

---

TOWN OF  
EAST FREMANTLE

---



# AGENDA ATTACHMENTS

Council Meeting

---

Tuesday, 20 September 2016 at 6.30pm

## AGENDA ATTACHMENTS

		Page No
<b>12.</b>	<b>REPORTS OF COMMITTEES</b>	
<b>12.1</b>	<b>Town Planning &amp; Building Committee Meeting 2 August 2016</b>	
	Attachment 1 Minutes Town Planning & Building Committee	1
<b>13.</b>	<b>REPORTS OF OFFICERS</b>	
<b>13.1</b>	<b>Planning</b>	
<b>13.1.1</b>	<b>Tree Preservation Policy</b>	
	Attachment 1 Draft Tree Preservation Policy	61
	Attachment 2 Submissions Received	65
<b>13.2</b>	<b>Finance</b>	
<b>13.2.1</b>	<b>Monthly Financial Activity Statement 31 August 2016</b>	
	Attachment 1 Monthly Financial Activity Statement	67
<b>13.2.2</b>	<b>Accounts for Payment – August 2016</b>	
	Attachment 1 Monthly List of Payments – August 2016	79
<b>13.2.3</b>	<b>New Expenditure – East Fremantle Lawn Tennis Club - Resurfacing of Eastern Hard Courts</b>	
	Attachment 1 Correspondence dated 23.08.16 from EFLTC	85
<b>13.3</b>	<b>Governance</b>	
<b>13.3.1</b>	<b>Proposed Meeting Procedures Local Law</b>	
	Attachment 1 Draft Town of East Fremantle Meeting Procedures Local Law 2016	87
	Attachment 2 Flow Chart of Local Laws Making Process	137
<b>13.3.2</b>	<b>Recreation and Community Facilities Plan</b>	
	Attachment 1 Recreation and Community Facilities Plan - Draft Report September 2016 – For Public Comment	139
	Attachment 2 Background Report	167

20 September 2016

## AGENDA

		Page No
	Attachment 3 Stakeholder Engagement Report	235
13.3.3	Road Reconstruction and Resurfacing Program (RFT001- 2016/17) - Tender Acceptance	
	<b>Attachment 1 CONFIDENTIAL – Tender Assessment</b> <i>(Distributed under separate cover)</i>	N/A
13.3.4	Town Hall Refurbishment (RFT 002-2016/17) – Tender Acceptance	
	Attachment 1 Part 5 of the Tender – Scope of Works	285
	<b>Attachment 2 CONFIDENTIAL – Tender Assessment</b> <i>(Distributed under separate cover)</i>	N/A



# MINUTES

## Town Planning & Building Committee

---

Tuesday, 6 September 2016 at 6.32pm

### **Disclaimer**

The purpose of this Committee meeting is to discuss and, where possible, make resolutions about items appearing on the agenda. Whilst the Committee has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Committee decision. No person should rely on the decisions made by the Committee until formal advice of the Committee decision is received by that person.

The Town of East Fremantle expressly disclaims liability for any loss or damage suffered by any person as a result of relying on or acting on the basis of any resolution of the Committee, or any advice or information provided by a member or officer, or the content of any discussion occurring, during the course of the Committee meeting.

### **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



---

**CONTENTS**

1.	DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS	1
2.	ACKNOWLEDGEMENT OF COUNTRY	1
3.	RECORD OF ATTENDANCE	1
3.1	Attendance	1
3.2	Apologies	1
3.3	Leave of Absence	1
4.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	1
5.	PUBLIC QUESTION TIME	1
6.	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	2
6.1	Town Planning and Building Committee (2 August 2016)	2
7.	PRESENTATIONS / DEPUTATIONS / PETITIONS	2
7.1	Presentations	2
7.2	Deputations	2
7.3	Petitions	2
8.	DISCLOSURES OF INTEREST BY MEMBERS	2
9.	LATE ITEMS NOTED	2
10.	REPORTS OF COMMITTEES	3
10.1	Community Design Advisory Committee	3
11.	REPORTS OF OFFICERS (COMMITTEE DELEGATION)	4
11.1	Wolsely Road 15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road) – Proposed Aged Care facility with Associated Services	4
11.2	View Terrace, No. 65B (Lot 1) –Two Storey Dwelling	6
11.3	George Street No. 67 (Lot Pt 3/ SP16096) – Two Storey Dwelling	17
11.5	Preston Point Road, No. 54 (Lot 1) – Alterations and Additions to Existing Dwelling	34
11.4	Duke Street No. 36 – 42 (Lot 601 & 602) – Roof Top Air Conditioning Plant and Enclosure	48
12.	REPORTS OF OFFICERS (COUNCIL DECISION)	55
12.1	Tree Preservation Policy	55
13.	CONFIDENTIAL BUSINESS	59
14.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING – ELECTED MEMBERS, OFFICERS	59
15.	CLOSURE OF MEETING	59

---

---

**MINUTES OF THE ORDINARY MEETING OF THE TOWN PLANNING & BUILDING COMMITTEE HELD IN THE COUNCIL CHAMBER ON TUESDAY 6 SEPTEMBER 2016.**

**1. DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS**

The Acting Manager Planning Services opened the meeting at 6.32pm and welcomed members of the gallery.

In the absence of the presiding member Mayor O'Neill was nominated to assume the chair.

**Cr McPhail Moved, seconded Cr Nicholson**

**That Mayor O'Neill be nominated to chair the Town Planning and Building Committee meeting.**

**(CARRIED 4:0)**

**2. ACKNOWLEDGEMENT OF COUNTRY**

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

**3. RECORD OF ATTENDANCE**

**3.1 Attendance**

The following members were in attendance:

Mayor J O'Neill Presiding Member

Cr M McPhail

Cr L Nicholson

Cr D Nardi

Cr A White

The following staff were in attendance:

Mr A Malone Acting Manager Planning Services

Ms G Cooper Minute Secretary

**3.2 Apologies**

Nil

**3.3 Leave of Absence**

- Cr C Collinson was granted leave of absence at the Ordinary Meeting of Council held on 19 July 2016.

**4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil.

**5. PUBLIC QUESTION TIME**

Nil.

---

**6. CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**6.1 Town Planning and Building Committee (2 August 2016)**

**6.1 OFFICER RECOMMENDATION**

Cr Nardi moved; seconded Cr M McPhail

That the minutes of the Town Planning and Building Committee meeting held on Tuesday 2 August 2016 be confirmed as a true and correct record of proceedings.

(CARRIED 5:0)

**7. PRESENTATIONS / DEPUTATIONS / PETITIONS**

**7.1 Presentations**

Nil.

**7.2 Deputations**

Nil.

**7.3 Petitions**

Nil.

**8. DISCLOSURES OF INTEREST BY MEMBERS**

Nil.

**9. LATE ITEMS NOTED**

Nil.

---

**10. REPORTS OF COMMITTEES**

**10.1 Community Design Advisory Committee**

**Prepared by:** Jamie Douglas Manager Planning Services

**Supervised by:** Gary Tuffin, Manager Planning Services

**Attachments:** Nil.

**Authority/Discretion:** Town Planning & Building Committee

---

The Community Design Advisory Committee did not meet in the month of August 2016 as there were no items for the committee.

**Cr Nicholson moved, seconded Cr White**

**That the order of business be changed to allow members of the gallery to speak to specific planning applications.**

**(CARRIED 5:0)**

## **11. REPORTS OF OFFICERS (COMMITTEE DELEGATION)**

### **11.1 Wolsely Road 15 (Lot 102 Wolsely Road and Lots 3 and 8 Alexandra Road) – Proposed Aged Care facility with Associated Services**

<b>Applicant</b>	SPH Architects and Interiors
<b>Owner</b>	Southern Cross Care WA Inc
<b>File ref</b>	PWOL15 / P075/16
<b>Prepared by</b>	Andrew Malone, Acting Manager of Planning Service
<b>Supervised by</b>	Gary Tuffin, Chief Executive Officer
<b>Meeting date</b>	6 September 2016
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	1. DAP Report

#### **Purpose**

The attached report considers a development application for planning approval to be determined by the Development Assessment Panel (DAP) for the following:

A revised proposal was submitted to Council on 27 July 2016 and includes:

Previous public functions of the commercial / consultants (refused by DAP) have been removed.  
Aged care facility (68 beds, reception/ lobby, activity rooms, dining room, lounges, personal services, courtyards, kitchen and laundry previously approved) extension of an additional six (6) aged care beds;  
The remaining areas of the ground floor retain their former functions and are proposed to be for internal use only;  
Two (2) additional bedrooms are proposed on the previously approved upper aged care (total beds 76);  
Proposed courtyard along Staton Road and minor changes to the crossover;  
Minor changes to the Staton Road elevation; and  
Minor changes to the eastern elevation.

The proposed development modifies the previously approved DAP development application. The proposed application does not significantly modify the built form of the structure. There are no changes to the height of the building or the plot ratio. All works are considered to be primarily internal. The primary purpose of this application is to assess the proposed uses for the subject site which is designated Reserve 'Public Purpose – Hospital' and Special Use Zone – Hospital under Schedule 4 of TPS No.3.

The additional beds, increases the total number of beds to 76.

The proposed development application is recommended for approval for the reasons outlined within the DAP report.

- Ms Ali Devellerez (Architect) addressed the meeting and is supportive of the officer's recommendation.

**11.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION 010916**

**Cr M McPhail moved, seconded Cr White**

**It is recommended that this report be received and that Council endorse the Officer's recommendation for approval of the proposed development subject to the conditions as outlined in the attached DAP report.**

**(CARRIED 5:0)**

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 16 June 2015 this application is deemed determined, on behalf of Council, under delegated authority.

## 11.2 View Terrace, No. 65B (Lot 1) –Two Storey Dwelling

<b>Applicant</b>	MW Urban
<b>Owner</b>	S & S Hlevnjak
<b>File ref</b>	P/VIE65B
<b>Prepared by</b>	Christine Catchpole, Planning Officer
<b>Supervised by</b>	Andrew Malone, Acting Manager Planning Services
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	Nil

### Purpose

This report considers a planning application for the construction of a two storey dwelling on vacant land at 65B (Lot 1) View Terrace, East Fremantle.

### Executive Summary

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

- Street front setback;
- Lot boundary setbacks: parapet walls and reduced setbacks to eastern and western boundary;
- Building height;
- Open space;
- Visual privacy: reduced visual privacy setbacks;
- Site works: fill and excavation within the street setback and within 1.0 metre of boundary;
- Retaining walls: to retain garage, driveway, stairs and entry porch, mainly in the front setback area; and
- Garage width exceeding 30% of lot frontage.

It is considered the street and lot boundary setbacks, site works, retaining walls, building height and open space variations can be supported, however, the variations in respect to overlooking/privacy setbacks and garage width can only be supported subject to conditions being imposed which will ensure compliance with the R-Codes and the Town's Residential Design Guidelines.

### Background

18 November 2003 Council advises the WAPC that it does not support the subdivision of 65 View Terrace into two survey strata lots.

17 December 2003 WAPC grants conditional approval of the above subdivision.

23 December 2004 Demolition approved for the single storey dwelling.

11 November 2005 WAPC endorses Survey Strata Plan 48493 for final approval for the subdivision into two survey strata lots of 445m<sup>2</sup> each.

19 September 2006 Council grants approval for a two storey house at 65A View Terrace.

9 December 2006 Council granted planning approval for a two storey dwelling at 65B View Terrace.

### Consultation

#### Advertising

The application was advertised by a sign being placed on the site for two weeks and letters sent to surrounding land owners inviting comment from 7 July to 1 August 2016 during which time one submission, relating to construction and building matters and one submission indicating conditional support, were received.

SUBMISSION	APPLICANT RESPONSE	OFFICER COMMENT
<p>Concerns relate to the following:</p> <ul style="list-style-type: none"> <li>• The existing brick wall/fence that separates part of 65B and 67C View Terrace.</li> <li>• The limestone retaining wall that runs most of the length of 67 View Terrace which retains soil from the higher adjoining block, 65B View Terrace.</li> <li>• That earth works carried out to build a new dwelling at 65B may damage the existing brick wall/fence and limestone retaining wall.</li> <li>• Photographed these walls as a record of the condition of the adjoining structures prior to any building activities at 65B View Terrace.</li> </ul> <p>No other concerns with the proposed new dwelling.</p>	<p>The concern deals with existing structures and how these might be affected by the construction of the proposed dwelling. The concern is building related. Selford Quality Homes have been informed of the concern and will engage a structural engineer to prepare a dilapidation report on the existing structure. Shelford has also confirmed it will make good any damage to the structures during construction. A letter has been sent to the submitters and copied to the Town.</p>	<p>The letter noted in the applicant's response regarding building matters has been received by the Town.</p> <p>The Town has also received a letter signed by the owners of 65A View Terrace indicating the proposal is supported based on the construction being compliant with the amended plans dated 3 August 2016. The adjoining land owner requested a recessed planter box be constructed on the western boundary parapet wall.</p> <p>A condition requiring this be constructed, landscaping and reticulated by the owners of 65B View Terrace and installed prior to occupation is recommended.</p>

Town Planning Advisory Panel

This application was considered by the Town Planning Advisory Panel at its meeting on 18 July 2016. The Panel's comments were recorded as follows:

*"The Panel notes that the front façade is well articulated and addresses the streetscape."*

**Statutory Environment**

Planning and Development Act 2005  
Residential Design Codes of WA  
Town of East Fremantle Town Planning Scheme No. 3

**Policy Implications**

Town of East Fremantle Residential Design Guidelines 2016 (as amended)

**Financial Implications**

Nil.

**Strategic Implications**

Nil.

**Site Inspection**

12 August 2016



### Triple Bottom Line Assessment

#### Economic implications

There are no known significant economic implications associated with this proposal.

#### Social implications

There are no known significant social implications associated with this proposal.

#### Environmental implications

There are no known significant environmental implications associated with this proposal.

### Comment

TPS 3 Zoning: Residential R12.5

Site area: 445m<sup>2</sup>

### Statutory Assessment

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

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

### Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	6.5m – 7.5m (stairs – 4.3m)	D
Lot Boundary Setback	1.5m – 7.7m	Nil – 2.8m	D
Open Space	55%	51.2%	D
Site Works	Less than 500mm	>500mm	D
Retaining Walls			D
Visual Privacy	Kitchen (scullery): 6m Dining room: 6m Living room: 6m Bedroom: 4.5m	2.4m 1.5m 1.5m 1.5m	D
Overshadowing	25%	<25%	A
Drainage	On-site	On-site	A
Car Parking	2	2	A
Outdoor Living	N/A	N/A	N/A

### Local Planning Policy Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
<b>3.7.4 Site Works</b>	<b>D</b>
3.7.5 Demolition	N/A
<b>3.7.6 Construction of New Buildings</b>	<b>D</b>
<b>3.7.7 Building Setbacks and Orientation</b>	<b>D</b>

3.7.8 Roof Form and Pitch	A
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
<b>3.7.14 Footpaths and Crossovers</b>	<b>D</b>
<b>3.7.18.3 Garages, Carports and Outbuildings</b>	<b>D</b>
<b>3.7.15-20 Precinct Requirements</b>	<b>D</b>

Building Height Requirement	Required	Proposed	Status
Building Height (wall) (R-Codes)	5.6m	5.4m - 7.9m	D
Building Height (roof) (R-Codes)	8.1m	7.5m – 8.4m	D

The lot to be developed is the eastern half of a 'down the middle' subdivision approved by the WAPC in 2003 prior to the current Planning Scheme R12.5 density coding for the area being gazetted. The lot was approved for subdivision at approximately R20 standards and is now subject to the development standards of R12.5. Both lots are approximately 445m<sup>2</sup> in area and have lot frontages of only 10 metres. The lot to the west has been developed with a large two storey dwelling with a garage parapet wall on the eastern boundary. The applicant is requesting approval for a similar style development to that of 65A View Terrace with the exception that the development will be forward of the building line for 65A View Terrace.

There are a number of variations to the R- Codes and the Residential Design Guidelines in respect to this application due to the slope of the land and the narrowness of the lot. The current preference for large homes with the provision of a two car garage results in lots being developed almost boundary to boundary and with a double garage occupying more than half the width of the lot with narrow lot subdivision.

The site is situated on the south side of View Terrace where the land rises above the street and forms the east-west ridge line of the highest land in the Richmond Hill Precinct. The houses along this side of the street have views northwards toward the river. The houses to the rear along Pier Street have views to the south. The Precinct is a mix of dwelling types, including grouped dwellings and the site to the east is an older style single storey triplex development.

The proposed dwelling will consist of: a lower level double garage; raised entry portico; ground floor level consisting of two bedrooms (each with ensuite), multi-purpose room on the ground floor (including a kitchen) and laundry; and a first floor level consisting of an open plan upper level living space, kitchen, dining, master bedroom, study, powder/utility room and lift with separate access from the house and the garage. The design takes into account the views from the second storey, so a balcony is designed to sit over the garage and the entry stairs, porch and front door face the street.

The existing topography of the site is essentially unchanged and the finished floor level of the garage will be at approximately the existing ground level. The western side of the lot will be raised to provide an entry to the house to achieve a finished floor level that matches levels at the middle and rear of the site, enabling the ground floor to be on the one level.

As a result of the above site circumstances and design the applicant is seeking Council discretion with regard to several provisions of the R-Codes and the Town's Residential Design Guidelines. These matters are discussed below.

---

Street setback

The R-Codes specify a 7.5 metre street setback in an R12.5 coded residential zone.

The R-Codes and the Residential Design Guidelines Element 3.7.7 provide performance criteria by which to assess proposed variations to setback requirements. This is summarised below.

*R-Codes*

*P2.1 - building setback from street boundaries an appropriate distance to ensure buildings:*

- *contribute to and are consistent with, established streetscape;*
- *provide adequate privacy and open space for dwellings;*
- *accommodate site planning requirements such as parking, landscape and utilities; and*
- *allow safety clearances for easements for essential service corridors.*

*Residential Design Guidelines (RDG)*

*P1.1 The primary street setback of new developments or additions to non-contributory buildings is to match the traditional setback of the immediate locality.*

*P2 Developments to be oriented to address the street.*

*P3 Wall heights to reflect the immediate locality.*

The proposed setback of the garage meets the minimum 7.5 metres which is a desired outcome for the streetscape. The elements of the design which do not meet the setback requirements are the front entry steps and a portion of the porch (~1 metre) and the second storey balcony (~0.5 metres). These variations are considered supportable on the basis that they are all design measures which assist in minimising the visual impact of a double garage on a narrow lot. They also help to create a visually interesting façade and give prominence to the entry way and the balcony, again minimising the driveway and garage which can often become the dominant element. The proposal that the dwelling sit further forward than the building line of the dwelling at 65A View Terrace is also considered to be another positive outcome for the streetscape as it reduces the dominance of the double garage and wider driveway on that lot. This is a far better result than both dwellings sitting side by side where the frontage is dominated by garages and blank expansive building facades. The glass balustrade on the balcony also 'opens' the dwelling to the street and counteracts the reduced setback. Street surveillance as required under the R-Codes is also provided.

Lot boundary setbacks

The lot boundary setbacks of the dwelling do not comply. The narrow lot results in long walls and this combined with a two storey building height, requires a setback of up to 7.7m where there are major openings to habitable rooms. This cannot be achieved on a narrow lot, however, in the circumstances the applicant has aimed to minimise the major openings along the side boundaries by either indicating highlight windows or that the windows will be installed with obscure glazing or film to prevent overlooking. This will adequately address any privacy and overlooking issues.

The adjoining lot owners to the east have not raised any objection to the setback of the dwelling, however, the land owners of the other subdivided lot have expressed concern with the parapet wall being forward of their building line. This is seen as a positive for the streetscape overall as each dwelling is offset and their combined scale and bulk is reduced because they are not side by side presenting as two adjoining double garages with combined driveways. To soften the impact a recessed planter or cavity for a wall mounted garden has been proposed and the adjoining owners have indicated their support for the development if the recessed planter box is included as part of the design. As such a condition of planning approval has been recommended to ensure this is installed, landscaped and reticulated.

For the most part the building is set back 1.5 metres with smaller sections toward the centre of the building being set back 2.8 metres. Thus reducing the bulk and scale of the dwelling on the adjoining lots as much as possible. The exception being the parapet wall for the garage (~7m of a 31m wall) and entry passageway (~10.5m of a 31m wall), which partly aligns with the parapet garage wall on the adjoining subdivided lot.

Although the parapet walls are to the front of the dwelling they are considered acceptable from a streetscape perspective for the reasons outlined above. The walls do not impact views and any overshadowing of the triplex development will not impact the front dwelling's open space area. The other areas of open space are not on the common boundary side. The parapet wall on the western side will partly abut the parapet wall of the garage on the adjoining site. Where it extends forward of that wall its length will be minimised by the recessed planter box, which in turn will assist in reducing the impact of the double garage at 65A on the streetscape.

#### Building height

The R-Code provisions in respect to building height are substituted by the height control under the Residential Design Guidelines. Clause 3.7.18.4.3.1 states that:

*Where views are an important part of the amenity of the area and neighbours' existing views are to be affected the maximum building heights are as follows:*

- 8.1 metres to the top of a pitched roof; and
- 5.6 metres to the top of an external wall and where the following apply:

- (i) the proposal demonstrates design, bulk and scale that responds to adjacent development and established character of the area or other site specific circumstances;*
- (ii) the provision of a landscaping plan demonstrating a minimum of 50% of the effective lot area being landscaped; and*
- (iii) subject to the 'Acceptable Development' standards of the R-Codes – Element 9 – Design for Climate and Element 8 – Privacy being met.*

With the exception of minor projections the wall and ridge heights are mostly compliant. The maximum height is exceeded where the roof line and floor levels at the front of the site are a continuation of the natural ground level at the middle and rear of the site as the lot slopes downhill to the road. The site topography and the views available have resulted in the applicant wishing to maximise the outlook from the house and the upper level outdoor entertaining areas.

The increase above the permitted height is not considered to be an issue as neighbours' views are not affected. The height limits of the Residential Design Guidelines are more rigorous where views are potentially impacted. Although these height limits are often applied in the Richmond Hill Precinct because of the topography and available views, in this case where views are not an issue, the scale and bulk of the building can also be considered against the R-Code height provisions. The building height proposed does not exceed the maximum height limits under the R-Codes of 6 metres to the top of an external wall and 9 metres to the top of a pitched roof and is therefore considered supportable.

Also, the proposed design of the dwelling is consistent with the prevailing height and finished floor levels of developments in the locality. Given the topography and nature of this street it is considered that it is appropriate to grant discretions with regard to building height as it will not result in any major obstruction to existing view corridors or impacts on the streetscape.

---

Visual privacy

The 'Deemed to Comply' provisions for Element 5.4.1 Visual Privacy of the R-Codes requires major openings which have their floor level more than 0.5 metres above natural ground level, and positioned so as to overlook any part of any other residential property behind its setback line, to comply with the following:

- 4.5 metres in the case of bedrooms and studies;
- 6.0 metres in the case of habitable rooms, other than bedrooms and studies; and
- 7.5 metres in the case of unenclosed outdoor active habitable spaces (balconies, decks etc.)

The proposed development does not comply with the 'Deemed to Comply' provisions of the R-Codes for the lower and upper levels, however, the 'Design Provisions' of 5.4.1 allow for:

*P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: building layout, location; design of major openings; landscape screening of outdoor active habitable spaces; and/or location of screening devices; and*

*P1.2 Maximum visual privacy to side and rear boundaries through measures such as: offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; building to the boundary where appropriate; setting back the first floor from the side boundary; providing higher or opaque and fixed windows; and/or screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*

It is considered the proposed design will comply with the Design Principles of Element 5.4.1 Visual Privacy of the R-Codes if adequate glazing or glass film to prevent overlooking is installed. If all habitable room windows on the lower (subject to the height of the boundary fence not reaching 1.6 metres above the altered ground level) and upper levels, below 1.6 metres sill height, are installed with obscure glazing or visually impermeable film then overlooking of adjoining sites will not be possible. The building is set back adequately from the rear to address overlooking and privacy issues. Even though there is a lesser expectation for privacy in the front setback area (public domain) the applicant has addressed any potential overlooking issues from the balcony for the triplex development by indicating fixed screening on the eastern elevation of the balcony. To ensure privacy is maintained it is recommended a condition be imposed in this regard.

Site works and retaining walls

The proposed fill is in excess of the 'Deemed to Comply' provisions of the R-Codes. On the western side of the lot the fill is greater than 0.5 metres and closer than 1 metre from the boundary and on the eastern side excavation is greater than 0.5 metres. Therefore this element requires assessment under the 'Design Principles' of the R-Codes which state as follows.

*P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill; and*

*P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the boundary of the site and the adjoining properties and as viewed from the street.*

Even though the fill required to achieve the highest level to maximise views (maintain rear ground levels across the site) is greater than the 0.5 metres permitted under the 'Deemed to Comply' provisions of the R-Codes the levels proposed are considered acceptable. The building height and

building setbacks are supportable over this portion of the lot and the 'Performance Criteria' of the R-Codes can be met in that the development on the whole does not completely change the natural slope of the site; the levels generally respect the natural ground and lot boundary levels and the existing retaining walls of the site as viewed from the street.

#### Open Space

The proposal does not meet the minimum open space requirements as specified in the R-Codes; approximately 51.2% is provided where as 55% is required under the R12.5 standards.

The 'Design Principles' of the R-Codes state that:

*"P4 Development incorporates suitable open space for its context to:*

- Reflect the existing and/or desired streetscape character;*
- Provide access to natural sunlight for the dwelling;*
- Reduce building bulk on the site , consistent with the expectations of the applicable density code;*
- Provide an attractive setting for the buildings, landscape , vegetation and streetscape;*
- Provide opportunities for the residents to use space external to the dwelling for outdoor pursuits and access within and around the site; and*
- Provide space for external fixtures and essential facilities."*

Given the subdivision is at R20 standards a requirement of 50% open space can be considered in the assessment, in which case the development would comply. The above design principles are also considered to be adequately met through adequate space along each side setback of the dwelling and an alfresco and open space area to the rear of over 90m<sup>2</sup>.

#### Crossover Width

The crossover is not indicated on the plans so a condition is recommended which will ensure compliance with Council's crossover provisions as outlined in the Residential Design Guidelines. A provision of the Guidelines, is that for lots of 12 metres or less in width, that crossovers not exceed 3 metres. The lot is 10 metres wide and therefore a condition of approval requiring the crossover to be no greater than 3 metres is considered justified. This is important because the double garage and driveway exceeds that permitted for the width of the lot under the Guidelines (i.e. greater than 30%). This variation is supported because of the subdivision constraints and because the applicant has indicated other 'soft' landscaped areas, which will minimise the extent of hard paved surfaces in the front setback.

#### **Conclusion**

View Terrace has a range of dwelling types of various ages, design and scale. Properties along this section of the street are close to the highest point of the east-west ridge running through the Richmond Hill Precinct. The fall of the land on this stretch of View Terrace is north to the river. New dwellings along this portion of the street have been designed to maximise river views. With this development proposal the variations from the R-Codes and the Residential Design Guidelines are mainly due to the slope of the land and the desire to develop a large contemporary house on a narrow lot approved prior to the R12.5 code being in place. It is reasonably difficult to construct a two storey home which maximises views and meets the R12.5 development standards on a lot subdivided at a R20 density without seeking a number of variations from the R-Codes and the Design Guideline provisions.

Notwithstanding the non-compliance with development standards it is considered the application can be supported as the overall design outcome addresses the streetscape issues and is considered to

contribute in a positive way to the immediate streetscape. Furthermore, the adjoining owners' concerns regarding building construction and the impact of the parapet wall further forward of the neighbour's building line have been addressed by the applicant. The application is therefore supported subject to the conditions outlined below.

It is noted this dwelling could potentially function as two separate living quarters/apartments under the one roof, with separate and secure access via the lift from the garage to the second storey. If the owners wish to use the property for short term or bed and breakfast accommodation a separate application to Council for its consideration will be required for this use. However, a separate street number (i.e. address) for the property will not be issued by the Town as the development approval is for a single dwelling only, as permitted under a density code of R12.5. A footnote in this regard is recommended.

- Mr Tony Watson (town planner) addressed the meeting and is supportive of the officer's recommendation.

#### **11.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION 020916**

**Cr Nardi moved, seconded Cr White**

**That Council exercise its discretion in granting planning approval to vary:**

- (i) Clause 5.1.2 - Street Setback of the Residential Design Codes of WA to permit a street setback of less than 7.5 metres;**
- (ii) Clause 5.1.3 - Lot Boundary Setback of the Residential Design Codes of WA to permit a lot boundary setback of less than 7.7m on the eastern boundary and 3.8m on the western boundary;**
- (iii) Clause 5.1.4 – Open Space of the Residential Design Codes of WA to permit less than 55% open space on site;**
- (iii) Clause 5.3.7 - Site Works of the Residential Design Codes of WA to permit fill behind a street setback line and within 1 metre of a lot boundary that is greater than 0.5 metres above natural ground level at the boundary;**
- (iv) Clause 5.3.7 - Site Works of the Residential Design Codes of WA to permit excavation behind a street setback line and within 1.0 metre of a lot boundary that is greater than 0.5 metres below natural ground level at the boundary;**
- (v) Clause 5.3.8 - Retaining Walls of the Residential Design Codes of WA to permit a retaining wall greater than 0.5 metres in height less than 1.0 metre from the boundaries;**
- (vi) Clause 3.7.18.4.1 – Building Height, Form, Scale and Bulk of the Residential Design Guidelines 2016 to permit the building height to exceed 5.6 metres to the top of an external wall and 8.1 metres to the top of a pitched roof; and**
- (vii) Clause 3.7.17.3 – Garages, Carports and Outbuildings of the Residential Design Guidelines 2016 to allow the width of the garage to exceed 30% of the lot frontage,**

**for a two storey dwelling at No. 65B (Lot 1) View Terrace, East Fremantle, in accordance with the plans date stamped received on 3 August 2016, subject to the following conditions:**

- (1) The construction of the recessed planter box/cavity within the parapet wall on the western lot boundary facing 65A View Terrace as indicated on plans date stamped received on 3 August 2016. The planter box recess to be landscaped and reticulated by the owners of 65B View Terrace to the satisfaction of the Chief Executive Officer prior to occupation of the dwelling.**
- (2) All parapet walls to be fair faced brickwork or cement rendered to the adjacent property face or by way of agreement between the property owners and at the applicant's expense (refer footnote (e) below).**

- (3) All major openings to lower (subject to the height of the boundary fence not reaching 1.6 metres above the altered ground level) and upper floor habitable rooms on the eastern and western elevations where the visual privacy setback of the R-Codes is not met to comply with clause 5.4.1 C1.2 of the Residential Design Codes of WA and indicated on the Building Permit application plans to the satisfaction of the Chief Executive Officer and installed prior to occupation of the dwelling.
- (4) Permanently fixed visually impermeable screening on the eastern elevation of the balcony to comply with clause 5.4.1 C1.2 of the Residential Design Codes of WA prior to occupation of the dwelling.
- (5) Any new crossover which is constructed is to comply with Council's crossover policy and specifications in consultation with the Operations Manager and not to exceed 3 metres in width. The footpath is to continue uninterrupted across the width of the site and the crossover to be constructed in a material and design to comply with Council's Residential Design Guidelines 2016.
- (6) 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 Council's further approval.
- (7) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- (8) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (9) The proposed dwelling is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
- (10) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (11) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (12) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (13) This planning approval to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (i) *Condition 3 does not void the provisions of the Dividing Fences Act, 1961 and a fence above 1.8 metres in height will require the submission of a development approval application for Council's consideration.*



- (ii) If use of the property for short term or bed and breakfast accommodation is contemplated a separate development application for Council's consideration is required to be submitted. A separate street number (i.e. address) for the property will not be issued by the Town.*
- (iii) The spa is not included in this development approval and a separate Building Permit application is required for the installation of the spa.*
- (iv) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (v) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (vi) It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (vii) 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).*
- (viii) Matters relating to dividing fences are subject to the Dividing Fences Act 1961 under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

(CARRED 5:0)

Note:

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 16 June 2015 this application is deemed determined, on behalf of Council, under delegated authority.

### 11.3 George Street No. 67 (Lot Pt 3/ SP16096) – Two Storey Dwelling

<b>Applicant</b>	McNally Group Pty Ltd
<b>Owner</b>	A Jones & A Medcalf
<b>File ref</b>	PGEO/67
<b>Prepared by</b>	Andrew Malone, Acting manager Planning Services
<b>Supervised by</b>	Gary Tuffin, Chief Executive Officer
<b>Meeting date</b>	6 September 2016
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	Nil

#### **Purpose**

This report considers an application for planning approval for a three storey high residence, comprising of two storey single dwelling and undercroft existing car park (for 44 Hubble Street and 67 George Street) located at 65 George Street, East Fremantle. 44 Hubble Street, 65 George Street and 67 George Street are all located on one parent lot.

#### **Executive Summary**

This application is a reassessment of a development that was approved by the Town Planning and Building Committee in June 2013. There has been no significant change to the planning framework that would result in this application being considered differently from the development application approved previously.

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

- On-site car parking
- Building height
- Plot ratio
- Overshadowing

It is considered the variations can be supported, therefore the application is recommended for conditional approval.

#### **Background**

Zoning:	Mixed Use. Residential density R40 as per Town Planning Scheme.
Site area:	587m <sup>2</sup> Strata lot, of which 128m <sup>2</sup> relates to the specific development site.
Date application received:	7 July 2016
Documentation:	Application form, correspondence and plans

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

16 April 1973	Council refuses permission for a fish wholesale business;
18 February 1974	Council declares stables at 44 Hubble Street neglected buildings;
November 1975	Council decides to permit the continued occupation of 44 Hubble Street for Office and Storage for Electrical Equipment;
20 August 1984	Council grants approval for a change of use from “Electrical Contractor” to “Florist/Nursery – Gift Lines and Craft Retail”;
21 April 1986	Council grants special approval for the erection of 2 additional living units and 2 additional commercial units at 44 Hubble Street (65A & 65B George Street);

---

21 April 1986	Council grants planning consent for 65 George Street to be used for multi-purpose residential and business purposes;
28 July 1986	Building Licence 08/1165 issued for two 3-storey units at the rear of 44 Hubble Street;
22 April 1987	Council grants approval for a change of use from “Florist/Nursery – Gift Lines and Craft Retail” to Second-hand shop dealing in bric-a-brac, ceramics, small pieces of furniture, silverware, and local handicrafts for a period of 2 years;
31 March 1988	Council agrees to the existing timber fence remaining providing it is extended to a maximum height of 2100mm, and endorses unauthorised variations consisting of two dormer windows;
3 May 1988	State Planning Commission endorses a Strata Plan for the subdivision of the buildings at 44 Hubble Street into 3 built strata lots;
20 March 1995	Council grants conditional approval for therapeutic massage on the ground floor with residence above;
19 June 1995	Council resolves to instruct its solicitors to prosecute for non-compliance with the planning consent provisions relating to the residential/therapeutic massage salon;
15 July 1997	Council decides to advise the applicant that the residence at 44 Hubble Street cannot be used for commercial activities – it must be retained for residential purposes, special approval granted for an under verandah sign, and a sandwich board sign;
21 April 1998	Council decides to prosecute the owner and occupier of 65 George Street for erecting a sign without approval;
20 April 1999	Council decides to ask the Police to investigate as there are strong grounds for believing the premises is operating illegally as a place of prostitution;
27 October 1999	Detective Superintendent of the Organised Crime Division advises in writing that the premises at 65 George Street ceased to operate as a massage parlour on 22 October 1999;
20 June 2000:	Council grants conditional special approval for use of the premises as a service store (health & fitness services) on the ground floor and a residence above;
19 March 2002	Council grants approval for the use of 44 Hubble Street as a Buddhist Centre in conjunction with a residence;
4 November 2005	Building Licence 05/89 issued for verandah;
17 October 2006	Council grants approval for additions at the rear of 44 Hubble Street;
8 May 2007	Town Planning and Building Committee resolved to approve a retail flower shop on the ground floor, with residential use of the 2 upper floors at Unit No 2, 65 George Street;
9 October 2007	That Council exercise its discretion in granting approval for a change of use of the premises at No. 44 Hubble Street (cnr George Street) from “Buddhist Centre and residential” to “Shop for the purposes of retailing swimwear and gym wear, and residential”.
4 June 2013	Approval granted for a two storey single dwelling and undercroft existing car park (for 44 Hubble Street and 67 George Street) located at 65 George Street, East Fremantle.

### **Consultation**

#### Advertising

The proposed application was advertised to surrounding landowners for a two week period between 11 July 2016 and 26 July 2016.

*Neighbour's comment*

*The proposed development has a substantial impact on the solar access (and amenity) of our main internal and external living areas. We are concerned that the relevant R-Code provisions that seek to protect a neighbouring property solar access will be ignored or explained away. The existing overshadowing of our lot is 29.5% (4.5% over R-code provisions). The new development would increase the overshadowing to over 40% and this is neither reasonable nor fair.*

*Applicant's Response*

*There has been no change in the design of the building that would have any additional impact on the shadowing of the neighbouring property than what was in the original development application that was approved in December 2013. I refer to page 47 Overshadowing, of the Town Planning & Building Committee meeting minutes dated 3 December 2013 and page 37 of the original Woods and Bagot prepared development application document.*

*Neighbour's comment*

*The proposed development which is described as a two storey development with undercroft car park is actually a three storey building. The proposed development appears to be over roof height (270mm) and the wall heights and setbacks do not appear comply with the relevant requirements.*

*Applicant's Response*

*There has been no change in the height of the building from what was approved in the design application in 2013 therefore there is no additional impact on the neighbouring property than what was approved on the 3 December 2013. I refer to page 45, Building Height, of the Town Planning & Building Committee meeting minutes dated 3 December 2013.*

*Neighbour's comment*

*Our son is a chronic asthmatic and the design of our house including solar access is critical in our ability to manage his health condition. Direct sunlight kills dust mite one of the key triggers to his condition which is at its worst in the winter months.*

*Applicant's Response*

*There has been no change in the design of the building that would have any adverse impact on the shadowing of the neighbouring property than what was approved on the 3 December 2013. I refer to page 47 Overshadowing, of the Town Planning & Building Committee meeting minutes dated 3 December 2013 and page 37 of the original Woods and Bagot prepared development application document.*

*Neighbour's comment*

*The design does not appear to comply (in any way) with the design guidelines for the George Street Heritage precinct. Our knowledge of these (and overshadowing) requirements was developed when the Councillors applied these requirements to our own development with no compromise or exceptions. Our design was amended to comply with these requirements.*

*Applicant's Response*

*There has been no change in the design of the building that was approved in the design application issued in December 2013. I refer to page 42, Mixed use zone of the Town Planning & Building Committee meeting minutes dated 3 December 2013.*

*Neighbour's comment*

*The proposed development appears to be a modular construction 'danger' site shed on stilts. Whilst I'm sure it's a cost effective form of construction I'm not sure what architectural merit it has in the George Street Heritage Precinct.*

*Applicant's Response*

*There has been no change in the design of the building that was approved for construction in December 2013. The building originally was to be constructed entirely onsite however we now have the ability to construct large portions of this dwelling offsite to greatly minimise the time required on the George street site to complete the project. This will also significantly reduce the amount of trades required onsite at any one time and reduce the noise and disturbance to the neighbouring properties. The build is a hybrid construction however the construction methods are no different to a conventional in-situ built building and to ensure that the finish is no different the windows and external cladding are being installed onsite.*

*In terms of architectural merit, the building has been designed by Woods Bagot who are global industry leaders in architecture and design, (currently ranked 6th in the World Architecture 100 list). Their innovative design for 65 George Street unlocks the potential of small, otherwise unusable lots, with a building that integrates with its surroundings by adding character and charm to the iconic George Street.*

*Neighbour's comment*

*The southern elevation of the proposed development has a two storey full height window looking directly into our indoor and outdoor living areas. There appears to be no consideration of the neighbour's privacy.*

*Applicant's Response*

*The Window from the living area that faces the southern boundary of the property will have frosted glass from the FFL of the first floor to 1600mm high to allow the privacy to the neighbouring property.*

*Neighbour's comment*

*The Council have taken a very strong stand on the parking issues in and around George Street. The proposed development makes no provision for parking for the residents of the development or are the tenants of the neighbouring offices/retail losing their parking bays?*

*Applicant's Response*

*The under croft parking area is to be shared between the new residence and existing properties directly on the Eastern and Western boundaries of the George street site. I refer to page 43, Car parking, of the Town Planning & Building Committee meeting minutes dated 3 December 2013.*

*Neighbour's comment*

*The current design proposes a master bedroom of approximately 60 square metres. A reduction to this area and the incorporation of a sloped roof truncation could reduce the solar impact of the proposed development. If the Application is to be supported by the Councillors, it would be great to see them consider this design amendment in their assessment and possible approval of the application.*

*Applicant's Response*

*It is intended that the design is to be kept exactly to the design that was approved for construction in December 2013 as overshadowing concerns were previously addressed.*

*Neighbour's comment*

*Mayor Jim O'Neill was elected on a platform of caring for East Fremantle residents and more particularly protecting views, privacy and amenity by improved planning consistency. It'd be good if these principles and planning consistency was applied to the development application rather than having R-code and Town Planning Scheme provisions explained away and ignored.*

*Applicant's Response*

*I refer to page 50, Conclusion, of the Town Planning & Building Committee meeting minutes dated 3 December 2013.*

Community Design Advisory Committee

The application was considered by the Community Design Advisory Committee (CDAC – formally Town Planning Advisory Panel) at its meeting of 12 March 2013. As there is no change to the development application, the proposal was not resubmitted to the CDAC for comment. The Panel made the following comments:

- Panel recognise the George Street Precinct is a noisy area and recommend suitable noise attenuation methods are used to limit the impact of potential noise.
- Panel thanks the applicant for the previous feedback, comments and further information.
- Panel welcomes and supports the development.

**Statutory Environment**

Planning and Development Act 2005  
Residential Design Codes of WA  
Town of East Fremantle Town Planning Scheme No. 3

**Policy Implications**

Town of East Fremantle Residential Design Guidelines 2015  
Fremantle Port Buffer Zone Area '3'

**Financial Implications**

Nil

**Strategic Implications**

Nil

**Site Inspection**

Site inspection undertaken: Yes

**Triple Bottom Line Assessment**

Economic implications

There are no known significant economic implications associated with this proposal.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are no known significant environmental implications associated with this proposal.

## Comment

### Statutory Assessment

A summary of the assessment is provided in the following table.

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

### Residential Design Codes Assessment

Design Element	Required	Proposed	Status
<b>Street Front Setback</b>	<b>4.0m</b>	<b>0.9m</b>	<b>D</b>
Open Space	45%	86%	A
Outdoor Living	20sqm	20sqm	A
Car Parking	1	1	A
Site Works	Less than 500mm	Less than 500mm	A
Overshadowing	25%	13.3%	A
Drainage	On-site	On-site	A

The proposal has been assessed against the provisions of Town Planning Scheme No. 3 and the Residential Design Codes of Western Australia. The proposed development incorporates a number of variations to the Town of East Fremantle Town Planning Scheme No.3 and the Residential Design Codes, as detailed below.

This application is a reassessment of a development that was approved in June 2013. There has been no significant change to the planning framework that would result in this application being considered differently from the development application approved previously by the Town Planning and Building Committee.

### Heritage

The subject lot is listed on the Town's Heritage List by virtue of the subject parent lot being located in the Plympton Precinct and included on the Heritage List. The subject lot has a B category rating on the Heritage List.

The subject property is also located in the George Street Precinct in which properties are on the Heritage List under TPS 3 by virtue of their location in the George Street Precinct.

The proposed development has been assessed to require variations to the Town's Planning Scheme. The proposed variations were considered pursuant with Clause 7.5 (a) of Town Planning Scheme No. 3 – Variations To Scheme Provisions for a Heritage Place or Heritage Area. This Clause provides that *"the local government may vary any site or development requirement specified in the Scheme or the Residential Design Codes by following the procedures set out in clause 5.6.2"*. However this provision may only be utilised if due regard has been given to Clauses 5.6.2, 5.6.3, 9.4 and 10.2 of the Town Planning Scheme.

### Mixed Use Zone

TPS3 provides for the following objectives to be considered in the development of a building within a mixed use zone:

- To provide for a limited range of commercial, civic and community facilities to meet the day to day needs of the community, but which will not prejudice the amenities of the neighbourhood;

- To ensure future development within each of the Mixed Use Zones is sympathetic with the desired future character of each area, and that a significant residential component is retained as part of any new development;
- To promote the coordination of development within each of the Mixed Use zones and to facilitate the safe and convenient movement of pedestrians to and within the area;
- To ensure the location and design of vehicular access and parking facilities do not detract from the amenities of the area or the integrity of the streetscape.

TPS 3, sub-clause 5.8.10 states for development in the Mixed Use zone:

*“5.8.10 Development in the Mixed Use Zone: The local government will generally not approve any development or re-development involving a change in use of existing residential floor space in a Mixed Use zone, unless it is satisfied that an appropriate mix of uses, including residential, is to be maintained. No development is to be approved in a Mixed Use zone where it would prejudice the character or amenity of the locality by reason of the nature of the resultant activities, the building design or the impact of traffic or car parking.*

*Note: While the Mixed Use zones are intended to provide for a range of commercial facilities, residential development is an essential characteristic of these areas, and care needs to be taken to ensure preservation of a residential component.”*

The proposed development is for a two storey residential dwelling located above the existing off street car park located on 65 George Street. There are no substantial changes to the proposed plans from the ones previously approved by Council. The proposal is associated with 44 Hubble Street, (commercial and residential building) and 67 George Street, (commercial and residential building).

The proposed development is considered to adhere to the objectives for the mixed use zone as outlined in the Scheme.

#### Residential Development in Non-Residential Zones

Clause 5.3.4 Residential Development in Non-Residential Zones of TPS3 states:

*‘Subject to clause 5.3.5, where residential development is provided for in non-residential zones, a maximum density of R40 shall apply, although the local government may vary the requirements relating to bulk, form and setbacks so as to facilitate coordinated development, having regard to the local government’s objectives for the Precinct.’*

The development requirements are R40 density in a mixed use zone. These development requirements are outlined below in the R-Codes assessment. The proposed development does require Council to exercise discretion with regard to the height requirements, however the proposed development is considered of a scale and bulk that is sympathetic with the adjoining buildings and is consistent with the coordinated development of George Street.

A comprehensive development application, including detailed streetscape analysis and assessment has previously been submitted with the original application. The currently application is consistent with the previously approved plans.



---

### Setbacks

Clause 5.8.1 Building Setbacks of TPS3 states:

*'Except as otherwise required or permitted by the local government, buildings in the Commercial Zones are to be aligned with the front property boundary, and are to be built up to any side boundary, other than a boundary which abuts the Residential Zone. In the case of a boundary which abuts land situated in the Residential Zone, the side setback standards applicable to the adjoining Residential Zoned land are to apply.'*

The proposed building has been designed to be aligned with the front property boundary (similar to the recently approved development application at 90 George Street), and is to be built up to the eastern side boundary. Whilst the proposed building is not proposed with a zero lot setback on the eastern and western boundaries. The proposed setbacks from the boundaries are considered to articulate the building and delineate the structure, from the other adjoining structures.

The setbacks are considered appropriate as the proposed development is designed to minimise the impact to the adjoining buildings on George Street. The proposed southern boundary adjoins residentially zoned land. The southern elevation is setback 3.5 metres from the boundary. The required R-Code setback is 1.4 metres. The building adjoining the proposal is a dwelling on land zoned Residential R20. The proposed development is setback the appropriate distance to comply with the 'Deemed to Comply' provisions of the setback requirements of the R-Codes, however there are overshadowing issues and the adjoining neighbour (southern) has objected to the development for the reasons outlined in the Consultation section of this report.

### Car Parking

On 8 May 2007 the Town Planning and Building Committee resolved to approve a retail flower shop on the ground floor, with residential use of the 2 upper floors at Unit No 2, 65 George Street. This was based on:

*'The Net Lettable Area of the approved shop comprised of 36m<sup>2</sup> therefore 4 spaces are required for the shop tenancy, and 2 for the residential use pursuant to the R-Codes, a total of 6 spaces are required to be provided.'*

However, under the R-Codes, Mixed – Use Development Requirements, the Acceptable Development performance criteria states:

*'On-site parking – as for Multiple Dwellings: may be reduced to one per dwelling where on-site parking for other users is available outside normal business hours;'*

The above circumstance applies to the subject property, which has an allocated on-site parking space adjacent to the west wall of the building, and 1 immediately adjacent on-street parking space.

Based on this allowable relaxation the parking standard is 5 car parking spaces.

Council approved a variation for 1 car parking bay to be provided on-site. There are 2 on-site car parking spaces allocated for the specific use of 44 Hubble Street. These spaces are located in a walled enclosure accessed via George Street, which is jointly used by Units 1 and 2, 65 George Street, which have one designated car parking bay each.

6.3.3 C3.1 of the R-Codes states the following minimum number of on-site car parking spaces per dwelling comprising the following:

Type and plot ratio area of dwelling	Car parking spaces*	
	Location A	Location B
Small (<75m <sup>2</sup> or 1 bedroom)	0.75	1
Medium (75-110m <sup>2</sup> )	1	1.25
Large (>110m <sup>2</sup> )	1.25	1.5
Visitors car parking spaces (per dwelling)	0.25	0.25

\*Note: 6.3.3 C3.1.

A = within:

- 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or
- 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot.

B = not within the distances outlined in A above.

The subject lot is located 270 metres from four bus routes along Canning Highway, and 220 metres from Marmion Street, therefore the subject lot is considered to be in an area with good access to public transport and is to be considered under the requirements for Location A requirements.

Based on the overall size of the proposed dwelling 153m<sup>2</sup>, 1.5 car spaces are required to be provided based on a dwelling of greater than 110m<sup>2</sup>, however it is considered that due to the nature of the proposal, and the design being only 1 bedroom (proposed on the second floor), the assessment should be undertaken for a 1 bedroom dwelling. As such the provisions of a small dwelling (1 bedroom) is considered sufficient, therefore 0.75 spaces are required for the dwelling with 0.25 spaces for visitors. A total of 1 car parking space is required. A condition has been included in the Officer's Recommendation limiting the dwelling to be utilised only as a 1 bedroom building. No further bedroom is permitted without prior Council approval.

In addition, it should also be noted there is significant scope for street car parking with respect to the shops. It is also noted that there is scope for reciprocal car parking. The parking will typically be vacated by the existing commercial tenancies during times when the residential parking use is required.

Based on previous approvals and this current proposal, a total of 5 spaces are required to be provided. 2 on-site car parking spaces allocated for the specific use of 44 Hubble Street and 1 space each for Units 1 and 2, 65 George Street and 1 space for the proposal. The applicant during the original development application demonstrated that 5 car parking can be provided on site in the off street enclosed car parking area.

It was however considered that the car parking arrangement as detailed in the original proposed plans was not appropriate with regards to access, egress and car parking. It was considered 1 on-site car parking space can be allocated to 44 Hubble Street and 1 space each for Units 1 and 2, 65 George Street parking in tandem and 1 space for the proposal, totalling 4 spaces on-site. Further, it was considered spaces as indicated on the plan would create egress issues.

Therefore, at the time of the approval it was considered 44 Hubble Street would lose one car parking bay to facilitate the car parking for the proposal, resulting in a shortfall of one (1) on-site car bay.

Clause 5.8.5 Car Parking and Vehicular Access of TPS3 states:

*'Car parking in respect of development in the Commercial Zones is to be provided in accordance with the standards set out in Schedule 11 of the Scheme and the specifications in Schedule 4 of the scheme. Where there are no standards for a particular use or development, the local government is to determine what standards are to apply. In its determination of the requirements for a particular use or development which is not listed in Schedule 11 of the Scheme, the local government is to take into consideration the likely demand for parking generated by the use or development.'*

The Scheme provisions provide four means to satisfy the car parking requirements:

- (i) on-site (section 5.8.6 refers)
- (ii) immediately adjacent on-street car parking as per 5.8.7 which reads as follows:  
5.8.7 On-Street Parking: The local government may accept immediately adjacent on-street car parking as satisfying part or all of the car parking requirements for development, provided such allocation does not prejudice adjacent development or adversely affect the safety or amenity of the locality.
- (iii) off-site as per 5.8.6 which reads, in part:  
5.8.6 Location of Car Parking ... subject to the local government's approval, off-site in the immediate vicinity of the development site. In considering a proposal for off-site parking, applicants will need to demonstrate to the satisfaction of the local government that any off-site parking areas will continue to be available for use in conjunction with the development at such times as it might reasonably be required.
- (iv) cash-in-lieu as per 5.8.8 which reads as follows:  
5.8.8 Cash-in-lieu of Parking: The local government may accept or require cash-in-lieu of all or a proportion of required car parking, based on the estimated cost of providing the requisite parking, including any associated access and manoeuvre facilities. Cash-in-lieu of parking shall be paid into a trust fund and used to provide public parking in the vicinity of the development site(s) in relation to which any cash-in-lieu contributions have been received.

With the reorganisation of the car parking standards for the lot (as conditioned), it is considered the proposed development adheres to the 'Deemed to Comply' provisions of the R-Codes. However 44 Hubble Street will be required to lose one of its on-site car parking bays. As 44 Hubble Street has 3 on street car parking spaces adjoining the property, it is considered appropriate to consider the proposed car parking acceptable. The allocation of the on-street car parking does not prejudice adjacent developments or adversely affect the safety or amenity of the locality and therefore it is considered the proposed development as previously approved can be supported by Council.

#### Building Height

The application proposes a building height of 8.27m to the flat roof from the natural ground level.

Clause 5.8.2 Building Height of TPS3 states:

Except as otherwise permitted by the local government, the maximum height of buildings in the Commercial Zones are to be as follows:

- (a) Town Centre: Walls: 8.0 metres Overall: 10.5 metres
- (b) Special Business: Walls: 8.0 metres Overall: 10.5 metres
- (c) Mixed Use: Walls: 5.5 metres Overall: 8.0 metres

Under TPS 3 except as otherwise permitted by Council, the maximum overall building height in the Mixed Use zone is 8m, with walls being 5.5 metres. As the building is a flat roofed structure, the wall

height is 8.2 metres, exceeding the maximum wall height by 2.7 metres and the overall height by 0.27 metres. It is noted that the scheme height restrictions do not specifically provide for flat roofed design structures.

The streetscape analysis provided with the original development application identified a varied building height development pattern. The proposed development has an overall height of 8.27 metres to the top of the concealed roof, and is considered consistent with the adjoining buildings and with recently approved building on George Street.

The proposed building form and retention of the existing ground floor car park increases the overall height of the building to a maximum height of 8.27 metres. The proposed development has been designed to complement the existing heritage dwelling at 44 Hubble Street, by being contemporary in design. The design of the building does not try to replicate conventional parapet flat roofs, but is designed with varied setbacks and roof articulation to George Street.

The overall height of the building is considered consistent with previously approved recent developments in the area. The developments scale and bulk is ameliorated through the articulation of the building and roof design. As is demonstrated by the photomontages/ streetscapes provided by the applicant (original application), the proposed development is not considered to significantly impact on the area. The overall building height of the development requires Council discretion of 0.27 metres to the overall development height. This height variation is minor and is considered acceptable when assessed with the overall design of the building.

#### Plot Ratio

The plot ratio of the proposed development on 65 George Street is 1.2:1, however 44 Hubble Street, 65 and 67 George Street all form part of one parent lot, therefore the proposed plot ratio of the whole parent lot is 0.8:1.

TPS 3 specifies that plot ratio in the Mixed Use zone should be no more than 0.5:1 therefore the proposed development exceeds the specified plot ratio by 0.3. This is not considered excessive.

The proposed development is considered of a similar or lesser scale, bulk and plot ratio to recently approved developments within the area. The proposed development is considered to significantly comply with the 'Deemed to Comply' provisions of the R-Codes requirements for Mixed Use developments.

#### Residential Design Codes

The following is an assessment of the development as per the requirements of the Residential Design Codes. The areas of Council discretion required regarding the 'Deemed to Comply' provisions and the compliance with the Design Provisions of the R-Codes are addressed below:

#### Street Setbacks and Side and Rear Setbacks

The proposed development does not comply with the 'Deemed to Comply' provisions of Element 6.1.3 Street Setback of the R-Codes, which states:

*Development complies with the minimum setback from the primary and secondary street(s) in accordance with Table 4.*

*And*

*Balconies are to be located entirely within the property boundary.*

The proposed development also does not comply with the 'Deemed to Comply' of Element 6.1.4 Side and Rear Setback of the R-Codes, which states:

*In area coded R30-R60, the development complies with minimum side and/ or rear boundary setback requirements as set out in table 2a and 2b, and Figure 3 subject to any additional measures in other elements of the code.*

The above 'Deemed to Comply' requirements are considered superseded by the Town's Town Planning Scheme requirement in Clause 5.8.1 Building Setbacks, which states:

*Except as otherwise required or permitted by the local government, buildings in the Commercial Zones are to be aligned with the front property boundary, and are to be built up to any side boundary...*

It is noted however that in the case of a boundary which abuts land situated in a Residential Zone, the side setback standards applicable to the adjoining Residential Zoned land are to apply. The proposed design of the development has setbacks to the south, east and west boundaries. The development is set back 0.3 metres from the western boundary, 1.4 metres from the eastern boundary and 3.5 metres from the southern boundary. The east and west are commercial properties. To the south is residential zoned land. The required setback is 1.4 metres. Therefore the proposed development complies with the 'Deemed to Comply' provisions of the R-Codes.

#### Overshadowing

The main premise of the neighbour's objection relates to overshadowing. The proposed development, if constructed in its current form, would increase the overshadowing of 46 Hubble Street residence to 42%. This is 17% over the R-Codes limit of 25%. The impact of the proposal at 21 June is to overshadow 105 square metres of the outdoor living area equivalent to 78% of the 'back yard'. This overshadowing extends into the living areas by a further 21 square metres.

The proposed building is located between two existing commercial buildings at 44 Hubble Street and 67 George Street. The site of the proposed dwelling and the commercial buildings on either side are located on a single parent lot (Pt 3/ SP16096).

An assessment previously provided to Council by the southern neighbour for overshadowing combines existing commercial overshadowing, with the overshadowing created by the proposed dwelling (13.3%). Clause 1.4 of the R-Codes details how the R-Codes are to be applied. The R-Codes are not applied to commercial properties, however in this instance the commercial properties do overshadow residential land. The proposal as assessed against the R-Codes results in no variation to the 'Deemed to Comply' provisions of the R-Codes relating to solar access which states overshadowing should not exceed 25% of the adjoining lot as assessed on a residential density of R20. The overshadowing from the proposed development is 13.3% assessed in isolation. The proposed heights, setbacks, plot ratio and density permitted on the site, including the orientation of the subject lot and the size and orientation of the affected lot make it difficult for the development to comply with the 25% overshadowing provisions. The Town Planning Scheme does not provide provisions for overshadowing.

The affected property abuts a higher density coded area 'Mixed Use' area / R40 density. The proposed development whilst requiring a 0.27 metre height variation to the maximum allowable height is considered appropriate. The reduction of 0.27 metres to the overall height is considered to have minimal positive impact to the neighbour therefore the proposed development has not been recommended to be reduced in height. The site orientation of the neighbour's lot and the subject lot,

the density of the subject lot and the proposed height means overshadowing of the neighbour's lot will be non-compliant. However based on the previous approval (plans have not been modified), the proposal can be supported.

#### Consideration for Council

In respect to parking and overshadowing requirements as raised in the neighbour's letter, specific clauses in the Scheme are required to be adhered to for Council to appropriately support the proposed development.

Under Clause 7.5 and 5.6 of Town Planning Scheme No 3, the applicable development standard may be relaxed, unconditionally or subject to such conditions as the local government thinks fit, however the power conferred in this clause can only be exercised if:

- (i) Council is satisfied the non-compliance will not have an adverse effect upon the occupiers and users of the development, the inhabitants of the locality or the likely future development of the locality.
- (ii) Council is satisfied the relaxation would be appropriate having regard to the criteria set out in clause 10.2
- (iii) If, in the opinion of Council, the relaxation is likely to affect any owners or occupiers in the general locality or adjoining the site, the Council is to consult the affected parties, as per the provisions of clause 9.4 and have regard to any expressed views prior to making its determination to grant the relaxation.

Clause 5.6.2 States:

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

*(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and*

*(b) have regard to any expressed views prior to making its determination to grant the variation.'*

The application was advertised for a two week period. The adjoining neighbour has submitted a letter of objection.

Clause 5.6.3(b) of TPS3 requires that:

*'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.'*

With respect to (ii) the criteria extracted from clause 10.2 which appears relevant is as follows:

- '(a) the aims, objectives and provisions of the Scheme*
- (c) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submission to be sought;*
- (i) the conservation of any place that has been entered in the Register within the meaning of the Heritage of Western Australia Act 1990, or which 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;*
- (l) the cultural significance of any place or area affected by the development;*

- (o) *the preservation of the amenity of the locality;*
- (p) *the relationship of the proposal to 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;*
- (q) *whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;*
- (r) *the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*
- (s) *whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;'*

In short, having considered all of the above provisions, Council has the power, if satisfied that the relevant Scheme provisions have been met, to relax the development standards applicable in this application. Those provisions provide for relaxations of applicable standards if Council has satisfied itself with regard to relevant matters which must be considered prior to considering granting such relaxations. As Council previously approved the development, it would be reasonable to assume Council has satisfied the development satisfies the provisions of the Scheme.

