



# AGENDA

**Annual Meeting of Electors**  
Monday, 30 January 2023 at 6:30 PM

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## NOTICE OF MEETING

You are hereby advised that an Annual Meeting of Electors' will be held on 30 January 2023 at 6:30 PM in the Council Chambers, 135 Canning Highway, East Fremantle.



GARY TUFFIN  
Chief Executive Officer  
9/01/2023

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# AGENDA

## 1 DECLARATION OF OPENING OF MEETING

## 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 WELCOME TO GALLERY

## 4 INTRODUCTION OF ELECTED MEMBERS AND STAFF

## 5 APOLOGIES

Mayor J O'Neill  
Cr A White

## 6 CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL ELECTORS' MEETING

**That the Minutes of the Electors' Meeting held on 31 January 2022 be received.**

## 7 MATTERS FOR DISCUSSION

### 7.1 CONTENTS OF THE ANNUAL REPORT

**That the 2021-22 Annual Report be received.**

### 7.2 GENERAL BUSINESS

## 8 CLOSURE OF MEETING



# MINUTES

**Electors' General Meeting**  
Monday, 31 January 2022 at 6:30 PM

MINUTES OF ELECTORS' GENERAL MEETING MONDAY, 31 JANUARY 2022

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MINUTES OF ELECTORS' GENERAL MEETING MONDAY, 31 JANUARY 2022

**MINUTES OF THE ANNUAL ELECTORS' GENERAL MEETING HELD IN THE COUNCIL CHAMBER, 135  
CANNING HIGHWAY EAST FREMANTLE ON MONDAY 31 JANUARY 2022**

**1 DECLARATION OF OPENING OF MEETING**

The Mayor opened the meeting at 6.30pm.

**Present**

Mayor J O'Neill Presiding Member

Cr K Donovan

Cr L Mascaro

Cr A McPhail

Cr D Nardi

Cr A Natale

Cr A White

Cr M Wilson

Mr G Tuffin

Chief Executive Officer (CEO)

Mr A Malone

Executive Manager Regulatory Services (EMRS)

Mr P Kocian

Executive Manager Corporate Services (EMCS)

Mr N King

Executive Manager Technical Services (EMTS)

Ms J May

Executive Assistant to CEO

There were five electors in attendance.

**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 WELCOME TO GALLERY**

Mayor O'Neill welcomed members of the public and thanked them for attending tonight's meeting.

**4 INTRODUCTION OF ELECTED MEMBERS AND STAFF**

Mayor O'Neill introduced elected members and staff.

**5 APOLOGIES**

Cr Collinson

**6 CONFIRMATION OF MINUTES OF PREVIOUS ANNUAL ELECTORS' MEETING**

**Moved Mr J Bird, seconded Mr J Farmer**

**That the Minutes of the Electors' Meeting held on 24 February 2021 be received.**

**(CARRIED UNANIMOUSLY)**

## 7 MATTERS FOR DISCUSSION

### 7.1 CONTENTS OF THE ANNUAL REPORT

Mayor O'Neill highlighted the following projects that commenced or continued through 2020/21, or were currently underway:

#### **East Fremantle Oval**

- Funding agreement with State Govt executed, first \$2.5 million received last week.
- Full design team appointed
- Facing cost escalation in the construction market, therefore, redesign has been undertaken.
- Building footprint has been reduced by approx. 1,200m<sup>2</sup>
- All going well, further consultation will be undertaken with the community towards the end of February.

#### **Action on Climate Change**

- Climate Reference Action Group (CARG) formed in September 2020.
- Monthly meetings held with the Town, staff and Elected Members to formulate the Climate Emergency Strategy.
- The CARG recommended 7 Objectives, which were agreed by Council on 20 April 2021.
- These objectives form the basis for the Climate Emergency Strategy.
- The Strategy will be presented to Council in March 2022.
- Following acceptance of the Strategy a Climate Action Plan and Implementation Plan will be incorporated into Council's 10 year Business Plan

#### **Waste to Energy Agreement**

- On 29 January 2021 the Town announced a new deal for waste being converted to energy.
- Under the deal, regular waste collected through the Town's red-lidded bins will be sent to the Avertas facility in Rockingham, instead of to landfill.
- Whilst not legislated yet, it is understood that only residual waste after FOGO will be accept by the facility.
- The facility is scheduled to be operational in 2023, subject to any further delays.

