction Code according to information prepared by the applicant. <u>Recommendation:</u> That the concerns raised in the submissions be noted and that a condition be imposed on any development approval to ensure that the development complies with the requirements of Element 10: Resource Conservation of the TCRG (as they apply in the R-Codes Vol. 2).

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
Pedestrian Safety	The proposed development will encroach into the pedestrian footpath impacting pedestrian safety.	• A submission was received which commented on potential impacts on pedestrian safety in respect of nil setbacks to the primary and secondary streets. As shown on the architectural set (refer Plan 'A02'), the development does not encroach into the pedestrian pathway adjoining the Site and does not present any potential impact to pedestrian movement. As outlined above, the setback standards for the Site are specified by the Town's planning framework which require development within the Town Centre to have a nil setback to street frontages. A nil setback in the Town Centre context facilitates increased passive surveillance, ground plane activation and interaction between the private and public realm. The architectural plans included a swept path analysis for the rear parking area, which demonstrated that vehicles will enter and exit the Site in forward gear. The design of vehicle parking, combined with the activation of the Site at the ground and upper levels provides for an improved pedestrian environment within which safety is increased.	• No change is proposed to the current footpath access adjacent to the subject development. • A footpath will still be in place after development and sufficient sightlines are already in place in the area around the roundabout and intersection of Silas Street and St Peters Road. • The vegetation in planter boxes of the proposed building will not restrict driver sightlines. • The proposal will result in the one less car bay than currently exists on the site (3 instead of 4) therefore slightly reducing the number of vehicle movements to and from the site. No changes are proposed in the number of crossovers, parking, or footpath locations. <u>Recommendation:</u> That the concerns raised in the submissions be not upheld as the proposal does not alter the position of the existing footpath access or sightlines.
Impact during construction	The proposed development will create undue impacts on the adjoining building and there is limited area for heavy vehicles to park during construction.	• A submission was received which commented on noise, earth working and traffic management during construction. We appreciate that construction activities need to be closely managed to ensure that nuisance is minimised. We would welcome a condition of planning approval which requires the preparation of a Construction Management Plan ('CMP') prior to the commencement of onsite works. The CMP will ensure that construction activities at the Site are appropriately managed to minimise the amenity impact on surrounding landowners and occupiers, address relevant environmental considerations, set out a clear communication pathway and establish a complaints management proves throughout construction.	• Noise during construction is controlled through the Environmental Protection (Noise) Regulations 1997. • The construction methodologies for the site are a matter for consideration by the owner in accordance with the conditions of any subsequent development approval and in accordance with the building permit which is required to meet criteria set by the National Construction Code. • The proposed development will not impact on the sightlines of vehicles along Silas Street or St Peters Road. • A construction management plan will be required to be prepared as part of the building permit application to ensure matters such as contractor parking and materials storage is planned for prior to works commencing on site. • A dilapidation report of adjoining properties will be required to be conducted by the applicant prior to works being undertaken. • The Medical Centre will continue to be able to operate during the construction period. <u>Recommendation:</u>

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
			That the concerns raised in the submissions be noted and that a condition be imposed on any development approval to submit: • A Construction Management Plan for approval to address a number of matters including noise; traffic management; parking management for trade, contractors and visitors to the site; and bulk earthworks operations. • A Dilapidation report for 12 and 16 Silas Street and external paved areas.
Impact on Medical Centre Parking	The Site is currently being used for parking by the Medical Centre. The proposed development will impact the availability of parking for patients and doctors.	• A submission was received which commented that the use or development of the Site for any purpose other than free-of-charge vehicle parking for the medical centre is inappropriate. We note that the Medical Centre site incorporates 11 dedicated vehicle parking bays accessible via May Street. We are instructed that the use of the Site as overflow parking was formalised by way of lease agreement between the Medical Centre and the previous owner (Main Roads WA). The lease agreement was terminated in June 2019, prior to the sale of the Site from Main Roads WA to our Client. In that time, the use of the Site for overflow vehicle parking associated with the Medial Centre has been without approval of the landowner. • We reiterate that the northern landowner and operator of the Medical Centre are aware the lease permitting the use of the Site for overflow parking was terminated several years ago. In our view, it is unconscionable for the northern landowner to now submit that the Site should continue to be made available for their exclusive use. As the Town is aware, it is incumbent on the northern landowner to ensure that sufficient parking is provided for the Medical Centre use. • We are of the view that it is not appropriate or consistent with orderly and proper planning to frustrate the genuine redevelopment aspirations of a landowner within the Town Centre in favour of overflow parking for the benefit of an adjoining landowner. In our view, the use of the Site for overflow parking would be inconsistent with the Town's strategic planning framework and built form aspirations of the	• Dealings with Main Roads in relation to the sale and development of 14 Silas Street are not relevant to this development application. • It is noted that the Medical Centre owner previously had a licence agreement to lease the subject lot for car parking from Main Roads WA and that owner was unsuccessful in negotiating to purchase the subject land. Irrespective of ownership the proposed development application is required to be assessed and considered by the Town and determined by the Council. • The retention of this parking was not specified as a condition of planning approval and parking on this land was considered as only one option of meeting the required parking when Council granted approval for extension of the medical centre. In fact, there is a condition of planning approval which stipulates that only six consulting rooms (to treat patients) can be in operation at any one time. This was to ensure that the parking provided on-site met the requirements for the number of consulting rooms. • The Town's records indicate that over the time the medical centre has been in operation, the owner of the land has requested a reduction in the parking requirements, so that additional consulting rooms, other facilities and amenities could be developed on the site. The Town's records indicate that the medical centre operator was to be responsible for addressing any future shortfall in on-site parking. • Parking for the Medical Centre has no relevance to this application. It is also noted that there is public parking available along May Street, Silas Street and in the car park to the rear of Richmond Quarter. <u>Recommendation:</u>

Concern raised	Summary of Concern	Applicant's Response	Officer's Response and Recommendation
		Town Centre, representing a considerable lost opportunity for the locality.	That the concerns raised in the submissions be not upheld as the parking for the adjoining Medical Centre use has no relevance to this application.
Waste management	The bin store will be intrusive to amenity, will impede access and make collection dangerous.	• No further comment.	• The proposal complies with the Acceptable Outcomes of Element 4.17 – Waste Management of the R-Codes Vol. 2. • The proposal shows that rubbish bins will be stored in a location screened from the street in accordance with the Acceptable Outcomes of Element 11: Signage and Services of the TCRG. • Bins are required to be located adjacent to the bin storage area on collection days however, not on the footpath to ensure that pedestrian access is maintained. • A Waste Management Plan will be required for this development. <u>Recommendation:</u> That the concerns raised in the submissions be not upheld as the proposal complies with the Acceptable Outcomes of Element 4.17 – Waste Management of the R-Codes Vol. 2 and Element 11: Signage and Services of the TCRG regarding waste and bin storage and that a condition be imposed on any development approval to submit a Waste Management Plan for approval.
Petition 453 signatories	Concerns regarding building height, bulk, removal of vegetation and amenity of the medical centre. Signatories request Council maintain the Site as medical centre parking and a landscaped amenity for the community.	• N/A. The petition was received by the Town following the close of the advertising period.	• The action petitioned for, that Council maintain 14 Silas Street as medical centre parking and a landscaped amenity for the community is an outcome that is not within the power of the Council to bring into effect. The subject land is not owned by the principal petitioner nor the Town of East Fremantle therefore the Council cannot determine the land be used for the purposes proposed in the petition. <u>Recommendation:</u> That the action requested in the petition be not upheld as Council does not have the power to bring the proposed action into effect .

Written deputations by and on behalf of adjoining owner as presented at Council Meeting 15 August 2023

Thank you for the opportunity to speak to this over-development which has a groundswell of opposition in the community.

The outcome I am seeking from council is twofold.

Primarily the opportunity to mediate with the applicant to reach a fair compromise between no building at all versus a 5 level building.

Secondly. agreement as to whether this application will be assessed as a multiple dwelling, otherwise needing a separate apartment on each level under the Residential Design Codes which apply in Town Planning Scheme, or as a single two-storey residence with an office or commercial premises at the ground level.

I understand that discretion can be applied in both scenarios and the Town Centre Strategy and Guidelines are also a consideration but we have been assured in a council meeting two months ago that these do not override the Local Planning Scheme.

I also understand that a single dwelling is not a permitted use under the Scheme and would require a Scheme amendment before approval could be given for this.

I am asking for common sense to prevail and that council will defer this subject to acceptable modification and revised plans

As a very brief background, I opened East Fremantle Medical Centre in 1993 and will take some credit for the Town Centre subsequently becoming a community medical hub of not just GPs but Physios, Dentists, Radiologists and many other specialty health professionals.

As mentioned in the Planners' Report I have also done my fair share of building development and was asked and required by East Fremantle at the time to address the corner block as the entrance way to the Town Centre. I did so with respect for my 101-year-old building being on the Municipal Heritage Register (curiously it has now been removed without me being informed of such.) My commitment to all the building I have ever done relied strongly on Architect John Kirkness' enormous creative talent and respect for the Scheme.

The planning report is cleverly written and hugely disappointing mainly in that it indiscriminately chooses from whichever statutory controls or guidelines might appear to support individual issues in the building submission.

I will leave it to John to outline these in greater detail. He also has sensible proposals to make it workable within the scheme

I understand the practicality that developers speak with a town planner prior to a submission but believe strongly that the application should not then be assessed by that same planner. It is not a level playing field and may be interpreted as conflict of interest regarding fairness and transparency to other ratepayers like myself, the 14 other submissions by those opposing this development and the clearly expressed broader concern in the submitted Petition.

Pictures tell a 1000 words and the proposed development streetscape images attached which, incidentally were not the ones with the original submission, have had the building proportions completely altered. I can understand how people can look at these and say that it looks like an ok building.

The Medical Centre has been enlarged disproportionately behind the diminished building at 14 Silas St. The separation between the two buildings is vastly enlarged as an artist impression. In short, they are entirely misleading.

Also there is of course no image to represent the view looking down Silas St towards St Peters Road This will be a solid 10.5 metre high concrete wall jutting out to the road reserve. It could be a billboard advertising the Medical Centre!

I indicate my willingness to sit down with the applicant and architect and am optimistic there are design modifications and compromises by all parties to enable the right building on this small block utilising the appropriate volumes envisaged and appropriately applied under the Scheme and related documents. It is not this building.

In closing, my only regret is that I did not suggest to Main Roads that this land be offered to the Town of East Fremantle. I believe they did this with other small remnant parcels of land. That way it could have been retained as verge or even, as I suggested in my submission, for a dedicated East Fremantle War Memorial to be placed on the site.

Thank you for listening

RESPONSE TO PLANNING OFFICERS' REPORT:

DEVELOPMENT APPLICATION FOR "PROPOSED OFFICE WITH RESIDENTIAL DWELLING ABOVE: 14 SILAS STREET, EAST FREMANTLE": CTP027/23

Thank you for the opportunity to respond to the content and recommendations contained in the above planning officers' report.

It is very disappointing to have such limited time to respond to such a complex and adversely impacting development proposal, with the cancellation of the normal Planning Committee process and fast-tracking of the application directly to the August Council meeting for consideration / determination. It is hard to imagine an application more needing of detailed scrutiny at the Planning Committee level, with the opportunity for constructive dialogue between Elected Members and affected parties for which the Town is well known.

The following response is provided in good faith and intended to be constructive in achieving a reasonable outcome that takes proper account of the highly unique nature of this site in the context of the full suite of statutory controls and advisory guidelines, and not just those that might be seen to otherwise justify this development proposal.

For brevity, bullet point form is used in the following response.

*

Generally

- The content and direction of the officers' report reflected in the recommendation for support of the application in its current form is extremely disappointing.
- The report reads as more as a 'justification' for the application rather than any sort of objective assessment, with virtually no discussion or consideration of adverse amenity impacts.
- While large and partly referenced to the statutory matters raised our submissions, the report fails to adequately address them, instead 'cherry-picking' only those parts of the four layers of statutory controls that might be seen to more easily support the application while ignoring those parts that intentionally and reasonably constrain and control over-development.
- The report summary and concluding general discussion clearly views the proposed development as a high-quality architectural solution that reflects the intent of the Town Center Design Guidelines (TCDGs) and therefore Council's vision for the place.
- It particularly views the application as justifiable in response to the generic content of the TCDGs and that its discretionary variations relative to these are small and therefore straightforward.
- This approach takes no account of the specific nature of this completely unique site, particularly its small size, highly irregular shape and proximity to much smaller scaled surrounding buildings. The highly generic TCDGs

are clearly structured around regular shaped, larger sized lots without any real constraints from the scale and form of adjacent premises.

- Consequently, the planners' report views the integration of this isolated and tall proposed structure, with its massive north boundary wall into a unified townscape as otherwise intended by the TCDGs appropriately dependent on the redevelopment of No.12 Silas Street and specifically the front portion of the East Fremantle Medical Center (EFMC).
- This assumption is completely unacceptable, where that building has been developed at very considerable expense and in full compliance with Council's planning and heritage requirements over many years. It forms a significant element in the present townscape and should not have its ongoing amenity simply ignored on an assumption of future redevelopment.
- The provisions of LPS3 and the associated requirements of the Town Planning and Development Regulations 2015 require that Council cannot relax any development standards where these result in significant adverse amenity impacts on neighbouring premises or the locality.
- The strong and considered objections of the most affected neighbour (EFMC) and other proximate commercial and residential premises clearly demonstrate that these adverse impacts are very significant.
- The clear implication in the officers' report that these impacts are either irrelevant or don't exist because of the generic content of the TCDGs regarding possible future development is falsely based.
- The necessary exercise of discretion by Elected Members to necessarily vary development standards to allow this development rests primarily on this consideration. Specifically, is the existing scale of surrounding development, both immediately and more broadly across the greater 'Frame Precinct" of relevance where a necessarily isolated, large three / four-storey building might tick some of the generic TCDGs boxes?

Statutory Controls

- The site falls under the control of the Town's LPS3, also with reference to the requirements of the RD Codes (Vol.1 or 2 depending on interpretation of the proposed dwelling as either 'single' or 'multiple') and the TP&D Regulations 2015. The TCDGs exist to provide guidance for the exercise of discretion relative to these three controlling documents, however does not constitute any sort of mandatory or deemed-to-comply development standards.
- Recent Council consideration of minor amendments to the TCDGs highlighted these limitations and the need for comprehensive future consideration of the content of the TCDGs, where they were developed well before the RD Codes Vol.2 and contain clear inconsistencies with both that State level planning control and LPS3.
- It is of course acknowledged that the TCDGs have relevance in considering the application, however their intent to provide a cohesive townscape, generic form and clear shortcomings having regard to sites such as this one must be taken into account when informing the exercise of discretion. We believe this has not occurred in the planning officers' report.

- All four layers of planning control contain both opportunities and constraints for determining the scale and form of appropriate development. While strongly supportive of the 'opportunities' for relatively large scales of development contained in the statutory documents, the planning officers' report pays scant if any attention to the matching 'constraints' that all four statutory controls also contain.

Specific Concerns

- The submitted application strongly relies on the 3D computer graphics demonstrating the impact / appearance of the proposed building in the street. These have been significantly distorted to show more acceptable and reduced impacts on the EFMC and streetscape.
- Specifically, in the Silas Street front view the EFMC is both inaccurately drawn and greatly widened relative to the proposed development. The gap between the two buildings is very greatly exaggerated relative to the image of the proposed building. This separation is a major point of adverse impact concern. The proportional scale of the proposed building in the surrounding townscape is also significantly diminished.
- The diagonal view across the intersection similarly enlarges the EFMC to give the appearance of less obscured view lines.
- The St Peter's Road side view significantly foreshortens the proposed building (by approx. 20%), most particularly indicating an open view to the middle and rear portions of the EFMC. This is highly misleading and again of considerable significance.
- Were the proposed building actually scaled as indicated in the 3D images, the proposal might well be considered more acceptable; unfortunately, it is not.
- Real reduction in scale of the proposed development to more closely reflect such apparent impacts would be highly appropriate. Amended graphics that do show these real impacts should be prepared by the applicant to allow an informed consideration of the application.

- The proposal is assessed in the officers' report as a 'modest' scale of development, particularly regarding the apartment dwelling. With a floor area (for plot ratio purposes) in excess of 300m2, it is absurd to consider this as a modestly scaled apartment, particularly when the lot's small size, irregular form and isolation is considered.
- The inclusion of balconies and roof deck structures further increases the real scale of the apartment.
- The officers' report discretely references the applicable plot ratio as 1.52: 1.0. Calculating the plot ratio having correct regard to RD Code definitions indicates a building of some 382m2 for plot ratio purposes over a lot size of 211m2, creating an applicable plot ration of 1.81: 1.0.
- The report make no reference to the maximum plot ratio requirement of the RD Codes Vol.2 for Mixed Use development in R100 zones (as for the Frame Precinct under the TCDGs) of 1.3: 1.0. The proposed development is vastly in excess of this allowance.

- The RD Codes Vol.2 are certainly not anti-development, however do contain these real constraints to prevent overdevelopment.

- The proposed development contains a massive blank boundary wall some 23.5m long with minimum height 10.5m wall to the north side of the lot. This is carried right forward to the front lot boundary and back past the leading corner of the EFMC rear portion.
- This proposed wall length requires significant variation of the RD Code permitted 20m wall length. This is both inappropriate and unnecessary where a blade wall extends 3m to the rear end of the building simply to effect easy fire separation associated with rear walls and large east-facing picture windows to the bedrooms in particular.
- The boundary wall is well in excess of the wall height allowed under LPS3, nevertheless happily taking the allowance for nil boundary walls to three lots sides otherwise provided under the Scheme, without applying the corresponding statutory height constraints.
- The proposed boundary wall is also contrary to the requirement under the RD Codes Vol.2 for boundary walls in R100 zones, to be strictly limited in height to two storeys. The intent to protect the amenity of neighbouring sites is clearly articulated in the RD Codes in this specific regard and is obviously relevant in this case. The planning officers' report makes no reference to this statutory requirement.
- In conjunction with a two-storey limit to the boundary wall, the third level of the building should be necessarily setback in accordance with Code requirements. This might reasonably equate with the setback to the roof deck at the fourth level at 1.5m approx.
- A boundary setback above the second storey would potentially allow a 'green roof' to this building portion that could soften the stark north wall as seen from the EFMC and Town Center beyond.

- The adverse impact of the north boundary wall could be further mitigated by pulling back the proposed dwelling to a front setback line aligned to the forward office portion of the EFMC (approx.2.6m). This would recognise the reality of an established setback, minorly stepping back towards the corner and open up the vista to the EFMC, also limiting the claustrophobic impact of the boundary wall in the street.
- The proposed 'top-hat' awning at the third level is very heavy and intrusive beyond the boundaries of the lot, exacerbating adverse bulk and scale impacts. Reference to this in the officers' report as an awning over the footpath for pedestrian amenity purposes is wholly inconsistent with the intent of such structures under the TCDGs and RD Codes (clearly indicated in diagrams contained within those documents).

- The proposed roof structures to the dwelling are in excess of 20% of the roof area and therefore are counted in measuring the height of the building per the TCDGs (and effecting a 'storey' as a result). The report simply references the RD Codes where these exclude roof structures, rather than also addressing the requirements of the TCDGs.

- The planning officers' report references the non-specific measurement of storey heights contained in the RD Codes Vol.2 and it is acknowledged that these can theoretically embrace storeys up to 5m in height (which the report of course references). Where provision for three-storey development in the 'Frame Precinct' is contained in the TCDGs, it is appropriate to consider this in terms of the envisaged scale of development under those Guidelines, prepared well before the RD Codes Vol.2 and which are quite clearly for approx. 3m storey heights per the diagrams contained in those Guidelines.
- It is impossible to imagine how a 15 tall building could possibly achieve the intent of mediating between the desired scale of the Town Center and surrounding residential development. It would also be wholly inconsistent with the existing 'Frame Precinct', already substantially constructed at regular 2-2.5 storey height.
- The discretions sought regarding height are substantial and not inconsequential relative to a supposed 15m allowance as referenced in the officers' report.

- The location of the large northern wall right on the lot boundary provides no means to contain the significant amount of driven stormwater that would be captured by the large boundary wall. This will be necessarily shed onto the site of No.12, with the ground grouting necessary to effect the proposed full length / depth basement further exacerbating adverse drainage impacts.
- The historic stumped / limestone footing structure of the 101year old heritage building at No12 will be likely significantly compromised.
- In this context, any condition/s of planning consent requiring meaningful capture and disposal of stormwater on the applicant's site cannot be met with a nil setback boundary wall and should be addressed at this point where inherently problematic with the development as proposed.

- The large and highly visible boundary wall, even with consideration of mitigation measures described above will present a large blank face to the EFMC at its frontage and to the Town Center as seen progressing down Silas Street. There is no proposed means to deal with this visual obtrusion, other than to wait for redevelopment of No.12 to a similar scale at some time in the future, as implied in the planning officers' report.
- Proper consideration and conditioning of appropriate treatments / artwork to the satisfaction of the Town and neighbour should be provided for, including a significant $ amount to achieve a reasonable outcome in this regard.

- The proposed development involves a single dwelling set over a commercial portion. This does not constitute a 'Multiple Dwelling' under the RD Code definitions, that specifically require more than one dwelling to be contained on the site. This is relevant where a 'Single Dwelling' is an 'X' use (ie not permitted) LPS3 within the Town Center.
- Otherwise allowing the development is not subject to exercise of discretion (this would be an 'A' or 'D' use) without the single residential use being provided for as an "Additional Use" for this specific site under LPS3, with all appropriate conditions and requiring a minor Scheme amendment before any approval could be granted.

- This was the explicit advice previously provided in writing by the same planning officers for the Town, in response to questions of possible development by Main Roads WA and its valuers prior to disposal of the land.
- Contrary to that previous advice, the current planning officers' report has 'cherry-picked' one phrase within the Multiple Dwelling / Mixed Use definitions, separated from their clear overriding multiple dwelling requirement (consistent with the term 'multiple) and implying that the commercial unit at the ground level can somehow act in lieu of a requisite second dwelling.
- In this context the report argues that the development is permitted under LPS3 as a single 'multiple dwelling'. Moreover, this is used to justify the development as "mixed use', thereby applying the RD Codes Vol.2, rather than the less permissive RD Codes Vol. 1 for single dwellings.

Desired Outcomes

Generally

- In light of the range of inconsistencies and omissions presently contained in the planning officers' report, the application should be deferred to allow further consideration of these matters and their consistent applicability having regard to all the statutory controls and guidelines.
- Further to these considerations, the application should be deferred to allow the applicant to better consider the adverse impacts of the proposed development and to reduce the scale of proposed development, better reflecting the statutory and real constraints of the site.
- Council staff to meaningfully liaise with the affected neighbour / representatives regarding their concerns, in further consultation with the applicant to seek common ground in progressing an acceptable form and scale of development.
- Further to the above, a revised application be considered through the Town Planning Committee process and thereafter Council as appropriate or required.
- As part of this consideration, 3D graphic images of the amended development be prepared that more accurately demonstrate the relationship between the proposed development, its northern neighbour and the townscape generally.

Specific Design Amendments

- The proposed development to be generally reduced in scale to achieve a building with a plot ratio more closely approaching the 1.3: 1.0 per RD Code Vol.2 requirements, rather than the 1.8 : 1.0 presently proposed.
- The northern boundary wall to be reduced to two-storey height in accordance with the RD Code Vol.2 requirement, with the third storey set in appropriately relative to this.