The neighbour has objected to the development on the basis of non-compliance with car parking and overshadowing. The applicant is seeking Council discretion with regard to car parking requirements, plot ratio and building height requirements. The variations are considered not to significantly impact on the amenity of the area, with the exception of the proposed overshadowing, however as addressed above the overshadowing is considered acceptable. The proposed development would not prejudice the character or amenity of the locality by reason of the nature of the building design or the impact of traffic or car parking, therefore the proposed development is considered can be supported by Council.

### **Conclusion**

The proposed development is consistent with the previous development approval. A building Permit has been approved for the proposed development, however prior to works commencing, the planning approval lapsed. This application is for a re-approval of the previous proposal. The proposed development is considered to be consistent with the overall building height of other developments in the area. The overall total height variation is 0.27 metres. This is considered minor. It is considered the proposed design of the building, articulation and setback minimise the scale and bulk impact to the streetscape. The proposed design is considered to add interest to the street and the applicant has provided an integrated and thorough design proposal that will improve the character of the area.

The proposed two storey development has an overall plot ratio of 1.2:1 (0.8:1 over the whole parent lot). The permitted plot ratio of the area is 0.5:1. Adjoining buildings on George Street have been redeveloped at a greater plot ratio than TPS 3 permits. In this instance the proposed plot ratio is considered appropriate. The proposed development is considered of a scale and height consistent with the 'mixed use' zone and has been designed to be consistent and sympathetic to adjoining buildings. The proposed development is considered not to be excessive in height, scale or bulk.

The proposed development, if constructed in its current form, would increase the overshadowing of 46 Hubble Street residence to 42% (of the overall parent lot including commercial uses), but the overshadowing from the proposed development is 13.3% (solely proposed residential) as considered in isolation. The orientation of the neighbouring lot (eastwards) exacerbates the overshadowing of the neighbouring lot, however as discussed above the proposed overshadowing can be supported.

The parking reorganisation is not considered significant given that the proposal provides on-site parking to accommodate commercial units and the proposed residential development. Conditions have been included in the Officers Recommendation to ensure the car parking bays are appropriately marked and managed.

The application is recommended for approval, subject to conditions.

- Mr & Mrs Chaney (neighbour) addressed the meeting and objected to the proposed residence and raised concerns about the overall height of the building, plot ratio, reduced front setback, car parking and overshadowing. Requested the design be amended to a full skillion or truncated roof which would reduce the impact and overshadowing to their property.
- Mr Tony Jones (owner) addressed the meeting and advised that he went to a lot of effort to get a good architectural design for the lot that would work well within the streetscape. The application is the same as previously approved however using a different method of construction.
- John Liddiard (Architect) addressed the meeting and commented on the constraints of the site with regards to car parking, overshadowing and heights. It was noted the suggested skillion/truncated roof would have significant design impacts which would make the upper floors unlivable and non-compliant with the BCA.

### 11.3 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 030916

Cr Nardi moved, seconded Cr White

That Council exercise its discretion in granting approval for the following:

- (a) variation to the provision of on-site parking pursuant to Town Planning Scheme No 3;
- (b) variation to building height under Town Planning Scheme No 3 (required 5.5 wall, 8.0 metres overall : proposed 8.27 metres concealed roof)
- (c) variation to plot ratio of Town Planning Scheme No 3 from 0.5:1 to 1.2:1 (0.8:1 for the overall parent lot);

for two storey over existing car parking development located at 65 (Pt 3/ SP16096) George Street, East Fremantle, in accordance with the plans date stamp received on 7 July 2016 subject to the following conditions:

1. Prior to the applicant submitting an application for a Building Permit, the development is to meet the built form requirements for Area 2 of the Fremantle Port Buffer as detailed in the Local Planning Policy – Element 3.7.16.4.3 Fremantle Port Buffer of the Residential Design Guidelines.
2. The landowner shall lodge a section 70A notification pursuant to the transfer of Land Act on the Certificate of Title(s) of the development site, prior to the issue of a Building Permit. This notification shall be sufficient to alert prospective landowners that the dwellings are located within Area 2 of the Fremantle Port Buffer and the proposed built form of the development within the precinct is to be adhered to. The wording of the memorial shall be placed on all strata titles as follows;
  - *The subject lot (strata) is located within proximity to the Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working Port’.*
3. The landowner shall lodge a section 70A notification pursuant to the transfer of Land Act on the Certificate of Title(s) of the development site, prior to the issue of a Building Permit. This notification shall be sufficient to alert prospective landowners that the dwellings are located within the commercial zone of George Street. The wording of the memorial shall be placed on all strata titles as follows;



- *The subject lot (strata) is located within proximity to George Street commercial zone. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a commercial area.*
- 4. The ground floor car parking at 65 George Street is to be a minimum of 4 spaces, clearly assigned a minimum of 1 on-site car parking spaces allocated for the specific use of 44 Hubble Street residential and 1 space each for Units 1 and 2, 65 George Street and 1 space for the proposal.
- 5. The proposed development is to be only 1 bedroom. Any modification to the plans to include a second internal bedroom is to be approved by Council. An new development application will be required to be satisfaction of the Chief Executive Officer in consultation with relevant officers.
- 6. A Site and Traffic Management Plans for trades persons and delivery vehicles to be approved by the Chief Executive Officer in consultation with relevant officers, to be lodged with the Building Licence application.
- 7. The works to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- 8. The proposed works are not to be commenced until Council has received an application for a building licence and the building licence issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
- 9. The proposed development is not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
- 10. All stormwater to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a building licence.
- 11. All parapet walls to be fair faced brickwork or cement rendered to the adjacent property face by way of agreement between the property owners and at the applicant's expense.
- 12. Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. If Council refuses to approve such works, then this condition cannot be satisfied and this planning approval is not valid.
- 13. If requested by Council 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.
- 14. This planning approval to remain valid for a period of 24 months from date of this approval.
- 15. That Council authorise the Mayor and Chief Executive Officer to sign and affix the Common Seal in relation to the Section 70A Notification for the subject lot, as detailed in in conditions 2 and 3 (as above), or as required for this development application.

**Footnote:**

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

- (i) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*

- (iv) 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).**
- (v) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (vi) Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – “An Installers Guide to Air Conditioner Noise”.**

**(CARRIED 5:0)**

**Note:**

As 4 Committee members voted in favour of the Reporting Officer’s recommendation, pursuant to Council’s decision regarding delegated decision making made on 16 June 2015 this application is deemed determined, on behalf of Council, under delegated authority.

---

### 11.5 Preston Point Road, No. 54 (Lot 1) – Alterations and Additions to Existing Dwelling

<b>Applicant/Owner</b>	K Lamperd & A Cliff
<b>File ref</b>	P/PPT54
<b>Prepared by</b>	Christine Catchpole, Planning Officer
<b>Supervised by</b>	Jamie Douglas, Manager Planning Services
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	Nil

#### **Purpose**

This report considers a planning application for alterations and additions to an existing house including a second storey and double garage at No. 54 (Lot 1) Preston Point Road, East Fremantle.

#### **Executive Summary**

The alterations and additions will involve renovation of the street front house, including the addition of a second storey and demolition of sections of the house at the front and rear. The dwelling is one of two dwellings in a battleaxe configuration.

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

- Boundary setbacks: reduced setbacks to northern, southern and rear boundaries;
- Garage located forward of the building line;
- Garage width exceeding 30% of lot frontage;
- Building height;
- Front fence and sight lines;
- Open space;
- Privacy and overlooking: reduced visual privacy setbacks from side and rear boundaries;
- View/outlook: partial loss of view/outlook for adjoining owners;
- Site works: excavation in the front setback area to accommodate the garage;
- Retaining walls: northern side boundary;
- Roof pitch; and
- Impact on municipal heritage inventory listed dwelling: category 'C'.

It is considered the variations can be supported subject to conditions being imposed in respect to visual privacy, front fencing, sight lines and the crossover.

#### **Background**

16 December 1993	Building Licence issued for an additional dwelling in a battleaxe lot configuration.
6 November 1995	Building Licence issued for a pergola.
2008	Application for non-compliant front fence not proceeded with by previous owner.
2011	Request to previous owner to submit application for front fence.

#### **Consultation**

##### Advertising

The amended plans were advertised to surrounding land owners from 7 July to 11 August 2016. Three adjoining land owner submissions were received. The following comments were made:

SUBMISSION	APPLICANT RESPONSE	OFFICER COMMENT
<p>New development will devalue or diminish the current amenity or privacy of the surrounding properties.</p> <p>Property purchased to enjoy pleasant outlook mainly to the north and west, with a high degree of privacy.</p> <p>Current Lot 1 is elevated on the block; the new plan indicates that the proposed second storey will retain the full ceiling height of the existing single storey residence. This exaggerated increase in roof height will result in a loss of amenity, view, ambience and privacy for all residences at 52 Preston Point Road. This is unacceptable.</p> <p>For example, pages 10/13 and 11/13 of the revised plans showing elevations and overshadowing indicate that the roof height reaches 9.44m, 8.798m and 9.758m respectively.</p> <p>The proposed roof heights are excessive, exceed the current building height of the Town's Residential Design Guidelines and will have a negative impact on the amenity of the property and the other two dwellings at 52 Preston Point Road.</p>	<p>52 Preston Point Road is approximately 15m away from the proposed upper floor extension at 54 Preston Point Road. As demonstrated on the plans overshadowing only falls onto the driveway there is, therefore, no loss of amenity. There are no openings proposed to habitable rooms on any of the walls adjacent to 52 Preston Point Road therefore privacy is not compromised in any way. At present the occupants of 52 Preston Point Road would not be able to see past the existing single storey roof and therefore the proposed upper floor extension will result in no loss of views of significance.</p> <p>As demonstrated on the overshadowing plan the shadows do not reach beyond the middle of the driveway at number 52 Preston Point Road, as mentioned in the above statement their active habitable spaces are on the upper floor and would not be impacted in any way.</p> <p>The design of the roof is very typical of the predominant roof styles within the immediate vicinity in pitch, shape and finish. Due to the existing ground floor wall heights and a willingness to preserve the character of the existing dwelling rather than demolish and rebuild an attempt to bring the pitch height as low as possible by designing verandahs and balconies to reduce the impact of the additional height has been the approach.</p> <p>The neighbouring dwellings at 52 Preston Point Road are a reasonable distance from the proposed extensions at 54 Preston Point Road being separated by two 4.5m wide battleaxe driveways and then a further building setback placing them ~15m away from the proposed dwelling extension. This 15m separation is double that required</p>	<p>Comments noted and officer response is provided in detail in the 'Comment' section below. However, it is noted the application complies with the visual privacy setbacks and overshadowing provisions the R-Codes.</p> <p>Note: the plans have been amended since the submission was received.</p>

	<p>for the purposes of visual privacy. Screening to the balcony adjacent to the master bedroom has also been proposed to further mitigate any chance of causing nuisance to 52 Preston Point Road. Overshadowing as demonstrated has no impact upon 52 Preston Point Road and there are currently no views of significance that could be retained by reducing the proposed ridge heights. It should therefore be considered that the objections raised by the owners of 52 Preston Point Rd do not effectively demonstrate any loss of amenity or privacy.</p>	
<p>The height of the dwelling and carport is far too high.</p> <p>The south side of the upper floor verandah is an invasion of privacy with respect to the living area of the dwelling. No privacy what so ever would be the result.</p> <p>Suggests replacing screening with enclosed wall as per rest of south wall.</p>	<p>The height of the building has no impact on the amenity of the neighbouring property, it does not overshadow nor impede any significant views. If the proposed extension was compliant with the heights it would make little difference to the outcome for the neighbour concerned.</p> <p>The proposed balcony in question is a secondary balcony off of a bedroom which will see little use. The inclusion of it is to reduce the afternoon sun from penetrating the master bedroom and as weather protection for the verandah below. The proposed dwelling sits 15m away from the existing neighbour's balcony and residence, there are no proposed habitable windows and the balcony is already screened as a gesture of good faith to the neighbour. A solid wall will hamper cooling of the house blocking out the prevailing breezes and it would seem completely unnecessary and a detriment to the aesthetic of the proposed extension.</p>	<p>The only major opening facing this property is an existing kitchen window, which will after the additions and alterations become a laundry window.</p> <p>Officer response is provided in detail in the 'Comment' section below. It is noted, however, the application complies with the visual privacy setbacks and overshadowing provisions of the R-Codes.</p> <p>Note: the plans have been amended since the submission was received.</p>
<p>Notes the height is ~300mm above the maximum height permitted. No objections if the proposals conforms with regulations, otherwise believes that amenity will be reduced, in particular views that would be lost if the application does not comply.</p> <p>Objects to the height proposed.</p>	<p>Based upon the location of 56C Preston Point Road being further to the rear of the lot and higher up the slope with a significant difference in floor level, there would be no loss of views of significance. This property does not face the river and in fact looks over the outdoor living areas of the neighbouring properties. If the property to the rear of 54 Preston</p>	<p>Comments noted.</p> <p>Response to proposed height noted in 'Comments' section of the report.</p>

	<p>Point Road were to be developed within the confines of the Residential Design Guidelines it would be higher than the proposed dwelling at 54 Preston Point Road which would nullify any impact on 56C from any additional height at 54 Preston Point Road.</p> <p>Please see attached image indicating direction of significant views towards the river, the existing property at 56C is orientated south and overlooks neighbouring properties it does not face the river.</p>	
--	--	--

#### Town Planning Advisory Panel

This application was considered by the Town Planning Advisory Panel at its meeting on 18 July 2016. The Panel did not support various aspects of the proposal as indicated below.

- the relaxation to the R-Codes with regard to bulk, height and scale of the project;
- regrets the loss of the original façade and steps; and
- the carport forward of the building line and located in the front setback area of the property.

Since the Panel viewed the plans revised drawings have been submitted which reduced the overall height of the dwelling. The loss of the original façade and steps, however, was not a feature the owner wished to retain for a number of reasons and whilst this is regrettable given the property's listing in the Municipal Heritage Inventory, the dwelling has a category 'C' rating and is not protected under the provisions of the Planning Scheme. The carport in the front setback area was not supported and the plans amended to include a garage within the front façade. These issues are discussed further in the 'Comment' section of the report.

#### **Statutory Environment**

Planning and Development Act 2005  
Residential Design Codes of WA  
Town of East Fremantle Town Planning Scheme No. 3

#### **Policy Implications**

Town of East Fremantle Residential Design Guidelines 2016 (as amended)  
Municipal Heritage Inventory Category 'C'  
Fremantle Port Buffer Zone Area 3

#### **Financial Implications**

Nil.

#### **Strategic Implications**

Nil.

#### **Site Inspection**

5 August 2016

### Triple Bottom Line Assessment

#### Economic implications

There are no known significant economic implications associated with this proposal.

#### Social implications

There are no known significant social implications associated with this proposal.

#### Environmental implications

There are no known significant environmental implications associated with this proposal.

### Comment

TPS 3 Zoning: Residential R12.5

Site area: 449m<sup>2</sup> (front strata lot)

### Statutory Assessment

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

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

### Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m Reduced by up to 50% provided the garage area intruding is compensated for by an equal area of open space behind the setback line	5.5m (garage) – 8m (dwelling) Adequate area of open space provided behind the setback line.	A
Lot Boundary Setback – side	1.5m – 1.8m	861mm	D
Lot Boundary Setback - side	3.5m - 4.6m	2.2m	D
Lot Boundary Setback – rear	6m	4.5m	D
Open Space	55%	51%	D
Visual Privacy Balcony (southern)	7.5m	1.0m from strata lot boundary 4.5m to boundary of battleaxe access leg	D
Balcony (northern)	7.5m	2.2m	D
Kitchen	6.0m	3.7m	D
Family room	6.0m	3.7m	D
Bedroom	4.5m	3.7m	D
Rear Scullery / Pantry kitchen sink window	6.0m	4.5m	D
Site Excavation/Fill	Max 0.5m	600mm	D
Car Parking	2	2	A
Overshadowing	25%	3%	A
Drainage	On-site	On-site	A

Local Planning Policy Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
<b>3.7.4 Site Works</b>	<b>D</b>
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
<b>3.7.7 Building Setbacks and Orientation</b>	<b>D</b>
<b>3.7.8 Roof Form and Pitch</b>	<b>D</b>
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
<b>3.7.11 Front Fences</b>	<b>D</b>
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
<b>3.7.14 Footpaths and Crossovers</b>	<b>D</b>
<b>3.7.18.3 Garages, Carports and Outbuildings</b>	<b>D</b>
<b>3.7.15-20 Precinct Requirements</b>	<b>D</b>

Building Height Requirement	Required	Proposed	Status
Building Height (wall) (R-Codes)	5.6m	6.0m – 6.9m	D
Building Height (roof) (R-Codes)	8.1m	7.2m – 8.4m	D

The lot to be developed is the street front strata lot which is occupied by the original dwelling. The two strata lots were created under the equivalent of a R20 standard and both are now subject to the development standards of R12.5. Both lots are approximately 450m<sup>2</sup> in area. The lot to the rear has been developed with a single storey dwelling. The applicant is requesting approval for what will be a major renovation and remodelling of the original single storey house with the addition of a full second storey including a balcony on the northern and western elevations.

There are a number of variations to the R- Codes and the Residential Design Guidelines in respect to this application due to the slope of the land away from the road and the access driveway for the rear lot being in the ownership of the rear strata owner, with no right of carriageway easement over the lot for the front strata. This prevents any vehicular access to the rear of the front strata from that driveway. The current parking arrangements for the front strata is a hardstand area along the northern side of the property and this abuts the driveway to the three grouped dwellings on the adjoining lot at No. 56 Preston Point Road. This area can accommodate two cars in a tandem arrangement. The original application proposed a garage under the main roof of the dwelling at the rear with access from the battleaxe lot driveway. Subsequent to the application being submitted the rear owner withdrew support for an easement to be granted to allow use of the driveway to access the proposed double garage. This was the preferred option for the owner. When this could no longer proceed the owner revised the plans. The first revision proposed a double carport in the setback area. This was not the preferred outcome and after further discussion with the applicant the plans were revised to incorporate a fully enclosed double garage under an extension of the upper level balcony. The balcony steps down three to four steps over the garage to reduce the height of the garage from street view.

The proposed dwelling will consist of: the existing house being retained with the bedrooms, family room, bathroom and laundry located on the ground level; the upper floor will contain the kitchen, living and dining room, master bedroom and ensuite. The design takes into account the views from the second storey, so the upper level balcony is proposed on the western and northern elevation. The



existing topography of the site is essentially unchanged, however, excavation will be required to accommodate the garage forward of the building line and reduce the steepness of the driveway

As a result of the above site circumstances the applicant is seeking Council discretion with regard to several provisions of the R-Codes and the Town's Residential Design Guidelines. These matters are discussed below.

#### Street setback

The R-Codes specify a 7.5 metre street setback in an R12.5 coded residential zone.

The R-Codes state that:

*C2.1 iii - Buildings setback from the primary street boundary...can be reduced by up to 50 per cent provided that the area of any building, including a carport or garage, intruding in the setback area is compensated for by at least an equal area of open space between the setback line and a line drawn parallel to it at twice the setback distance.*

#### *Residential Design Guidelines (RDG)*

*P1.1 The primary street setback of new developments or additions to non-contributory buildings is to match the traditional setback of the immediate locality.*

*P2 Developments to be oriented to address the street.*

*P3 Wall heights to reflect the immediate locality.*

The proposed setback of the dwelling complies with the 'Deemed to Comply' standards of the R-Codes. The double garage, however, is set back 5.5 metres with the upper level balcony extending over the garage. Whilst this aspect of the proposal complies with the R-Codes it does not comply with the Residential Design Guidelines and this is discussed further in the report.

#### Lot boundary setbacks

The lot boundary setbacks of the dwelling do not comply. The subdivided lot and the position of the existing dwelling on the lot combined with the second storey and rearrangement of rooms/windows within the existing dwelling means none of the setbacks can be achieved. This is not a concern with respect to building bulk because the footprint of the building already exists and although a second storey will result, it has been setback from the lot boundaries and overshadowing is not an issue for the properties to the south.

For the most part the building is set back 2.2 metres on the northern side and although the setback on the southern side is less than 1.0 metre (existing building setback to remain unchanged) there is further separation as the two access driveways for 52 and 54 Preston Point Road abut. The rear setback is less than the 6.0 metres required, however, this is considered more of an issue in respect to privacy rather than overshadowing or building bulk. A privacy screen has been indicated on the balcony and a condition is recommended in respect to the scullery window to avoid overlooking of the rear strata lot.

#### Building height

The R-Code provisions in respect to building height are substituted by the height control under the RDG. Clause 3.7.18.4.3.1 states that:

*Where views are an important part of the amenity of the area and neighbours' existing views are to be affected the maximum building heights are as follows:*

- 8.1 metres to the top of a pitched roof; and*

- 
- 5.6 metres to the top of an external wall and where the following apply:
    - (i) the proposal demonstrates design, bulk and scale that responds to adjacent development and established character of the area or other site specific circumstances;
    - (ii) the provision of a landscaping plan demonstrating a minimum of 50% of the effective lot area being landscaped and ;
    - (iii) subject to the 'Acceptable Development' standards of the R-Codes – Element 9 – Design for Climate and Element 8 – Privacy being met.

The maximum height is exceeded due to the owner's wish to retain the existing ceiling height of the 1930s residence and the slope of the site downhill toward the road. The site topography and the views available have resulted in the applicant also wanting to maximise the outlook from the house and the second storey will have extensive balconies on the western and northern elevations. It is noted that approximately the rear half of the dwelling complies with the maximum height under the Design Guidelines (~7.2m – ~7.6m). It is only where the land falls away toward the road that the maximum height of the dwelling increases to 8.4 metres at the centre of the roof .

The height of the dwelling from a rear perspective is ~7.6 metres to the roof ridge and ~5.9 metres to the top of the wall. The owners immediately to the rear have viewed the plans and have not made a submission in respect to height; believing that views will be maintained through the open space created by the access driveway of 56 Preston Point Road and the ~2 metre setback of the proposed dwelling. The owner of the grouped dwelling at the very rear of the triplex development at 56 Preston Point Road has commented that the additional 300mm in excess of the building height permitted will result in a loss of amenity, principally views. Notwithstanding the increase above the maximum height for a portion of the roof, a fully compliant second storey dwelling would in any case significantly impact the views from this dwelling. As the applicant has noted the balcony and major openings of this dwelling face south this is not in the direction of the river. Existing views of significance for this dwelling would be through the access driveway of the site. The additional height for a small portion of the pitched roof is considered to impact views to a minor degree and therefore can be supported

Two landowners from the two storey triplex development immediately to the south have commented, not in respect to loss of long range views, but more so in respect to the bulk of the building and the 'open' outlook over the roof space of the existing single storey dwelling being impacted by the construction of a two storey building. It is acknowledged that the adjoining landowners have for many years enjoyed a more 'open' outlook, however, the zoning of the land allows for two storey developments up to a height of 9 metres under the R-Codes (where views are not impacted) and had the original dwelling been demolished it could be replaced by a two storey building. The impact of the additional height does not result in overshadowing of these dwellings and the privacy setback provisions under the R-Codes have been met. The variation with regard to building height in this circumstance is therefore considered supportable as a residential building of this scale is in keeping with the type of development expected in the locality.

#### Visual privacy

The 'Deemed to Comply' provisions for Element 5.4.1 Visual Privacy of the R-Codes requires major openings which have a floor level more than 0.5 metres above natural ground level, and positioned so as to overlook any part of any other residential property behind its setback line, to comply with the following:

- 4.5 metres in the case of bedrooms and studies;
- 6.0 metres in the case of habitable rooms, other than bedrooms and studies; and
- 7.5 metres in the case of unenclosed outdoor active habitable spaces.

The proposed development does not comply with the 'Deemed to Comply' provisions of the R-Codes for the lower and upper levels in respect to a number of rooms and outdoor living space on both levels because the foundations of the house are greater than 0.5 metres above natural ground level, however, the 'Design Principles' of 5.4.1 allows for:

*P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through: building layout, location; design of major openings; landscape screening of outdoor active habitable spaces; and/or location of screening devices.*

*P1.2 Maximum visual privacy to side and rear boundaries through measures such as: offsetting the location of ground and first floor windows so that viewing is oblique rather than direct; building to the boundary where appropriate; setting back the first floor from the side boundary; providing higher or opaque and fixed windows; and/or screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).*

The adjoining owners to the south have raised the issue of privacy, however, the actual setback of the open space, habitable rooms and balcony between dwellings is well beyond the visual privacy setbacks required (i.e. greater than 15m) for both landowners who made a submission. However, technically the setback of the balcony to the strata lot boundary does not meet the 7.5 metre setback required (861mm and to the access driveway ~4.4m). For this reason the applicant has indicated that permanently fixed solid screening will be installed along the southern elevation of the balcony so that it complies. The only other window to this elevation will be a laundry window which will replace the existing kitchen window. This is considered to satisfy the 'Design Principles' of the R-Codes.

The proposed design will also comply with the 'Deemed to Comply' provisions of Element 5.4.1 Visual Privacy of the R-Codes to the rear (battleaxe lot) if a solid screen, to 1.6 metres in height as indicated on the plans, is installed and the scullery window at the rear is installed with obscure glass or replaced with a highlight window. The visual privacy setback to the north cannot be met, however, the adjoining owners have made no comment in any respect on the proposal and the overlooking is across the driveway to the grouped dwellings which face toward the driveway on this strata lot. The visual privacy setback required for the living room, bedrooms and kitchen extends into the access driveway and the balcony setback marginally encroaches over the front façade and side elevation of the front and middle dwellings. Although approved the street front lot has not yet been constructed but the open space for this lot is to the northern side of the property and the owner has provided a written statement to the effect that he fully supports the proposal. To ensure privacy is maintained to the rear it is recommended a condition be imposed in regard to the installation of the privacy screens and the obscure glazing to the scullery window.

#### Site works and retaining walls

The proposed excavation is in excess of the 'Deemed to Comply' provisions of the R-Codes. On the northern side of the lot the excavation is slightly greater than 0.5 metres (i.e. ~600mm) and closer than 1 metre from the boundary to accommodate the double garage and pedestrian access to the rear of the lot. The excavation is not considered to be an issue in as much as fill is also required at this point and beyond along the northern boundary to a certain point to maintain the same level for the lower level balcony as that of the existing house. Therefore this element requires assessment under the 'Design Principles' of the R-Codes which state as follows.

*P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*

*P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the boundary of the site and the adjoining properties and as viewed from the street.*

Under the 'Design Principles' of the R-Codes the levels proposed are considered acceptable. The building height and building setbacks are supportable over this portion of the lot and the 'Performance Criteria' of the Residential Design Guidelines can be met in that the development on the whole does not completely change the slope of the site or the finished level and retaining walls on the site as viewed from the street and the adjoining lot.

#### Open space

The proposal does not meet the minimum open space requirements as specified in the R-Codes; approximately 51% is provided whereas 55% is required under the R12.5 standards.

The 'Design Principles' of the R-Codes state that:

*"P4 Development incorporates suitable open space for its context to:*

- Reflect the existing and/or desired streetscape character or as outlined under the local planning framework;*
- Provide access to natural sunlight for the dwelling;*
- Reduce building bulk on the site, consistent with the expectations of the applicable density code or as outlined in the local planning framework;*
- Provide an attractive setting for the buildings, landscape, vegetation and streetscape;*
- Provide opportunities for the residents to use space external to the dwelling for outdoor pursuits and access within and around the site; and*
- Provide space for external fixtures and essential facilities."*

Given the strata subdivision is at R20 standards a requirement of 50% open space can be considered in the assessment, in which case the development would comply. The above 'Design Principles' are also considered to be adequately met in that sufficient space along the northern side setback of the dwelling and a reasonably large open space area to the rear of approximately 70m<sup>2</sup> will be provided.

#### Garage – forward of building line and percentage of lot width

The site is situated on the eastern side of Preston Point Road. Single houses, townhouse complexes and new developments such as Tingira (opposite) do not have carports or garages in the front setback. They are mostly aligned with the dwelling setback or are located at the rear of complexes.

The proposed development proposes a garage incorporated within the front façade. Although the garage setback complies with the R-Code requirements in respect to street front setback it does not comply with the requirements of the Residential Design Guidelines (RDG) with respect to location. Clause 3.7.15.3 of the RDG requires the garage to be setback 1.2 metres behind the building setback line. The RDG specify that this setback is calculated from behind the furthest setback of the dwelling from the street. In this instance this would require the garage to be setback greater than 12.0 metres from the street, rather than the 5.5 metres proposed.

The size of the lot and the position of the house does not allow for the garage to be setback that distance from the street. This cannot be achieved on this strata lot without complete redevelopment of the site. The objective of the RDG for this Precinct is that the garage does not dominate the dwelling as viewed from the street. It is also considered that where it is possible to lessen the impact of garages on the streetscape that this should be the outcome. Notwithstanding the garage is greater than 30% of the

width of the lot the garage is not considered to dominate the dwelling as viewed from the street because the extensive upper and lower balcony surrounds most of the house which provides for an interesting façade and numerous windows and glass doors facing the street. The balcony will step down and extend over the garage roof further reducing the emphasis on the garage. The applicant has minimised the width of the double garage door at 6 metres.

#### Crossover width

The crossover is not indicated on the plans, however, where the driveway meets the road verge the width is 6.0 metres. A provision of the Guidelines is that for lots of 12 metres or greater the width cannot exceed 5 metres. As this lot is 16.92 metres a condition requiring a maximum width of 5 metres is considered important if the Committee determine to support the garage, as the width of this structure will be greater than 30% of the width of the lot (i.e. 36%). Minimising further hardstand is considered important from a streetscape perspective.

#### Roof pitch

The non-compliance with the roof pitch (i.e. 18° rather than the minimum of 26°) is considered desirable in this case because it assists in reducing the overall height and bulk of the dwelling. The applicant was requested to reduce the roof height for this reason and in the context of other houses in the precinct which are a mix of pitch and skillion roofs this is considered supportable.

#### Front fence – height and sight lines

The proposed front fence does not strictly comply with the requirements of the Residential Design Guidelines 2016 in that it is over height within the front setback area. Compliance with this element is considered very important to maintaining open streetscapes. All other dwellings in this area have been subject to the same requirements since the Guidelines were introduced and this has ensured that the housing is very visible from the street and landscaped front gardens are also visible. Given this fence has not previously received planning approval (previous owners were requested to apply for planning approval but did not proceed) a condition is recommended to ensure the requirement for the front fence to be reduced in height along the battleaxe driveway within the front setback and comply with Australian Standards for sight line requirements.

#### Heritage

The dwelling is classified category C under the Municipal Inventory. Whilst it would have been preferable for more of the original features of the dwelling to have been retained, demolition cannot be prevented under the new Local Planning Scheme Regulations 2015 for a property of this rating and retention of architectural features cannot be enforced under the Planning Scheme. In this case the dwelling had already undergone some changes in respect to building materials and render.

#### **Conclusion**

The variations sought in respect to this application are sought primarily because the applicant wishes to retain the existing house and add a second storey keeping the existing ground floor level and the original ceiling height. It is also difficult to accommodate parking for two cars under cover as the owner cannot use the rear owner's driveway for rear access. A garage has therefore been incorporated within the front façade of the dwelling albeit forward of the building line. This was viewed as a better outcome for the streetscape than a double carport within the front setback area which was originally proposed.

Due to the slope of the land and the lot size, the front portion of the dwelling exceeds the wall and roof heights permitted under the Residential Design Guidelines and it is difficult to meet the lot boundary and visual privacy setbacks. The section of the roof that exceeds the height limit is not considered to impact on views that would not have otherwise been impacted by the construction of a two storey dwelling in this location. The applicant has addressed a number of the overlooking matters through

privacy screens and position of windows. This is considered to either satisfy the R-Codes requirements or will result in minimal impact on residential amenity for adjoining lots. It is, however, recommended a number of conditions be imposed which will require the permanent installation of privacy screens and ensure crossover width and height and sight lines are maintained in relation to front fencing.

Preston Point Road is a mix of single dwellings, town house and villa complexes and old style walk up flats so street and side boundary setbacks and building heights vary. The area is in a phase of transition where older home sites are being redeveloped and previously approved subdivided land is being developed. Overall the variations proposed will result in a dwelling that is in keeping with contemporary housing in the area. On that basis it is recommended the application be supported.

- Mrs Margaret Smyth (neighbour) addressed the meeting and raised concerns about the height of the proposed building and the affect it will have on the current amenity of her property.

Acting Manager of Planning Services addressed the meeting and advised that the plans have been amended to reduce the height of the building. The meeting was adjourned for Mr Malone to go through the plans with Ms Smyth.

**Moved Cr White, seconded Cr M McPhail**

**That the meeting be adjourned at 7.53 for the Manager of Planning Services to show additional plans received to Mrs Margaret Smythe.**

**(CARRIED 5:0)**

**Moved Cr White, seconded Cr M McPhail**

**That the meeting be resumed at 8.02pm.**

**(CARRIED 5:0)**

- Mr Andrew Cliff (owner) addressed the meeting and advised that he wanted to maintain the character of the home and renovate within the existing footprint and has worked with the Town Planning Department by amending plans to reduce the impact to adjoining owners.

#### **11.5 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION 040916**

**Cr M McPhail moved, seconded Cr Nardi**

**That Council exercise discretion in granting planning approval to vary:**

- Clause 5.1.3 - Lot Boundary Setback of the Residential Design Codes of WA to permit a setback of less than 1.8 metres (southern), 4.8 metres (northern) and 6.0 metres (rear - eastern) for the alterations and additions to the existing dwelling;**
- Clause 5.3.7 - Site Works of the Residential Design Codes of WA to permit excavation behind a street setback line and within 1.0 metre of a lot boundary that is greater than 0.5 metres below natural ground level at the boundary for the alterations and additions;**
- Clause 5.3.8 - Retaining Walls of the Residential Design Codes of WA to permit a retaining wall greater than 0.5 metres in height less than 1.0 metre from the boundary;**
- Clause 5.4.1 – Open Space of the Residential Design Codes of WA to permit less than 55% open space on-site;**
- Clause 3.7.8.3 of the Residential Design Guidelines 2016 to allow a roof pitch of less than 28°;**
- Clause 3.7.15.3 of the Residential Design Guidelines 2016 to allow a garage forward of the building line;**
- Clause 3.7.17.3 – Garages, Carports and Outbuildings of the Residential Design Guidelines 2016 to allow the width of the garage to exceed 30% of the lot frontage; and**

(viii) Clause 3.7.18.4.1 – Building Height, Form, Scale and Bulk of the Residential Design Guidelines 2016 to permit the building height to exceed 5.6 metres to the top of an external wall and 8.1 metres to the top of a pitched roof,

for alterations and additions, including a second storey and double garage at No. 54 (Lot 1) Preston Point Road, East Fremantle, in accordance with the plans date stamped received on 23 August 2016, subject to the following conditions:

1. The permanent installation of fixed privacy screens on the lower and upper level balconies on the southern and eastern elevations that are in accordance with 'Deemed to Comply' clause 5.4.1 C1.2 provisions of the Residential Design Codes of WA. The detail to be to the satisfaction of the Chief Executive Officer and submitted with the Building Permit application and installed prior to occupancy of the dwelling.
2. The increase in the sill height of the scullery window to comply with the 'Deemed to Comply' clause 5.4.1 C1.2 provisions of the Residential Design Codes of WA or the window to be installed with obscure glazing to the satisfaction of the Chief Executive Officer and shown on the plans at Building Permit application stage.
3. All fencing within the street setback area to be in compliance with the Residential Design Guidelines 2016 and in compliance with the Australian Standards in respect to sight lines where boundary fencing meets the street front property boundary.
4. The crossover width not to exceed 5.0 metres and be in accordance with Council's revised crossover policy as set out in the Residential Design Guidelines 2016.
5. The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
6. The proposed works are not to be commenced until Council has received an application for a Demolition Permit and a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
7. With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
8. The proposed alterations and additions are not to be occupied until all conditions attached to this planning approval have been finalised to the satisfaction of the Chief Executive Officer in consultation with relevant officers.
9. All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
10. All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
11. Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.

12. In cases where there is an existing crossover this is to be removed and the kerb, verge and footpath are to be reinstated at the applicant's expense to the satisfaction of Council, unless on application, Council approval for the crossover to remain is obtained.
13. This planning approval to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

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

**(CARRIED 5:0)**

**Note:**

As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 16 June 2015 this application is deemed determined, on behalf of Council, under delegated authority.



---

#### 11.4 Duke Street No. 36 – 42 (Lot 601 & 602) – Roof Top Air Conditioning Plant and Enclosure

<b>Applicant</b>	The Buchan Group
<b>Owner</b>	Manotel P/L
<b>File ref</b>	P/DUK36-42; P199/2010
<b>Prepared by</b>	Christine Catchpole, Planning Officer
<b>Supervised by</b>	Jamie Douglas, Manager Planning Services
<b>Documents tabled</b>	Nil
<b>Attachments</b>	Nil

#### Purpose

This report considers a development approval application for the roof top air conditioning plant and enclosure at 36-42 (Lot 601 & 602) Duke Street, East Fremantle.

#### Executive Summary

The application proposes to install a rooftop air conditioning plant and screening enclosure for the commercial building (jazz club and apartments).

The issues relevant to the determination of this application are:

- building height; and
- impact on heritage listed building.

It is considered the addition of the enclosure on the roof top can be supported subject to conditions relating to the maximum number of condensers, floor area of the structure, the type and colour of materials to be used and that no signage is to be permitted on the structure. It is also recommended the applicant be advised that any further proposals for roof top structures will be subject to the submission of a development approval application for Council's consideration.

#### Background

TPS 3 Zoning:	Mixed Use
MRS:	Site abuts an Important Regional Road reservation
Site area:	1,451m <sup>2</sup>
Date application received:	4 July 2016
Documentation:	Application form and plans

17 November 2014 Delegated Authority planning approval granted for minor amendments to the northern and eastern elevation of the heritage building façade and an increase in the size of one of the car park entry openings.

15 October 2013 Council granted approval for the following:

- the proposed development comprising of a penthouse apartment "Option A" located on top of the former Lauder and Howard building; and
- the proposed amendment to the operating hours of the jazz club, subject to conditions relating to the days of operation and the opening times.

16 July 2013 Planning approval granted for amendments to a previously approved planning application for two storeys of commercial offices above the approved jazz club/performance space. Council refused the penthouse apartment located above the "Brush Factory".

- 
- 12 February 2013      Planning Approval granted to amendments to a previously approved planning application for a private recreation use, to extend the previous planning approval for a further two years.
- 15 March 2011      Council approved a change of use, partial demolition, redevelopment and new construction to accommodate a mixed use residential, arts and entertainment venue. This was subject to a number of conditions of planning approval one of which specified that the development was required to meet the built form requirements for Area 2 of the Fremantle Port Buffer Zone as detailed in the Town's Residential Design Guidelines.

### **Consultation**

#### Advertising

The proposed application was not advertised to surrounding land owners as it is considered the proposal will have no impact on the residential amenity or streetscape of the surrounding area.

#### Town Planning Advisory Panel

This application was not referred to the Town Planning Advisory Panel. The application was not considered to have a direct impact on the streetscape in the immediate locality from a pedestrian perspective.

### **Statutory Environment**

Planning and Development Act 2005  
Town of East Fremantle Town Planning Scheme No. 3 (TPS 3)  
TPS No. 3 - Heritage List – Category A

### **Policy Implications**

Municipal Heritage Inventory – Category 'A'  
Fremantle Port Buffer Zone – Area 2

### **Financial Implications**

Nil.

### **Strategic Implications**

Nil.

### **Site Inspection**

12 July 2016

### **Triple Bottom Line Assessment**

#### Economic implications

There are no known significant economic implications associated with this proposal.

#### Social implications

There are no known significant social implications associated with this proposal.

#### Environmental implications

There are no known significant environmental implications associated with this proposal.

**Comment**

Statutory Assessment

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

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

Town Planning Scheme No. 3 – Commercial Zone (Mixed Use) – Development Standards

General Development Standards	Required	Proposed	Status
Building setbacks	Aligned with front property boundary	N/A	N/A
Building height	Overall: 8m  Walls: 5.5m	15.2m Duke St. elevation 16.93m George St. elevation (1.050m visible above roof top parapet)	D  N/A
Plot ratio	0.5:1.0	Not included in the calculation of plot ratio	N/A
Design and landscaping	Landscaping plan	N/A	N/A
Car parking and vehicular access	Schedule 4 and 11 of TPS 3	N/A	N/A
Location of car parking	On-site	N/A	N/A
On-street parking	On-street may be acceptable	N/A	N/A

The application proposes to locate the air conditioning plant for the commercial component of the development on the roof top of the Lauder and Howard building on the corner of George and Duke Street. It is proposed to place six condensers in a location toward the south east corner of the roof top (Stirling Highway side). Including the enclosure this will comprise an area of approximately 32m<sup>2</sup> (i.e. 4m in width, with a 15.6 metre setback from Duke Street and 8 metres in length and an 8.4 metre setback from George Street). The enclosure is proposed to be charcoal covered horizontal aluminium slats.

The existing building is listed on the Town's Heritage List (category A). The applicant is seeking a variation to Scheme provisions with regard to the proposed maximum height of the building. For Council to consider such a variation, it is required to be satisfied that the proposed development complies with clause 67 (Deemed Provisions) and the provisions of Clause 5.6.3 (b) of the Scheme Text which states as follows:

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

*(a) approval of the proposed development would be appropriate having regard to the criteria set out in clause 67 (Deemed Provisions); and*

*(b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality."*

The following sub-clauses to clause 67 of TPS 3 (Deemed Provisions) are considered of particular relevance:

- (k) the built heritage conservation of any place that is of cultural significance;*
- (l) the effect of the proposal on the cultural significance of the area in which the development is located;*
- (m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development; and*
- (n) the amenity of the locality.*

#### Building Height

Clause 5.8.2 of TPS 3 specifies that maximum height in the Commercial Zone (Mixed Use) is to be 5.5 metres for walls and 8.0 metres overall.

'Option A' of the redevelopment proposal for apartments on top of the Lauder and Howard building was approved at the Council meeting of 15 October 2013. The approved building elevation to Duke Street (Option A) is approximately 13.2 metres in height and was approved in excess of the 8.0 metres overall building height permitted within the Commercial Zone (Mixed Use), so the addition of a roof top air conditioning enclosure would in turn increase the overall height of the building to 15.2 metres from the Duke Street elevation and to 16.9 metres on the George Street elevation. The applicant, however, has indicated on plans that only 1.050 metres of the enclosure will be visible above the parapet of the approved building.

The approved plans, submitted in 2013, did not indicate any air conditioning plant for the commercial component of the development. It is only at this point in the construction process that the Town has been consulted in respect to the need to find a suitable location for the commercial air conditioning plant. The applicant was asked to consider an alternative location other than the roof top, however, the applicant has stated that no alternative space within the building or another external location can be established.

The location proposed is not the optimal solution as any increase in the height of the building is not desirable from the perspective of the potential impact on the heritage building itself, the Royal George Hotel and long range views of the site from vantage points in the Town. For this reason the applicant has been asked to revise the initial proposal and in doing so has reduced the height so that 1.050 metres of the enclosure will be visible over the parapet. The Town has requested the applicant move the air conditioning plant as far as possible to the south on the roof top so that the visual impact of the structure in relation to the Royal George Hotel and the long range views is minimised. The view of the plant from the south is more restricted and it will be less visible from that direction given the topography, housing and trees already restrict views. From the street level and a pedestrian perspective the enclosure itself will not be visible because of the height of the building and its location on the roof.

#### Heritage

To address the issue of the impact on the heritage building it is considered necessary to impose conditions of planning approval that restrict the floor area of the plant and its height. Careful consideration in regard to the construction materials and colours is also important to reduce the visual impact of the enclosure from a distance as much as possible.

The two factors in the assessment of this proposal that are considered to be the most important in respect to heritage are: to ensure the heritage facade still remains the strongest element from the streetscape perspective not only from the footpath level but from other vantage points along George Street and other vantage points from which roof top structures might be visible.

It is considered that from a built heritage conservation viewpoint (impact on the Lauder and Howard and Royal George Hotel) the roof top enclosure will have a minimal impact. The structure cannot be seen from street level and from long range views only approximately one metre of the enclosure will be visible above the parapet. Also, the structure will be setback approximately 25 metres from the Royal George Hotel. This is considered far enough removed that it will not dominate the skyline or detract from the prominence of the Hotel's corner tower and dome.

The applicant has attempted to minimise the visibility of the structure and with careful thought to the colour and materials used for the enclosure it is considered that the visual impact can be even further reduced. In summary, it is considered the cultural heritage significance and the amenity of the area will not be greatly impacted.

#### **Conclusion**

Despite any further structures on the roof not being ideal it is considered the application complies with the criteria noted above which must be considered if the height variation to the Scheme, under Clause 12 (Deemed Provisions - variations to local planning scheme provisions for heritage purposes), is to be approved.

Accordingly it is recommended that Council approve the application subject to conditions relating to limiting the number of air conditioning condensers (i.e. six), the maximum height (RL 24.905) and floor area of the roof top occupied by the air conditioning plant and enclosure (32m<sup>2</sup>) and the colour and type of materials used for the enclosure to be submitted at Building Permit application stage to the satisfaction of the Chief Executive Officer.

Also, a condition is recommended which excludes any signage, advertising or building name of any sort to be attached to the air conditioning enclosure and any signage indicated on the plans from being part of the current development application approval. The applicant will be advised that all proposed signage is to form part of a separate development approval application that is to be submitted for Council's consideration.

An advice note to the applicant is also recommended to inform the applicant that any other proposed mechanical plant structures, communications equipment, antennae, satellite dishes or the like are subject to Council approval and that a development approval application must be submitted for Council's consideration.

#### **11.4 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 050916**

**Cr M McPhail moved, seconded Cr Nicholson**

**That Council exercise discretion in granting planning approval to vary:**

- (i) Clause 5.8.2 of Town Planning Scheme No. 3 that specifies the maximum height of buildings in the Commercial Zone (Mixed Use) is to be 8.0 metres,**

for a roof top air conditioning plant and enclosure at No. 36 – 42 (Lot 601 & 602) Duke Street, East Fremantle, in accordance with the plans date stamped received on 15 and 25 August 2016, subject to the following conditions:

1. The number of air conditioning condensers not to exceed six (6) without further Council consideration of a development approval application.
2. The roof top enclosure not exceeding RL 24.905 in height and positioned on the roof top as indicated on the plans date stamped received 25 August 2016.
3. The colour and type of construction materials to be used for the enclosure to be to the satisfaction of the Chief Executive Officer and submitted with the Building Permit application for final approval.
4. No signage, advertising or building name/lettering of any sort to be attached to the air conditioning enclosure. A separate development approval application is required to be submitted for Council's consideration in respect to all proposed signage on the site.
5. The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
6. The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.
7. With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
8. All storm water is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
9. Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
10. This planning approval to remain valid for a period of 24 months from date of this approval.

**Footnote:**

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

- (i) All signage on the site is subject to further submission of a development approval application for Council's consideration.*
- (ii) Any other proposed mechanical plant structures, communications equipment, antennae, satellite dishes or the like are subject to Council approval and a development approval application must be submitted for Council's consideration.*
- (iii) This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iv) A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (v) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*

(vi) ***Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – “An Installers Guide to Air Conditioner Noise”.***

***(CARRIED 5:0)***

Note:

As 4 Committee members voted in favour of the Reporting Officer’s recommendation, pursuant to Council’s decision regarding delegated decision making made on 16 June 2015 this application is deemed determined, on behalf of Council, under delegated authority.

---

## 12. REPORTS OF OFFICERS (COUNCIL DECISION)

### 12.1 Tree Preservation Policy

<b>Applicant</b>	NA
<b>File ref</b>	C/POL1
<b>Prepared by</b>	Jamie Douglas, Manager Planning Services
<b>Supervised by</b>	Gary Tuffin, Chief Executive Officer
<b>Voting requirements</b>	Simple Majority
<b>Attachments</b>	1. Draft Tree Preservation Policy

#### **Purpose**

This report considers submissions received in regard to a draft Planning Policy to preserve mature trees and recommends the Policy be adopted.

#### **Executive Summary**

This analysis has been undertaken in response to Council's request to investigate means to protect significant trees within the Town. The Policies of six different Councils have been considered and their various strengths and weaknesses identified within the context of the Town's existing environment, statutory planning provisions and resource capacity of the Town. A Planning Policy has been drafted which is considered to be a practical approach which best fits the perceived aims of Council.

The draft Policy has been advertised and two submissions have been received. Accordingly the following is recommended:

It is recommended that Council adopt the Draft Planning Policy: Tree Preservation, pursuant with clause 2.4 of the Town Planning Scheme No 3, subject to the following amendment;

- (1) The addition of the following note under "Definitions"

*Note: Height of a tree and shrub is measured from the average natural ground level within 2m radius of the plant to the highest point of the foliage.*

#### **Background**

Council has previously discussed this matter at a Forum meeting in February 2016 and further considered means for tree preservation in respect to the initiation of the Scheme amendment for the Woodside Hospital which was approved in March 2016.

A draft policy was considered by the Town Planning & Building Committee at its meeting on 7 June 2016. The Committee recommended that the matter be considered at the Concept Forum held on 14 June 2016 prior to a determination at the June 21 Council Meeting.

The matter was considered at the June Concept Forum with elected members raising a number of concerns. Council at its June meeting resolved to defer the matter to the July Council Meeting to allow elected members to provide feedback to the author.

At the Concept Forum on 12 July 2016 the following feedback was recorded and has been incorporated into the attached revised draft Policy (see yellow shading):

*Cr White suggested the following changes to the draft policy:*

- *Replace the reference to "mature" trees in the introduction with "advanced".*
- *The words "new/replacement" replace the word "new" in section 2(b) Objectives.*
- *Definitions for "tree" and "shrub" be included within the Policy*



- *The Policy relate to trees 5m or more and shrubs 3m or more in height.*

*Cr Harrington suggested the following paragraph be added to section 9 Protection of trees which are to be retained:*

*“All trees to be retained are to be clearly marked prior to construction and shall be maintained in a healthy condition for a period of not less than 2 years post construction or replaced by a tree of similar maturity.”*

*Mayor O’Neill expressed his concern that the Policy needed to be workable and elected members should be mindful of costs to Council and the applicant. He suggested the following note be added to section 7 (c) and (d) Trees on Development Sites:*

- \* *Where a site is well treed less emphasis may be placed on shrub/tree retention/replacement.*

Council at its meeting on the 19 July 2016 endorsed the Draft policy for release for public consultation for the purposes of Public Notification pursuant with clause 2.4 of the Town Planning Scheme No 3.

### **Consultation**

Consultation has been undertaken by advertisement in the local press and posting on Council’s website for a minimum period of 21 days .

### Advertising

The proposed policy was advertised in The Fremantle Herald on Saturday 30 July 2016 and on the Town’s website. Public submission period was from 29 July to 22 August 2016. Two submissions were received.

SUBMISSION	OFFICER COMMENT
<p>19 Sewell Street Support proposal</p> <p>In 1980 or '81 Councillor T Malone and myself proposed that Council verges in Plympton ward be planted with native trees shrubs to soften what was ugly streetscape dominated by power poles. This policy was adopted by Council and achieved the result intended and with the placement of underground power (The first Local Government in WA to do this), the foundations of what is now a wonderful vibrant community orientated ward were laid. I recommend that where trees are proposed the word native should precede the word trees.</p>	<p>Clause (e) (ii) does encourage the use of local species trees with broad canopies and discourages the use of palms – they have poor shade and habitat values.</p> <p>It is considered that an absolute requirement for ‘native ‘trees in all circumstances may be too prescriptive</p>
<p>39 Gill Street Needs further consideration</p> <p>I believe the following may be improvements to be considered:</p> <p>The objectives should include "Preservation of trees that may be of historic or cultural significance". This is because the Town is more than merely a convenient place for planning of developments - it has (and it needs to create and cherish) cultural ties for its residents and visitors.</p>	<p>This was considered in the preparation of the policy but was not progressed due to the technical difficulties on enforcement associated with such an approach</p>

<p>Objectives could also include water conservation and encouragement or retention of wildlife.</p> <p>If these are to be included, then the document needs to change throughout to reflect these eg in Policies.</p> <p>A tree is currently defined as "A woody plant usually over 5m high and with an unbranched lower axis". This definition rules out a number of the Council's existing plantings (recent and mature). My suggestion is to define a tree as "A woody plant usually with the potential to be over 5m high, or a shrub determined by the Town as being significant". An unbranched lower axis is vague and undefined.</p> <p>If, for example you were to take the fig trees in King's Square in Fremantle, or possibly the Proclamation Tree in Fremantle, they would fall outside the current proposed definition of a tree because they have low branches (indeed kids can climb dangerously in them).</p> <p>The height of 5m needs to be defined as being from average ground level within 2m radius of the plant to the highest point of the foliage, to avoid mounding up round the trunk to circumvent the policy.</p> <p>The definition of shrub is not currently valuable, as a shrub (which may in any case be significant) is only mentioned once elsewhere and that is in the title attached to the #. If the Town deems a shrub to be significant, it should be treated like a tree (hence the inclusion in Tree definition above). A shrub is currently defined as "A woody plant usually less than 5m high and many branched without a distinct main stem except at ground level". Suggested definition "A woody plant usually with the potential to be less than 5m high".</p> <p>The document refers throughout to Trees of more than 5m in height. Is this intended since "tree" is defined near the document start?</p>	<p>Noted It is considered that Objective (d) encompasses these objectives.</p> <p>See above</p> <p>Councillors debated this definition and it was defined as such to provide a clear cut off to what constitutes a tree. If smaller vegetation with potential to grow to the definition of a tree it would broaden the policy extent beyond that approved by Council.</p> <p>It is not considered the existing definition would preclude such trees.</p> <p>Agreed, amend policy accordingly.</p> <p>Disagree the current definition is proposed so that significant shrubs may be included, the proposed alternate definition may be open to wider interpretation and cause confusion.</p> <p>Yes</p>
---	--

**Policy Implications**

The proposed Policy for the Preservation of Significant Trees in the Private Domain would complement the Planning Policy – *Residential Design Guidelines*.

**Financial Implications**

The assessment and compliance management of the proposed Policy will impact upon the Council's finances and may increase the costs associated with private developments in the Town.

**Strategic Implications**

The proposed Planning Policy will positively impact the Strategic Community Plan by supporting the achievement of the following Key Focus Area.

*Key Focus Area 3: Built and Natural Environment:*

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

*Outcomes: 3.1 Facilitating sustainable growth whilst maintaining urban and natural character.  
3.2 Maintain a safe and healthy built and natural environment.*

**Triple Bottom Line Assessment**

Economic implications

The retention and enhancement of tree cover within residential areas will enhance the monetary value of private dwellings.

The retention and/or replacement of significant trees may have development cost implications, depending on the location and design elements of individual developments.

Social implications

There are no known significant social implications associated with this proposal.

Environmental implications

There are significant environmental benefits in relation to solar and privacy screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness associated with tree cover in urban areas.

**Comment**

The two submissions received are generally supportive and the constructive comments are welcomed. In light of the comments received it is proposed that the definition of an 'existing tree be amended as follows:

The addition of the following note under 'Definitions'

*Note, Height of a tree and shrub is measured from the average natural ground level within 2m radius of the plant to the highest point of the foliage.*

Subject to the above amendment it is considered the draft Policy will best facilitate infill development within the Town that is necessary to meet urban sustainability objectives and State Planning Policies, while maintaining and enhancing the extent of tree coverage within the Town.

**OFFICER RECOMMENDATION**

That Council resolves to adopt the Draft Planning Policy: Tree Preservation, pursuant with clause 2.4 of the Town Planning Scheme No 3, subject to the following amendment;

(1) The addition of the following note under 'Definitions'

*Note: Height of a tree and shrub is measured from the average natural ground level within 2m radius of the plant to the highest point of the foliage.*

**12.1 ALTERNATE MOTION/COMMITTEE RESOLUTION 050916**

**Cr White moved, seconded Cr M McPhail**

**That the matter be held over until the October forum meeting, to be held on 11 October 2016.**

**(CARRIED 5:0)**

Reasons for change:

Committee felt that the policy needed to be considered for longer to review the policy so that it encouraged the retention of existing trees and the planting of more vegetation through offering potential development benefits. Further research into other Council's tree policies is required.

**13. CONFIDENTIAL BUSINESS**

Nil.

**14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF THE MEETING – ELECTED MEMBERS, OFFICERS**

Nil.

**15. CLOSURE OF MEETING**

There being no further business, the Presiding Member declared the meeting closed at 8:27pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Town Planning & Building Committee** of the Town of East Fremantle, held on **6 September 2016**, Minute Book reference **1. to 15** were confirmed at the meeting of the Committee on*

.....

\_\_\_\_\_  
*Presiding Member*

## TREE PRESERVATION POLICY

<b>Policy Number:</b>	
<b>Type:</b>	Built and Natural Environment – Land Use Planning
<b>Legislation:</b>	Planning and Development Act 2005
<b>Delegation:</b>	N/A
<b>Other Related Document:</b>	ToEF Town Planning Scheme No 3

### Objective

- a) To promote the designing of residential development in a manner that enables trees to be retained.
- b) To ensure that new/replacement trees are planted to preserve or enhance the Town’s existing streetscape character.
- c) To preserve street trees.
- d) To address the impacts of climate change by promoting the retention and expansion of the urban tree canopy wherever practical.

### Policy Scope

This Policy applies to any site where new dwellings or additions to an existing dwelling or commercial development are proposed.

### Policy

Trees provide environmental, health and amenity benefits in relation to solar and privacy screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Town Planning Scheme No. 3 (TPS 3) provides for a variety of development to meet community needs while aiming to conserve and enhance the natural environment. However, while the Town of East Fremantle is presently characterised by established trees, an inevitable consequence of urban infill development is the impact upon the extent of tree cover in the Town.

While sharing the community concern about the loss of trees as a result of development, the Town takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy. The Policy requires every development site to either retain existing trees, or to plant replacement advanced trees either on site or as an environmental offset on a site prescribed by the Town.

Trees in road reserves are an essential part of the streetscape providing aesthetic appeal as well as the environmental benefits. Street trees are a valuable community asset and the amenity value of these trees is progressively increasing as the number of mature trees on development sites declines. The Town therefore seeks to preserve most existing street trees and to facilitate additional plantings where appropriate.

Status

- (a) This Policy is a planning policy prepared, advertised and adopted pursuant to clause 2.2 of TPS 3. Under clause 2.3 of TPS 3 all planning policies are documents supporting the Scheme.
- (b) This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which address streetscape and building design.

Definitions

**'tree'** – A woody plant usually over 5m high and with an unbranched lower axis.

**'existing tree'** - A tree situated on a development site at the time of submission of a development application.

**'street tree'** - A tree located within any part of a road reserve.

**'shrub'** – A woody plant usually less than 5m high and many-branched without a distinct main stem except at ground level.

Method of measurement of distance from a tree

For the purpose of this Policy, a specified distance from a tree is to be measured from the centre of the tree trunk at ground level.

Development site plan to show all trees

The site plan submitted as part of a development application is to accurately show:

- (a) any existing tree 5.0 metres or more in height;
- (b) which existing trees 5.0 metres or more in height the applicant intends to retain and which are proposed to be removed;
- (c) any trees to be planted on the development site; and
- (d) all trees on the street verge adjoining the development site.

Trees on development sites

- (a) *Existing trees to be retained wherever possible*

Unless the applicant satisfies the Town that certain trees should be removed, all existing trees 5.0 metres or more in height are to be retained. Unless the Town has granted approval for their relocation or replacement as a condition of planning approval.

- (b) *Development design is to accommodate existing trees*

- (i) Distance between buildings and existing trees within communal open space: Acceptable Development clause 6.4.5 A5 (vi) of the R-Codes requires any existing tree 3.0 metres or more in height to be retained if it is situated within 'communal open space' for Grouped or Multiple Dwellings. Having regard to this requirement, any proposed grouped or multiple dwelling is to be situated not less than 3.0 metres from a tree being retained within a communal open space.
- (ii) Design to retain existing trees not within communal open space: On any part of a development site that is not proposed to be communal open space, where an existing tree is to be retained, any proposed building is to be situated at least 3.0 metres from the tree.

- (c) *Requirements where applicant seeks approval to remove an existing tree #*

In the case of an existing tree 5.0 metres or more in height, where the site plan indicates the proposed removal of the tree:

- (i) In respect of each such tree, if it is not proposed to relocate or replace it onsite, the applicant is to pay a fee, as determined by the Town, for the cost of a replacement tree which is to be planted within a road reserve or recreation reserve. The fee includes the cost of the supply, planting and maintenance of a

suitable tree. The maintenance period is to be two years. (Note: Where the applicant pays a fee for a replacement tree, the Town will plant a tree of 5.0 metres height or more in a location and of a species to be determined by the Town.

- (ii) In respect of each such tree, if it is proposed to replace or relocate it on site, a plan is to be submitted detailing the location, type and height of another tree to be planted, or an arborist's report on the practicality of its relocation, in a designated position elsewhere on the development site. The replacement tree is to be of a species approved by the Town and not less than 5.0 metres in height at the time of planting.

(d) *Town to decide which trees are to be retained #*

When assessing the development application, after having considered the proposed design and any submission made by the applicant under this Policy, the Town will decide which trees are required to be retained. Where the Town does not support the applicant's request for removal of any tree, the development proposal is to be redesigned to preserve that tree(s).