#### **Waterwise**

- Council was awarded Waterwise Council in July 2020. This will ensure that the Council is eligible for ongoing funding and irrigation training for waterwise grants.
- The Town has applied for 'Gold' accreditation and is expected to receive confirmation of the Town's status as a Waterwise Council.

#### **Waste Plan**

- Department of Water and Environmental Regulation require local governments to develop a waste plan for the future. Council's Waste Plan was accepted in June 2021.
- By implementing a three-bin FOGO system, the Town continues to make good progress.
- The Town currently has one of the highest levels of diversion from landfill of all the Perth metropolitan councils with 65% of waste being diverted from landfill.



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**Niergarup Track**

- Two rounds of weeding has been undertaken, a third will be done in the next few months.
- Prior to the revegetation project community consultation will be undertaken – planting should occur just before winter.

**Henry Jeffery Oval**

- Resurfacing complete – expected reopening date end of February.

**CHRMAP**

- Council was successful in obtaining CMPAP funding (Coastal Management Plan Assistance Program) from DPLH to formulate a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP)
- The CHRMAP will be delivered in July 2023.

**Public Health Plan**

- Council reviewed its Disability Access and Inclusion Plan in 2020-2025. Council staff and Elected Members will receive disability awareness training from Rocky Bay as a result of the review.
- Pandemic Plan, Covid Safety Plans and business Continuity Plan all reviewed in the 2020/2021 year.

**Local Planning Strategy**

- WAPC granted consent to advertise on 31 August 2021.
- Advertising took place for just over 6 weeks from mid-September to early November 2021.
- 19 submissions were received – 4 support/no change; 8 support with minor change; 7 more substantial change for specific properties.
- Submissions being assessed and considered by Council in February 2022 for adoption of the strategy with or without modification or no adoption. Decision to be forwarded to WAPC for final determination.
- Expected outcome before mid-2022.

**Local Commercial Centres Assessment and Strategy**

- Appointed Pracsys to undertake the study.
- Stakeholder survey has taken place , finalising 24 December. 74 responses received.
- Survey analysis and preparation for stakeholder workshop early February 2022.
- To be followed by draft strategy and separate landowner/business owner and resident workshops, then consideration of adoption by Council.
- Finalisation of strategy expected before mid-2022.

**Royal George Hotel Site**

- WAPC approved the redevelopment of the site in November 2021.
- WAPC approval includes full refurbishment of the building for hospitality purposes, 10 hotel rooms, artisan food and beverage production and the construction of 24 apartments in a 9 storey building at the rear of the site.
- The WAPC determined the 'Significant Development' application subject to conditions.
- The conditions of planning approval are available on the WAPC website or by contacting the Town.
- Restoration works are on-going and includes, all chimneys, exterior windows and doors, the verandah and the George and Duke Street facades.
- Construction management plans will be in place prior to construction starting.
- The Town will be liaising with the builder regularly.

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- The owner must now make an application for a Building Permit before any works on the rear of the site can commence.
- Applicant / owner has commenced discussions with the Town regarding options for additional parking on nearby streets. Two concepts have been developed for further discussion.

**Woodside Hospital Site – 18 Dalgety Street**

- Development plans prepared for State Design Review Panel. Panel has assessed three sets of plans. Last plan was endorsed by the SDRP.
- Hall and Prior intend to seek planning approval through the DAP process – no submission date for DA indicated.
- Presentation to Council intended early 2022.
- Final design has not been formally provided to the Town.
- Traffic Impact Assessment not complete, but will be required to be submitted with DA.
- Public consultation will not commence until DA submitted.
- Council Officers have taken steps to engage with the developers of the former Woodside Hospital site to relate concerns of local residents prior to the submission of a development approval application.

**Amendment 17 – No. 7 – 27 Canning Hwy between East and Glyde Street**

- Endorsed by WAPC as per Council Amendment November 2021
- Awaiting final approval by Minister for Planning
- Allows for residential development only at R80 (ie apartments) if all 6 lots are developed as one integrated site in accordance with a Local Development Plan (LDP) and Design Guidelines (remains at R20 if no LDP).
- Building height restricted to 2 - 4 storeys.
- DPLH approved Amendment for advertising 18 February 2021.
- Advertising cannot commence until EPA have also authorised for advertising.
- Advertising will be for 60 days – all forms of advertising, including signs on street frontages will be used.
- After advertising, Council to consider submissions then either support or not support.