- Consideration be given to the setting back of the front elevation of the proposed development to align with the setback of the forward office portion of the EFMC (2.5m).
- The 3 m. length of boundary wall at the eastern end of the building to be removed from the proposal, with alternative means to achieve Building Code fire separation applied to the rear face of the building. This will likely include the setting back of the rear-facing picture windows to the upper level bedrooms away from the boundary line, with appropriate vertical screening to prevent overlooking into EFMC consulting rooms.
- The heavy 'top hat' awning presently proposed to the upper level of the building at the Silas Street frontage be removed and any alternative awning structure being of lightweight construction and contained within the lot boundaries.
- The entire boundary wall structure be set back or alternatively dealt with to provide for capture of stormwater hitting the proposed boundary wall surface and otherwise discharging onto the neighbouring lot, to be disposed of on the applicant's own site in accordance with conditions.
- Consideration be given to the real impact of groundwater run-off down the hill to the north where captured by the full length basement boundary wall (particularly in the context of extensive grouting to the ground under No.12 to effect excavation). Is the proposed basement viable in this context?
- Provision to be made for high quality artistic / material treatment of the obtrusive north boundary wall where highly visible as approached down Silas Street and from the front of the EFMC. This should be conditioned and bonded as part of any approval, to the satisfaction of the Town, in consultation with the significantly affected neighbour.
- Consideration being given to the provision of a 'green roof' above the two-storey boundary wall portion (as amended), to beautify the appearance of the building in a sustainable way for the benefit of the neighbour and Town Center generally.

Conclusions

- The proposed development is clearly incongruous with the scale and form of its surrounds, and would act as a stand-alone development, contrary to the intent of the TCDGs to achieve unified streetscapes and a mediating scale of development between the 'Frame Precinct" and surrounding residential areas.
- The proposed scale of development is significantly inconsistent with the substantially established development of the Frame Precinct.
- The stated compatibility of the proposed development with the content of the TCDGs and intended vision for the Town center would only be achieved with redevelopment to similar scale on No.12 Silas Street adjacent. This is not going to happen as a matter of course, where that site has been thoroughly and sensitively developed through retention and adaptation of the 101 year old building, fully in compliance with Council's requirements for the site during its various stages of development, particularly having regard

to its former heritage listing (now removed without any transparency or consultation and contrary to previously received written Council advice).

- Reliance on future demolition (particularly where neither envisaged nor desired) to effect harmonious Town Center development does not represent orderly and proper planning. Neither does it respect the mandatory protections for neighbour and townscape amenity built into the LPS3 and TP&D Regulations 2015 with regard to variation of development standards.
- Notwithstanding the inherent difficulties in developing such an isolated, comparatively small and irregular site, nor the unsatisfactory circumstances leading to the previous sale of this site as a development lot, it is acknowledged that a titled and zoned site presently exists.
- The relative 'cleverness' of the proposed development is also noted, squeezing a very substantial building onto this site and which also has its own architectural merits. Nevertheless, it relies on very substantial adverse impacts to effect its building form and scale, with the price to be paid primarily by the northern neighbour.
- It is also acknowledged that the proposed development has been set generally forward of the rear two-storey portion of the EFMC, and this consideration is appreciated and acknowledged. It also results in the retention of the magnificent 'twnned' ficus tree towards the rear of the site.
- Conversely, an alternative design approach extending a lower building back in front of the EFMC rear portion would only exacerbate significant adverse impacts. The present plot ratio effectively precludes such approach in any combination with a three-storey structure to the front portion of the subject lot, which can be supported subject to design amendment.
- While it would clearly be most desirable to see the land retained as landscaped open space at the entrance to the town center (as it has effectively operated for nearly 40 years), the above proposals to consider a reasonable reduction in scale of proposed development are provided in good faith. They remain generous having regard to the whole suite of statutory controls and guidelines applicable to this site and could still effect a dwelling of very considerable scale and arguably improved amenity and appearance.
- An open and consultative approach to further development and consideration of an amended design proposal may assist the achievement of a quality proposal more acceptable to all parties.

John W. Kirkness
B.A.(Hist.), B.Arch.

for

Dr. Hilary Fine;
Owner, 12 Silas Street

14th August, 2023

LATERAL
PLANNING

17 October 2023

Chief Executive Officer
Town of East Fremantle
135 Canning Highway
EAST FREMANTLE WA 6158

Sent Via Email: jbannerman@eastfremantle.wa.gov.au

Attention: James Bannerman – Town Planner

Dear James,

Additional Justification
Lot 350 (No. 14) Silas Street, East Fremantle

Lateral Planning acts on behalf of the owner of Lot 350 (No. 14) Silas Street, East Fremantle ('Site') with respect to an Application for Development Approval which seeks approved for a three-storey mixed use development at the Site (DA Ref: DA P027/23) ('Application').

As you are aware, the Application was presented at the Town's Ordinary Council Meeting ('OCM') on 15 August 2023. At the 15 August 2023 OCM, Council resolved to defer to the consideration of the item to allow for further engagement with the community, with particular emphasis on the northern neighbour.

In response to submissions made by the northern neighbour to the Council, amended Development Application plans were lodged with the Town on 21 August 2023. The amendments are summarised below:

- Removal of the 3.1m nib wall at the north-eastern portion of the development across all 3 levels; and
- Identification of the portion of the northern boundary wall to incorporate public art.

In addition to amendments already made, a meeting was coordinated with Dr Hilary Fine (the northern neighbour) and Mr John Kirkness on 30 August to discuss the development and their concerns with the design. Meeting minutes are attached for reference (see **Attachment 1 – 30 August 2023 Meeting Minutes**).

LATERAL PLANNING

The core of the discussion with the northern neighbour centred on the minimum design changes which would need to be made to secure their 'reluctant acceptance' of the development of the Site. We have summarised below the minimum design amendments which were expressed as non-negotiable:

1. A minimum 2.5m setback to Silas Street;
2. A minimum 1.5m setback to the 3rd storey of the northern boundary, to be provided with cascading landscaping;
3. A circa 0.3m setback to the common boundary at the ground level; and
4. A redesign of the concrete awning to the 3rd level.

In response to the above, the Applicant, Architect and consultant team has thoroughly investigated the northern neighbours requests, particularly with respect to the impact of:

- the overall development on the Town Centre;
- the development in respect of Town's Local Planning Scheme No. 3 and Local Planning Policy 3.1.3 - Town Centre Design Guidelines, which applies to the Site **and** the northern site;
- the internal amenity of the residential apartment; and
- construction methodology and cost of construction.

Noting the design requirements of the northern neighbours and the Town's strategic planning framework, we are collectively of the view that the amendments required by the northern neighbour undermine the Town Centre, significantly impact the development of an already constrained lot and do not facilitate desirable development outcomes. Below is our consideration of the design amendments required by the northern neighbour.

Amended Setbacks to Silas Street and Northern Boundary

Noting the irregular lot shape and constrained lot area, incorporating 2.5m setback to Silas Street and approximately 0.3m at ground level and 1.5m to the 3rd storey from the northern boundary significantly impacts the usable area of the development. **Attachment 2** to this correspondence provides a copy of the floor plans demonstrating the impact of the changes on development. The impact of the additional setbacks which are not contemplated or encouraged by the planning framework is especially pronounced on the ground floor office. Increased setbacks significantly impact of the size, useability, and attractiveness of the commercial tenancy to a tenant.

In this regard, the consequences of the requested amendments are summarised below:

- 10.81m^2, or 22% reduction to the commercial tenancy at ground floor; and.
- 48.61m^2, or 16.5% reduction to the floor area residential apartment, including significant impacts on the internal layout, circulation spaces and floor plans.

The impacts to the commercial tenancy significantly affect the net leasable area, compromising the commercial viability and overarching intent of the mixed-use nature of the development and zoning of the Site. Similarly, the resultant impact to the residential apartment notably disrupts the configuration of the kitchen and dining spaces.

The proposed setbacks are consistent with the development standards within the Town's Local Planning Scheme No. 3 and Town Centre Redevelopment Guidelines. That is, the nil setbacks are facilitate the development outcomes encouraged by the Town's planning framework and are fundamental to delivering the overall design intent established within the Town Centre Redevelopment Guidelines.

Impacts on Construction Methodology

The proposed development has been architecturally designed, having been informed by civil and structural engineers early in the design phase. The northern boundary wall is proposed to be constructed using pre-cast concrete, being an efficient, clean and non-disruptive method of construction.

Reducing the setbacks to the upper floors create construction complexities for pre-cast concrete, including increased slab depths, transom slabs and reduced ceiling cavities, which, in turn, affects the ability to install HVAC services. The alternative is traditional brickwork or Architectural Framing Systems ('AFS'), both of which will increase construction time and disruption to neighbours.

Stormwater Management

The proposed northern setback is consistent with the standard approach for walls located on a boundary, and is sufficient for managing runoff within the Site. Prior to finalising the development plans, structural and hydraulic advice was provided which confirmed that the location of the boundary wall suitably manage stormwater generation.

Notwithstanding, the Applicant is willing to accept a condition of planning approval which requires a stormwater management plan being submitted to and approve by the Town prior to a building permit being issued.

Reduced Bulk of Awning

The concrete awning is a well-considered and integrated component of the development, playing a crucial role in the overall architectural concept and aesthetic of the project. The solid structure of the awning wrapping around the Silas Street frontage contributes to "bookending" the Town Centre with a high-quality architectural feature. The development outcome proposed for the Site is consistent with the objectives of the Town Centre Redevelopment Guidelines in establishing an attractive street experience. Altering the awning to a lightweight structure compromises the intended architectural integrity of the development and reduces the design quality demonstrated in the current concept.

Not only does the awning serve a critical purpose in architectural design, the awning serves practical purposes (i.e. shade and protection from the elements) for residents and visitors. A

LATERAL PLANNING

lightweight structure would compromise the functionality of the awning, further impacting the well-being of occupants and the usability of the balcony.

Summary

In response to the submissions of the northern neighbour at the August Council meeting, our Client is willing to amend the design to remove of the nib wall and look to treat the northern façade of the boundary wall. These amendments and the requested amendments from the adjoining landowner were carefully considered, balancing the needs of the development, the Town's planning framework and practical construction considerations.

The removal of the nib wall reduces the length of the boundary wall from 24m to 20.9m, representing a 13% reduction in the total wall length. This amendment significantly reduces the perceived bulk and scale from the northern property.

As set out within the attached Meeting Minutes, the adjoining landowner has consistently expressed an interest in purchasing the Site. Our Client is concerned that the neighbour's objections may reflect their own commercial interests in the Site, not the quality or amenity outcome delivered by the development proposal.

We trust that this correspondence provides additional clarity regarding the 'non-negotiable' amendments requested by the northern neighbour and addresses the comments made during the consultation process.

Should you require any further information or clarification in relation to this matter, please contact Adrian Dhue on 0400 411 114.

Yours faithfully,

Adrian Dhue
Lateral Planning

LATERAL PLANNING

Attachment 1

Meeting Minutes – 30 August 2023

LATERAL
PLANNING

Meeting Minutes

Subject:	14 Silas Street, East Fremantle	**Date:**	30 August 2023
Location:	East Fremantle Medical Centre 12 Silas Street, East Fremantle	**Time:**	9:30am – 10:45am
Attendees:	Daniel Hollingworth (DH) Adrian Dhue (AD) Dr Hilary Fine (HF) John Kirkness (JK)	**Job Ref:**	0262

- All parties agree the purpose of the meeting is to discuss the key concerns with the proposed development at 14 Silas Street, East Fremantle and its impact on the adjoining property 12 Silas St, to present to the Architect / Landowner.
- DH discussed the history of the Development Application and previous concepts presented to the Town of East Fremantle Planning Staff. Previous concepts included two (2) storeys building with entire site coverage which were not supported by the Town's Planning Department.
- DH confirmed Lateral Planning's engagement with the project, being post-lodgement and in response to the Request for Additional Information following public advertising.
- HF gave a background to the Main Roads sale of the land. HF provided DH with a copy of a 2020 letter relating to this and explained her serious concerns about the process of the land sale which both herself and IPN/Sonic Health (current tenants) legal team have discussed. HF noted the inconsistent approach to disposal of surplus MRWA land and impact of Council officer advice re potential development in pushing up price land offered to her.
- HF confirmed that there is still a willingness to negotiate to purchase 14 Silas Street, East Fremantle.
- HF explained the Heritage Listing of 12 Silas St and the unresolved unauthorised removal of such and is of the view it may still prove an issue with the application.
- DH confirmed that as an administrative action, amended plans were lodged with the Town on 22 August 2023 to address the Town's request. The amended plans removed the 3.0m nib wall and indicated an area for public art on the boundary wall. Necessary alterations for window positioning to be compliant and not overlooking consulting rooms were discussed.
- DH confirmed that the item has been removed from the 5 September 2023 Town Planning Committee Meeting agenda and is presently scheduled for consideration at the 19 September 2023 Council Meeting. JK and HF strongly support any amended design going through normal Planning Committee process rather than straight to Council.

LATERAL PLANNING

- HF and JK discussed key issues with the proposal, primarily being the bulk and scale of the development and its significant impact on the amenity of the Medical Centre.
- HF and JK expressed issues regarding the land use and building permissibility, particularly in relation to either Vol 1 or 2 of the Scheme or the Town Planning Redevelopment Guidelines. JK acknowledged similarity of single or multiple dwelling form, however any beneficial discretion to allow de-facto single dwelling should be balanced with concessions regarding bulk and setbacks.
- There was robust discussion regarding plot ratio calculations (e.g. inclusion vs exclusion of stairwells). It was agreed that there are different considerations if this was assessed as a single apartment dwelling (applicant's preference) vs two smaller apartment dwellings which are the intentions of Town Centre Redevelopment Guidelines.
  1. It was acknowledged that the consideration of one (1) single apartment or two (2) apartments would have no impact on bulk and scale.
  2. JK expressed position that the proposal is not a multiple dwelling nor therefore a 'Mixed Use' Development.
- DH noted that Lateral Planning has ratified the approach to land use with the Town, concluding that the use is capable of approval. JK noted this contradicted earlier Council Officer advice regarding permissible land use, noting this advice related to a different site and project that DH and AD are not aware of.
- The key issues and requested amendments were discussed at length. A summary of the relevant built form elements is provided below:
  1. Provide a 2.5m setback to the Silas Street frontage. The purpose of this request is to create a continuous street frontage that would be consistent with the EFMC setback, to remain stepping back from the adjacent northern premises towards the street corner and remainder of the street. JK believes this amendment will have minimal impact on NLA of commercial tenancy. All parties agree the building cannot entirely be shifted east due to impact on vehicle access.
  2. Provide a 1.5m setback on the 3rd storey from the common boundary, with cascading landscaping incorporated from the upper alfresco and also to the strip of roof above the second level. The purpose of this request is to "step in" the building, providing increased natural light to the adjacent consulting rooms, reduce the bulk of the building and 'soften' the boundary wall. JK and HF preference would favour a 1.5 metre setback for all storeys and cascading landscaping but at the very least the 3rd storey with a graded set back with the lower storeys.
  3. Provide a minimum ~0.3m setback to the common boundary as one of the potential means of managing significant anticipated stormwater generated on the Site between the two buildings. JK explained that stormwater drainage on the slope of Silas St has been an extensive issue for the corner and roundabout area and council have tried several solutions. JK confirmed onus is on the Applicant to maintain all stormwater onsite.
     - DH reaffirmed that this is an item which is ordinarily dealt with a Building License stage, managed by way of condition imposed on planning approval. Lateral to engage with Client on whether this has been explored and revert to HF and JK.

LATERAL PLANNING

4. Reduce the bulk of the concrete awning on the 3rd level through investigating a more lightweight structure / form due to perceived impact on streetscape and the Medical Centre. JK acknowledged need for effective west sun protection and contribution of an awning to articulation of the building facade.

- DH confirmed the above key issues would be presented to the Applicant and Architect, and thoroughly interrogated prior to lodging amended plans.
- It is noted that any decision is to be made by Council. JK expressed his position and experience as a previous council member in that it is unlikely Council would support the 3-storey boundary wall based on reducing impacts (i.e. building bulk and natural light).
- Subject to the requested amendments being made to their satisfaction, HF and JK will not raise further concerns with or object to the amended design when presented to Council.
  1. HK and JK will need to consider extent / effectiveness of proposed amendments and any alternative amendments.
- HF and JK also confirmed that if the requested amendments are not made, HF and JK would not be supportive of the proposal and will continue to contact Councillors and explore other avenues and object to the proposal.
- All parties agreed to keep dialogue open following this meeting.

Should you require any further information or clarification in relation to this matter, please contact Adrian Dhue on 0400 411 114.

Yours faithfully,

Adrian Dhue
Lateral Planning

Dr Hilary Fine
Owner 12 Silas St
13/9/23

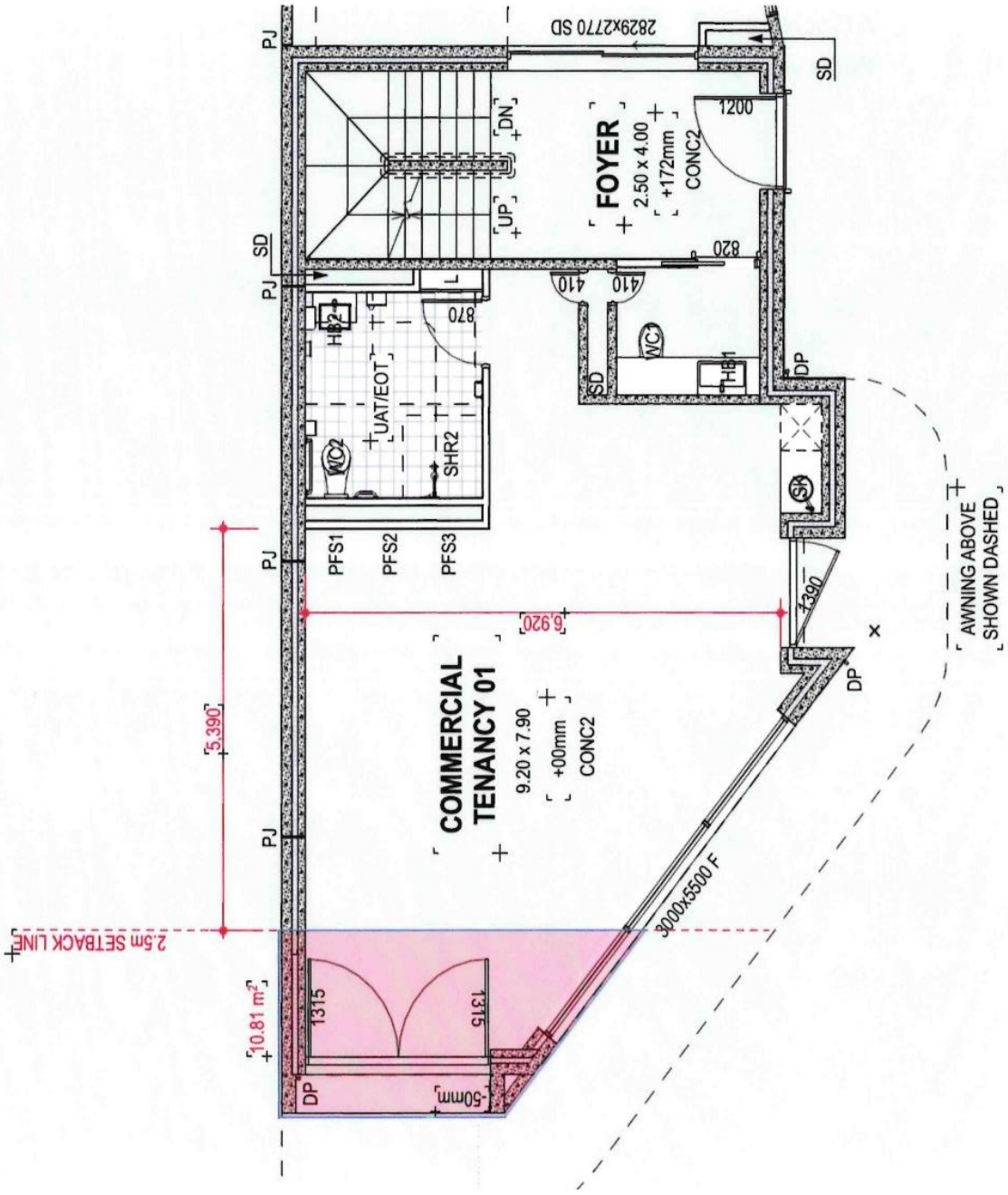
Mr John Kirkness
Architect and Consultant