**# Where a site is well treed, less emphasis may be placed on shrub/tree retention and replacement.**

(e) *Planting of trees on development sites:*

- (i) In the case of a development site:
  - (A) not containing any trees at the time of submission of the development application or where no existing trees are to be retained; and
  - (B) having a frontage of at least 10.0 metres onto a public street; at least one tree is to be planted within the street setback area or elsewhere on the site.
- (ii) Local species trees with broad canopies providing maximum shade and bird habitat are encouraged. Palms are not suitable for new planting on development sites.

Street trees

(a) *Retention of street trees*

The Town requires the retention of all street trees unless:

- (i) the tree is dead;
- (ii) the tree is diseased and remedial treatment would not be effective;
- (iii) the tree is hazardous or is causing damage to public or private property where repair and specific treatment options are not appropriate;
- (iv) the tree has a limited life expectancy
- (v) the Town considers the tree to be of an unsuitable species;
- (vi) retention of the tree would:
  - (A) restrict the number of dwellings on the development site to less than the permissible number;
  - (B) result in a visually unacceptable development; or
  - (C) unreasonably restrict vehicular access to the development site.

*(b) Street tree removal or replacement*

The Town will replace any removed street tree with another tree on the street verge adjoining the development site, where there is sufficient space to do so. The replacement species will be selected in accordance with the Town’s relevant Urban Style Guide or street tree planting program.

*(c) Street tree relocation*

If a street tree would adversely affect a proposed development in relation to the matters referred to in clause 8(a)(vi), the Town may decide to relocate that tree.

*(d) Street tree pruning*

Where a crossover is proposed to be within 3.0 metres of a street tree, the Town will determine the impact on the tree. The Town may decide to approve the proposed location of the crossover, subject to the tree being pruned to avoid damage to either the tree or vehicles using the crossover.

*(e) New or Extended Crossovers*

The distance between an existing street tree which is to be retained and a new or extended crossover, is to be 3 metres or as otherwise determined by the Town.

*(f) Development design to retain existing street trees*

Where a proposed crossover is required to be relocated in order to retain a tree, the Town may require modifications to the site plan or building design or both

*(g) Applicant to meet costs associated with disturbance of a street tree*

Where a street tree is to be removed, replaced, relocated or pruned as a result of a development, the applicant is to pay a fee, calculated by the Town to include the following:

- (i) the cost of removal and stump grinding;
- (ii) the cost of pruning;
- (iii) the cost of supply and planting of a replacement ‘100 litre container’ sized tree;
- (iv) cost of maintenance for a period of two years; and
- (v) administration costs.

Protection of trees which are to be retained

During construction of a development, every tree which is to be retained on a development site or within a road reserve must be protected from root, trunk and canopy damage. All trees to be retained are to be clearly marked prior to construction and shall be maintained in a healthy condition for a period of not less than 2 years post construction or replaced by a tree of similar size. (This will be stipulated as a condition of planning approval.)

<b>Responsible Directorate:</b>	Planning Services
<b>Reviewing Officer:</b>	Manager Planning Services
<b>Decision making Authority:</b>	Council
<b>Policy Adopted:</b>	
<b>Policy Amended/Reviewed:</b>	
<b>Next Review Date:</b>	



**Georgina Cooper**

---

**From:** jono farmer <Zephyros@iinet.net.au>  
**Sent:** Saturday, 13 August 2016 10:43 AM  
**To:** TOWN OF EAST FREMANTLE  
**Subject:** IEM54320 - Tree policy.

The Mayor, Councillors and Chief Executive officer,

Thanks you for the opportunity to comment on the proposed *Tree Policy* for our Town.

In 1980 or '81 Councillor Terry Malone and Myself proposed that Council verges in Plympton Ward be planted with native trees shrubs to soften what was an ugly streetscape dominated by power poles. This policy was adopted by council and achieved the result intended and with the placement of underground power (The first Local Government in WA to do this), the foundations of what is now a wonderful vibrant community orientated ward were laid.

I, therefore, applaud your proposed tree policy and support it.

I would, however, recommend that where trees are proposed the word *native* should precede the word trees.

Jono Farmer, 19 Sewell street...9339 6728

**Georgina Cooper**

---

**From:** John Bird <dingbird@iinet.net.au>  
**Sent:** Sunday, 7 August 2016 12:10 PM  
**To:** TOWN OF EAST FREMANTLE; Tony Watkins; Mayor Oneill; Councillor Collinson  
**Subject:** IEM54230 - Draft Tree Preservation Policy

Good morning I wish to make a submission about the draft Tree Preservation Policy. I believe the following may be improvements to be considered:

The objectives should include "Preservation of trees that may be of historic or cultural significance". This is because the Town is more than merely a convenient place for planning of developments - it has (and it needs to create and cherish) cultural ties for its residents and visitors. Objectives could also include water conservation and encouragement or retention of wildlife.

If these are to be included, then the document needs to change throughout to reflect these eg in Policies.

A tree is currently defined as "A woody plant usually over 5m high and with an unbranched lower axis". This definition rules out a number of the Council's existing plantings (recent and mature). My suggestion is to define a tree as "A woody plant usually with the potential to be over 5m high, or a shrub determined by the Town as being significant". An unbranched lower axis is vague and undefined.

If, for example you were to take the fig trees in King's Square in Fremantle, or possibly the Proclamation Tree in Fremantle, they would fall outside the current proposed definition of a tree because they have low branches (indeed kids can climb dangerously in them).

The height of 5m needs to be defined as being from average ground level within 2m radius of the plant to the highest point of the foliage, to avoid mounding up round the trunk to circumvent the policy.

The definition of shrub is not currently valuable, as a shrub (which may in any case be significant) is only mentioned once elsewhere and that is in the title attached to the #. If the Town deems a shrub to be significant, it should be treated like a tree (hence the inclusion in Tree definition above). A shrub is currently defined as "A woody plant usually less than 5m high and many branched without a distinct main stem except at ground level". Suggested definition "A woody plant usually with the potential to be less than 5m high".

The document refers throughout to Trees of more than 5m in height. Is this intended since "tree" is defined near the document start?

The word "Town" is used, as well as the word "Council". Are there delegated authorities in play here eg in defining what is an unsuitable species - I'm thinking here about the Carobs on Gill St which I believe the TOEF executive does not care for, but which are widely grown in East Fremantle and reflect history as well as the ethnic origins of many inhabitants of East Fremantle.

Best wishes

--

**John Bird** 39 Gill Street, East Fremantle WA 6158 Ph 08 9339 5217 Mob 0414 931 937  
[dingbird@iinet.net.au](mailto:dingbird@iinet.net.au)



## TOWN OF EAST FREMANTLE

### MONTHLY FINANCIAL ACTIVITY STATEMENT

FOR THE PERIOD 1 AUGUST 2016 TO 31 AUGUST 2016

#### TABLE OF CONTENTS

Financial Activity Statement	68
Notes to the Financial Activity Statement :	
Summary	69
Operating Revenue & Expenditure	70-72
Capital Expenditure	72-73
Schedule of Investments	73-74
Schedule of Capital Works	75-76
Schedule of Rates Outstanding	77
Parking Infringements Written Off	77
Net Current Assets	78

# TOWN OF EAST FREMANTLE



## FINANCIAL ACTIVITY STATEMENT

For the Period 1 July to 31 August 2016

<u>OPERATING</u>	NOTE	ORIGINAL BUDGET	YTD BUDGET	YTD ACTUALS	YTD Variance	Variance
			\$	\$	%	\$
<b>REVENUE/SOURCES</b>						
General Purpose Funding		7,728,600	7,379,548	7,435,404	101%	55,856
Governance		26,200	4,364	407	9%	(3,957)
Law, Order, Public Safety		29,600	148	1,758	1188%	1,610
Health		12,400	8,264	8,461	102%	197
Education and Welfare		899,100	260,846	264,499	101%	3,653
Housing		87,000	14,500	14,870	103%	370
Community Amenities		331,000	259,746	263,793	102%	4,047
Recreation and Culture		430,600	206,096	143,737	70%	(62,359)
Transport		336,800	64,332	14,259	22%	(50,073)
Economic Services		136,800	22,794	28,905	127%	6,111
Other Property and Services		31,300	5,212	2,605	50%	(2,607)
<b>TOTAL OPERATING REVENUE</b>		<b>10,049,400</b>	<b>8,225,850</b>	<b>8,178,698</b>	<b>99%</b>	<b>(47,152)</b>
<b>EXPENDITURE/APPLICATIONS</b>						
General Purpose Funding		(111,700)	(18,614)	(16,841)	90%	1,773
Governance		(996,900)	(168,434)	(170,174)	101%	(1,740)
Law, Order, Public Safety		(106,600)	(16,084)	(19,060)	119%	(2,976)
Health		(187,600)	(33,486)	(41,102)	123%	(7,616)
Education and Welfare		(1,205,400)	(212,206)	(229,624)	108%	(17,418)
Housing		(35,500)	(6,948)	(6,405)	92%	543
Community Amenities		(2,708,000)	(464,856)	(361,097)	78%	103,759
Recreation and Culture		(2,468,000)	(344,558)	(365,120)	106%	(20,562)
Transport		(2,899,300)	(483,162)	(515,161)	107%	(31,999)
Economic Services		(110,000)	(17,714)	(4,372)	25%	13,342
Other Property and Services		(103,600)	(25,852)	(7,361)	28%	18,491
<b>TOTAL OPERATING EXPENDITURE</b>		<b>(10,932,600)</b>	<b>(1,791,914)</b>	<b>(1,736,318)</b>	<b>97%</b>	<b>55,596</b>
<b>Adjustments for non-cash items</b>						
Depreciation on Assets		2,522,800	420,460	443,071	105%	22,611
(Profit)/Loss on Asset Disposals		-	-	5,587		5,587
<b>TOTAL NON-CASH ITEMS</b>		<b>2,522,800</b>	<b>420,460</b>	<b>448,658</b>	<b>107%</b>	<b>28,198</b>
<b>TOTAL OPERATING CASH POSITION</b>		<b>1,639,600</b>	<b>6,854,396</b>	<b>6,891,038</b>	<b>101%</b>	<b>36,642</b>
<b>CAPITAL REVENUE/EXPENSES</b>						
Purchase Land & Buildings		(1,610,000)	(1,610,000)	-	0%	1,610,000
Purchase Infrastructure Assets		(1,971,100)	(1,971,100)	(27,867)	1%	1,943,233
Purchase Plant & Equipment		(348,000)	(348,000)	(21,909)	6%	326,091
Purchase Furniture & Equipment		(177,000)	(177,000)	(5,696)	3%	171,304
<b>CAPITAL EXPENDITURE SUBTOTAL</b>		<b>(4,106,100)</b>	<b>(4,106,100)</b>	<b>(55,472)</b>	<b>1%</b>	<b>4,050,628</b>
Proceeds from Disposal of Assets		111,000	111,000	37,429	-	73,571
Repayment of Debentures		-	-	-	-	-
Proceeds from New Debentures		500,000	-	-	-	-
Self-Supporting Loan Principal Income		-	-	-	-	-
Transfers to Restricted Assets		(1,782,500)	-	-	-	-
Transfers from Restricted Assets		3,435,100	-	-	-	-
Add: Net Current Assets 1 July 2015		202,900	202,900	202,900	-	-
<b>Net Current Assets YTD</b>		<b>-</b>	<b>3,062,196</b>	<b>7,075,894</b>	<b>231%</b>	<b>4,013,698</b>

**Monthly Report August 2016****Notes to the Financial Activity Statement****August 2016****SUMMARY***Revised Budget Forecast*

The Financial Activity Statement for the period ended 31 August 2016 indicates a balanced budget to 30 June 2017. The following analysis compares year to date variations against the forecast.

*Operating YTD Actuals*

Operating Revenue 99%; is \$47,000 less than the YTD budget (Unfavourable).

Operating Expenditure 97%; is \$56,000 less than the YTD budget (Favourable).

After non-cash adjustments, the total operating cash position is \$37,000 more than the YTD budget (Favourable).

*Capital Programs YTD Progress*

Land & Buildings 0% expended

Infrastructure Assets 1% expended

Plant and Equipment 6% expended

Furniture and Equipment 3% expended

Capital Expenditure is \$4,051,000 less than the YTD budget (Favourable), which is the value of uncompleted works.

*Materiality in Financial Reporting*

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

**OPERATING REVENUE & EXPENDITURE****REVENUE – UNFAVOURABLE \$47,000**

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

**GENERAL PURPOSE FUNDING – FAVOURABLE \$56,000****Other General Purpose Funding**

The Grants Commission General Purpose Grant has a favourable year to date budget timing variance amounting to \$20,000 which will be monitored.

**RECREATION & CULTURE – UNFAVOURABLE \$62,000****Swimming Areas & Beaches**

The Riverside Road Mooring Pen fees have an unfavourable year to date budget timing variance amounting to \$21,000 which will be offset during the year.

The Swan River Trust Erosion Control Grant has an unfavourable year to date budget timing variance amounting to \$60,000 which will be offset during the year.

**TRANSPORT – UNFAVOURABLE \$50,000****Maintenance Streets, Roads & Bridges**

The Department of Main Roads Grant has an unfavourable year to date budget timing variance amounting to \$13,000 which will be offset during the year.

**Parking Facilities**

Fines and Penalties has an unfavourable year to date budget timing variance amounting to \$13,000 which will be monitored.

The Launching Ramp Parking Fees account has an unfavourable year to date budget timing variance amounting to \$10,000 which is mainly attributable to seasonal factors and will be offset during the year.

**EXPENDITURE – FAVOURABLE \$56,000**

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

**EDUCATION & WELFARE – UNFAVOURABLE \$17,000****Care of Families & Children**

There is an unfavourable year to date budget timing variance amounting to \$18,000 for the HACC Service Unit Assessment which will be offset during the year.

**COMMUNITY AMMENITIES – FAVOURABLE \$104,000****Sanitation – Household Refuse**

There are favourable year to date budget timing variances for; Domestic and Commercial Recycling \$13,000, Domestic Refuse Collection \$15,000, SMRC Waste Composting Facility \$31,000 and the SMRC Materials Recovery \$12,000 which is attributable to the August invoices received in the following month.

There is a favourable year to date budget timing variance for the Annual Bulk and Green Waste Collection amounting to \$22,000 which will be offset in September.

**Town Planning & Regional Development**

Town Planning Salaries has an unfavourable year to date budget timing variance amounting to \$19,000 which will be offset during the year.

The Consultants account has a favourable year to date budget timing variance amounting to \$12,000 which will be offset during the year.

**Other Community Amenities**

Bus Shelters has an unfavourable year to date budget timing variance amounting to \$14,000 which will be monitored.

**RECREATION & CULTURE – UNFAVOURABLE \$21,000****Other Recreation & Sport**

East Fremantle Oval has an unfavourable year to date budget timing variance amounting to \$14,000 which is mainly attributable to returfing the centre circle to WAFL standards. Sand and compost insertion has also been undertaken to the centre corridor – goal to goal areas.

**TRANSPORT – UNFAVOURABLE \$32,000****Maintenance Streets, Roads & Bridges**

There is a favourable year to date budget timing variances for Footpath & Cycleway Maintenance amounting to \$19,000 which will be offset during the year.

Conversely there are unfavourable year to date budget timing variances for Road and Street Maintenance \$32,000, Street Cleaning \$13,000 and Street Tree Pruning \$23,000 which is mainly due to greater emphasis having been placed on these operations as at this time of the year.

**ECONOMIC SERVICES – FAVOURABLE \$13,000**

There are no significant items of variance in this program.

**OTHER PROPERTY & SERVICES – FAVOURABLE \$18,000****Public Works Overheads**

Public Works Overheads expenditure is \$23,000 ahead in total pooled costs, whilst Recovery of Public Works Overheads is \$35,000 ahead of budget based on labour hours.

Plant Operation Costs is on budget, whilst Recovery of Plant Operation costs is \$11,000 ahead of budget based on plant hour usage volumes.

**CAPITAL EXPENDITURE**

There are favourable YTD Capital Expenditure timing variances of \$4,051,000 given that the works program is 1% completed.

**Land & Buildings**

No activity has commenced on these projects.

**HACC Plant & Equipment**

The medium sedan has been replaced.

**Plant & Equipment**

The CEO'S vehicle has been ordered.

The Toro 360 Ride on Mower has been ordered.

**Furniture & Equipment**

The Network Hardware renewal project has commenced with seven desktops and monitors having been replaced including the purchase of two external disc-drives.



**Infrastructure**

The IG Handcock Reserve Stage 2 project has commenced.

Canning Highway Footpath Renewal (Angwin St. to 55m east of Preston Pt. Rd.) has commenced.

**SCHEDULE OF INVESTMENTS**

Surplus funds are held in interest bearing term deposits. The General Purpose interest received for the Municipal and Reserve funds amounts to \$7,000. The timing of interest received on investments is dependent on the placement and maturity dates of term deposits. Rate revenue received will be placed on investment as surplus funds and spread forward over various months to satisfy ongoing cash flow requirements. Interest earnings are reflected as investments mature.

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

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

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

For this period, we have been re- investing and spreading funds on terms between one and six months. What we have noticed when currently sourcing competitive quotes is that non-fossil fuel institutions tend to be more competitive on longer placements but are not as competitive on the shorter terms. We will be seeking a range of longer investment terms as the rate funds are received, subject to cash flow requirements.

TOWN OF EAST FREMANTLE

INVESTMENTS

DETAILS OF INVESTMENTS HELD AS AT 31 AUGUST 2016

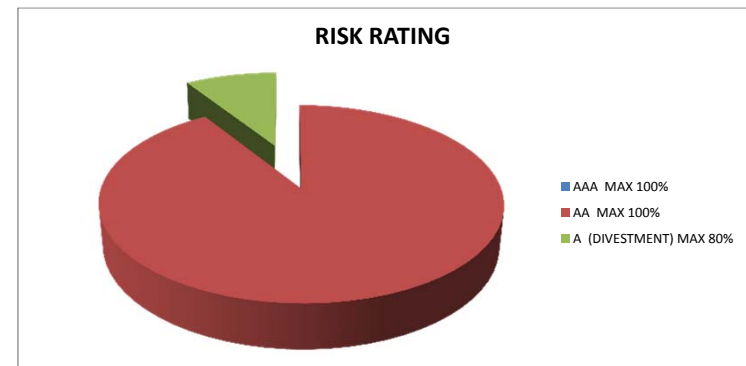
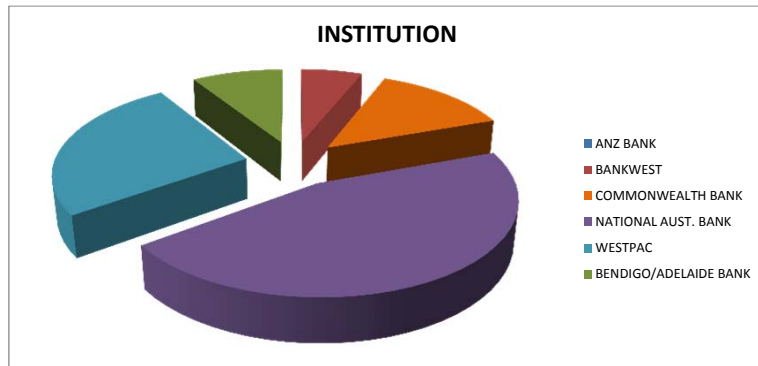
FINANCIAL INSTITUTION	STANDARD & POOR'S RATING	REF. NO	RATE %	PERIOD	INVESTMENT DATE	MATURITY DATE	MUNICIPAL FUND	TRUST FUND	RESERVE FUND VARIOUS	HIGHEST % RATE QUOTED-NON FOSSIL FUEL BANKS	MATURED INVEST.	INTEREST 16/17	COMMENTS
BANKWEST	AA-	4488530	2.75	60	14-Jul-16	12-Sep-16	\$338,429.13			BENDIGO/ADELAIDE BANK 2.50% - S&P (A-)		\$610.85	General a/c
NATIONAL AUST. BANK	AA-	701376326	2.55	60	15-Jul-16	13-Sep-16	\$306,903.31			BENDIGO/ADELAIDE BANK 2.50% - S&P (A-)		\$528.82	General a/c
NATIONAL AUST. BANK	AA-	387980911	2.35	60	12-Aug-16	11-Oct-16	\$306,748.46			RURAL BANK 2.10% - S&P (A-)		\$1,056.19	General a/c
WESTPAC	AA-	36084397897	2.10	63	15-Aug-16	17-Oct-16	\$422,769.22			RURAL BANK 2.10% - S&P (A-)		\$1,409.56	General a/c
WESTPAC	AA-	36084390978									\$297,041.85	\$487.49	General a/c
WESTPAC	AA-	36084391428	2.00	33	10-Aug-16	12-Sep-16	\$521,362.60			RURAL BANK 1.90% - S&P (A-)		\$1,766.70	General a/c
BENDIGO/ADELAIDE BANK	A-	2033641	2.75	183	29-Aug-16	28-Feb-17			\$500,000.00	SUNCORP 2.72% - S&P (A)		\$0.00	Various Reserves
NATIONAL AUST. BANK	AA-	978471123	2.98	173	16-Jun-16	06-Dec-16			\$637,580.39			\$0.00	Various Reserves
NATIONAL AUST. BANK	AA-	143280505	2.98	180	09-Jun-16	06-Dec-16			\$797,391.46			\$0.00	Various Reserves
NATIONAL AUST. BANK	AA-	948639191	2.98	180	09-Jun-16	06-Dec-16			\$425,722.74			\$0.00	Various Reserves
NATIONAL AUST. BANK	AA-	328138396	2.98	180	09-Jun-16	06-Dec-16			\$51,119.96			\$0.00	Various Reserves
WESTPAC	AA-	36084403345	2.75	184	24-Aug-16	24-Feb-17			\$500,000.00	SUNCORP 2.72% - S&P (A)		\$0.00	Various Reserves
COMMONWEALTH BANK	AA-	169592	2.05	30	22-Aug-16	21-Sep-16		\$748,183.72		RURAL BANK 1.90% - S&P (A-)		\$2,556.73	Trust a/c
VARIOUS												\$1,549.84	Interest set off/Trans.In
							\$1,896,212.72	\$748,183.72	\$2,911,814.55		\$297,041.85	\$9,966.18	

INSTITUTION	\$	%	RISK
ANZ BANK	\$0	0.00%	AA-
BANKWEST	\$338,429	6.09%	AA-
COMMONWEALTH BANK	\$748,184	13.47%	AA-
NATIONAL AUST. BANK	\$2,525,466	45.45%	AA-
WESTPAC	\$1,444,132	25.99%	AA-
BENDIGO/ADELAIDE BANK	\$500,000	9.00%	A-
BANK OF QUEENSLAND			A-
SUNCORP			A
RURAL BANK			A-
	\$5,556,211	100.00%	

RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0.00%
AA	MAX 100%	\$5,056,211	91.00%
A (DIVESTMENT)	MAX 80%	\$500,000	9.00%
	\$0	\$5,556,211	100.00%

**General A/c Maturity Dates:**  
 (2) 12-Sep-16 \$859,791.73  
 (1) 13-Sep-16 \$306,903.31  
 (1) 11-Oct-16 \$306,748.46  
 (1) 17-Oct-16 \$422,769.22  
**\$1,896,212.72**

**Interest Balances:**  
 Account No: I03188 General \$7,409.45  
 1689 Reserves \$0.00  
 223 Trust \$2,556.73  
**\$9,966.18**



Off	COA	Description	2016/17 Budget	2016/17 Actual	Progress %	Details
		<b>Land &amp; Buildings</b>				
A70	E04604	Buildings - Town Hall Remedial Works	\$1,500,000	-	0%	Full internal redesign and refurbishment Bldg Reserve \$1,000K; Loan funding \$500K
A70	E04624	Buildings - "Old Police Station" Restoration Works	\$50,000	-	0%	Internal fitout and equipment in preparation for leasing. Reserve \$50K
A70	E11623	Buildings - EF Junior Football Clubroom - CapEx	\$60,000	-	0%	Main clubroom extension, Kitchen upgrade, Balcony extension. Total project est. \$160K; Council contribution \$60K. Reserve \$60K
		<b>Land &amp; Buildings Total</b>	<b>\$1,610,000</b>	<b>-</b>	<b>0%</b>	
		<b>HACC Plant &amp; Equipment</b>				
A20	E08602	People Mover Van - HACC - CapEx Plant Replacement	\$40,000	-	0%	Replacement P4052 Imax Shuttle 1DGT319 changeover \$26K + Auction \$14K. Prepaid Grant \$26K
A20	E08603	Medium Sedan - HACC - CapEx Plant Replacement	\$22,000	21,909	100%	Replacement P4051 Camry 1DHE420 changeover \$14K + Auction \$8K. Prepaid Grant \$14K
A20	E08608	New Toyota Hi-AceVan - HACC - CapEx Plant Replacement	\$48,000	-	0%	New Toyota Hiace 12 seater Bus \$48K. Prepaid Grant \$48K.
		<b>HACC Plant &amp; Equipment Total</b>	<b>\$110,000</b>	<b>21,909</b>	<b>20%</b>	
		<b>Plant &amp; Equipment</b>				
A20	E04601	Replacement Sedan - CEO	\$42,000	-	0%	Replacement P4068 Jetta 1DXD129 changeover \$30K + Auction \$12K
A20	E04614	Replacement EMFA Vehicle - CapEx Plant Replacement	\$29,000	-	0%	Replacement P4073 Toyota Camry Atara SX 1EDQ655 changeover \$14K + Auction \$15K
A20	E07602	Sedan-Senior Environ Officer - CapEx Plant Replacement	\$22,000	-	0%	Replacement P4067 Hyundai I30 1DWT443 changeover \$14K + Auction \$8K
A20	E10639	Replacement Planning Managers Vehicle - CapEx Plant Replacement	\$25,000	-	0%	Replacement P4076 Ford Kuga Ambiente 1EIT801 changeover \$12K + Action \$13K
A70	E11692	P&E Replacement Ride On Mower TORO 360	\$38,000	-	0%	Replacement P4059 TORO Groundmaster 360 1DS1116 changeover \$31K + Auction \$7K
A70	E11693	Single Cab Utility - Parks 1ECC560 - CapEx Plant Replacement	\$28,000	-	0%	Replacement P4071 Ford PX Ranger Single Cab Ute 1ECC560 changeover \$17K + Auction \$11K
A70	E12748	Replacement Works Single Cab Ute 1EIG565 - CapEx Plant Replacement	\$28,000	-	0%	Replacement P4074 Mitsubishi Triton GLX Single Cab Ute 1EIG565 changeover \$18K + Auction \$10K
A70	E12749	Replacement Single Cab Ute Works 1EKR899 - CapEx Plant Replacement	\$26,000	-	0%	Replacement P4077 Ford Falcon MKII Ute 1EKR899 changeover \$13K + Auction \$13K
		<b>Plant &amp; Equipment Total</b>	<b>\$238,000</b>	<b>-</b>	<b>0%</b>	
		<b>Furniture &amp; Equipment</b>				
A20	E04606	Network Hardware Renewal CapEx	\$171,000	5,696	3%	IT Strategy Stage 2 - \$110K Full Hardware replacement of servers, Storage, Networking, Battery Backup and instalation; \$16K Desktop hardware replacement program; \$24K IP Telephony; \$6K Corporate Ipad Comms; \$15K AV enhancements to Chamber
A20	E04613	Admin - Records Compactus Unit CapEx	\$6,000	-	0%	Lockable Records Compactus Unit
		<b>Furniture &amp; Equipment Total</b>	<b>\$177,000</b>	<b>5,696</b>	<b>3%</b>	

REPORT 13.2.1					ATTACHMENT 1	
Off	COA	Description	2016/17 Budget	2016/17 Actual	Progress %	Details
		<b>Infrastructure Assets</b>				
A70	E11685	Inf-Acquisition of Public Art (Outdoor Sculpture) - CapEx - Other Culture	\$48,200	-	0%	Acquisition & Instalation of Public Art, allowing 40% of purchase for installation. (Includes Direct Supervision)
		<b>Public Art Infrastructure Sub-Total</b>	<b>\$48,200</b>	<b>-</b>	<b>0%</b>	
A70	E10605	Inf - Jetty Treatment and Major Maintenance Program - Infrastructure CapEx	\$31,800	-	0%	Mooring Pen Jetty major maintenance including forward
A70	E11687	Inf - Swimming Areas - Foreshore Erosion Control - CapEx	\$481,700	-	0%	Stage 1 Foreshore Management Plan (50% Grant DPW \$227,500 I11177) \$167500 paid in Adv 15/16
A70	E11699	Inf - Jerrat Drive Fence - CapEx	\$31,800	-	0%	Jerrat Dr fencing identified as a foreshore priority from Ecoscape inspection
		<b>Swan River Foreshore Infrastructure Sub-Total</b>	<b>\$545,300</b>	<b>-</b>	<b>0%</b>	
A70	E11694	Inf - Future Recreation and Community Facilities Renewal Programs - CapEx	\$79,500	-	0%	Implementation of Park Development Program from
A70	E11695	Inf - E. I Chapman Playground - CapEx	\$127,100	-	0%	Complete establishment of new playground
A70	E11652	Inf-Glasson Park Perimeter Fence	\$19,100	-	0%	Perimeter fence replacement.
A70	E11696	Inf - Bicentennial Falls Retaining Walls - CapEx	\$10,600	-	0%	Reinstate/replace retaining walls
A70	E11697	Inf - I.G Handcock Reserve Stage 2 - CapEx	\$42,400	3,479	8%	Seal carpark and landscape northern end
A70	E11698	Inf - Ulrich Park Shade Sail - CapEx	\$37,100	-	0%	in keeping with drainage sump infrastructure
A70	E12761	Inf - Drainage - Realignment of Drainage - Merv Cowan Park - CapEx	\$31,800	-	0%	Realignment of drainage at Merv Cowan Park.
		<b>Parks Infrastructure Sub-Total</b>	<b>\$347,600</b>	<b>-</b>	<b>0%</b>	
A70	E12741	Inf - Footpath Renewal - Allen St one side(Fletcher to Canning) CapEx	\$40,300	-	0%	Footpath Renewal - \$30K Allen St west side (Fletcher to Canning); Plus \$8K removal of concrete cycle path
A70	E12762	Inf. - Footpath Renewal - Bedford St. West Side (George St. to Canning Highway) CapEx	\$21,200	-	0%	Footpath Renewal - Bedford St west side (George to Canning)
A70	E12763	Inf. - Footpath Renewal - Bolton St. North Side CapEx	\$10,600	-	0%	Footpath Renewal - Bolton St North side
A70	E12764	Inf. - Footpath Renewal - Fletcher St. North Side (Allen St. to Irwin St.) CapEx	\$26,500	-	0%	Footpath Renewal - Fletcher St North side (Allen to Irwin)
A70	E12765	Inf. - Footpath Renewal - Alcestor St. North Side (Preston Pt. Rd. to Staton Rd.) CapEx	\$10,600	-	0%	Footpath Renewal - Alcestor St north side (Preston Pt to Staton)
A70	E12766	Inf. - Footpath Renewal - Wolsely Rd. North Side (Preston Pt. Rd. for 55m.) CapEx	\$5,300	-	0%	Footpath Renewal - Wolsely St north side (Preston Pt for 55m)
A70	E12767	Inf. - Footpath Renewal - Canning Highway (Angwin St. to 55m east of Preston Pt. Rd.) CapEx	\$53,000	24,389	46%	(Angwin to 55m east of Preston Pt Rd)
A70	E12768	Inf. - Footpath Renewal - Walter St. West Side (Canning Highway to Fraser St.) CapEx	\$31,800	-	0%	Footpath Renewal - Walter St west side (Canning to Fraser)
A70	E12769	Inf. - Footpath Renewal - King St. Both Sides (George St. to St. Peter Rd.) CapEx	\$105,900	-	0%	Footpath Renewal - King St both sides (George to Peters)
		<b>Footpath Infrastructure Sub-Total</b>	<b>\$305,200</b>	<b>-</b>	<b>0%</b>	
A70	E12714	Inf - Roads - Consultant to Design Upgrade of Riverside Rd CapEx	\$53,000	-	0%	pavement. \$50K c/over reserve funding from 15/16
A70	E12743	Inf - Roads - Reconst Pavement and Asphalt overlay Habgood St CapEx	\$105,900	-	0%	Habgood St reconstruction \$100K c/over reserve funding from 15/16
A70	E12747	Inf - Roads - Parking Machines - Parks CapEx	\$21,200	-	0%	Registration specific paid parking machines to increase annualised revenue by \$25K - \$30K through prevention of ticket swapping
A70	E12750	Inf - Roads - Reconstruct Pavement and Ashphalt Overlay Chauncy St. CapEx	\$116,500	-	0%	Chauncy St Reconstruction
A70	E12751	Inf - Roads - Road Resurfacing - Angwin St. Asphalt 30mm. CapEx	\$37,100	-	0%	Road resurface 30mm asphalt - Angwin
A70	E12752	Inf - Roads - Road Resurfacing - Bolton St. Asphalt 30mm. CapEx	\$21,200	-	0%	Road resurface 30mm asphalt - Bolton
A70	E12753	Inf - Roads - Road Resurfacing - Coolgardie St. Asphalt 30mm. CapEx	\$53,000	-	0%	Road resurface 30mm asphalt - Coolgardie
A70	E12754	Inf - Roads - Road Resurfacing - Pier St. (Easton St. to Clayton St.) Asphalt 30mm. CapEx	\$68,900	-	0%	Road resurface 30mm asphalt - Pier St (Easton to Clayton)
A70	E12755	Inf - Roads - Road Resurfacing - Fletcher St.(Dalgety St to Petra St.) Asphalt 30mm. CapEx	\$68,900	-	0%	Road resurface 30mm asphalt - Fletcher St (Dalgety to Petra)
A70	E12756	Inf - Roads - Road Resurfacing - Oakover St.(Canning H'way to Fletcher) Asphalt 30mm. CapEx	\$74,200	-	0%	Road resurface 30mm asphalt - Oakover (Canning to Fletcher)
A70	E12757	Inf - Roads - Road Resurfacing - Hillside Rd. Asphalt 30mm. CapEx	\$15,900	-	0%	Road resurface 30mm asphalt - Hillside
A70	E12758	Inf - Roads - Road Resurfacing - Surbiton/Reynolds Roads Asphalt 30mm. CapEx	\$21,200	-	0%	Road resurface 30mm asphalt - Surbiton/Reynolds
A70	E12759	Inf - Bowling Club Carpark Resurface CapEx	\$26,500	-	0%	Carpark resurface - Bowling Club
A70	E12760	Inf - Road Resurfacing - Wauhup Road - CapEx	\$26,500	-	0%	Road resurface 30mm asphalt - Wauhup
A70	E12719	Inf - Bus Shelters - Upgrade to Disability Standard	\$14,800	-	0%	Road resurface 30mm asphalt - Wauhup
		<b>Road Infrastructure Sub-Total</b>	<b>\$724,800</b>	<b>27,867</b>	<b>4%</b>	
		<b>Infrastructure Assets Total</b>	<b>\$1,971,100</b>	<b>27,867</b>	<b>1%</b>	
		<b>Total All Capital Works</b>	<b>\$4,106,100</b>	<b>\$55,472</b>	<b>1%</b>	

RATES BALANCES  
31 AUGUST 2016

30-August-2016		Levied	GST	Receipts	Balance
Rates - Current		7,355,694.34	0.00	1,029,181.74	6,326,512.60
Rates - Arrears		144,283.81	0.00	17,665.64	126,618.17
Interest		17,376.09		1,818.94	15,557.15
Legal Costs - Current		6,401.41	0.00	984.33	5,417.08
Excess Receipts		0.00	0.00	5,391.27	-5,391.27
Back Rates 13/14		9.14		0.00	9.14
Back Rates 15/16		86.28		0.00	86.28
Additional Recycling Bin		2,214.00	0.00	738.00	1,476.00
Additional Refuse Bin		8,856.00		1,968.00	6,888.00
Additional Refuse - Arrears		972.80	0.00	235.00	737.80
ESL Penalty Current		109.08	0.00	7.47	101.61
ESL Penalty Arrears		1,548.65	0.00	185.82	1,362.83
Instalment Admin Fee Current		5,385.00		5,385.00	0.00
Instalment Interest Current		4,165.37	0.00	4,165.37	0.00
Refuse & Recycling Service		87,439.70		11,300.29	76,139.41
Refuse & Recycling Service		80.57	0.00	0.00	80.57
Swimming Pool		7,804.80		1,525.68	6,279.12
Swimming Pool - Arrears		50.36		21.60	28.76
Emergency Services Levy - Current		1,184,821.05	0.00	186,823.94	997,997.11
Emergency Services Levy - Arrears		13,662.67	0.00	1,674.34	11,988.33
<b>3288 Properties</b>		<b>8,840,961.12</b>	<b>0.00</b>	<b>1,269,072.43</b>	<b>7,571,888.69</b>
Less Deferred Rates - GL Account 10001070					-64,058.96
Less Deferred ESL - GL Account 10001070					-6,814.41
<b>BALANCE OF COLLECTIBLE RATES AS AT 31 AUGUST 2016</b>					<b>7,501,015.32</b>
<b>TOTAL GRV VALUATIONS AS AT 31 AUGUST 2016</b>				<b>107545309</b>	
<b>TOTAL % OF COLLECTIBLE OUTSTANDING RATES AS AT 31 AUGUST 2016</b>				<b>84.84</b>	

GL Balances		
RATES CONTROL ACCOUNT	10001060	6,499,748.96
ESL CONTROL ACCOUNT	10001110	1,006,657.63
EXCESS RATES	10001240	-5,391.27
DEFERRED RATES	10001070	70,873.37
<b>GL TOTAL</b>		<b>7,571,888.69</b>
<b>LESS RATES TRIAL BALANCE</b>		<b>7,571,888.69</b>
<b>VARIANCE</b>		<b>0.00</b>

MONTHLY ADVICE OF DEBTS WRITTEN OFF

PARKING INFRINGEMENTS WRITTEN OFF FOR THE MONTH OF AUGUST 2016

- Current Infringements deemed uncollectable	\$1,335.20
- Interstate Infringements deemed uncollectable	\$0.00
	<u>\$1,335.20</u>

## NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

For the Period 1 July to 31 August 2016

## NET CURRENT ASSETS

Composition of Estimated Net Current Asset Position	YTD Actual \$	2016/17 Budget \$
Cash - Unrestricted	2,089,508	604,300
Cash - Restricted Reserves	3,452,085	1,724,000
Receivables	7,574,220	295,700
	<b>13,115,813</b>	<b>2,624,000</b>
LESS: CURRENT LIABILITIES		
Payables and Provisions	<b>2,587,835</b>	(900,000)
NET CURRENT ASSET POSITION	<b>10,527,978</b>	<b>1,724,000</b>
Less: Cash - Restricted	(3,452,085)	(1,724,000)
<b>ESTIMATED SURPLUS/(DEFICIENCY) C/FWD</b>	<b>7,075,893</b>	<b>0</b>
<b><u>Restricted Cash Breakup</u></b>		
Plant Replacement Reserve	254,369	169,300
Staff Leave Reserve	361,176	387,000
Office Reserve	143,967	19,900
Legal Costs Reserve	135,038	135,000
HACC Reserve	205,700	205,700
Strategic Plan Reserve	1,003,383	523,000
Civic Buildings Reserve	899,657	93,600
Unspent Grants	353,781	98,200
Arts & Sculpture Reserve	95,014	92,300
	<b>3,452,085</b>	<b>1,724,000</b>

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for August 2016 and submitted for the information of the Council Meeting to be held on					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
CHEQUES				\$	\$
5006	02/08/2016	CR. TONY WATKINS	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
5007	10/08/2016	OPTUS	MOBILE PHONE USE 21/06/16 - 20/07/16	199.46	199.46
5008	10/08/2016	TOEF	ADMIN PETTY CASH RECOUP 31/07/16	301.80	
			ADMIN PETTY CASH RECOUP 03/08/16	71.40	373.20
5009	10/08/2016	RAC	REPLACEMENT BATTERY FOR (HACC) TOYOTA DUAL CAB UTE 1DTJ953	210.00	210.00
5010	10/08/2016	TOEF	RESPIRE CENTRE PETTY CASH RECOUP 28/07/16	408.40	408.40
5011	10/08/2016	WATER CORPORATION	WATER USE 01/06/16 - 01/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNTS - JP MCKENZIE CENTRE	426.32	
			WATER USE 01/06/16 - 01/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNTS - GLYDE-IN	71.86	
			WATER USE 01/06/16 - 02/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 128 GEORGE STREET	194.93	
			WATER USE 01/06/16 - 01/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - OLD POLICE STATION	85.13	
			WATER USE 02/06/16 - 02/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - TOWN HALL	714.07	
			WATER USE 02/06/16 - 02/08/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - INFANT HEALTH CENTRE	2.09	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 69 ALLEN STREET	373.39	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 67 ALLEN STREET	160.47	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 65 ALLEN STREET	169.58	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 63 ALLEN STREET	164.44	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - 61 ALLEN STREET	178.10	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - EAST FREMANTLE FOOTBALL CLUB - COMMUNITY PURPOSE DISCOUNT - EAST FREMANTLE FOOTBALL CLUB - CLUB ROOMS ONLY	981.65	
			WATER USE 31/05/16 - 29/07/16, WATER, SEWERAGE & FIRE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - SUMPTON GREEN	192.93	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - 1ST FREMANTLE SEA SCOUTS	4.19	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - RESPIRE CENTRE	267.90	3,987.05
5012	10/08/2016	TOEF	HACC PETTY CASH RECOUP 31/07/16	337.40	337.40
5013	10/08/2016	RAC BUSINESSWISE	RAC ROADSIDE ASSISTANCE RENEWAL 16/17 - FLEET VEHICLES	2,300.00	2,300.00
5014	10/08/2016	GEORGE FESTA	SPONSORSHIP - NATIONAL SCHOOL SPORT AUSTRALIAN FOOTBALL (SOCCER) CHAMPIONSHIPS - GEORGE FESTA	150.00	150.00
5015	24/08/2016	TOEF	ADMIN PETTY CASH RECOUP 22/08/16	115.95	115.95
5016	24/08/2016	WATER CORPORATION	WATER USE 02/06/16 - 02/08/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - MOORING PENS JETTIES	228.14	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - HENRY JEFFREY OVAL	920.24	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - EF TENNIS CLUB	52.33	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - DRINKING TAP AT RES 24703	4.19	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - WAUHOP PARK	4.19	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/169 - COMMUNITY PURPOSE DISCOUNT - RACEWAY PARK	6.28	
			WATER USE 02/06/16 - 02/08/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - 31/08/16 - J DOLAN PARK	2.09	
			WATER USE 02/06/16 - 02/08/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - DRINKING TAP AT RIVERSIDE ROAD	4.19	
			WATER USE 01/06/16 - 01/08/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - DRINKING TAP AT STRATFORD ST PARK	4.19	
			WATER USE 01/06/16 - 01/08/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - GLASSON PARK	2.09	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - EAST FREMANTLE OVAL	1,080.71	
			WATER USE 31/05/16 - 29/07/16, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - CROQUET CLUB	159.07	

			WATER USE 31/05/16 - 29/07/16 - LEE PARK, WATER & SEWERAGE SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - LEE PARK	2.09	
			WATER USE 31/05/16 - 29/07/16, WATER SERVICE CHARGES 01/07/16 - 31/08/16 - COMMUNITY PURPOSE DISCOUNT - WAUHOP PARK RESERVE	23.02	2,492.82
5017	24/08/2016	TOEF	HACC PETTY CASH RECOUP 22/08/16	274.70	274.70
5018	24/08/2016	CR. TONY WATKINS	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
			<b>CHEQUE TOTAL</b>	<b>\$ 13,932.32</b>	<b>\$ 13,932.32</b>
<b>EFTs</b>		<b>Supplier</b>	<b>Description</b>	<b>Inv Amount</b>	<b>EFT</b>
EFT22854	02/08/2016	MAYOR JIM O'NEILL	16/17 SITTING FEES, ICT ALLOWANCE & MAYORAL ALLOWANCE FOR JULY 16	3,633.34	3,633.34
EFT22855	02/08/2016	CR. JENNY HARRINGTON	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22856	02/08/2016	CR. CLIFF COLLINSON	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22857	02/08/2016	CR. DEAN NARDI	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22858	02/08/2016	CR. MICHAEL MCPHAIL	16/17 SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE FOR JULY 16	1,866.67	1,866.67
EFT22859	02/08/2016	CR. ANDREW MCPHAIL	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22860	02/08/2016	CR. LUKAS NICHOLSON	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22861	02/08/2016	CR. ANDREW WHITE	16/17 SITTING FEES & ICT ALLOWANCE FOR JULY 16	1,541.67	1,541.67
EFT22862	05/08/2016	TOWN OF EAST FREMANTLE	ACCUMULATION OF INTEREST ON REFUNDED TRUST ITEMS	77.33	77.33
EFT22863	05/08/2016	PAUL GLAXNER	REFUND OF MOORING PEN BOND - PEN C10	1,750.00	1,750.00
EFT22864	05/08/2016	CHARACTER LIVING PTY LTD	FOOTPATH DEPOSIT REFUND 46 FORTESCUE STREET	2,000.00	2,000.00
EFT22865	05/08/2016	MARINE & CIVIL AND YORK CIVIL JOINT VENTURE	MOORING PEN BOND REFUND - PEN B13	1,840.00	1,840.00
EFT22866	05/08/2016	VICKI GILL	BOND REFUND 80 DALGETY STREET	1,505.80	1,505.80
EFT22867	10/08/2016	AUSTRALIA POST	POSTAGE COSTS - JULY 2016	1,073.76	1,073.76
EFT22868	10/08/2016	ATO	GST PAYABLE JULY 16	61,236.00	61,236.00
EFT22869	10/08/2016	AUSTRALIAN SERVICES UNION	PAYROLL DEDUCTIONS JULY	52.70	52.70
EFT22870	10/08/2016	CONSTRUCTION TRAINING FUND	CONSTRUCTION TRAINING FUND COLLECTED JULY 16	1,371.00	1,371.00
EFT22871	10/08/2016	BUNNINGS	SUPPLY ITEMS AS REQUIRED - CHAINSAW FILES, WALL PLUGS, ADHESIVE, HEAT GUN, SPRAY PAINT ETC	204.56	204.56
EFT22872	10/08/2016	STAPLES AUSTRALIA	QUOTATION IP178811: (7) PRODESK 600 G2 DM PC, (7) ELITEDISPLAY E232 MONITORS, (2) USB EXTERNAL DVDDRW DRIVES	6,265.88	6,265.88
EFT22873	10/08/2016	COMMUNITY NEWSPAPERS	ADVERTISING FREMANTLE GAZETTE 07/06/16 SCHEDULE OF MEETINGS 16/17	312.84	312.84
EFT22874	10/08/2016	FREMANTLE HERALD	ADVERTISING - SPECIAL COUNCIL MEETING 26/07/16	115.06	
			ADVERTISING - INTENTION TO MAKE A WASTE LOCAL LAW IN FREMANTLE HERALD 23/7/16	172.59	
			ADVERTISING PROPOSED LPP- TREE PRESERVATION POLICY, 30/07/16,	115.06	
			ADVERTISING PROPOSED LPP - TREE PRESERVATION POLICY, 6/8/16,	115.06	
			ADVERTISING DAP APPLICATION, 15 WOLSELY ROAD, FORMER KALEEYA HOSPITAL, IN NEWSPAPER SATURDAY 6/8/16	258.88	
			ADVERTISING - ADOPTION OF PARKING , DOGS, CATS AND PUBLIC PLACES & LG PROPERTY LOCAL LAWS - FREMANTLE HERALD 23/7/16	431.47	
			ADVERTISING - REVIEW OF WARDS AND REPRESENTATION - FREMANTLE HERALD 30/07/16	259.05	1,467.17
EFT22875	10/08/2016	IMPRINT PLASTIC	IDENTIFICATION CARDS FOR SWIMMING POOL INSPECTORS	23.10	23.10
EFT22876	10/08/2016	LOCAL HEALTH AUTHORITIES ANALYTICAL COMM	ANALYTICAL SERVICES FOR 2016/2017	1,904.56	1,904.56
EFT22877	10/08/2016	MCLEODS	LEGAL ADVICE DEED OF COMPROMISE	2,697.90	2,697.90
EFT22878	10/08/2016	BEACON EQUIPMENT	STIHL FS130 BRUSHCUTTER SERIAL NUMBER 505107525	751.30	
			2 x STIHL FS130 BRUSHCUTTERS SERIAL NUMBER 505107512, 505107521, 3 x STIHL BG86 BLOWERS SERIAL NUMBER 504622206, 505026865, 50502683	2,872.10	
			BRUSHCUTTER CORD AND SPARE PARTS	722.50	
			BRUSHCUTTER CORD AND SPARE PARTS	291.55	4,637.45
EFT22879	10/08/2016	SUEZ ENVIRONMENT RECYCLING & WASTE RECOVERY	1 MONTH SCHEDULED WASTE SERVICE 46 EAST STREET - JULY 16	2,194.32	2,194.32
EFT22880	10/08/2016	STATE LAW PUBLISHER	ADVERTISING PARKING, DOGS, PUBLIC PLACES & LOCAL GOVERNMENT PROPERTY AND GATS LOCAL LAWS IN GOVERNMENT GAZETTE NO.132 21/07/17	4,260.90	4,260.90
EFT22881	10/08/2016	ST JOHNS AMBULANCE ASSOCIATION	2 x HEARTSTART DEFIBRILLATORS @ \$2140 (#0021) (discounted), 2 x SIGNAGE @ \$33.00 (#0154), 1 x WALL BRACKET @ \$152.90 (#0568) & 1 ALARMED/LIGHT CABINET @ \$400 (#0862)	4,898.90	4,898.90
EFT22882	10/08/2016	SHERIDANS FOR BADGES	ENGRAVING FOR FREEMAN OF THE TOWN PRESENTATION	48.42	48.42
EFT22883	10/08/2016	TELSTRA	MOBILE PHONE COSTS	110.70	110.70
EFT22884	10/08/2016	SYNERGY	POWER SUPPLY STREET LIGHTS - 25/05/16 - 24/06/16	9,887.10	
			POWER SUPPLY TOWN HALL 21/07/16 - 18/07/16	1,647.75	11,534.85
EFT22885	10/08/2016	FASTA COURIERS	COURIER COSTS JULY 16 - 01/07/16 - 15/07/16	29.19	
			COURIER COSTS JULY 16 - 15/07/16 - 31/07/16	101.77	130.96
EFT22886	10/08/2016	STONEHAM & ASSOCIATES	COMMUNITY CONSULTATION COMPONENT OF DISABILITY ACCESS AND INCLUSION PLAN 2016-2020. - CLAIM 1	2,500.00	
			COMMUNITY CONSULTATION COMPONENT OF DISABILITY ACCESS AND INCLUSION PLAN 2016-2020. - CLAIM 2	2,500.00	5,000.00
EFT22887	10/08/2016	FLEXI STAFF PTY LTD	LABOUR HIRE PARKS W/E 27/05/16	1,363.09	1,363.09
EFT22888	10/08/2016	TOTAL PACKAGING (WA)	60 CARTONS OF DOG WASTE POUCHES	1,287.00	1,287.00
EFT22889	10/08/2016	SWAN LOCK SERVICES	9 X ABLLOY KEYS SD424 1103 - PLAYGROUP - BROWN, POSTAL DELIVERY	286.00	286.00
EFT22890	10/08/2016	KOOL LINE ELECTRICAL & REFRIGERATION	CONNECT NEW LIGHT ABOVE VEHICLE SHED - DEPOT	365.00	

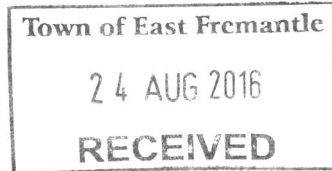


			INSTALL NEW GPO IN COUNCIL CHAMBERS AND UPGRADE CIRCUIT BREAKER IN ADMIN	747.50	
			UPGRADE RCD'S TO COMPLY WITH SAFETY STANDARDS	625.00	1,737.50
EFT22891	10/08/2016	SOUTHERN METROPOLITAN REGIONAL COUNCIL	ANNUAL MEMBER CONTRIBUTIONS FOR 2016/17 - GOVERNANCE, R & D, EDUCATION	26,250.40	26,250.40
EFT22892	10/08/2016	BUILDING COMMISSION	BUILDING SERVICES COLLECTED JULY 2016	570.95	570.95
EFT22893	10/08/2016	LOCAL GOVERNMENT MANAGERS AUSTRALIA WA	2016-2017 LGMA MEMBERSHIP - CEO	513.00	513.00
EFT22894	10/08/2016	HAVILAH LEGAL	PAYMENT FOR LEGAL COST OF ATTEMPT TO SERVE SUMMONS TO APPEAR AS WITNESS IN COURT CASE REGARDING INFRINGEMENT	831.70	
			PROFESSIONAL FEES - A31960	159.50	
			PROFESSIONAL FEES - A31480	137.50	
			PROFESSIONAL FEES - A51625	220.00	
			PROFESSIONAL FEES - A30020	159.50	
			PROFESSIONAL FEES - A 23810	137.50	1,645.70
EFT22895	10/08/2016	ADMIRAL PRINTING	PRINTING OF SWIMMING POOL INSPECTION BOOKS 20 X A4 BOOKS IN TRIPLICATE, SET UP OF PRINTING	465.00	465.00
EFT22896	10/08/2016	LOVEGROVE TURF SERVICES	RETURF CENTRE CIRCLE AT EAST FREMANTLE OVAL - WAFL STANDARD	9,240.00	
			SAND AND COMPOST INSERTION AT EAST FREMANTLE OVAL - CENTRE CORRIDOR GOAL TO GOAL	9,900.00	19,140.00
EFT22897	10/08/2016	SATELLITE SECURITY SERVICES	INSTALL GPRS HIGH SECURITY MONITORING UNIT, 12 MONTHS GPRS MONITORING	1,330.17	1,330.17
EFT22898	10/08/2016	OWENS TREE SERVICE	PRUNE TREES AT 10-12 SILAS ST, 28 HUBBLE ST, 57 GLYDE ST, 32 CLAYTON ST, 27 MOSS ST, 5 FORTESCUE ST, 10 FLETCHER ST, 57 PIER ST	5,698.00	5,698.00
EFT22899	10/08/2016	BOORAGOON SMASH REPAIRS	MINI COOPER S1300 INSURANCE CLAIM 633521110 EXCESS	300.00	300.00
EFT22900	10/08/2016	WOOLWORTHS	WEEKLY SHOPPING FOR RESPITE CENTRE 25/07/16	289.77	
			WEEKLY SHOPPING FOR RESPITE CENTRE 01/08/16	286.51	576.28
EFT22901	10/08/2016	GRIFFITHS ARCHITECTS	PROFESSIONAL FEES - JOB 16146 HERITAGE SERVICES FOR THE REVIEW AND BRIEF REPORT OF THE APPLICATION FOR PARTIAL DEMOLITION - 18 ANGWIN STREET	495.90	495.90
EFT22902	10/08/2016	DVG MELVILLE HYUNDAI	REPLACE TWO TYRES AND WHEEL ALIGNMENT AND NEW BATTERY FOR HYUNDAI I30 IDWT 443	696.50	696.50
EFT22903	10/08/2016	ENVIROLAB SERVICES WA PTY LTD (MPL LABORATORIES)	ASBESTOS IDENTIFICATION OF EQUIPMENT IN GOURLEY PARK PRESTON POINT ROAD	126.50	126.50
EFT22904	10/08/2016	GFORCE PRINTING & DESIGN	500 X BUSINESS CARD FOR THE MAYOR	180.07	
			2500 X TOEF DL PLAIN ENVELOPE	231.22	
			2500 X TOEF DL WINDOW FACE ENVELOPE	366.08	
			DL ENVELOPES WF - PRINTED TWO SIDES - QUANTITY 7,500	774.18	
			LETTERHEAD - QUANTITY 10,000	507.43	2,058.98
EFT22905	10/08/2016	CYNTHIA WILLIAMSON - HEART INSPIRED EVENTS	BALANCE OF CO-ORDINATOR FEES FOR MOVIE EVENT, REIMBURSEMENT OF COSTS - PAMPHLETS AND FUEL FOR MOVIE EVENT	678.17	678.17
EFT22906	10/08/2016	EAST FREMANTLE JUNIOR FOOTBALL CLUB	KIDSPORT INVOICE - EAST FREMANTLE JUNIOR FOOTBALL CLUB - JOSHUA TRINDER	200.00	
			KIDSPORT INVOICE EAST FREMANTLE JUNIOR FOOTBALL CLUB - ROCCO MCCARTHY-CAVE	150.00	350.00
EFT22907	10/08/2016	THE PAPER COMPANY OF AUSTRALIA	A4 COPY PAPER 'A ONE' @3.74 X 50 REAMS	187.00	187.00
EFT22908	10/08/2016	KONICA MINOLTA BUSINESS SOLUTIONS	SERVICE CALL BIZHUB C652 SERIAL NO:SA0P0041000313 - ADMIN PRINTER	275.00	
			DEPOT BIZHUB C224E COPY CHARGES 13/04/16 - 12/05/16	15.92	290.92
EFT22909	10/08/2016	D.J. PALMER (WA) PTY LTD	SUPPLY ITEMS REQUIRED TO REPAIR FENCE BETWEEN I.G HANDCOCK RESERVE AND TENNIS COURTS - 4 X SPOOLING TOOLS AND 1 ROLL OF GREEN PVC WIRE	102.96	102.96
EFT22910	10/08/2016	FOODWORKS EAST FREMANTLE	WORKS CONSUMABLES 4.7.16 #946782	11.97	
			ADMIN CONSUMABLES 5.7.16 #549041	5.97	
			MEETING CONSUMABLES 6.7.16 #947546	11.59	
			WORKS CONSUMABLES 11.7.16 #949772	47.96	
			ADMIN CONSUMABLES 11.7.16 #950072	3.98	
			STAFF TRAINING CONSUMABLES 12.7.16 #550748	30.25	
			STAFF TRAINING CONSUMABLES 12.7.16 #950462	58.50	
			ADMIN CONSUMABLES 14.7.16 #551390	29.80	
			MEETING CONSUMABLES 14.7.16 #551493	16.71	
			WORKS CONSUMABLES 18.7.16 #552669	17.13	
			ADMIN CONSUMABLES 20.7.16 #553385	27.96	
			WORKS CONSUMABLES 22.7.16 #553947	90.92	
			WORKS CONSUMABLES 25.7.16 #955662	51.96	
			ADMIN CONSUMABLES 26.7.16 #956430	5.97	410.67
EFT22911	10/08/2016	DEPARTMENT OF TRANSPORT	VEHICLE SEARCH FEES JUNE 2016 - 75 SUCCESSFUL & 6 UNSUCCESSFUL	271.35	271.35
EFT22912	10/08/2016	SCARBORO MOTORS PTY LTD (SCARBORO TOYOTA)	2016 TOYOTA CAMRY 2.5L (AS PER QUOTE 49961) HACC FLEET VEHICLE, 12 MONTHS REGISTRATION TO 31/07/17,	24,500.00	24,500.00
EFT22913	10/08/2016	DOCU-SHRED	2 x 240 LITRE DESTRUCTION BIN EXCHANGE 15/7/2016	110.00	110.00
EFT22914	10/08/2016	FOCUS NETWORKS	SCHEDULED SUPPORT 3 HOURS PER WEEK + HELPDESK AND MTHLY SERVER UPDATES - 01/07/16 - 14/07/16,	1,352.89	
			SCHEDULED SUPPORT 3HOURS PER WEEK + HELPDESK AND MTHLY SERVER UPDATES - 15/07/16 - 27/07/16	1,579.60	2,932.49
EFT22915	10/08/2016	PICTON PRESS PTY LTD	PRINTING 2500 COMEDY FLYERS FOR LETTERBOX DISTRIBUTION IN THE TOWN OF EAST FREMANTLE	154.91	154.91
EFT22916	10/08/2016	ADVAM PTY LTD	MONTHLY TRANSACTION SERVICE FEES - JULY 16, MONTHLY PARKBANK SUPPORT FEES - AUGUST 16	194.49	194.49
EFT22917	10/08/2016	EAST FREMANTLE LACROSSE CLUB	KIDSPORT INVOICE - EAST FREMANTLE LACROSSE CLUB - KIDSPORT INVOICE - EAST FREMANTLE LACROSSE CLUB	400.00	400.00