**Roofing 2000 site (now called 'The Crossing')**

- Minister Saffioti gave final approval for new development controls under Amendment 14 in January 2021. Was not supported by Council.
- Allows for approximately 20-storey building and 3 storeys at St Peters Road.
- ~100 apartments proposed at this stage – to be confirmed on submission of DA.
- DA submitted to State Development Assessment Unit (SDAU) in January 2022.
- Application will be advertised to the community.
- WAPC is decision-maker for planning approval under new planning legislation in response to COVID and planning reform initiatives introduced in July 2020.

**Heritage – Review of Local Heritage Survey (category C sites and draft heritage areas)**

- Town provided with grant of \$20,000 under the Heritage Consultants Funding pilot project operated through DPLH
- Consultants, Hocking Heritage and Architecture appointed in August 2021
- Project scope and brief included:
  - Review of category C properties in the Woodside and Plympton Precincts

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- Review of draft Plympton and Woodside Heritage Area boundaries and corresponding draft local planning policies for the same areas
- Update of individual Place Record Forms (as required due to redevelopment and major refurbishment of sites)

**Swan River Crossings (replacement of Fremantle Traffic Bridge)**

- \$230M project will see the Fremantle Traffic Bridge replaced, rail infrastructure upgraded, and cycling and pedestrian paths transformed while also improving navigational safety for boats on the River.
- Following community and stakeholder feedback, the project team is reviewing and assessing alignments at the southern intersection at Queen Victoria Street (Fremantle Traffic Bridge) and Canning Highway.
- Design assessment is ongoing, and when ready will be made available to the public.
- Investigations and geotechnical works commenced in April 2021 and involved extensive water, service and road pavement inspections to inform the design development for this project. The works are progressing well and are expected to be completed in early 2022.
- Next stage of the Fremantle Principal Shared Path (PSP) will connect North Fremantle Train Station to a new bridge over the river.
- Stage 4 Fremantle PSP will be located within the existing rail corridor of the Fremantle line, which includes a bridge over Tydeman Road. It will connect to the recently opened 2.1 km PSP between Victoria Street Station and North Fremantle Station.
- The new PSP will improve pedestrian and cycling connectivity, providing a connected, and continuous route for pedestrians and cyclists.
- A recent routine inspection of the Fremantle Traffic Bridge, undertaken as part of the Main Roads Asset Management Strategy for timber bridges, has confirmed the timber and steel elements of the bridge are continuing to deteriorate. A summary of the preliminary findings of the bridge condition is currently being developed.
- The **Fremantle Bridges Alliance** is a consortium made up of MRWA, Laing O'Rourke Australia Construction, Arup and WSP, and is responsible for delivering the Swan River Crossings project.

**Leeuwin Barracks Site**

- Leeuwin Barracks Divestment Project was postponed in accordance with health guidance due to the COVID-19 pandemic in 2020/21.
- Defence's accommodation requirements in Perth and Fremantle have changed over the past 24 months as a result of forecast new Navy capabilities and workforce growth.
- Defence is temporarily suspending the disposal of Leeuwin Barracks to allow for a study of the long-term Defence land requirements in the Perth and Fremantle region.
- Defence is planning to have this study completed by the first quarter of 2022.
- Pending the findings into the long-term estate requirements, Defence will inform the community about the outcome for the future use of Leeuwin Barracks.
- Community stakeholder consultation will likely resume when the study is complete and once the future of Leeuwin Barracks is known.

**Pipes for Perth**

- Water Corp has commenced pipe works in East Fremantle.
- The contractor, DM Civil, has begun work on Fraser, Petra, Fletcher, Moss, George, Silas, Sewell Streets and St Peters Road. Also, work to be completed on Preston Point, Staton and Alexandra Roads.

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- Construction work began 10 January and staged work will continue through to late 2022.
- Service locating involves drilling small potholes into the road along the alignment to locate existing underground services such as telecommunications, gas pipes etc.
- During the work, residents may notice noise, dust and vibrations.
- Potholes will be temporarily reinstated once work is complete.
- Traffic management personnel will be on site to safely assist drivers around the work area.
- Details: <https://www.watercorporation.com.au/Outages-and-works/Ongoing-Works/East-Fremantle-Pipes-for-Perth>
- the contractor will be located at 128 George Street for the duration of the construct.