LATERAL PLANNING

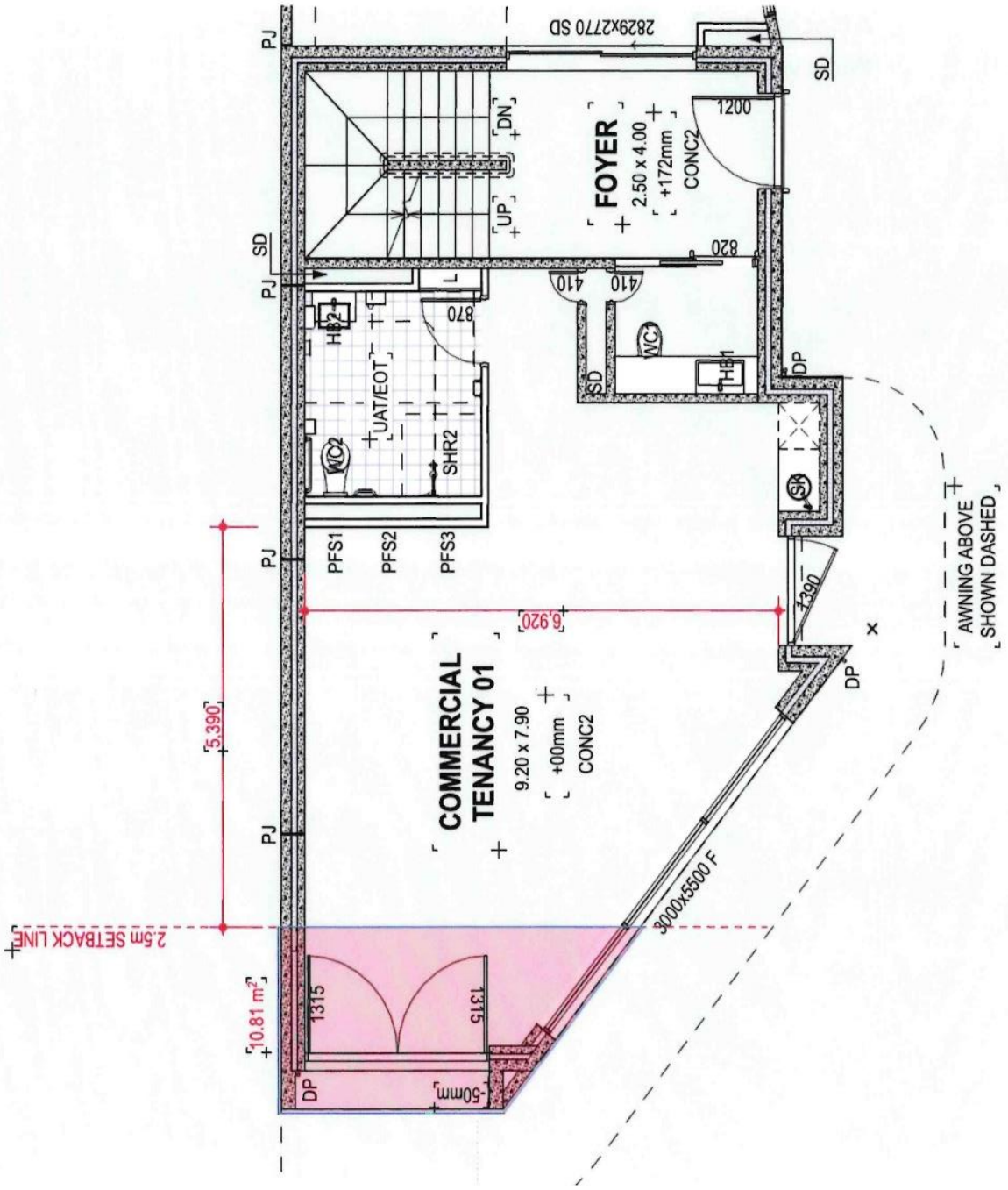
Attachment 2

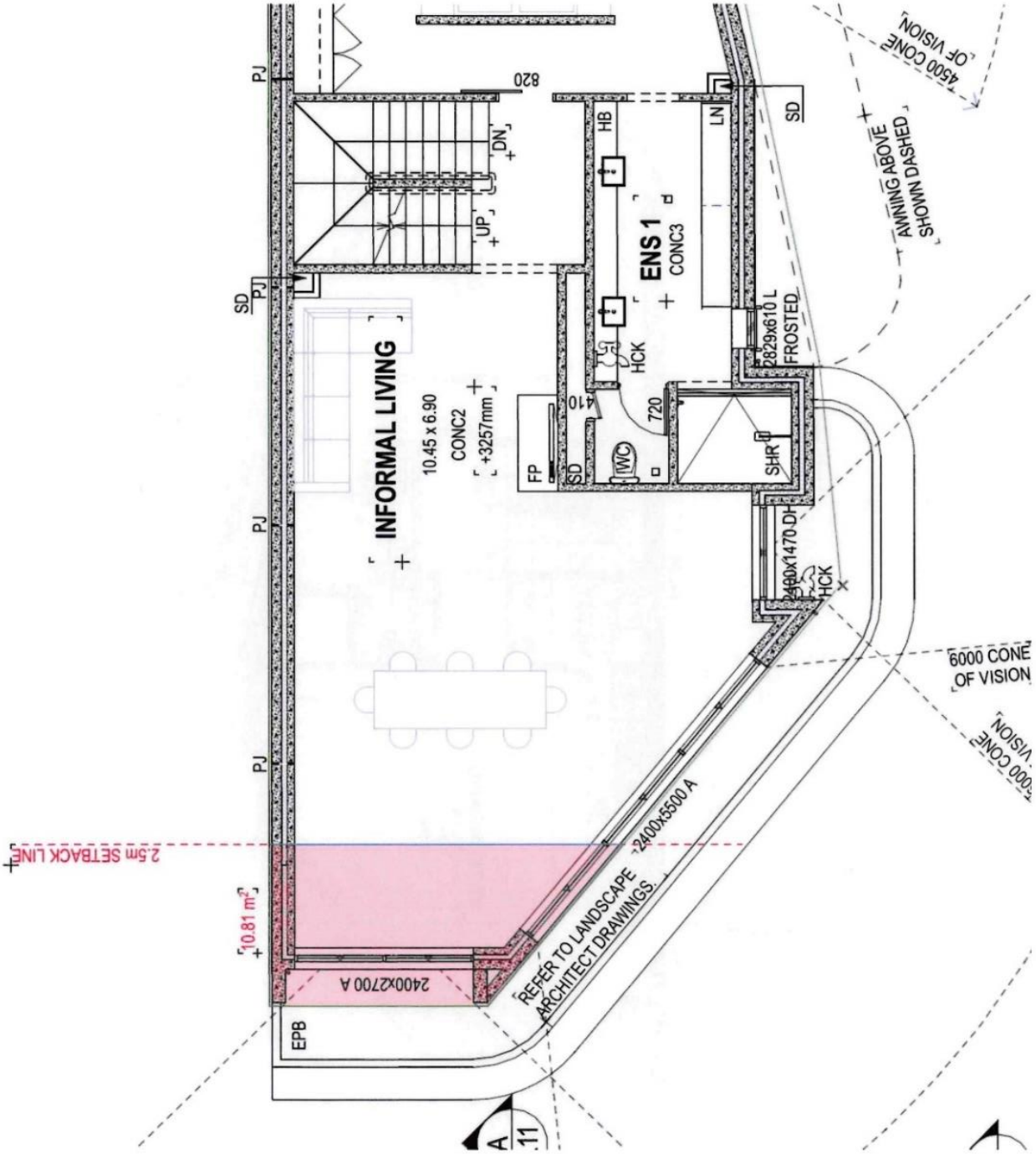
Floor Plan Impacts

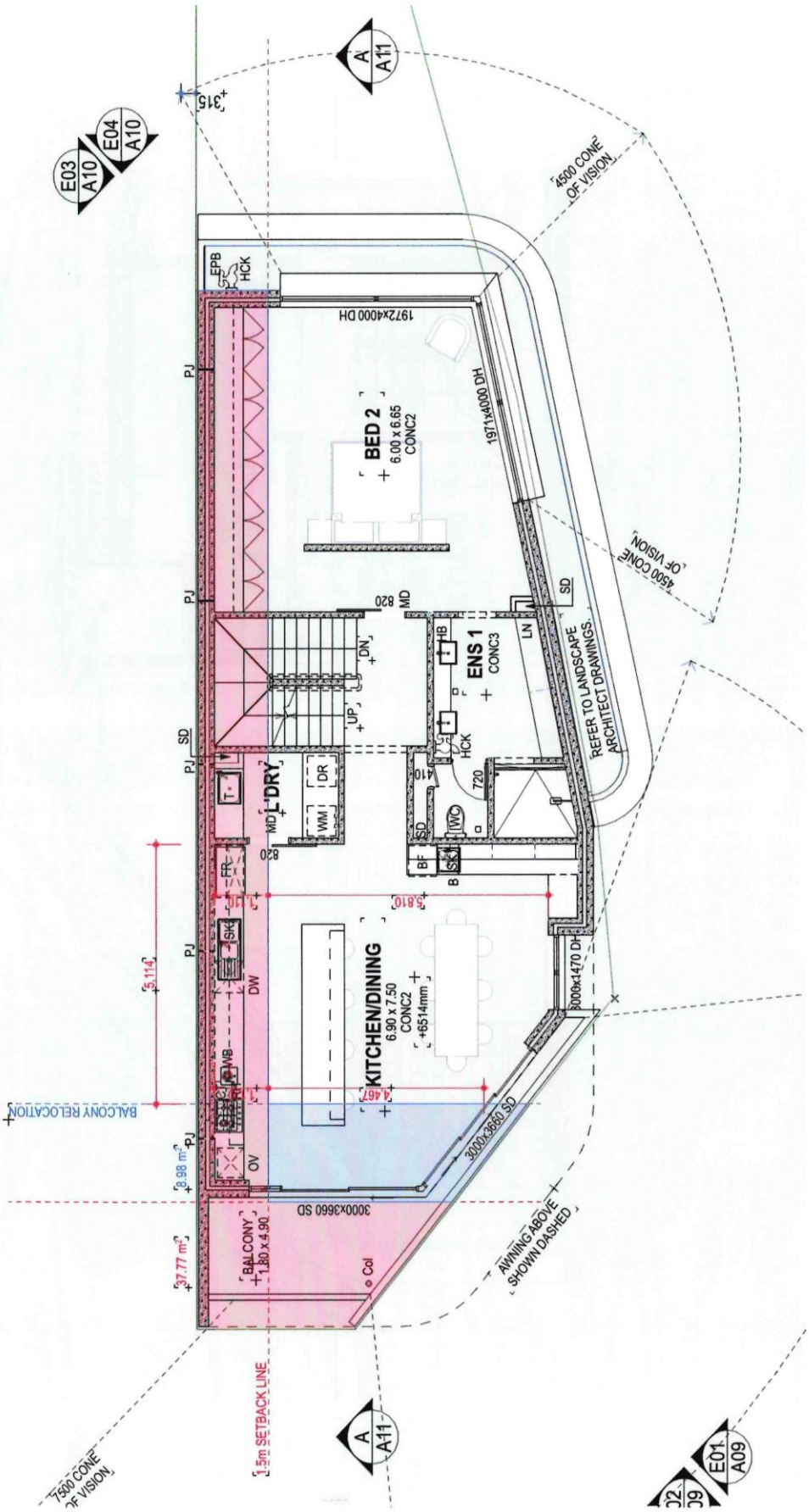
Attachment – 8

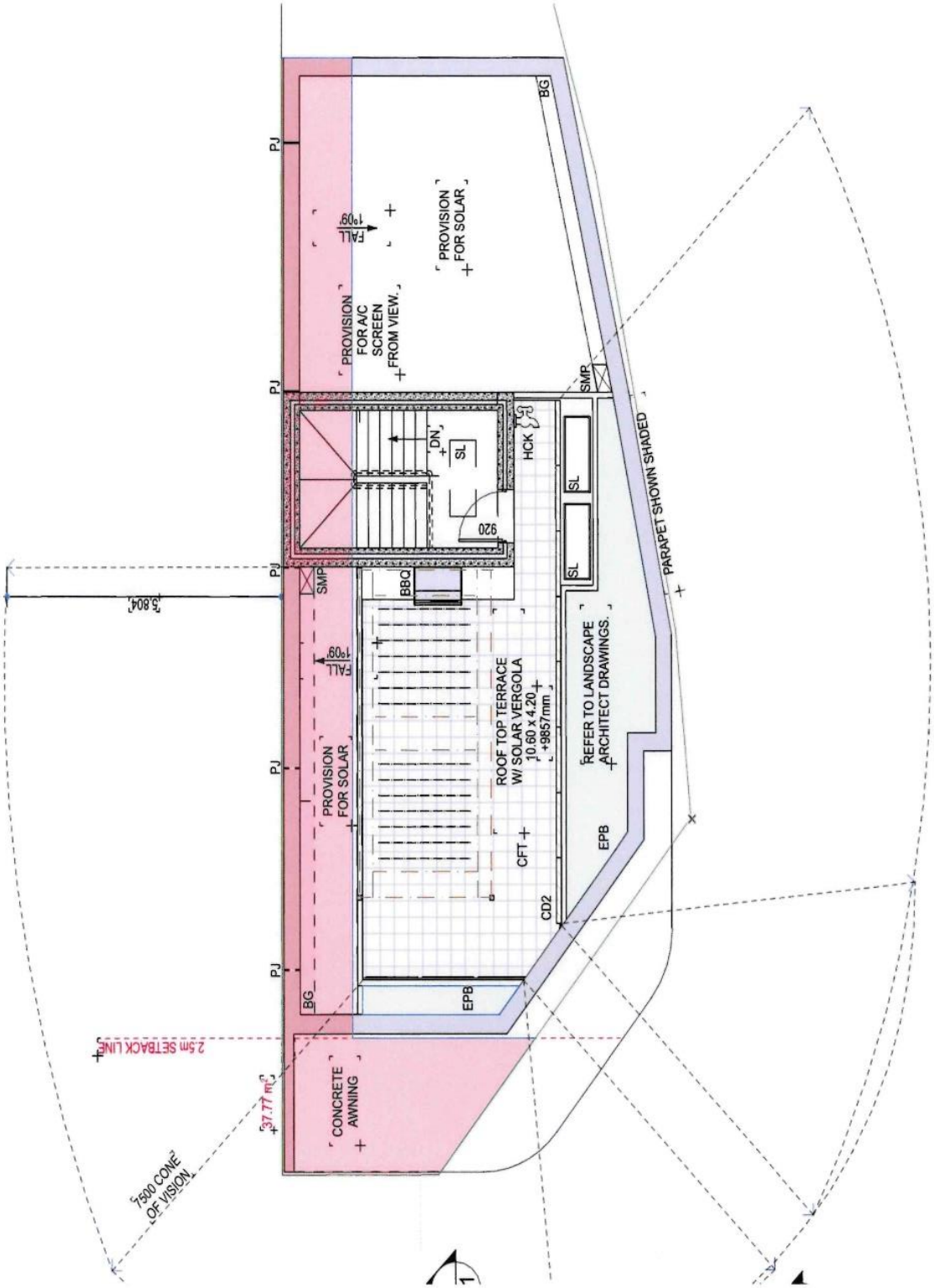


Attachment – 8




INFORMAL LIVING
10.45 x 6.90
CONC2
+3257/mm
ENS 1
CONC3
HB
HCK
FP
SD
WC
410
720
SHR
LN
2829x610 L
FROSTED
2400x1470 DH
820
DN
UP
PJ
EPB
2400x2700 A
10.81 m²
2.5m SETBACK LINE
REFER TO LANDSCAPE
ARCHITECT DRAWINGS
2400x5500 A
6000 CONE
OF VISION
4500 CONE
OF VISION
AWNING ABOVE
SHOWN DASHED
A
.11


E03
A10
E04
A10
A
A11
+315
4500 CONE OF VISION
EPB
HCK
1972x4000 DH
PJ
BED 2
6.00 x 6.65
CONC2
1971x4000 DH
4500 CONE OF VISION
820
MD
SD
DN
UP
HB
ENS 1
CONC3
LN
REFER TO LANDSCAPE ARCHITECT DRAWINGS.
HCK
DR
WM
DRY
T
410
720
WC
SD
BF
SK
B
820
FR
1.110
5.810
SK4
DW
5.114
KITCHEN/DINING
6.90 x 7.50
CONC2
+6514mm
4.467
3000x1470 D
WB
BALCONY RELOCATION
OV
8.98 m²
3000x3660 SD
3000x3660 SD
BALCONY
1.80 x 4.90
37.77 m²
Col
AWNING ABOVE SHOWN DASHED
1.5m SETBACK LINE
7500 CONE OF VISION
A
A11
E01
A09


PROVISION FOR A/C SCREEN FROM VIEW.
PROVISION FOR SOLAR
FALL 1%
PJ
BG
SMP
DN
SL
920
HCK
BBQ
ROOF TOP TERRACE W/ SOLAR VERGOLA
10.60 x 4.20
+9857mm
REFER TO LANDSCAPE ARCHITECT DRAWINGS.
PARAPET SHOWN SHADED
CFT
EPB
CD2
5.804
2.5m SETBACK LINE
37.77 m²
CONCRETE AWNING
7500 CONE OF VISION

PROPOSED ADDITIONAL CONDITIONS OF APPROVAL: 14 SILAS STREET

- The proposed development to be generally reduced in scale to achieve a building with a plot ratio more closely approaching the 1.3 : 1.0 per RD Code Vol.2 requirements, rather than that presently proposed. Application of the following additional conditions of approval to assist in achieving this outcome.
- The northern boundary wall to be reduced to two-storeys, in accordance with the RD Codes Vol.2 requirement.
- Further to the above condition, the proposed third storey to be set in appropriately relative to the northern boundary wall portion (as amended), in accordance with the deemed-to-comply requirements of the RD Codes.
- Further to the above condition, a 'green roof' above the two-storey boundary wall portion to be incorporated to the amended development, to beautify the appearance of the building in a sustainable way for the visual benefit of the affected northern neighbour and East Fremantle Town Center generally.
- The front elevation of the proposed development be setback to align with the setback of the forward office portion of the East Fremantle Medical Center (2.5 metres), including deletion of any north boundary blade wall portion forward of this setback line.
- The 3 metre length of northern boundary wall at the eastern end of the building to be removed from the proposal, with alternative means to achieve Building Code fire separation applied to the rear face of the building.
- Further to the above condition, the rear-facing picture windows to the upper level bedrooms be set back from the northern boundary line, with appropriate vertical screening to prevent overlooking into EFMC consulting rooms.
- The 'top hat' awning presently proposed to the upper level of the building at the Silas Street frontage be deleted and an alternative awning structure of lightweight construction replace this, to be contained within the lot boundaries.
- The entire north boundary wall structure be set back or alternatively dealt with to provide for capture of stormwater hitting the proposed boundary wall surface and discharging onto the neighbouring Lot 594, to be disposed of on the applicant's own site in accordance with associated condition/s.
- Consideration be given to the real impact of groundwater run-off down the hill to the north where captured by the full length basement boundary wall and extensive grouting to the ground under No.12 Silas Street to effect excavation. Demonstrated achievement of acceptable impacts on the neighbouring property to be provided by appropriately qualified professionals.
- Provision to be made for high quality artistic / material treatment of the obtrusive north boundary wall where highly visible as approached down Silas Street and from the front of the EFMC. This treatment to be conditioned and appropriately bonded as part of any approval, to the satisfaction of Council, in consultation with the affected northern neighbour.
- All the above conditions to be met to the satisfaction of the Council, prior to the issue of a Building Permit.

Community Engagement Checklist

Development Application P027/23 –14 Silas Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	**Regulatory Services**			
Stakeholders				
Stakeholders to be Considered *Please highlight those to be targeted during engagement*	Aged	☐	Ratepayers (all / targeted)	☐
	Businesses	☐	Residents (all / targeted)	☒
	Children (*School / Playground*)	☐	Service Providers	☐
	Community Groups	☐	Unemployed	☐
	Disabled People	☐	Visitors	☐
	Environmental	☐	Volunteers	☐
	Families	☐	Workers	☐
	Govt. Bodies	☐	Youth	☐
	Indigenous	☐		☐
	Neighbouring LGs	☐		☐
Staff to be notified:	Office of the CEO	☐	Councillors	☐
	Corporate Services	☐	Consultants	☐
	Development Services	☐		☐
	Operational (Parks/Works)	☐		☐

Community Engagement Plan			
Methods	**Responsible**	**Date Due**	**Reference / Notes**
1.1 E News	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.2 Email Notification	☐ Relevant Officer	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.3 Website	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.4 Facebook	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.5 Advert – Newspaper	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.6 Fact Sheet	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
1.7 Media Rel/Interview	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
2.1 Information Stalls	☐ Relevant Officer	Click or tap to enter a date.	☐ Click or tap here to enter text.
2.2 Public Meeting/Forum	☐ Executive Direction	Click or tap to enter a date.	☐ Click or tap here to enter text.
2.3 Survey/Questionnaire	☐ Relevant Officer	Click or tap to enter a date.	☐ Click or tap here to enter text.
3.1 Focus Groups	☐ Executive Direction	Click or tap to enter a date.	☐ Click or tap here to enter text.
3.2 Referendum/Ballot	☐ Executive Direction	Click or tap to enter a date.	☐ Click or tap here to enter text.
3.3 Workshop	☐ Relevant Officer	Click or tap to enter a date.	☐ Click or tap here to enter text.
4.1 Council Committee	☐ Executive Direction	Click or tap to enter a date.	☐ Click or tap here to enter text.
4.2 Working Group	☐ Executive Direction	Click or tap to enter a date.	☐ Click or tap here to enter text.
*Statutory Consultation	☒ Relevant Officer	15/05/2023	☒ Advertised to 39 surrounding properties
#Heritage Consultation	☐ Regulatory Services	Click or tap to enter a date.	☐ Click or tap here to enter text.
^Mail Out (note: timelines)	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
	☐	Click or tap to enter a date.	☐ Click or tap here to enter text.

Attachment – 10

	☐	Click or tap to enter a date.	☐ Click or tap here to enter text.
Evaluation			
Summary of…		**Date Due**	**Completed / Attached**
Feedback / Results/ Outcomes / Recommendations		15/05/2023	
Outcomes Shared			
Methods	**Responsible**	**Date Due**	**Reference / Notes**
E-Newsletter	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
Email Notification	☐ Relevant Officer	Click or tap to enter a date.	☐ Click or tap here to enter text.
Website	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
Facebook	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
Media Release	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
Advert – Newspaper	☐ Communications	Click or tap to enter a date.	☐ Click or tap here to enter text.
	☐		
	☐		
Notes			

13 REPORTS – FINANCE

Reports start on the next page

13.1 MONTHLY FINANCIAL REPORT 31 OCTOBER 2023

Report Reference Number	OCR-2438
Prepared by	Phil Garoni, Finance Manager
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting date	Tuesday, 21 November 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Monthly Financial Report for the month ended 31 October 2023 containing the Statements of Financial Activity and Financial Position

PURPOSE

The purpose of this report is to present to the Council the Monthly Financial Report (containing the Statement of Financial Activity by Nature and Type and Statement of Financial Position) for the month ended 31 October 2023. A Capital Works report has been incorporated into the workbook.

EXECUTIVE SUMMARY

A Monthly Financial Report workbook has been prepared to provide an overview of key financial activity.

The State Government has recently amended regulation 34 of the *Local Government (Financial Management) Regulations 1996* to require the Statement of Financial Activity to be presented according to nature or type classification.

Regulation 35 also requires local governments to prepare a monthly Statement of Financial Position. This has now been inserted into the Monthly Financial Report.

A Capital Works Report is presented detailing committed expenditure against budgets. This report is used to assess the clearance rate of capital projects.

BACKGROUND

Presentation of a monthly financial report to Council is both a statutory obligation and good financial management practice that:

a. demonstrates the Town's commitment to managing its operations in a financially responsible and sustainable manner.
b. provides timely identification of variances from budget expectations for revenues and expenditures and identification of emerging opportunities or changes in economic conditions.
c. ensures proper accountability to the ratepayers for the use of financial resources.

Financial information that is required to be reported to Council monthly includes:

a. operational financial performance against budget expectations.
b. explanations for identified variances from expectations.
c. financial position of the Town at the end of each month.

Understanding the Financials

When reading the financial information/statements, variances (deviations from budget expectations) are classified as either:

a. Favourable variance (F)
b. Unfavourable variance (U)
c. Timing variance (T)

A timing variance relates to a budgeted revenue or expense that has not occurred at the time it was expected, but which is still expected to occur with the budget year. That is, the financial transaction will still occur, but just in a different month. This timing difference may require for the year-to-date budget to be amended for future periods.

A realised favourable or unfavourable variance is different to a timing variance. It represents a genuine difference between the actual and budgeted revenue or expenditure item.

A realised favourable variance on a revenue item is a positive outcome as it increases the projected budget surplus. An unfavourable variance on a revenue item has the opposite effect, resulting in a decrease to the projected budget result.

A realised favourable variance on an expenditure item may have either of two causes – one being a saving because the outcome was achieved for lesser cost, which has the effect of increasing the projected budget result. The other cause may be that the proposed expenditure may not have been undertaken and is not expected to be incurred in that financial year. Whilst this may seem positive from the financial position perspective, it may not be a positive outcome for the community if the service or project is not delivered.

If a realised favourable or unfavourable variance is material in value, a recommendation will be provided to Council to amend the budget.

CONSULTATION

Budget Managers are provided with a monthly Responsible Officer Report for review and reporting of budget variances.

STATUTORY ENVIRONMENT

Section 6.4 of the *Local Government Act 1995* and Regulation 34 of *the Local Government (Financial Management) Regulations 1996* detail the form and way a local government is to prepare its Statement of Financial Activity.

Regulation 35 of the *Local Government (Financial Management) Regulations 1996* requires a monthly Statement of Financial Position to be prepared.

Expenditure from the municipal fund not included in the annual budget must be authorised in advance by an absolute majority decision of Council pursuant to section 6.8 of the *Local Government Act 1995*.

Fees and charges are imposed in accordance with section 6.16 of the *Local Government Act 1995.* Fees and charges imposed outside of the Annual Budget require an absolute majority decision of Council and must give local public notice of the new fees pursuant to section 6.19 of the *Local Government Act 1995*.

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

Material variances are disclosed in the Statement of Financial Activity.

As part of the adopted 2023/24 Budget, Council adopted the following thresholds as levels of material variances for financial reporting:

> *That in accordance with regulation 34 (5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2023/24 for reporting material variances shall be:*
>
> *a) 10% of the amended budget; or*
> *b) $10,000 of the amended budget;*
> *whichever is greater.*

In addition, that the material variance limit be applied to total revenue and expenditure for each Nature and Type classification and capital income and expenditure in the Statement of Financial Activity.

STRATEGIC IMPLICATIONS

The monthly financial report is the key financial reporting mechanism to Council, to provide oversight of the financial management of the local government. This ties into the Strategic Community Plan as follows:

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

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Inadequate oversight of the financial position of the Town may result in adverse financial trends	Rare (1)	Major (4)	Low (1-4)	FINANCIAL IMPACT $50,000 - $250,000	Manage by monthly review of financial statements and key financial information
Inadequate monitoring of grant funding and expenditure resulting in incorrect income transfers	Possible (3)	Moderate (3)	Moderate (5-9)	FINANCIAL IMPACT $250,001 - $1,000,000	Manage by updating the internal grants register and contract liabilities register each month

RISK MATRIX

Consequence / Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	**5**	**Moderate (5)**	**High (10)**	**High (15)**	**Extreme (20)**	**Extreme (25)**
Likely	**4**	**Low (4)**	**Moderate (8)**	**High (12)**	**High (16)**	**Extreme (20)**
Possible	**3**	**Low (3)**	**Moderate (6)**	**Moderate (9)**	**High (12)**	**High (15)**
Unlikely	**2**	**Low (2)**	**Low (4)**	**Moderate (6)**	**Moderate (8)**	**High (10)**
Rare	**1**	**Low (1)**	**Low (2)**	**Low (3)**	**Low (4)**	**Moderate (5)**

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	9
Does this item need to be added to the Town's Risk Register	Yes
Is a Risk Treatment Plan Required	No

SITE INSPECTION

Not applicable.