EFT22918	10/08/2016	ECO RESOURCES PTY LTD	DISPOSAL OF WASTE MATERIALS 14/07/16	511.50	511.50
EFT22919	10/08/2016	WORLD DIESEL	SERVICE OF WORKS TRUCK	2,417.21	2,417.21
EFT22920	10/08/2016	BARBARA STEPHENSON	ENTERTAINMENT FOR RESPIRE CENTRE ON 28TH JULY 2016.	110.00	110.00
EFT22921	10/08/2016	LANDGATE	GRV INTERIM VALUATIONS DATED 18/06/16 - 01/07/16 AND 02/07/16 - 15/07/16	190.14	
			GRV INTERIM VALUATIONS DATED 16/07/16 - 29/07/16	80.66	270.80
EFT22922	10/08/2016	THE INFORMATION MANAGEMENT GROUP	OFFSITE TAPE STORAGE ARCHIVE 01/07/16 - 31/07/16	147.58	147.58
EFT22923	10/08/2016	CORAL BALLARD	MOTOR VEHICLE ALLOWANCE 223.8KMS @ 0.78C PER KM 01/07/16 - 29/07/16	174.57	174.57
EFT22924	10/08/2016	CAFE LUMOS	CATERING: SMRC MEETING 25/02/16,	210.00	
			CATERING: MEETING PROCEDURE WORKSHOP 29/3/16	239.50	
			CATERING: LUNCH M MCGOWAN 27/4/16	66.10	
			CATERING: CITY OF COCKBURN SMRC PRESENTATION 24/5/16	264.00	
			CATERING: TOWN PLANNING MEETING 7/6/16	158.50	
			CATERING: WALGA ZONE MEETING 27/6/16	592.50	1,530.60
EFT22925	10/08/2016	BREADBOX MARKETING	SOCIAL MEDIA MANAGEMENT - JULY 2016	1,375.00	1,375.00
EFT22926	10/08/2016	VOCUS COMMUNICATIONS	UNLIMITED INTERNET SERVICE ENHANCED FIBRE 10MBPS 01/09/16 - 01/10/16	1,749.00	1,749.00
EFT22927	10/08/2016	DEJA BRU	CATERING - 1 SALAD TRAY FOR COMMUNITY DESIGN ADVISORY COMMITTEE MEETING HELD 18 JULY 2016	36.00	36.00
EFT22928	10/08/2016	MARKETFORCE	PRELIMINARY ADVERTISING OF WASTE LOCAL LAW - WEST AUSTRALIAN 23/7/16	424.28	
			ADVERTISING - LOCAL GOVERNMENT VACANCIES - WEST AUSTRALIAN NEWSPAPER 27 JULY 16 - PARKS CREW MEMBER	286.75	711.03
EFT22929	10/08/2016	REPCO	SUPPLY ITEMS AS REQUIRED	37.04	37.04
EFT22930	10/08/2016	SGL CONSULTING GROUP	CONSULTING SERVICES FOR THE RECREATION AND COMMUNITY SERVICES PLAN - CLAIM 5 DIALOGUE CAFE	11,000.00	11,000.00
EFT22931	10/08/2016	CJ PLANNING PTY LTD T/AS PLANNING CONTEXT	PROFESSIONAL FEES - LEEUWIN BARRACKS PROJECT WORK TO 31/07/16	1,694.00	
			PROFESSIONAL FEES - TOWN PLANNING WORKSHOP 26/07/16	550.00	2,244.00
EFT22932	10/08/2016	CONWAY HIGHBURY	PROFESSIONAL FEES - LOCAL LAWS REVIEW JULY 2016	891.00	891.00
EFT22933	10/08/2016	PAGE PERSONNEL	PERMANENT ARCHIVE & OFFSITE STORAGE PROJECT - TEMP RECORDS OFFICER W/E 17/07/16	943.32	
			PERMANENT ARCHIVE & OFFSITE STORAGE PROJECT - TEMP RECORDS OFFICER W/E 24/07/16	1,243.46	2,186.78
EFT22934	10/08/2016	REKHA SARAVANAN	MOTOR VEHICLE ALLOWANCE 208.7KM @ 0.78C PER KM 01/07/16 - 28/07/16	162.79	162.79
EFT22935	10/08/2016	HUBBLES YARD	CATERING - SPECIAL COUNCIL MEETING/ PLANNING WORKSHOP 26/7/16	330.00	330.00
EFT22936	10/08/2016	MAY STREET LARDER	CATERING - COUNCIL MEETING 19/07/16	330.00	330.00
EFT22937	10/08/2016	NICK BUCKLAND	REFUND OF PLANNING APPLICATION FEES APP# P042/16 - 3 SILAS STREET - CANCELLED BY APPLICANT	147.00	147.00
EFT22938	10/08/2016	BICTON NETBALL CLUB	KIDSPORT INVOICE BICTON NETBALL CLUB	400.00	400.00
EFT22939	10/08/2016	CELLARBATIONS AT EAST FREMANTLE	ENTERTAINMENT SUPPLIES	1,121.94	1,121.94
EFT22940	10/08/2016	ADD VALUE CAR DETAILERS	BUS DETAIL FOR MITSUBISHI ROSA 1DXU938	350.00	350.00
EFT22941	10/08/2016	PALMYRA JUNIOR FOOTBALL CLUB	KIDSPORT INVOICE PALMYRA JUNIOR FOOTBALL CLUB	200.00	200.00
EFT22942	10/08/2016	DEVELOPMENT ASSESSMENT PANEL - DEPARTMENT OF PLANNING	DAP/15/00927 - 15 WOLSELY ROAD - DAP APPLICATION FEES	150.00	150.00
EFT22943	10/08/2016	CALTEX AUSTRALIA	FUEL USE JULY 2016	4,633.52	4,633.52
EFT22944	24/08/2016	BUNNINGS	SUPPLY ITEMS AS REQUIRED	176.82	
			VARIOUS ITEMS REQUIRED FOR SIGN INSTALLING INC BRACKETS, PAINT BRUSHES, WASHERS, HACKSAW BLADE ETC	279.73	456.55
EFT22945	24/08/2016	COMMUNITY NEWSPAPERS	ADVERTISING CORPORATE SUPPORT OFFICER ( FTLE/COCKBURN & MELVILLE GAZETTE & WESTERN SUBURBS) 5 JULY 2016	472.98	472.98
EFT22946	24/08/2016	CITY OF COCKBURN	RATEPAYER RUBBISH COLLECTION JULY 2016 - 41 DOCKETS	2,255.00	2,255.00
EFT22947	24/08/2016	EAST FREMANTLE YACHT CLUB (INC)	CIVIC FUNCTION - BESTOWAL CEREMONY	1,839.70	1,839.70
EFT22948	24/08/2016	FREMANTLE HERALD	ADVERTISEMENT FOR COMEDY NIGHTS EDITION DATE 20 AUGUST 2016.	447.35	447.35
EFT22949	24/08/2016	GLYDE IN COMMUNITY GROUP	1ST QUARTER OF 2016/2017 ANNUAL GRANT	23,100.00	23,100.00
EFT22950	24/08/2016	MCLEODS	PROFESSIONAL FEES - FUNDING AGREEMENT LEEUWIN BARRACKS TOEF AND DEPARTMENT OF DEFENCE	3,876.98	3,876.98
EFT22951	24/08/2016	MAYOR JIM O'NEILL	16/17 SITTING FEES, ICT ALLOWANCE, MAYORAL ALLOWANCE FOR FOR AUGUST 2016	3,633.34	3,633.34
EFT22952	24/08/2016	TELSTRA	HACC MOBILE PHONE	25.09	
			INFANT HEALTH CENTRE PHONES	85.98	
			RESPIRE CENTRE PHONES	45.51	
			TOWN HALL PHONES	1,426.73	1,583.31
EFT22953	24/08/2016	WA FIRE PROTECTION	INSPECT AND SERVICE DEPOT FIRE EXTINGUISHERS	798.71	798.71
EFT22954	24/08/2016	SYNERGY	POWER SUPPLY STREET LIGHTS 25/06/16 - 24/07/16	9,588.40	
			POWER SUPPLY TOWN HALL 19/07/16 - 15/08/16	1,770.30	
			POWER SUPPLY JOHN TONKIN PARK 16/06/16 - 16/08/16	5,697.00	
			POWER SUPPLY GLYDE IN 15/06/16 - 12/08/16	395.75	
			POWER SUPPLY JP MCKENZIE 15/06/16 - 12/08/16	230.95	
			POWER SUPPLY 128A GEORGE STREET 15/06/16 - 12/08/16	381.90	
			POWER SUPPLY 128 GEORGE STREET 15/06/16 - 12/08/16	397.25	
			POWER SUPPLY OLD POLICE STATION 15/06/16 - 12/08/16	50.70	
			POWER SUPPLY DOVENBY HOUSE 15/06/16 - 12/08/16	533.50	
			POWER SUPPLY INFANT HEALTH CENTRE 15/06/16 - 01/08/16	47.35	19,093.10
EFT22955	24/08/2016	BETWEEN THE SHEETS	PHOTOCOPYING PLANS FOR EAST FREMANTLE FOOTBALL CLUB - 8 X A1 PRINTS	28.00	28.00
EFT22956	24/08/2016	FASTA COURIERS	COURIER COSTS AUGUST 16 01/08/16 - 15/08/16	150.38	150.38
EFT22957	24/08/2016	ALSCO PTY LTD	SANITARY SERVICES TOWN HALL & DEPOT	36.44	
			SANITARY SERVICES ZEPHYRS	7.26	43.70
EFT22958	24/08/2016	SWAN LOCK SERVICES	SUPPLY 4 PARKS ABLOY KEYS SERIAL NO. SD424 - 3101 PAT	148.50	148.50

EFT22959	24/08/2016	KOOL LINE ELECTRICAL & REFRIGERATION	REPLACE SPLIT SYSTEM AIRCON UNIT AT 128 GEORGE ST	2,574.00	
			INSTALL ONE NEW OUTDOOR LIGHT FOR DEPOT SECURITY	995.00	
			INSTALL TIME CLOCK ON FLOODLIGHTS AT LOWER WAUHOP GROUNDS	842.50	4,411.50
EFT22960	24/08/2016	SOUTHERN METROPOLITAN REGIONAL COUNCIL	MRF GATE FEES FOR JULY 16 - MIXED RECYCLABLES 01/07/16 - 31/07/16, - MRF MEMBERS DISCOUNT	5,391.80	
			GREEN WASTE GATE FEES FOR JULY 2016 - 01/07/16 - 31/07/16	6,514.52	
			MSW GATE FEES FOR JULY 2016 11/07/16 - 31/07/16	35,736.44	47,642.76
EFT22961	24/08/2016	WATERLOGIC AUSTRALIA	EQUIPMENT MAINTENANCE 01/06/16 - 31/08/16	352.00	352.00
EFT22962	24/08/2016	LOVEGROVE TURF SERVICES	SUPPLY AND LAY JUMBO ROLLS OF TURF AT CRICKET NETS	6,820.00	6,820.00
EFT22963	24/08/2016	JTAGZ PTY LTD	500 X 31 OCTOBER 2019 EXPIRY DOG TAGS - RED NUMBERED 01 - 500	231.00	231.00
EFT22964	24/08/2016	WESTNET PTY LTD	INTERNET ACCESS EASTFREONWS@WESTNET.COM.AU 01/09/16 - 01/10/16 AND ANNUAL CHARGE FIR MYEMAIL ADVANCE 200 SERVICE FOR THE PERIOD 01/09/16 - 01/09/17	84.95	84.95
EFT22965	24/08/2016	SATELLITE SECURITY SERVICES	ALLEN STREET DEPOT IP CCTV SECURITY AS PER QUOTE 7 JULY 2016, , ALLEN STREET DEPOT BUILDING SECURITY AS PER QUOTE 18 JULY 2016,	6,784.80	6,784.80
EFT22966	24/08/2016	PETRA CLEAN	CLEAN OF TOWN HALL, DEPOT, DOVENBY HOUSE, SUMPTON GREEN, TRICOLORE DAY CENTRE FOR MONTH OF JULY	5,508.98	5,508.98
EFT22967	24/08/2016	OWENS TREE SERVICE	STREET TREE PRUNING - 34 FRASER, 40 LOCKE, 46 CLAYTON, 42 OAKOVER, 28 EAST STS	3,300.00	3,300.00
EFT22968	24/08/2016	CR. JENNY HARRINGTON	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT22969	24/08/2016	WOOLWORTHS	WEEKLY SHOPPING FOR RESPITE CENTRE 08/08/16	151.37	
			WEEKLY SHOPPING FOR RESPITE CENTRE 12/08/16	201.13	352.50
EFT22970	24/08/2016	ENVIROLAB SERVICES WA	ANALYSIS OF POSSIBLE ASBESTOS SAMPLE VERGE 53 PETRA STREET	110.00	110.00
EFT22971	24/08/2016	GFORCE PRINTING & DESIGN	50 X A4 2016 PARKING CAUTIONARY NOTICE BOOKS	840.51	
			50 X A4 PARKING INFRINGEMENT BOOKS	1,251.25	
			50 X A4 PUBLIC PLACES AND LOCAL GOVERNMENT PROPERTY INFRINGEMENT BOOKS.	1,007.16	
			NUMBER 1 (LEEWIN) CAR PARK LAUNCH RAMP PERMITS 2018	795.08	3,894.00
EFT22972	24/08/2016	GARY S WILKINSON	REFUND OF ARCHIVE SEARCH FEES - CANCELLED BY APPLICANT	100.00	100.00
EFT22973	24/08/2016	CR. CLIFF COLLINSON	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT22974	24/08/2016	ASSA ABLOY ENTRANCE SYSTEMS AUSTRALIA PTY LTD	CARRY OUT REPAIRS TO ENTRANCE DOOR AT TOWN HALL	474.10	474.10
EFT22975	24/08/2016	CR. DEAN NARDI	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT22976	24/08/2016	CLEANAWAY	DOMESTIC REFUSE, DOMESTIC RECYCLING, COMMERCIAL REFUSE, COMMERCIAL RECYCLING, LITTER BINS, COMMERCIAL REFUSE - DEPOT, SUNDAY SERVICE - JULY 16	41,924.25	41,924.25
EFT22977	24/08/2016	COMM-LINK ENTERPRISES	REPROGRAM DEPOT GATE REMOTES	158.00	158.00
EFT22978	24/08/2016	KONICA MINOLTA BUSINESS SOLUTIONS	BIZHUB C652 COPIER PRINTER SAOP0041000313 - SERVICE CALL - ADMIN PRINTER	275.00	
			DEPOT BIZHUB C224E COPY CHARGES 13/06/16 - 12/07/16, 13/07/16 - 12/08/16, 13/07/16 - 12/08/16	37.45	
			SERVICE CHARGE, PARTS - HANDLE, PARTS - SEPARATOR PAD ASSEMBLY	307.22	619.67
EFT22979	24/08/2016	CARINYA OF BICTON	MEALS FOR RESPITE CENTRE FOR JULY 2016. 01/07/16 - 15/07/16	528.00	
			MEALS FOR RESPITE CENTRE FOR JULY 2016. 16/07/16 - 31/07/16	387.20	915.20
EFT22980	24/08/2016	SUNNY SIGN COMPANY	SUPPLY STREET SIGNS AS REQUESTED	2,079.00	2,079.00
EFT22981	24/08/2016	DEPARTMENT OF TRANSPORT	VEHICLE SEARCH FEES JULY 2016 74 SUCCESSFUL AND 4 UNSUCCESSFUL	257.40	257.40
EFT22982	24/08/2016	JANDAKOT BOBCATS	BOBCAT HIRE FOR MONTH OF JULY	3,300.00	3,300.00
EFT22983	24/08/2016	DOCU-SHRED	2 x 240L SECURITY BIN EXCHANGE - ARCHIVING PROJECT	110.00	110.00
EFT22984	24/08/2016	FOCUS NETWORKS	EMAIL PROTECTION SERVICE 44 MAIL BOXES - JUNE 16 - JULY 17, ONLINE BACKUP & DISASTER RECOVERY SERVICE - JUNE 16 - JULY 17, HOSTED ANTIVIRUS - 50 NODES - JUNE 16 - JULY 17	1,575.86	
			SCHEDULED SUPPORT 3HOURS PER WEEK + HELPDESK AND MTHLY SERVER UPDATES 01/08/16- 11/08/16,	1,669.86	3,245.72
EFT22985	24/08/2016	ALLWEST RAPID HIRE	HIRE OF UTE DUE TO STOLEN PARKS VEHICLE 06/04/16 - 31/07/16	1,716.00	1,716.00
EFT22986	24/08/2016	ENVIRO SWEEP	SWEEP OF TOEF FOR MONTH OF JULY	4,510.00	4,510.00
EFT22987	24/08/2016	WORLD DIESEL	PARTS AND MECHANICAL REPAIRS TO GEAR BOX MECHANISM. HACC BUS 1DTB605	464.45	464.45
EFT22988	24/08/2016	LES MAINWARING	REIMBURSEMENT OF 2016/17 LOCAL GOVERNMENT MANAGERS AUSTRALIA MEMBERSHIP AS PER CONTRACT	513.00	513.00
EFT22989	24/08/2016	CHIVERS ASPHALT PTY LTD	SUPPLY AND LAY 618 M2 OF RED ASPHALT ON PATH CANNING HWY 09/08/16	21,753.60	21,753.60
EFT22990	24/08/2016	LANDGATE	GRV INTERIM VALUATIONS DATED 30/07/16 - 12/08/16	112.35	112.35
EFT22991	24/08/2016	FUJI XEROX	MODEL DC5C6675T FUJI XEROX PLANNING COPIER CHARGES 01/07/16 - 31/07/16	705.38	705.38
EFT22992	24/08/2016	AUSTRALIAN PLANT WHOLESALERS	150 x PLANTS FOR STREETSCAPES	660.00	660.00
EFT22993	24/08/2016	CR. MICHAEL MCPHAIL	SITTING FEES, ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE FOR AUGUST 2016	1,866.67	1,866.67
EFT22994	24/08/2016	TALIS CONSULTANTS PTY LTD	30 JUNE 2016 ASSET VALUATION AND EXCEL OUTPUT. 15 YEAR OPTIMISED FORWARD WORKS PROGRAM FOR ROADS AND PATHS	2,200.00	2,200.00
EFT22995	24/08/2016	CORAL BALLARD	MOTOR VEHICLE ALLOWANCE 228.60KM @ \$0.78 PER KM 01/08/16 - 31/08/16	178.31	178.31
EFT22996	24/08/2016	CAFE LUMOS	CATERING - CITIZENSHIP CEREMONY 03/08/16	265.00	
			CATERING - TOWN PLANNING COMMITTEE MEETING 2/6/16	180.00	445.00
EFT22997	24/08/2016	ROYAL MALAYSIAN CUISINE	CATERING - COUNCIL FORUM MEETING 09/08/16	179.40	179.40
EFT22998	24/08/2016	MELVILLE DRY CLEANERS	DRY-CLEANING OF 8 TABLECLOTHS	160.00	160.00
EFT22999	24/08/2016	MARKETFORCE	ADVERTISING - EXECUTIVE MANAGER REGULATORY SERVICES POSITION WEST AUSTRALIAN 13/08/16	1,348.94	
			ADVERTISING IN WEST AUSTRALIAN NEWSPAPER - SATURDAY 20/08/16 - LG TENDERS SECTION - TOWN HALL FIT OUT	610.91	

			ADVERTISING IN WEST AUSTRALIAN NEWSPAPER SATURDAY 20/08/16 - LG TENDERS - ROAD CONSTRUCTION & ASPHALT	568.45	2,528.30
EFT23000	24/08/2016	CR. ANDREW McPHAIL	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT23001	24/08/2016	CR. LUKAS NICHOLSON	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT23002	24/08/2016	CR. ANDREW WHITE	SITTING FEES & ICT ALLOWANCE FOR AUGUST 2016	1,541.67	1,541.67
EFT23003	24/08/2016	PAGE PERSONNEL	PERMANENT ARCHIVE & OFFSITE STORAGE PROJECT - TEMP RECORDS OFFICER W/E 31/07/16	1,179.15	
			PERMANENT ARCHIVE & OFFSITE STORAGE PROJECT - TEMP RECORDS OFFICER W/E 07/08/16	1,179.15	
			PERMANENT ARCHIVE & OFFSITE STORAGE PROJECT - TEMP RECORDS OFFICER W/E 14/08/16	943.32	3,301.62
EFT23004	24/08/2016	REKHA SARAVANAN	MOTOR VEHICLE ALLOWANCE 216.80KM @ \$0.78 PER KM 01/08/16 - 31/08/16	169.11	169.11
EFT23005	24/08/2016	JACOBS GROUP (AUSTRALIA) PTY LTD	LEEUVIN BARRACKS MASTER PLAN TRANSPORT ASSESSMENT, VALUE 22.840 EXCL. GST - PROGRESS CLAIM 1- TO 29/07/16	5,500.00	5,500.00
EFT23006	24/08/2016	MELVILLE JUNIOR FOOTBALL CLUB	KIDSPORT INVOICE- MELVILLE JUNIOR FOOTBALL CLUB	200.00	200.00
			<b>EFT TOTAL</b>	<b>\$ 506,707.06</b>	<b>\$ 506,707.06</b>
	<b>Direct Debit</b>	<b>Supplier</b>	<b>Description</b>	<b>Inv Amount</b>	<b>EFT</b>
	DD1024.1	SHERRIFF'S OFFICE	FER FILE 1217440	\$ 2,204.00	\$ 2,204.00
		CLICKSUPER	SUPER CREDITORS AUGUST 16	\$ 18,631.73	\$ 18,631.73
		CLICKSUPER	SUPER CREDITORS AUGUST 16	\$ 17,460.01	\$ 17,460.01
		CLICKSUPER	SUPER CREDITORS AUGUST 16	\$ 17,945.76	\$ 17,945.76
			<b>DIRECT DEBIT TOTAL</b>	<b>\$ 56,241.50</b>	<b>\$ 56,241.50</b>
	<b>DATE</b>	<b>CREDIT CARD</b>	<b>SUPPLIER</b>	<b>AMOUNT</b>	
	26/08/2016	GARY TUFFIN	CALTEX	\$ 20.00	\$ 20.00
			MAY STREET LARDER	\$ 8.50	\$ 8.50
			MCLERNON'S	\$ 880.00	\$ 880.00
			SECURE PARKING	\$ 22.66	\$ 22.66
			SAI GLOBAL LTD	\$ 76.61	\$ 76.61
			MAY STREET LARDER	\$ 60.00	\$ 60.00
			<b>CREDIT CARD TOTAL</b>	<b>\$ 1,067.77</b>	<b>\$ 1,067.77</b>
			<b>Description</b>	<b>Inv Amount</b>	<b>EFT</b>
			PAYROLL P/E 02/08/16	\$ 107,308.79	\$ 107,308.79
			PAYROLL P/E 16/08/16	\$ 102,104.84	\$ 102,104.84
			PAYROLL P/E 30/08/16	\$ 104,991.75	\$ 104,991.75
			<b>PAYROLL TOTALS</b>	<b>\$ 314,405.38</b>	<b>\$ 314,405.38</b>
			<b>GRAND TOTAL</b>	<b>\$ 892,354.03</b>	<b>\$ 892,354.03</b>



East Fremantle Lawn Tennis Club  
 Corner Preston Point Rd & Petra St, EAST FREMANTLE WA 6158  
 Telephone: 08 93393030  
 Mobile: 0466 723 022  
 E-Mail: kirstyefltc@inet.net.au  
 Web: eastfreetennisclub.org.au  
 ABN: 55 143 008 013

23<sup>rd</sup> August 2016



Town of East Fremantle  
 Doc No: ICORR54471  
 File: R/RSB3  
 Reg Date: 24 AUG 2016  
 Officer: GT  
 GEORGINA  
 Attach:

**Town of East Fremantle**  
**135 Canning Highway, East Fremantle**  
**PO Box 1097 Fremantle 6959**

Attention: Chief Executive Officer

Reference: **East Fremantle Lawn Tennis Club – Eastern Hardcourt Resurfacing**

The EFLTC is looking at resurfacing the eastern hardcourts with a synthetic turf surface.

The current worn surface installed 10 years ago is acrylic or hard court, but the synthetic option provides a closer surface in playing style to the current grass courts.

We have received some initial quotes for the resurfacing and the lowest priced option we currently have is \$95,447 + GST to resurface the 4 hard courts with synthetic turf.

We have access to approximately \$50,000 to put towards the project and would be looking for a contribution or a low interest loan (or a combination of both) for the funding difference from the Town of East Fremantle.

Some points you may wish to consider in assessing our request are:

- EFLTC is the only tennis club in East Fremantle
- EFLTC have the only courts for public hire in East Fremantle
- The synthetic courts will be under lights and available for public hire for daytime & night time use.
- Current club membership is 256 which consists of 162 senior members (18 to 80 years of age) and 94 junior members
- The club has in the last year employed a Manager to help transition the club from a volunteer only organisation that was stagnating into a vibrant modern sporting facility that provides a range of options for participation for the community of East Fremantle from 5 years old to 80 years young.
- The club has recently secured Taoist Tai Chi Association as a long term user of the club hall facilities to try and make the club a multi user facility and increase week day utilisation.
- The club currently receives no financial support from the Town of East Fremantle.
- As per our lease which commenced in 2005, we have contributed \$40,231 towards a sinking fund with the Town of East Fremantle. None of that money has been spent on the Club.

We trust this request for financial assistance will be favourably received and look forward to discussing our request with you in the near future.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Stuart Crole', written in a cursive style.

Stuart Crole  
Vice President  
East Fremantle Lawn Tennis Club  
Mbl 0418 907 203  
[stuart.crole@yahoo.com.au](mailto:stuart.crole@yahoo.com.au)

## Town of East Fremantle

---

### MEETING PROCEDURES LOCAL LAW 2016

DRAFT

*Local Government Act 1995***Town of East Fremantle****Meeting Procedures Local Law 2016**


---

 CONTENTS
 

---

<b>Part 1 - Preliminary</b>	<b>1</b>
1.1 Citation .....	1
1.2 Commencement .....	1
1.3 Application and intent .....	1
1.4 Interpretation .....	1
1.5 Repeal .....	3
<b>Part 2 - Meetings of Council</b>	<b>4</b>
2.1 Ordinary and special Council meetings .....	4
2.2 Calling Council meetings .....	4
2.3 Convening Council meetings .....	4
2.4 Calling committee meetings .....	4
2.5 Public notice of meetings .....	4
<b>Part 3 - Presiding member and quorum</b>	<b>5</b>
3.1 Who presides .....	5
3.2 When the Deputy Mayor can act .....	5
3.3 Who acts if no Mayor .....	5
3.4 Election of presiding members of committees .....	5
3.5 Election of deputy presiding members of committees .....	5
3.6 Functions of deputy presiding members .....	5
3.7 Who acts if no presiding member .....	5
3.8 Quorum for meetings .....	5
3.9 Reduction of quorum for Council meetings .....	5
3.10 Reduction of quorum for committee meetings .....	5
3.11 Procedure where no quorum to begin a meeting .....	5



3.12	Procedure where quorum not present during a meeting.....	5
3.13	Names to be recorded .....	6
<b>Part 4 - Business of a meeting</b>		<b>7</b>
4.1	Business to be specified.....	7
4.2	Order of business .....	7
4.3	Grant of leave of absence .....	9
4.4	Announcements by the presiding member .....	9
4.5	Motions of which previous notice has been given .....	9
4.6	New business of an urgent nature.....	10
4.7	Adoption by exception resolution.....	11
4.8	Closure – time limits for Council or committee meetings.....	11
<b>Part 5 - Public participation</b>		<b>13</b>
5.1	Meetings generally open to the public.....	13
5.2	Meetings not open to the public .....	13
5.3	Question time for the public .....	13
5.4	Question time for the public at certain meetings.....	13
5.5	Minimum question time for the public.....	14
5.6	Procedures for question time for the public .....	14
5.7	Other procedures for question time for the public.....	14
5.8	Distinguished visitor.....	15
5.9	Deputations.....	15
5.10	Presentations.....	16
5.11	Participation at committee meetings.....	16
5.12	Public inspection of agenda material.....	17
5.13	Confidentiality of information withheld.....	17
5.14	Recording of proceedings.....	18
5.15	Prevention of disturbance .....	18
<b>Part 6 - Questions by members</b>		<b>19</b>
6.1	Questions on notice .....	19
6.2	Questions during debate .....	19
6.3	Restrictions on questions and answers .....	19
<b>Part 7 - Conduct of members</b>		<b>20</b>
7.1	Members to occupy own seats.....	20

7.2	Official titles to be used.....	20
7.3	Entering or leaving a meeting.....	20
7.4	Members who wish to speak .....	20
7.5	Priority of speaking .....	20
7.6	The presiding member may take part in debates .....	21
7.7	Relevance.....	21
7.8	Speaking twice.....	21
7.9	Duration of speeches .....	21
7.10	No speaking after conclusion of debate.....	21
7.11	No interruption .....	21
7.12	No reopening of discussion .....	22
7.13	Offensive language .....	22
7.14	Withdrawal of offensive language.....	22
7.15	Personal explanation.....	22
<b>Part 8 - Preserving order</b>		<b>24</b>
8.1	Presiding member to preserve order.....	24
8.2	Point of order .....	24
8.3	Procedures on a point of order.....	24
8.4	Ruling by the presiding member .....	24
8.5	Continued breach of order .....	25
8.6	Presiding member may adjourn meeting .....	25
<b>Part 9 - Debate of substantive motions</b>		<b>26</b>
9.1	Motions to be stated and in writing .....	26
9.2	Motions to be supported .....	26
9.3	Unopposed business .....	26
9.4	Only one substantive motion at a time .....	26
9.5	Complex motions.....	27
9.6	Order of call in debate .....	27
9.7	Limit of debate .....	27
9.8	Member may require motion to be read .....	27
9.9	Order of amendments .....	27
9.10	Amendments must not negate original motion.....	27
9.11	Relevance of amendments .....	27
9.12	Mover of motion may speak on amendment .....	28

9.13	Effect of an amendment.....	28
9.14	Withdrawal of motion and amendments.....	28
9.15	Right of reply.....	28
<b>Part 10 - Procedural motions</b>		<b>29</b>
10.1	Permissible procedural motions .....	29
10.2	No debate.....	29
10.3	Who may move.....	29
10.4	Right of reply on substantive motion .....	29
10.5	Meeting to proceed to the next business.....	29
10.6	Item to be referred or adjourned.....	30
10.7	Meeting now adjourn.....	30
10.8	Motion to be put .....	30
10.9	Member to be no longer heard.....	30
10.10	Ruling of the presiding member be disagreed with.....	31
<b>Part 11 - Disclosure of interests</b>		<b>32</b>
11.1	Disclosure of interests .....	32
11.2	Separation of committee recommendations .....	32
<b>Part 12 - Voting</b>		<b>33</b>
12.1	Motion - when put .....	33
12.2	Voting.....	33
12.3	Majorities required for decisions.....	33
12.4	Question – method of taking vote .....	33
<b>Part 13 - Minutes</b>		<b>34</b>
13.1	Keeping of minutes.....	34
13.2	Content of minutes .....	34
13.3	Public inspection of unconfirmed minutes .....	34
13.4	Confirmation of minutes.....	34
<b>Part 14 - Implementing decisions</b>		<b>35</b>
14.1	Requirements to revoke or change decisions .....	35
14.2	Meaning of terms.....	35
14.3	Limitations on powers to revoke or change decisions.....	35
14.4	Implementing a decision.....	35

<b>Part 15 - Suspension and non-application of Meeting Procedures</b>	<b>37</b>
15.1 Suspension of Meeting Procedures .....	37
15.2 Where Meeting Procedures do not apply .....	37
<b>Part 16 - Committees</b>	<b>38</b>
16.1 Establishment and appointment of committees .....	38
16.2 Types of committees.....	38
16.3 Delegation of some powers and duties to certain committees.....	38
16.4 Limits on delegation of powers and duties to certain committees .....	38
16.5 Appointment of committee members .....	38
16.6 Tenure of committee membership.....	38
16.7 Appointment of deputies .....	38
16.8 Resignation of committee members .....	38
16.9 Register of delegations to committees.....	38
16.10 Meeting Procedures to apply .....	39
16.11 Committee to report.....	39
16.12 Presentation of committee reports .....	39
16.13 Reports of committees - questions .....	39
16.14 Permissible motions on committee recommendations .....	39
<b>Part 17 - Meeting of electors</b>	<b>40</b>
17.1 Electors' general meetings .....	40
17.2 Matters for discussion at general electors' meeting.....	40
17.3 Electors' special meetings.....	40
17.4 Requests for electors' special meetings .....	40
17.5 Convening electors' meetings .....	40
17.6 Who presides at electors' meetings.....	40
17.7 Procedure for electors' meetings.....	40
17.8 Participation of non-electors.....	40
17.9 Voting at electors' meetings.....	40
17.10 Minutes of electors' meetings .....	40
17.11 Decisions made at electors' meetings .....	40
<b>Part 18 - Enforcement</b>	<b>41</b>
18.1 Penalty for breach.....	41
18.2 Who can prosecute.....	41

**FIRST SCHEDULE - PENALTIES**

DRAFT

*Local Government Act 1995***Town of East Fremantle****Meeting Procedures Local Law 2016**

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the Town of East Fremantle resolved on dd/mm 2016 to make the following local law.

**Part 1 - Preliminary****1.1 Citation**

- (1) This local law may be cited as the *Town of East Fremantle Meeting Procedures Local Law 2016*.
- (2) This local law is referred to as “these Meeting Procedures.”

**1.2 Commencement**

This local law commences on the fourteenth day after it is published in the *Government Gazette*.

**1.3 Application and intent**

- (1) These Meeting Procedures contain the rules that apply to the conduct of meetings of the Council and its committees and to meetings of electors.
- (2) All meetings are to be conducted in accordance with the Act, the Regulations and this local law.
- (3) These Meeting Procedures are intended to result in –
  - (a) better decision making by the Council and its committees;
  - (b) the orderly conduct of meetings dealing with Council business;
  - (c) better understanding of the process of conducting meetings; and
  - (d) more efficient and effective use of time at meetings.

**1.4 Interpretation**

In this local law, unless the context requires otherwise –

*absolute majority* has the meaning given to it in the Act;

*Act* means the *Local Government Act 1995*;

*CEO* means the Chief Executive Officer or Acting Chief Executive Officer for the time being of the Town;

***Town*** means the Town of East Fremantle;

***clause*** means a clause of these Meeting Procedures;

***committee*** means a committee of the Council (established under section 5.8 of the Act);

***Council*** means the Council of the Town;

***Councillor*** has the same meaning as is given to it in the Act;

***Deputy Mayor*** means the deputy mayor of the Town;

***employee*** has the same meaning as is given to it in the Act;

***Mayor*** means the mayor of the Town;

***meeting*** means a meeting of the Council or of a committee, or an electors' meeting, as the context requires;

***member*** has the same meaning as given to it in the Act;

***Minister*** means the Minister responsible for administering the Act;

***minor amendment***, in relation to a motion, means an amendment which does not alter the basic intent of the motion to which the amendment applies;

***presiding member*** means

- (a) in respect of the Council, the person presiding under section 5.6 of the Act (see clause 3.1); and
- (b) in respect of a committee, the person presiding under sections 5.12, 5.13 and 5.14 of the Act (see clauses 3.4 and 3.5);

***Regulations*** means the *Local Government (Administration) Regulations 1996*;

***Rules of Conduct Regulations*** means the *Local Government (Rules of Conduct) Regulations 2007*;

***simple majority*** means more than 50% of the members present and voting;

***special majority*** has the same meaning as is given to it in the Act; and

***substantive motion*** means an original motion, or an original motion as amended, but does not include an amendment motion or a procedural motion.

*Note: unless otherwise defined, the terms used in these Meeting Procedures have the meaning given to them in the Act and Regulations (see section 44 of the Interpretation Act 1984).*

*Note: Provisions of the Act, Regulations and other legislation*

- (1) *In this local law –*
  - (a) *provisions of the Act and Regulations, and of other legislation, are reproduced in a boxed format; and*

- (b) *notes are also included.*
- (2) *The purpose of reproducing these provisions, and of including the notes, is to assist the reader in the interpretation or administration of this local law.*
- (3) *The reproduced provisions of the Act and Regulations and other legislation, and the notes –*
- (a) *are to be treated as footnotes and are not part of this local law (see section 32(2) of the Interpretation Act 1984); and,*
- (b) *reproduce only the provisions, or refer only to the provisions, that were in force at the time that the Council resolved to adopt this local law and, therefore, may not necessarily be accurate at a future date.*

### **1.5 Repeal**

*The Town of East Fremantle By-law Relating to Standing Orders 1965 published in the Government Gazette on 8 February 1965 and amended on 26 June 1981 is repealed.*

DRAFT



## Part 2 - Meetings of Council

### 2.1 Ordinary and special Council meetings

- (1) Ordinary and special Council meetings are dealt with in the Act.
- (2) An ordinary meeting of the Council is for the purpose of considering and dealing with the ordinary business of the Council.
- (3) A special meeting of the Council is held for the purpose of considering and dealing with Council business that is urgent, complex in nature, for a particular purpose or confidential.

### 2.2 Calling Council meetings

The calling of Council meetings is dealt with in the Act.

### 2.3 Convening Council meetings

- (1) The convening of a Council meeting is dealt with in the Act.
- (2) Subject to subclause (3), the CEO is to give at least 72 hours' notice, for the purposes of section 5.5, in convening a special meeting of the Council.
- (3) Where, in the opinion of the Mayor or at least 1/3 of the members, there is a need to meet urgently, the CEO may give a lesser period of notice of a special Council meeting.

### 2.4 Calling committee meetings

A meeting of a committee is to be held -

- (a) if called for in a verbal or written request to the CEO by the Mayor or the presiding member of the committee, advising the date and purpose of the proposed meeting;
- (b) if called for by at least 1/3 of the members of the committee in a notice to the CEO, setting out the date and purpose of the proposed meeting;
- (c) in accordance with a decision of the Council or the committee; or
- (d) if called for by the CEO in a notice to elected members advising of the date and purpose of the proposed meeting.

### 2.5 Public notice of meetings

Public notice of meetings is dealt with in the Regulations.

## **Part 3 - Presiding member and quorum**

### **3.1 Who presides**

Who presides at a Council meeting is dealt with in the Act.

### **3.2 When the Deputy Mayor can act**

When the Deputy Mayor can act is dealt with in the Act.

### **3.3 Who acts if no Mayor**

Who acts if there is no Mayor is dealt with in the Act.

### **3.4 Election of presiding members of committees**

The election of presiding members of committees is dealt with in the Act.

### **3.5 Election of deputy presiding members of committees**

The election of deputy presiding members of committees is dealt with in the Act.

### **3.6 Functions of deputy presiding members**

The functions of deputy presiding members are dealt with in the Act.

### **3.7 Who acts if no presiding member**

Who acts if no presiding member is dealt with in the Act.

### **3.8 Quorum for meetings**

The quorum for meetings is dealt with in the Act.

### **3.9 Reduction of quorum for Council meetings**

The power of the Minister to reduce the number for a quorum and certain majorities is dealt with in the Act.

### **3.10 Reduction of quorum for committee meetings**

The reduction of a quorum for committee meetings is dealt with in the Act.

### **3.11 Procedure where no quorum to begin a meeting**

The procedure where there is no quorum to begin a meeting is dealt with in the Regulations.

### **3.12 Procedure where quorum not present during a meeting**

If at any time during a meeting a quorum is not present –

- (a) the presiding member is immediately to suspend the proceedings of the meeting for a period of up to 15 minutes;
- (b) if a quorum is not present at the expiry of the suspension period under subclause (a), the presiding member may either adjourn the meeting to

some future time or date or may extend the extension period for a further period of 30 minutes; and

- (c) if a quorum is not present at the expiry of the extended period of suspension under subclause (b), the presiding member is to adjourn the meeting to a later time on the same day or to another day.

### **3.13 Names to be recorded**

At any meeting –

- (a) at which there is not a quorum present to begin the meeting; or
- (b) which is adjourned for want of a quorum,

the names of the members then present are to be recorded in the minutes.

DRAFT

## Part 4 - Business of a meeting

### 4.1 Business to be specified

- (1) No business is to be transacted at any ordinary meeting of the Council other than that specified in the agenda, without the approval of the presiding member or a decision of the Council.
- (2) No business is to be transacted at a special meeting of the Council other than that given in the notice of the meeting as the purpose of the meeting.
- (3) No business is to be transacted at a committee meeting other than that specified in the agenda, or in the notice of the meeting as the purpose of the meeting, without the approval of the presiding member or a decision of the committee.
- (4) Where a Council meeting is adjourned to the next ordinary meeting of the Council, the business unresolved at the meeting that is adjourned is to be dealt with before item 9 of clause 4.2 at that ordinary meeting.
- (5) Where a committee meeting is adjourned to the next ordinary committee meeting, the business unresolved at the meeting that is adjourned is to be given precedence at that ordinary meeting.
- (6) Where a Council or committee meeting is adjourned to a meeting not described in subclause (4) or (5), no business is to be transacted at that later meeting other than that:
  - (a) specified in the notice of the meeting that is adjourned; and
  - (b) which remains unresolved.

### 4.2 Order of business

- (1) Unless otherwise decided by the Council, the order of business at any ordinary meeting of the Council is to be as follows -
  1. Official opening.
  2. Record of attendance, apologies and leave of absence.
    - 2.1 Attendance
    - 2.2 Apologies
    - 2.3 Approved leave of absence
  3. Disclosures of interests:
    - 3.1 Financial.
    - 3.2 Proximity.
    - 3.3 Impartiality.
  4. Public question time –

- 4.1 Responses to previous questions from members of the public taken on notice.
  - 4.2 Public question time.
  - 5 Presentations/Deputations.
    - 5.1 Presentations
    - 5.2 Deputations
  6. Applications for leave of absence.
  7. Confirmation of minutes.
  8. Announcements by the presiding member.
  9. Unresolved business from previous meetings.
  10. Reports and recommendations of Committees.
  11. Reports.
  12. Motions of which previous notice has been given.
  13. Notice of motion for consideration at the next meeting.
  14. Questions by members of which due notice has been given.
  15. New business of an urgent nature.
  16. Matters behind closed doors.
  17. Closure.
- (2) Unless otherwise decided by the committee, the order of business at any ordinary meeting of a committee is to be as follows –
1. Official opening.
  2. Record of attendance, apologies and leave of absence.
  3. Memorandum of outstanding business.
  4. Disclosures of interest:
    - 4.1 Financial.
    - 4.2 Proximity.
    - 4.3 Impartiality.
  5. Public question time where a Committee has delegated authority –
    - 5.1 Responses to previous questions from members of the public taken on notice.

- 5.2 Public question time.
  - 5.3 Deputations and Public statement time.
  6. Confirmation of minutes.
  7. Announcements by the presiding member.
  8. Reports (subject to clause 5.9(8)).
  9. Matters behind closed doors.
  10. Closure.
- (3) Unless otherwise decided by the members present, the order of business at any special meeting of the Council or at a committee meeting is to be the order in which that business stands in the notice of, or agenda for, the meeting.

*Note: in exercising its discretion relating to the order of business under subclause (1) and (2), a meeting must comply with the requirements of the Act and Regulations relating to public question time (see clauses 5.3-5.5 below).*

- (4) Notwithstanding subclauses (1), (2) and (3), the CEO may include on the agenda of a Council or committee meeting in an appropriate place within the order of business any matter which must be decided, or which he or she considers is appropriate to be decided, by that meeting.

#### **4.3 Grant of leave of absence**

The grant of leave of absence is dealt with in the Act.

#### **4.4 Announcements by the presiding member**

Announcements by the presiding member under item 8 of clause 4.2(1) are –

- (a) to inform the Council of official duties performed, or functions attended, by the Mayor, or of other matters of importance to the Council, of which the Council has not previously been informed;
- (b) to be brief and concise; and
- (c) to be completed within 10 minutes

#### **4.5 Motions of which previous notice has been given**

- (1) Unless the Act, Regulations or these Meeting Procedures otherwise provide, a member may raise at a meeting such business of the Town as he or she considers appropriate, in the form of a motion, of which notice has been given in writing to the CEO or at the last Council meeting.
- (2) A notice of motion under subclause (1) is to be given at least 7 clear working days before the meeting at which the motion is moved.
- (3) A notice of motion must relate to the good government of persons in the district.
- (4) The CEO -

- (a) with the concurrence of the Mayor, may exclude from the notice paper any notice of motion that he or she considers to be out of order (under clause 8.2(1)), such as a breach of clause 7.7 and 7.13 of these Meeting Procedures; and
- (b) may make such amendments to the form, but not the substance, as will bring the notice of motion into due form.

*Note: under section 5.41(b) of the Local Government Act, the CEO may provide to members any information that he or she considers relevant to the notice of motion.*

- (5) A notice of motion is not out of order because the policy involved is considered to be objectionable.
- (6) If a notice of motion is excluded under subclause (4), the Mayor is to advise the CEO who is to provide the reason for its exclusion to all members as soon as practicable.
- (7) A motion of which notice has been given is to lapse unless -
  - (a) the member who gave notice of it, or some other member authorised by him or her in writing, moves the motion when called on; or
  - (b) the Council or committee on a motion agrees to defer consideration of the motion to a later stage or date.
- (8) An amendment, other than a minor amendment, to a motion of which notice has been given under this clause, is not to be considered at a meeting unless written notice of the amendment is received by the CEO no later than 12:00 noon on the last working date preceding the day of the meeting at which the relevant motion is to be considered.
- (9) The presiding member –
  - (a) is to determine whether an amendment is a minor amendment for the purposes of subclause (8); and
  - (b) is to make that determination on the basis that a minor amendment is one which, in his or her opinion, does not alter the basic intent of the primary motion.

#### **4.6 New business of an urgent nature**

- (1) In cases of extreme urgency or other special circumstances, matters may, on a motion that is carried by the meeting, be raised without notice and decided by the meeting.
- (2) In subclause (1), “cases of extreme urgency or other special circumstances” means matters –
  - (a) that have arisen after the preparation of the agenda that are considered by the meeting to be of such importance and urgency that they are unable to be dealt with administratively by the Town and must be considered and dealt with by the Council before the next meeting; and

- (b) that, if not dealt with at the meeting, are likely to –
  - (i) have a significant adverse effect (financially or otherwise) on the Town; or
  - (ii) result in a contravention of a written law.
- (3) Before debate begins on a matter under this clause that is not the subject of a written employee report to the meeting –
  - (a) the presiding member is to ask the CEO to give; and
  - (b) the CEO, or the CEO’s nominee, is to give, a verbal report to the meeting.
- (4) The minutes of the meeting are to include –
  - (a) a summary of the verbal report and any recommendations of the CEO or the CEO’s nominee; and
  - (b) the reasons for any decision made at the meeting that is significantly different from any recommendations of the CEO or the CEO’s nominee.

#### **4.7 Adoption by exception resolution**

- (1) In this clause “adoption by exception resolution” means –
  - (a) a resolution of the Council that has the effect of adopting, for each of a number of specifically identified reports, the committee or employee recommendation as the Council resolution; and
  - (b) a resolution of a committee that has the effect of adopting, for each of a number of specifically identified reports, the employee recommendation as the committee resolution.
- (2) The Council or a committee may pass an adoption by exception resolution.
- (3) An adoption by exception resolution may not be used for a matter –
  - (a) that requires an absolute majority or a special majority;
  - (b) in which a financial or proximity interest has been disclosed;
  - (c) that has been the subject of a petition;
  - (d) that is a matter on which a member wishes to make a statement; or
  - (e) that is a matter on which a member wishes to move a motion that is different to the recommendation.

#### **4.8 Closure – time limits for Council or committee meetings**

If a meeting of the Council or committee is in progress 3 hours after its commencement

–



- (a) the presiding member is to enable the Council or committee to decide whether the meeting should continue;
- (b) the meeting may continue -
  - (i) for up to 1 more hour;
  - (ii) only if a motion that the meeting may continue is carried; and
  - (iii) only for the time (up to 1 more hour) specified in that motion; and
- (c) the presiding member is to adjourn the meeting –
  - (i) if the motion under paragraph (b) is not carried; or
  - (ii) at the conclusion of any extension specified in a motion that is carried under paragraph (b).

DRAFT

## Part 5 - Public participation

### 5.1 Meetings generally open to the public

Meetings being generally open to the public is dealt with in the Act.

### 5.2 Meetings not open to the public

- (1) The CEO may, at any time, recommend that a meeting or part of a meeting be closed to members of the public (other than any person specified in a resolution).
- (2) The Council or a committee, in one or more of the circumstances dealt with in the Act, may at any time, by resolution, decide to close to members of the public a meeting or part of a meeting.
- (3) If a resolution under subclause (2) is carried –
  - (a) the presiding member is to direct everyone to leave the meeting except –
    - (i) the members;
    - (ii) any employee of the Town unless specified in a resolution; and
    - (iii) any other person specified in a resolution; and
  - (b) the meeting is to be closed to the public until, at the conclusion of the matter justifying the closure of the meeting to the public, the Council or the committee, by resolution, decides otherwise.
- (4) A person who fails to comply with a direction under subclause (3) may, by order of the presiding member, be removed from the meeting.
- (5) A resolution under this clause may be made without notice of the relevant motion.
- (6) Unless the Council or the committee resolves otherwise, once the meeting is reopened to members of the public the presiding member is to ensure that –
  - (a) any resolution of the Council or committee made while the meeting was closed is to be read out; and
  - (b) the vote of a member or members is recorded in the minutes.

### 5.3 Question time for the public

Question time for the public is dealt with in the Act.

### 5.4 Question time for the public at certain meetings

Question time for the public at certain meetings is dealt with in the Regulations.

**5.5 Minimum question time for the public**

Minimum question time for the public is dealt with in the Regulations.

**5.6 Procedures for question time for the public**

Procedures for question time for the public are dealt with in the Regulations.

**5.7 Other procedures for question time for the public**

- (1) A member of the public who wishes to ask a question during question time must –
  - (a) first state his or her name and address;
  - (b) direct the question to the presiding member;
  - (c) ask the question briefly and concisely;
  - (d) limit any preamble to matters directly relevant to the question; and
  - (e) ensure that the question is not accompanied by any expression of opinion, statement of fact or other comment, except where necessary to explain the question.
- (2) Each member of the public with a question is entitled to ask up to 3 questions before other members of the public will be invited to ask their questions.
- (3) A member of the public may give prior written notice to the CEO of the text or substance of a question that he or she wishes to ask at a meeting.
- (4) Unless the presiding member determines otherwise, a question of which prior written notice has been given to the CEO is to be given priority in question time.
- (5) Where a member of the public gives written notice of a question, the presiding member may determine that the question is to be responded to as normal business correspondence.
- (6) A question may be taken on notice by the Council or committee for later response.
- (7) When a question is taken on notice, the CEO is to ensure that –
  - (a) a written response is given to the person who asked the question; and
  - (b) a summary of the response is included in the agenda for the next meeting of the Council or committee.
- (8) Where a question relating to a matter in which a person has an interest is directed to that person, that person is to –
  - (a) declare that he or she has an interest in the matter; and
  - (b) allow another person to respond to the question.
- (9) A response to a question –

- (a) is to be brief and concise; and
  - (b) is not to be the subject of any discussion, except that if in the opinion of a member, false information or any adverse reflection is contained in any question asked or comments made by a member of the public, then (through the presiding member) the member may correct or clarify the matter.
- (10) Where a response to a question is given at a meeting, a summary of the question and the response is to be included in the minutes.
- (11) The presiding member may decide that a question is not to be responded to where –
- (a) the same or similar question was asked at a previous meeting, a response was provided and the person who asked the question is directed to the minutes of the meeting at which the response was provided;
  - (b) it is in the form of a statement, provided that the presiding member has taken reasonable steps to assist the person to phrase the statement as a question; or
  - (c) the question is offensive or defamatory in nature, or is one which, if asked by a member, would be in breach of these Meeting Procedures or any other law.
- (12) The Council or committee, by resolution, may agree to extend public question time.

### 5.8 Distinguished visitor

If a distinguished visitor is present at a meeting of the Council or a committee, the presiding member –

- (a) may invite the distinguished visitor to sit beside the presiding member or at the Council table;
- (b) may acknowledge the presence of the distinguished visitor at an appropriate time during the meeting; and
- (c) may direct that the presence of the distinguished visitor be recorded in the minutes.

### 5.9 Deputations

- (1) Any person or group wishing to be received as a deputation by the Council is to either :
- (a) apply, before the meeting, to the CEO for approval; or
  - (b) with the approval of the Presiding Member, at the meeting, address the Council.
- (2) The CEO may either:

- (a) approve the request and invite the deputation to attend a meeting of the Council; or
  - (b) refer the request to the Council to decide by simple majority whether or not to receive the deputation.
- (3) Unless the council resolves otherwise, a deputation invited to attend a Council meeting:
- (a) is not to exceed 5 persons, only 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 10 minutes without the agreement of the Council; and,
  - (c) additional members of the deputation may be allowed to speak with the leave of the Presiding Member.
- (4) Any matter which is the subject of a deputation to the Council is not to be decided by the Council until the deputation has completed its presentation.

#### **5.10 Presentations**

- (1) In this clause, a “presentation” means the acceptance of a gift or an award by the Council on behalf of the Local Government or the community.
- (2) A presentation may be made to the Council at a meeting only with the prior approval of the CEO.

#### **5.11 Participation at committee meetings**

- (1) In this clause a reference to a “person” is to a person who –
  - (a) is entitled to attend a committee meeting;
  - (b) attends a committee meeting; and
  - (c) is not a member of that committee.

*Note: a member of the public is entitled to attend a committee meeting only where a local government power or duty has been delegated to that committee: see section 5.23(1)(b) of the Act.*

- (2) A member may attend, as an observer, any meeting of a committee of which he or she is not a member or the deputy of a member, but is to sit in an area set aside by the CEO for observers separated from the committee members.
- (3) Without the consent of the presiding member, no person is to address a committee meeting.
- (4) The presiding member of a committee may allow a person to make an oral submission to the committee for up to 3 minutes.

- (5) A person addressing the committee with the consent of the presiding member must cease that address immediately after being directed to do so by the presiding member.
- (6) A person who fails to comply with a direction of the presiding member under subclause (5) may, by order of the presiding member, be removed from the committee room.
- (7) The Council may make a policy dealing with the circumstances in which a person may be given consent to address a committee meeting.

### **5.12 Public inspection of agenda material**

The right of a member of the public to inspect the documents relating to a Council or committee meeting are dealt with in the Regulations.

### **5.13 Confidentiality of information withheld**

- (1) Information withheld by the CEO from the public under regulation 14(2) of the Regulations is to be -
  - (a) identified in the agenda of a Council or committee meeting under the item “Matters behind closed doors”;
  - (b) marked “Confidential” in the agenda; and
  - (c) kept confidential by members and employees until the Council or committee resolves otherwise.
- (2) A member or an employee who has –
  - (a) confidential information under subclause (1); or
  - (b) information that is provided or disclosed for the purposes of or during a meeting or part of a meeting that is closed to the public,

must not disclose any of that information to any person other than another member or an employee to the extent necessary for the purpose of carrying out his or her duties.
- (3) Subclause (2) does not prevent a member or employee from disclosing information –
  - (a) at a closed meeting;
  - (b) to the extent specified by the Council and subject to such other conditions as the Council decides;
  - (c) that is already in the public domain;
  - (d) to an officer of the Department;
  - (e) to the Minister;
  - (f) to a legal practitioner for the purpose of obtaining legal advice; or
  - (g) if the disclosure is required or permitted by law.

**5.14 Recording of proceedings**

- (1) The CEO may record the proceedings of a meeting in any other way that he or she considers to be appropriate.
- (2) Unless with the written authorisation of the presiding member, a person is not to use any electronic, visual or audio recording device or instrument to record the proceedings of a meeting.

**5.15 Prevention of disturbance**

- (1) A reference in this clause to a “person” is to a person other than a member.
- (2) A person must ensure that his or her mobile telephone or audible pager is not switched on or used during any meeting of the Council or a committee.
- (3) A person addressing the Council or a committee must extend due courtesy and respect to the Council or committee and the processes under which it operates and must comply with any direction by the presiding member.
- (4) A person present at or observing a meeting must not create a disturbance, by interrupting or interfering with the orderly conduct of the proceedings, whether by expressing approval or dissent, by conversing or by any other means.
- (5) The presiding member may warn a person who fails to comply with this clause.
- (6) If –
  - (a) after being warned, the person again acts contrary to this clause, or to these Meeting Procedures; or
  - (b) a person refuses or fails to comply with a direction by the presiding member,the presiding member may expel the person from the meeting by ordering him or her to leave the meeting room.
- (7) A person who is ordered to leave the meeting room and fails to do so may, by order of the presiding member, be removed from the meeting room and, if the presiding member orders, from the premises.

## Part 6 - Questions by members

### 6.1 Questions on notice

- (1) A member who wishes to ask a question at a meeting of the Council is to give to the CEO written notice of the text of the question at least 7 clear working days before the meeting.
- (2) If the CEO considers that the question breaches or may breach these Meeting Procedures or any other law, the CEO must—
  - (a) exclude the question from the agenda and
  - (b) give all members, as soon as practicable but not later than the next ordinary meeting, the reasons for the exclusion.
- (3) Notice of a question that is not withdrawn or excluded under subclause (1) is to be included, if practicable, in the agenda of the meeting, or is otherwise to be tabled at the meeting.
- (4) Every question and answer is to be submitted as briefly and concisely as possible and no discussion is to be allowed, unless with the consent of the presiding member.

### 6.2 Questions during debate

At any time during the debate on a motion before the motion is put, a member may ask a question and, with the consent of the presiding member, may ask one or more further questions.

### 6.3 Restrictions on questions and answers

- (1) Questions asked by a member, and responses given by a member or an employee –
  - (a) are to be brief and concise; and
  - (b) are not to be accompanied by –
    - (i) expression of opinion, statement of fact or other comment, except where necessary to explain the question or answer; or
    - (ii) any discussion or further question, except with the consent of the presiding member.
- (2) In answering any question, a member or an employee may qualify his or her answer and may at a later time in the meeting or at a later meeting alter, correct, add to or otherwise amend his or her original answer.



## Part 7 - Conduct of members

### 7.1 Members to occupy own seats

- (1) At Council meetings, members must be seated in the order as determined by Council following each ordinary election.
- (2) At committee meetings, committee members must be seated in those positions that are closest to the presiding member followed by other members of Council.

### 7.2 Official titles to be used

A speaker, when speaking or referring to the Mayor or Deputy Mayor, or to a Councillor or employee, must use the title of that person's office.

### 7.3 Entering or leaving a meeting

During the course of a meeting, a member must not enter or leave the meeting without first giving an appropriate indication, in order to facilitate the recording in the minutes of the time of entry or departure.

*Note: regulation 11(b) of the Regulations requires the content of minutes of a meeting of a Council or committee to include –*

- (b) *where a member enters or leaves a meeting during the course of the meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting ...'*

### 7.4 Members who wish to speak

- (1) A member who wishes to speak at a Council meeting –
  - (a) must indicate his or her intention to speak by raising his or her hand, or by any other method determined by the Council; and
  - (b) when invited by the presiding member to speak, and unless otherwise determined by the Council, must address the meeting through the presiding member.

### 7.5 Priority of speaking

- (1) At a Council meeting, where 2 or more members of the Council indicate, at the same time, their intention to speak, the presiding member is to decide which member is entitled to be heard first.
- (2) At a committee meeting, the presiding member is first to invite committee members to speak followed, at the discretion of the presiding member, by other members and attendees.
- (3) A decision of the presiding member under this clause is not open to discussion or dissent.

**7.6 The presiding member may take part in debates**

- (1) Subject to compliance with procedures for the debate of motions contained in these Meeting Procedures, the presiding member may take part in a discussion of any matter before the meeting.

**7.7 Relevance**

- (1) A member must restrict his or her remarks to the motion or amendment under discussion, or to a personal explanation or point of order.
- (2) The presiding member, at any time, may –
  - (a) call the attention of the meeting to any irrelevant or repetitious remarks by a member; or
  - (b) direct that member, if speaking, to discontinue his or her speech.
- (3) A member must comply with the direction of the presiding member under subclause (2) by immediately ceasing to speak.

**7.8 Speaking twice**

- (1) A member must not address the Council or a committee more than once on any motion or amendment except –
  - (a) as the mover of a substantive motion, to exercise a right of reply;
  - (b) to raise a point of order; or
  - (c) to make a personal explanation.
- (2) A member who asks a question before speaking has not addressed the meeting for the purposes of this clause.

**7.9 Duration of speeches**

A member must not speak on any matter for more than 5 minutes without the consent of the meeting which, if given, is to be given without discussion.

**7.10 No speaking after conclusion of debate**

A member must not speak on any motion or amendment –

- (a) after the mover has replied; or
- (b) after the question has been put.

**7.11 No interruption**

A member must not interrupt another member who is speaking unless –

- (a) to raise a point of order;
- (b) to call attention to the absence of a quorum;
- (c) to make a personal explanation under clause 7.15; or

- (d) to move a procedural motion that the member be no longer heard (see clause 10.1(e)).

### **7.12 No reopening of discussion**

A member must not reopen a discussion on any Council or committee decision, except to move that the decision be revoked or changed (see Part 14).

### **7.13 Offensive language**

- (1) A member must not reflect adversely on a decision of the Council or a committee except on a motion that the decision be revoked or changed (see Part 14).
- (2) A member must not –
  - (a) reflect adversely on the character or actions of another member or employee;
  - (b) impute any motive to a member or employee; or
  - (c) use an expression that is offensive or objectionable,
- (3) A member must not use offensive or objectionable expressions in reference to any other member, employee or other person.

### **7.14 Withdrawal of offensive language**

A member who, in the opinion of the presiding member and in the absence of a resolution under clause 7.13(2) –

- (a) reflects adversely on the character or actions of another member or employee;
- (b) imputes any motive to a member or employee; or
- (c) uses an expression that is offensive or objectionable,

must, when directed by the presiding member, withdraw the reflection, imputation or expression and make a satisfactory apology.

*Note: clause 8.5 applies where a member fails or refuses to comply with a direction by the presiding member under this clause.*

### **7.15 Personal explanation**

- (1) A member who wishes to make a personal explanation relating to a matter referred to by another member who is then speaking must indicate to the presiding member his or her intention to make a personal explanation.
- (2) The presiding member is to determine whether the personal explanation is to be heard immediately or at the conclusion of the speech by the other member.