**High Street Upgrade**

- Throughout the next month the final layer of asphalt (wearing course) will be installed in stages on High Street and Stirling Highway. To minimise impacts during peak times, wearing course will be completed between 7pm and 5am. After hours closures and detours will be required, and road users are encouraged to allow additional travel time as delays may be experienced.
- The project has entered the final stages of construction. Project completion is expected by the end of the year, with much of the new road layout to be commissioned in the next two months.
- Forrest Street and Montreal Street underpasses showcase local Aboriginal artworks
- The new pedestrian underpasses, under construction as part of the High Street Upgrade, feature artworks from two prominent local Noongar artists – the Peter Farmer Group and Lance Chadd. The large-scale murals tell traditional stories of the area.

**HMAS Perth**

- HMAS Perth memorial approved 24 December 2021, subject to conditions.
- The granite for the memorial wall has been ordered, produced and will be shipped to Perth shortly.
- Development of the memorial ships bow is on hold pending grant funding.

**Left Bank - Dog Alfresco**

- The application was referred to DBCA prior to formal decision being made.
- Based on the referral, modification were proposed to the alfresco area.
- Formal application submitted to DBCA on 14 October 2021.
- No decision has been made from DBCA.

**FOGO Rollout**

- Ongoing rollout to new builds and businesses
- The Town has since provided the FOGO service to all clubs and commercial businesses where appropriate.
- All new MUDS are required to utilize a FOGO 3 bin service in the Town (eg 96 George, Roofing 2000 and Old Royal George)
- In 2022 the Town will continue the roll out the service to the three remaining MUDS with assistance from the Resource Recovery Group
  - Harbour Heights (66 Units)
  - Sunnies (30 units)
  - 48-50 Alexandra (21 Units)

High Street Works

Mr Bird enquired whether the intersection of Marmion Street and Stirling Highway was receiving further attention given the increased traffic at this location when the works are completed.

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**Mayor O'Neill advised that traffic counts would be installed to ascertain vehicle volume and the matter would be referred to the CEO for further consideration.**

Royal George Hotel Site

Mr Farmer noted that it had been mentioned that scaffolding around the building would be coming down in March and asked whether this would mark the completion of the restoration work.

The EMRS advised that some works to the rear and side façade cannot be completed while the scaffolding is in place and restoration and development works would be carried out in unison. It was anticipated that the development application would be lodged around June/July.

**Moved Cr McPhail, seconded Cr Nardi  
That the 2020-21 Annual Report be received. (CARRIED UNANIMOUSLY)**

7.2 GENERAL BUSINESS

**7.2.1 Ms M Flynn, Allen Street (Climate Action)**

Mr Flynn congratulated Council on the work done on climate change. She thanked Councillors for their drive and commitment and noted it was pleasing that Council was taking a leading role.

**7.2.2 Mr J Bird, Gill Street**

Mr Bird noted the small attendance. He remarked that normally if there is a lot of people in attendance, they are not happy so Council must be doing something right.

**7.2.3 Mr J Farmer (New Trees)**

Mr Farmer advised that he was pleased to see a lot of new trees planted through the district.

The EMRS advised that following receipt of a grant for \$70,000, 400 trees had been planted last year and it was intended to plant a further 400 in the coming months.

**7.2.4 EMCS (Auditors Report)**

The EMCS read the following statement from Council's auditors regarding the 2020/21 audit:

*In my opinion the financial report of the Town of East Fremantle:*

- *is based on proper accounts and records*
- *fairly represents, in all material respects, the results of the operations of the Town for the year ended 30 June 2021 and its financial position at the end of that period in accordance with the Local Government Act 1995 (the Act) and, to the extent that they are not inconsistent with the Act, Australian Standards.*

The Mayor thanked the EMCS, CEO and other staff for their work in attaining a successful audit.

**7.2.5 Ms M Flynn – East Fremantle Oval Redevelopment)**

Ms Flynn congratulated Council on its commitment to retaining the A Class Reserve in its entirety in this development and its foresight in having a Business Plan ready when State Government funding became available. Communication around the development has been good to this point, however, a number of residents were asking what was happening and whether the project had stalled.



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The CEO advised that the cost escalation had caused delay in the project and new costings were currently being worked through for the development of a revised plan. As soon as this was available the community would be informed and further consultation sought.

8 CLOSURE OF MEETING

There being no further business Mayor O'Neill thanked everyone for their attendance and declared the meeting closed at 7.05pm.