COMMENT

This report presents the Statement of Financial Activity by Nature and Type for the month ending 31 October 2023.

The following is a summary of headline numbers from the attached financial report, and explanations for variances is provided in Note 1 of the workbook:

	Original Budget	Current Budget	YTD Budget	YTD Actuals
Opening Surplus	**378,508**	**751,732**	**751,732**	**751,732**
Operating Revenue	11,974,645	12,060,122	10,187,986	10,368,294
Operating Expenditure	(12,611,283)	(12,832,804)	(4,416,691)	(4,099,089)
Capital Expenditure	(22,424,516)	(24,361,581)	(11,884,301)	(10,370,834)
Capital Income	16,151,762	17,499,447	8,942,019	7,878,342
Financing Activities	4,449,554	4,839,695	(14,687)	(374,163)
Non-Cash Items	2,081,330	2,048,188	722,177	712,367
Closing Surplus/(Deficit)	**0**	**4,799**	**4,288,235**	**4,866,650**

The Executive Summary in the workbook provides an overview of key indicators for the month. Further comments are provided below:

- Rate Notices were issued on the 19 July. The Town receipted $8.18M in rates and charges revenue (including rates, ESL, service charges) by the end of October, equating to 74.5% of total rates and charges paid.
- End of year accounting process for 2022/23 are completed with an end of year surplus of $751,732 because of revenue recognition of grants.
- Capital works has yet to substantially commence in 2023/24, with work continuing the EF Oval Redevelopment Project. Expenditure recognised in 2023/24 against the EF Oval Project is $10.08M, bringing the total Project Costs to Date to $23.09M, representing 66.76% of the total Project Budget.

CONCLUSION

Council is requested to receive the Monthly Financial Report for the month ended October 2023.

13.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution Choose an item.Click or tap to enter a date.

OFFICER RECOMMENDATION:

That Council:

1. **receives the Monthly Financial Report for the month ended 31 October 2023, as presented as attachment 1 to this report, inclusive of:**
   - **(i) Statement of Financial Activity by Nature and Type**
   - **(ii) Statement of Financial Position**
   - **(iii) Capital Expenditure Report**

2. notes the unrestricted municipal surplus of $4,866,650 for the month ended 31 October 2023.

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE

MONTHLY FINANCIAL REPORT

(Containing the Statements of Financial Activity and Financial Position)

For the period ended 31 October 2023

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

TABLE OF CONTENTS

Key Information		2
Statement of Financial Activity		4
Statement of Financial Position		5
Note 1	Explanation of Material Variances	6
Note 2	Statement of Financial Activity Information	7
Note 3	Cash & Cash Investments	8
Note 4	Reserve Accounts	9
Note 5	Capital Acquisitons	10
Note 6	Disposal of Assets	11
Note 7	Receivables	12
Note 8	Rate Revenue	13
Note 9	Borrowings	14
Note 10	Grants & Contributions	15
Note 11	Budget Amendments	16

TOWN OF EAST FREMANTLE
FOR THE PERIOD ENDED 31 OCTOBER 2023

KEY INFORMATION

Funding Surplus or Deficit Components

Funding surplus / (deficit)

	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
Opening	$0.75 M	$0.75 M	$0.75 M	$0.00 M
Closing	$0.00 M	$4.29 M	$4.87 M	$0.58 M

Refer to Statement of Financial Activity

Cash and cash equivalents

	$18.09 M	% of total
Unrestricted Cash	$7.31 M	40.4%
Restricted Cash	$10.78 M	59.6%

Refer to 3 - Cash and Cash Investments

Payables

	$4.95 M	% Outstanding
Trade Payables	$4.39 M	
0 to 30 Days		0.0%
Over 30 Days		0.0%
Over 90 Days		0.0%

Receivables

	$0.08 M	% Collected
Rates Receivable	$2.80 M	74.5%
Trade Receivable	$0.08 M	% Outstanding
Over 30 Days		40.6%
Over 90 Days		21.3%

Refer to 7 - Receivables

Key Operating Activities

Amount attributable to operating activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$1.28 M	$6.49 M	$6.98 M	$0.49 M

Refer to Statement of Financial Activity

Rates Revenue

		% Variance
YTD Actual	$9.08 M	
YTD Budget	$9.08 M	(0.1%)

Refer to 8 - Rate Revenue

Grants and Contributions

		% Variance
YTD Actual	$0.36 M	
YTD Budget	$0.28 M	26.0%

Refer to 10 - Grants and Contributions

Fees and Charges

		% Variance
YTD Actual	$0.69 M	
YTD Budget	$0.68 M	2.1%

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
($6.86 M)	($2.94 M)	($2.49 M)	$0.45 M

Refer to Statement of Financial Activity

Proceeds on sale

		%
YTD Actual	$0.04 M	
Adopted Budget	$0.20 M	(79.9%)

Refer to 6 - Disposal of Assets

Asset Acquisition

		% Spent
YTD Actual	$0.24 M	
Adopted Budget	$0.67 M	(63.8%)

Refer to 5 - Capital Acquisitions

Capital Grants

		% Received
YTD Actual	$7.84 M	
Adopted Budget	$17.29 M	(54.7%)

Refer to 5 - Capital Acquisitions

Key Financing Activities

Amount attributable to financing activities

Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. $ (b)-(a)
$4.84 M	($0.01 M)	($0.37 M)	($0.36 M)

Refer to Statement of Financial Activity

Borrowings

Principal repayments	($0.00 M)
Interest expense	$0.00 M
Principal due	$0.10 M

Refer to 9 - Borrowings

Reserves

Reserves balance	$2.99 M
Interest earned	$0.00 M

Refer to 4 - Cash Reserves

Report Preparation

Prepared by:	Manager Finance
Reviewed by:	Executive Manager Corporate Services
Date Prepared:	13/11/2023

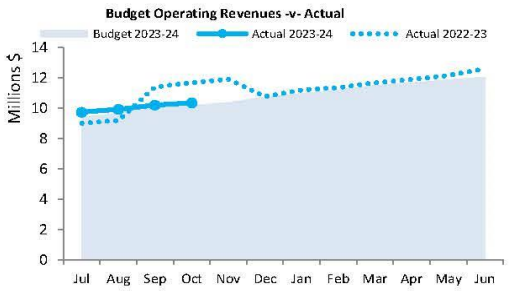
This information is to be read in conjunction with the accompanying Financial Statements and notes.

TOWN OF EAST FREMANTLE
FOR THE PERIOD ENDED 31 OCTOBER 2023

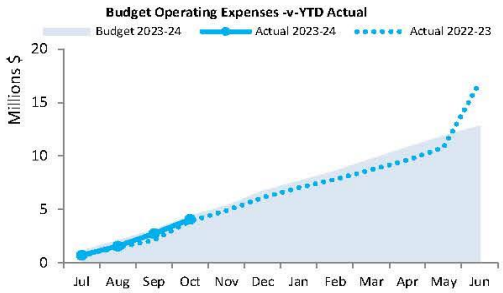
KEY INFORMATION - GRAPHICAL

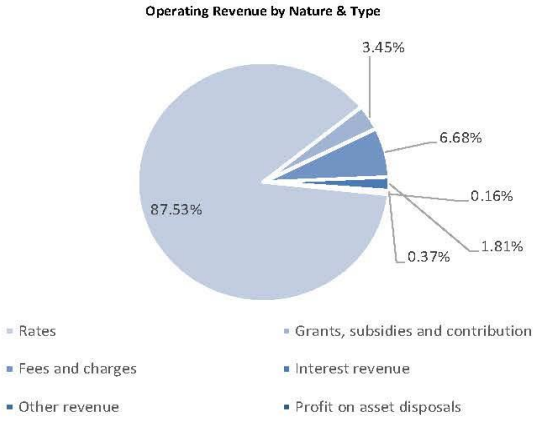
OPERATING ACTIVITIES

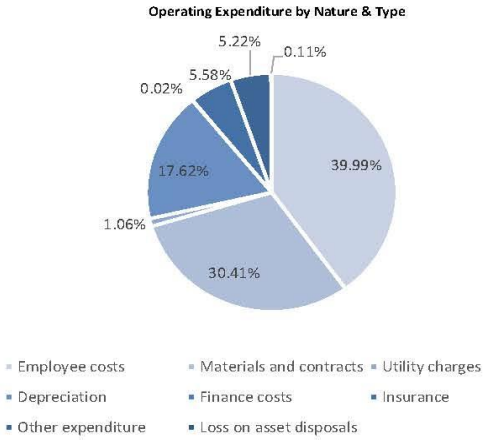
OPERATING REVENUE



OPERATING EXPENSES

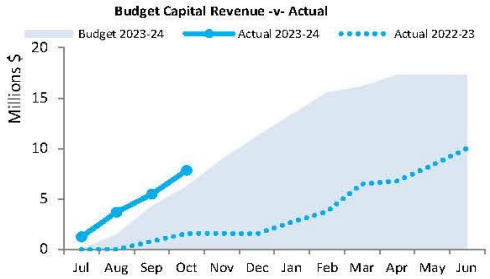




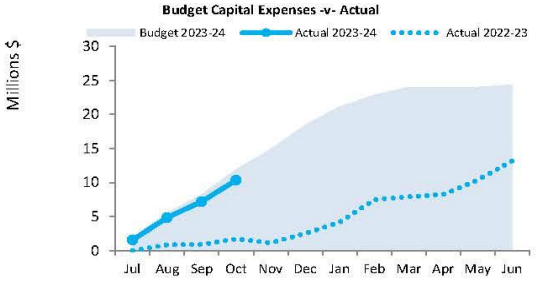


INVESTING ACTIVITIES

CAPITAL REVENUE



CAPITAL EXPENSES



Closing funding surplus / (deficit)

This information is to be read in conjunction with the accompanying Financial Statements and Notes.

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2023

	Note	Current Budget (a)	YTD Budget (b)	YTD Actual (c)	Variance* $ (c) - (b)	Variance* % ((c) - (b))/(b)	Var.
		$	$	$	$	%	
OPERATING ACTIVITIES							
Revenue from operating activities							
Rates	8	9,095,009	9,082,078	**9,075,610**	(6,468)	(0.07%)	
Grants, subsidies and contributions	10	855,580	283,420	**357,244**	73,824	26.05%	▲
Fees and charges		1,559,751	678,675	**692,926**	14,251	2.10%	▲
Interest revenue		389,440	129,813	**187,855**	58,042	44.71%	▲
Other revenue		42,000	14,000	**38,524**	24,524	175.17%	▲
Profit on asset disposals	6	118,342	0	**16,135**	16,135	0.00%	▲
		12,060,122	**10,187,986**	**10,368,294**	180,308	1.77%	
Expenditure from operating activities							
Employee costs		(4,969,094)	(1,765,650)	**(1,639,214)**	126,436	7.16%	▼
Materials and contracts		(4,234,800)	(1,294,547)	**(1,246,474)**	48,073	3.71%	▼
Utility charges		(257,950)	(85,983)	**(43,259)**	42,724	49.69%	▼
Depreciation		(2,166,530)	(722,177)	**(722,177)**	0	0.00%	
Finance costs		(134,490)	0	**(1,003)**	(1,003)	0.00%	
Insurance		(258,240)	(258,240)	**(228,833)**	29,407	11.39%	▼
Other expenditure		(811,700)	(290,094)	**(213,779)**	76,315	26.31%	▼
Loss on asset disposals	6	0	0	**(4,350)**	(4,350)	0.00%	
		(12,832,804)	**(4,416,691)**	**(4,099,089)**	317,602	7.19%	
Non-cash amounts excluded from operating activities	2(b)	2,048,188	722,177	**712,367**	(9,810)	(1.36%)	
Amount attributable to operating activities		**1,275,506**	**6,493,472**	**6,981,572**	488,100	7.52%	
INVESTING ACTIVITIES							
Proceeds from capital grants, subsidies and contributions	10	17,294,491	8,894,319	**7,837,197**	(1,057,122)	(11.89%)	▼
Proceeds from disposal of assets	6	204,956	47,700	**41,145**	(6,555)	(13.74%)	▼
Payments for property, plant and equipment	5	(23,602,581)	(11,797,301)	**(10,127,402)**	1,669,899	14.15%	▼
Payments for construction of infrastructure	5	(759,000)	(87,000)	**(243,432)**	(156,432)	(179.81%)	▲
Amount attributable to investing activities		**(6,862,134)**	**(2,942,282)**	**(2,492,492)**	449,790	15.29%	
FINANCING ACTIVITIES							
Proceeds from new debentures	9	4,800,000	0	**0**	0	0.00%	
Transfer from reserves	4	1,622,214	6,493	**6,493**	0	0.00%	
Repayment of borrowings	9	(72,634)	(1,225)	**(1,225)**	0	0.00%	
Payments for principal portion of lease liabilities		(49,807)	(19,955)	**(19,955)**	0	0.00%	
Transfer to reserves	4	(1,460,078)	0	**(359,475)**	(359,475)	0.00%	▼
Amount attributable to financing activities		**4,839,695**	**(14,687)**	**(374,163)**	(359,475)	(2447.54%)	
MOVEMENT IN SURPLUS OR DEFICIT							
Surplus or deficit at the start of the financial year		751,732	751,732	**751,732**	0	0.00%	
Amount attributable to operating activities		1,275,506	6,493,472	**6,981,572**	488,100	7.52%	▲
Amount attributable to investing activities		(6,862,134)	(2,942,282)	**(2,492,492)**	449,790	15.29%	▲
Amount attributable to financing activities		4,839,695	(14,687)	**(374,163)**	(359,475)	(2447.54%)	▼
Surplus or deficit after imposition of general rates		**4,799**	**4,288,235**	**4,866,650**	578,415	13.49%	▲

KEY INFORMATION

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

* Refer to Note 1 for an explanation of the reasons for the variance.

This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL POSITION
FOR THE PERIOD ENDED 31 OCTOBER 2023

	Note	30 June 2023	31 October 2023
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	14,631,561	18,093,093
Trade and other receivables		741,694	3,258,168
Contract assets		6,829	6,829
Other assets		160,902	
TOTAL CURRENT ASSETS		15,540,986	21,358,090
NON-CURRENT ASSETS			
Trade and other receivables		96,650	94,675
Other financial assets		81,490	81,490
Investment in associate		1,502,543	1,502,543
Property, plant and equipment		41,422,143	50,845,265
Infrastructure		45,730,099	45,914,489
Right-of-use assets		208,607	208,607
TOTAL NON-CURRENT ASSETS		89,041,532	98,647,069
TOTAL ASSETS		104,582,518	120,005,159
CURRENT LIABILITIES			
Trade and other payables		4,750,979	4,949,593
Other liabilities		6,642,115	7,789,313
Lease liabilities		44,114	24,159
Borrowings	9	5,068	3,843
Employee related provisions		757,227	760,619
Other provisions	11	268,434	268,434
TOTAL CURRENT LIABILITIES		12,467,937	13,795,961
NON-CURRENT LIABILITIES			
Lease liabilities		198,300	198,300
Borrowings	9	94,112	94,112
Employee related provisions		125,624	125,624
TOTAL NON-CURRENT LIABILITIES		418,036	418,036
TOTAL LIABILITIES		12,885,973	14,213,997
NET ASSETS		**91,696,545**	**105,791,162**
EQUITY			
Retained surplus		38,746,160	52,487,795
Reserve accounts	4	2,638,933	2,991,915
Revaluation surplus		50,311,452	50,311,452
TOTAL EQUITY		**91,696,545**	**105,791,162**

This statement is to be read in conjunction with the accompanying notes.

Movement in Equity	**14,094,617**
Explained by:	
Amount attributed to operating activities	6,969,653
Proceeds from capital activities	7,477,946
Net reserves movement	(352,983)
	14,094,617

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2023

1 EXPLANATION OF MATERIAL VARIANCES

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date actual materially.
The material variance adopted by Council for the 2023-24 year is $10,000 or 10.00% whichever is the greater.

Description	Var. $	Var. %	Var.	Timing / Permanent	Explanation
	$	%			
Revenue from operating activities					
Rates	(6,468)	(0.07%)		Timing	No material variance
Grants, subsidies and contributions	73,824	26.05%	▲	Timing	Commonwealth Home Support Program was received in advance
Fees and charges	14,251	2.10%	▲	Timing	No material variance
Interest revenue	58,042	44.71%	▲	Timing	Interest on municipal investments higher than expected at this point in time. Interest received from rates higher than budgeted.
Other revenue	24,524	175.17%	▲	Timing	Unbudgeted Workcover compensation claims
Profit on asset disposals	16,135	0.00%	▲	Timing	No material variance
Expenditure from operating activities					
Employee costs	126,436	7.16%	▼	Timing	Favourable
Materials and contracts	48,073	3.71%	▼	Timing	Favourable - Waste services
Utility charges	42,724	49.69%	▼	Timing	Favourable
Depreciation	0	0.00%		No variance	
Finance costs	(1,003)	0.00%		Timing	No material variance
Insurance	29,407	11.39%	▼	Timing	Favourable
Other expenditure	76,315	26.31%	▼	Timing	South West Group contribution not paid yet $26k Councillor training not yet expended $18k ESL contribution for the Town's properties not received for payment $14k Along with expenditure to date on Regional Waste Management and Building service levy below expected budget by $15.5k
Loss on asset disposals	(4,350)	0.00%		No variance	
Non-cash amounts excluded from operating activities	(9,810)	(1.36%)		Timing	No material variance
Investing Activities					
Proceeds from capital grants, subsidies and contributions	(1,057,122)	(11.89%)	▼	Timing	See Note 10 Grants & Contributions for more detailed information
Proceeds from disposal of assets	(6,555)	(13.74%)	▼	No variance	
Payments for property, plant and equipment	1,669,899	14.15%	▼	Timing	See Note 5 Capital Acquisitions for more detailed information
Payments for construction of infrastructure	(156,432)	(179.81%)	▲	Timing	See Note 5 Capital Acquisitions for more detailed information
Financing Activities					
Proceeds from new debentures	0	0.00%		No variance	
Transfer from reserves	0	0.00%		No variance	
Repayment of borrowings	0	0.00%		No variance	
Payments for principal portion of lease liabilities	0	0.00%		No variance	
Transfer to reserves	(359,475)	0.00%	▼	Timing	Transfers to Reserves occuring before budgeted; Transfer to Strategic Waste Reserve $180k Transfer to EF Oval Redevelopment Reserve $179k
Surplus or deficit at the start of the financial year	0	0.00%		Permanent	Pending finalisation of annual report
Surplus or deficit after imposition of general rates	578,415	13.49%	▲	Timing	Due to variances described above

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 OCTOBER 2023

2 STATEMENT OF FINANCIAL ACTIVITY INFORMATION

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

	Note	Current Budget Closing 30 June 2024	Last Year Closing 30 June 2023	Year to Date 31 October 2023
Current assets		$	$	$
Cash and cash equivalents	3	4,822,524	14,631,561	18,093,093
Trade and other receivables		252,401	741,694	3,258,168
Contract assets	8	0	6,829	6,829
Other assets	8	52,099	160,902	0
		5,127,024	15,540,986	21,358,090
Less: current liabilities				
Trade and other payables	9	(1,854,815)	(4,750,979)	(4,949,593)
Other liabilities	11	(71,910)	(6,642,115)	(7,789,313)
Lease liabilities	10	0	(44,114)	(24,159)
Borrowings	9	(4,825,570)	(5,068)	(3,843)
Employee related provisions	11	(675,173)	(757,227)	(760,619)
Other provisions	11	(43,530)	(268,434)	(268,434)
		(7,470,998)	(12,467,937)	(13,795,961)
Net current assets		**(2,343,974)**	**3,073,049**	**7,562,129**
Less: Total adjustments to net current assets	2(c)	2,348,773	(2,321,317)	(2,695,480)
Closing funding surplus / (deficit)		**4,799**	**751,732**	**4,866,650**

(b) Non-cash amounts excluded from operating activities

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

Non-cash amounts excluded from operating activities		Current Budget	YTD Budget (a)	YTD Actual (b)
		$	$	$
Adjustments to operating activities				
Less: Profit on asset disposals	6	(118,342)	0	(16,135)
Add: Depreciation		2,166,530	722,177	722,177
- Pensioner deferred rates		0	0	1,975
Total non-cash amounts excluded from operating activities		**2,048,188**	**722,177**	**712,367**

(c) Current assets and liabilities excluded from budgeted deficiency

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

		Current Budget Opening 30 June 2024	Last Year Closing 30 June 2023	Year to Date 31 October 2023
		$	$	$
Adjustments to net current assets				
Less: Reserve accounts	4	(2,476,797)	(2,638,933)	(2,991,916)
- Current portion of borrowings	9	4,825,570	5,068	3,843
- Current portion of lease liabilities	10	0	44,114	24,159
- Current provision for equity contribution - Investment in Associate			268,434	268,434
Total adjustments to net current assets	2(a)	**2,348,773**	**(2,321,317)**	**(2,695,480)**

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

TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

3 CASH AND CASH INVESTMENTS

Description	Unrestricted	Restricted	Total Cash	Institution	Risk Rating (LT)	Interest Rate	Maturity Date
	$	$	$				
Cash Deposits							
Municipal Bank Account	96,927	0	96,927	CBA	AA-		At Call
Municipal Bonds & Deposits Account	561,271	0	561,271	CBA	AA-		At Call
Cash On Hand	800	0	800	Petty Cash/Till Float			On Hand
Term Deposits							
Pooled (Muni, Reserves, Bonds and Grants)			3,404,769	NAB	AA-	4.85%	Jan 24
Pooled (Muni, Reserves, Bonds and Grants)			2,014,860	CBA	AA-	4.69%	Dec 23
Pooled (Muni, Reserves, Bonds and Grants)			2,000,000	SUNCORP	A-	4.85%	Dec 23
Pooled (Muni, Reserves, Bonds and Grants)	6,652,867	10,781,228	2,014,466	NAB	AA-	4.90%	Dec 23
Pooled (Muni, Reserves, Bonds and Grants)			3,000,000	SUNCORP	A-	4.81%	Jan 24
Pooled (Muni, Reserves, Bonds and Grants)			2,000,000	CBA	AA-	4.13%	Nov 23
Pooled (Muni, Reserves, Bonds and Grants)			3,000,000	NAB	AA-	4.90%	Jan 24
Total	**7,311,865**	**10,781,228**	**18,093,093**			**4.76%**	
Comprising							
Cash and cash equivalents	7,311,865	10,781,228	18,093,093				
	7,311,865	**10,781,228**	**18,093,093**				

Financial assets at amortised cost held with registered financial institutions are listed in this note other financial assets at amortised cost are provided in Note 4 - Other assets.