- (3) A member making a personal explanation must confine his or her observations to a succinct statement relating to the specific part of the speech at which he or she may have been misunderstood.

DRAFT

## Part 8 - Preserving order

### 8.1 Presiding member to preserve order

- (1) The presiding member is to preserve order and, whenever he or she considers it necessary, may call any member to order.
- (2) When the presiding member rises or speaks during a debate, any member then speaking, or indicating that he or she wishes to speak, is immediately to sit down and every member present must preserve strict silence so that the presiding member may be heard without interruption.
- (3) Subclause (2) is not to be used by the presiding member to exercise the right provided in clause 7.6, but to preserve order.

### 8.2 Point of order

- (1) A member may object, by way of a point of order, only to a breach of –
  - (a) any of these Meeting Procedures; or
  - (b) any other written law.
- (2) Examples of valid points of order are –
  - (a) a speaker's remarks not being relevant to the motion or amendment being debated (see clause 7.7); and
  - (b) a speaker's use of offensive or objectionable expressions (see clause 7.13).
- (3) Despite anything in these Meeting Procedures to the contrary, a point of order –
  - (a) takes precedence over any discussion; and
  - (b) until determined, suspends the consideration or discussion of any other matter.

### 8.3 Procedures on a point of order

- (1) A member who is addressing the presiding member must not be interrupted except on a point of order.
- (2) A member interrupted on a point of order must resume his or her seat until –
  - (a) the member raising the point of order has been heard; and
  - (b) the presiding member has ruled on the point of order,and, if permitted, the member who has been interrupted may then proceed.

### 8.4 Ruling by the presiding member

- (1) The presiding member is to rule on any point of order which is raised by either upholding or rejecting the point of order.

- (2) A ruling by the presiding member on a point of order –
  - (a) is not to be the subject of debate or comment; and
  - (b) is to be final unless the majority of members then present and voting, on a motion moved immediately after the ruling, dissent from the ruling.
- (3) Subject to a motion of dissent being carried under subclause (2), if the presiding member rules that –
  - (a) any motion, amendment or other matter before the meeting is out of order, it is not to be considered further; and
  - (b) a statement made or act done by a member is out of order, the presiding member may direct the member to make an explanation, retraction or apology.

### **8.5 Continued breach of order**

If a member –

- (a) persists in any conduct that the presiding member had ruled is out of order; or
- (b) fails or refuses to comply with a direction from the presiding member (such as a direction under clause 7.7(2)(b), 7.14 or 8.4(3)(b)),

the presiding member may direct the member to refrain from taking any further part in that meeting, other than by voting, and the member must comply with that direction.

### **8.6 Presiding member may adjourn meeting**

- (1) For the purpose of preserving or regaining order, the presiding member may adjourn the meeting for a period of up to 15 minutes.
- (2) On resumption, the debate is to continue at the point at which the meeting was adjourned.
- (3) If, at any one meeting, the presiding member adjourns the meeting more than once for the purpose of preserving or regaining order, the second or subsequent adjournment may be to a later time on the same day or to another day.

## Part 9 - Debate of substantive motions

### 9.1 Motions to be stated and in writing

- (1) A member who wishes to move a substantive motion, or an amendment to a substantive motion –
  - (a) is to state the substance of the motion before speaking to it; and
  - (b) is to put the motion or amendment in writing if –
    - (i) in the opinion of the presiding member, the motion or amendment is significantly different to the relevant written recommendation of a committee or an employee (including a person who, under a contract for services with the Town, provides advice or a report on the matter); or
    - (ii) he or she is otherwise required to do so by the presiding member.
- (2) The written terms of the motion or amendment are to be given to the CEO who is to ensure that they are recorded in the minutes.

### 9.2 Motions to be supported

- (1) A substantive motion or an amendment to a substantive motion is not open to debate until it has been seconded.
- (2) A motion to revoke or change a decision made at a Council or a committee meeting is not open to debate unless the motion has the support required under regulation 10 of the Regulations (see clause 14.1 below).

### 9.3 Unopposed business

- (1) Immediately after a substantive motion has been moved and seconded, the presiding member may ask the meeting if any member opposes it.
- (2) If no member opposes the motion, the presiding member may put the motion to the vote without debate.
- (3) A motion carried under subclause (2) is to be recorded in the minutes as a unanimous decision of the Council or committee.
- (4) If a member opposes a motion, the motion is to be dealt with under this Part.
- (5) This clause does not apply to a motion or decision to revoke or change a decision which has been made at a Council or committee meeting (see Part 14).

### 9.4 Only one substantive motion at a time

The Council or committee –

- (a) is not to accept a substantive motion while another substantive motion is being debated; and

- (b) is not to consider more than one substantive motion at any time.

### **9.5 Complex motions**

The presiding member may require that a complex substantive motion, or a complex amendment to a substantive motion, is to be broken down and put in the form of more than one motion, each of which is to be put in sequence.

### **9.6 Order of call in debate**

The presiding member is to call speakers to a substantive motion in the following order –

- (a) the mover to state the motion;
- (b) a seconder to the motion;
- (c) the mover to speak to the motion;
- (d) the seconder to speak to the motion;
- (e) a speaker against the motion;
- (f) a speaker for the motion;
- (g) other speakers against and for the motion, alternating where possible; and
- (h) mover takes right of reply which closes debate.

### **9.7 Limit of debate**

The presiding member may offer the right of reply and put a substantive motion to the vote if he or she believes that sufficient discussion has taken place even though all members may not have spoken.

### **9.8 Member may require motion to be read**

A member may require the motion under discussion to be read at any time during a debate, but not so as to interrupt any other member who is speaking.

### **9.9 Order of amendments**

Any number of amendments may be proposed to a substantive motion, but when an amendment is moved to a substantive motion, no second or subsequent amendment is to be moved or considered until the first amendment has been withdrawn, lost or carried.

### **9.10 Amendments must not negate original motion**

An amendment to a substantive motion cannot negate the original motion or the intent of the original motion.

### **9.11 Relevance of amendments**

An amendment must be relevant to the motion in respect of which it is moved.



**9.12 Mover of motion may speak on amendment**

Any member may speak during debate on an amendment.

**9.13 Effect of an amendment**

If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any member may speak and any further amendment may be moved.

**9.14 Withdrawal of motion and amendments**

- (1) The Council or a committee may, without debate, grant leave to withdraw a substantive motion or amendment on the request of the mover of the motion or amendment if –
  - (a) it has the approval of the seconder; and
  - (b) there is no voice expressed to the contrary by any member, in which case discussion on the motion or amendment is to continue.
- (2) If either paragraph (a) or (b) of subclause (1) applies, the discussion on the motion or amendment is to continue.
- (3) Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, except by consent of the majority of members present, until the amendment proposed has been withdrawn or lost.

**9.15 Right of reply**

- (1) The mover of a substantive motion has the right of reply.
- (2) The right of the reply may be exercised only –
  - (a) where no amendment is moved to the substantive motion – at the conclusion of the discussion on the motion; or
  - (b) where one or more amendments have been moved to the substantive motion – at the conclusion of the discussion on the substantive motion and any amendments.
- (3) After the mover of the substantive motion has commenced the reply –
  - (a) no other member is to speak on the motion; and
  - (b) there is to be no further discussion on, or any further amendment to, the motion.
- (4) The right of the reply is to be confined to rebutting arguments raised by previous speakers and no new matter is to be introduced.
- (5) At the conclusion of the right of reply, the substantive motion, or the substantive motion as amended, is immediately to be put to the vote.

## Part 10 - Procedural motions

### 10.1 Permissible procedural motions

In addition to the right to move an amendment to a substantive motion (under Part 9), a member may move any of the following procedural motions –

- (a) that the meeting proceed to the next item of business;
- (b) that the item be referred or adjourned to a Council or committee meeting;
- (c) that the meeting now adjourn;
- (d) that the motion be now put;
- (e) that the member be no longer heard;
- (f) that the ruling of the presiding member be disagreed with; and
- (g) that the meeting be closed to members of the public (see clause 5.2).

### 10.2 No debate

- (1) The mover of a motion stated in paragraphs (a), (b), (c), (f) or (g) of clause 10.1 may speak to the motion for not more than 5 minutes, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
- (2) The mover of a motion stated in paragraph (d) or (e) of clause 10.1 may not speak to the motion, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.

### 10.3 Who may move

A member who has moved, seconded, or spoken for or against the substantive motion, or any amendment to the substantive motion, cannot move any procedural motion which, if carried, would close the debate on the substantive motion or amendment.

### 10.4 Right of reply on substantive motion

The carrying of a procedural motion which closes debate on the substantive motion or amendment and forces a decision on the substantive motion or amendment does not deny the right of reply to the mover of the substantive motion.

### 10.5 Meeting to proceed to the next business

The motion “that the meeting proceed to the next item of business”, if carried has the effect that –

- (a) the debate on the substantive motion or amendment ceases immediately;
- (b) no decision is made on the substantive motion;
- (c) the meeting moves to the next item of business; and

- (d) there is no requirement for the matter to be raised again for consideration.

### **10.6 Item to be referred or adjourned**

A motion “that the item be referred or adjourned” –

- (a) is to state the time to which the debate is to be adjourned (and the reasons for the motion); and
- (b) if carried, has the effect that all debate on the substantive motion or amendment ceases immediately, but continues at the meeting, and at the time, stated in the motion.

### **10.7 Meeting now adjourn**

- (1) A member is not to move or second more than one motion of adjournment during the same meeting.
- (2) Before putting the motion for the adjournment, the presiding member may seek leave of the meeting to deal first with matters that may be subject of an adoption by exception resolution (see clause 4.7).
- (3) A motion “that the meeting now adjourn” –
  - (a) is to state the time and date to which the meeting is adjourned; and
  - (b) if carried, has the effect that the meeting is adjourned to the time and date specified in the motion.
- (4) A meeting adjourned under subclause (3) is to continue from the point at which it was adjourned, unless the presiding member or the meeting determines otherwise.

### **10.8 Motion to be put**

- (1) If the motion “that the motion be now put”, is carried during discussion on a substantive motion without amendment, the presiding member is to offer the right of reply and then immediately put the motion to the vote without further debate.
- (2) If the motion “that the motion be now put” is carried during debate of the amendment, the presiding member is to put the amendment to the vote without further debate.
- (3) This motion, if lost, causes debate to continue.

### **10.9 Member to be no longer heard**

If the motion “that the member be no longer heard”, is carried, the speaker against whom the motion has been moved cannot speak further on the current substantive motion, or any amendment relating to it, except to exercise the right of reply if he or she is the mover of the substantive motion.

**10.10 Ruling of the presiding member be disagreed with**

If the motion “that the ruling of the presiding member be disagreed with” is carried, that ruling is to have no effect and the meeting is to proceed accordingly.

DRAFT

## **Part 11 - Disclosure of interests**

### **11.1 Disclosure of interests**

The requirements for members and employees to disclose financial and other interests, the nature of the interests that must be disclosed, and related matters are dealt with in the Act, the Regulations, the Rules of Conduct Regulations and the Code of Conduct.

### **11.2 Separation of committee recommendations**

Where, at a committee meeting, a member discloses a financial interest in a matter, and the matter is included in the recommendations (or part of the recommendations) of the committee to a Council or committee meeting that will or may be attended by the member, the agenda of that Council or committee meeting is to separate the relevant recommendation (or the relevant part of the recommendation) from other recommendations of the committee.

DRAFT

## Part 12 - Voting

### 12.1 Motion - when put

- (1) Immediately after the debate on any question is concluded and the right of reply has been exercised, the presiding member –
  - (a) is to put the motion to the meeting; and
  - (b) if requested by a member, is again to state the terms of the motion.
- (2) A member must not leave the meeting when the presiding member is putting any motion.

### 12.2 Voting

Voting is dealt with in the Act and the Regulations.

### 12.3 Majorities required for decisions

The majorities required for decisions of the Council and committees are dealt with in the Act.

### 12.4 Question – method of taking vote

In taking the vote on any motion, the presiding member –

- (a) is to put the motion, first in the affirmative, and then in the negative;
- (b) may put the motion in this way as often as may be necessary to enable him or her to determine whether the affirmative or the negative has the majority of votes;
- (c) is to count and determine the votes of members in any way (such as electronically or by a show of hands) that enables a record to be taken of each member's vote; and
- (d) subject to this clause, is to declare the result.

## Part 13 - Minutes

### 13.1 Keeping of minutes

The keeping and confirmation of minutes are dealt with in the Act.

### 13.2 Content of minutes

- (1) The content of minutes is dealt with in the Regulations.
- (2) In addition to the matters required by regulation 11 of the Regulations, the minutes of a meeting are to include, where an application for approval is refused or the authorisation of a licence, permit or certificate is otherwise withheld or cancelled, the reasons for the decision.

### 13.3 Public inspection of unconfirmed minutes

The public inspection of unconfirmed minutes is dealt with in the Regulations.

### 13.4 Confirmation of minutes

- (1) The CEO is to give to each member –
  - (a) the unconfirmed minutes of each Council meeting – within 10 working days after the meeting; and
  - (b) the unconfirmed minutes of a committee meeting – within 5 clear working days after the meeting.
- (2) If a member is dissatisfied with the accuracy of the draft minutes, he or she is to provide to the CEO a written copy of the alternative wording to amend the draft minutes no later than 5 clear working days before the meeting where the minutes are to be confirmed.
- (3) At that meeting, the member who provided the alternative wording shall, at the time for confirmation of minutes –
  - (a) state the item or items with which he or she is dissatisfied; and
  - (b) propose a motion clearly outlining the alternative wording to amend the minutes.

## Part 14 - Implementing decisions

### 14.1 Requirements to revoke or change decisions

The requirements to revoke or change a decision made at a meeting are dealt with in regulation 10 of the Regulations.

### 14.2 Meaning of terms

In this Part –

**authorisation** means a licence, permit, approval or other means of authorising a person to do anything;

**implement**, in relation to a decision, includes –

- (a) communicate notice of the decision to a person affected by, or with an interest in, the decision; and
- (b) take any other action to give effect to the decision; and

**valid notice of revocation motion** means a notice of a motion to revoke or change a decision that –

- (a) complies with the requirements of the Act, Regulations and the Meeting Procedures and may be considered, but has not yet been considered, by the Council or a committee as the case may be; and
- (b) if carried and implemented, would result in the decision being revoked or being substantially different.

### 14.3 Limitations on powers to revoke or change decisions

- (1) Subject to subclause (2), the Council or a committee is not to consider a motion to revoke or change a decision –
  - (a) where, at the time the motion is moved or notice is given, any action has been taken under clause 14.4 to implement the decision;
  - (b) where the decision concerns the grant of an authorisation, and where that authorisation has been communicated in writing by the Town to the applicant; or
  - (c) where the decision is procedural in its form or effect.
- (2) The Council or a committee may consider a motion to revoke or change a decision of the kind described in subclause (1)(a) or (b) if the motion is accompanied by a written statement, by or on behalf of the CEO, of the legal and financial consequences of the motion being carried.

### 14.4 Implementing a decision

- (1) Subject to subclause (4), and unless a resolution is made under subclause (2), a decision made at a meeting is not to be implemented by the CEO or any other person until after 12 noon of the first clear working day after the commencement of the meeting at which the decision was made.



- (2) The Council or a committee may, by resolution carried at the same meeting at which a decision was made, request the CEO to take immediate action to implement the decision.
- (3) A decision made at a meeting is not to be implemented by the CEO or any other person –
  - (a) if, before commencing any implementation action, the CEO or that person is given a valid notice of revocation motion; and
  - (b) unless and until the valid notice of revocation motion has been determined by the Council or the committee as the case may be.
- (4) The CEO is to ensure that members of the public attending a meeting are informed, by an appropriate notice, that a decision to grant an authorisation -
  - (a) is to take effect only in accordance with this clause; and
  - (b) cannot be acted upon by the person who has been granted the authorisation unless and until the decision has been implemented in accordance with this clause.

DRAFT

## Part 15 - Suspension and non-application of Meeting Procedures

### 15.1 Suspension of Meeting Procedures

- (1) A member may, at any time, move that the operation of one or more of the clauses of these Meeting Procedures be suspended.
- (2) A member moving a motion under subclause (1) is to identify the clause or clauses to be suspended, and state the reasons for the motion, but no other discussion is to take place.
- (3) A motion under subclause (1) which is seconded and carried is to suspend the operation of the clause or clauses to which the motion relates for the duration of the meeting, unless the meeting earlier resolves otherwise.

### 15.2 Where Meeting Procedures do not apply

- (1) In situations where –
  - (a) these Meeting Procedures have been suspended; or
  - (b) a matter is not regulated by the Act, the Regulations or these Meeting Procedures,the presiding member is to decide questions relating to the conduct of the meeting.
- (2) The decision of the presiding member under subclause (1) is final, except where a motion of dissent is moved and carried under clause 10.10.

## Part 16 - Committees

### 16.1 Establishment and appointment of committees

- (1) The establishment of committees is dealt with in the Act.
- (2) A Council resolution to establish a committee under section 5.8 of the Act is to include –
  - (a) the terms of reference or functions of the committee;
  - (b) either –
    - (i) the names or titles of the members, employees and any other persons to be appointed to the committee; or
    - (ii) the number of members, officers and any other persons to be appointed to the committee and a provision that they be appointed under a separate resolution; and
  - (c) details of the delegation of any powers or duties to the committee under section 5.16 of the Act.

### 16.2 Types of committees

The types of committees are dealt with in the Act.

### 16.3 Delegation of some powers and duties to certain committees

The delegation of some powers and duties to certain committees is dealt with in the Act.

### 16.4 Limits on delegation of powers and duties to certain committees

The limits on the delegation of powers and duties to certain committees are dealt with in the Act.

### 16.5 Appointment of committee members

The appointment of committee members is dealt with in the Act.

### 16.6 Tenure of committee membership

Tenure of committee membership is dealt with in the Act.

### 16.7 Appointment of deputies

The appointment of a person to be a deputy of a member of committee is dealt with in the Act.

### 16.8 Resignation of committee members

The resignation of committee members is dealt with in the Regulations.

### 16.9 Register of delegations to committees

The register of delegations to committees is dealt with in the Act.

**16.10 Meeting Procedures to apply**

These Meeting Procedures apply generally to committees.

**16.11 Committee to report**

A committee –

- (a) is answerable to the Council;
- (b) is to report on its activities when, and to the extent, required by the Council; and
- (c) is to prepare and submit to the Council a report containing recommendations.

**16.12 Presentation of committee reports**

The proposed adoption by the Council of recommendations of a committee is to be moved–

- (a) if the presiding member of the committee is a Council member and is in attendance – by the presiding member;
- (b) if the presiding member of the committee is not a Council member or is absent – by a member of the committee who is also a Council member; or
- (c) otherwise – by a Council member who is not a member of the committee.

**16.13 Reports of committees - questions**

Where a recommendation of a committee is submitted for adoption by the Council, any Council member may direct questions directly relating to the recommendation, through the presiding member, to the presiding member of the committee or to any member of the committee in attendance.

**16.14 Permissible motions on committee recommendations**

A recommendation made by a committee may be –

- (a) adopted by the Council without amendment;
- (b) rejected by the Council and replaced by an alternative decision;
- (c) amended, and adopted as amended, by the Council; or
- (d) referred back to the committee for further consideration.

## Part 17 - Meeting of electors

### 17.1 Electors' general meetings

Electors' general meetings are dealt with in the Act.

### 17.2 Matters for discussion at general electors' meeting

The matters to be discussed at a general electors' meeting are dealt with in the Regulations.

### 17.3 Electors' special meetings

Electors' special meetings are dealt with in the Act.

### 17.4 Requests for electors' special meetings

Requests for electors' special meetings are dealt with in the Regulations.

### 17.5 Convening electors' meetings

Convening electors' meetings is dealt with in the Act.

### 17.6 Who presides at electors' meetings

Who presides at electors' meetings is dealt with in the Act.

### 17.7 Procedure for electors' meetings

- (1) The procedure for electors' meetings is dealt with in the Act and the Regulations.
- (2) In exercising his or her discretion to determine the procedure to be followed at an electors' meeting, the presiding member is to have regard to these Meeting Procedures.

### 17.8 Participation of non-electors

A person who is not an elector or ratepayer of the Town must not take part in any discussion at an electors' meeting unless the meeting, by resolution, permits him or her to do so.

*Note: A person who is not an elector or ratepayer of the Town cannot vote at an electors' meeting (see clause 17.9).*

### 17.9 Voting at electors' meetings

Voting at electors' meetings is dealt with in the Regulations.

### 17.10 Minutes of electors' meetings

Minutes of electors' meetings are dealt with in the Act.

### 17.11 Decisions made at electors' meetings

Decisions made at electors' meetings are dealt with in the Act.

## Part 18 - Enforcement

### 18.1 Penalty for breach

A person who breaches a provision of these Meeting Procedures commits an offence.

**Penalty – as listed in the First Schedule or if not otherwise provided: \$5,000, and a daily penalty of \$500 if the offence continues.**

### 18.2 Who can prosecute

Who can prosecute is dealt with in the Act.

DRAFT

**FIRST SCHEDULE - PENALTIES**

<b>Item No.</b>	<b>Clause No.</b>	<b>Nature of offence</b>	<b>Maximum penalty \$</b>
1	5.13(2)	Disclosure of confidential information under clause 5.13 (1) or;-disclosure of information that is provided or disclosed for the purposes of or during a meeting or part of a meeting that is closed to the public to any person other than another member or an employee to the extent necessary for the purpose of carrying out his or her duties.	\$5000
2	5.15(3)	Failure to extend due courtesy and respect to the Council or committee and the processes under which it operates and to comply with any direction by the presiding member	\$1000
3	5.15(4)	Creating disturbance, by interrupting or interfering with the orderly conduct of the proceedings, whether by expressing approval or dissent, by conversing or by any other means.	\$1000
4	7.13(2)	Reflecting adversely on the character or actions of another member or employee; imputing any motive to a member or employee; or using an expression that is offensive or objectionable.	\$1000
5	7.13(3)	Use of offensive or objectionable expressions in reference to any other member, employee or other person	\$1000
6	8.1(2)	When the presiding member rises or speaks during a debate, any member then speaking, or indicating that he or she wishes to speak, is immediately to sit down and every member present must preserve strict silence so that the presiding member may be heard without interruption.	\$500

Dated dd mm 2016.

The Common Seal of the Town of East Fremantle )  
was affixed by authority of a resolution )  
of the Council in the presence of: )

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

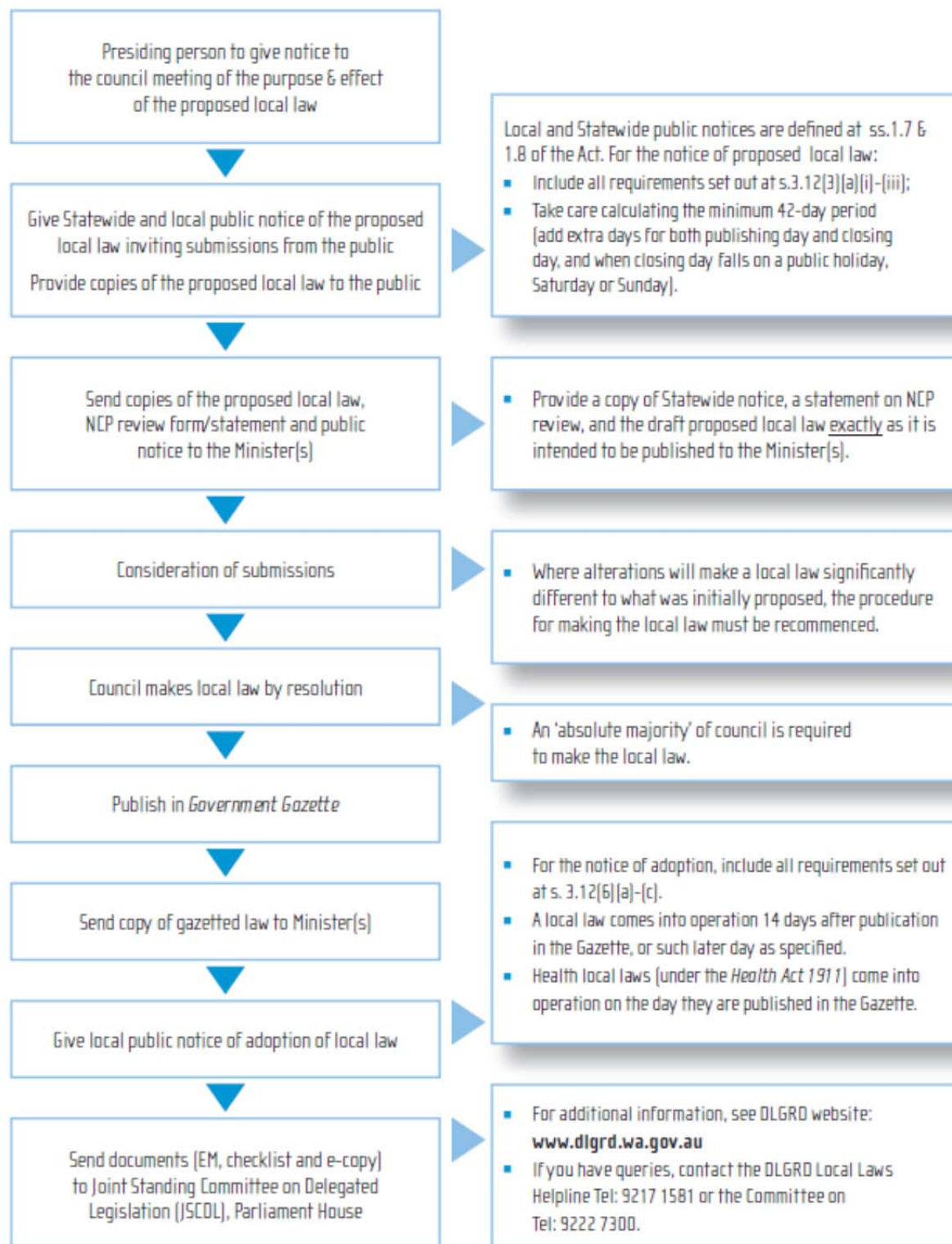
DRAFT



LOCAL GOVERNMENT ACT 1995 – Section 3.12 & NCP review requirements

Appendix 1

Flow Chart of Local Law-Making Process





# Recreation and Community Facilities Plan

## Draft Report – For Public Comment – Sept 2016 (1 of 3)



# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Aim .....	2
1.3	Methodology .....	2
1.4	Structure of the Report .....	3
<b>2</b>	<b>BACKGROUND REPORT .....</b>	<b>4</b>
2.1	Document Review .....	4
2.2	Population and Participation .....	5
2.3	Inventory of Facilities .....	6
2.4	Stakeholder Consultation .....	6
2.5	Community Surveys .....	7
2.5.1	Telephone Survey .....	7
2.5.2	On-line Survey .....	7
2.6	Dialogue Cafés .....	8
<b>3</b>	<b>STRATEGY .....</b>	<b>10</b>
3.1	Major Drivers of the Strategy .....	10
3.2	Big Picture Perspective .....	11
3.2.1	Major Recreation Precincts .....	11
3.2.2	Residential Zones .....	12
3.2.3	Major Gaps in Provision .....	12
3.3	Recreation and Community Principles .....	12
3.4	Strategic Issues .....	13
<b>4</b>	<b>IMPLEMENTATION .....</b>	<b>15</b>
4.1	Action Plan .....	15
4.2	Hub Concepts - Examples .....	21



# 1 INTRODUCTION

This chapter introduces the report and includes the background to the study, study objectives and methodology.

## 1.1 Background

The Town of East Fremantle was created in 1897, when it separated from the Fremantle Municipal Council. It occupies an area of 3.2 square kilometres with a population of almost 7,500 residents. Bordering the Swan River, the Town has a strong cultural heritage and supports a large range of sporting clubs and community organisations.

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

- Plympton precinct today consists of charming worker's cottages which were established largely between 1890 and 1910.
- Riverside was established by the merchant elite of Fremantle and is perched high on the cliffs overlooking the river. Gracious homes of the gold-rush era are dotted along the escarpment.
- Further north, the Preston Point area was developed in the 1950's with houses typical of this time again enjoying the expansive views of the river.
- The Woodside and Richmond precincts contain many homes dating from 1900 - 1940. Described as 'sweetness and light' this area is characterised by its fine brick and tile bungalows on generous (quarter acre block or similar) sites with mature garden settings.

The Town of East Fremantle has strongly resisted the push for infill development and encouraged the retention of the many heritage homes, gardens and streetscapes in the area. Whilst the pressure from the State Planning Authorities to increase densities may ultimately prevail, in East Fremantle the community and families currently enjoy the standard of amenity of their forebears, with space for children to play and a sense of history and community.

Since 2004, the East Fremantle community has experienced steady population growth. Currently, the Town is experiencing a gradual increase in population with the Department of Planning estimating it will grow to up to 9,000 people by 2026. However this growth is likely to be substantially exceeded should redevelopment of the Leeuwin Barracks and Woodside Hospital sites occur.

The Town requires a comprehensive Recreation and Community Facilities Plan to provide a strategic framework for addressing the current and future recreation and community facility needs. A holistic approach is required to assess needs, define options and estimate cost of actions for implementation.

The draft Recreation and Community Facilities Plan will provide a strategic framework for addressing the current and the future recreation and community facility needs for residents and of the Town of East Fremantle.

## 1.2 Aim

The project aims to establish a strategic plan to guide future investment and management of recreation and community assets. The plan will need to consider and recommend the most affordable, achievable and realistic options that are a balance between community needs, expectations, capital funding availability and sustainability requirements. It will:

- 1 Identify existing recreation (passive and active) and community facilities and their existing uses and functionality.
- 2 Assess future recreation, community and environmental needs to accommodate the projected future population and demographic changes in the Town.
- 3 Identify options to address current and future needs and recommend preferred options by the application of a cost benefit analysis.

### Scope of the Work

To prepare a comprehensive Recreation and Community Facilities Plan (the Plan) for the next 20 years that will contribute to the Town's long term strategic planning in an integrated and sustainable manner.

- a Various components of this project should include the following:
  - ✓ Inventory of existing recreation spaces and community assets and their current use;
  - ✓ Community needs assessment;
  - ✓ Adequacy of current facility provisions;
  - ✓ Demand and Gap Analysis;
  - ✓ Service Catchment Identification (regional context);
  - ✓ Scenario Planning Outcomes (in respect to projected population growth and demographic change and climate change response );
  - ✓ Infrastructure Benchmarks and Standards;
  - ✓ Priorities and Timelines;
  - ✓ Financial Planning Implications (Capital Expenditure Plan);
  - ✓ Funding models / sources;
- b The Plan should be considerate of key principles of sustainability, long term viability, rationalisation, co-location and multi functionality.

## 1.3 Methodology

This project was completed in five phases involving a series of tasks in each phase:

### PHASE 1: PROJECT CLARIFICATION

Project Clarification Meeting  
Community Engagement Program  
Review Documents

### PHASE 2: ASSESSMENT OF RECREATION AND COMMUNITY FACILITIES

Recreation and Community Facility Inventory  
Analysis of Inventory

### PHASE 3: DEMAND ASSESSMENT

Demographic Analysis  
Participation Trends  
Best Practice Trends  
Officer Interviews  
Key Stakeholder Interviews

Organisation Surveys  
Telephone Survey  
On-line Survey  
Progress Report

**PHASE 4: DEVELOPMENT OF STRATEGIES AND ACTIONS**

Dialogue Cafés  
Analysis of Ideas and Actions  
Summary of Ideas and Actions  
Presentation  
Follow-up Discussions

**PHASE 5: RECREATION AND COMMUNITY FACILITIES PLAN**

Preliminary Draft Plan  
Briefing  
Stakeholder Consultation  
Final Report  
Presentation to Council

## **1.4 Structure of the Report**

The East Fremantle Recreation and Community Facilities Plan is presented in three documents for public comment:

Volume I: Background Report – includes all data collected and analysed in Phases 1 to 4  
Volume II: Stakeholder Report – includes information from the Dialogue Café's  
Volume III: Final Report – includes recommended strategies and actions





## 2 BACKGROUND REPORT

This chapter reviews and summarises the key findings and outcomes of the Background Report.

### 2.1 Document Review

The Town of East Fremantle has prepared a series of key strategic documents which guide Council's actions.

- 1 Council's Strategic Community Plan has determined a Vision - Our Town has a distinct identity. We are recognised for the integration of our heritage, lifestyle, environment, and community values. Six priorities identified are:
  - ✓ Footpaths and cycleways
  - ✓ Streetscapes
  - ✓ Sport and recreation facilities and activities
  - ✓ Parks and playgrounds
  - ✓ Swan River foreshore
  - ✓ Preservation and promotion of local heritage
- 2 The Corporate Business Plan identifies specific actions to be included in the Recreation and Community Facilities Plan which are:
  - ✓ Oval redevelopment, club facilities, recreational walkways and cycleways, parks and playgrounds, connectivity and access
  - ✓ Priorities relating to recreational walkways and cycleways, and access to community facilities
  - ✓ East Fremantle Foreshore Master Plan
- 3 The Disability Access and Inclusion Plan estimates there are around 1,427 people with disabilities living within the town. The number of persons requiring assistance with self-care, mobility or communication, in the Town is 247 persons. It is likely that this figure will increase in the future as a consequence of an ageing population. The Plan recommends increasing access for people with disabilities to parks, reserves and the Swan River.
- 4 The East Fremantle Foreshore Master Plan recommends:
  - ✓ Improving the amenity of Merv Cowan Park, J Dolan Park and adjacent linear parks along the foreshore
  - ✓ Improving and redesigning John Tonkin and Norm Mackenzie parks
  - ✓ Redeveloping WW Wayman Park

East Fremantle Oval is a significant recreation, sport and open space asset, and has been subject to multiple studies. Key factors identified are:

- 1 There is a strong sense of community in East Fremantle; residents have an appreciation of heritage and local character in their area. Since the 2008 Master Plan was released there has been strong opposition to redevelopment by local residents, particularly in Allen Street. However, survey results also state that community priorities include improvement and maintenance of parks and playgrounds and strong support for the redevelopment of the oval to enhance and broaden recreation usage.
- 2 Resident clubs have been on the site for many years; the bowls and croquet clubs show average membership numbers and operate on volunteers, however there is

evidence supporting the retention of these clubs and the possibility of amalgamation to assist with operations.

- 3 Infrastructure at the East Fremantle Football Club is dated and in disrepair; some structures present a safety concern.
- 4 There are many opportunities for redevelopment of the oval precinct which could include enhanced active and passive recreation uses, mixed use, residential and historic interpretation.

## 2.2 Population and Participation

The 2011 Census found that the Town of East Fremantle had a population of 7,443 and compared with Greater Perth it was older, more affluent, more densely housed, less ethnically diverse, more employed and less disadvantaged.

It is projected that the population will increase by 3,200 residents over the period to 2036, with most new residents living in the area north of Canning Highway.

Most age cohorts will experience a similar growth rate to the overall population increase.

- The largest decrease will be in the 5 – 14 year age group (ie the junior sports group) and the 40 – 64 age group.
- Significant proportional increases will occur in the 65+ age group.
- The largest increase in number of residents is projected to occur in the 25 – 39 age group.

Research reports into participation in physical activity found that:

- 1 Five most popular physical activities (walking, aerobics/fitness, swimming, cycling and running) are usually undertaken in a casual or informal setting. The most popular team sports (soccer (outdoors), netball, basketball and Australian Rules football (ARF)) have substantially lower participation rates
- 2 Almost two thirds of Australians aged 15 years and under participate in physical activities for recreation, exercise or sport, with over one quarter participating in organised activities. The most popular sports for males were: soccer (outdoors), swimming and ARF, with swimming, netball and gymnastics the top sports for females.
- 3 Males/boys showed higher participation rates in organised sport than females/girls. The number of females participating in non-organised activities was almost double that for participation in organised activities.
- 4 Sections of the community have special recreation needs (eg CaLD, older adults, Aboriginal people and people with disabilities). Generally, these demographic groups have lower levels of participation on recreation, sport and physical activity.
  - ✓ The overall participation rate in sport and physical recreation for those with a disability, is at lower levels when compared to those without a disability. Participation rates decline with the increasing severity of disability.
  - ✓ People born overseas in a non-main English-speaking country had lower participation rates in sport and physical activities than people born in Australia or in English speaking countries.
  - ✓ The overall participation rate of the Aboriginal population was less than half, compared with non-Aboriginal population. Participation declines with age, however, there is a much greater difference between the participation levels of Aboriginal and non-Aboriginal peoples in the older age groups.
  - ✓ Aboriginal children who played an organised sport were more likely than those who had not to be in excellent or very good health.



## 2.3 Inventory of Facilities

- 1 Sports facilities available within the Town of East Fremantle cater for ARF, Soccer, Lacrosse, Cricket, Lawn Bowls, Croquet and Tennis. Aquatic clubs within the Council area include two yachting clubs and a rowing club.
- 2 The Town of East Fremantle has a number of small local parks, many with play spaces. The main passive recreation open space spine is along Riverside Road and the foreshore of Swan River.
- 3 Community facilities include an early childhood centre, child health clinic, living and learning centre and a base for Home and Community Care (HACC) programs.
- 4 In 2015/16, Council spent a total of \$564,680 on maintenance of its parks and community buildings. The two most costly open spaces are East Fremantle Oval and Wauhop Park.
- 5 Council generates revenues from a small number of its facilities. Council generates substantial revenues from aquatic recreation and sporting clubs and facilities. Apart from East Fremantle Tennis Club, most sporting clubs paid very little to use Council facilities.

## 2.4 Stakeholder Consultation

Representatives from the majority of sporting clubs and community groups in the Town of East Fremantle consulted during this phase of the project identified that their respective facilities were ageing and currently, or would soon, need refurbishment or redevelopment.

Common elements identified included:

- Playing surfaces (grass) need remediation to ensure they remain suitable for each of the respective sports. This may require particular treatment over and above mowing, fertilising and watering.
- Clubhouses are ageing and need either redevelopment or refurbishment and updating.
- Insufficient on site car parking was identified as an issue by a number of stakeholders. This is leading to concerns with safety with regard to parking on streets away from the respective venues.

East Fremantle Cricket Club and East Fremantle Lacrosse Club have taken a proactive approach to ensure their respective clubs can remain viable into the future. The clubs have recently undertaken major clubhouse renovations (with the support of Council and the State Government) and they are now finalising the establishment of the Preston Point Sport Club. This club will provide ongoing financial benefit to each of the sporting clubs, helping to ensure they can remain sustainable.

Membership numbers from many stakeholder groups (sporting clubs) are in a slow decline or stagnant with the exception of the junior clubs (East Fremantle Junior Cricket Club and East Fremantle Junior Football Club). Clubs with declining membership will need to develop initiatives to generate new membership or look at options to secure ongoing funding to continue to operate in a financially sustainable manner.

There may be options to explore amalgamation and co-location of some facilities and/or clubs (for example bowls, croquet and potentially tennis). This would require further detailed analysis both in terms of the potential to amalgamate the clubs at a redeveloped multi-use site and clubhouse and is likely to be resisted by the clubs who want to retain their individual identities.

## 2.5 Community Surveys

### 2.5.1 Telephone Survey

Key results from a telephone survey of 300 respondents were:

- 1 11% of respondents had a disability that restricted their participation in recreation, sport and physical activity.
- 2 73% of respondents did not participate in any form of organised recreational or sport activity whereas 90% participated regularly in recreation or sport activity on a casual or informal basis. The most popular activities were walking, swimming and cycling.
- 3 Over half the respondents would like to participate in their favourite recreational or sporting activity more often. The main reason for not doing so related to personal time commitment priorities.
- 4 Beach and river foreshore parks were the most visited category of open spaces or recreational facility by 98% of respondents. Local parks/playgrounds were the second most visited open spaces or recreational facility category by 85% of respondents.
- 5 The most important Council recreation and sport services were:
  - ✓ Maintaining river foreshore parks
  - ✓ Maintaining existing local parks
  - ✓ Maintaining linear parks, trails, footpaths and bike paths
  - ✓ Maintaining sports grounds
- 6 Unsolicited comments from respondents indicated:
  - ✓ Generally facilities and open spaces were good
  - ✓ More shade was needed over play areas
  - ✓ Need to upgrade footpaths
  - ✓ Provide more dog friendly spaces
  - ✓ Redevelop East Fremantle Oval into multi-use sporting hub that can be accessed by the public
  - ✓ Advertise what is on offer within the area

### 2.5.2 On-line Survey

Key results from an on-line survey of 263 respondents were:

- 1 93% of respondents had visited a recreation, sporting or community facility in the last 12 months.
  - ✓ 75% had visited a park in East Fremantle, John Tonkin Park being the most frequently visited
  - ✓ 65% had visited a sporting facility in East Fremantle, East Fremantle Oval being the most frequently visited
  - ✓ 45% had visited an aquatic facility in East Fremantle, Fremantle Yacht Club being the most frequently visited
  - ✓ 61% had visited a community building in East Fremantle, Glyde In Community Learning Centre being the most frequently visited
- 2 86% of respondents were involved or participated in a physical activity and 77% were involved or participated in a passive recreation or community activity.
- 3 Respondents indicated:
  - ✓ Satisfaction with maintenance and quality of parks and playgrounds, the provision of recreation, sport and community facilities and maintenance of these buildings.
  - ✓ Dissatisfaction with availability of recreation, sport and community facilities for teenagers and people with disabilities and the condition of East Fremantle Oval.

- 4 Respondents indicated that in formulating Council's budget:
  - ✓ Improving the overall provision of recreation, sporting and community facilities was the most important strategy, followed by improving maintenance of buildings, availability of facilities for teenagers and quality of local parks and playgrounds
  - ✓ Improving access to, and the general condition of East Fremantle Oval were the least important strategies, followed by improving availability of facilities for primary school children
- 5 Respondents were asked how they would spend \$500,000 on recreation, sporting and community facilities. The most common themes related to:
  - ✓ Building either a multi-use facility for hockey, netball and basketball or a dedicated roller hockey rink
  - ✓ Improving East Fremantle Oval and making it more accessible to the public
  - ✓ Affordable or subsidised access to various sports for children and teenagers.
  - ✓ Advertise what is available
- 6 Unsolicited comments from respondents indicated:
  - ✓ Glyde-In Community Learning Centre is a great community asset
  - ✓ Facilities for passive recreation activities for seniors and youth are needed
  - ✓ The desire for a roller hockey facility
  - ✓ Redevelopment of the East Fremantle Oval precinct into a sporting hub

## 2.6 Dialogue cafés

- 1 Two Dialogue Cafés were held to discuss the provision of recreation and community facilities in the Town of East Fremantle. Each session was two hours in duration. Key stakeholders were invited to attend via a personally addressed email and 110 local stakeholders attended.
- 2 Common themes that emerged from the Dialogue Cafés were:
  - ✓ Multipurpose community and recreation facilities, such as redevelopment of East Fremantle Oval and Leeuwin Barracks
  - ✓ Colocation and resource sharing between clubs and associations and neighbouring local governments
  - ✓ Changing demographic of the area and the need to provide facilities and services accordingly
  - ✓ Maintaining community access and use of the foreshore
- 3 It was envisioned that over the next 20 years East Fremantle will continue to experience an ageing population and higher density housing, creating demand for more and relevant facilities. Strategies for moving forward focussed on:
  - ✓ Redevelopment of existing facilities (eg East Fremantle Oval precinct)
  - ✓ Shared Facilities (eg multipurpose facilities)
  - ✓ Public Open Space and Environment (eg access to foreshore and river)
  - ✓ Strategy and Management (eg partnerships between non-government organisations and local governments)
- 4 Priority issues to be addressed included:
  - ✓ East Fremantle Oval
  - ✓ Cycling facilities, cycle ways and footpaths
  - ✓ Other sporting facilities eg skate and BMX parks
  - ✓ Playground equipment and amenities in parks
  - ✓ Foreshore based maritime activities
  - ✓ Other facilities outside of sporting facilities eg community hub and meeting spaces
  - ✓ Dog exercise areas
  - ✓ Other uses for council owned buildings

- 5 The role of local government is to:
- ✓ Involve/consult community in decision making, listen to what community is saying and communicate with them
  - ✓ Seek funding opportunities for the community
  - ✓ Support community groups and associations
  - ✓ Cooperate and coordinate with neighbouring Local Governments, non-government organisations and other government bodies



## 3 STRATEGY

This chapter presents a Recreation and Community Facilities Strategy, including a description of the main drivers of the Strategy, a “big picture” overview including a discussion of gaps and deficiencies in existing provision and major policies.

### 3.1 Major Drivers of the Strategy

A suite of salient factors or drivers underpin both the need to develop and the focus of the East Fremantle Recreation and Community Facilities Strategy.

DRIVER	IMPLICATIONS
East Fremantle has a small and ageing population,	<ul style="list-style-type: none"> <li>Clubs will have to attract members from outside East Fremantle to remain financially viable</li> </ul>
Substantial population growth projected, particularly people aged over 65 years and the 25 – 39 age group.	<ul style="list-style-type: none"> <li>Increasing demand for recreation and community facilities and activities</li> <li>Greater demand for facilities to cater for older age groups</li> <li>Continuing growth in demand for junior sports facilities</li> </ul>
Sale and redevelopment of Leeuwin Barracks	<ul style="list-style-type: none"> <li>Increase in population will increase demand</li> <li>Substantial land will be provided as public open space</li> <li>Leeuwin Barracks is strategically located close to the foreshore and existing Council open spaces</li> </ul>
Ageing infrastructure, particularly sports club buildings	<ul style="list-style-type: none"> <li>Substantial funds will be required to upgrade infrastructure</li> <li>Council does not have the resources to fund capital upgrades without additional funding</li> <li>Cocktail funding (ie a mix of funding sources) will be required to finance redevelopments</li> <li>Innovative funding models may be needed, including co-location and sharing facilities</li> </ul>
Canning and Stirling Highways are major access barriers which divide the Town	<ul style="list-style-type: none"> <li>Facilities, particularly for children and young families may need to be duplicated</li> <li>Safe and regular crossings are required to link both sides of the Highways</li> <li>Linear trails have to cross the Highways to access the river foreshore parks</li> </ul>
Adjacent Local Governments provide recreation and community facilities which cater for East Fremantle residents	<ul style="list-style-type: none"> <li>Facilities in East Fremantle should complement not compete or duplicate facilities in Fremantle and Melville</li> <li>East Fremantle is part of a larger region which has facilities which cater for its residents and vice versa</li> </ul>

DRIVER	IMPLICATIONS
High visitation on foreshore parks	<ul style="list-style-type: none"> <li>▪ Retain natural attraction of the foreshore parks</li> <li>▪ Implement Foreshore Master Plan</li> <li>▪ Create safe walking/cycling linkages from residential areas of East Fremantle to foreshore</li> </ul>
Changing activity preferences	<ul style="list-style-type: none"> <li>▪ Reallocation of resources to informal, casually based recreation activities, such as walking and cycling</li> <li>▪ Decreased importance of organised sporting activities for all age groups, except children and young people</li> <li>▪ Continued privatisation and/or commercialisation of recreation and sport</li> </ul>
East Fremantle Oval	<ul style="list-style-type: none"> <li>▪ Major open space precinct in East Fremantle which is not used to maximum community benefit</li> <li>▪ Needs an agreed master plan to ensure development is consistent across the precinct</li> </ul>
Inconsistent occupancy policies	<ul style="list-style-type: none"> <li>▪ Inequitable leases</li> <li>▪ Lack of clarity regarding responsibilities of Council and lessees</li> <li>▪ Public assets are not available for general community access</li> </ul>

## 3.2 Big Picture Perspective

### 3.2.1 Major Recreation Precincts

Recreation and community facilities in East Fremantle can be grouped into a few nodes or precincts. Major nodes which service the whole of East Fremantle and are likely to have a much wider catchment include:

- 1 Swan River Foreshore and parks, including yacht and scout buildings
- 2 Sporting facilities north of Preston Point Road including Wauhop Park, Henry Jeffery Oval, Preston Point Reserve and East Fremantle Tennis Club
- 3 Leeuwin Barracks, which is currently inaccessible, but will be most likely redeveloped to include residential properties and public open space.
- 4 The East Fremantle Oval precinct, which includes sporting facilities, housing, Council depot, community buildings and a local park.

Three of these nodes are located north of Canning Highway. East Fremantle Oval is a major open space area located south of Canning Highway. Very close to the southern boundary of the Town of East Fremantle is Fremantle Oval, Fremantle Park, public and private golf courses, Booyeembarra Park and Frank Gibson Park. Given the proximity of these facilities to East Fremantle they are likely to be used by East Fremantle residents.

Major recreation facilities in both the City of Fremantle and City of Melville are reasonably accessible to East Fremantle residents including swimming pools and leisure centres. Ideally walking and cycling linkages will connect East Fremantle to facilities to the west, east and south.

### 3.2.2 Residential Zones

The town is also bisected by two major highways that effectively create three zones – north of the Canning Highway, south and east of the Canning and Stirling Highways and west of the Stirling Highway. The four recreation and community nodes identified above are accessible to the broader East Fremantle community and residents in neighbouring local government areas.

Local community open spaces and parks are needed to cater for residents in the immediate catchments. Major open space precincts in addition to having a regional catchment also cater for local community use.

### 3.2.3 Major Gaps in Provision

Given the size, population and location of the Town of East Fremantle, it is not surprising that not all recreation and sport activities and facilities are available within the town boundary.

During the extensive consultation program conducted during the preparation of this Strategy, no major gaps or deficiencies in major facilities were identified as being wanted or required by recreation and sporting groups. Clearly, a number of sporting facilities are not located in East Fremantle. However, as the summary below shows, facilities are available or being planned in adjacent suburbs:

- Synthetic turf hockey is being planned by Fremantle Hockey Club at Lakelands Reserve, South Lake
- Swimming Pool is at Fremantle Leisure Centre, Fremantle
- Netball courts and a regional netball association competition is based at Frank Gibson Park, Fremantle. The WA Netball Facilities Plan recommends upgrading facilities at Frank Gibson Park, Fremantle
- Sports Halls are located at South Lakes Leisure Centre and Melville Recreation Centre

Consequently, there appears to be no need or demand to replicate these types of facilities in East Fremantle.

## 3.3 Recreation and Community Principles

Based on the preceding discussion a series of principles are recommended to guide future development of recreation and community facilities in East Fremantle.

- 1 Priority will be given to infrastructure which meets the needs of the broader East Fremantle community and has higher levels of use and community access. Lower priority will be given to infrastructure which has lower levels of use and limited community access.
- 2 Priority will be given to developing recreation and community hubs which cater for multiple activities and user groups.
- 3 Priority will be given to infrastructure projects which are supported by a master plan, feasibility study and/or business plan.
- 4 Priority will be given to the development of flexible, multipurpose, multiuse infrastructure over single purpose infrastructure. The exception to this rule is for infrastructure which is specifically designed to cater for an activity, such as synthetic athletics track, bowling green and velodrome. It is expected that these facilities will be for the exclusive use of one group or organisation.

- 5 Priority will be given to infrastructure which demonstrates financial, environmental and social sustainability.
- 6 Priority in the allocation of Council funding, and Council support to external funding bodies, will be given to multiuse and multifunctional infrastructure. Infrastructure which is for the exclusive use of a single group, and which excludes the general public will be given a low or no priority in Council funding allocations.
- 7 Priority will be given to funding infrastructure maintenance which allows general community access:
  - ✓ Infrastructure which allow community access will be maintained at the joint cost of the users and the Council, and reflect the extent of use by the user group and the general community. Thus, Council will contribute to the cost of maintaining playing fields which are not fenced with lockable gates, and available for community use at times not used by the lessee.
  - ✓ Infrastructure which is for the exclusive use of a user group lessee will be fully maintained at the cost of the user group. This will primarily apply to buildings, specialist sporting facilities (eg bowling greens) and fenced areas.
- 8 Priority will be given to upgrading infrastructure to ensure it is fit for purpose, rather than developing new facilities, except when infrastructure has reached the end of its useful life.

### 3.4 Strategic Issues

The Tender Brief identified specific issues to be addressed in the Recreation and Community Facilities Plan.

Recommend which clubs/sports that are best suited for relocating and co-locating facilities/programs versus retaining current sites as well as colocation and cross generational interaction and recommend where in the Town they would be best located.

It is recommended that Council:

- i Support East Fremantle FC to relocate its home games to Fremantle Oval
- ii Support the development of a sport and community hub at East Fremantle Oval precinct
- iii Support the development of a multipurpose sports club incorporating bowls, croquet and possibly other field sports clubs such as soccer and AFR at East Fremantle Oval precinct
- iv Support the re-development of the multipurpose sports club for junior AFR and cricket at Herb Jeffrey Oval
- v Support the development of a community hub at East Fremantle Oval precinct including the relocation of Glyde In, and possible integration with a Men's Shed and a Bridge Club

Develop policies for Council consideration that will ensure there is a consistent and equitable approach to the provision of contributions and/or support to clubs, groups and other commercial operators.

It is recommended that Council adopt and implement the recreation and community principles to guide future development of recreation and community facilities.

Recommend opportunities for the development of facilities, replacement of facilities and/or colocation of facilities at the MRS Parks and Recreation Reserve containing the East Fremantle Oval.



It is recommended that Council prepare and implement a master plan for East Fremantle Oval precinct:

- i East Fremantle Oval precinct developed to service the whole East Fremantle community
- ii Provide active sporting, passive recreation and community spaces
- iii Minimise the number of buildings
- iv Establish a community centre hub
- v Create multipurpose playing fields
- vi Relocate Council depot
- vii Remove housing
- viii Reduce the number of buildings
- ix Remove external fencing

[Provide a plan for the development of movement networks which promote cycling and pedestrian access throughout the Town.](#)

It is recommended that Council prepare a Cycling and Walking Trail Plan including:

- i Three existing walks – River Walk, Heritage Trail and Niergarup Track
- ii Longer trails linking with trails originating in the City of Fremantle and City of Melville
- iii A linear trail along the foreshore linking the Port of Fremantle with Point Walter
- iv On and off road trails linking residential areas with recreation and sport facilities, schools, shops and other community facilities
- v Shorter, local trails through major recreation and sport hubs
- vi Trails through the Leeuwin Barracks site linking to the foreshore and other open space areas
- vii On road bike paths in "safe" residential streets
- viii Safe crossing points across Canning Highway and Stirling Highway

[Recommend opportunities for the sustainable management of passive open space in order to respond to climate change ie water resource constraints and capacity etc.](#)

It is recommended that Council require that all development projects (buildings and open space) demonstrate environmental sustainability, and have a strategy to minimise the environmental footprint.



# 4 IMPLEMENTATION

## 4.1 Action Plan

This chapter outlines an action and implementation plan for the East Fremantle Recreation and Community Facilities Plan.

FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
East Fremantle Oval Precinct	<ul style="list-style-type: none"> <li>Major recreation and sporting precinct in East Fremantle</li> <li>Poorly planned</li> <li>Ineffective uses of major open space</li> <li>Under used open space</li> <li>Potential relocation of East Fremantle Football Club home games to Fremantle Oval</li> <li>A long term perspective is required</li> </ul>	<ul style="list-style-type: none"> <li>Council has to demonstrate leadership</li> <li>East Fremantle Oval precinct to be developed to service the whole East Fremantle community</li> <li>Provide active sporting, passive recreation and community spaces</li> <li>Minimise the number of buildings</li> <li>Establish a community centre hub</li> <li>Create multipurpose playing fields</li> <li>Relocate Council depot</li> <li>Remove housing</li> <li>Reduce the number of buildings</li> <li>Remove external fencing</li> </ul>	<ul style="list-style-type: none"> <li>Prepare a master plan</li> <li>Implement the master plan</li> </ul>	<ul style="list-style-type: none"> <li>2017/18</li> <li>2018+</li> </ul>	<ul style="list-style-type: none"> <li>\$50,000</li> <li>\$5M+</li> </ul>

FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
<p><b>Foreshore</b></p>	<ul style="list-style-type: none"> <li>▪ Major passive open space area in East Fremantle</li> <li>▪ Extensively used by organised recreation and sporting groups, residents and visitors</li> <li>▪ Master plan prepared by Council</li> </ul>	<p>Recommendations which improve recreation provision in East Fremantle and are aligned with this Strategy include:</p> <ul style="list-style-type: none"> <li>▪ Establish a regional trail from the Port to Point Walter.</li> <li>▪ Improve the amenity of J Dolan Park</li> <li>▪ Redesign Merv Cowan Park to improve recreation and general amenity</li> <li>▪ Redesign the linear park north of Red Herring to provide greater recreation and amenity value</li> <li>▪ Major redesign and development of John Tonkin Park to improve the functionality and amenity of the park</li> <li>▪ Redevelop Norm McKenzie Park</li> <li>▪ Redevelop W W Wayman Park</li> <li>▪ Improve pedestrian access along the foreshore at river level through the development of a natural access way along the foreshore</li> <li>▪ Revenue from the boat ramp can be used to maintain and upgrade the foreshore area</li> </ul>	<p>Implement the Foreshore Master Plan</p> <p>Investigate the viability of introducing a boat ramp fee</p>	<p>Refer to Master Plan for timeframe</p> <p>2018/19</p>	<p>Refer to Master Plan for budget</p> <p>\$10,000</p>

FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
Parks and Playgrounds	<ul style="list-style-type: none"> <li>▪ Local parks and playgrounds serve local residential areas</li> <li>▪ Regional parks and playgrounds serve a larger catchment</li> <li>▪ Existing playgrounds do not exist within a hierarchical framework</li> <li>▪ Sporting reserves north of Preston Point Road comprise a significant open space precinct</li> </ul>	<ul style="list-style-type: none"> <li>▪ Master plan to include sporting facilities and passive recreation facilities (play spaces, trails and community meeting spaces) and amenities such as car parks</li> <li>▪ Master plan to integrate the total area and create linkages which allow for multipurpose use and long term flexibility</li> <li>▪ Link to open space and residential areas in the Leeuwin Barracks area</li> <li>▪ Designate East Fremantle Oval precinct, reserves north of Preston Point Road, Richmond Primary School (subject to a community use agreement) and Glasson Park as sites for major multi age play spaces</li> <li>▪ The design and layout of each play space will vary depending upon the site and other features of the site</li> <li>▪ Major multi age play spaces to incorporate water drink fountains, shade, seating and toilets in close proximity</li> <li>▪ Walking and cycling trails (on and off road) to link all play spaces with surrounding residential areas</li> </ul>	<p>Prepare a master plan for the sporting reserves north of Preston Point Road (Wauhop Park, Henry Jeffery Oval, Chapman Oval and Preston Point Reserve)</p> <p>Establish significant multi age play spaces in major open space precincts</p> <p>Multi age play spaces to be complemented by pre and primary school age play spaces at local open spaces area.</p> <p>Investigate expanding Glasson Park by removing and relocating Glyde In Community Learning Centre</p>	2018/19	\$50,000
				2018 – 2020	\$150,000 per play space
				2018+	\$50,000 pa
				2020+	\$300,000

FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
Trails	<ul style="list-style-type: none"> <li>▪ Walking and cycling are two of the most popular recreation activities for all age groups</li> <li>▪ Walking, and cycling to a lesser extent, are popular activities for older adults</li> <li>▪ A network of longer trails can be established by linking with trails originating in the City of Fremantle and City of Melville</li> <li>▪ The East Fremantle Foreshore Master Plan recommends a linear trail along the foreshore linking the Port of Fremantle with Point Walter</li> <li>▪ On and off road trails can be designed to link residential areas with recreation and sport facilities, schools, shops and other community facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Off road trails to be designed for walking and cycling (and skateboarding, scooter riding etc)</li> <li>▪ A network of bike paths to include on road routes in "safe" residential streets</li> <li>▪ Identify key, safe crossing points for Canning Highway and Stirling Highway</li> <li>▪ Three existing walks – River Walk, Heritage Trail and Niergarup Track – will form the basis for a network of linked trails</li> </ul>	<p>Prepare a Cycling and Walking Trail Plan including a network of on and off road routes</p> <p>Liaise with the City of Fremantle and City of Melville to ensure trails within East Fremantle link up</p> <p>Optimise the opportunity to establish smaller local trails through major recreation and sport hubs</p> <p>Master planning the Leeuwin Barracks site to include a network of trails linking to the foreshore and other open space areas</p>	2017/18	\$60,000
				2016+	Staff time only
				2016+	Included in implementation costs of master plans
				2016+	Staff time only

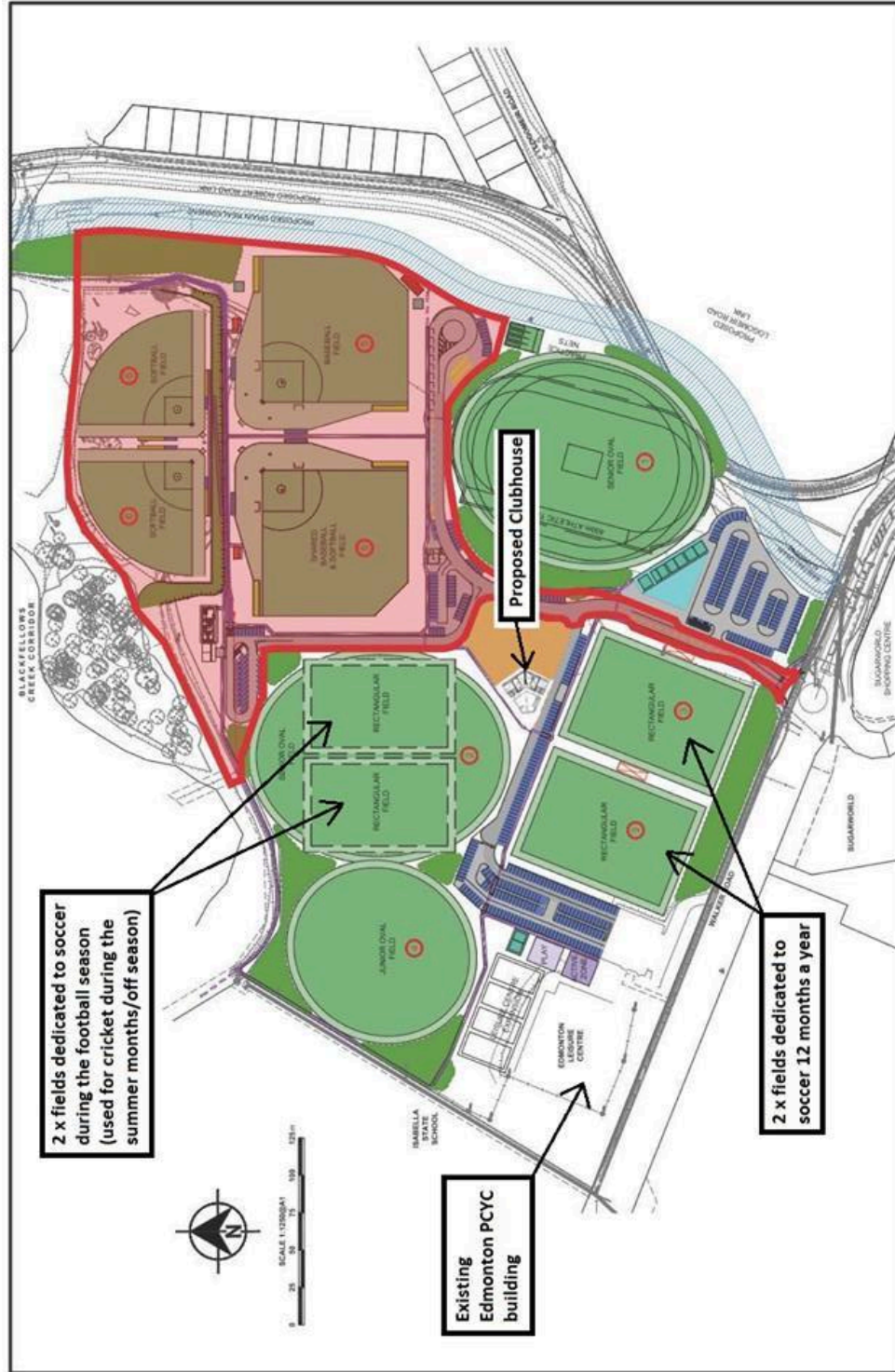
FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
<b>Community Centres</b>	<ul style="list-style-type: none"> <li>▪ A number of small community buildings are located throughout East Fremantle</li> <li>▪ The community lacks a multipurpose community centre suitable for a range of community, social, art and craft and passive recreation activities</li> <li>▪ Many community facilities are located on small open space parks</li> </ul>	<ul style="list-style-type: none"> <li>▪ East Fremantle Oval precinct is well located to service East Fremantle and adjacent suburbs in Fremantle and Melville</li> <li>▪ Consolidating community buildings will enable some local parks to be expanded such as Glasson Park</li> <li>▪ A new facility may be designed to accommodate new groups and activities such as a Men's Shed and a Bridge Club</li> </ul>	<p>Consolidate as many community facilities into a single community hub</p> <p>Prepare a feasibility study and business plan for a community hub</p>	<p>2018+</p> <p>2019/20</p>	<p>Staff time only</p> <p>\$60,000</p>
<b>Leeuwin Barracks</b>	<ul style="list-style-type: none"> <li>▪ A large and strategic parcel of land will be redeveloped most likely as housing</li> <li>▪ It will include public open space and possibly community facilities</li> <li>▪ Public and community infrastructure must be developed to complement the surrounding landscape and amenities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Master planning must be done within the context of the foreshore, Swan River and adjacent open space</li> <li>▪ Linear trails may be developed linking the eastern boundary of East Fremantle (Petra Street and East Fremantle Yacht Club to John Tonkin Park and the Swan River, both along the foreshore and through the sporting reserves and Leeuwin Barracks</li> </ul>	<p>Ensure that adequate and usable open space is acquired as public open space</p> <p>Establish physical and visual linkages with adjacent open space</p>	<p>2016+</p> <p>2016+</p>	<p>Staff time only</p> <p>Staff time only</p>

FACILITY	RATIONALE	COMMENTS	ACTION	TIMEFRAME	BUDGET
<b>Recreation and Community Buildings</b>	<ul style="list-style-type: none"> <li>▪ Many buildings are in poor condition</li> <li>▪ Inconsistent leasing and maintenance arrangements</li> <li>▪ Mix of upgrading and new buildings required</li> </ul>	<ul style="list-style-type: none"> <li>▪ Review the structural integrity of all buildings</li> <li>▪ Negotiate consistent occupancy, usage and maintenance arrangements with all user groups</li> <li>▪ Focus Council resources on multipurpose, multiuse and accessible buildings</li> </ul>	Adopt a consistent approach to the leasing and maintenance of buildings, based on the Recreation and Community Principles	2016+	Staff time only

**4.2 Hub Concepts – EXAMPLES ONLY**

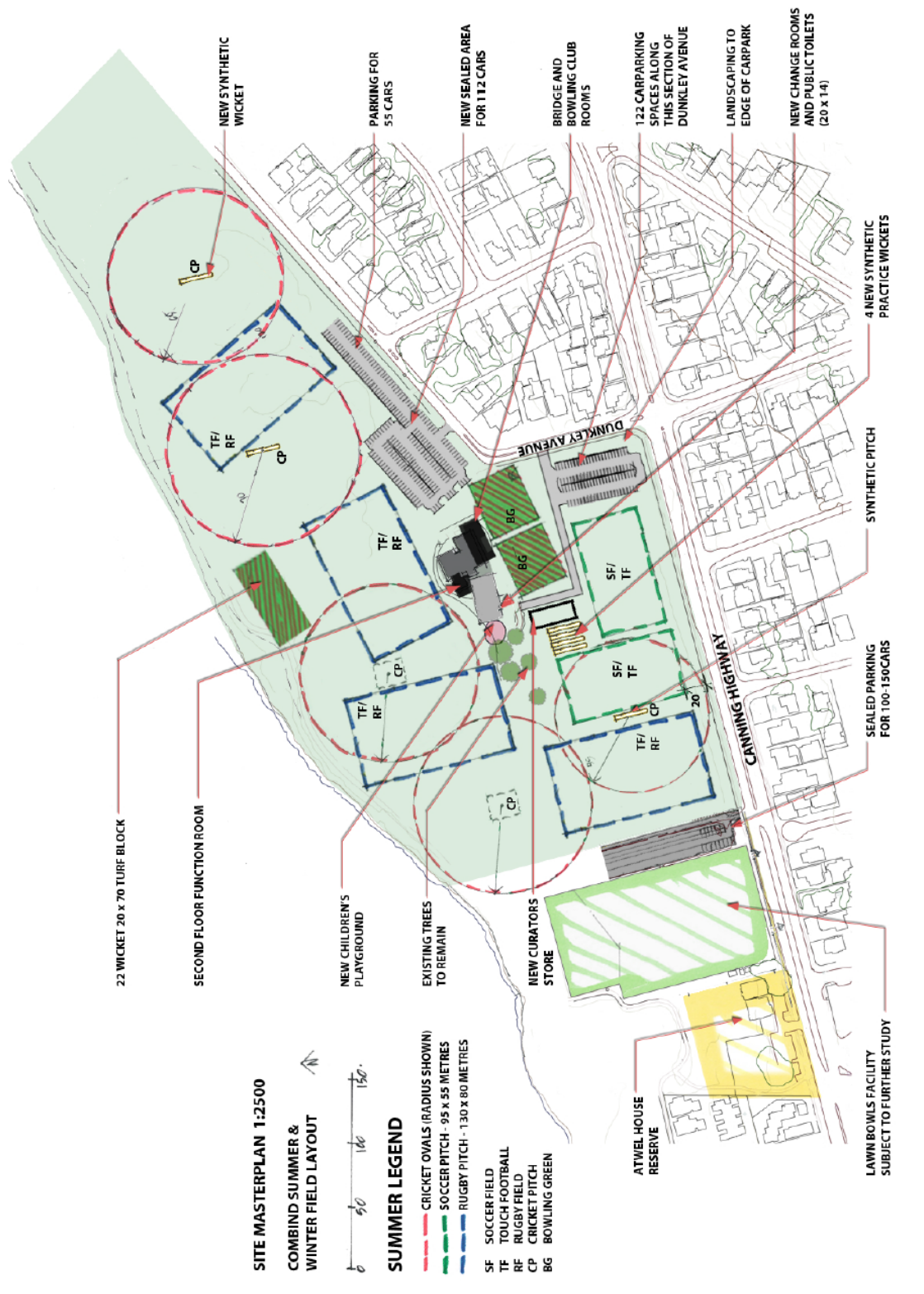
To gain an understanding of sporting and community hubs, indicative examples are provided. The first four are multipurpose outdoor sports facilities and the fifth is an example of a sport and community building hosting sports clubs and a music centre.

**Concept 1: Multipurpose Sports Hub – Edmonton, Queensland – EXAMPLE ONLY**

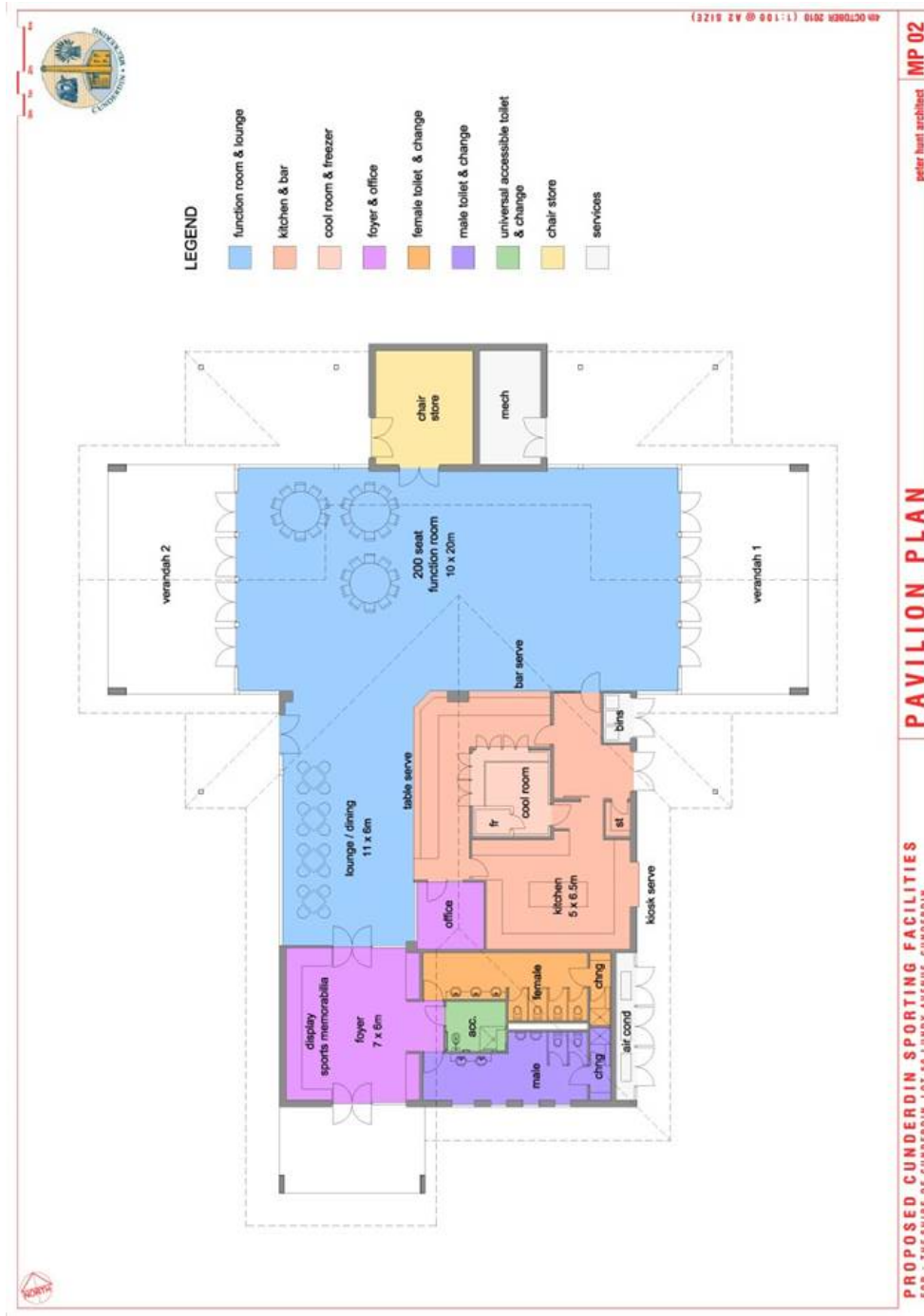




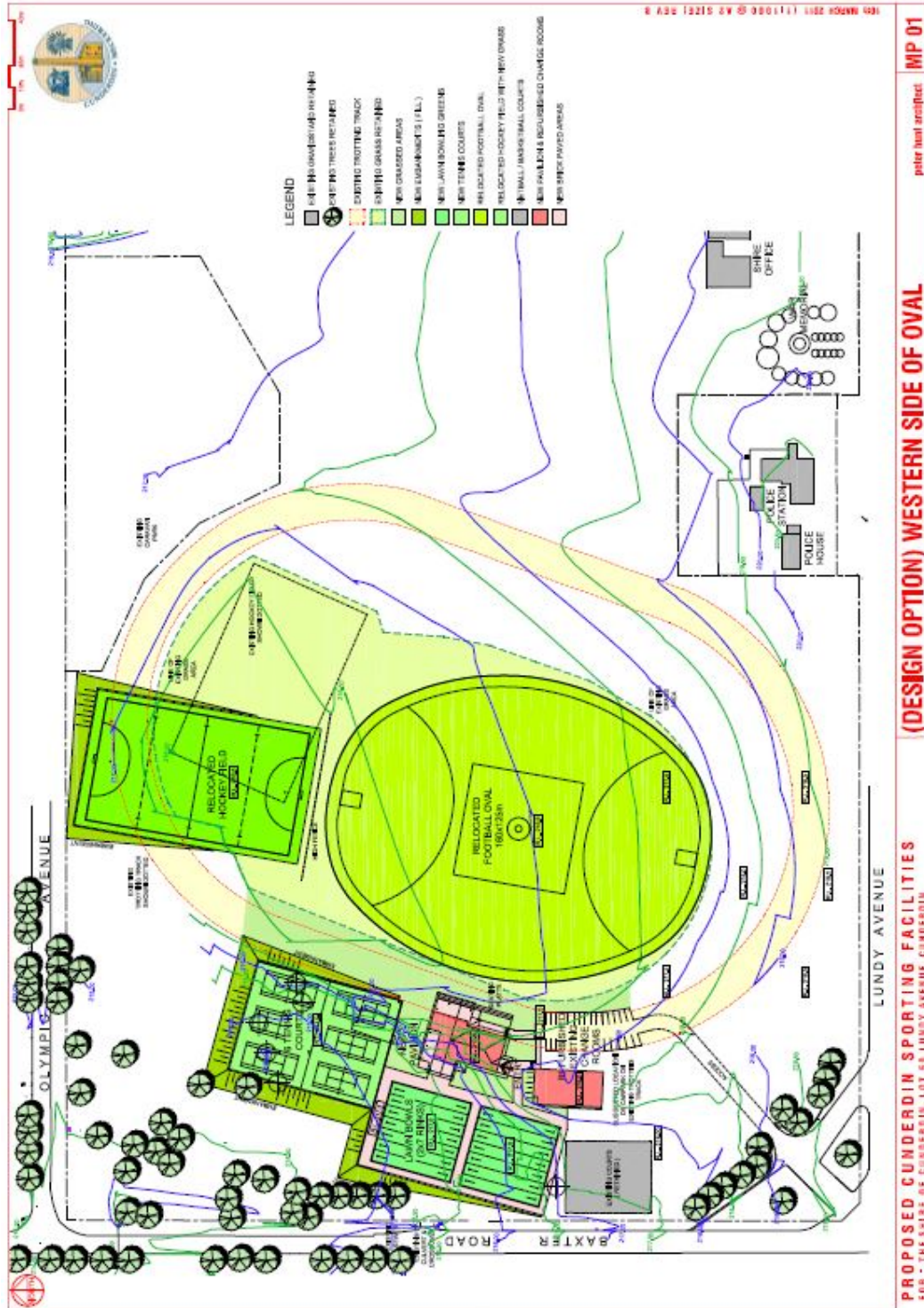
Concept 2: Multipurpose Sports Hub – Melville, Western Australia - EXAMPLE ONLY



Concept 3: Multipurpose Sports Hub – Pavilion - Cunderdin, Western Australia - **EXAMPLE ONLY**

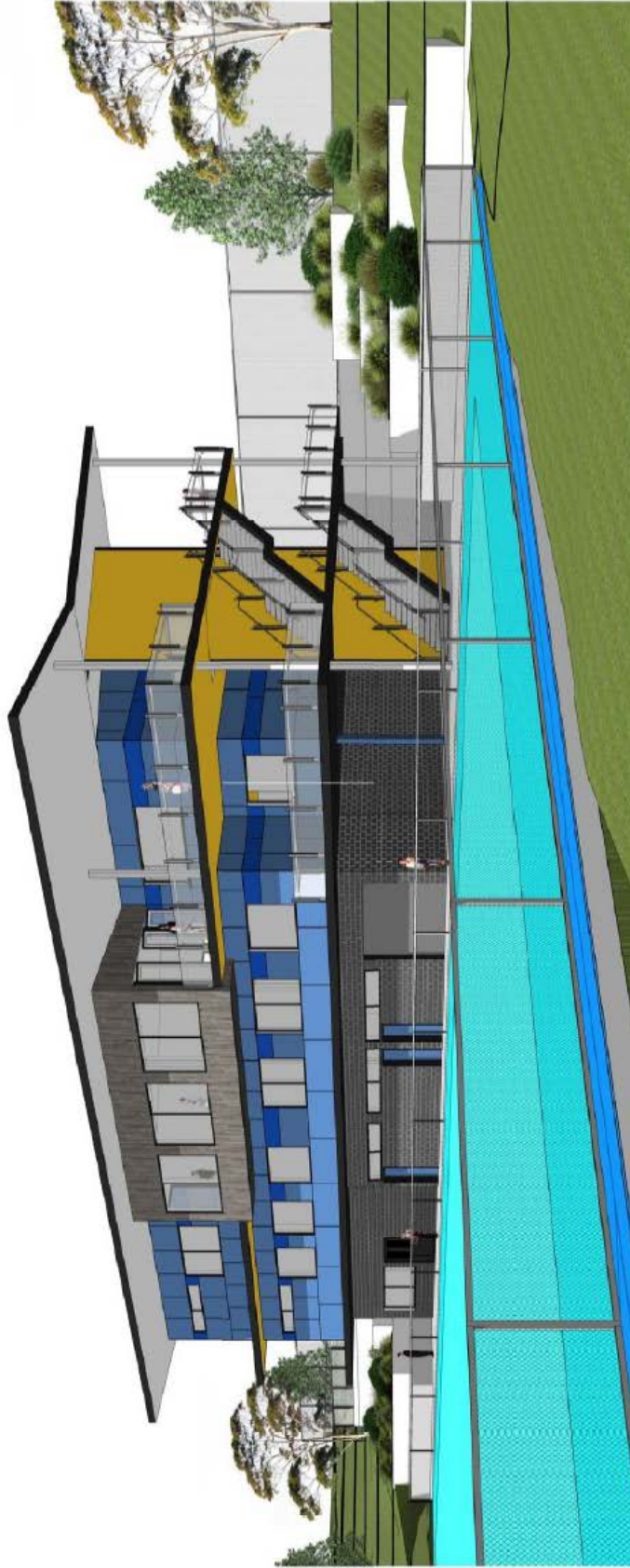


Concept 4: Multipurpose Sports Hub – Cunderdin, Western Australia - **EXAMPLE ONLY**





Concept 5: Sport and Community Hub Building – Hosting Clubs and Music Centre – Seacliffe, Holdfast Bay Council South Australia - **EXAMPLE ONLY**



TOWN OF  
EAST FREMANTLE



# Recreation and Community Facilities Plan

## Background Report - September 2016 (2 of 3)



**Adelaide**

2a Mellor St  
West Beach SA 5024  
Phone: +61 (08) 8235 0925  
Fax: +61 (08) 8353 1067  
Email: sa@sglgroup.net

**Brisbane**

PO Box 713  
Mount Gravatt  
Queensland 4122  
Mobile: +61 (0) 416 235 235  
Email: queensland@sglgroup.net

**Sydney**

1/273 Alfred St Nth  
North Sydney NSW 2060  
Mobile: +61 (04) 17 536 198  
Email: mking@sglgroup.net

**Melbourne**

Level 6, Unit 2  
60 Albert Road  
South Melbourne VIC 3205  
Phone: +61 (03) 9698 7300  
Fax: +61 (03) 9698 7301  
Email: victoria@sglgroup.net

**Perth**

PO Box 393  
Bullsbrook WA 6084  
Phone: +61 (0) 408 251 880  
Fax: +61 (08) 9571 3148  
Email: wa@sglgroup.net

SGL also has offices in  
• Auckland • Christchurch • Wellington •

# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>1</b>
1.1	Background .....	1
1.2	Aim.....	2
1.3	Methodology .....	2
<b>2</b>	<b>DOCUMENT REVIEW.....</b>	<b>4</b>
<b>2.1</b>	<b>Corporate and Strategic Plans and Reports .....</b>	<b>4</b>
2.1.1	Strategic Community Plan 2015 – 2025 .....	4
2.1.2	Corporate Business Plan 2015-2019 .....	5
2.1.3	Disability Access and Inclusion Plan 2012 – 2016 .....	5
2.1.4	Community Perceptions (2014).....	6
2.1.5	East Fremantle Foreshore Master Plan (2015).....	7
2.1.6	East Fremantle Oval Precinct Master Plan (2008) .....	7
<b>2.2</b>	<b>Current User Assessments - East Fremantle Oval .....</b>	<b>8</b>
2.2.1	East Fremantle Bowls Club - Needs Assessment .....	8
2.2.2	East Fremantle Croquet Club – Needs Assessment .....	9
2.2.3	East Fremantle Football Club – Facility Requirements.....	9
2.2.4	East Fremantle Oval Stakeholder Communication and Consultation (2013) .....	10
<b>2.3</b>	<b>East Fremantle Oval Site Analysis.....</b>	<b>10</b>
2.3.1	East Fremantle Oval Aboriginal Assessment Report (2012) .....	10
2.3.2	East Fremantle Oval Heritage Assessment (2012) .....	11
2.3.3	East Fremantle Oval Preliminary Tree Survey (2012).....	11
2.3.4	East Fremantle Oval Aesthetics, Landform and Views Assessment (2012).....	12
2.3.5	East Fremantle Oval Precinct Site Analysis (2013) .....	12
2.3.6	East Fremantle Oval Opportunities and Constraints Reports (2013).....	13
2.3.7	East Fremantle Oval Environmental, Heritage and Landscape Reports (2013).....	14
2.3.8	East Fremantle Oval Dilapidation Survey (2013).....	15
2.3.9	East Fremantle Oval Structural Condition Survey (2013).....	15
<b>2.4</b>	<b>Other documents .....</b>	<b>16</b>
2.4.1	State of the Sector Report – Urban Parkland Provision, January 2013 (Parks Base) 16	
<b>2.5</b>	<b>Summary .....</b>	<b>18</b>
<b>3</b>	<b>POPULATION AND PARTICIPATION.....</b>	<b>19</b>
<b>3.1</b>	<b>2011 Census Data.....</b>	<b>19</b>
<b>3.2</b>	<b>Population Projections .....</b>	<b>20</b>
<b>3.3</b>	<b>Participation Data .....</b>	<b>20</b>
3.3.1	ABS Participation Data .....	20
3.3.2	Children's Participation in Cultural And Leisure Activities .....	21
3.3.3	Women's Participation in Sport and Physical Activities .....	22
3.3.4	Sport and Physical Recreation Participation Among Persons with a Disability .....	22
3.3.5	Migrants and Participation in Sport And Physical Activity .....	23
3.3.6	Aboriginal and Torres Strait Islander Peoples - Aspects Of Sport And Recreation..	23
<b>3.4</b>	<b>Summary .....</b>	<b>24</b>
<b>4</b>	<b>INVENTORY OF FACILITIES.....</b>	<b>26</b>
<b>4.1</b>	<b>Sporting Facilities.....</b>	<b>26</b>

4.2	Open Space Reserves .....	27
4.3	Community Facilities.....	29
4.4	Council Budget.....	29
4.4.1	Operating Expenses .....	29
4.4.2	Capital Works Budget .....	30
4.5	Summary .....	30
5	STAKEHOLDER CONSULTATION .....	31
5.1	Introduction .....	31
5.2	Town of East Fremantle Staff.....	31
5.3	Sporting Clubs.....	32
5.3.1	East Fremantle Football Club .....	32
5.3.2	East Fremantle Cricket Club .....	33
5.3.3	East Fremantle Lacrosse Club .....	34
5.3.4	East Fremantle Junior Cricket Club .....	35
5.3.5	East Fremantle Junior Football Club.....	35
5.3.6	East Fremantle Lawn Tennis Club .....	36
5.3.7	East Fremantle Bowling Club .....	36
5.3.8	East Fremantle Croquet Club .....	37
5.4	Aquatic Clubs .....	37
5.4.1	East Fremantle Rowing Club.....	37
5.4.2	East Fremantle Yacht Club .....	38
5.4.3	Leeuwin and Fremantle Sea Scout Groups .....	39
5.4.4	TS Perth – Naval Reserve Cadets .....	40
5.5	Community Groups.....	40
5.5.1	Glyde-In Learning Centre.....	40
5.5.2	East Fremantle Family Playgroup.....	41
5.5.3	East Fremantle Kindergarten .....	41
5.5.4	Richmond Primary School .....	42
5.6	Adjacent Councils .....	42
5.6.1	Fremantle City Council .....	42
5.6.2	City of Melville .....	42
5.7	State Sporting Associations .....	43
5.7.1	Bowls Western Australia .....	43
5.7.2	Tennis West .....	44
5.7.3	Football West .....	44
5.7.1	Rowing WA.....	44
5.8	Non Reponses.....	44
5.9	Summary .....	44
6	COMMUNITY SURVEYS.....	46
6.1	Telephone Survey .....	46
6.1.1	Organised Recreation or Sporting Activities .....	47
6.1.2	Informal Recreation or Sporting Activities.....	47
6.1.3	Visiting Open Spaces or Recreation Facilities .....	48
6.1.4	Visiting Parks and Reserves .....	48
6.1.5	Important Services .....	48
6.1.6	General Comments.....	49
6.2	On line Survey .....	50
6.2.1	Recreation, Sporting or Community Facility .....	50
6.2.2	Physical activity involvement .....	53
6.2.3	Passive recreation involvement .....	53
6.2.4	Satisfaction.....	54



6.2.5	Council Budget .....	54
6.2.6	Resource allocation .....	55
6.2.7	General Comments.....	55
<b>6.3</b>	<b>Summary .....</b>	<b>56</b>
<b>7</b>	<b>DIALOGUE CAFÉS .....</b>	<b>58</b>
<b>7.1</b>	<b>Methodology .....</b>	<b>58</b>
<b>7.2</b>	<b>Outcomes.....</b>	<b>58</b>
7.2.1	Group Activity One: Your Future Community .....	58
7.2.2	Group Activity Two: Future Opportunities and Priorities.....	59
7.2.3	Group Activity Three: Playing a Role .....	60
7.2.4	Individual Feedback .....	61
<b>7.3</b>	<b>Summary .....</b>	<b>62</b>

**APPENDIX A: DIALOGUE CAFÉ**



# 1 INTRODUCTION

This chapter introduces the report and includes the background to the study, study objectives and methodology

## 1.1 Background

The Town of East Fremantle was created in 1897, when it separated from the Fremantle Municipal Council. It occupies an area of 3.2 square kilometres with a population of almost 7,500 residents. Bordering the Swan River, the Town has a strong cultural heritage and supports a large range of sporting clubs and community organisations.

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

- Plympton precinct today consists of charming worker's cottages which were established largely between 1890 and 1910.
- Riverside was established by the merchant elite of Fremantle and is perched high on the cliffs overlooking the river. Gracious homes of the goldrush era are dotted along the escarpment.
- Further north, the Preston Point area was developed in the 1950's with houses typical of this time again enjoying the expansive views of the river.
- The Woodside and Richmond precincts contain many homes dating from 1900 - 1940. Described as 'sweetness and light' this area is characterised by its fine brick and tile bungalows on generous (quarter acre block or similar) sites with mature garden settings.

The Town of East Fremantle has strongly resisted the push for infill development and encouraged the retention of the many heritage homes, gardens and streetscapes in the area. Whilst the pressure from the State Planning Authorities to increase densities may ultimately prevail, in East Fremantle the community and families currently enjoy the standard of amenity of their forebears, with space for children to play and a sense of history and community unparalleled elsewhere.

Since 2004, the East Fremantle community has experienced steady population growth. Currently, the Town is experiencing a gradual increase in population with the Department of Planning estimating it will grow to up to 9,000 people by 2026. However this growth is likely to be substantially exceeded should redevelopment of the Leeuwin Barracks and Woodside Hospital sites occur.

The Town requires a comprehensive Recreation and Community Facilities Plan to provide a strategic framework for addressing the current and future recreation and community facilities' needs. A holistic approach is required to assess needs, define options and estimate cost of actions for implementation.

The Recreation and Community Facilities Plan will provide a strategic framework for addressing the current and the future recreation and community facilities needs for residents and of the Town of East Fremantle.

## 1.2 Aim

The project aims to establish a strategic plan to guide future investment and management of recreation and community assets. The plan will need to consider and recommend the most affordable, achievable and realistic options that are a balance between community needs, expectations, capital funding availability and sustainability requirements. It will:

- 1 Identify existing recreation (passive and active) and community facilities and their existing uses and functionality.
- 2 Assess future recreation, community and environmental needs to accommodate the projected future population and demographic changes in the Town.
- 3 Identify options to address current and future needs and recommend preferred options by the application of a cost benefit analysis.

### Scope of the Work

To prepare a comprehensive Recreation Plan for the next 20 years that will contribute to the Town's long term strategic planning in an integrated and sustainable manner.

- a Various components of this project should include the following:
  - ✓ Inventory of existing recreation spaces and community assets and their current use;
  - ✓ Community needs assessment;
  - ✓ Adequacy of current facility provisions;
  - ✓ Demand and Gap Analysis;
  - ✓ Service Catchment Identification (regional context);
  - ✓ Scenario Planning Outcomes (in respect to projected population growth and demographic change and climate change response );
  - ✓ Infrastructure Benchmarks and Standards;
  - ✓ Priorities and Timelines;
  - ✓ Financial Planning Implications (Capital Expenditure Plan);
  - ✓ Funding models / sources;
- b The Recreation Plan should be considerate of key principles of sustainability, long term viability, rationalisation, co-location and multi functionality.

## 1.3 Methodology

This project was completed in five phases involving the a series of tasks in each phase:

### PHASE 1: PROJECT CLARIFICATION

Project Clarification Meeting  
Community Engagement Program  
Review Documents

### PHASE 2: ASSESSMENT OF RECREATION AND COMMUNITY FACILITIES

Recreation and Community Facility Inventory  
Analysis of Inventory

### PHASE 3: DEMAND ASSESSMENT

Demographic Analysis  
Participation Trends  
Best Practice Trends  
Officer Interviews  
Key Stakeholder Interviews  
Organisation Surveys  
Telephone Survey  
On-line Survey

Progress Report

**PHASE 4: DEVELOPMENT OF STRATEGIES AND ACTIONS**

Dialogue Cafés

Analysis of Ideas and Actions

Summary of Ideas and Actions

Presentation

Follow-up Discussions

**PHASE 5: RECREATION AND COMMUNITY FACILITIES PLAN**

Preliminary Draft Plan

Briefing

Stakeholder Consultation

Final Report

Presentation to Council



## 2 DOCUMENT REVIEW

This chapter reviews and summarises relevant reports, plans and strategies prepared for or by the Town of East Fremantle which have relevance to the Recreation and Community Facilities Plan.

### 2.1 Corporate and Strategic Plans and Reports

#### 2.1.1 Strategic Community Plan 2015 – 2025

Council's first Strategic Community Plan was prepared in 2013. This updated Strategic Community Plan is the result of a "mini strategic review".

##### Vision

***Our Town has a distinct identity. We are recognised for the integration of our heritage, lifestyle, environment, and community values.***

The vision will be achieved through four key focus areas:

- Our community is strong, safe and close-knit: we support and foster a sense of identity and belonging
- The needs of our community are met through the provision of high quality infrastructure and waste services
- Our town is developing in harmony with our unique character within the fabric of the region's built and natural environment
- The community is served by a leading and listening local government

##### Key points of the plan

Six priorities are:

- Footpaths and cycleways: This area will be addressed in two ways. Priorities relating to recreational walkways and cycleways, and access to community facilities, will be included in the Recreation and Community Facilities Plan.
- Streetscapes: This area will also be addressed in two ways. First, Council will investigate an urban forestry approach (in conjunction with climate change adaptation). Second, service levels for streetscapes (such as verge maintenance) will be included in the major strategic review.
- Sport and recreation facilities and activities: This will be the subject of a Recreation and Community Facilities Plan, to be developed in 2015/16 and implemented in the following years. It will include oval redevelopment, club facilities, recreational walkways and cycleways, parks and playgrounds, connectivity and access etc.
- Parks and playgrounds: See sport and recreation facilities and activities above
- Swan River foreshore: The draft Swan River Foreshore Master Plan will be finalised in 2015/16. Aspects of this will inform the Recreation and Community Facilities Plan.
- Preservation and promotion of local heritage: Heritage precinct development, including the Royal George Hotel.

### Key Challenges for our Community

Two key challenges directly related to this Recreation and Community Facilities Plan are:

- Recreation And Community Facilities - The current state of recreation and community facilities is not up to the standard now expected in a modern, liveable area. The Oval precinct is ripe for revitalisation and there is potential for a greater variety of high quality play spaces, such as nature playgrounds. The redesign of facilities creates opportunities to bring people together, enhancing social capital as well as improving utilisation and experiences.
- River And Foreshore Amenity - There is more pressure on the foreshore as the population and visitor numbers grow, business opportunities are pursued and the impact of climate change is felt. The health, amenity and accessibility of the foreshore is of great importance to the people of East Fremantle and this area will be a key challenge to address in the life of this plan.

In addition, Council has identified the following key challenges:

- Managing growth
- Climate change adaptation
- Strategic sites identified for specific attention
- Community engagement and communications
- Intensifying the "East Freo" point of difference
- Financial sustainability

#### 2.1.2 Corporate Business Plan 2015-2019

This Plan partly fulfils the Integrated Planning and Reporting Framework. The Corporate Business Plan is a medium-term planning document that sets out how the Council will contribute to the community's vision over the next four years. It was adopted on July 2013 and will be reviewed by 30 June 2016 and every 2 years thereafter.

Specific strategies and actions which relate to this Recreation and Community Facilities Plan are:

- Recreation and Community Facilities Plan, to be developed in 2015/16 and implemented in the following years. It will include oval redevelopment, club facilities, recreational walkways and cycleways, parks and playgrounds, connectivity and access.
- Priorities relating to recreational walkways and cycleways, and access to community facilities, will be included in the Recreation and Community Facilities Plan.
- Draft Swan River Foreshore Master Plan will be finalised in 2015/16 and will inform the Recreation and Community Facilities Plan.

#### 2.1.3 Disability Access and Inclusion Plan 2012 – 2016

- The 2011 Census stipulates that resident population in East Fremantle is 6,930. According to the Australian Bureau of Statistics (ABS) Survey of Disability, Ageing and carers (2003), 20.6% of Australians or more than 1 in 5 people, identify themselves as having some form of disability. Based on the population estimate and these findings, it is estimated that there are around 1,427 people with disabilities living within the town.
- The ABS survey has confirmed that around half of people aged over 60 identified themselves as having a disability. The Town of East Fremantle has the following percentage population by the following age groups:
  - ✓ Persons 55-64 years – 13.3%
  - ✓ Persons 65-74 years – 7.2%

- ✓ Persons 75-84 years – 4.3%
- ✓ Persons 85 years and over – 1.1%

This constitutes just on 25% of the total population, or 1,883 persons.

- ABS Statistics also record “Core Activity Need for Assistance” – a variable developed to measure the number of people with a profound or severe disability. People with a profound or severe disability are defined as needing help or assistance in one of the three core activities of self-care, mobility and communication because of a disability, long term health condition (lasting 6 months or more) or old age. The number of persons requiring assistance in the Town of East Fremantle is 247 persons. It is likely that this figure will increase in the future as a consequence of an aging population.

### Desired outcomes of the Disability Access and Inclusion Plan

- 1 People with disabilities have the same opportunities as other people to access the services of and any events organised by a public authority.
- 2 People with disabilities have the same opportunities as other people to access the buildings and other facilities of a public authority.
- 3 People with disabilities receive information from a public authority in a format that will enable them to access the information as readily as other people are able to access it.
- 4 People with disabilities receive the same level and quality of service from the staff of a public authority as other people receive from the staff of that public authority.
- 5 People with disabilities have the same opportunities as other people to make complaints to a public authority.
- 6 People with disabilities have the same opportunities as other people to participate in any public consultations by a public authority.

### Strategies

Strategies relevant to the Recreation and Community Facilities Plan include:

- Ensure all buildings and facilities are accessible to people with disabilities in accordance with the “Access to Building Standards” and the Building Code of Australia.
- Ensure that all new or redevelopment works provide access to people with disabilities in accordance with the “Access to Building Standards” and the Building Code of Australia.
- Ensure that parks and reserves are accessible.
- Increase the number of accessible playgrounds.
- Improve access to the Swan River for people using wheelchairs.

#### 2.1.4 Community Perceptions (2014)

This is an in-depth survey of community perceptions of East Fremantle as a place and the Town of East Fremantle as the local Council. It also serves as an industry standards report for Council, comparing it with other Councils in WA.

### Relevant information and findings

Community priorities

- Sport and recreation facilities and activities, primarily East Fremantle Oval development and increasing access to clubs, activities and facilities;
- Improve maintenance of parks, playgrounds and reserves, facilities and playground

equipment

- Increase opportunity for access to recreation facilities

Leadership and Governance

- 41% of the community agree that the Mayor and Councillors understand their needs
- 58% of the community are satisfied with the way they are informed and consulted about local issues

Character and Identity

- 81% are satisfied (including 54% delighted) with the area's character and identity

Community Facilities and Services:

- 82% are satisfied with parks and playgrounds
- 75% are satisfied with sport and recreation facilities and activities; 17% are dissatisfied; fewer families with children are satisfied than families without children.
- The East Fremantle Football Club has the highest percentage of involvement (11%), followed by 'other local sporting group' (9%) and 'school/educational group' (9%)
- 78% are satisfied with the sense of community in East Fremantle

#### 2.1.5 East Fremantle Foreshore Master Plan (2015)

This is a master plan for the foreshore, an area within the locality of East Fremantle which if developed, may have an impact on the proposed site development at the East Fremantle Oval Precinct. The objectives of this plan are to:

- Provide a strategic vision for the protection and enhancement of the foreshore, one of East Fremantle's most important assets
- Provide a site analysis
- Provide action and management plans

#### Relevant information

- Foreshore events areas in the Public Open Space are currently underutilised
- Henry Jeffery and EG Chapman Reserves are two large sporting ovals adjoining the foreshore. Due to topographic elevation, the outlook over the river is ideally suited for events and associated parking

#### Recommendations

- Improve the amenity of Merv Cowan Park, J Dolan Park and adjacent linear parks along the foreshore
- Improve and redesign the John Tonkin and Norm Mackenzie parks
- Redevelop WW Wayman Park

#### 2.1.6 East Fremantle Oval Precinct Master Plan (2008)

#### Relevant findings

- The WAFL is no longer the dominant sporting competition in WA; growth and time has rendered the East Fremantle Oval and infrastructure outdated
- The master plan is a joint commission by the WA Football Commission, Department of



Sport and Recreation and the Town of East Fremantle to address a number of objectives to achieve long-term and sustainable refurbishment of facilities in the strategy

- The oval is a Class A reserve; changing its use requires parliamentary approval.
- Outcomes of community surveys show that community-oriented development is more important than football-oriented. Residential and commercial development also rated low in popularity and attracted the most opposition
- The key viability strategy underpinning the Master Plan was to use funds generated by the sale or lease of land on the Marmion St frontage to fund developments.

### Recommendations

- Address excessive size and poor condition of football club buildings
- Make more efficient use of surplus land within the study area
- Increase public access to and useability of the football oval and surrounds and other public areas
- Retain bowls and croquet clubs in their present locations
- Retain existing Town of East Fremantle housing on Allen St, as well as the Council depot
- Increase the role of childcare within the precinct; there is a shortage in the area. A lease could be offered to a new operator to assist this.

## 2.2 Current User Assessments - East Fremantle Oval

### 2.2.1 East Fremantle Bowls Club - Needs Assessment

#### Purpose

It is the purpose of the needs assessment to gain an understanding of the activities and determine adequacy of facilities used by clubs.

#### Objectives

- Provide appropriate facilities for needs
- Identify Council facility development and maintenance that is aligned with community needs
- Minimise unnecessary duplication and over-provision
- Assist in identification of capital costs and financial commitments including ongoing operational costs

#### General information

- Competition type – social and pennant
- Facilities – 3 greens, hall (used for events, social activities, external hire), bar, toilets; disabled access
- Membership – numbers have fluctuated between 147 and 163 in last ten years. Social member numbers have increased.
- Usage – Tuesday to Sunday bowls (bar open); hall booked 2 days per week for Pilates; hall used for external and social functions on weekends.
- Staff – 7 PT/contract paid staff; 26 volunteers

- Funding – facility hire, bar takings, sponsorship, memberships
- Condition of building – good; known issue with main power board – Council to address;

### 2.2.2 East Fremantle Croquet Club – Needs Assessment

#### Purpose

It is the purpose of the needs assessment to gain an understanding of the activities and determine adequacy of facilities used by clubs. Correspondence attached to the assessment details.

#### Objectives

- Provide appropriate facilities for needs
- Identify Council facility development and maintenance that is aligned with community needs
- Minimise unnecessary duplication and over-provision
- Assist in identification of capital costs and financial commitments including ongoing operational costs

#### General Information

- Competition type – Association croquet, Golf croquet, social
- Facilities – 2 x full-sized croquet courts (25 x 32m) with 1m runoff (these are regulation size for WA and National tournaments); 1 x beginners' court (10 x 25m); clubroom including kitchen, store room, unisex toilet; shed for equipment; 3 x shelter sheds; floodlights.
- Membership – fluctuated between 25 (2006) and 38 (2012). Project 60 playing members by 2022; growth is limited by number of courts and wear on the grass. Members are mostly 50 years and over.
- Usage – club members have access anytime; club plays association croquet 4 times per week; Golf croquet 3 times per/week. 3 or 4 events in the WA Croquet Association calendar, croquet parties and corporate events, partner with Glyde In Community Learning Centre to deliver croquet courses.
- Staff – all volunteers
- Facility maintenance – Council mows around the courts; the club pays a contract mower and greens maintenance every 3 years
- Funding – membership, hire fees and functions
- Condition of building – adequate for needs; no disabled access to toilet.

### 2.2.3 East Fremantle Football Club – Facility Requirements

A comparison table summarises:

- West Australian Football League (WAFL) Minimum Guidelines for infrastructure
- Bendigo Bank Stadium (Peel Football Club) current infrastructure
- East Fremantle Football Club – current facilities and infrastructure
- East Fremantle Football Club - preferred facilities and infrastructure
- Draft design by Cox Howlett & Bailey Woodland for facilities and infrastructure

### Relevant information

The facility either already conforms in most areas to the WAFL minimum guidelines for an AFL facility or will if the stated designs by Cox Howlett & Bailey Woodland are implemented.

#### 2.2.4 East Fremantle Oval Stakeholder Communication and Consultation (2013)

This is a draft document outlining the components of a communications strategy for the East Fremantle Oval redevelopment and enhancement of the precinct.

### Relevant information

- Timeline of events:
  - ✓ 2008 Master Plan – not endorsed by Council, however much of the consultation was used
  - ✓ 2012 Concept Plan – endorsed by Council; plan proposes to redevelop the oval and surrounds to establish a multi-functional community use, residential and recreational precinct. A working group was established to assist with this plan.
- Strong support for redevelopment exists from government and the majority of existing tenants on site. There is some opposition from concerned residents, particularly in regard to selling off a reserve for housing/commercial, reduced amenity of the area, access issues, parking and lack of consideration for local heritage.
- Strengths of the redevelopment include:
  - ✓ Broad public desire for larger areas of public open space and improved community recreational facilities
  - ✓ Strong interest from the community in access to the oval
  - ✓ Promise of significantly improved public amenity following redevelopment
  - ✓ Minimal or no cost to ratepayers
- Weaknesses of/challenges to the public perception of the redevelopment include:
  - ✓ Strong opposition by Allen Street residents
  - ✓ Perceived lack of consultation to date
  - ✓ Lack of unanimous support within Council
  - ✓ Largely conservative community with a strong commitment to heritage
  - ✓ Resistance from croquet and bowls clubs to any reduction in playing areas

## 2.3 East Fremantle Oval Site Analysis

Site analysis reports and surveys are reviewed

#### 2.3.1 East Fremantle Oval Aboriginal Assessment Report (2012)

This report presents the findings of a preliminary desktop assessment of known Aboriginal Heritage value of the East Fremantle structure plan area.

### Relevant information

- There are no registered sites or 'Other Heritage Places' within or immediately adjacent to the area; there are three registered Aboriginal sites and four 'Other Heritage Places' within 2 km of the study area. None of these would be impacted by redevelopment
- There is potential for currently unknown ethnographic sites, values or archaeological material to exist within the precinct.

### Recommendations

- The Town of East Fremantle undertakes consultation with relevant Aboriginal people

and commissions an archaeological inspection of the land prior to earthworks to confirm findings

- Stop-work procedures to be put in place in the event of a discovery and an Aboriginal Heritage Management Plan be developed and implemented.

### 2.3.2 East Fremantle Oval Heritage Assessment (2012)

This draft report was prepared as part of the East Fremantle Oval Redevelopment Project for the Town of East Fremantle. It is a basic study to ascertain the significance of buildings, structures, elements and activities.

#### Relevant findings

- The WA Football Association was formed in 1885; the East Fremantle Football Club was founded in 1898
- Development of the site began from 1903. There were various changes in use in that time, resulting in a low level of authenticity today, however it remains a statement of significance due to:
  - ✓ Social value and a war memorial
  - ✓ Home to East Fremantle Football Club
  - ✓ Locke Park pavilion was built in 1906
  - ✓ The reserve is significant as evidence of the Town's establishment and recognition of an entity in its own right

#### Recommendations

- Interpretation of the site should be considered and might be located in Locke Park;
- Retain and conserve Locke Park and its historical value;
- Retain the core uses, including the oval, bowling greens and croquet lawn;
- Respect the heritage values in the rationalisation of space and ensure compatibility with usage;
- Interpretation of the site as an important tennis venue at the location of the early courts;
- Retain mature trees and visual amenity
- Improve the landscape amenity;
- Roads and intrusive elements may be removed or adjusted, providing this does not impact on heritage values.

### 2.3.3 East Fremantle Oval Preliminary Tree Survey (2012)

This is an inspection and assessment of all trees present in the identified area (precinct).

#### Purpose

- Provide information on species of each identified tree, physical attributes, recommended zone of protection, pertinent comments
- Provide an 'opinion' on each tree and suitability for inclusion in an urban development
- Identify if any trees are suitable for relocation, indicative time frame, budget requirements and aftercare considerations that may be considered applicable
- Provide any general recommendations for design and construction implications that may apply for any trees identified as suitable for retention.

## Recommendations

- Retain and incorporate as many of the better quality trees as possible in development design
- Omit trees with very low retention value and remove in development
- Any proposed development considers recommended TPZ area of retained trees
- Discuss with the Town of East Fremantle their considerations for trees on their land, particularly mature trees on Allen St
- Include arboriculture input during all stages of the development process to ensure protection of trees selected for retention.

### 2.3.4 East Fremantle Oval Aesthetics, Landform and Views Assessment (2012)

#### Relevant findings

- There is poor visual quality and condition across the site, with the exception of Locke Park and Sumpton Green
- There are multiple 'precincts' within the site with little landscape quality or continuity
- There is a high point in the northeast corner of the site; the oval has 4m high viewing banks to the north, west and south
- Limited views within the site are due to intrusion of built elements and artificial landforms; there are good quality long range views across the site from the northeast corner to the west and southwest
- The site is a 'green' Public Open Space within an urban environment
- Marmion St is a physical and visual barrier to the site for some residents to the South

### 2.3.5 East Fremantle Oval Precinct Site Analysis (2013)

#### Purpose

This report is meant to inform future land use and development decisions within the precinct. Issues are identified through site analysis within a planning context. Specialist input includes civil engineering and traffic management, environment, heritage and landscape analysis.

There were a number of previous studies done for redevelopment of the site, including:

- Draft Master Plan, 2008 – developed over 12 months, considerable consultation with community and stakeholders. This plan was not adopted by Council
- Redevelopment Concept Plan, 2012 – builds on the previous Master Plan; provides the basis for investigation of development of underused portions of the site.

#### Relevant information and findings

- Conclusions drawn from the 2008 community consultation show:
  - ✓ the highest use is passive (walking/jogging);
  - ✓ community access to and use of the oval are considered more important than only structured use and any redevelopment should increase opportunity for community use;
  - ✓ there is little benefit derived locally from the East Fremantle Football Club (more regional and State focus); there are few local members;
  - ✓ the Town of East Fremantle has an over-provision of active space and under-provision of passive recreation sites. This is considered a key objective of redevelopment, along with broadening the range of uses and activity.

- The East Fremantle Football Club has an active membership; numbers of social members have increased over the years and the club is a vital part of the local community history, however there are no funds available to support any upgrades
- The East Fremantle Bowling Club enjoys a high level of facilities which could support a much larger membership; bowls clubs in WA generally are showing an overall trend of declining membership
- The future sustainability of the East Fremantle Croquet Club could be ensured by amalgamating with the Bowling Club to share facilities and operational costs
- The growth capacity of the Sumpton Green Community Centre is limited by the size of the buildings
- The Council depot is a non-conforming use within the reserve classification
- The Council houses are rented periodically to the public and are an important low cost housing option in the area
- It is recommended that the heritage of the bowls club, greens and Locke Park and pavilion are retained.

### 2.3.6 East Fremantle Oval Opportunities and Constraints Reports (2013)

These reports are a high level assessment of opportunities and constraints in relation to infrastructure, movement and sustainability with regard to proposed development at the East Fremantle Oval Precinct. The aim of redevelopment is to enhance recreational facilities for the local community, with intensified residential land uses and ancillary commercial uses.

#### Purpose

The purpose of the report is to provide input into the Outline Development Plan (prepared by the Town of East Fremantle). This report builds on an initial background review of services done by SKM which included transport movement network, water, power and telecommunications.

Opportunities and constraints are visually represented on maps.

The conclusion of this report was to be completed following a review by Council and community workshop. The outcome of these is not noted in the report.

#### Relevant information and findings

- Potential land uses for the site include:
  - ✓ Expand and enhance Locke Park and integrate with the oval for provision of expression sports and skate park
  - ✓ Redevelopment of football club buildings
  - ✓ Marmion St mixed use commercial site including health club and residential apartments
  - ✓ Allen St single and group dwelling sites
  - ✓ Relocate Council depot; replace with childcare facility or community playgroup
  - ✓ Amalgamate bowling and croquet clubs; development of an aged care facility
- There are a number of redevelopment opportunities to enhance current pedestrian and cycling access to the precinct; traffic is not likely to increase significantly with redevelopment
- Redevelopment of the area is expected to fall within the current capacity of water and sewerage services
- Opportunities exist to enhance various uses of Water Sensitive Urban Design in collection and re-use of rainwater and grey water from proposed irrigation

developments, landscaping and drought tolerant plants

- Opportunity to reduce level of parking to encourage sustainable travel and reduce congestion.

### 2.3.7 East Fremantle Oval Environmental, Heritage and Landscape Reports (2013).

The following Opportunities (O) and Constraints (C) identified for future development were derived from the environmental, heritage and landscape assessment and contain recommendations from desktop studies.

- Environmental
  - ✓ Available groundwater supply for irrigation may be constrained in future (C)
  - ✓ Retain large trees for provision of bird habitat (O)
- Land Use
  - ✓ Proposed developments to retain, complement and enhance existing Character (O)
  - ✓ Consolidate uses into cohesive masterplan (O)
  - ✓ Consolidate bowls and croquet clubs in a more accessible and coherent landscape (O)
  - ✓ Locke Park and existing recreation facilities provide solid catalyst for establishing further facilities (O)
- Vegetation and Flora
  - ✓ Establish tree selection and planting strategy for viability and consistency with character (O)
  - ✓ Establish water wise landscape design and management principles (O)
  - ✓ Location of services and proximity of buildings to existing trees require consideration to avoid detrimental outcomes (C)
  - ✓ Create landscape buffer between proposed mixed use development and oval eastern boundary for residential privacy (O)
  - ✓ Maintain open turf with tree canopy as dominant landscape theme (O)
- Heritage
  - ✓ Retain Locke Park pavilion and historic plantings (O)
  - ✓ Interpretation and historical opportunities (O)
  - ✓ Recognise past uses such as tennis courts and interpret in future development (O);
  - ✓ Consider undertaking consultation with relevant Aboriginal people and commission archaeological inspection (O)
- Marmion Street
  - ✓ Built form or entry expression on corner of Marmion and Allen Streets (O)
  - ✓ Encourage community street activation by utilising wide footpaths (O)
  - ✓ Cohesive tree planting (O)
  - ✓ Transparency and connectivity with south side of Marmion Street and bus stop enhancement (O)
- Moss Street
  - ✓ Coherent tree planting (O)
  - ✓ Maintain high level of visual and functional permeability to site from Moss St (O)
- Fletcher Street
  - ✓ Limited existing residential frontage allows for significant development (O)
  - ✓ Iconic residence on corner of Fletcher and Hamilton can inform architectural language of proposed Aged Care facility (O)
  - ✓ Retain and enhance views from corner of Fletcher and Allen Streets through built form (O)
  - ✓ Complimentary landscape treatment and architectural language between

Locke Park, reconfigured bowls club and proposed Aged Care facility (O)

- Allen Street
  - ✓ Proposed future development to articulate building form transitions from mixed use to residential and civic (O)
  - ✓ Existing mature street trees to be retained (O)
  - ✓ Minimum permissible setback to front of proposed development to be maintained to allow for planted buffer (O)
  - ✓ Respect visual and architectural character and scale of existing houses of heritage value (O)
- Built form
  - ✓ Maximum building heights and forms of new development in keeping with residential characteristics (O)
  - ✓ Three points of study have exposure and access for a 'landmark' building development (O)
  - ✓ Mature landscape at the top of Allen Street oval embankment (O)
  - ✓ Development along Allen Street offers views to the West (O)
  - ✓ Development along Marmion Street capitalises on views to oval and north (O)
- Public Spaces
  - ✓ Retain, enhance and expand Locke Park (O)
  - ✓ Integrate existing recreational areas through enhanced visual and physical links (O)
  - ✓ Modify and partially remove steep embankment to north west of oval (O)
  - ✓ Interpretation of historic development of site in Locke Park (O)
  - ✓ Tree planting strategies can define land use (O)
  - ✓ Incorporate points of visual interest and focus to enhance orientation and place making (O)
  - ✓ Simple and functional circulation system reflecting grid character of surrounding residential development (O)
  - ✓ Limited water availability represents the need for strategies to ensure water wise development (C) and (O).

### 2.3.8 East Fremantle Oval Dilapidation Survey (2013)

The survey was done to assist with forward planning for the reserve and the use and maintenance of oval facilities. Structural failures and safety concerns stem from dilapidated structures. Damage is caused by age, lack of maintenance and exposure to salt corrosion.

The oval has been the home of East Fremantle Football Club (EFFC) since 1953. The pavilions and stands were constructed between 1953 and 1968; current capacity is 20,000 spectators.

#### Recommendations

- Demolish 3 spectator shelters, 17 sponsor signs on eastern side of the oval, wind breaks on either side of Merv Cowan stand (investigate structural adequacy of the remainder)
- Further assess WJ Truscott Pavilion if retained
- Investigate cracks in concrete beams in Lyn Latham Pavilion. There are possible structural faults; replace asbestos roofing and repair works to shelter support structure

### 2.3.9 East Fremantle Oval Structural Condition Survey (2013)

#### Purpose

This report focuses on the observations and comments made in the Dilapidation Survey performed by Advanced Design Solutions in April 2013. It considers structural issues and



recommends short term solutions to prolong the serviceable life of the structures and make the areas safe for the public.

### Relevant information and findings

The condition of the inspected structures and the recommendations for these are as follows:

- Administration Offices
  - ✓ Adequate condition
  - ✓ Maintenance work required for isolated defects
- Lyn Latham Pavilion
  - ✓ Adequate condition
  - ✓ Maintenance work required for isolated defects
- W. J. Truscott Pavilion
  - ✓ Adequate condition
  - ✓ Maintenance work required for isolated defects
- Broadcast Tower
  - ✓ Immediate attention required prior to use; cordon off stairs to upper levels
  - ✓ Corrosion has affected steel members and connections
- Merv Cowan Stand and Coaches Viewing Box
  - ✓ Stand - Average condition
  - ✓ Maintenance work required to prevent further deterioration
  - ✓ Viewing Box – poor structural condition
  - ✓ Immediate attention required prior to use
- Northern Spectator Shelter
  - ✓ Average condition
  - ✓ Repair work required in the near future
- Large sponsor sign – north east corner
  - ✓ Average condition
- Eastern spectator shelter
  - ✓ Average condition
  - ✓ Repair work required in the near future
- Sponsor signs to East of Ground (sponsor signs have been removed)
  - ✓ Negligible wind loading on remaining posts
  - ✓ Consider future use of the ground to determine outcome of posts
- Scoreboard structure
  - ✓ Average condition
  - ✓ Immediate attention required to walkway and ladder prior to use
- Southern Spectator Shelter
  - ✓ Average condition
  - ✓ Repair work required in the near future

## 2.4 Other documents

### 2.4.1 State of the Sector Report – Urban Parkland Provision, January 2013 (Parks Base)

Parks Base, a collaboration between Integrated Open Space Services and Parks and Leisure Australia, collated information for the purpose of investigating local government provision of active, passive and conservation parkland, including:

- A comparison of parkland provision data for a number of Australian local government authorities;

- Park user data to identify the factors that encourage park utilisation and their relationship to parkland provision;
- Sustainable parkland planning, development and management;
- An exploration of public open space in a changing urban form;
- Legislative frameworks for development contribution levies for public open space.

### Relevant information and findings

Of the 84 local government authorities throughout Australia who entered data for the report, urban areas like the Town of East Fremantle show the following data:

- Median public open space is 10 ha
- Median parkland is 9 ha per 1,000 people
- Median developed parkland is 5 ha per 1,000 people
- Median passive developed parkland is 1.5 ha per 1,000 people
- Median active developed parkland is 0.8 ha per 1,000 people
- Median sportsfields is 3 ha per 1,000 people
- Median natural area managed by LGA is 4 ha per 1,000 people

Survey responses of park users showed the following response rankings out of 27:

- Responses to the question 'What would encourage you to use public parks more?'
  - ✓ Provision of general park facilities eg seats, tables, drinking fountains (ranked 1)
  - ✓ Park design/environment – appearance, atmosphere (ranked 2)
  - ✓ Good maintenance – clean, tidy (ranked 3)
  - ✓ Children's playgrounds – age specific design, good quality (ranked 4)
  - ✓ Dog facilities – dog friendly, off leash areas (ranked 5)
- 'Recreational Opportunities' eg skate parks, BMX parks, basketball courts (ranked 11); 'Sport' (ranked 15)
- Most hours are spent in parks by people who:
  - ✓ Participate in recreation/dog exercise (14%)
  - ✓ Walk (12%)
  - ✓ Enjoy environment (12%)
  - ✓ Children's Play/playground (8%)
  - ✓ Play/train for sport (5%)
- There are strong interdependencies between planning and management functions in order to sustain open space settings. These include:
  - ✓ Open space provision
  - ✓ Landscape development
  - ✓ Landscape maintenance
  - ✓ Quadruple bottom line – social, environmental, financial and governance
- 67% of park visitors from dwellings with courtyards visit parks frequently
- 60% of park visitors from dwellings with communal grounds visit parks frequently
- 59% of park visitors from dwellings without grounds visit parks frequently
- 58% of park visitors from dwellings with backyards visit parks frequently
- 35% of park visitors from dwellings with acreage visit parks frequently.

## 2.5 Summary

Town of East Fremantle has prepared a series of key strategic documents which guide Council's actions.