Comments/Notes - Investments and Cash Deposits

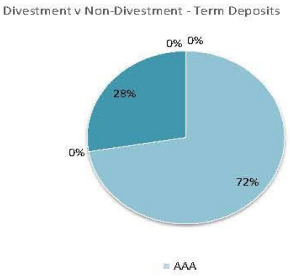
INSTITUTION	$	(LT) RISK	%
COMMONWEALTH BANK	$4,673,059	AA-	25.83%
CBA (GREEN/ESTGD TD)	$0	AA-	0.00%
NATIONAL AUST. BANK	$8,419,235	AA-	46.53%
SUNCORP	$5,000,000	AA-	27.64%
WESTPAC	$0	AA-	0.00%
	$18,092,293		**100.00%**

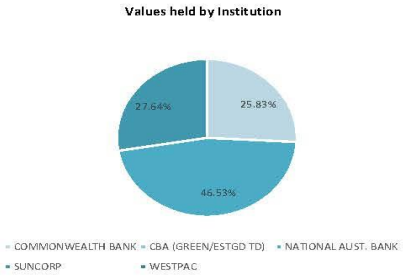
(LT) RISK RATING	PORTFOLIO	$	%
AAA	MAX 100%	$0	0%
AA-	MAX 100%	$13,092,293	72%
AA (GREEN TERM DEPOSITS)	MAX 100%	$0	0%
A- (DIVESTMENT)	MAX 100%	$5,000,000	28%
BBB+ (DIVESTMENT)	MAX 80%	$0	0%
		$18,092,293	100%

The Town obtains quotes from three (3) financial institutions prior to placing investments. This ensures the Town is receiving the best return on investment possible. The amount the Town invests is dependent on cash flow requirements for business operations and capital works for upcoming months. As the financial year progresses, the Town's cash holdings decreases which means less investment of Municipal funds.

The current monetary policy imposed by the Reserve Bank of Australia (RBA) is driving the interest rate environment.

The Town's investment policy precludes investing in term deposits for more than 12 months.

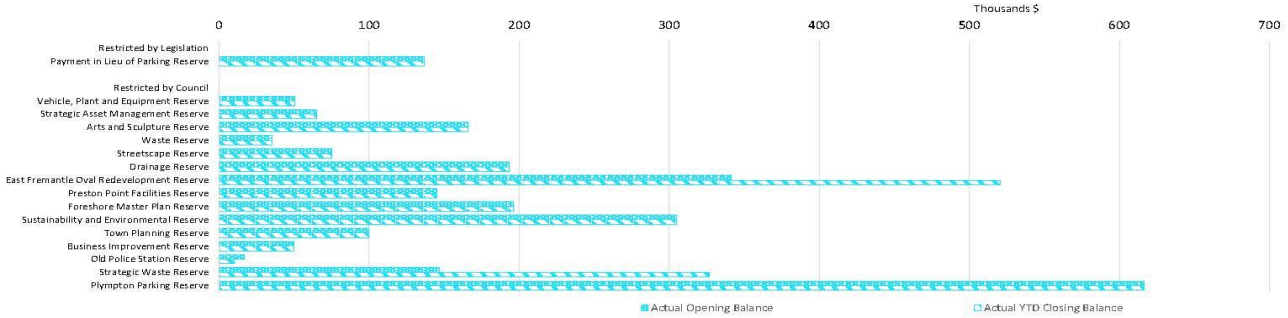




TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

4 RESERVE ACCOUNTS

	ORIGINAL				CURRENT							
Reserve name	Budget Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Actual Opening Balance	Actual Transfers In (+)	Actual Transfers Out (-)	Actual YTD Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by Legislation												
Payment in Lieu of Parking Reserve	137,010	0	0	137,010	137,010	0	0	137,010	137,010	0	0	137,010
Restricted by Council												
Vehicle, Plant and Equipment Reserve	50,407	0	0	50,407	50,407	0	(50,407)	0	50,407	0	0	50,407
Strategic Asset Management Reserve	64,920	0	0	64,920	64,920	0	0	64,920	64,920	0	0	64,920
Arts and Sculpture Reserve	165,664	30,000	(45,000)	150,664	165,664	30,000	(45,000)	150,664	165,664	0	0	165,664
Waste Reserve	35,000	0	0	35,000	35,000	0	0	35,000	35,000	0	0	35,000
Streetscape Reserve	75,000	0	0	75,000	75,000	0	0	75,000	75,000	0	0	75,000
Drainage Reserve	216,000	0	0	216,000	193,293	0	(60,000)	133,293	193,293	0	0	193,293
East Fremantle Oval Redevelopment Reserve	532,641	936,111	(688,879)	779,873	341,431	936,111	(688,879)	588,663	341,431	179,475	(0)	520,906
Preston Point Facilities Reserve	65,290	0	(30,000)	35,290	145,290	0	(125,000)	20,290	145,290	0	0	145,290
Foreshore Master Plan Reserve	213,618	0	0	213,618	196,344	0	0	196,344	196,344	0	0	196,344
Sustainability and Environmental Reserve	304,723	133,830	(310,000)	128,553	304,723	133,830	(310,000)	128,553	304,723	0	0	304,723
Town Planning Reserve	100,000	50,000	0	150,000	100,000	50,000	0	150,000	100,000	0	0	100,000
Business Improvement Reserve	50,000	100,000	0	150,000	50,000	100,000	0	150,000	50,000	0	0	50,000
Old Police Station Reserve	16,500	30,137	(16,244)	30,393	16,500	30,137	(16,244)	30,393	16,500	0	(6,493)	10,007
Strategic Waste Reserve	146,684	180,000	(326,684)	0	146,684	180,000	(326,684)	0	146,684	180,000	0	326,684
Plympton Parking Reserve	616,666	0	0	616,666	616,667	0	0	616,667	616,667	0	0	616,667
	2,790,123	**1,460,078**	**(1,416,807)**	**2,833,394**	**2,638,933**	**1,460,078**	**(1,622,214)**	**2,476,797**	**2,638,933**	**359,475**	**(6,493)**	**2,991,916**



TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

5 CAPITAL ACQUISITIONS

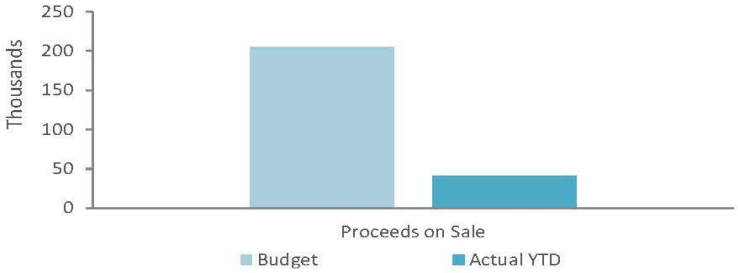
	Account Description	Adopted Budget	Current Budget	YTD Budget	YTD Actual	Order Value	Total Actual	Variance (Under)/Over	Completion	Comments
		$	$				$	$		
Plant & Equipment		**706,200**	**806,564**	**0**	**38,341**	**42,364**	**80,705**	**725,859**	**5%**	
E04629	VW Tiguan SUV (CEO)	46,200	46,200	0	0	0	0		0%	Vehicle sold, not for replacement
E04629	Mitsubishi Eclipse Cross (EMCS)	40,000	40,000	0	0	0	0		0%	
E07405	Ford Focus Trend Sedan (EV vehicle)	40,000	40,000	0	38,341	0	38,341		96%	EV arrived Aug 2023
E08607	Vehicle Replacement CHSP	0	42,364	0	0	42,364	42,364		0%	
E10648	VW Golf Alltrack Wagon (EMRS)	40,000	40,000	0	0	0	0		0%	
E11716	Mustang R165 Skidsteer	75,000	75,000	0	0	0	0		0%	Looking into prices, to order Dec 2023
E11716	Ford Ranger Single Cab Ute	35,000	35,000	0	0	0	0		0%	
E11716	Cage Trailer	5,000	5,000	0	0	0	0		0%	Trailer delivered Nov 2023
E11716	Works Supervisor Ute	0	28,000	0	0	0	0		0%	
E11720	Torro Master 7000	0	30,000	0	0	0	0		0%	
E11685	Public Art	45,000	45,000	0	0	0	0		0%	
E12810	Upgrade Street Lights LED Project	310,000	310,000	0	0	0	0		0%	Progressing with Western Power
E12812	Isuzu 4.5T Tipper	70,000	70,000	0	0	0	0		0%	Quotes being sought, order to be placed Dec 2023
Furniture & Equipment		**25,000**	**44,500**	**0**	**0**	**0**	**0**	**44,500**	**0%**	
E04634	Furniture & Equipment - IT Equipment - Capex - New - Administration	25,000	25,000	0	0	0	0		0%	
E04635	EV Charging Station	0	19,500	0	0	0	0		0%	
Buildings		**21,021,316**	**22,838,517**	**11,884,301**	**10,176,361**	**11,359,644**	**21,536,005**	**1,302,512**	**45%**	
E14604	Buildings - Depot Administration Building and Surrounds	0	87,000	87,000	87,300	0	87,300		100%	
E14605	Buildings - Specialised - Capex - Renewal - Unclassified Property	80,000	53,000	0	0	54,200	54,200		0%	Works locked in to commence Sept 2023
E11623	Buildings - EFJFF and EFJCC Clubroom - Henry Jeffrey Pavillion	0	15,000	0	0	0	0		0%	
E11736	EF Yacht Club - Dinghy Storage and Training Facility CSRFF Cont.	30,000	30,000	0	0	30,552	30,552		0%	
E11738	Buildings - East Fremantle Oval Precinct Redevelopment	19,776,296	21,571,808	11,797,301	10,076,858	11,200,121	21,276,778		47%	
E11747	East Fremantle Oval Precinct - Advanced trees and bushes	20,000	20,000	0	0	0	0		0%	Works to commence Nov 2023
E11746	East Fremantle Oval Precinct - Off Leash Dog Exercise Area	195,020	195,020	0	0	0	0		0%	Works to commence Nov 2023
E11739	Buildings - Specialised - Capex - Fremantle Women's Football Club	920,000	866,689	0	12,404	74,771	87,175		1%	Building contract out to tender Aug 2023. To Council Nov 2023
Infrastructure - roads		**80,000**	**80,000**	**0**	**3,280**	**1,919**	**5,199**	**74,801**	**4%**	
INF620R	Road Pavement Surface - Renewal - General Allocation	80,000	80,000	0	990	1,919	2,909		1%	
E12840	Road Renewal - Marmion St - East St	0	0	0	2,290	0	2,290		0%	2022/23 project
Infrastructure - drainage		**100,000**	**100,000**	**0**	**17,601**	**0**	**17,601**	**82,399**	**18%**	
E12833	Capex - Drainage Rationalisation - Foreshore	100,000	100,000	0	17,601	0	17,601		18%	Works undertaken in Oct 2023
Infrastructure - parks & ovals		**207,000**	**207,000**	**0**	**6,802**	**20,502**	**27,304**	**179,696**	**3%**	
E11743	Infrastructure - Parks & Ovals - Playground - Various Upgrades	20,000	20,000	0	0	0	0		0%	Equipment being ordered Sept 2023
E11742	Infrastructure - Parks & Ovals - Retic Controllers	32,000	32,000	0	0	0	0		0%	Orders placed, installation Nov 2023
E11741	Infrastructure - Parks & Ovals - Retic Upgrades	70,000	70,000	0	3,000	10,327	13,327		4%	Works completed Gourley Park, other works to commence Sept 2023
E11726	Infrastructure - Parks & Ovals - Bores and Pumps - Stratford Street Park	50,000	50,000	0	0	0	0		0%	Works to begin Oct 2023
E11734	Capex - BBQ Replacement	10,000	10,000	0	0	10,175	10,175		0%	Order placed, to be delivered Nov 2023
E11735	Capex - Bench Seats - Various Locations	15,000	15,000	0	0	0	0		0%	Order placed
E11745	Infrastructure - Parks & Ovals - Ancillary - Drink Fountains	10,000	10,000	0	3,802	0	3,802		38%	Order placed
Infrastructure - car parks		**15,000**	**15,000**	**0**	**6,150**	**0**	**6,150**	**8,850**	**41%**	
INF660R	Carparks - General Allocation	15,000	15,000	0	6,150	0	6,150		41%	
Infrastructure - footpaths		**270,000**	**270,000**	**0**	**122,299**	**63,648**	**185,947**	**84,053**	**45%**	
E12740	Footpath Renewal - Clayton St	55,000	55,000	0	56,576	(57,400)	(824)		103%	Works completed Nov 2023
	Footpath Renewal - Clayton St (west side)	115,000	115,000	0	0	115,000	115,000		0%	Works completed Nov 2023
E12801	George Street - general paving repairs	30,000	30,000	0	0	0	0		0%	Works to commence Nov 2023
E12837	Footpaths - Canning Highway (south side), between Bedford and Moss	70,000	70,000	0	65,723	6,048	71,770		94%	Completed Aug 2023
		22,424,516	**24,361,581**	**11,884,301**	**10,370,834**	**11,488,077**	**21,858,911**	**2,502,670**	**43%**	

- Total Actual < Current Budget
- No Current Budget
- No YTD Actual
- Total Actual > Current Budget

TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

6 DISPOSAL OF ASSETS

Asset Ref.	Asset description	Budget Net Book Value	Budget Proceeds	Budget Profit	Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
		$	$	$	$	$	$	$	$
	Plant and equipment								
PEMV273	CEO Vehicle	14,360	36,700	22,340	0	14,360	30,495	16,135	0
PEMV272	EMRS Vehicle	8,658	24,000	15,342	0	0	0	0	0
PEMV268	EMCS Vehicle	5,682	21,000	15,318	0	0	0	0	0
PEMV264	PEHO Vehicle (Pooled Vehicle)	0	11,000	11,000	0	15,000	10,650	0	(4,350)
PEMV265	Isuzu 4.5T Tipper	20,000	30,000	10,000	0	0	0	0	0
PE278	Mustang R165 Skidsteer	37,914	37,914	0	0	0	0	0	0
PEMV262	Ford Ranger Single Cab Ute	0	11,200	11,200	0	0	0	0	0
PEMV266	Works Supervisor Vehicle	0	21,142	21,142	0	0	0	0	0
PE268	Toro Z Master 7000	0	12,000	12,000	0	0	0	0	0
		86,614	**204,956**	**118,342**	**0**	**29,360**	**41,145**	**16,135**	**(4,350)**



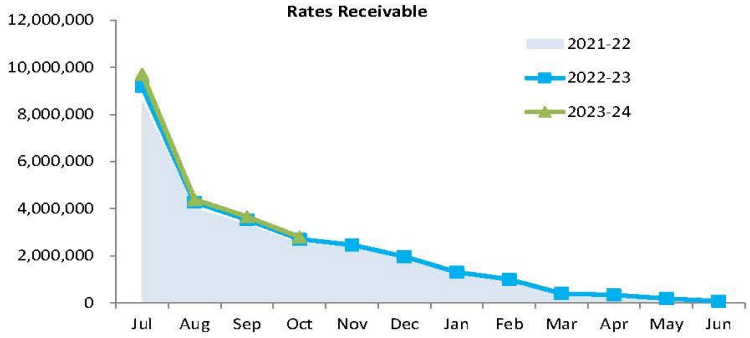
TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

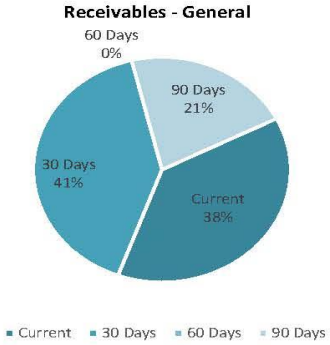
7 RECEIVABLES

Rates receivable	30 Jun 2023	31 Oct 2023
	$	$
Opening arrears previous years	44,860	77,232
Levied this year	10,504,457	10,900,341
Less - collections to date	(10,472,085)	(8,176,153)
Net rates collectable	**77,232**	**2,801,421**
% Collected		74.5%

Other Receivables	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$
Receivables - general	5,831	6,227	0	3,264	15,322
Receivables - infringements					54,240
East Fremantle Lawn & Tennis Club					15,000
Total receivables general outstanding					**84,561**

Amounts shown above include GST (where applicable)



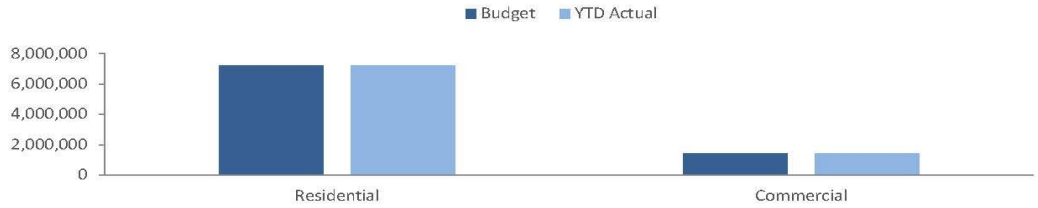


TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

8 RATE REVENUE

General rate revenue

				Budget			YTD Actual		
	Rate in $ (cents)	Number of Properties	Rateable Value	Rate Revenue	Reassessed Rate Revenue	Total Revenue	Rate Revenue	Reassessed Rate Revenue	Total Revenue
RATE TYPE				$	$	$	$	$	$
Gross rental value									
Residential	0.068930	2,964	104,528,640	7,205,159	19,399	7,224,558	7,205,159	0	7,205,159
Commercial	0.116840	119	12,322,745	1,439,790	0	1,439,790	1,439,790	0	1,439,790
Sub-Total		**3,083**	**116,851,385**	**8,644,949**	**19,399**	**8,664,348**	**8,644,949**	**0**	**8,644,949**
Minimum payment	**Minimum Payment $**								
Gross rental value									
Residential	1,243.00	336	4,962,640	417,648	0	417,648	417,648	0	417,648
Commercial	1,859.00	7	79,940	13,013	0	13,013	13,013	0	13,013
Sub-total		**343**	**5,042,580**	**430,661**	**0**	**430,661**	**430,661**	**0**	**430,661**
Total						**9,095,009**			**9,075,610**



TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

9 BORROWINGS

Repayments - borrowings

Information on borrowings			New Loans		Principal Repayments		Principal Outstanding		Interest Repayments	
Particulars	**Loan No.**	**1 July 2023**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**	**Actual**	**Budget**
		$	$	$	$	$	$	$	$	$
EF Oval Precinct Redevelopment	185	0	0	4,800,000	0	(72,634)	0	4,727,366	0	121,333
SMRC - Administration Building*	2-6	99,180	0	0	(1,225)	0	97,955	99,180	0	0
Total		**99,180**	**0**	**4,800,000**	**(1,225)**	**(72,634)**	**97,955**	**4,826,546**	**0**	**121,333**
Current borrowings		3,843					3,843			
Non-current borrowings		95,337					94,112			
		99,180					**97,955**			

All debenture repayments were financed by general purpose revenue.
* The SMRC Administration Building loan is funded from the participants quarterly contributions towards the Office Project. The Town's share of liability is 5.41%.

New borrowings 2023-24

Particulars	Amount Borrowed Actual	Amount Borrowed Budget	Institution	Loan Type	Term Years	Total Interest & Charges	Interest Rate	Amount (Used) Actual	Amount (Used) Budget	Balance Unspent
	$	$				$	%	$	$	$
EF Oval Precinct Redevelopment	0	4,800,000	WATC	Fixed	20	3,131,329	4.82	0	4,800,000	0
	0	**4,800,000**				**3,131,329**		**0**	**4,800,000**	**0**

A firm loan quote has been executed and the loan funding date is 1 November 2023.

Unspent borrowings

The Town has no unspent debenture funds as at 30th June 2023, nor is it expected to have unspent funds as at 30th June 2024.

TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

10 GRANTS, SUBSIDIES AND CONTRIBUTIONS

OPERATING CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Program	Grant Provider	Purpose of Grant	Original Budget Revenue	Current Budget Revenue	YTD Budget	YTD Revenue Actual
			$	$	$	$
General Purpose Funding						
Grants Commission - General	WALGGC	Untied - General Purpose	191,670	8,596	2,149	2,149
Grants Commission - Roads	WALGGC	Untied - Road	85,665	4,665	1,166	1,166
Education and Welfare						
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	668,578	668,578	222,860	334,423
Carers Association of WA	Carers Association of WA	Carers Week Activity		0	0	700
Recreation and Culture						
East Fremantle Festival	Port Authority/LotteryWest	East Fremantle Festival Funding	38,000	38,000	38,000	7,273
Sea Wall Works	DBCA	Foreshore Erosion Control and Seawalls	0	75,000	0	10,623
CHRMAP Funding			0	17,046	0	0
Community Amenities						
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	4,100	4,100	0	0
Better Bins - GO:FOGO	State Government		0	7,550	0	911
Transport						
Direct Grant	Main Roads	Direct Grant	19,245	19,245	19,245	0
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	4,800	4,800	0	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	8,000	8,000	0	0
			1,020,058	**855,580**	**283,420**	**357,244**

CAPITAL GRANTS, SUBSIDIES AND CONTRIBUTIONS

Program	Grant Provider	Purpose of Grant	Original Budget Revenue	Current Budget Revenue	YTD Budget	YTD Revenue Actual
Recreation and Culture			$	$	$	$
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	14,053,237	14,690,969	8,499,688	7,508,559
East Fremantle Oval Redevelopment	Lotterywest	Towards a multi-use community space and nature playground	672,530	1,305,147	327,286	327,286
East Fremantle Oval Redevelopment	AFL Facilities Fund		250,000	250,000	0	0
East Fremantle Oval Redevelopment	East Fremantle Football Club	Contribution for joinery works	0	58,706	0	0
Fremantle City Womens Football Club	State Government	Election Commitment	800,000	775,738	0	1,353
Fremantle City Womens Football Club	Soccer Club Contribution		120,000	120,000	0	0
Transport						
Federal Government Stimulus Payment (Phase 4)	Department of Infrastructure	Local Roads and Community Infrastructure Program	84,181	84,181	67,345	0
Administration						
Charge Up Project	State Government - Department of Mines, Industry Regulation and Safety	Town Hall EV Charger	0	9,750	0	0
			15,979,948	**17,294,491**	**8,894,319**	**7,837,197**

TOWN OF EAST FREMANTLE
SUPPLEMENTARY INFORMATION
FOR THE PERIOD ENDED 31 OCTOBER 2023

11 BUDGET AMENDMENTS

Amendments to original budget since budget adoption. Surplus/(Deficit)

Description	Date	Increase / (Decrease) to Net Surplus	Amended Budget Running Balance
		$	$
Annual Budget Adoption			0
General Purpose Grants - Grants Commission	15 Aug 23	-191,670	-191,670
General Purpose Grants (Roads) - Grants Commission	15 Aug 23	-85,665	-277,335
EF Oval Redevelopment Project			
Capex - EF Oval Redevelopment	15 Aug 23	-1,271,806	-1,549,141
DLGSC Grant - EF Oval Redevelopment	15 Aug 23	1,394,962	-154,179
LotteryWest Grant - EF Oval Redevelopment	15 Aug 23	158,620	4,441
AFL Facilities Funding	15 Aug 23	-95,518	-91,077
Loan Borrowings	15 Aug 23	0	-91,077
Transfer to EF Oval Redevelopment Reserve	15 Aug 23	-148,068	-239,145
Transfer from EF Oval Redevelopment Reserve	15 Aug 23	67,802	-171,343
Fremantle Womens Soccer Club Project			
Capex - Fremantle Womens Soccer Club Project	15 Aug 23	53,311	-118,032
Non-Operating Grants and Contributions	15 Aug 23	-122,184	-240,216
Transfer from Preston Point Reserve	15 Aug 23	80,000	-160,216
Seawall Reinstatement Works			
Operating Grants - Sea Wall Works	15 Aug 23	75,000	-85,216
Foreshore Erosion Control and Seawalls	15 Aug 23	-75,000	-160,216
General			
EFBC Operating Subsidy	15 Aug 23	-22,000	-182,216
Election Expenses	15 Aug 23	-40,000	-222,216
Town Planning Consulting	15 Aug 23	-28,474	-250,690
CHRMAP Funding	15 Aug 23	17,046	-233,644
Strategic and Business Planning Consultancy	15 Aug 23	-17,000	-250,644
Insurance Expenses - Administration	15 Aug 23	14,983	-235,661
Mooring Jetty Maintenance	15 Aug 23	-40,000	-275,661
Better Bins Funding	15 Aug 23	7,550	-268,111
Plant and Equipment - Light Fleet	15 Aug 23	-28,000	-296,111
Plant and Equipment - Mobile Plant	15 Aug 23	-30,000	-326,111
Proceeds from Sale of Plant	15 Aug 23	33,142	-292,969
Transfer from Plant Reserve	15 Aug 23	50,407	-242,562
Rates and Services Billing			
Rates Levied	15 Aug 23	1,627	-240,935
Swimming Pool Inspection Fees	15 Aug 23	7,565	-233,370
Commercial Waste Charges	15 Aug 23	2,177	-231,193
Additional Residential Waste Charges	15 Aug 23	4,509	-226,684
Sporting Club Waste Charges	15 Aug 23	935	-225,749
Financial Assistance Grants			
General Purpose Grants - Grants Commission	19 Sep 23	8,596	-217,153
General Purpose Grants (Roads) - Grants Commission	19 Sep 23	4,665	-212,488
Depot hardstand extension and drainage			
Capex - Depot hardstand extension and drainage	19 Sep 23	-87,000	-299,488
Capex - Buildings (general)	19 Sep 23	27,000	-272,488
Transfer from Drainage Reserve	19 Sep 23	60,000	-212,488
EV Charger			
Capex - EV charger	19 Sep 23	-19,500	-231,988
Non-Operating Grants and Contributions	19 Sep 23	9,750	-222,238
Henry Jeffrey Pavilion			
Capex - Henry Jeffrey Pavilion	19 Sep 23	-15,000	-237,238
Transfer from Preston Point Reserve	19 Sep 23	15,000	-222,238
General			
Strategic and Business Planning Consultancy	19 Sep 23	-14,030	-236,268
Plant and Equipment - Light Fleet			
Plant and Equipment - CHSP	19 Sep 23	-42,364	-278,632
DLGSC Grant - EF Oval Redevelopment	17 Oct 23	-757,230	-1,035,862
LotteryWest Grant - EF Oval Redevelopment	17 Oct 23	473,997	-561,865
AFL Facilities Funding	17 Oct 23	95,518	-466,347
Non-Operating Grants and Contributions	17 Oct 23	97,922	-368,425
Capex - EF Oval Redevelopment	17 Oct 23	-523,706	-892,131
Transfer from EF Oval Redevelopment Reserve	17 Oct 23	465,000	-427,131
Non-Operating Contribution - EFFC	17 Oct 23	58,706	-368,425
Interest Earnings - Reserves	17 Oct 23	200,000	-168,425
Transfer to EF Oval Redevelopment Reserve	17 Oct 23	-200,000	-368,425
23/24 Budget Opening Surplus	**378,508**		
23/24 Actual B/F Surplus (as per AFS)	**751,732**	**373,224**	**4,799**

13.2 ACCOUNTS FOR PAYMENT OCTOBER 23

Report Reference Number	OCR-2427
Prepared by	Natalie McGill Senior Finance Officer
Supervised by	Phil Garoni Finance Manager
Meeting date	Tuesday, 21 November 2023
Voting requirements	Simple Majority
Documents tabled	
Attachments	

1. List of Accounts for Payment – October 2023

PURPOSE

That Council, in accordance with regulation 13(1) of the Local Government (Financial Management) Regulations 1996, receives the list of payments made under delegated authority for the month ending 31 October 2023.

EXECUTIVE SUMMARY

Council has an executive role in receiving the list of payments pursuant to Regulation 13(1) of the Local Government (Financial Management) Regulations 1996. It is therefore recommended that Council receives the List of Accounts paid for the period 1 October to 31 October 2023, 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 are itemised lists of all payments made under delegated authority during the said period.

The bulk of payments are processed by electronic funds transfer (EFT) with the exception of occasional reimbursements and refunds.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT

Regulation 13: Local Government (Financial Management) Regulations 1996 (as amended) requires local governments to prepare a list of payments made under delegated authority to be prepared and presented to Council monthly.

A new regulation has been added to the Local Government (Financial Management) Regulations 1996 to increase transparency and accountability in local government, through greater oversight of incidental spending.

Regulation 13A covers purchasing cards issued by local governments to their employees. Purchasing cards use a local government approved line of credit that allows for the timely payment of goods and services acquired in the ordinary course of business.

Purchasing cards include the following:

- business or corporate credit cards
- debit cards
- store cards
- fuel cards
- taxi cards

Other than debit cards, purchasing cards all require a separate payment to the card provider.

Purchasing cards do not include:

- non-reloadable gift cards – these cards are not connected to a local government account or intended to be used as a means of making ordinary business transactions
- pre-loaded purchase or credit card advances – these are cash advances and should be recorded and acquitted accordingly
- SmartRider cards that are centrally controlled for general use – if these cards are managed under the cash advance provisions.

POLICY IMPLICATIONS

Policy 2.1.3 Purchasing. All supplier payments are approved under delegated authority pursuant to the authorisation limits outlined in Council's Purchasing Policy.

FINANCIAL IMPLICATIONS

All expenditure is incurred by authorised officers and made in accordance with the adopted Annual Budget.
All amounts quoted in this report are inclusive of GST.

STRATEGIC IMPLICATIONS

A proactive, approachable Council which values community consultation, transparency and accountability.
5.1 Strengthen organisational accountability and transparency
5.2 Strive for excellence in leadership and governance

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
That Council does not accept the list of payments	Rare (1)	Moderate (3)	Low (1-4)	COMPLIANCE Minor regulatory or statutory impact	Accept Officer Recommendation

RISK MATRIX

Consequence / Likelihood		Insignificant	Minor	Moderate	Major	Extreme
		1	2	3	4	5
Almost Certain	**5**	**Moderate (5)**	**High (10)**	**High (15)**	**Extreme (20)**	**Extreme (25)**
Likely	**4**	**Low (4)**	**Moderate (8)**	**High (12)**	**High (16)**	**Extreme (20)**
Possible	**3**	**Low (3)**	**Moderate (6)**	**Moderate (9)**	**High (12)**	**High (15)**

Unlikely	**2**	**Low (2)**	**Low (4)**	**Moderate (6)**	**Moderate (8)**	**High (10)**
Rare	**1**	**Low (1)**	**Low (2)**	**Low (3)**	**Low (4)**	**Moderate (5)**

A risk is often specified in terms of an event or circumstance and the consequences that may flow from it. An effect may be positive, negative or a deviation from the expected and may be related to the following objectives: occupational health and safety, financial, service interruption, compliance, reputation and environment. A risk matrix has been prepared and a risk rating is provided below. Any items with a risk rating over 16 will be added to the Risk Register, and any item with a risk rating over 16 will require a specific risk treatment plan to be developed.

RISK RATING

Risk Rating	3
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

N/A

COMMENT

Payments for the period include the following significant items.

Payee	Particulars	Amount (GST inc)
COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR - CERTIFICATE 10	$ 2,566,319.88
ATO	GST PAYABLE SEPTEMBER 23	$ 719,892.00
LGISWA	RENEWAL OF INSURANCE POLICIES - 30/06/23 - 30/06/24	$ 165,834.31
VEOLIA RECYCLING & RECOVERY	WASTE & RECYCLING FEES – AUGUST & SEP 23	$ 78,088.13
PROTEC ASPHALT	CLAYTON ST FOOTPATH (WEST SIDE) BTWN CANNING HWY & FRASER ST 585M2 - PMENT 1 OF 2	$ 59,559.50
STEANN PTY LTD	ANNUAL BULK VERGE HARDWASTE COLLECTION OCTOBER 23 & GREENWASTE VERGE COLLECTION SEPTEMBER 2023	$ 84,192.77
RESOURCE RECOVERY GROUP	WASTE & RECYCLING FEES – SEPTEMBER 23	$ 52,148.05
DONALD CANT WATTS CORKE (WA) PTY LTD	RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT	$ 30,883.60
BAIRD AUSTRALIA PTY LTD	COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN TO 01/09/23 - RFQ07 - 2021/22	$ 25,356.65
EAST FREMANTLE BOWLING CLUB	EAST FREMANTLE BOWLING CLUB SPONSORSHIP 2023/2024	$ 24,200.00

CONCLUSION

Nil

13.2 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution Choose an item.Click or tap to enter a date.

OFFICER RECOMMENDATION:
That Council in accordance with regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, receives the list of payments made under delegated authority for the month ended 31 October 2023.

October 2023		
Voucher No.	**Account**	**Amount**
5385-5386	**Municipal (Cheques)**	**$ 292.50**
EFT 36158-36334	**Municipal (EFT)**	**$ 4,128,779.66**
Payroll	**Municipal (EFT)**	**$ 478,941.89**
	Municipal (Direct Debit October 2023)	**$ 8,060,945.70**
	Credit Card (October 2023)	**$ 4,635.56**
	Ampol Fuel Card	**$ 6,679.33**
	Total Payments	**$ 12,673,595.31**

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE

List of Accounts paid by the Chief Executive for October 2023 submitted for the information of the Council Meeting to be held on Tuesday 21st November 2023

Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
5385	11/10/2023	TOWN OF EAST FREMANTLE	ADMIN PETTY CASH RECOUP 30/09/23	114.35	114.35
5386	11/10/2023	TOWN OF EAST FREMANTLE	CHSP PETTY CASH RECOUP 26/09/23	178.15	178.15
				292.50	**292.50**
EFTS		**Supplier**	**Description**	**Inv Amount**	**EFT**
EFT36158	05/10/2023	TOOLTIME CONSTRUCTION PTY LTD	INFRASTRUCTURE BOND REFUND	5,000.00	5,000.00
EFT36159	05/10/2023	SWELL HOMES	INFRASTRUCTURE BOND REFUND	5,000.00	5,000.00
EFT36160	05/10/2023	FLORENT HUTTIN	INFRASTRUCTURE BOND REFUND	3,000.00	3,000.00
EFT36161	05/10/2023	R PITCHER	MOORING PEN BOND REFUND	225.00	225.00
EFT36162	11/10/2023	AUSTRALIA POST	MONTHLY POSTAL CHARGES SEPTEMBER 23	1,677.96	1,677.96
EFT36163	11/10/2023	APACE AID (INC)	NATIVE SEEDLINGS FOR HEADSPACE DAY 4/10/23	150.00	150.00
EFT36164	11/10/2023	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS OCTOBER 23	467.28	467.28
EFT36165	11/10/2023	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR DECKING WORKS	436.23	
			MATERIALS FOR DRAINAGE MAINTENANCE	606.65	1,042.88
EFT36166	11/10/2023	BOC LIMITED	CONTAINER SERVICE - SEPTEMBER 2023	39.84	39.84
EFT36167	11/10/2023	CITY OF COCKBURN	TIP FEES - SEPTEMBER 2023	1,260.00	1,260.00
EFT36168	11/10/2023	CITY OF FREMANTLE	CONTRIBUTION TOWARDS SENIORS EVENT SERIES	3,300.00	3,300.00
EFT36169	11/10/2023	EAST FREMANTLE FOOTBALL CLUB	COUNCIL RESOLUTION 071810 - COMPENSATION PAYABLE AS PER FUNDING AGREEMENT - REIMBURSEMENT OF LOSS OF REVENUE - OCTOBER 23	10,266.66	
			COUNCIL RESOLUTION 071810 - COMPENSATION PAYABLE AS PER FUNDING AGREEMENT - REIMBURSEMENT OF ACTUAL COSTS INCURRED - OCTOBER 23	4,033.33	14,299.99
EFT36170	11/10/2023	EAST FREMANTLE BOWLING CLUB	EAST FREMANTLE BOWLING CLUB SPONSORSHIP 23/24	24,200.00	24,200.00
EFT36171	11/10/2023	FREMANTLE HERALD	ADVERTISING - ANNUAL BUSHFIRE NOTICE (7/10/23)	379.66	379.66
EFT36172	11/10/2023	GLYDE IN COMMUNITY GROUP (INC)	COMMUNITY ASSISTANCE GRANT 23-24	665.00	665.00
EFT36173	11/10/2023	IMPRINT PLASTIC	STAFF NAME BADGES x 8	132.00	132.00
EFT36174	11/10/2023	IT VISION	SYNERGY ONLINE UPGRADE	277.20	
			RATE NOTICE TEMPLATE AMENDMENTS	277.20	
			REMINDER NOTICE TEMPLATE - PRE AND POST INSTALMENTS	554.40	1,108.80
EFT36175	11/10/2023	S LIMBERT	CHSP VOLUNTEER MEAL REIMBURSEMENT 02/10/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 09/10/23	14.00	29.00
EFT36176	11/10/2023	MCLEODS	PROFESSIONAL FEES - ANNUAL AUDIT FOR TOEF 2023	187.00	
			PROFESSIONAL FEES - TERMINATION OF MOORING PEN LICENCE	719.40	
			PROFESSIONAL FEES - FUNDING AGREEMENT	179.85	1,086.25
EFT36177	11/10/2023	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE 22/08/23 - 21/09/23	169.98	169.98
EFT36178	11/10/2023	WATER CORPORATION	WATER USE AND SERVCI CHARGES - VARIOUS LOCATIONS	6,469.06	6,469.06
EFT36179	11/10/2023	ZIPFORM PTY LTD	RATES PRINTING AND DISTRIBUTION SERVICES 2023/2024 - 2ND INSTALMENT NOTICES	1,733.45	1,733.45
EFT36180	11/10/2023	STEANN PTY LTD	GREENWASTE VERGE COLLECTION SEPTEMBER 2023 & GREENWASTE REMOVAL FROM BUND- SEPTEMBER 2023	25,552.80	25,552.80
EFT36181	11/10/2023	FLEXI STAFF PTY LTD	LABOUR HIRE - OPERATIONS- 18 & 19 SEPTEMBER 2023	958.38	
			LABOUR HIRE - OPERATIONS 27, 28 & 29 SEPTEMBER 2023	1,437.56	2,395.94
EFT36182	11/10/2023	RESOURCE RECOVERY GROUP (SMRC)	RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTIONS - SEPTEMBER 23	9,387.84	
			MRF GATE FEES - SEPTEMBER 23	7,074.63	
			RED BIN WASTE GATE FEE FOR SEPTEMBER 23 - DIVERSIONS TO VEOLIA	14,268.45	
			GREEN WASTE TRAILER PASS, WCF GATE FEES GREEN FOGO SEPTEMBER 23	21,417.13	52,148.05
EFT36183	11/10/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	CEO REGISTRATION FOR ANNUAL STATE CONFERENCE	1,450.00	
			1 X STAFF REGISTRATION AT LG PRO COMMTELLIGENCE 2023 FORUM	340.00	1,790.00
EFT36184	11/10/2023	KENNARDS HIRE	EQUIPMENT HIRE - PUMP FOR DRAINAGE WORKS 21/09/23	61.60	61.60
EFT36185	11/10/2023	LIME FLOWERS	FLORAL ARRANGEMENT - L MARTIN (104TH BIRTHDAY)	120.00	120.00
EFT36186	11/10/2023	STRATA GREEN	WEED SPRAY, MARKING PAINT, TREE WELLS, BARRIER MESH	2,683.90	2,683.90
EFT36187	11/10/2023	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES - DEPOT 22/09/23	127.16	
			WOOLWORTHS PURCHASES - CHSP 28/09/23	14.00	
			WOOLWORTHS PURCHASES - DEPOT 28/09/23	11.70	
			WOOLWORTHS PURCHASES - CHSP 02/10/23	14.50	
			WOOLWORTHS PURCHASES - ADMIN 08/10/23	13.50	180.86
EFT36188	11/10/2023	DAVID GRAY & CO. PTY LTD	2 x READY-RAC RODENT BAIT 80 x 100g	313.50	313.50
EFT36189	11/10/2023	ASSA ABLOY ENTRANCE SYSTEMS AUSTRALIA PTY LTD	TOWN HALL - AUTOMATIC DOOR QUARTERLY MAINTENANCE - OCTOBER 23	168.93	168.93
EFT36190	11/10/2023	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTING AND COPYING FOR CHSP 01/09/23 - 30/09/23	37.97	37.97
EFT36191	11/10/2023	SUNNY SIGN COMPANY PTY LTD	REPLACMENT SIGNS, POSTS, BRACKETS AS QUOTED	1,257.30	1,257.30
EFT36192	11/10/2023	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION DETAILS REQUEST FEES - SEPTEMBER 23	255.20	255.20
EFT36193	11/10/2023	SEEK LIMITED	PREMIUM SEEK ADVERTISEMENT - MANGER PEOPLE AND CULTURE	1,045.00	1,045.00
EFT36194	11/10/2023	FOCUS NETWORKS	RFT04-2021/22-23/24 FINANCIAL YEAR -MANAGED PROACTIVE SERVICE (IT SUPPORT SERVICES)- SEPT 23	7,568.00	

			RFT04-2021/22 MANAGED ICT SERVICES - 23/24 FINANCIAL YEAR -SOFTWARE AS A SERVICE (SAAS) AND MANAGED HARDWARE - OCTOBER 23	9,263.50	16,831.50
EFT36195	11/10/2023	DATANET ASIA PACIFIC PTY LTD	ZEBRA PRINTER REPAIRS QUOTE 87181	148.50	148.50
EFT36196	11/10/2023	ENVIRO SWEEP	STREET SWEEPING - RFQ12-2020-21- (INC FUEL SURCHARGE) SEPTEMBER 2023	4,934.51	4,934.51
EFT36197	11/10/2023	THE TURBAN INDIAN RESTURANT	CATERING 23/24 - AUDIT COMMITTEE 26/09/23	320.45	320.45
EFT36198	11/10/2023	CASCADA	DRAINAGE LID FOR REPAIR WORKS	936.10	936.10
EFT36199	11/10/2023	EAST FREMANTLE JUNIOR CRICKET CLUB	COMMUNITY ASSISTANCE GRANT 2023/24	1,500.00	1,500.00
EFT36200	11/10/2023	LANDGATE	GRV SCHEDULES 2023/2024 - DATED 02/09/23 - 15/09/23	125.72	
			CERTIFICATES OF TITLE REQUESTED BY AUDITORS 26/09/23	61.00	186.72
EFT36201	11/10/2023	VOCUS COMMUNICATIONS	STANDING ORDER FOR VOIP SLIP LINES/SERVICES MONTHLY CHARGES TO 30/09/23	367.11	367.11
EFT36202	11/10/2023	L FERRIS	REIMBURSEMENT FOR COST OF FIRST AID TRAINING - CHSP STAFF	130.00	
			REIMBURSEMENT OF COST OF MEDICAL FOR TRANSPORT DRIVING PERMIT	132.00	262.00
EFT36203	11/10/2023	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	ONGOING MONTHLY CHARGES - HOST CMS INCLUDING LICENSE & COMMUNICATION COSTS, COMPREHENSIVE MAINTENANCE & PARTS PER MONTH -SEPTEMBER 23	176.55	176.55
EFT36204	11/10/2023	STATE WIDE TURF SERVICES	UNCOVER CRICKET WICKET AT HENRY JEFFREY OVAL AND TURF AROUND IT	9,292.80	9,292.80
EFT36205	11/10/2023	VEOLIA RECYCLING & RECOVERY	FOGO GREEN BINS - RESIDENTIAL & PRIORITY, GENERAL WASTE RED BINS- RESIDENTIAL & PRIORITY, PARKS & RESERVES, STREET LITTER BINS, RECYCLING - YELLOW BINS - RESIDENTIAL & PRIORITY, STREET LITTER BINS, GENERAL WASTE - RED BINS - COMMERCIAL, RECYCLING - YELLOW BINS - COMMERCIAL & 48-50 ALEXANDRA ROAD, GENERAL WASTE - RED BINS - 48-50 ALEXANDRA ROAD- AUGUST 23	40,260.81	
			GENERAL WASTE REMOVAL 46 EAST STREET	811.67	
			FOGO GREEN BINS - RESIDENTIAL & PRIORITY, GENERAL WASTE RED BINS- RESIDENTIAL & PRIORITY, PARKS & RESERVES, STREET LITTER BINS, RECYCLING - YELLOW BINS - RESIDENTIAL & PRIORITY, STREET LITTER BINS, GENERAL WASTE - RED BINS - COMMERCIAL, RECYCLING - YELLOW BINS - COMMERCIAL & 48-50 ALEXANDRA ROAD, GENERAL WASTE - RED BINS - 48-50 ALEXANDRA ROAD- SEPTEMBER 23	37,015.65	78,088.13
EFT36206	11/10/2023	S DANGEN	REIMBURSEMENT OF COSTS OF FIRST AID TRAINING CHSP STAFF MEMBER	135.00	135.00
EFT36207	11/10/2023	WINC	OFFICE STATIONERIES ORDERED ON 26.09.2023	690.72	
			OFFICE STATIONERIES ORDERED ON 15.08.2023	14.64	705.36
EFT36208	11/10/2023	H DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 27/09/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 29/09/23	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 04/10/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 06/10/23	9.90	51.90
EFT36209	11/10/2023	SHRED-X PTY LTD	SECURE BIN PICKUP - TOWN HALL 18/09/23	22.13	22.13
EFT36210	11/10/2023	CONTRA-FLOW PTY LTD	TM FOR DRAINAGE INSTALL ON RIVERSIDE RD - 22/09/23	562.98	562.98
EFT36211	11/10/2023	THE FRUIT BOX GROUP	FRUITBOX TOWN HALL AND DEPOT - 28/08/23 - 25/09/23	300.00	300.00
EFT36212	11/10/2023	GRACE RECORDS MANAGEMENT (AUSTRALIA)	STANDING ORDER FOR STORAGE FEES - 01/10/23 - 31/10/23 AND FILE RETRIEVAL SEPTEMER 23	446.69	
			STANDING ORDER FOR DOCUMENT SCANNING - DATA STORAGE, USER LICENCES AND HOSTING - SEPTEMBER 23	486.78	933.47
EFT36213	11/10/2023	KYOCERA DOCUMENT SOLUTIONS	PRINTING COSTS 2023/24 - FINANCE & REG SVS - RVG2901500 6054CI - SEPTEMBER 23	320.03	320.03
EFT36214	11/10/2023	PAATSCH CONSULTING PTY LTD	VARIATION 2 (RFT01-2020/21) CLIENT LEAD EF OVAL REDEVELOPMENT & ASSISTANT CLIENT LEAD FOR SEPTEMBER 23	11,799.22	11,799.22
EFT36215	11/10/2023	M2M ONE PTY LTD	TOWN HALL LIFT EMERGENCY SIM CARD - OCTOBER 23	18.70	18.70
EFT36216	11/10/2023	PAPERSCOUT	DESIGN SEPTEMBER PRESS AD BASED ON TEMPLATE, COPY AND IMAGE LAYOUT SUPPLIED	385.00	385.00
EFT36217	11/10/2023	TPG NETWORK PTY LTD	INTERNET CHARGES 01/09/23 - 30/09/23	1,920.60	1,920.60
EFT36218	11/10/2023	GRILLEX PTY LTD	REVIVA DRINKING FOUNTAIN WITH DOG BOWL - PRESTON POINT RESERVE	4,182.37	4,182.37
EFT36219	11/10/2023	SMART OFFICE SYSTEMS	OFFICE 365 PROFESSIONAL SERVICES - TO JULY 23	2,090.00	2,090.00
EFT36220	11/10/2023	M LIMBERT	CHSP VOLUNTEER MEAL REIMBURSEMENT 02/10/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 09/10/23	14.00	29.00
EFT36221	11/10/2023	K MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/09/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 05/10/23	15.00	30.00
EFT36222	11/10/2023	DONALD CANT WATTS CORKE (WA) PTY LTD	RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT - PROJECT MANAGEMENT SERVICES DESIGN STAGE - JULY 23	13,516.80	
			RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT - DESIGN STAGE - SEPTEMBER 23	13,516.80	
			RFT05-2021/22 QUANTITY SURVEYING SERVICES EFOVAL PRECINCT REDEVELOPMENT PROJECT - CONTRACT ADMINISTRATION - SEPTEMBER 23	3,850.00	30,883.60
EFT36223	11/10/2023	T ABELHA	CHSP VOLUNTEER MEAL REIMBURSEMENT 11/09/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 02/10/23	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 09/10/23	14.00	44.00