- 1 Council's Strategic Community Plan has determined a Vision - Our Town has a distinct identity. We are recognised for the integration of our heritage, lifestyle, environment, and community values. Six priorities identified are:
  - ✓ Footpaths and cycleways
  - ✓ Streetscapes
  - ✓ Sport and recreation facilities and activities
  - ✓ Parks and playgrounds
  - ✓ Swan River foreshore
  - ✓ Preservation and promotion of local heritage
- 2 The Corporate Business Plan identifies specific actions are to be included in the Recreation and Community Facilities Plan are:
  - ✓ Oval redevelopment, club facilities, recreational walkways and cycleways, parks and playgrounds, connectivity and access.
  - ✓ Priorities relating to recreational walkways and cycleways, and access to community facilities.
  - ✓ Swan River Foreshore Master Plan.
- 3 The Disability Access and Inclusion Plan estimates there are around 1,427 people with disabilities living within the town. The number of persons requiring assistance with self-care, mobility or communication, in the town is 247 persons. It is likely that this figure will increase in the future as a consequence of an aging population. The Plan recommends increasing access for people with disabilities to parks, reserves and the Swan River.
- 4 The Foreshore Master Plan recommends:
  - ✓ Improving the amenity of Merv Cowan Park, J Dolan Park and adjacent linear parks along the foreshore
  - ✓ Improving and redesigning John Tonkin and Norm Mackenzie parks
  - ✓ Redeveloping WW Wayman Park

East Fremantle Oval is a significant recreation, sport and open space asset, and has been subject to multiple studies. Key factors identified are:

- 1 There is a strong sense of community in East Fremantle; residents have an appreciation of heritage and local character in their area. Since the 2008 Master Plan was released there has been strong opposition to redevelopment by local residents, particularly in Allen Street. However, survey results also state that community priorities include improvement and maintenance of parks and playgrounds and strong support for the redevelopment of the oval to enhance and broaden recreation usage.
- 2 Resident clubs have been on the site for many years; the bowls and croquet clubs show average membership numbers and operate on volunteers, however there is evidence supporting the retention of these clubs and the possibility of amalgamation to assist with operations.
- 3 Infrastructure at the East Fremantle Football Club is dated and in disrepair; some structures present a safety concern.
- 4 There are many opportunities for redevelopment of the oval precinct to include enhanced active and passive recreation uses, mixed use, residential and historic interpretation.



## 3 POPULATION AND PARTICIPATION

This chapter summarises the current demographic composition of the Town of East Fremantle and population projections, and trends in participation in recreation activities.

### 3.1 2011 Census Data

Relevant population data from the 2011 Census, for a recreation and community facilities strategy is highlighted below.

- The age profile for 2011 and projected profile for 2026 and 2036 is summarised in the following table. It indicates that most age cohorts will experience a similar growth rate to the overall population increase. The largest decrease will be in the 5 – 14 year age group (ie the junior sports group) and 40 – 64 age group. Conversely significant proportional increases will occur 65+ age group. However, the largest increase in number of residents is projected to occur in the 25 – 39 age group. This age group tends to participate in physically active recreation and sport activities.

Age	2011		2026		2036	
	Number	%	Number	%	Number	%
0 to 4	423	5.7%	542	5.6%	609	5.7%
5 to 14	947	12.7%	1,090	11.3%	1,192	11.2%
15 to 24	877	11.8%	1,173	12.1%	1,223	11.5%
25 to 39	1,212	16.3%	1,755	18.1%	2,023	19.0%
40 to 64	2,921	39.2%	3,321	34.3%	3,371	31.6%
65 to 79	744	10.0%	1,319	13.6%	1,599	15.0%
80 and over	319	4.3%	482	5.0%	640	6.0%
<b>Total persons</b>	<b>7,443</b>	<b>100.0%</b>	<b>9,682</b>	<b>100.0%</b>	<b>10,657</b>	<b>100.0%</b>

- 247 people or 3.6% of the population in the Town of East Fremantle in 2011, reported needing help in their day-to-day lives due to disability - 71% were aged over 65 years.
- 9% of people spoke a language other than English at home in 2011 - Italian had the highest proportion at 3.1%
- In comparison with Greater Perth, East Fremantle had:
  - ✓ Higher median age - 42 cf 36
  - ✓ Higher median weekly household income - \$1,834 cf \$1,459
  - ✓ Higher medium and high density Housing - 32% cf 23%
  - ✓ Lower proportion of residents from Non-English speaking backgrounds - 9% cf 17%
  - ✓ Lower proportion of residents who are unemployment - 3.70% cf 4.90%
  - ✓ Higher SEIFA index of disadvantage – 1088 cf 1033 (indicating lower level of disadvantage)

- In simple terms East Fremantle is:
  - ✓ Older
  - ✓ More affluent
  - ✓ More densely housed
  - ✓ Less ethnically diverse
  - ✓ More employed`
  - ✓ Less disadvantaged

## 3.2 Population Projections

The following data and projections are taken from forecast.id draft forecast presentation for the Town of East Fremantle dated November 2015. Key points from the presentation are:

- Estimated resident population in 2014 was 7,831.
- Population projections for the period 2011 to 2036 are summarised below. It shows that the Town's population is projected to increase by over 3,200 residents. Three quarters of this growth will occur in the northern precinct (ie north of Canning Highway).

Area	Population 2011	Population 2036	Change in Population	Average annual pop change (%)
Town of East Fremantle	7,443	10,657	3,214	1.4%
East Fremantle (North)	3,850	6,252	2,402	2.0%
East Fremantle (South)	3,593	4,405	812	0.8%

- Forecast.id has significantly higher projected population growth than WA Tomorrow (2015) projections. The State Government project a population of 6,890 in 2026, which is 2,791 lower than forecast.id.

POPULATION	2011	2016	2021	2026	2031
Population – State Govt	7,440	8,020	7,490	6,890	-
Population – .id	7,443	8,163	8,505	9,681	10,474
Difference	-3	143	1,015	2,791	

## 3.3 Participation Data

### 3.3.1 ABS Participation Data

The Australian Bureau of Statistics produces "Participation in Sport and Physical Recreation, Australia" which provides data on participation in sport and physical recreation. Table 3.1 summarises the participation rate for WA residents over 15 years over three survey periods.

Key point to note is that individual and informal activities have the highest participation rates. These are convenience activities, as opposed to competitive team sports, which have much lower participation rates.

Table 3.1: Top 20 Sport and Physical Recreation Activities

Activity	2005–06	2009–10	2011–12
Walking for exercise	27.9	23.5	22.5
Fitness/Gym	14.3	13.4	17.1
Swimming/Diving	9.9	8.4	9.6
Cycling/BMXing	8.6	7.9	8.8
Jogging/Running	4.3	5.9	7.6
Golf	6.2	4.6	4.6
Tennis (indoor and outdoor)	3.9	2.9	3.6
Soccer (outdoor)	1.7	2.6	2.8
Australian Rules football	3.2	2.1	2.5
Netball (indoor and outdoor)	3.4	2.3	2.4
Dancing/Ballet	1.5	2.2	2.1
Basketball (indoor and outdoor)	2.9	2.2	2.0
Bush walking	2.5	1.6	2.0
Fishing	1.8	0.8	2.0
Cricket (outdoor)	2.6	1.7	1.8
Lawn bowls	1.3	1.4	1.8
Martial arts	2.0	1.4	1.5
Yoga	1.8	1.2	1.5
Surf sports	2.0	2.1	1.2
Football sports			0.7

### 3.3.2 Children's Participation in Cultural And Leisure Activities

ABS report 4901.0 Children's Participation in Sport and Leisure Activities, Australia, Apr 2012, provides survey results for Australian children aged 5 to 14 years. Key points to note relating to sport and active recreation participation include:

- 1 Almost two thirds (65%) of Australians aged 15 years and under participated in physical activities for recreation, exercise or sport at some time during the 12 months prior to interview in 2011–12. Of these people, over one quarter (27%) participated in organised sport and physical recreation.
- 2 The most popular sports for males were: Soccer (outdoors), swimming and ARF, with swimming, netball and gymnastics the top sports for females (refer Table 3.2)

Table 3.2: Children Participating in Most Popular Physical Activities

Activity	Males %	Females %	Total %
Swimming	17	19	18
Soccer (outdoor)	22	7	14
Australian Rules football	15	1	8
Netball	<1	16	8
Basketball	9	7	8
Tennis	8	6	7
Martial arts	8	4	6
Gymnastics	2	8	5
Cricket (outdoor)	9	1	5

Activity	Males %	Females %	Total %
Rugby League	8	<1	4
Athletics	3	3	3
Rugby Union	4	<1	2

Source: Children's Participation in Sport and Leisure Time Activities, 2012 (cat. no. 4901.0)

- Of children aged 5–14 years, 60% participated in organised sport outside of school hours during the 12 months ending April 2012.
- Participation rates in organised sport and/or dancing were lower for children who spent 20 hours or more participating in other screen-based activities. However, time spent watching TV, DVDs and videos did not have as much of an impact on participation rates.
- Children from a couple family with two employed parents were more likely to participate in organised sport and dancing than children from a couple family with one employed parent. They also participated for longer and more frequently.

### 3.3.3 Women's Participation in Sport and Physical Activities

The ABS report *4156.0 Perspectives on Sport, June 2013*, provides an insight into Australians and sport. In June 2013 an article was published *Women in Sport: The State of Play 2013*. The article presents data on female participation in sport and physical activity, females as spectators at sporting events, and female volunteers in sport. Key points to note include:

- Nearly 64% of females aged 15 years and over reported that they had participated in sport and physical recreation at least once during the 12 months prior to interview in 2011-12.
- Compared with 2009-10, the female participation rate in 2011-12 was slightly higher (64% compared with 63%) although this difference is not statistically significant.
- In 2011-12, the number of females participating in non-organised activities (i.e. those activities not organised by a club or recreation association) was 51%. This was almost double that for participation in organised activities 27%.
- Irregular social contact is a factor associated with low levels of participation by women.
- For females in the 15-17 and 25-34 age groups, participation rates were 70%. Participation rates generally declined with increasing age. Females in the 35-44 age group had a participation rate of 68%. The lowest participation rate was for females aged 65 years and over (48%).

### 3.3.4 Sport and Physical Recreation Participation Among Persons with a Disability

From the ABS report *4156.0 Perspectives on Sport, July 2012*, an article was released entitled *Participation in sport and physical recreation by people with a Disability*. The article presents information on people with a disability and their participation in sport and physical recreation activities. It compares participation rates with people who have no disability and examines the influence of sex, age, area of usual residence, type and condition of disability. Key points of note are:

- Compared with the whole population, people with a disability participate less than those without a disability. However, overall the data shows that over two thirds of people with a disability participated in sport and physical recreation activities in the 12 months prior to interview. These results are a sign that the majority of people with a disability are active.
- In 2010, 68% of people with a disability participated in sport, lower than the 79% of people without a disability. Both males and females with a disability had lower participation rates (68% and 67% respectively) than those without a disability (82% and 76%).

- 3 While participation rates for all people varied slightly between age groups, there is a general decline in participation as people get older.
- 4 People with a disability that had no specific restriction had the highest participation rate of 73%, compared with almost all other disability conditions. The exception was for those with a schooling or employment restriction (72%). More than six in every ten people with a mild (61%) or moderate (65%) restriction associated with their disability participated in sport and physical recreation activities. The data shows a significant difference in participation for people experiencing a profound or severe restriction, with the lowest participation rates of 42% and 45% respectively.

### 3.3.5 Migrants and Participation in Sport And Physical Activity

Using data from the *Participation in Sport and Physical Recreation* topic in the *ABS 2011–12 Multipurpose Household Survey (MPHS)*, the article *Socio-Economic variations in Sport and Physical Recreation participation rates April 2014* explores the relationship between adult participation rates in sport and physical recreation, and demographic and socio-economic factors, such as birthplace, family composition, income, socio-economic status and education. Key points to note are:

- 1 People born overseas in a non-main English-speaking country had the lowest participation rate of all persons (53%), with males having higher participation rates than females (57% and 47% respectively).
- 2 Participation rates were similar for males and females born in Australia (68% and 67% respectively) and for those born overseas in main English-speaking countries (69% and 70% respectively).
- 3 The sport participation rate was highest for people with about half of their friends who are of the same ethnic background (80%).
- 4 Age and gender have a major impact on levels of participation across all groups regardless of country of birth. Participation rates progressively decrease as age increases; Males have a higher participation rate in sport and physical activity than females.
- 5 Walking, swimming and aerobics/fitness were the most popular activities across all the groups regardless of country of birth.

### 3.3.6 Aboriginal and Torres Strait Islander Peoples - Aspects Of Sport And Recreation

Prepared by the ABS for the Standing Committee on Recreation and Sport in 2004, this report found:

- 1 The overall participation rate of the Aboriginal population was less than half (46%), compared with almost two thirds (63%) of the non-Aboriginal population. For both populations, participation drops with age, however, there is a much greater difference between the participation levels of Aboriginal and non-Aboriginal peoples in the older age groups.
- 2 Aboriginal and non-Aboriginal populations reported similar levels of high-level exercise (less than 10%) and the same levels (24%) for moderate exercise. However, a higher proportion of the Aboriginal population was sedentary (undertook no exercise) than the non-Aboriginal population (42% compared with 30%).

*The National Aboriginal and Torres Strait Islander Social Survey (NATSISS) 2008* (cat. no. 4714.0) collected information on the participation of children aged 4–14 years in organised sport in the 12 months before the survey. Key areas noted:

- 1 Overall, about half (47%) of Aboriginal and Torres Strait Islander children had played an organised sport during that period.



- 2 Of all 4–14 year old Aboriginal and Torres Strait Islander children in 2008:
  - ✓ 28% had played one sport
  - ✓ 13% had played two sports
  - ✓ 5% had played three or more sports.
- 3 Approximately 51% of boys and 43% of girls had played organised sport in the last 12 months.
- 4 For boys, Australian rules football (17%) and rugby league (16%) were the most common sports played, while for girls netball (13%) and swimming (7%) were most common.
- 5 Children's participation in organised sport was lower in remote areas (40%) than in non-remote areas (49%). However, children in remote areas were more likely than children in non-remote areas to have spent at least an hour every day engaged in physical activity (84% compared with 71%).
- 6 In remote areas, the most popular sports were Australian rules football (17%) and basketball (14%). In non-remote areas, the most popular sports were indoor or outdoor soccer (10%) and rugby league (10%).
- 7 Children who had played an organised sport in the 12 months before the survey were more likely than those who had not to be in excellent or very good health (81% compared with 73%).

### 3.4 Summary

The 2011 Census found that the Town of East Fremantle had a population of 7,443 and compared with Greater Perth it was older, more affluent, more densely housed, less ethnically diverse, more employed and less disadvantaged.

It is projected that the population will increase by 3,200 residents over the period to 2036, with most new residents living in the area north of the Canning Highway.

Most age cohorts will experience a similar growth rate to the overall population increase.

- The largest decrease will be in the 5 – 14 year age group (ie the junior sports group) and 40 – 64 age group.
- Significant proportional increases will occur in the 65+ age group.
- The largest increase in number of residents is projected to occur in the 25 – 39 age group.

Research Reports into participation in physical activity found that:

- 1 Five most popular physical activities (walking, aerobics/fitness, swimming, cycling and running) are usually undertaken in a casual or informal setting. The most popular team sports (football (outdoors), netball, basketball and Australian Rules football) have substantially lower participation rates
- 2 Almost two thirds of Australians aged 15 years and under participate in physical activities for recreation, exercise or sport, with over one quarter participating in organised activities. The most popular sports for males were: soccer (outdoors), swimming and ARF, with swimming, netball and gymnastics the top sports for females
- 3 Males/boys showed higher participation rates in organised sport than females/girls. The number of females participating in non-organised activities was almost double that for participation in organised activities.
- 4 Sections of the community have special recreation needs (eg CaLD, older adults, Aboriginal indigenous people, and people with disabilities). Generally, these demographic groups have lower levels of participation on recreation, sport and

physical activity.

- ✓ The overall participation rate in sport and physical recreation for those with a disability, is at lower levels when compared to those without a disability. Participation rates decline with the increasing severity of disability.
- ✓ People born overseas in a non-main English-speaking country had lower participation rates in sport and physical activities than people born in Australia or in English speaking countries.
- ✓ The overall participation rate of the Aboriginal population was less than half, compared with non-Aboriginal population. Participation declines with age, however, there is a much greater difference between the participation levels of Aboriginal and non-Aboriginal peoples in the older age groups.
- ✓ Aboriginal children who played an organised sport were more likely than those who had not to be in excellent or very good health.



## 4 INVENTORY OF FACILITIES

This chapter summarises recreation, sport and community facilities in the Town of East Fremantle that are owned and/or managed by Council. Map 4.1 locates each facility within the Council area.

### 4.1 Sporting Facilities

Within the Town of East Fremantle, sports facilities are available for Australian Rules Football, Football, Lacrosse, Cricket, Lawn Bowls, Croquet and Tennis. Aquatic clubs within the Council area include two yachting clubs and a rowing club.

Name	Facilities	Sport
East Fremantle Oval	Football Oval Covered seating and grandstand Floodlights	Australian Rules Football
East Fremantle Oval Precinct	4 x bowling greens (1 x not used and 1 x floodlit)  Croquet green	Lawn Bowls  Croquet
East Fremantle Tennis Club	12 x lawn courts 4 x floodlit hard courts 5 x hard courts not floodlit Clubhouse	Tennis
Preston Point Reserve - Chapman Oval	Playing field with hard cricket wicket Floodlights Clubhouse 3 x cricket practice nets	Lacrosse and cricket
Henry Jeffrey Oval	Playing field with hard cricket wicket Floodlights Clubhouse	Cricket and junior Australian Rules Football
Wauhop Park	2 x floodlit playing fields (on upper and lower level) Tricolore Community Centre	Football
East Fremantle Rowing Centre (adjacent to Norm McKenzie Reserve)	Clubhouse Launching ramp	Rowing
Swan Yacht Club (adjacent to Norm McKenzie Reserve)	Clubhouse Marina	Yachting

East Fremantle Yacht Club (adjacent to Preston Point Reserve)

Clubhouse  
Marina

Yachting

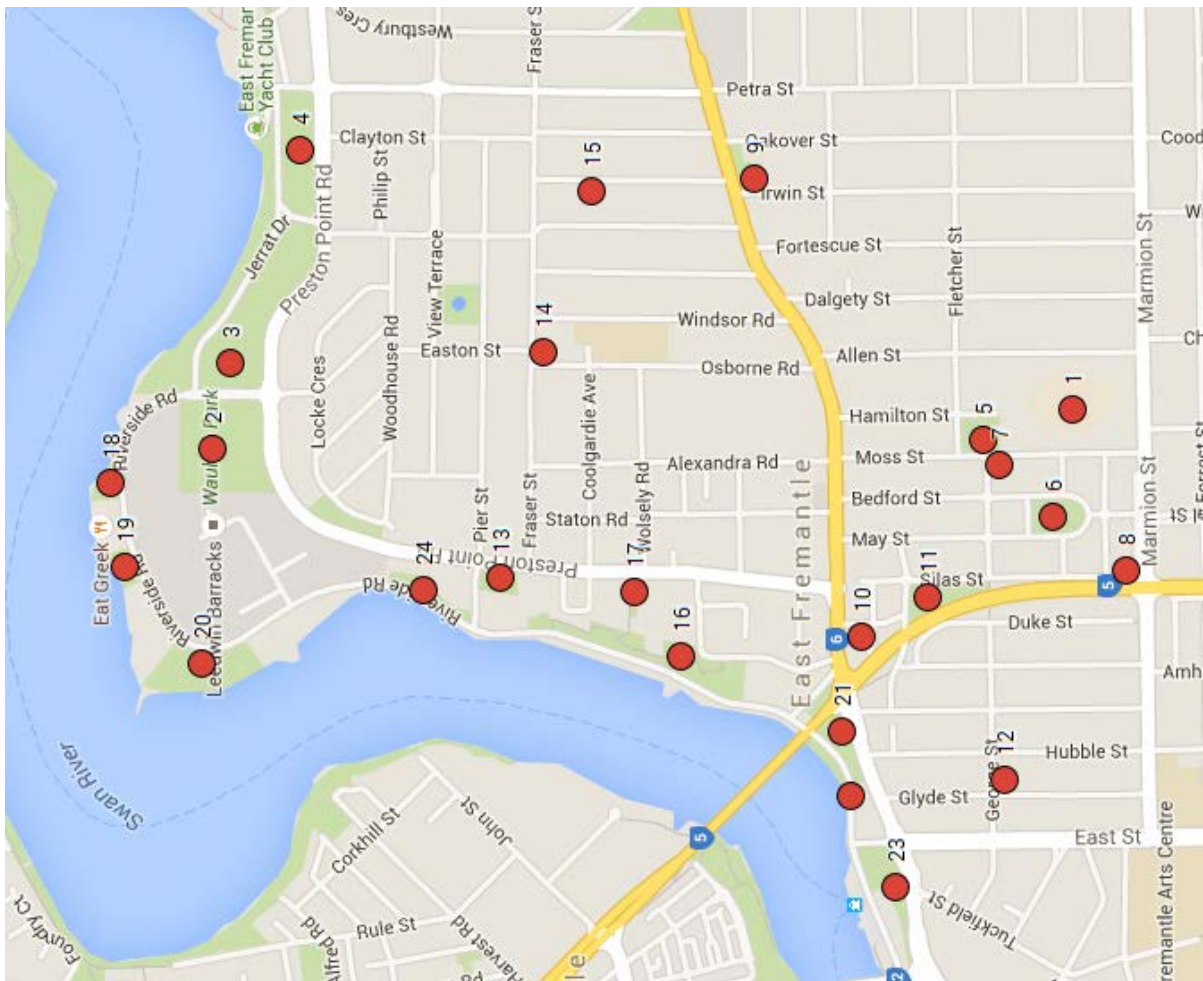
## 4.2 Open Space Reserves

Within the Town of East Fremantle are a number of small local parks, many with play spaces. The main passive recreation open space spine is along Riverside Road and the foreshore of Swan River.

Name	Facilities
Raceway Park	Large passive recreation reserve High level of maintenance 2 x BBQs 4 x tables and benches Small gazebo
George Booth Park	Original entry to raceway Small pocket park
Marjorie Green Reserve	Original entry to raceway Small pocket park
Locke Park	Passive open space with mature trees, palms and rotunda Half court basketball
Lee Park	Half is undeveloped fenced space Half has small playground with play equipment, shade and BBQ
Glasson Park	Small fenced park Play equipment (multi age) Shade Half court basketball Rebound wall
Gourley Park	3 x parcels of land on multi level Playground Half court basketball
Ulrich Park	Small park with play equipment Fenced BBQ and table Drink fountain
Stratford Street Reserve	Small fenced park Small gazebo Swing set Multi play set
W A Kitson Reserve	Small, steep incline Locked in between Canning Highway and Stirling Highway bridge

Map 4.1: Inventory of Recreation, Sport and Community Facilities

- 1 East Fremantle Oval
- 2 Wauhop Park
- 3 Henry Jeffery Oval
- 4 Preston Point Reserve
- 5 Locke Park
- 6 Raceway Park
- 7 George Booth Park
- 8 Marjorie Green Reserve
- 9 Lee Park
- 10 Dovenby House
- 11 Silas Street Reserve
- 12 Glasson Park
- 13 Gourley Park
- 14 Ulrich Park
- 15 Stratford Street Reserve
- 16 Merv Cowan Park
- 17 Memorial Rose Gardens
- 18 W.W. Wayman Reserve
- 19 Norm McKenzie Reserve
- 20 John Tonkin Park
- 21 W A Kitson Reserve
- 22 J Dolan Park
- 23 River Stirling Bridge
- 24 Riverside Road Reserves



### 4.3 Community Facilities

Within the Town of East Fremantle are buildings used for community activities.

Name	Facilities
Ulrich Park	Richmond Early Childhood Centre
Richmond Primary School	Small playing field Playground 2 x bitumen tennis courts
Sumpton Green	Child health clinic Playground
Glasson Park	Glyde-In Living and Learning Centre Child care centre
Dovenby House	Neighbourhood Link HACC program

### 4.4 Council Budget

#### 4.4.1 Operating Expenses

In 2015/16, Council spent a total of \$564,680 on maintenance of its parks and community buildings. Clearly the two most costly open spaces are East Fremantle Oval and Wauhop Park. The cost to maintain each Council open space areas was:

Park and Community Building	Maintenance Cost
East Fremantle Oval	\$120,0707
Wauhop Park	\$75,401
John Tonkin Park	\$55,755
Preston Pt - Lacrosse	\$48,811
Merv Cowan Park	\$47,879
Henry Jeffrey Oval	\$43,666
Riverside Road Reserves	\$36,596
Locke Park	\$27,829
Raceway Park / Richmond Park	\$24,320
All other parks (each)	<\$13,000

Council generates revenues from a small number of its facilities. Council generates substantial revenues from aquatic recreation and sporting clubs and facilities. Apart from East Fremantle Tennis Club, most sporting clubs paid very little to use Council facilities. The main revenue sources were:

Revenue Source	Revenue
Riverside Mooring Pen Fees	\$110,335
Swan Yacht Club Rental	\$40,000
East Fremantle Yacht Club Rental	\$23,577
East Fremantle Tennis Club Income	\$15,234
East Fremantle Oval - Ground Charges	\$4,730

Reimburse - East Fremantle Football Club	\$2,810
East Fremantle Croquet Club	\$3,903
East Fremantle Bowling Club	\$1,759
Leeuwin & Fremantle Sea Scouts	\$2,554
Preston Pt. Cricket	\$2,732
Preston Pt. Lacrosse Club	\$1,495
Henry Jeffrey Oval	\$1,450
Wauhop Park Soccer Ground	\$961
Reimburse - Other Sporting	\$20,456

#### 4.4.2 Capital Works Budget

Council has a four year capital works program for the period 2015/16 to 2018/19. Recreation, sport and community projects identified are:

Project	Amount	Year
IG Hancock Reserve Stage 2	\$50,000	2016/17
Exeloo Toilet for Lee Park	\$11,500 pa	Deferred to Recreation Plan process
Future Recreation Plan Programs YR 3	\$5,000.000	2017/18
Future Recreation Plan Programs YR 4	\$5,000.000	2018/19

#### 4.5 Summary

- 1 Sports facilities available within the Town of East Fremantle cater for Australian Rules Football,
- 2 Football, Lacrosse, Cricket, Lawn Bowls, Croquet and Tennis. Aquatic clubs within the Council area include two yachting clubs and a rowing club.
- 3 The Town of East Fremantle has a number of small local parks, many with play spaces. The main passive recreation open space spine is along Riverside Road and the foreshore of Swan River.
- 4 Community facilities include an early childhood centre, child health clinic, living and learning centre and a base for HACC programs.
- 5 In 2015/16, Council spent a total of \$564,680 on maintenance of its parks and community buildings. The two most costly open spaces are East Fremantle Oval and Wauhop Park.
- 6 Council generates revenues from a small number of its facilities. Council generates substantial revenues from aquatic recreation and sporting clubs and facilities. Apart from East Fremantle Tennis Club, most sporting clubs paid very little to use Council facilities.



## 5 STAKEHOLDER CONSULTATION

As part of the needs analysis, telephone consultation was undertaken with stakeholders including representatives from sporting clubs, community groups, schools, adjacent councils and state sporting associations.

### 5.1 Introduction

The consultation sought to obtain information from:

- 1 Officers from Town of East Fremantle. Individual and group interviews were conducted with senior Council officers. Comments have not been attributed to any specific officer as many similar comments were made by more than one officer.
- 2 Sporting clubs – Two components of information were sought. The first involved understanding existing facilities and their use, frequency of use, adequacy of existing facilities and proposed development or upgrades for facilities. The second was programs and activities offers, including membership numbers, membership projections, location of members and membership and participation fees and charges.
- 3 Community groups – Information was sought around facilities used in East Fremantle, frequency of use, adequacy of existing facilities and proposed development or upgrades for facilities.
- 4 Adjacent councils – information was sought on proposed or potential development or redevelopment of recreation and sporting facilities such as playing fields, courts sports, leisure centres, foreshore developments and aquatic sports.
- 5 State sporting associations – information was sought on how East Fremantle facilities fit within any state wide facilities strategies that each sporting association may have in place.

### 5.2 Town of East Fremantle Staff

Personal or group interviews were conducted with Gary Clark, Jamie Douglas, Les Mainwaring, Wendy Cooke, Steve Gallagher and Dave Hatcher. Key points raised were:

- Councils priorities, based on a perception survey are recreation, paths and cycleways and parks and playgrounds.
- Council has previously attempted to prepare a long term master plan and strategic direction for East Fremantle Oval precinct. None have been adopted by Council and hence not implemented. It is an A Class reserve which has implications for its future use and development.
- Possibility that East Fremantle Football Club may relocate its home games to Fremantle Oval. Existing amenities at East Fremantle Oval are not suitable for female sports.
- A consistent policy framework is required to enable Council to respond to ad hoc requests for funding from recreation, sport and community groups. Currently, Council has no formal recreation policies.



- Council does not have a consistent leasing and licensing policy regarding its buildings and sports facilities. For example Council provides a \$90,000 operating grant to Glyde-In, whereas at East Fremantle Oval it fully maintains the oval and receives a percentage of gate revenue.
- Council does not have a consistent policy regarding support to clubs, decisions are made on an ad hoc basis regarding leases, grants and loans and operational subsidies. Council substantially maintains some buildings, such as croquet, soccer, Glyde-In, whereas others are substantially maintained by the lessee/tenant such as East Fremantle FC, bowls, tennis and lacrosse/cricket.
- Sports clubs have a high level of expectation regarding the level of support which should be provide by Council.
- Sports clubs do not provide Council with details of use of the playing fields, which can create conflict between a maintenance program and user requirements.
- Two large sites will potentially be redeveloped for residential land (Woodside Hospital and Leeuwin Barracks). These sites may result in an extra 800 – 900 dwellings in the next 10-20 years. This will result in an increased population in the order of 2,500 residents.
- Leeuwin Barracks is owned by the Commonwealth Government and is to be sold and developed for possible residential and commercial use. It occupies about 30 ha, and has two sports ovals within the precinct.
- As a general rule existing sport and community facilities are in poor condition.
- East Fremantle has limited recreation opportunities for young people.

## 5.3 Sporting Clubs

### 5.3.1 East Fremantle Football Club

Consultation with Todd Shimmon, CEO

#### Oval use

- Oval used Monday – Friday for training and games Saturday and Sunday.
  - ✓ EFFC senior teams (colts, reserves and league)
  - ✓ U/14 and U/16 Development Squads
  - ✓ Women’s football
  - ✓ Schools
  - ✓ WAFC state teams training
  - ✓ EF Junior Football Council teams (15 team junior competition that uses the ground for Grand Finals). Approx. 15,000 kids are involved in football in the council area each weekend.
  - ✓ Auskick
  - ✓ Community use (incl Notre Dame University)
- Main usage time during the week is 4.30pm to 7.30pm.
- Main usage from pre-season (November, although try to minimise ground use for the first month) through to completion of season (September/October).
- Maintenance and recovery time undertaken in October/November.
- Catchment for EFFC is large area –East Fremantle to Applecross to Canning Vale to Southern River.
- Coastal Netball Association has their office at the facility as well – operating that way for 6 years.

### Lease arrangements

- Current lease arrangements unsatisfactory – has had the arrangement rolled over for 11 years, possibly due to the risk management issues around the facility that would require attention before any new lease was undertaken.
- The club has 4 sub-leases (Kitchen, Pilates, Gym and Health Spa) that also have been rolling over.
- Lease involves paying rates plus 30% of gate takings paid to Council.

### Facility issues

- Turf management below standard.
- In the last 12 months, club has spent the equivalent of approx. \$75,000 on the facility (\$25,000 in cash and approx. \$40,000 in volunteer/donated time).
- Facility suffers issues of an aging facility – particularly roof and concrete issues.

### Relationship with Town of East Fremantle

- Definitely issues with the Council – statements have been made such as ...”all clubs will be supported the same...” interpreted as the Lawn Bowls and Croquet clubs will be supported at the same level to the EFFC, regardless of the level of community involvement. Club feels the Council does not understand the impact of the club with the local community.
- Club has submitted plans to knock down and rebuild the facility, but these have never been supported by council.
- Believe that a redevelopment could be done to the facility to build new change rooms and club house and bar facilities for 4-5 clubs.
- Believes the council has showed no support for the Club for 25 years.
- There is history. When Merv Cowan was involved with Council as well as Club, there was great support. Believes the legacy of this is a broken relationship.

### Future options

- The City of Fremantle is undertaking a \$78 million redevelopment of Fremantle Oval with \$11 million from the WAFC and the same amount from Fremantle.
- Fremantle Council have been in discussions regarding a revamped Fremantle Oval that would provide the Administration Headquarters for EFFC and have it as the club’s home ground. The current East Fremantle ground would remain as a training venue for the EFFC.
- There is a belief that the Town of East Fremantle is significantly behind in their capacity to borrow for any development (had been told that the limit for the facility would be \$5.0 million).
- The Board of the Club would love to stay at the current venue, but needs a new facility.
- Commented that the Bowling and Croquet Clubs are both aging facilities and would benefit from a co-location.

#### 5.3.2 East Fremantle Cricket Club

Consultation with Vic Strnadica, President

East Fremantle Cricket Club, in conjunction with East Fremantle Lacrosse Club has recently

completed a \$500,000 renovation of their clubhouse. This included funding contributions from both clubs, the Town of East Fremantle and state government.

The two clubs are working to establish the Preston Point Sports Club. The new facilities are used by both clubs and include meeting space and space for hire for functions for the local community for events such as birthdays and engagement parties and other similar activities. By forming the Preston Point Sports Club they envisage increased community use and the option to provide social membership options.

The club uses two fields for cricket, however the playing surfaces are below expectations. They are maintained by Council, which the club feels do their best, but more resources could be put into field maintenance. The club has a need for an additional cricket net for training purposes. Currently there are three nets, but there is a need for one more to meet demand.

The playing fields and cricket nets are used for training and playing for six months of the year on Tuesdays, Thursdays, Saturdays and occasional Sundays.

Current playing membership is 60 - 70 seniors (no juniors), 12 life members and a small number of social members. With the establishment of Preston Point Sports Club the social membership numbers are expected to grow. Playing membership growth has been static over recent years. Membership from the local area is small, approximately 25%, with the majority coming from adjacent council areas.

Membership fees are based on a pay and play fee for each game. Seniors pay \$20 per day, with concessions for unemployed and students (\$10/day) and \$5 per day for U/17's. Social fees for Preston Point Sports Club are still to be determined.

### 5.3.3 East Fremantle Lacrosse Club

Consultation with David Miller, President

East Fremantle Lacrosse Club, in conjunction with East Fremantle Cricket Club, has recently completed a \$500,000 renovation of their clubhouse. This included funding contributions from both clubs, The Town of East Fremantle and state government.

The two clubs are working to establish the Preston Point Sports Club. The new facilities are used by both clubs and include meeting space and space for hire for functions for the local community for events such as birthdays and engagement parties and other similar activities. By forming the Preston Point Sports Club they envisage increased community use and the option to provide social membership options.

The club currently has a liquor licence for 160 people, with facilities that include a commercial kitchen, meeting rooms, change rooms and a large social room.

Lacrosse use playing fields at Preston Point Reserve and share with East Fremantle Cricket Club. Lacrosse use the facilities three nights per week and 9 weekends during the lacrosse season (from late April to September for games but training commences in March). New lights have recently been installed at the ground, however an additional light is needed to provide sufficient lighting for night time games.

The lack of car parking was highlighted by the club as an issue. On game days in particular people are forced to park in local streets which provides safety concerns for both local residents and people attending the venue.

David suggested that Council could also consider development of a playground with swings and/or park exercise equipment in front of the clubhouse to develop the area into a more

family friendly zone.

The club currently has 80 seniors and 50 juniors. Playing numbers have decreased in recent years, however there are strategies in place with Development Officers from the state sporting association to increase playing numbers.

The majority of members are from adjacent councils areas, and not locals to The Town of East Fremantle, predominantly because the local area is so small.

Fees are structured on a cost recovery basis at \$330 per year for each member. Profits for the clubs are made from bar takings, however this will change with the creation of Preston Point Sports club through activities of the club and the opportunity to offer social memberships for the club.

#### 5.3.4 East Fremantle Junior Cricket Club

Consultation with Garry Weiser, President.

The club uses Henry Jeffery Oval and Preston Oval for games and training over a 5 - 6 month period during summer. The fields are used for training 3 - 4 days per week with games also in the mornings and afternoons on weekends.

There is a need for an additional field for games and new cricket nets for training. The club is exploring options to secure funding for mobile nets (2 sets are required). The clubhouse also needs to be expanded as it is currently at capacity and not sufficient for the existing requirements. There are issues with car parking, which are resulting in complaints from local residents and increasing safety risks for people.

The club has 200 members and year on year for the last two years this has grown by 30% per annum. Members are from both the Town of East Fremantle as well as adjacent council areas as they are drawn from the local school catchments.

Membership fees are paid annually and are all inclusive with the amount depending on age.

The club has had some discussions with the football club to discuss options for upgrade facilities across both ovals but there has been no progress as yet. The club has also considered the option of using local school ovals however there are concerns with security in the schools after hours and the condition of the fields being left in after games so nothing has been secured by the club.

#### 5.3.5 East Fremantle Junior Football Club

Consultation with Travis French, President

Facilities used include one playing field and a small clubhouse with two change rooms, one common room and a canteen. They are used from 4 - 7pm on Monday to Friday for training and all weekend for games.

The facilities are insufficient for the clubs needs and current participation levels but they are unable to access additional playing fields, the clubhouse does not meet requirements due to the limited number of change rooms and limited car parking at the venue. The club has had some preliminary discussions with Council about extending the clubrooms and installation of additional lighting so night games can be played.

Current membership is 450 juniors, which is close to double what they were 10 years ago, with growth in the sport continuing. Approximately 90% of members are from the local council

area, with most attending schools in the local catchment.

Membership fees are based on a one off annual fee depending on age. This commences at \$150/year for younger age groups and increases to \$250/year for the older juniors.

There are limited facilities in the Town of East Fremantle for other sports, particularly basketball and no public swimming pool.

### 5.3.6 East Fremantle Lawn Tennis Club

Consultation with Steve Burdett, President

The club has 17 grass courts (14 of which are maintained as courts), 9 hard courts (4 of which have lighting) and clubrooms. The site is leased from council. The venue is available for hire for private functions, which provides a critical income stream for the club.

The courts are used 3 - 4 times during the week and all day Saturday and are available for public hire throughout the week. The clubrooms are used on Wednesday and Saturday afternoons. The hall is currently hired at least once per week for events, which is a result of the clubs recent appointment of a paid Manager to generate additional income.

The facilities are ageing (1998/99 was when improvements were last made), with the hall old but functional (it needs repainting and works for general wear and tear).

Current membership is 254 (164 senior and 90 junior). At a recent club day the club signed 29 new members, so the hope is that similar days in the future will continue to help to grow membership.

Over the last 10 years membership has slowly decreased (approximately 20% drop over the period).

Membership fees are based on an annual fee (\$525 for seniors other lesser rates for youths and juniors) that includes provision of afternoon tea, biscuits and balls for matches. Public court hire is \$13 per hour per court and \$20 per hour per court at night with lights.

### 5.3.7 East Fremantle Bowling Club

Consultation with Kevin Fox

Facilities include four bowling greens (one with floodlights) and a clubhouse with car parking and equipment sheds also on the grounds.

The greens are regularly used on Tuesday through to Saturday with some use on Sunday. On Mondays there is no use due to watering. Uses include inter club competitions, social bowls and increasingly bare foot bowls.

The clubhouse is fully licensed and available for hire for functions such as birthday or engagement parties.

The facilities were built in the 1960's, so the building is ageing but remains in adequate condition. The greens are suitable for bowls, however the future of the sport is tending towards installation of synthetic playing surfaces, however at a significant capital cost. The club does not have any plans for facility upgrades in the near future.

The club has approximately 100 members, although no juniors. There has been a steady slow decline in membership over the last 10 years. The mix of people participating in bowls has

also been changing with a decline in traditional pennant bowls and an increase in the corporate barefoot bowls activities.

Approximately 50% of members would be from the East Fremantle area, with 40% from adjacent council areas and the remaining 10% being members who now live in outer areas but remain loyal club members who travel to the club on a regular basis.

Members pay an annual membership fee (\$206 for senior adults) and \$6 for a pennants match. There is no cost for members to just play a social or participate in club bowls above the annual membership.

### 5.3.8 East Fremantle Croquet Club

Consultation with Megan Fardon, President

The club currently uses 2 full lawns and a 3<sup>rd</sup> half croquet sized lawn, in addition to a clubhouse and shed for equipment. The clubhouse is basic with a small kitchen, no hot water and only an urn and fridge, and has two unisex toilets. The clubhouse and site is leased from the Town of East Fremantle.

Facilities are used on Monday (9am-12pm), Tuesday (10am-10pm), Thursday (8am-12pm) and Saturday (10am-3:30pm). The clubhouse is also rented to a bridge group on Mondays and is rented for use by the Fremantle Anglers Club once per month for their meetings.

The clubhouse and courts are also available for public hire which includes all equipment and instructions on croquet. The clubhouse is adequate for the club's needs, however the court playing surface does not meet regulation size and the grass needs remediation. The club is hoping to raise enough funds for court remediation over the next 12 months.

There are approximately 40 members, all over 50 years of age, and membership is slowly declining. Approximately 10% of members are from East Fremantle with the others from adjacent local council areas.

Membership fees involve an annual fee (\$120 per annum) plus a \$3 green fee each time the person plays.

## 5.4 Aquatic Clubs

### 5.4.1 East Fremantle Rowing Club

Consultation with Catriona Gregg, President.

The club owns a parcel of land which houses its clubhouse with gym facilities and boatshed as well as an area of land that is currently licensed to the Town of East Fremantle for use as a park. The club also leases land along the water's edge and a mooring area in river fronting the clubhouse (for unfettered access to and from the river).

The facilities are used on a daily basis each morning for training. This use intensifies to approximately 40 - 50 people during rowing season from April to September from 5am - 8am. School rowing programs are conducted from 4pm - 5:30pm three days per week during the school term and weekend use is for competitive rowing.

The club's hall is leased to the Tai Chi Association who use the facility for approximately 3 - 4 hours per day. This lease is nearing the end of its term and the club is considering options, including a license rather than a lease, to provide flexibility to explore additional uses of the

venue to generate greater income streams. They were not looking to remove tai chi, however as they have been a long term tenant.

The existing facilities are at capacity for storage of rowing boats. The club has long term plans to redevelop the boat shed to increase the storage capacity however that has stalled due to funding requirements and so alternate lesser development options are now being considered.

The club has 140 members with a split of approximately one third juniors and two thirds seniors. There are approximately 300 tai chi members who use the hall on a regular basis. Rowing membership growth has been restricted in recent times due to the limited capacity to store additional boats on site in the boatshed.

Membership had been slowly increasing from the early 2000's until 2013 when there was a two year period with a decline. This changed recently however and membership has increased over the last year.

Members are made up of approximately 30% from East Fremantle, 20% from Fremantle with the majority of the balance from the City of Melville. There are a number of schools from the City of Melville who run rowing programs and this increases the junior membership from that area.

Fees are charged on an annual basis and currently sit at \$695 per annum for an adult. Juniors pay two thirds of the adult rate and a family membership for two adults and two juniors is also available.

#### 5.4.2 East Fremantle Yacht Club

Consultation with John Tissott, Club Manager

The yacht club has a clubhouse with function rooms, a bar and restaurant, gym and sauna and pens and moorings. Members have use of facilities on a cost basis. The facility is a 24 hour, seven days a week operation.

Activities offered include junior and adult sailing classes. Junior training is undertaken in consultation with local primary schools where the club aims to get kids involved in sailing. Kids are able to lease boats for the season to try the sport before they purchase their own. Adult classes, including learn to helm and learn to crew, are run on club boats with the aim for adults to get a spot with a crew on an existing boat. Other activities run from the club include stand up paddle boarding and a dragon boat club operates from within the yacht club.

The yacht club has the capacity to work with smaller clubs in the provision of more advanced food and beverage operations, such as supplying to cater for events that these smaller clubs may hold. This has been discussed but not developed as yet.

The club is looking at expansion through development of two additional jetties and in the longer term approval has been granted for redevelopment of half of the clubhouse into a three storey structure on the existing footprint. This will provide more storage space for boats such as dinghy's, kayaks and canoes on the ground level, hospitality space on the first floor and meeting rooms and administration space on the top floor.

The club has held information discussions with the City of Melville about leasing some additional land for a grassed area where boats can be rigged and set up. The clubs existing leased land from the Town of East Fremantle goes to the border with City of Melville.



The club has a total of 1,853 members, 355 full fee paying senior members, 980 associate or social members, 230 junior, 28 country, 182 reciprocal (from other yacht clubs or golf clubs), 11 life members and 67 honorary members.

Membership has been growing in recent years, but dipped in 2015. In response the club is looking at options to generate new member renewals such as special offers and food and beverage deals.

A total of 162 members live in the Town of East Fremantle. The majority of members reside in the City of Melville.

Membership is \$320 per annum for senior full membership which can be paid either half yearly or quarterly which provides club access and the capacity to bring guests to the club when visiting.

#### 5.4.3 Leeuwin and Fremantle Sea Scout Groups

Consultation with Rob Christensen (still involved in Scouts but has recently stepped down as Group Leader), Barb de la Hunty, Lloyd Owens, Steve Tate, Eugene Van Wyk, Peter Walton, Fiona Shannon and Sherry Donaldson. Collated information provided by 1st Leeuwin Scout Group & 1st Leeuwin Scout Group.

Leeuwin Scout Hall's key components include a safe water frontage, shallow beach, and flat parkland play area. These geographic features make this site an ideal venue to run programs for younger sections, Joeys (5-8 years) and Cubs (8-11 years) as it has protected waters and a shallow beach with no drop off into the water. It has a wide grassed and shaded park for running around, learning pioneering activities, and playing games. The boatshed and shallow beach also make it ideal for rafting and canoe training courses and water activity events.

Fremantle Scout Hall's key components are its secluded location, deep water jetty, slipway and mooring area, which make it ideal for running sailing programs for Seaboats and Keelboats used by the older youth sections - Scouts, Venturers and Rovers. The Fremantle site is unsuitable for Joey and Cub sections because there is only a small grassed area, no beach, a steep drop off onto rocks from the seawall, and a steep grade into deep water around the jetty and mooring area which makes it ideal for sailing but unsuitable for junior youth sections swimming, rafting and canoeing.

The current structure is that both Groups use the Leeuwin Hall on separate nights to run their Cub programs (and are shortly to add Joey Mobs to their schedule) and to run canoeing activities for all ages.

Neither site is suitable to run a standalone Sea Scout Program across all ages and youth sections, but the two sites working together service two groups. The groups have their own separate identities but collaborate on training programs and use of the facilities.

Weekly club meetings are held at Leeuwin for both groups on Tuesday and Wednesday nights. Other activities include sleepover camps for clubs, leader meetings and group support committee meetings. Other club activities include weekend activities, some camping, hiking, sleepovers, family days and other major activities such as Cubilee, Enduro, Sixer and Secunder camps.

At Fremantle weekly meetings are held for Scouts and Venturers, ad hoc rover meetings and on Saturday and some Sundays sailing is undertaken by adult and youth members. There are also monthly meetings for Leaders and parent committee meetings.



Leeuwin scout hall is in need of refurbishment, particularly the kitchen and its equipment. At Fremantle the boat shed and hall are adequate but the jetty will require significant work in the near future. Council has recently resurfaced the driveway to the hall but the stairs are in a dangerous state and need refurbishment or replacement.

The scouts would like refurbishments to the kitchen at Leeuwin and internal works in the boatshed to improve access and storage. At Fremantle they have plans to improve the jetty, change the internal layout of the boatshed and workshop. They would also like to see reinstatement of the sixth mooring and improvements to the gantry for ease of launching dinghies.

The Scouts work collaboratively with some other community groups to share access to their sites. The Dragon boat group stores some of its boats onsite and hold meetings several times each week. A boat repairer also uses a side storage area as part of his work for the East Fremantle Yacht Club.

Leeuwin Group is open to welcoming other groups to hire its facilities, but this will remain subject to their ongoing needs which may vary from week to week. Increased community access is considered desirable to the scouts to assist in meeting maintenance and other operational expenses.

Fremantle currently has 53 youth and 18 leaders and adult helpers/committee members, however this is expected to increase to a total of 95 - 100 members by the end of term 1 in 2016. Leeuwin has 18 youth and 8 adults however with new members yet to be processed this will increase to over 35 by the end of the month.

The group is currently implementing a recruitment program and there has been a recent turnover of leaders. This is expected to generate a further 30 members by the end of 2016.

It is estimated that 50% of all members live in the East Fremantle council area.

Fees are charged on an annual basis with a branch fee with annual group fees above that.

#### 5.4.4 TS Perth – Naval Reserve Cadets

Consultation with Trevor Vincent (Hon Secretary)

The cadets only use facilities at HMAS Perth Memorial Hall which is located at Leeuwin Barracks. The hall is leased to defence for use by the cadets. There is regular cadet use on Friday nights and Saturday's, along with an overnight camp annually.

The cadets do not have a need for use of any additional community facilities for their activities.

## 5.5 Community Groups

### 5.5.1 Glyde-In Learning Centre

Consultation with Ann Reeves, Coordinator.

Glyde-In Community Learning Centre is an adult community learning centre with 750 members. The centre leases a building from council on a large block on Glyde Street. The building is leased for a peppercorn rental rate for 5 years with a further option to extend at the end of the term. The centre also uses a council bus for excursions, but provides their own volunteer driver.

Glyde-In has exclusive use of the building, with regular use on a daily basis, including evenings. They also hire rooms to other community groups, mostly during the evenings for meditation type uses (minimal charge).

The centre is very happy with the facilities, the only area that could be improved or extended is the converted garage which is an art shed. No other upgrades are proposed and the group is happy with the current arrangement with council where they undertake daily minor repairs and Council looks after major maintenance.

### 5.5.2 East Fremantle Family Playgroup

Consultation with Laura Fitzgerald, Committee member

East Fremantle Family Playgroup operates out of Sumpton Green Community Centre, behind Locke Park. This is a large and largely unused park. The playgroup uses the venue under a licence from Council, with no charge for the licence.

The playgroup holds sessions daily from 9:30 - 11:30am and Monday and Friday from 12:00 - 2:00pm and 3:00 - 5:00pm during school terms. There is a possibility to expand if demand increases from the community.

The building was originally relocated from another location. It has not been well maintained as it is understood that Council does not have any budget for its ongoing maintenance apart from minor works which are undertaken by council on request (Council are always quick to respond).

The building is shared with a Child Health Clinic, which is a good fit as new parents and young babies attend the clinic and can then find out about the playgroup which can act as a support network for new parents.

The associated fences and trees are not maintained, with one fence damaged by falling tree branches which has not been rectified. The playground equipment is also at an age where it needs replacement with new equipment that meets modern safety standards.

The playground has prepared a design for new play equipment with the aim of seeking funding for its purchase and installation through a Lotterywest grant. They are not able to obtain this funding however and Lotterywest recommended that the Town of East Fremantle apply to be the grant recipient with the application supported by the playgroup.

They have identified a need for installation of a storage shed, however progressing this will be subject to securing funds for the purchase and installation.

About 100 families are members of the playgroup, with many group members from the East Fremantle and close adjacent council areas.

### 5.5.3 East Fremantle Kindergarten

The only facilities used by East Fremantle Kindergarten are on-site facilities. There is some informal use of Glasson Park by students with their parents either before or after attending kindergarten but this is only information and does not involve the kindy.

The kindy does not have any demand for use of any additional facilities.

#### 5.5.4 Richmond Primary School

Consultation with Lisa Dentith, Principal.

Facilities for community use – The school rents classrooms to a number of businesses (6) for evening use such as music lessons and after school care. There is no community use of facilities due to insurance limitations.

There is often informal use of the school ovals by kids and youths on weekends and after school but this informal and not arranged use or activities.

Community facilities used – The school uses Wauhop Park for its inter-school sports. This is provided by Council free of charge. There is also occasional use for play activities at Ulrick Park.

The school does not currently have demand for any additional community facility use.

### 5.6 Adjacent Councils

#### 5.6.1 Fremantle City Council

Officers from Council's Sport and Recreation team were consulted. They advised that there were a number of projects under consideration, including:

- Playing fields:
  - ✓ There is a proposed relocation and expansion of cricket nets from Fremantle Cricket Club with the possibility of developing an indoor facility and gymnasium at Stevens Street Reserve in the future
  - ✓ Fremantle United, East Fremantle Tricolore and Fremantle City Soccer Clubs have all expressed interest in entering into the NPL soccer league which will require upgrades for their facilities for this to occur
  - ✓ There is a proposal for installation of cricket nets at Dick Lawrence Oval at Beaconsfield within next few years
  - ✓ Council has confirmed construction of a Disc Golf course at Dick Lawrence Oval at Beaconsfield.
- Court sports
  - ✓ Fremantle Netball Association has been awarded Community Sporting and Recreation Facilities Funding (CSRFF) in the last round to add lights to 13 of its courts
  - ✓ Fremantle Park also received CSRFF funding for the construction of a shared use facility for tennis, bowls and a social club
  - ✓ A full size basketball court is being installed at South Beach
  - ✓ A half-court basketball court is being installed at Esplanade Youth Plaza.
- Leisure centres
  - ✓ Fremantle leisure centre is undergoing internal upgrades, e.g. accessible doors, filtration upgrades.

#### 5.6.2 City of Melville

Officers from the City's Community Recreation team were consulted. The City of Melville has a number of projects in the planning phase including:

- Tompkins Park Concept Plan – reconfiguration and addition of active space for increased capacity and parking improvements. They are also looking at options for

management models

- Shirley Strickland Reserve Concept Plan – Facility upgrades/redevelopment, active space reconfiguration/minor extension, investigation of relocating Mt Pleasant Bowling Club
- Murdoch University – multipurpose synthetic playing fields, floodlighting and pavilion upgrades which are proposed to be delivered in 2016/17 & 2017/18
- Review of LeisureFit Melville programs, services & operations – to address increasing operating deficit in the health and fitness market
- Lawn Bowls Strategy – not yet commenced. To inform/guide the City's position on the provision of bowls facilities in the future
- Various Floodlighting projects – goal of floodlighting all active reserves
- Investigation into the use of School POS for Sport
- Permits for commercial activities on the foreshore with SRT i.e. stand up paddle boarding

The City has a number of aims and objectives in delivery of these projects:

- To optimise the use of existing reserves before exploring limited passive reserves for development. i.e. reconfigurations, adequate change/club rooms, parking, floodlights etc
- Collocation of clubs / shared use – community hub model
- Explore funding options other than from rates. e.g. land asset strategy to fund community facilities
- Leisure Facilities (Rec Centres) to perform at break even or better (not including depreciation)
- To reduce/rationalise the number of buildings where feasible.

## 5.7 State Sporting Associations

### 5.7.1 Bowls Western Australia

Consultation with Ken Pride, Chief Executive Officer.

Bowls WA commissioned a facilities audit for strategic purposes in 2010 by GHD, however the outcomes of the study were theoretical and not used in an operational basis by the Association.

Bowls WA operates with a simple strategy of assisting member clubs to remain financially viable. To remain so requires bowling clubs to wherever possible accept that they are integral members of the community and as such to work collaboratively with that community for mutual benefit. Viability cannot be guaranteed by the club membership alone and hence embracing the local community in all its forms is critical to growth.

From the Association's perspective, the clubs in the area are like all sporting clubs in that they continually work hard to maintain membership and to consider means outside of their own membership to generate income. Bowls WA continues to provide upskilling opportunities for clubs to improve governance and will continue to work with clubs that seek assistance in this area.

### 5.7.2 Tennis West

Consultation with Alex Geraghty, Places to Play Officer

Tennis West advised their tennis facility strategy is guided at a national level, however the Association is in the recruitment phase of employing a Places to Play Manager who be responsible for working on state-specific strategies.

The association is not aware of any potential issues that may impact on clubs in the East Fremantle or adjacent areas.

### 5.7.3 Football West

Consultation with Keith Wood, Chief Operating Officer

Football West advised there is no facilities strategy currently in place for football in Western Australia. However, they are currently in discussions with the national body about undertaking a facilities audit and the development of such a strategy.

Football West also has a business case in development for a state headquarters, however East Fremantle is not included on their list of shortlisted sites.

There are no other issues the state body is aware of currently that would impact on clubs in the East Fremantle Council area.

### 5.7.1 Rowing WA

Consultation with Daniel Tackenberg, Chief Executive Officer

Rowing WA advised there is no state rowing facilities strategy and hence no flow on plans. Rowing WA has been in consultation with the Fremantle Rowing Club who have plans to extend their facility within the Town of East Fremantle.

From a rowing perspective, Rowing WA is always looking for new sites to erect rowing sheds where possible if potential arises, including in any shared arrangement with other aquatic sports if the opportunity arose.

## 5.8 Non Responses

Other clubs within the Town of East Fremantle that were contacted but no response received included East Fremantle Tricolore Soccer Club and the Swan Yacht Club.

State Sporting Associations contacted but not responded to included Western Australian Football League and Netball Western Australia.

## 5.9 Summary

Representatives from the majority of sporting clubs and community groups in the Town of East Fremantle consulted during this phase of the project identified that their respective facilities were aging and currently or would soon need refurbishment or redevelopment.

Common elements identified included:

- Playing surfaces (grass) need remediation to ensure they remain suitable for each of the respective sports. This may require particular treatment over and above mowing,

fertilising and watering.

- Clubhouses are aging and need either redevelopment or refurbishment and updating.
- Insufficient on site car parking was identified as an issue by a number of stakeholders. This is leading to concerns with safety with regard to parking on streets away from the respective venues.

East Fremantle Cricket Club and East Fremantle Lacrosse Club have taken a proactive approach to ensure their respective clubs can remain viable into the future. The clubs have recently undertaken major clubhouse renovations (with the support of Council and the State Government) and they are now finalising the establishment of the Preston Point Sport Club. This club will providing ongoing financial benefit to each of the sporting clubs, helping to ensure they can remain sustainable.

Membership numbers from many stakeholder groups (sporting clubs) are in a slow decline or stagnant with the exception of the junior clubs (East Fremantle Junior Cricket Club and East Fremantle Junior Football Club). Clubs with declining membership will need to develop initiatives to generate new membership or look at options to secure ongoing funding to continue to operate in a financially sustainable manner.

There may be options to explore amalgamation and co-location of some facilities and/or clubs (for example bowls, lacrosse, croquet and potentially tennis). This would require further detailed analysis both in terms of the potential to amalgamate the clubs at a redeveloped multi-use site and clubhouse and is likely to be resisted by the clubs who want to retain their individual identities.



## 6 COMMUNITY SURVEYS

This chapter summarises data collected during a series of market research activities including a telephone survey and online survey.

### 6.1 Telephone Survey

A telephone survey was conducted of 300 households in the Town of East Fremantle. A random sample of households were selected and interviews conducted with people aged 15 years and over. The sample was further selected within each household to ensure broad representation of the Council area, by both gender and across all age groups.

The final sample comprises people with the following characteristics:

Characteristic	%
<b>Gender</b>	
Male	39%
Female	61%
<b>Age</b>	
15 - 24 years	4%
25 - 34 years	3%
35 - 44 years	12%
45 - 54 years	23%
55+ years	58%
<b>Area</b>	
North Canning Hwy	38%
South Canning Hwy	58%
Other	4%

11% of respondents confirmed they had a disability that restricted their participation in recreation, sport and physical activity.

Disability	%
<b>Gender</b>	
Male	45%
Female	55%
<b>Age</b>	
15 - 24 years	0%
25 - 34 years	3%
35 - 44 years	0%
45 - 54 years	6%
55+ years	91%
<b>Area</b>	
North Canning Hwy	21%
South Canning Hwy	76%
Other	3%

### 6.1.1 Organised Recreation or Sporting Activities

Respondents were asked if they participated in an organised recreational or sport activity in the Town of East Fremantle be it as part of a team, club or group. 73% of respondents did not participate in any form of organised recreational or sport activity. Of those that did participate, the top 3 activities were:

Activity	%
Fitness / Gym	4%
Sailing	3%
Tennis (indoor and outdoor)	3%
Golf	3%
None	73%

All other responses were too low to be significant.

### 6.1.2 Informal Recreation or Sporting Activities

Respondents were asked which recreational or sport activities did they participate in regularly (ie once a week, fortnight etc) on a casual or informal basis. 90% Of respondents nominated an activity. Walking for exercise was the most popular with 54% participating. The five most popular activities can all be done on an individual basis.

Activity	%
Walking for exercise	54%
Swimming / Diving	23%
Cycling / BMXing	23%
Fitness / Gym	14%
Jogging / Running	8%
None	10%

55% of respondents would like to participate in their favourite recreational or sporting activity more often answered. When asked what prevents them from participating more in their favourite activity, the 5 most common reasons were:

Reason	%
Work Commitments	39%
Too Busy	34%
Family Commitments	20%
Health Problems	11%
Activity not available	8%

The top three reasons relate to personal priorities. It is interesting to note that cost to participate was not a major reason.



### 6.1.3 Visiting Open Spaces or Recreation Facilities

Respondents were asked, in the last 12 months, how often they had visited the following open spaces or recreational facilities.