EFT36224	11/10/2023	SPORTENG	RFQ05-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - FIELD OF PLAY CONSULTANCY - COMPLETION OF BOWLSGREEN PEER REVIEW AND ONGOING CONSTRUCTION PHASE SERVICES INCLUDING RESPONSE TO RFIS AND SUBMITTALS - SEPTEMBER 23	6,545.00	6,545.00
EFT36225	11/10/2023	NDY MANAGEMENT PTY LIMITED T/A NORMAN DISNEY & YOUNG	RFQ15-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - HYDRAULIC ENGINEERING SERVICES - PAHASE 6- CONSTRUCTION & COMMISSIONOING & FIT OUT - 28/08/23 - 29/09/23	1,600.50	
			RFQ13-2021/22 EF OVAL REDEVELOPMENT - MECHANICAL SERVICES - PASE 6 - CONSSTRUCTION & COMMISSIONING & FIT OUT - 28/08/23 - 29/09/23	933.63	
			RFQ14-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - ELECTRICAL ENGINEERING SERVICES - PHASE 6 - CONSTRUCTION & COMMISSIONING & FITOUT - 28/08/23 - 29/09/23	1,521.54	4,055.67
EFT36226	11/10/2023	FORTH CONSULTING PTY LTD	RFQ16-2021/22 EAST FTLE OVAL REDEVELOPMENT CIVIL ENGINEERING-SEPTEMBER 23	1,100.00	
			RFQ19 STRUCTURAL ENGINEERING SERVICES - EAST FREMANTLE OVAL REDEVELOPMENT -CONSTRUCTION ADMIN/SHOP DRAWINGS/INSPECTION - SEPTEMBER 23	2,200.00	3,300.00
EFT36227	11/10/2023	BAIRD AUSTRALIA PTY LTD	COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN TO 01/09/23 - RFQ07 - 2021/22	25,356.65	25,356.65
EFT36228	11/10/2023	SCOUTTA PTY LTD	FINANCE PROJECT WORK - ABC METHODOLOGY TO 29/09/23	1,089.00	
			END OF YEAR ACCOUNTING SUPPORT - TRAINING FOR NEW ACCOUNTANT	765.61	
			END OF YEAR ACCOUNTING SUPPORT AND TRAINING OF ACCOUNTANT	1,310.11	3,164.72
EFT36229	11/10/2023	P TSEN	CHSP VOLUNTEER MEAL REIMBURSEMENT 22/09/23	15.00	15.00
EFT36230	11/10/2023	COCKBURN DRAGON BOAT CLUB INC	COMMUNITY ASSISTANCE GRANT 23-24	1,459.18	1,459.18
EFT36231	11/10/2023	J & V EARTHMOVING CONTRACTORS	RIVERSIDE ROAD 22/09/23-SKID STEER (WHEELS), 14T EXCAVATOR, 8 WHEEL TRUCK, LABOUR HIRE, RUBBISH	4,984.10	
			RIVERSIDE ROAD 03/10/23 - SUPPLY AND LAY 58M2 CONCRETE FOR EXERCISE EQUIPMENT	5,834.40	10,818.50
EFT36232	11/10/2023	PHOENIX CONTAINERS PTY LTD	SEA CONTAINER HIRE - BOWLING CLUB TEMPORARY RELOCATION FOR EFFC REDEVELOPMENT - OCTOBER 2023	170.50	
			SOCCER CLUB SEA CONTAINER HIRE - OCTOBER 2023	140.25	310.75
EFT36233	11/10/2023	BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD	CLEANING - SEPTEMBER 2023 TOWN HALL, DEPOT, DOVENBY, SUMPTON GREEN, GLASSON PARK TOILET & CONSUMABLES - RFT07-2021/22	7,898.66	7,898.66
EFT36234	11/10/2023	A CONNELL	CHSP CLIENT ACTIVITY 2023 - 2024 12/09/23	60.00	60.00
EFT36235	11/10/2023	BROWNES DAIRY	WEEKLY MILK DELIVERY - 26/09/23	12.57	
			WEEKLY MILK DELIVERY - 02/10/23	6.98	19.55
EFT36236	11/10/2023	PEACEFUL EARTH WELLBEING	CHSP CLIENT ACTIVITY WU TAO DANCE 03/10/23	50.00	50.00
EFT36237	11/10/2023	J JORQUERA	REIMBURSEMENT OF COST OF FIRST AID TRAINING - CHSP STAFF MEMBER	135.00	135.00
EFT36238	11/10/2023	ECOSCAPE AUSTRALIA PTY LTD	FORESHORE - CONCEPT DESIGNS, RIVER STRUCTURE ASSESSMENTS & DRAWINGS - AREA ADJACENT TO FREMANTLE ROWING CLUB	7,599.55	7,599.55
EFT36239	11/10/2023	S DOUGLAS	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/09/23	15.00	
			CSHP VOLUNTEER MEAL REIMBURSEMENT 05/10/23	15.00	30.00
EFT36240	11/10/2023	J MUIR	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/09/23	15.00	
			CHSP VLUNTEER MEAL REIMBURSEMENT 05/10/23	15.00	30.00
EFT36241	11/10/2023	VOCUS COMMUNICATIONS	MANAGED HARDWARE UC ACCESS 01/09/23 - 30/09/23	202.40	
			MANAGED HARDWARE UC ACCESS - 01/10/23 - 31/10/23	202.40	
			MANAGED HARDWARE UC ACCESS - 01/10/23 - 30/11/23	202.40	607.20
EFT36242	11/10/2023	BING TECHNOLOGIES PTY LTD	BING MAIL SERVICES TRIAL - WALGA PSP001 INFORMATION AND COMMUNICATION TECHNOLOGIES	484.20	484.20
EFT36243	11/10/2023	EASI PACKAGING PTY LTD	PAYROLL DEDUCTIONS OCTOBER 23	2,223.52	2,223.52
EFT36244	11/10/2023	AMPOL AUSTRALIA	FUEL USE 01/09/23-30/09/23	6,679.33	6,679.33
EFT36245	17/10/2023	COOPER & OXLEY GROUP PTY LTD - RETENTIONS	RFT03-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR RETENTION AMOUNT 2.5% OF CONTRACT - CERTIFICATE 10 RETENTIONS	15,584.14	15,584.14
EFT36246	17/10/2023	COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR - CERTIFICATE 10 GENERAL	2,566,319.88	2,566,319.88
EFT36247	19/10/2023	AUSTRALIAN TAXATION OFFICE	GST PAYABLE SEPTEMBER 23	719,892.00	719,892.00
EFT36248	19/10/2023	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS OCTOBER 23	467.28	467.28
EFT36249	19/10/2023	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR ROAD AND STREET MAINTENANCE	272.39	272.39
EFT36250	19/10/2023	TELSTRA LIMITED	CEO MOBILE 31/08 - 01/10	233.34	233.34
EFT36251	19/10/2023	WATER CORPORATION	WATER SERVICE CHARGES 01/09/23 - 31/10/23	454.28	454.28
EFT36252	19/10/2023	JONATHAN EPPS	ARBORIST ASSESSMENT & ADVICE - TREE ROOTS OBSTRUCTING RETIC MAIN WATER SUPPLY LINE - RIVERSIDE ROAD	450.00	
			NORM MCKENZIE PARK - ARBORIST TREE ASSESSMENT - VARIOUS TREES AS IDENTIFIED	450.00	900.00
EFT36253	19/10/2023	FLEXI STAFF PTY LTD	LABOUR HIRE - OPERATIONS- 02 - 04 OCTOBER 2023	1,437.56	1,437.56
EFT36254	19/10/2023	KOOL LINE ELECTRICAL & REFRIGERATION	MOORING PENS - FAULT FIND POWER SUPPLY & REPLACE FAULTY RCD - JETTY A	456.50	
			INVESTIGATION OF DEPOT BORE POWER BOARD FAULT	302.50	759.00
EFT36255	19/10/2023	JTAGZ PTY LTD	500 x 95m YELLOW STRAP TAGS WITH EXPIRY DATE OF 31 OCTOBER 2023	269.50	269.50
EFT36256	19/10/2023	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES - CHSP 10/10/23	113.75	

			WOOLWORTHS PURCHASES- DEPOT 10/10/23	4.50	
			WOOLWORTHS PURCHASES - ADMIN 11/10/23	82.19	
			WOOLWORTHS PURCHASES - CHSP 12/10/23	46.80	247.24
EFT36257	19/10/2023	CITY OF SOUTH PERTH	ANIMAL CARE ANNUAL OCCUPANCY FEE AND IMPOUND FEES - SEPTEMBER 23	346.50	346.50
EFT36258	19/10/2023	DAVID GRAY & CO. PTY LTD	20X COMPLETE SETS 240L GENERAL WASTE BINS	1,163.80	1,163.80
EFT36259	19/10/2023	LANDSCAPE YARD O'CONNOR	MATERIAL FOR PLAYGROUND BACKFILL & TRENCH BACKFILL MATERIALS (RIVERSIDE ROAD)	24.23	
			MATERIAL FOR PLAYGROUND BACKFILL & TRENCH BACKFILL MATERIALS (RIVERSIDE ROAD)	250.80	275.03
EFT36260	19/10/2023	ADCO SERVICES	LACROSSE BUILDING - REPLACE INTERNAL DOOR & LOCKING MECHANISM DUE TO VANDALISM	880.00	880.00
EFT36261	19/10/2023	LIONS CLUB OF EAST FREMANTLE	COMMUNITY ASSISTANCE GRANT 23-24	902.50	902.50
EFT36262	19/10/2023	H DICKSON	REIMBURSEMENT OF COST OF WA POLICE CLEARANCE - CHSP VOLUNTEER	58.70	58.70
EFT36263	19/10/2023	PTC IRRIGATION	INSPECTION, FAULT FIND AND FIX OF SDS SYSTEM	2,530.61	2,530.61
EFT36264	19/10/2023	JAKO INDUSTRIES PTY LTD	TOWN HALL - AIRCONDITIONING MAINTENANCE SERVICE AGREEMENT 2023/24 - VISIT 2 1-0/10/23	888.77	888.77
EFT36265	19/10/2023	PAPERSCOUT	DESIGN STRATEGIC RESOURCE PLAN (32PP - 36PP) - RE-DESIGN INTO CURRENT TOEF CORPORATE DOCUMENT STYLE	4,004.00	4,004.00
EFT36266	19/10/2023	SWAN LOCK SERVICE	GLASSON PARK TOILETS - REPAIR DAMAGED DOORS / LOCKS / HINGES AS REQUIRED	930.00	930.00
EFT36267	19/10/2023	ADOBE SYSTEMS PTY LTD	ADOBE PRO SUBSCRIPTION - VIP MEMBERSHIP	132.97	132.97
EFT36268	19/10/2023	P TSEN	CHSP VOLUNTEER MEAL REIMBURSEMENT 29/09/23	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 06/10/23	15.00	27.00
EFT36269	19/10/2023	BROWNES DAIRY	WEEKLY MILK DELIVERY 09/10/23	6.98	6.98
EFT36270	19/10/2023	R BOWEN	REIMBURSEMENT OF COAST OF FIRST AID TRAINING 19/10/23	145.00	
			REIMBURSEMENT OF COST OF POLICE CLEARANCE -CHSP STAFF	58.70	203.70
EFT36271	19/10/2023	S DOUGLAS	CHSP VOLUNTEER MEAL RIEMBUSEMENT 12/10/236	13.00	13.00
EFT36272	19/10/2023	T BROWN	CHSP VOLUNTEER MEAL REIMBURSEMENT 02/10/23	14.50	14.50
EFT36273	19/10/2023	J MUIR	CHSP VOLUNTEER MEAL REIMBURSEMENT 12/10/23	14.00	14.00
EFT36274	19/10/2023	ARMA GROUP HOLDINGS PTY LTD	DEBIT RECOVERY COSTS - SEPTEMBER 23	275.00	275.00
EFT36275	19/10/2023	R BARRETT-LENNARD	REIMBURSEMENT OF OVERPAYMENT OF PARKING FEES - LEEUWIN LAUNCHING RAMP 06/10/23	37.60	37.60
EFT36276	19/10/2023	A GILBERT	RATES REFUND	797.46	797.46
EFT36277	19/10/2023	M LITTLE	RATES REFUND	3,644.39	3,644.39
EFT36278	19/10/2023	R STERRETT	RATES REFUND	995.50	995.50
EFT36279	25/10/2023	BUNNINGS BLDG SUPPLIES LTD	PARTS FOR IRRIGATION REPAIRS - 10/10/23	520.84	
			ADDITIONAL ITEMS FOR GSF SIGNS	667.77	1,188.61
EFT36280	25/10/2023	BUDGET RENT A CAR	HIRE OF VEHICLE FOR RANGERS WHILE VEHICLE IS BEING REPAIRED- 27/09/23 - 11/10/23	822.78	822.78
EFT36281	25/10/2023	FREMANTLE HERALD	HALF PAGE, COLOUR ADVERTISEMENT ON PAGE 7 IN FREMANTLE - 21/10/23	605.00	
			ADVERTISING - SPECIAL COUNCIL MEETING 31/8/23	189.83	794.83
EFT36282	25/10/2023	S LIMBERT	CHSP VOLUNTEER MEAL REIMBUREMENT 23/10/23	15.00	15.00
EFT36283	25/10/2023	MAYOR O'NEILL	SITTING FEES, ICT ALLOWANCE & MAYORAL ALLOWANCE - OCTOBER 23	5,693.34	5,693.34
EFT36284	25/10/2023	TELSTRA LIMITED	MONTHLY DATA FEES FOR OPERATIONS & RANGERS TABLETS AND PHONES, RETIC AND VMS TRAILER 23/24 - 04/10/23 - 03/11/23	943.00	
			DEPOT MOBILE BACKUP 04/10/23 - 03/11/23	19.00	
			SUMPTON GREEN PHONES TO 07/10/23	100.05	1,062.05
EFT36285	25/10/2023	WATER CORPORATION	WATER USE 28/07/23 - 29/07/23	5.49	5.49
EFT36286	25/10/2023	WORK CLOBBER	OPERATIONS STAFF UNIFORMS VARIOUS	1,016.97	1,016.97
EFT36287	25/10/2023	LGISWA	SECOND INSTALMENT - RENEWAL OF INSURANCES 30/06/23 - 30/06/24	165,834.31	165,834.31
EFT36288	25/10/2023	STEANN PTY LTD	ANNUAL BULK VERGE HARDWASTE COLLECTION - OCTOBER 2023	58,639.97	58,639.97
EFT36289	25/10/2023	FLEXI STAFF PTY LTD	LABOUR HIRE - OPERATIONS- 10/10/23 - 12/10/23	1,437.56	1,437.56
EFT36290	25/10/2023	THE TRUSTEE FOR THE MACRI PARTNERS UNIT TRUST (MACRI PARTNERS)	PROFESSIONAL FEES - LOCAL ROADS AND COMMUNITY INFRASTRUCTURE 22-23 ACQUITTAL AUDIT	1,540.00	
			PROFESSIONAL FEES - ROADS TO RECOVERY 22-23 ACQUITTAL AUDIT	1,430.00	2,970.00
EFT36291	25/10/2023	CR. HARRINGTON	SITTING FEES & ICT ALLOWANCE - 22/10/23 - 31/10/23 - NEW COUNCILLOR	496.70	496.70
EFT36292	25/10/2023	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES - ADMIN 15/10/23	19.50	
			WOOLWORTHS PURCHASES - DEPOT - 17/10/23	37.70	
			WOOLWORTHS PURCHASES - CHSP 18/10/23	221.86	
			WOOLWORTHS PURCHASES - CHSP 18/10/23	48.00	
			WOOLWORTHS PURCHASES - ADMIN 20/10/23	28.25	
			WOOLWORTHS PURCHASES - DEPOT - 24/10/23	9.00	364.31
EFT36293	25/10/2023	CR. COLLINSON	SITTING FEES & ICT ALLOWANCE - OCTOBER 23	1,710.84	1,710.84
EFT36294	25/10/2023	DAVID GRAY & CO. PTY LTD	20x COMPLETE SETS 140L GENERAL WASTE BINS	198.00	198.00
EFT36295	25/10/2023	CR. NARDI	SITTING FEES & ICT ALLOWANCE - OCTOBER 23 - TO 22/10/23 - OUTGOING COUNCILLOR	1,214.14	1,214.14
EFT36296	25/10/2023	HYDRO JET	GRAFFITI REMOVAL - VARIOUS LOCATIONS AS DIRECTED	1,320.00	1,320.00
EFT36297	25/10/2023	LANDSCAPE YARD O'CONNOR	ROAD BASE FOR DRAINAGE REPAIRS (EAST FREMANTLE YACHT CLUB)	99.00	99.00
EFT36298	25/10/2023	FOCUS NETWORKS	PROJECT WORK RATE FOR OUT OF SCOPE WORKS - SEPTEMBER 23	478.50	478.50
EFT36299	25/10/2023	ADCO SERVICES	TRICOLORE - REPLACE & PAINT MISSING EAVES DUE TO STORM DAMAGE	1,672.00	

			TRICOLORE - CLEAN DEBRIS FROM GUTTERS	880.00	2,552.00
EFT36300	25/10/2023	ERGOLINK	ULTIMA MESH BACK CHAIR FOR JONATHAN THROSSELL	840.50	840.50
EFT36301	25/10/2023	LANDGATE	GRV SCHEDULES 2023/2024 - DATED 16/09/23 - 29/09/23	168.59	168.59
EFT36302	25/10/2023	TOTAL GREEN RECYCLING PTY LTD	VERGE HARDWASTE COLLECTION 2023 - E-WASTE DISPOSAL	378.49	378.49
EFT36303	25/10/2023	CR. MCPHAIL	SITTING FEES & ICT ALLOWANCE - OCTOBER 23	1,710.84	1,710.84
EFT36304	25/10/2023	CR. WHITE	SITTING FEES & ICT ALLOWANCE - OCTOBER 23	1,710.84	1,710.84
EFT36305	25/10/2023	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	PAYABLE CREDIT CARD TRANSACTIONS VIA TILL PER MONTH - SEPTEMBER 23	172.03	172.03
EFT36306	25/10/2023	STATE WIDE TURF SERVICES	SUPPLY AND LAY 650 SQ METRES OF JUMBO ROLL TURF AT HENRY JEFFERY AND PRESTON POINT	21,521.50	21,521.50
EFT36307	25/10/2023	TREE'S A CROWD TREE CARE	STREET TREE PRUNING & MAINTENANCE AS REQUESTED	4,900.00	
			STREET TREE PRUNING - VARIOUS LOCATIONS AS DIRECTED	4,250.00	9,150.00
EFT36308	25/10/2023	CR. NATALE	SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE - OCTOBER 23	2,511.84	2,511.84
EFT36309	25/10/2023	TOTALLY WORKWARE FREMANTLE	STAFF MATERIALS 2023 - 9 X INDIGENOUS DESIGN STAFF SHIRTS	419.36	419.36
EFT36310	25/10/2023	WINC	OFFICE STATIONERIES ORDERED ON 15/08/2023	17.16	
			DEPOT STATIONARY & OFFICE SUPPLIES ORDERED ON 16/10/23	180.69	197.85
EFT36311	25/10/2023	AMBIUS (RENTOKIL INITIAL PTY LTD)	TOWN HALL PLANT HIRE - 27/11/23 - 26/12/23	320.41	320.41
EFT36312	25/10/2023	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - OCTOBER 2023	145.20	145.20
EFT36313	25/10/2023	WA FENCEWORKS PTY LTD	MODIFICATIONS TO THE DEPOT FENCING DUE TO OVAL WORKS (PER LM BASED ON QUOTED PRICE)	20,288.40	20,288.40
EFT36314	25/10/2023	NATALE GROUP AUSTRALIA PTY LTD	SECURITY GUARD FOR BUILDING ALARM ACTIVATIONS - CALL-OUT FEES - 2023/24 - SATURDAY 21/10/23	132.00	132.00
EFT36315	25/10/2023	CR DONOVAN	SITTING FEES & ICT ALLOWANCE - OCTOBER 23	1,710.84	1,710.84
EFT36316	25/10/2023	PAPERSCOUT	GRAPHIC DESIGN - GEORGE STREET FESTIVAL SIGNS	506.00	
			DESIGN AND DEVELOPMENT OF TOEF CIRCULAR LOGO - FINAL LOGO SUPPLIED IN VARIOUS COLOUR OPTIONS AND FORMATS	462.00	
			TOEF CIRCULAR LOGO LOCKED W NYOONGAR SEASONS ARTWORK - 6 IN TOTAL - SUPPLIED IN VARIOUS FORMATS	154.00	1,122.00
EFT36317	25/10/2023	PROTEC ASPHALT	CLAYTON ST FOOTPATH SECTION RED ASPHALT, EAST SIDE, SOUTH OF FRASER ST, RIVERSIDE ROAD DRAINAGE RED ASPHALT PATCHING (MINIMUM CHARGE), PETRA ST CROSSOVER KERB & TIE INN, HURRICANE ROAD BASE REMOVAL	2,535.50	
			CLAYTON ST FOOTPATH (WEST SIDE) BTWN CANNING HWY & FRASER ST 585M2 - PAYMENT 1 OF 2	57,024.00	59,559.50
EFT36318	25/10/2023	M LIMBERT	CHSP VOLUNTEER MEAL REIMBURSEMENT 23/10/23	15.00	15.00
EFT36319	25/10/2023	K MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 19/10/23	15.00	15.00
EFT36320	25/10/2023	T ABELHA	CHSP VOLUNTEER MEAL REIMBURSEMENT 16/10/23	15.00	15.00
EFT36321	25/10/2023	CR. WILSON	SITTING FEES & ICT ALLOWANCE - OCTOBER 23	1,710.84	1,710.84
EFT36322	25/10/2023	JACKSON MCDONALD BARRISTERS & SOLICITORS	LEGAL FEES JACKSON MCDONALD - EAST FREMANTLE OVAL REDEVELOPMENT 2023/24 - 23/08/23 - 19/09/23	14,446.51	14,446.51
EFT36323	25/10/2023	CALL ASSOCIATES PTY LTD	STANDING ORDER FOR SERVICE AGREEMENT FOR AFTER HOURS CALL CENTRE SERVICES - SEPTEMBER 2023	283.31	283.31
EFT36324	25/10/2023	SCOUTTA PTY LTD	FINANCE PROJECT WORK - ABC METHODOLOGY, FINANCE PROJECT WORK - SYNERGY RESERVES MODULE	1,485.00	
			END OF YEAR ACCOUNTING SUPPORT AND TRAINING OF ACCOUNTANT	2,451.89	
			ASSISTANCE WITH EOY AUDIT AND TRAINING OF NEWLY APPOINTED ACCOUNTANT	986.72	4,923.61
EFT36325	25/10/2023	P TSEN	CHSP VOLUNTEER MEAL REIMBURSEMENT 13/10/23	13.00	13.00
EFT36326	25/10/2023	J & V EARTHMOVING CONTRACTORS	WATER TRUCK HIRE - OVAL WATERING OF JOHN TONKIN RESERVE - 10/10/23	1,892.00	1,892.00
EFT36327	25/10/2023	BROWNES DAIRY	WEEKLY MILK DELIVERY 16/10/23	6.98	
			WEEKLY MILK DELIVERY 23/10/23	6.98	13.96
EFT36328	25/10/2023	PEACEFUL EARTH WELLBEING	NEIGHBOURHOOD LINK CLIENT ACTIVITY - WU TAO DANCE	50.00	50.00
EFT36329	25/10/2023	SAFE T CARD AUSTRALIA PTY LTD	SAFE T CARD COMPANION ALARM X 2 - QU0574 - QUARTERLY MONITORING FEES	323.40	323.40
EFT36330	25/10/2023	S DOUGLAS	CHSP VOLUNTEER MEAL REIMBURSEMENT 19/10/23	15.00	15.00
EFT36331	25/10/2023	N PATTERSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 26/09/23	10.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 10/10/23	13.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 17/10/23	9.50	32.50
EFT36332	25/10/2023	BING TECHNOLOGIES PTY LTD	BING MAIL SERVICES TRIAL - WALGA PSP001 INFORMATION AND COMMUNICATION TECHNOLOGIES - 13/10/23 - 14/10/23	88.39	88.39
EFT36333	25/10/2023	EASI PACKAGING PTY LTD	PAYROLL DEDUCTIONS OCOBER 23	2,223.52	2,223.52
EFT36334	25/10/2023	K SVILICICH	REIMBURSEMENT OF COST OF OPERATIONS TEAM BUILDING ACTIVITY	18.00	18.00
			EFT TOTAL	**4,128,779.66**	**4,128,779.66**

	Direct Debit - October 2023	Supplier	*Description*	*Inv Amount*	*EFT*
		CBA	INTEREST ADJUSTMENT	0.91	0.91
		CBA	MERCHANT FEE	1,071.49	1,071.49
		CBA	MERCHANT FEE	78.01	78.01
		CBA	MERCHANT FEE	302.81	302.81
		EXETEL	EXETEL INTERNET	99.00	99.00
		FLEETCARE	FLEETCARE PAYMENT	2,324.79	2,324.79
		AMEX	AMEX FEE	196.03	196.03
		TILL	TILL SIMPLEPAY FEE	321.99	321.99
		SUNCORP	SUN CORP TERM DEPOSIT	3,000,000.00	3,000,000.00
		SUPERCHOICE	EMPLOYEE SUPERANNUATION - OCTOBER 23	53,535.74	53,535.74
		CBA	CBA TERM DEPOSIT	2,000,000.00	2,000,000.00
		NAB	NAB TERM DEPOSIT	3,000,000.00	3,000,000.00
		CBA	ACCOUNT SERVICE TRANSACTION FEES	9.50	9.50
		CBA	BPOINT TRANSACTION FEES	40.48	40.48
		CBA	REJECT RETURN FEES	2.50	2.50
		CBA	BPAY TRANSACTION FEES	253.84	253.84
		SHERRIF'S OFFICE PERTH	FER LODGEMENT FEES	2,672.00	2,672.00
		CBA	COMMBIZ TRANSACTION FEES	36.61	36.61
			DIRECT DEBIT TOTAL	**8,060,945.70**	**8,060,945.70**
	Credit Cards - October	**Supplier**	***Description***	***Inv Amount***	***EFT***
		CREDIT CARD - ANDREW DRIVER	AMPOL FREMANTLE - FUEL FOR HIRE VEHICLE	51.37	51.37
			AMPOL FREMANTLE - FUEL FOR HIRE VEHICLE	54.18	54.18
		CREDIT CARD - NICK KING	MIDSTREAM HARDWARE MANDURAH - 10L TIMBERGLOW PINE PAINT	324.50	324.50
			JB HI FI MYAREE - GOOGLE PIXEL 8 PHONE -RANGER SERVICES	1,199.00	1,199.00
			STRIKE AUSTRALIA - OPERATIONS TEAM BUILDING EXERCISE	234.00	234.00
			DOMINOS EAST FREMANTLE - CATERING OPERATIONS TEAM BUILDING ACTIVITY	92.00	92.00
			PALMYRA SUPA NEWS - STAFF LEAVING GIFT	35.99	35.99
			SP KINGS SQUARE FREMANTLE - PARKING TEAM BUILDING EXERCISE	10.23	10.23
			MIDALIA STEEL - 10 X STEEL LENGTHS	457.71	457.71
			WILSON PARKING FREMANTLE - 20/10/23	8.10	8.10
		CREDIT CARD - PETER KOCIAN	LIQUOR BARONS GEORGE STREET - CATERING	57.99	57.99
			GILBERTS FRESH - CATERING	17.99	17.99
			HELLO VISITOR- SUBSCRIPTION FEES	30.52	30.52
			MAILCHIMP- SUBSCRIPTION FEES	82.20	82.20
			GILBERTS FRESH - CATERING	609.93	609.93
			WILSON PARKING PERTH - CONFERENCE	25.31	25.31
			GILBERTS FRESH - CATERING	344.97	344.97
			ZOOM - SUBSCRIPTION FEES	147.77	147.77
		CREDIT CARD - ANDREW MALONE	EVUP.COM.AU-CHARGING COUNCIL ELECTRIC VEHICLE	2.00	2.00
			EVUP.COM.AU-CHARGING COUNCIL ELECTRIC VEHICLE	2.00	2.00
			EVUP.COM.AU-CHARGING COUNCIL ELECTRIC VEHICLE	15.76	15.76
			FRESH PROVISIONS - CATERING	218.00	218.00
			YOUTH AFFAIRS COUNCIL OF WA - 1 X STAFF REGISTRATION FOR TRAINING SEMINAR	118.38	118.38
			EVUP.COM.AU-CHARGING COUNCIL ELECTRIC VEHICLE	9.69	9.69
			EVUP.COM.AU-CHARGING COUNCIL ELECTRIC VEHICLE	3.90	3.90
			GILBERTS FRESH - CATERING FOR PUBLIC EVENT	264.97	264.97
			OFFICEWORKS - NAPKINS FOR PUBLIC EVENT	8.72	8.72
		CREDIT CARD - JANINE MAY	ROBS KITCHEN BALDIVIS - CREAMER JUG	21.98	21.98
			COLES MELVILLE - COFFEE	19.00	19.00
			COLES CANNINGVALE -REFRESHMENTS	44.40	44.40
		REGINA TETI	MELVILLE NEWSPOWER CHSP - CLIENT CARDS	30.00	30.00
			SPOTLIGHT MELVILLE - CARERS WEEK PUBLIC EVENT - RIBBON	7.00	7.00
			SPOTLIGHT MELVILLE - CARERS WEEK PUBLIC EVENT- HESSION WRAP	2.00	2.00
			SPOTLIGHT MELVILLE - CARERS WEEK PUBLIC EVENT- 24 X PLANT POTS	84.00	84.00
			CREDIT CARD TOTAL	**4,635.56**	**4,635.56**
			Description	***NET PAY***	***EFT***
			PAYROLL FORTNIGHT ENDING 03/10/23	154,292.53	154,292.53
			PAYROLL FORTNIGHT ENDING 17/10/23	154,200.00	154,200.00
			PAYROLL FORTNIGHT ENDING 31/10/23	170,449.36	170,449.36
			PAYROLL TOTALS	**478,941.89**	**478,941.89**
			AMPOL FUEL CARDS- SEPTEMBER 23	**6,679.33**	**6,679.33**
			GRAND TOTAL	**12,673,595.31**	**12,673,595.31**

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	1 of 23
Total inc GST $	6679.33
GST amount $	607.41

Details of fleet transactions processed from 01 to 30/09/2023

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic													
[redacted]1207 Rego 1GUV822 Crd Holder AMINISTRATION													
Ampol Foodary Fremantle Eas	12/09	22:02	E015682		70874	Premium 95 A	48.31	200.4000	96.81	0.19	97.00	8.80	0.02
Ampol Foodary Applecross	26/09	19:32	E003679		71417	Premium 95 A	43.56	204.4000	89.04	0.19	89.23	8.09	0.02
						Domestic total	91.87		185.85	0.38	186.23	16.89	0.04

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	2 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4063													
[redacted]2506 Rego 1DTJ953 Crd Holder HACC													
Ampol Foodary Fremantle Eas	13/09	08:26	E015694		85192	Unleaded	51.95	203.6472	105.79	0.19	105.98	9.62	0.02
Ampol Foodary Fremantle Eas	19/09	12:56	E015913		85444	Unleaded	51.94	191.4000	99.41	0.19	99.60	9.04	0.02
Ampol Foodary Fremantle Eas	28/09	07:03	E016218		85772	Unleaded	54.44	202.2392	110.10	0.19	110.29	10.01	0.02
						Domestic total	158.33		315.30	0.57	315.87	28.67	0.06

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	3 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4085													
[redacted]0483 Rego 1GBT981 Crd Holder HACC													
Ampol Foodary Fremantle Eas	05/09	13:06	E015425		117916	Unleaded	37.94	185.4000	70.34	0.19	70.53	6.39	0.02
Ampol Foodary Fremantle Eas	11/09	08:49	E015601		118194	Unleaded	30.96	189.4000	58.64	0.19	58.83	5.33	0.02
Ampol Foodary Fremantle Eas	18/09	08:36	S015856		118631	Unleaded	48.53	193.4000	93.86	0.19	94.05	8.53	0.02
Ampol Foodary Fremantle Eas	22/09	15:46	E016059		119029	Unleaded	41.45	205.4000	85.14	0.19	85.33	7.74	0.02
						Domestic total	158.88		307.98	0.76	308.74	27.99	0.08

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	4 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4088													
[redacted]0467 Rego 1GCQ228 Crd Holder HACC													
Ampol Foodary Fremantle Eas	31/08	09:04	E015234		167691	Unleaded	29.22	203.1852	59.37	0.19	59.56	5.40	0.02
Ampol Foodary Fremantle Eas	04/09	10:54	E015365		167900	Unleaded	26.14	189.4000	49.51	0.19	49.70	4.50	0.02
Ampol Foodary Fremantle Eas	08/09	11:16	E015518		168263	Unleaded	39.92	199.4000	79.60	0.19	79.79	7.24	0.02
Ampol Foodary Fremantle Eas	12/09	14:39	E015666		168452	Unleaded	20.01	185.4000	37.10	0.19	37.29	3.37	0.02
Ampol Foodary Fremantle Eas	15/09	15:01	E015786		168743	Unleaded	31.25	203.4000	63.56	0.19	63.75	5.78	0.02
Ampol Foodary Fremantle Eas	22/09	11:00	E016033		169154	Unleaded	40.57	205.4000	83.33	0.19	83.52	7.58	0.02
Ampol Foodary Fremantle Eas	29/09	08:31	E016258		169480	Unleaded	37.51	201.3592	75.53	0.19	75.72	6.87	0.02
						Domestic total	224.62		448.00	1.33	449.33	40.74	0.14

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	5 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4089													
[redacted] 0475 Rego 1GCQ227 Crd Holder HACC													
Ampol Foodary Fremantle Eas	04/09	08:57	E015358		75114	Unleaded	43.93	189.4000	83.20	0.19	83.39	7.56	0.02
Ampol Foodary Fremantle Eas	07/09	09:01	E015467		75380	Unleaded	37.72	201.1832	75.89	0.19	76.08	6.90	0.02
Ampol Foodary Fremantle Eas	11/09	15:24	E015624		75647	Unleaded	34.74	189.4000	65.80	0.19	65.99	5.98	0.02
Ampol Foodary Melville	15/09	13:53	E027324		75883	Unleaded	22.96	201.4000	46.24	0.19	46.43	4.20	0.02
Ampol Foodary Fremantle Eas	18/09	14:52	E015873		76018	Unleaded	35.07	193.4000	67.83	0.19	68.02	6.17	0.02
Ampol Foodary Fremantle Eas	20/09	15:56	E013340		76154	Unleaded	15.75	209.4772	32.99	0.19	33.18	3.00	0.02
Ampol Foodary Fremantle Eas	28/09	08:58	E016227		76447	Unleaded	45.17	202.2392	91.35	0.19	91.54	8.30	0.02
Ampol Foodary Fremantle Eas	29/09	15:10	E016292		76712	Unleaded	37.00	201.3592	74.50	0.19	74.69	6.77	0.02
						Domestic total	272.34		537.80	1.52	539.32	48.88	0.16

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	6 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4091													
[redacted] 6959 Rego 1GDV315 Crd Holder OPERATIONS													
Ampol Foodary Fremantle Eas	21/09	08:12	E015988		60139	Premium Diesel A	71.92	222.7630	160.21	0.19	160.40	14.56	0.02
						Domestic total	71.92		160.21	0.19	160.40	14.56	0.02

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	7 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4096													
[redacted] 6967 Rego 1GFU278 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	14/09	09:10	E015720		47147	Premium Diesel A	73.87	219.7380	162.32	0.19	162.51	14.76	0.02
						Domestic total	73.87		162.32	0.19	162.51	14.76	0.02

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	8 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4098													
[redacted] 6983 Rego 1GHV402 Crd Holder GARDENS													
Ampol Foodary Fremantle Eas	05/09	10:05	E015409		119585	Premium Diesel A	72.55	214.4250	155.57	0.19	155.76	14.14	0.02
Ampol Foodary Fremantle Eas	15/09	11:32	E015773		120404	Premium Diesel A	74.24	220.2660	163.53	0.19	163.72	14.87	0.02
						Domestic total	146.79		319.10	0.38	319.48	29.01	0.04

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	9 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 4099													
[redacted] 7007 Rego 1GJE260 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	07/09	07:28	E015464		690	Premium Diesel A	9.29	213.2480	19.81	0.19	20.00	1.80	0.02
						Domestic total	9.29		19.81	0.19	20.00	1.80	0.02

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	10 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5000													
[redacted] 7122 Rego 1GIY952 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	29/09	08:26	E016257		403	Premium Diesel A	30.38	221.0360	67.15	0.19	67.34	6.10	0.02
						Domestic total	30.38		67.15	0.19	67.34	6.10	0.02

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	11 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5002													
[redacted] 7015 Rego 1GKM815 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	04/09	11:34	E015373		53929	Premium Diesel A	88.47	214.5900	189.85	0.19	190.04	17.26	0.02
Ampol Foodary Fremantle Eas	23/09	06:47	E016067		54380	Premium Diesel A	101.08	221.7840	224.18	0.19	224.37	20.38	0.02
						Domestic total	189.55		414.03	0.38	414.41	37.64	0.04

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	12 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5007													
[redacted] 4047 Rego 1GPJ542 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	31/08	10:58	E015245		316	Premium Diesel A	22.97	214.4800	49.27	0.19	49.46	4.48	0.02
Ampol Foodary Fremantle Eas	29/09	08:23	E016256		322	Premium Diesel A	20.40	221.0360	45.09	0.19	45.28	4.10	0.02
						Domestic total	43.37		94.36	0.38	94.74	8.58	0.04

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	13 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5008													
[redacted] 8765 Rego 1GQD688 Crd Holder GARDENS													
Ampol Foodary Fremantle Eas	06/09	08:50	E015443		53976	Premium Diesel A	63.24	213.3360	134.91	0.19	135.10	12.26	0.02
						Domestic total	63.24		134.91	0.19	135.10	12.26	0.02

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	14 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5009													
[redacted] 2809 Rego 1GQJ387 Crd Holder RANGERS SERVICES													
Ampol Foodary Fremantle Eas	02/09	14:15	E015323		78269	Premium Diesel A	38.45	214.5900	82.51	0.19	82.70	7.50	0.02
Ampol Foodary Fremantle Eas	06/09	08:15	E015440		78522	Premium Diesel A	32.69	213.3360	69.74	0.19	69.93	6.34	0.02
Ampol Foodary Fremantle Eas	09/09	13:08	E015553		78837	Premium Diesel A	37.17	215.8330	80.23	0.19	80.42	7.29	0.02
Ampol Foodary Fremantle Eas	13/09	11:13	E015703		79111	Premium Diesel A	35.19	218.3190	76.83	0.19	77.02	6.98	0.02
Ampol Foodary Fremantle Eas	16/09	11:36	E015804		79391	Premium Diesel A	35.44	221.4540	78.48	0.19	78.67	7.13	0.02
Ampol Foodary Fremantle Eas	20/09	08:03	E015944		79692	Premium Diesel A	39.94	223.2030	89.15	0.19	89.34	8.10	0.02
Ampol Foodary Fremantle Eas	23/09	16:09	E013379		79964	Premium Diesel A	35.54	221.7840	78.82	0.19	79.01	7.17	0.02
Ampol Foodary Fremantle Eas	27/09	08:24	E016187		80200	Premium Diesel A	30.03	221.0250	66.37	0.19	66.56	6.03	0.02
						Domestic total	284.45		622.13	1.52	623.65	56.54	0.16

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	15 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5020													
[redacted] 3076 Rego 1HMC350 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	12/09	12:45	E015661		20344	Premium Diesel A	84.77	216.8670	183.84	0.19	184.03	16.71	0.02
						Domestic total	84.77		183.84	0.19	184.03	16.71	0.02

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	16 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic 5021													
[redacted] 3159 Rego 1HLR056 Crd Holder WORKS													
Ampol Foodary Fremantle Eas	13/09	14:27	E015712		11571	Premium Diesel A	61.78	218.3190	134.88	0.19	135.07	12.26	0.02
						Domestic total	61.78		134.88	0.19	135.07	12.26	0.02

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	17 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5003													
[redacted]4055 Rego 1GMR567 Crd Holder EMCS													
Ampol Foodary South Lake	03/09	09:50	E007958		84100	Unleaded	53.47	189.4000	101.27	0.19	101.46	9.21	0.02
Ampol Woolworths Riverton	14/09	17:32	E026635		84609	Unleaded	53.93	204.5547	110.32	0.19	110.51	10.03	0.02
Ampol Foodary South Lake	25/09	08:41	E009487		85073	Premium 95 A	44.35	206.4000	91.54	0.19	91.73	8.32	0.02
						Domestic total	151.75		303.13	0.57	303.70	27.56	0.06

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	18 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5013													
[redacted]0547 Rego 1GWE942 Crd Holder CEO													
Ampol Foodary Bunbury	02/09	09:27	E013811		57792	Premium 95 A	33.79	210.4000	71.09	0.19	71.28	6.46	0.02
Ampol Foodary Willetton	03/09	17:53	E008786		58284	Premium 95 A	40.03	204.4000	81.82	0.19	82.01	7.44	0.02
Ampol Foodary Murdoch	12/09	07:39	E011146		58841	Premium 95 A	48.81	200.4000	97.82	0.19	98.01	8.89	0.02
Ampol Busselton S/Stn	17/09	16:46	E019675		59350	Premium 95 A	45.23	212.4000	96.07	0.19	96.26	8.73	0.02
						Domestic total	167.86		346.80	0.76	347.56	31.52	0.08

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	19 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5015													
[redacted] 7072 Rego 1GYB392 Crd Holder OPERATIONS													
Ampol Foodary Fremantle Eas	07/09	06:59	E015461		947	Premium Diesel A	31.44	213.2480	67.05	0.19	67.24	6.10	0.02
Ampol Foodary Fremantle Eas	12/09	06:54	E015631		955	Premium Diesel A	28.35	216.8670	61.48	0.19	61.67	5.59	0.02
Ampol Foodary Fremantle Eas	19/09	14:32	E015921		962	Premium Diesel A	22.49	222.8620	50.12	0.19	50.31	4.56	0.02
Ampol Foodary Fremantle Eas	26/09	07:06	E016149		968	Premium Diesel A	20.80	221.1020	45.99	0.19	46.18	4.18	0.02
Ampol Foodary Fremantle Eas	29/09	13:00	E016284		9762	Premium Diesel A	24.46	221.0360	54.07	0.19	54.26	4.92	0.02
						Domestic total	127.54		278.71	0.95	279.66	25.35	0.10

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	20 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5016													
[redacted] 7106 Rego 1GYB393 Crd Holder OPERATIONS													
Ampol Foodary Fremantle Eas	14/09	11:36	E015723		647	Premium Diesel A	29.49	219.7380	64.80	0.19	64.99	5.89	0.02
Ampol Foodary Fremantle Eas	21/09	10:15	E015996		651	Premium Diesel A	28.97	222.7630	64.53	0.19	64.72	5.87	0.02
Ampol Foodary Fremantle Eas	27/09	10:33	E016200		655	Premium Diesel A	28.82	221.0250	63.70	0.19	63.89	5.79	0.02
						Domestic total	87.28		193.03	0.57	193.60	17.55	0.06

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	21 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5018													
[redacted] 7406 Rego 1HHZ552 Crd Holder HACC													
Ampol Foodary Fremantle Eas	04/09	08:51	E015356		49753	Premium Diesel A	39.43	214.5900	84.61	0.19	84.80	7.69	0.02
Ampol Foodary Fremantle Eas	06/09	08:27	E015442		49963	Premium Diesel A	48.19	213.3360	102.81	0.19	103.00	9.35	0.02
Ampol Foodary Fremantle Eas	06/09	15:57	E013151		50092	Premium Diesel A	21.59	213.3360	46.06	0.19	46.25	4.19	0.02
Ampol Foodary Fremantle Eas	08/09	15:39	E015532		50324	Premium Diesel A	39.79	214.2490	85.25	0.19	85.44	7.75	0.02
Ampol Foodary Fremantle Eas	14/09	08:09	E015718		50613	Premium Diesel A	53.86	219.7380	118.35	0.19	118.54	10.76	0.02
Ampol Foodary Fremantle Eas	18/09	08:25	S015855		50826	Premium Diesel A	32.38	221.4540	71.71	0.19	71.90	6.52	0.02
Ampol Foodary Fremantle Eas	20/09	08:22	E015948		51064	Premium Diesel A	35.11	223.2030	78.37	0.19	78.56	7.12	0.02
Ampol Foodary Fremantle Eas	21/09	08:28	E015990		51187	Premium Diesel A	24.38	222.7630	54.31	0.19	54.50	4.94	0.02
Ampol Foodary Fremantle Eas	22/09	15:19	E016057		51461	Premium Diesel A	43.61	222.3450	96.96	0.19	97.15	8.81	0.02
						Oils/Lubricants			52.00		52.00	4.73	
Ampol Foodary Fremantle Eas	26/09	16:03	E016172		51556	Premium Diesel A	15.37	221.1020	33.98	0.19	34.17	3.09	0.02
Ampol Foodary Fremantle Eas	29/09	08:17	E016255		51836	Premium Diesel A	43.83	221.0360	96.88	0.19	97.07	8.81	0.02
						Domestic total	397.54		921.29	2.09	923.38	83.76	0.22

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	22 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST +	Trn fee inc GST =	Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5019													
[redacted] 6876 Rego Crd Holder OPERATIONS													
Ampol Foodary Fremantle Eas	08/09	11:23	E015521		0	Unleaded	89.12	199.4000	177.71	0.19	177.90	16.16	0.02
						Premium Diesel A	35.72	214.2490	76.53		76.53	6.96	
						Domestic total	124.84		254.24	0.19	254.43	23.12	0.02

AmpolCard

Tax invoice/adjustment note
TOWN OF EAST FREMANTLE
PO Box1097
FREMANTLE WA 6959

Account no 0200402776
Date 30/09/2023

Tax invoice detail

Invoice ref no	0302149964
page	23 of 23
Total inc GST $	6679.33
GST amount $	607.41

Card details Location	Date	Time	Trans no	Order no	Odo reading	Product	Quantity	Unit ¢ inc GST	Amount $ inc GST	+ Trn fee inc GST	= Total $ Inc GST	GST on supply	GST on trn fee
Domestic P5022													
[redacted] 5194 Rego 1HSK094 Crd Holder OPERATIONS													
Ampol Foodary Murdoch	08/09	08:23	E007742		24910	Unleaded	42.93	195.4000	83.89	0.19	84.08	7.63	0.02
Ampol Foodary Mundaring S/	16/09	10:19	E042111		25551	Unleaded	44.22	197.4000	87.29	0.19	87.48	7.94	0.02
Ampol Foodary Midvale	22/09	17:25	E003872		26755	Unleaded	45.10	197.4000	89.03	0.19	89.22	8.09	0.02
						Domestic total	132.25		260.21	0.57	260.78	23.66	0.06

AMPOL Ampol Australia Petroleum Pty Ltd ACN 000 032 128 ABN 17 000 032 128

Total inc GST $ 6679.33

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

15 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

16 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

17 NEW BUSINESS OF AN URGENT NATURE

18 MATTERS BEHIND CLOSED DOORS

PROCEDURAL MOTION

That the meeting be closed to the public to discuss a confidential report in relation to building construction tenders for the Fremantle Women's Football Club under the terms of the Local Government Act 1995, Section 5.23 (2)(d) and (e).

18.1 TENDER APPROVAL - FREMANTLE WOMEN'S FOOTBALL CLUB - BUILDING CONSTRUCTION

(Confidential Report)

19 CLOSURE