- a Fremantle Leisure Centre
- b Any other leisure and aquatic centre
- c Indoor sports centre (eg. PCYC, Indoor cricket/netball centre)
- d Health and fitness centre
- e Sports ground
- f Beach and river foreshore park
- g Local park/playground
- h Walk trails or natural bush areas

Frequency of Visit in last 12 months:	a	b	c	d	e	f	g	h
Did not visit	55%	67%	89%	66%	31%	2%	15%	39%
Once only	3%	1%	1%	1%	1%	1%	0%	2%
Less than once every two months	14%	14%	3%	4%	11%	6%	10%	13%
Less than once a month	5%	3%	1%	2%	8%	8%	7%	9%
On average, less than once a week but more than once a month	4%	4%	1%	3%	8%	13%	12%	11%
On average at least once a week	18%	11%	5%	25%	41%	70%	55%	26%
Not sure (can't recall)	0%	1%	0%	0%	0%	0%	0%	0%

The most frequently visited open spaces or recreational facility was beach and river foreshore parks, which were visited by 98% of respondents. Further, 70% had visited a beach or river foreshore park at least once a week. Local park/playground were the second most visited open spaces or recreational facility, with 85% having visited them, with 55% having visited weekly.

All other open spaces or recreational facilities were much less popular, particularly built facilities. This 89% of respondents had never visited an Indoor sports centre (eg. PCYC, Indoor cricket/netball centre).

### 6.1.4 Visiting Parks and Reserves

Respondents were asked, in the last 12 months, which parks and reserves they had visited in East Fremantle. The top three visited parks were:

Park	%
River Foreshore Reserves	42%
East Fremantle Oval	11%
Henry Jeffery Oval	9%

### 6.1.5 Important Services

Respondents were asked how important a series of services are when Council is deciding on works to fund from its budget. Importance was rated on a scale of 1 to 10 where 1 = not important at all and 10 = very important.

The most important services were:

- Maintaining river foreshore parks

- Maintaining existing local parks and
- Maintaining linear parks, trails, footpaths and bike paths
- Maintaining sports grounds

Clearly, maintenance of public open space is very important to respondents. The relative importance of other services are:

Service	Total Mean
Maintaining river foreshore parks	9.39
Maintaining existing local parks	9.23
Maintaining linear parks, trails, footpaths and bike paths	9.03
Maintaining sports grounds	8.51
Supporting community volunteers	8.40
Catering for the recreation needs of older adults	8.17
Catering for the recreation needs of people with disabilities	8.16
Improving physical access for people with disabilities	8.12
Upgrading river foreshore parks	7.97
Upgrading existing local parks	7.80
Increasing shade and lighting on open space and sports facilities to minimise exposure to the sun	7.79
Increasing community use of school playgrounds and sports grounds	7.76
Catering from the recreation needs of indigenous people	7.69
Supporting sporting clubs	7.63
Establishing more recreation facilities for young people	7.53
Upgrading sporting facilities	7.50
Extending existing or developing new linear trails (eg walking and cycling trails)	7.46
Upgrading playgrounds throughout the Council area	7.16
Reducing water consumption in parks and reserves	7.15
Increasing the range of play equipment and experiences in playgrounds	6.87

#### 6.1.6 General Comments

Respondents were offered the opportunity to make any comment regarding recreation, sporting and community facilities in East Fremantle. Most respondents took the opportunity to comment, consequently, the number and diversity of responses was extensive. Analysis of the comments has been conducted using a "Wordle" technique, whereby the more often a word appears the larger the word appears.

The most common themes related to:

- Generally facilities and open spaces were good
- More shade was needed over play areas
- The need to upgrade footpaths
- Provide more dog friendly spaces

- Redevelop East Fremantle Oval into multi-use sporting hub that can be accessed by the public
- Advertise what is on offer within the area



## 6.2 On line Survey

The community of East Fremantle were given the opportunity to complete a web based questionnaire on line. A hyper link was distributed to community and sporting organisations in East Fremantle with the request to further disseminate the hyperlink to their members or constituents. The final sample comprised 263 people with the following characteristics:

Characteristic	%
<b>Gender</b>	
Male	45%
Female	55%
<b>Age</b>	
15 - 24 years	16%
25 - 34 years	16%
35 - 44 years	5%
45 - 54 years	6%
55+ years	57%

### 6.2.1 Recreation, Sporting or Community Facility

93% of respondents had visited a recreation, sporting or community facility in the last 12 months.

#### Parks

When asked which park they had visited. 75% had visited one of the parks listed, ie a facility in East Fremantle. The responses indicated a wide spread of parks used, with John Tonkin Park being the most popular.

Parks	%
Did not visit any of these parks	25%
John Tonkin Park	14%
Richmond Raceway Park	10%
Merv Cowan Park	8%
Memorial Rose Gardens	8%
Locke Park	7%
Glasson Park	6%
Norm MacKenzie Reserve	4%
Ulrich Park	3%
Lee Park	3%
George Booth Park	3%
WH Kitson Park	3%
WW Wayman Park	2%
Stratford Street Park	2%
J Dolan Park	2%
Marjorie green Park	1%

John Tonkin Park was nominated the most frequently visited park in the previous 12 months.

Park most frequently visited in the last 12 months	%
John Tonkin Park	15%
Memorial Rose Gardens	6%
Merv Cowan Park	6%
Richmond Raceway Park	6%
Glasson Park	5%
Locke Park	4%
Lee Park	2%
Norm MacKenzie Reserve	2%
George Booth Park	1%
Stratford Street Park	1%
Ulrich Park	1%
WH Kitson Park	1%
WW Wayman Park	1%

### Sporting Facility

When asked which sporting facility they had visited, 65% had visited one of the sporting facilities listed in East Fremantle. East Fremantle Oval had the highest visitation at 22%.

Sporting Facility Visited	%
Did not visit any of these sporting facilities	35%
East Fremantle Oval	22%
Chapman Oval/Preston Point Reserve	10%
Henry Jeffrey Oval	9%
East Fremantle Bowling Club	9%

Sporting Facility Visited	%
East Fremantle Lawn Tennis Club	6%
Upper and Lower Wauchope Park	5%
East Fremantle Croquet Club	3%

East Fremantle Oval was also nominated the most frequently visited sporting facility in the previous 12 months.

Sporting facility most frequently visited in the last 12 months	%
East Fremantle Oval	20%
East Fremantle Bowling Club	8%
Chapman Oval/Preston Point Reserve	7%
East Fremantle Lawn Tennis Club	6%
Henry Jeffrey Oval	5%
East Fremantle Croquet Club	3%
Upper and Lower Wauchope Park	2%

### Aquatic Facility

When asked which aquatic facility they had visited. 45% had visited one of the aquatic facilities listed in East Fremantle. Fremantle Yacht Club had the highest visitation at 21%.

Aquatic Facility	%
Did not visit any of these aquatic facilities	55%
East Fremantle Yacht Club	21%
Swan Yacht Club	17%
Fremantle Rowing Club	4%
1st Fremantle Sea Scouts	1%
1st Leeuwin Sea Scouts	1%
TS Perth Naval Reserve Cadets	1%

East Fremantle Yacht Club was also nominated the most frequently visited aquatic facility in the previous 12 months.

Aquatic facility most frequently visited in the last 12 months	%
East Fremantle Yacht Club	19%
Swan Yacht Club	16%
Fremantle Rowing Club	3%
1st Fremantle Sea Scouts	1%
1st Leeuwin Sea Scouts	1%
TS Perth Naval Reserve Cadets	<1%

### Community Building

When asked which community building they had visited. 61% had visited one of the community buildings listed in East Fremantle. Glyde In Community Learning Centre had the highest visitation at 48%.

Community Building	%
Did not visit any of these community buildings	39%
Glyde In Community Learning Centre	48%
Tricolore Community Centre	8%
Sumpton Green - East Child Heath Care/Family Playgroup	2%
Richmond Kindergarten	2%
Independent Midwife Centre	1%

Glyde In Community Learning Centre was also nominated the most frequently visited community building in the previous 12 months.

Community Building most visited in the last 12 months	%
Glyde In Community Learning Centre	49%
Tricolore Community Centre	5%
Sumpton Green - East Child Heath Care/Family Playgroup	2%
Independent Midwife Centre	1%
Richmond Kindergarten	1%
JP McKenzie Kindergarten	<1%

### 6.2.2 Physical activity involvement

86% of respondents were involved or participated in a physical activity. They were then asked what their main role was, with competitor, player or participant was the most common category at 74%. The main responses under 'Other' were walking, swimming and cycling.

Main role in physical activity	%
Competitor/player/participant	74%
Administrator	3%
Care giver/parent supervising child	3%
Official/umpire/referee	3%
Spectator	3%
Other	14%

### 6.2.3 Passive recreation involvement

77% of respondents were involved or participated in a passive recreation or community activity. They were then asked what their main role was, with member, participant, client being the highest at 80%. The main responses under 'Other' was walking.

Main role in passive recreation or community activity	%
Member/participant/client	80%
Instructor/official	5%
Administrator	4%
Care giver/parent supervising child	4%
Other	6%

#### 6.2.4 Satisfaction

Respondents were asked how satisfied they were with certain aspects of recreation and sports facilities. Satisfaction was rated on a scale of 1 to 5 where 5 = very satisfied and 1 = very dissatisfied. The scores indicate:

- Satisfaction with maintenance and quality of parks and playgrounds, the provision of recreation, sport and community facilities and maintenance of these buildings.
- Dissatisfaction with availability of recreation, sport and community facilities for teenagers and people with disabilities and the condition of East Fremantle Oval.

Council Service	Average Score
Maintenance of parks	2.87
Quality of local parks and playgrounds	2.83
The overall provision of recreation, sporting and community facilities in East Fremantle	2.69
Maintenance of recreation, sporting and community buildings	2.50
Maintenance of playing surfaces at sports facilities	1.79
Availability of recreation, sporting and community facilities for primary school children	1.78
Public access to East Fremantle Oval	1.64
Quality of amenities at sports fields (eg toilets, showers and change rooms)	1.60
General condition of East Fremantle Oval	1.52
Availability of recreation, sporting and community facilities for teenagers	1.51
Availability of recreation, sporting and community facilities for people with disabilities	1.24

#### 6.2.5 Council Budget

Respondents were asked if they were preparing Council's budget, how important would they rate certain strategies and actions. Importance was rated on a scale of 1 to 5 where 5 = very important and 1 = very unimportant. The scores indicate:

- Improving the overall provision of recreation, sporting and community facilities was the most important strategy, followed by improving maintenance of buildings, availability of facilities for teenagers and quality of local parks and playgrounds.
- Improving access to, and the general condition of East Fremantle Oval were the least important strategies, followed by improving availability of facilities for primary school children.

Council Strategies and Actions	Average Score
Improving the overall provision of recreation, sporting and community facilities in East Fremantle	3.62
Improving maintenance of recreation, sporting and community buildings	3.17
Improving availability of recreation, sporting and community facilities for teenagers	3.15
Improving quality of local parks and playgrounds	3.05
Improving maintenance of parks	2.94
Improving quality of amenities at sports fields (eg toilets, showers and change rooms)	2.86
Improving maintenance of playing surfaces at sports facilities	2.82
Improving availability of recreation, sporting and community facilities for people with disabilities	2.76
Improving availability of recreation, sporting and community facilities for primary	2.66







- ✓ 45% had visited an aquatic facility in East Fremantle, Fremantle Yacht Club being the frequently visited
  - ✓ 61% had visited a community building in East Fremantle, Glyde In Community Learning Centre being the frequently visited
- 2 86% of respondents were involved or participated in a physical activity and 77% were involved or participated in a passive recreation or community activity.
- 3 Respondents indicated:
- ✓ Satisfaction with maintenance and quality of parks and playgrounds, the provision of recreation, sport and community facilities and maintenance of these buildings.
  - ✓ Dissatisfaction with availability of recreation, sport and community facilities for teenagers and people with disabilities and the condition of East Fremantle Oval.
- 4 Respondents indicated that in formulating Council's budget :
- ✓ Improving the overall provision of recreation, sporting and community facilities was the most important strategy, followed by improving maintenance of buildings, availability of facilities for teenagers and quality of local parks and playgrounds.
  - ✓ Improving access to, and the general condition of East Fremantle Oval were the least important strategies, followed by improving availability of facilities for primary school children.
- 5 Respondents were asked how they would spend \$500,000 on recreation, sporting and community facilities. The most common themes related to:
- ✓ Building either a multi-use facility for hockey, netball and basketball or a dedicated roller hockey rink
  - ✓ Improving East Fremantle Oval and making it more accessible to the public
  - ✓ Affordable or subsidised access to various sports for children and teenagers.
  - ✓ Advertise what is available
- 6 Unsolicited comments from respondents indicated:
- ✓ Glyde In Community Learning Centre is a great community asset
  - ✓ Facilities for passive recreation activities for seniors and youth are needed
  - ✓ The desire for a roller hockey facility
  - ✓ Redevelopment of the East Fremantle oval into a sporting hub.



## 7 DIALOGUE CAFÉS

This chapter summarises the outcome of two Dialogue Cafés which brought stakeholders together to discuss the issues, challenges, opportunities and solutions in the provision of community and recreational facilities to cater for an evolving and growing population in the Town of East Fremantle in the coming decades.

Appendix A is a comprehensive report detailing the findings from the Dialogue Cafés, which is summarised below.

### 7.1 Methodology

Two Dialogue Cafés were held on 23 June 2016 (one morning and one evening) that sought feedback from key stakeholders on the provision of recreation and community facilities in the Town of East Fremantle. Each session was two hours in duration.

Key stakeholders in East Fremantle were invited to attend via a personally addressed email from the Town of East Fremantle. These stakeholders were identified following initial consultation activities. Additional follow up was conducted via a personally addressed email and a telephone call prior to the event to ensure the events were well attended. The invitation, and list of invited stakeholders, is included in Appendix A, Section 5.

Overall, 110 local stakeholders attended, including Councillors and staff from the Town of East Fremantle. Each Dialogue Café included a presentation on future planning for recreation and community facilities as well as an overview of the key findings from the interviews and surveys conducted as part of the consultation process.

Participants also completed four key activities to obtain feedback, structured around a “Menu of Conversation” which was aligned with the courses of a meal.

### 7.2 Outcomes

Below is a summary of the findings from group and individual feedback activities. Detailed findings are provided in Appendix A, Section 4.

Across all activities, common themes emerged:

- Multipurpose community and recreation facilities, such as via the redevelopment of East Fremantle Oval and Leeuwin Barracks
- Colocation and resource sharing between clubs and associations and neighbouring local governments
- Changing demographic of the area and the need to provide facilities and services accordingly
- Maintaining community access and use of the foreshore.

#### 7.2.1 Group Activity One: Your Future Community

Participants were asked to envision what the East Fremantle community will be like in 20

years and the impact this will have on recreation and community facilities. The top four most common themes are provided below, with the top two responses for each of these themes.\*

What will it be like:	What impact will this have:
Ageing population (10)	<ul style="list-style-type: none"> <li>High demand on facilities and increase in leisure and fitness activities for older people (8)</li> <li>Opportunities for evolving sports (1) <i>and equally</i></li> <li>Redevelopment of existing facility (1) <i>and equally</i></li> <li>Contraction of sporting clubs (1)</li> </ul>
High density (9)	<ul style="list-style-type: none"> <li>More demand for facilities (3)</li> <li>Need for multipurpose sporting hub (1) <i>and equally</i></li> <li>Less open space (1) <i>and equally</i></li> <li>Potential to build facilities in new developments (1) <i>and equally</i></li> <li>It will benefit clubs and facilities by increasing participation/membership (1) <i>and equally</i></li> <li>Income generation for TOEF (1)</li> </ul>
Generational/demographic change generally, including more families (8)	<ul style="list-style-type: none"> <li>Facilities and access for families and all demographics (3)</li> <li>Increase in people coming into TOEF (1) <i>and equally</i></li> <li>Opening up land to welcome "younger" families (which will also generate revenues for council) (1)</li> </ul>
Flexible facilities and service (6)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

\*Note that not all responses to "What will it be like?" also included an Impact, and vice versa. The frequency of these responses is separate.

### 7.2.2 Group Activity Two: Future Opportunities and Priorities

#### Part One: Opportunities and Priorities

Participants responded to the question ***"What are the key opportunities or priorities that should be considered as part of the plan for the future development of recreation and community facilities in the next 20 years?"***

The top four most common themes, with the top two responses for each of these themes are summarised.

Common Themes	Top Responses
Redevelopment of existing facilities (16)	<ul style="list-style-type: none"> <li>Re-envision East Fremantle Oval (10)</li> <li>Leeuwin Barracks redevelopment an opportunity to create public open space and shared facilities (5)</li> </ul>
Shared facilities (13)	<ul style="list-style-type: none"> <li>Multi-purpose facilities (7)</li> <li>Colocation of clubs and groups (6)</li> </ul>
Public open space and environment (12)	<ul style="list-style-type: none"> <li>Access for all to the foreshore/river (5)</li> <li>Increase public open space and green space (5)</li> </ul>
Strategy and management (12)	<ul style="list-style-type: none"> <li>Explore partnerships with NGOs and other local governments (3)</li> <li>Advocate for more funding (2) <i>and equally</i></li> <li>Evaluation of participation, usage and efficiency of existing facilities (2) <i>and equally</i></li> <li>More promotion and advertising (2)</li> </ul>

#### Part Two: Shared Resources

Participants then responded to the question ***"Where might there be an opportunity to share resources to enable future investments to be optimised?"***. The responses were then discussed with the wider group. Overall, the most common individual responses were:

- Co-location of clubs and sports and cooperation between clubs (8)
  - Collaborate/partner with neighbouring LGAs (5)
  - Multi-purpose/shared facilities (4)
  - East Fremantle Oval redevelopment and envisioning (3)
- (Note, no themes are provided for this question due to the small number of responses)

### Part Three: Specific Activities

Participants suggested ways that specific recreation activities should be catered for. The recreation activities were provided to participants. Activities are listed below according to those with the most suggestions, with the top two suggestions for each activity.

Issue to be Addressed	Suggestion
East Fremantle Oval (considering the potential relocation of EFFC) (42)	<ul style="list-style-type: none"> <li>▪ Multipurpose community and recreation centre or “hub” (8)</li> <li>▪ Lottery West and other grants/funding options (4)</li> </ul>
Cycling facilities, cycle ways and footpaths (24)	<ul style="list-style-type: none"> <li>▪ Wide dual use paths (3) and equally</li> <li>▪ Separation of bikes, walkers, runners and prams (3) and equally</li> <li>▪ Cycling lanes on the road (3)</li> </ul>
Other sporting facilities (24)	<ul style="list-style-type: none"> <li>▪ Include in East Fremantle Oval redevelopment (3)</li> <li>▪ Include in Leeuwin Barracks redevelopment (2) and equally</li> <li>▪ Multipurpose facility (2) and equally</li> <li>▪ Central organisation of information and co-ordination of services, including about facilities in neighbouring LGAs (2) and equally</li> <li>▪ Skate park and BMX (2) and equally</li> <li>▪ Parking issue (2)</li> </ul>
Playground equipment and amenities in parks (24)	<ul style="list-style-type: none"> <li>▪ Nature play (5)</li> <li>▪ Shade (3)</li> </ul>
Foreshore based maritime activities (22)	<ul style="list-style-type: none"> <li>▪ Dedicated areas for launching small water craft, including boat ramps (3)</li> <li>▪ Upgrade and maintenance of existing buildings/facilities (3)</li> </ul>
Other facilities outside of sporting facilities (21)	<ul style="list-style-type: none"> <li>▪ Facilities for seniors, such as a Seniors Centre (3) and equally</li> <li>▪ Community hub/centre for events and activities (3) and equally</li> <li>▪ Multi-purpose meeting spaces (3)</li> </ul>
Dog exercise areas (19)	<ul style="list-style-type: none"> <li>▪ Currently good, maintain this (4)</li> <li>▪ Allocated space for dogs in parks (2) and equally</li> <li>▪ Improve public toilet access (2) and equally</li> <li>▪ Designated ‘off-lead’ exercise area (2) and equally</li> <li>▪ Fenced off area for dogs (2)</li> </ul>
Other uses for council owned buildings (17)	<ul style="list-style-type: none"> <li>▪ Available for hire or use for activities and programs, such as First Aid courses, fundraisers, meetings, exhibitions and arts, yoga, dance hall, club use (5)</li> <li>▪ Currently a lack of awareness and very under-utilised, should be used more (4)</li> </ul>

#### 7.2.3 Group Activity Three: Playing a Role

Participants responded to two questions. The responses were then discussed with the wider group. Responses are presented below according to the question, and the top four most

common responses.

(Note, no themes are provided for this question due to the small number of responses)

- 1 What could the role of your Local Government be the future development of recreation and community facilities?
  - ✓ Involve/consult community in decision making, listen to what community is saying and communicate with them (8)
  - ✓ Seek funding opportunities for the community (5)
  - ✓ Support community groups and associations (5)
  - ✓ Cooperate and coordinate with neighbouring LGAs, NGOs and other government bodies (4)
- 2 Which stakeholders (Other than Local Government) should be engaged in the future development of recreation and community facilities and what should their role be?
  - ✓ Neighbouring LGAs/Councils (3) and equally
  - ✓ State associations for sport and recreation (3)
  - ✓ State Government (2) and equally
  - ✓ Education Department (2) and equally
  - ✓ Main roads (2)

#### 7.2.4 Individual Feedback

The top four most common themes, with the top two responses for each of these themes are summarised.

**Q1. Are there any opportunities or ideas that need to be considered for the future planning of recreation and community facilities in the Town of East Fremantle - that you haven't already listed in the workshop?**

Common Theme	Responses
Planning and management (12)	<ul style="list-style-type: none"> <li>▪ Develop a Strategic Plan (2) and equally</li> <li>▪ Access grants (2) and equally</li> <li>▪ Green and renewable energy (2)</li> </ul>
Consultation and communication (10)	<ul style="list-style-type: none"> <li>▪ Community and stakeholder consultation, and involvement in decision making (7)</li> <li>▪ Good communication (3)</li> </ul>
Environment, parks and outdoor facilities (5)	<ul style="list-style-type: none"> <li>▪ Playground and nature play (2)</li> </ul>
Audience/users (4)	<ul style="list-style-type: none"> <li>▪ Be inclusive of the whole community; not "a few" (4)</li> </ul>
Programs, activities and events (4)	<ul style="list-style-type: none"> <li>▪ Community food gardens (2)</li> <li>▪ Go beyond sporting clubs, recreation is more than sport (1) and equally</li> <li>▪ Run workshops for groups and associations to learn business skills (1)</li> </ul>

**Q2. Are there any issues or concerns you have for the future planning of recreation and community facilities in the Town of East Fremantle?**

Common Theme	Responses
Roads, traffic and pathways (10)	<ul style="list-style-type: none"> <li>▪ Unsafe pathways and roads (4)</li> <li>▪ Perth Freight Link (2) and equally</li> <li>▪ Lack of public transport (2) and equally</li> <li>▪ Lack of parking (2)</li> </ul>
Clubs, groups and associations (6)	<ul style="list-style-type: none"> <li>▪ Lack of equality in treatment of clubs (2)</li> </ul>
Costs (5)	<ul style="list-style-type: none"> <li>▪ Costs and resources required to improve existing and build new facilities; small council (4)</li> </ul>
Facilities (5)	<ul style="list-style-type: none"> <li>▪ Lack of public toilets (2)</li> </ul>

### Q3. Are there any general comments you wish to make about the future planning of recreation and community facilities in the Town of East Fremantle?

Overall, most general comments related to specific suggestions for facilities and positive comments about the consultation process. The most common individual comments related to:

- Positive feedback about consultation (6)
- Maintain ongoing community consultation (5)

## 7.3 Summary

- 1 Two Dialogue Cafés were held to discuss the provision of recreation and community facilities in the Town of East Fremantle. Each session was two hours in duration. Key stakeholders were invited to attend via a personally addressed email and 110 local stakeholders attended,
- 2 Common themes that emerged from the Dialogue Cafés were:
  - ✓ Multipurpose community and recreation facilities, such as redevelopment of East Fremantle Oval and Leeuwin Barracks
  - ✓ Colocation and resource sharing between clubs and associations and neighbouring local governments
  - ✓ Changing demographic of the area and the need to provide facilities and services accordingly
  - ✓ Maintaining community access and use of the foreshore.
- 3 It was envisioned that over the next 20 years East Fremantle will continue to experience an aging population and higher density housing, creating demand for more and relevant facilities. Strategies for moving forward focussed on:
  - ✓ Redevelopment of existing facilities (eg East Fremantle Oval)
  - ✓ Shared Facilities (eg multipurpose facilities)
  - ✓ Public Open Space and Environment (eg access to foreshore and river)
  - ✓ Strategy and Management (eg partnerships between NGOs and local governments)
- 4 Priority issues to be addressed included:
  - ✓ East Fremantle Oval
  - ✓ Cycling facilities, cycle ways and footpaths
  - ✓ Other sporting facilities eg skate and BMX parks
  - ✓ Playground equipment and amenities in parks
  - ✓ Foreshore based maritime activities
  - ✓ Other facilities outside of sporting facilities eg community hub and meeting spaces
  - ✓ Dog exercise areas
  - ✓ Other uses for council owned buildings
- 5 The role of local government is to:
  - ✓ Involve/consult community in decision making, listen to what community is saying and communicate with them
  - ✓ Seek funding opportunities for the community
  - ✓ Support community groups and associations
  - ✓ Cooperate and coordinate with neighbouring LGAs, NGOs and other government bodies

# APPENDIX A: DIALOGUE CAFÉ

See document 3 of 3



# Recreation and Community Facilities Plan Stakeholder Engagement Report

TOWN OF EAST FREMANTLE

REPORT | JULY 2016

For Public Comment - Sept 2016 (3 of 3)



## PROJECT DETAILS

<i>Client</i>	SGL
<i>Contact Details</i>	<b>Phil Gray</b> Director
<i>Address</i>	2a Mellor Street West Beach SA 5024
<i>Phone</i>	9339 9339
<i>Email</i>	pgray@sglgroup.net

<i>Client</i>	Town of East Fremantle
<i>Contact Details</i>	<b>Wendy Cooke</b> Project Co-Ordinator
<i>Address</i>	135 Canning Highway East Fremantle WA 6158
<i>Phone</i>	9339 9339
<i>Email</i>	wcooke@eastfremantle.wa.gov.au

<i>Prepared By</i>	Creating Communities Pty Ltd
<i>Project Team</i>	Andrew Watt Senior Consultant
<i>Address</i>	100 Jersey Street Jolimont WA 6014
<i>Phone</i>	08 9284 0910
<i>Email</i>	andrew@creatingcommunities.com.au

### DISCLAIMER

The professional analysis and advice in this document has been prepared by Creating Communities for the exclusive use of the client in accordance with the terms of engagement. While we have tried to ensure the accuracy of the information of this publication, Creating Communities does not and shall not assume any responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on the content of this document. As the document takes into account the particular instructions and requirements of our client, it is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

This document has been prepared by Creating Communities. © Creating Communities. All rights reserved.

For information or permission to reprint, please contact Creating Communities at:

Email [info@creatingcommunities.com.au](mailto:info@creatingcommunities.com.au)  
 Phone +61 8 9284 0910  
 Fax +61 8 9284 0912  
 Mail 100 Jersey Street, Jolimont, WA 6014  
 Web [www.creatingcommunities.com.au](http://www.creatingcommunities.com.au)

## CONTENTS

1. Introduction.....	3
2. Methodology.....	5
3. Summary Of Findings .....	8
4. Detailed Findings.....	13
5. Appendices.....	27





## 1. INTRODUCTION

The Town of East Fremantle is in the process of developing a Recreation and Community Facilities Plan which outlines a strategy for the provision of future facilities. The Plan is being developed by specialist consultants SGL, who in working in partnership with the Town is seeking collaboration, input and buy-in from the local community and stakeholders into the development of the Plan.

The Town of East Fremantle recognises that the needs of the community is expected to undergo much change over the next decade, and wants to ensure that planning for the future address this.

### **Purpose of the Plan**

The purpose of the Recreation and Community Facilities Plan is to establish a strategic plan to guide future investment and management of recreation and community assets.

The Plan will:

1. Identify existing recreation (passive and active) and community facilities and their existing uses and functionality.
2. Assess future recreation, community and environmental needs to accommodate the projected future population and demographic changes in the Town.
3. Identify options to address current and future needs and recommend preferred options by the application of a cost benefit analysis.

### **Community Engagement**

SGL has undertaken extensive consultation to inform the plan. This has included interviews with a range of key stakeholders; an online survey and a phone survey of residents in the local area.

To complete the consultation process Dialogue Cafés were proposed to bring stakeholders together to discussion the issues, challenges, opportunities and solutions in the provision of community and recreational facilities to cater for an evolving and growing population in the Town of East Fremantle in the coming decades.

Creating Communities Australia Pty Ltd were engaged to facilitate two Dialogue Cafes to engage with local stakeholders and community to obtain feedback and input on future planning of recreation and community facilities.

This report presents the findings from the Dialogue Café, which will be used to help inform the development of the Plan.



## 2. METHODOLOGY

Creating Communities facilitated two (one morning and one evening) Dialogue Cafés on Thursday the 28 June 2016 that sought feedback from key stakeholders on the provision of recreation and community facilities in the Town of East Fremantle. Each session was two hours in duration and were facilitated by Andrew Watt, Creating Communities.

Key stakeholders in East Fremantle were invited to attend via a personally addressed email from the Town of East Fremantle. These stakeholders were identified by the Town of East Fremantle and SGL following initial consultation activities. Additional follow up was conducted by Creating Communities via a personally addressed email and a telephone call prior to the event to ensure the events were well attended. The invitation, and list of invited stakeholders, is provided in Section 5.

Overall, 110 local stakeholders attended, including Councillors and staff from the Town of East Fremantle.

Each Dialogue Café included a presentation on future planning for recreation and community facilities as well as an overview of the key findings from the interviews and surveys conducted as part of the consultation process.

Participants also completed four key activities to obtain feedback, structured around a “Menu of Conversation” which was aligned with the courses of a meal.

### Group Activities

In groups of 6-10, participants completed three group activities, which were then discussed with the wider group.

#### Activity 1 – Your Future Community

In the **Your Future Community** activity, participants worked in groups to respond to the question:

- a) *Your community continues to evolve. What will it be like in 20 years' time and what are the potential impacts this will have on the planning for the future provision of recreation and community facilities?*

#### Activity 2 - Future Opportunities and Priorities

In the **Future Opportunities and Priorities** activity, participants worked in groups to respond to the questions:

- a) *What are the key opportunities or priorities that should be considered as part of the plan for the future development of recreation and community facilities in the next 20 years?*
- b) *Where might there be an opportunity to share resources to enable future investments to be optimised?*
- c) *How should we cater for the following:*
  - Foreshore bases activities
  - Cycling facilities, cycle ways and footpaths
  - Playground equipment and amenities in parks
  - East Fremantle Oval (considering the potential relocation of East Fremantle Football Club)
  - Dog exercise areas
  - Other sporting facilities (e.g. A multi-use facility for hockey, netball and basketball or a dedicated roller hockey rink?)
  - Other uses for Council owned buildings (e.g. meeting facilities at the Town Hall)
  - Other facilities outside of sporting facilities

Activity 3 – Playing a Role

In the **Playing a Role** activity, participants were engaged in a plenary session where the following question was posed to the whole group and individuals were able to share their ideas and thoughts with the whole audience.

- a) *What could the role of your Local Government be the future development of recreation and community facilities?*
- b) *Which stakeholders (Other than Local Government) should be engaged in the future development of recreation and community facilities and what should their role be?*

Activity 4 - Individual Feedback

At the conclusion of the presentation, participants were provided with an opportunity to give **individual feedback** using a feedback sheet. This included three key questions: future opportunities and ideas; issues and concerns; and general comments. Participants were given the option to include their organisation and name.





### 3. SUMMARY OF FINDINGS

The below is a summary of the findings from group and individual feedback activities conducted at two Dialogue Cafes on the provision of recreation and community facilities in the Town of East Fremantle. Detailed findings are provided in Section 4.

Across all activities, there were common themes that emerged. This included suggestions relating to multipurpose community and recreation facilities, such as via the redevelopment of East Fremantle Oval and Leeuwin Barracks; colocation and resource sharing between clubs and associations and neighbouring local governments; the changing demographic of the area and the need to provide facilities and services accordingly; and, maintaining community access and use of the foreshore.

#### Group Activity One: Your Future Community

In small groups of 6-10, participants were asked to envision what the East Fremantle community will be like in 20 years and the impact this will have on recreation and community facilities.

The top four most common themes are provided below, with the top two responses for each of these themes.\*

What will it be like:	What impact will this have:
Ageing population (10)	<ul style="list-style-type: none"> <li>High demand on facilities and increase in leisure and fitness activities for older people (8)</li> <li>Opportunities for evolving sports (1) <i>and equally</i></li> <li>Redevelopment of existing facility (1) <i>and equally</i></li> <li>Contraction of sporting clubs (1)</li> </ul>
High density (9)	<ul style="list-style-type: none"> <li>More demand for facilities (3)</li> <li>Need for multipurpose sporting hub (1) <i>and equally</i></li> <li>Less open space (1) <i>and equally</i></li> <li>Potential to build facilities in new developments (1) <i>and equally</i></li> <li>It will benefit clubs and facilities by increasing participation/membership (1) <i>and equally</i></li> <li>Income generation for TOEF (1)</li> </ul>
Generational/demographic change generally, including more families (8)	<ul style="list-style-type: none"> <li>Facilities and access for families and all demographics (3)</li> <li>Increase in people coming into TOEF (1) <i>and equally</i></li> <li>Opening up land to welcome "younger" families (which will also generate revenues for council) (1)</li> </ul>
Flexible facilities and service (6)	N/A

\*Note that not all responses to "What will it be like?" also included an Impact, and vice versa. The frequency of these responses is separate.

#### Group Activity Two: Future Opportunities and Priorities

##### Part One: Opportunities and Priorities

In small groups of 6-10, participants responded to the question ***"What are the key opportunities or priorities that should be considered as part of the plan for the future development of recreation and community facilities in the next 20 years?"***

The top four most common themes are provided below, with the top two responses for each of these themes.

Redevelopment of existing facilities (16)	<ul style="list-style-type: none"> <li>Re-envision East Fremantle Oval (10)</li> <li>Leeuwin Barracks redevelopment an opportunity to create public open space and shared facilities (5)</li> </ul>
Shared Facilities (13)	<ul style="list-style-type: none"> <li>Multi-purpose facilities (7)</li> </ul>

	<ul style="list-style-type: none"> <li>• Colocation of clubs and groups (6)</li> </ul>
Public Open Space and Environment (12)	<ul style="list-style-type: none"> <li>• Access for all to the foreshore/river (5)</li> <li>• Increase public open space and green space (5)</li> </ul>
Strategy and Management (12)	<ul style="list-style-type: none"> <li>• Explore partnerships with NGOs and other local governments (3)</li> <li>• Advocate for more funding (2) <i>and equally</i></li> <li>• Evaluation of participation, usage and efficiency of existing facilities (2) <i>and equally</i></li> <li>• More promotion and advertising (2)</li> </ul>

### Part Two: Shared Resources

In small groups of 6-10, participants then responded to the question ***“Where might there be an opportunity to share resources to enable future investments to be optimised?”***. The responses were then discussed with the wider group.

Overall, the most common individual responses were:

- Co-location of clubs and sports and cooperation between clubs (8)
- Collaborate/partner with neighbouring LGAs (5)
- Multi-purpose/shared facilities (4)
- East Fremantle Oval redevelopment and envisioning (3)

*(Note, no themes are provided for this question due to the small number of responses)*

### Part Three: Specific Activities

In small groups of 6-10, participants suggested ways that specific recreation activities should be catered for. The recreation activities were provided to participants.

The activities are listed below according to those with the most suggestions, with the top two suggestions for each activity.

East Fremantle Oval (considering the potential relocation of EFFC) (42)	<ul style="list-style-type: none"> <li>• Multipurpose community and recreation centre or “hub” (8)</li> <li>• Lottery West and other grants/funding options (4)</li> </ul>
Cycling facilities, cycle ways and footpaths (24)	<ul style="list-style-type: none"> <li>• Wide dual use paths (3) <i>and equally</i></li> <li>• Separation of bikes, walkers, runners and prams (3) <i>and equally</i></li> <li>• Cycling lanes on the road (3)</li> </ul>
Other sporting facilities (24)	<ul style="list-style-type: none"> <li>• Include in East Fremantle Oval redevelopment (3)</li> <li>• Include in Leeuwin Barracks redevelopment (2) <i>and equally</i></li> <li>• Multipurpose facility (2) <i>and equally</i></li> <li>• Central organisation of information and co-ordination of services, including about facilities in neighbouring LGAs (2) <i>and equally</i></li> <li>• Skate park and BMX (2) <i>and equally</i></li> <li>• Parking issue (2)</li> </ul>
Playground equipment and amenities in parks (24)	<ul style="list-style-type: none"> <li>• Nature play (5)</li> <li>• Shade (3)</li> </ul>
Foreshore Based Maritime Activities (22)	<ul style="list-style-type: none"> <li>• Dedicated areas for launching small water craft, including boat ramps (3)</li> <li>• Upgrade and maintenance of existing buildings/facilities (3)</li> </ul>
Other facilities outside of sporting facilities (21)	<ul style="list-style-type: none"> <li>• Facilities for seniors, such as a Seniors Centre (3) <i>and equally</i></li> <li>• Community hub/centre for events and activities (3) <i>and equally</i></li> <li>• Multi-purpose meeting spaces (3)</li> </ul>
Dog exercise areas (19)	<ul style="list-style-type: none"> <li>• Currently good, maintain this (4)</li> <li>• Allocated space for dogs in parks (2) <i>and equally</i></li> <li>• Improve public toilet access (2) <i>and equally</i></li> <li>• Designated ‘off-lead’ exercise area (2) <i>and equally</i></li> </ul>

	<ul style="list-style-type: none"> <li>Fenced off area for dogs (2)</li> </ul>
Other uses for council owned buildings (17)	<ul style="list-style-type: none"> <li>Available for hire or use for activities and programs, such as First Aid courses, fundraisers, meetings, exhibitions and arts, yoga, dance hall, club use (5)</li> <li>Currently a lack of awareness and very under-utilised, should be used more (4)</li> </ul>

### Group Activity Three: Playing a Role

In small groups of 6-10, participants responded to two questions. The responses were then discussed with the wider group.

Responses are presented below according to the question, and the top four most common responses.

*(Note, no themes are provided for this question due to the small number of responses)*

What could the role of your Local Government be the future development of recreation and community facilities?	<ul style="list-style-type: none"> <li>Involve/consult community in decision making, listen to what community is saying and communicate with them (8)</li> <li>Seek funding opportunities for the community (5)</li> <li>Support community groups and associations (5)</li> <li>Cooperate and coordinate with neighbouring LGAs, NGOs and other government bodies (4)</li> </ul>
Which stakeholders (Other than Local Government) should be engaged in the future development of recreation and community facilities and what should their role be?*	<ul style="list-style-type: none"> <li>Neighbouring LGAs/Councils (3) <i>and equally</i></li> <li>State associations for sport and recreation (3)</li> <li>State Government (2) <i>and equally</i></li> <li>Education Department (2) <i>and equally</i></li> <li>Main roads (2)</li> </ul>

*\*To view the suggested role, see Section 4. Note not all responses included a suggested role.*

### Individual Feedback

The below findings have been separated from the organisation identified, to view the detailed responses according to organisation see Section 5.

The top four most common themes are provided below, with the top two responses for each of these themes. The number refers to the frequency of the response.

#### Q1. Are there any opportunities or ideas that need to be considered for the future planning of recreation and community facilities in the Town of East Fremantle - that you haven't already listed in the workshop?

The top four most common themes are provided below, with the top two responses for each of these themes (where there were multiple responses). The number refers to the frequency of the response.

Planning and Management (12)	<ul style="list-style-type: none"> <li>Develop a Strategic Plan (2) <i>and equally</i></li> <li>Access grants (2) <i>and equally</i></li> <li>Green and renewable energy (2)</li> </ul>
Consultation and Communication (10)	<ul style="list-style-type: none"> <li>Community and stakeholder consultation, and involvement in decision making (7)</li> <li>Good communication (3)</li> </ul>
Environment, Parks and Outdoor Facilities (5)	<ul style="list-style-type: none"> <li>Playground and nature play (2)</li> </ul>
Audience/Users (4)	<ul style="list-style-type: none"> <li>Be inclusive of the whole community; not "a few" (4)</li> </ul>
Programs, Activities and Events (4)	<ul style="list-style-type: none"> <li>Community food gardens (2)</li> <li>Go beyond sporting clubs, recreation is more than sport (1) <i>and equally</i></li> <li>Run workshops for groups and associations to learn business skills (1)</li> </ul>

**Q2. Are there any issues or concerns you have for the future planning of recreation and community facilities in the Town of East Fremantle?**

The top four most common themes are provided below, with the top two responses for each of these themes (where there were multiple responses). The number refers to the frequency of the response.

<b>Roads, Traffic and Pathways (10)</b>	<ul style="list-style-type: none"> <li>• Unsafe pathways and roads (4)</li> <li>• Perth Freight Link (2) <i>and equally</i></li> <li>• Lack of public transport (2) <i>and equally</i></li> <li>• Lack of parking (2)</li> </ul>
<b>Clubs, Groups and Associations (6)</b>	<ul style="list-style-type: none"> <li>• Lack of equality in treatment of clubs (2)</li> </ul>
<b>Costs (5)</b>	<ul style="list-style-type: none"> <li>• Costs and resources required to improve existing and build new facilities; small council (4)</li> </ul>
<b>Facilities (5)</b>	<ul style="list-style-type: none"> <li>• Lack of public toilets (2)</li> </ul>

**Q3. Are there any general comments you wish to make about the future planning of recreation and community facilities in the Town of East Fremantle?**

Overall, most general comments related to specific suggestions for facilities and positive comments about the consultation process.

The most common individual comments were:

- Positive feedback about consultation (6)
- Maintain ongoing community consultation (5)





## 4. DETAILED FINDINGS

The following Section provides the detailed findings from the group and individual activities facilitated at two Dialogue Cafes held on 28 June 2016 to inform the Town of East Fremantle's Recreation and Community Facilities Plan.

### 4.1. Group Activity One: Your Future Community

In small groups of 6-10, participants responded to the question "Your community continues to evolve. What will it be like in 20 years' time and what are the potential impacts this will have on the planning for the future provision of recreation and community facilities?". The responses were then discussed with the wider group.

**Overall, the most common responses about what East Fremantle will be like in 20 years related to the ageing population, high density, general demographic change and provision of flexible facilities and services.**

The responses are presented below according to the responses to "What will it be like", listed according to frequency.

There were many responses not directly related to the question that made suggestions for future facilities and maintenance of existing facilities and/or access. These are provided below.

The number of responses in the table below indicate the number of groups that listed this response.

*Note. The frequency of "What will it be like?" and "What impact will this have?" are separate. Not all of those who gave a response to what it will be like also listed the impacts, and vice versa.*

What will it be like:	What impact will this have:
Ageing population (10)	<ul style="list-style-type: none"> <li>High demand on facilities and increase in leisure and fitness activities for older people (8)</li> <li>Opportunities for evolving sports (1)</li> <li>Redevelopment of existing facility (1)</li> <li>Contraction of sporting clubs (1)</li> </ul>
High density (9)	<ul style="list-style-type: none"> <li>More demand for facilities (3)</li> <li>Need for multipurpose sporting hub (1)</li> <li>Less open space (1)</li> <li>Potential to build facilities in new developments (1)</li> <li>It will benefit clubs and facilities by increasing participation/membership (1)</li> <li>Income generation for TOEF (1)</li> </ul>
Generational/demographic change generally, including more families (8)	<ul style="list-style-type: none"> <li>Facilities and access for families and all demographics (3)</li> <li>Increase in people coming into TOEF (1)</li> <li>Opening up land to welcome "younger" families (which will also generate revenues for council) (1)</li> </ul>
Flexible facilities and service (6)	N/A
Traffic and congestion (5)	<ul style="list-style-type: none"> <li>Need for traffic management (1)</li> <li>Less parking (1)</li> <li>Impacts of infrastructure/sewages/drainage/roads (1)</li> </ul>
Increased need for/demand on public recreation facilities (5)	<ul style="list-style-type: none"> <li>Cost reductions (1)</li> <li>TOEF generate income from commercial leases (1)</li> <li>Connectivity with neighbouring LGAs</li> </ul>
More children 0-15 years (3)	<ul style="list-style-type: none"> <li>Use of primary school grounds outside of hours (1)</li> </ul>

Need for public transport and other transport options (3)	
Price of real estate (3)	
Development of existing 'white elephants' (3)	
Leeuwin Barracks redevelopment (3)	<ul style="list-style-type: none"> <li>• Population increase (1)</li> </ul>
Demand/need for education, including early learning (2)	<ul style="list-style-type: none"> <li>• Multipurpose spaces and centres, with retail and services (1)</li> </ul>
Smaller homes with no/small backyard (2)	<ul style="list-style-type: none"> <li>• POS from developments may not be adequate for use</li> <li>• Need for good facilities (1)</li> </ul>
Less/limited public open space (including trees) (2)	<ul style="list-style-type: none"> <li>• Pressure to develop vacant land (1)</li> </ul>
Cost/Economic pressures and need to justify additional facilities, and assessment of existing (2)	
Demand/need for childcare (1)	
Amalgamated facilities (1)	<ul style="list-style-type: none"> <li>• Community facilities (1)</li> </ul>
New environmental/architectural designs (1)	
Different revenue streams, e.g. gambling and poker machines (1)	<ul style="list-style-type: none"> <li>• Ability to open more areas of land for residential, which will drive revenues up for TOEF (1)</li> </ul>
LGA amalgamation, with COF (1)	<ul style="list-style-type: none"> <li>• Expanded resources and facilities (1)</li> </ul>
More retail (1)	<ul style="list-style-type: none"> <li>• More space needed (1)</li> </ul>
Demand for/more medical centres (1)	
Roe 8 (1)	<ul style="list-style-type: none"> <li>• Requirement for public transport and facility to be able to include the two parts of East Fremantle (1)</li> </ul>
Demand for/more facilities for youth and teenagers (1)	
Attractive new buildings/housing (1)	
More passive and social activities (1)	
<i>Suggestions about the future not directly linked to Impacts</i>	<p><b>Facilities in the future:</b></p> <ul style="list-style-type: none"> <li>• Multipurpose recreation facility, "hub" (2)</li> <li>• Indoor sports facility (2)</li> <li>• Parking (2)</li> <li>• Walking paths and trails (1)</li> <li>• New tennis club (1)</li> <li>• Athletics facility (1)</li> <li>• Roller Hockey (1)</li> <li>• Nature playgroup area (1)</li> <li>• Maintain the old bowling and croquet (1)</li> <li>• Sports ground in Leeuwin development (1)</li> <li>• Safe footpaths (1)</li> <li>• Cycling paths (1)</li> <li>• Less areas for teenagers (1)</li> <li>• Better lighting (1)</li> <li>• Skate park (1)</li> <li>• Maintain access to East Fremantle Oval (1)</li> </ul>



	<p><b>Environment and Public Open Space</b></p> <ul style="list-style-type: none"> <li>• Maintain access to river and reserves (4)</li> <li>• Maintain East Fremantle’s uniqueness (i.e. tree coverage) (1)</li> </ul> <p><b>Clubs and Associations</b></p> <ul style="list-style-type: none"> <li>• Merging/co-location of clubs (1)</li> <li>• Partnering with other LGAs (1)</li> <li>• TOEF sponsored support network for clubs and associations (like a Chamber of Commerce) (1)</li> </ul> <p><b>Activities and Events</b></p> <ul style="list-style-type: none"> <li>• Community events and activities, such as festivals and markets (1)</li> </ul>
<i>Current issues, not related to the question</i>	<ul style="list-style-type: none"> <li>• Parking is currently a big issue (1)</li> <li>• Licensing issues (1)</li> <li>• Difficulty dealing with all departments/structures (!)</li> </ul>
<i>Other (5)</i>	<ul style="list-style-type: none"> <li>• Realign building codes R25 (1)</li> <li>• Stagnant population (1)</li> <li>• People have more money to spend (1)</li> <li>• “Will community groups suffer from decline in volunteer numbers and interest/attention span of youth?” (1)</li> <li>• Light rail more expensive than bus service (1)</li> </ul>

## 4.2. Group Activity Two: Future Opportunities and Priorities

### 4.2.1. Opportunities and Priorities

In small groups of 6-10, participants responded to the question “*What are the key opportunities or priorities that should be considered as part of the plan for the future development of recreation and community facilities in the next 20 years?*”. The responses were then discussed with the wider group.

Overall, the most common responses related to the redevelopment of existing facilities, creating shared multi-purpose facilities, public open space and strategies to manage and optimise usage of facilities.

Overall, the most common individual responses were:

- Re-envison East Fremantle Oval (10)
- Develop multi-purpose facilities (7)
- Colocation of clubs and groups (6)
- Leeuwin Barracks redevelopment an opportunity to create public open space and shared facilities (5)
- Access for all to the foreshore/river (5)
- Increase public open space and green space (5)

Responses are provided below according to theme, the number refers to the frequency of the response.

<b>Redevelopment of existing facilities (16)</b>	<ul style="list-style-type: none"> <li>• Re-envison East Fremantle Oval (10)</li> <li>• Leeuwin Barracks redevelopment an opportunity to create public open space and shared facilities (5)</li> <li>• Redevelop existing facilities (1)</li> </ul>
<b>Shared Facilities (13)</b>	<ul style="list-style-type: none"> <li>• Develop multi-purpose facilities (7)</li> <li>• Colocation of clubs and groups (6)</li> </ul>
<b>Public Open Space and Environment (12)</b>	<ul style="list-style-type: none"> <li>• Access for all to the foreshore/river (5)</li> <li>• Increase public open space and green space (5)</li> <li>• Maintain natural environment and enhance for future (1)</li> <li>• Optimise the river location and make it a destination (1)</li> </ul>
<b>Strategy and Management (11)</b>	<ul style="list-style-type: none"> <li>• Explore partnerships with NGOs and other local governments (3)</li> <li>• Advocate for more funding (2)</li> <li>• Evaluation of participation, usage and efficiency of existing facilities (2)</li> <li>• More promotion and advertising (2)</li> <li>• Improve participation/usage (1)</li> <li>• Attract more business to the area (1)</li> </ul>
<b>Specific suggested facilities (9)</b>	<ul style="list-style-type: none"> <li>• Focus on youth and a youth 'hub' (e.g. Skate park) (3)</li> <li>• Community hub (2)</li> <li>• Town heart/town square (1)</li> <li>• Playground area (1)</li> <li>• Community garden (1)</li> <li>• Increase/more pedestrian and cycle ways (1)</li> </ul>
<b>Recreation types and programs (4)</b>	<ul style="list-style-type: none"> <li>• Passive, social and informal recreation e.g. fishing, sand castles, walking the dog (2)</li> <li>• Consider innovative and new events, like festivals and concerts (1)</li> <li>• Programs for ageing demographic (1)</li> </ul>
<b>Community Involvement (3)</b>	<ul style="list-style-type: none"> <li>• Involve community in decisions e.g. via forum (3)</li> </ul>
<b>Design (3)</b>	<ul style="list-style-type: none"> <li>• Accessible and inclusive (3)</li> </ul>

<i>Other (6)</i>	<ul style="list-style-type: none"> <li>• May St Redevelopment 'A' Class Reserve (1)</li> <li>• Building maintenance (including storage and access) (1)</li> <li>• What percentage of open space should be available for recreation on East Fremantle Oval? (1)</li> <li>• Who pays? How do we afford shared facilities? (1)</li> <li>• Set a realistic goal (1)</li> <li>• LGA amalgamation will have benefits, more funding and resources (1)</li> </ul>
------------------	---

#### 4.2.2. Shared Resources

In small groups of 6-10, participants then responded to the question “Where might there be an opportunity to share resources to enable future investments to be optimised?” The responses were then discussed with the wider group.

Overall, the most common individual responses were:

- Co-location of clubs and sports and cooperation between clubs (8)
- Collaborate/partner with neighbouring LGAs (5)
- Develop multi-purpose/shared facilities (4)
- East Fremantle Oval redevelopment and envisioning (3)

The number below refers to the frequency of the response.

#### Shared resource opportunities:

- Co-location of clubs and sports and cooperation between clubs e.g. tennis and tai chi (8)
- Collaborate/partner with neighbouring LGAs (5)
- Develop multi-purpose/shared facilities/or review facilities for single clubs, e.g. football oval, mean they get limited use (5)
- East Fremantle Oval redevelopment and envisioning (3)
- Don't duplicate facilities in neighbouring suburbs (2)
- River/foreshore water and informal recreation precincts (2)
- Improve public transport, cycling (2)
- Evaluate the usage of facilities and the share of resources/funding they receive (2)
- Facilities that are suitable for all weather, including indoor (1)
- Revenue opportunities to provide venues for hire (1)
- Amalgamate existing facilities (1)
- Advertising and promotion (1)

#### *Other (2)*

- More sports clubs in East Fremantle (1)
- Club facilities and buildings need more money and resources from TOEF (1)

#### 4.2.3. Specific Activities

In small groups of 6-10, participants then responded to the question “How should we cater for?” for specific recreation activities. The activity categories were provided to participants. The responses were then discussed with the wider group.

Overall, the categories that received the most responses were East Fremantle Oval; Cycling facilities, cycle ways and footpaths; other sporting facilities; and, playground equipment and amenities in parks.

Responses are presented below according to category. The number below refers to the frequency of the response.

---

**East Fremantle Oval (considering the potential relocation of EFC) (42)**


---

- Multipurpose community and recreation centre or “hub” (8)
- Seek Lotterywest and other grants/funding options (4)
- Shared sports facilities and/or co-location of sports clubs/facilities (3)
- Community facilities including community garden, Men’s Shed (2)
- Community events including markets, festivals and concerts (2)
- Facilities for young people, including a skate park (2)
- Improve accessibility (2)
- Must stay "A" Class Reserve (2)
- Inclusive of whole community (intergenerational) (1)
- Better parking (1)
- Public transport (1)
- Indoor sports facilities (1)
- Fitness programs including yoga and Pilates (1)
- Crèche (1)
- Running track (1)
- No fences (1)
- Dog walking (1)
- Retail (1)
- Gym (1)
- Don’t want: Richmond Raceway (1)
- Maintain use as recreation space (1)
- Consult the community and involve in decision making (1)
- Sustainable management (1)
- Move EFJFC to East Fremantle oval (1)
- Review of existing facilities (1)

---

**Cycling facilities, cycle ways and footpaths (24)**


---

- Wide dual use paths (3)
- Separation of bikes, walkers, runners and prams (3)
- Cycling lanes on the road (3)
- Boardwalks, walking/riding trail along river (2)
- Connect with traffic management (2)
- Natural paths (1)
- Lighting for night-time (1)
- Sealed pathways (1)
- Uninterrupted pathways (1)
- Facilities to secure bikes (1)
- Make it easier/safer for kids (1)
- Overhead walk/cycle crossing over main roads e.g. Canning Highway, Stirling Highway (1)
- Footpaths along roads (1)
- Continuity of Council Acts/legislation (1)
- Adequate paths leading to facilities (1)
- Well planned (1)

---

**Other sporting facilities (24)**


---

- Include in East Fremantle Oval redevelopment (3)
  - Include in Leeuwin Barracks redevelopment (2)
  - Multipurpose facility (2)
  - Central organisation of information and co-ordination of services, including about facilities in neighbouring LGAs (2)
  - Skate park and BMX (2)
  - Parking issue (2)
-

- Include facilities/space for passive recreational activities like bocce, walking, Tai Chi (1)
- A facility suited to all in the community (1)
- Roller hockey not suitable for a small LGA (1)
- Gym (1)
- Share facilities with neighbouring LGAs (1)
- We don't have room for more facilities (1)
- Lighting (1)
- Shade (1)
- Business plans for struggling clubs (1)
- Roller hockey rink on vacant bowling green (1)
- Indoor facility (1)

---

#### Playground equipment and amenities in parks (24)

---

- Nature play (5)
- Shade (3)
- Exercise equipment (2)
- Trees (2)
- Parks like: Braithwaite Park, Mount Hawthorn and Zephyrs, East Fremantle (2)
- Range of play equipment (1)
- All sporting clubs to have a playground (1)
- Café facilities (1)
- Better public toilets (1)
- Better maintenance (1)
- Apply for grants (1)
- More lighting (1)
- Multipurpose e.g. suitable for skateboards (1)
- BBQ facilities (1)
- Fenced parks (1)

---

#### Foreshore Based Maritime Activities (22)

---

- Dedicated areas for launching small water craft, including boat ramps (3)
- Upgrade and maintenance of existing buildings/facilities (3)
- Improved parking (2)
- Improved public transport (2)
- Create shared spaces for people to come together, e.g. Café (2)
- Reduce/police water speeds (2)
- Bike path/walking path for passive activity area on foreshore (1)
- Currently 3 yacht clubs (oversubscribed) (1)
- Partner/work with government and NGOs (1)
- Public toilet (1)
- Avoid overdevelopment (areas deliberately not developed) (1)
- Beach sand playground and dog activity area increased (1)
- Swimming lessons for schools and adults in river (1)
- Accessibility (1)

#### *Issues unrelated to the question (3)*

- Concerns about erosion (2)
- Difficulty in organising groups (1)

#### *Other (4)*

- Swan Yacht club (1)
  - East Fremantle Yacht Club (1)
  - Rowing (1)
  - Yachting (1)
-

---

**Other facilities outside of sporting facilities (21)**


---

- Facilities for seniors, such as a Seniors Centre (3)
- Community hub/centre for events and activities (3)
- Multi-purpose meeting spaces (3)
- Pop up cafes and bars (1)
- Innovation/technology centre (1)
- Increase volunteering (1)
- Farmers markets (1)
- Festivals (1)
- Access to internet (1)
- Youth programs and facilities (1)
- Examine cost-effectiveness of facilities (1)
- More shade (1)
- Passive recreation opportunities (1)
- Redevelop existing facilities to create better facilities (1)
- Amphitheatre (1)

---

**Dog exercise areas (19)**


---

- Currently good, maintain this (4)
- Allocated space for dogs in parks (2)
- Improve public toilet access (2)
- Designated 'off-lead' exercise area (2)
- Fenced off area for dogs (2)
- Improve drinking water access (1)
- Lighting (1)
- Different areas for different size/temperament dogs i.e. small and large dogs separated (1)
- Engage with dog owners (1)
- Dog friendly areas on foreshore (1)
- More greenery and streetscape improvements (1)
- Cafes that are dog friendly (1)
- Shade (1)

---

**Other uses for council owned buildings (17)**


---

- Available for hire or use for activities and programs, such as First Aid courses, fundraisers, meetings, exhibitions and arts, yoga, dance hall, club use (5)
  - Currently a lack of awareness and very under-utilised, should be used more (4)
  - Available for community use (2)
  - Develop a 'town square' (1)
  - Currently not welcoming or accessible (1)
  - Parking is a big issue (1)
  - Expansion or relocation of existing community facilities e.g. Senior citizens (1)
  - Better use of room above council rooms (1)
  - Aging population (1)
-

### 4.3. Group Activity Three: Playing a Role

As a whole all respondents were asked to respond to two questions as part of a plenary style discussion. The first question being, “*What could the role of your Local Government be the future development of recreation and community facilities?*” The responses were obtained through people sharing their ideas by taking turns to respond to the whole audience.

Overall, the most common individual responses were:

- Involve/consult community in decision making, listen to what community is saying and communicate with them (8)
- Seek funding opportunities for the community (5)
- Support community groups and associations (5)
- Cooperate and coordinate with neighbouring LGAs, NGOs and other government bodies (4)

The number below refers to the frequency of the response.

#### What could the role of your Local Government be the future development of recreation and community facilities?

- Involve/consult community in decision making, listen to what community is saying and communicate with them (8)
- Seek funding opportunities for the community (5)
- Support community groups and associations (5)
- Cooperate and coordinate with neighbouring LGAs, NGOs and other government bodies (4)
- Action and implementation plans/good planning (4)
- Advocate for community and ‘local’ interests (3)
- Provide and support sustainable amenities and facilities, such as multi-user and multi-purpose facilities (3)
- Engage and cater for young people (2)
- Reduce rent and/or make rental payments fair for sports clubs (1)
- Recreation officer for the Council (1)
- Ensure equity in funding of groups (1)
- Provide informal forms of participation in recreation (1)
- Facilitator, leader and recruiter of passionate people to assist in the journey (1)
- Act and progression alongside community members (1)
- Communicate about strategic plan regularly (1)

As a whole all respondents were asked to respond a second question as part of a plenary style discussion- this being: “*Which stakeholders (Other than Local Government) should be engaged in the future development of recreation and community facilities and what should their role be?*”. The responses were obtained through people sharing their ideas by taking turns to respond to the whole audience.

Overall, the most common stakeholders identified were:

- Neighbouring LGAs/Councils (3)
- State associations for sport and recreation (3)
- State Government (2)
- Education Department (2)
- Main roads (2)

The number below refers to the frequency of the response. Note that some responses identified a stakeholder only, and not a suggested role.

Stakeholder	Role
Neighbouring LGAs/Councils (3)	
State associations for sport and recreation (3)	
State Government (2)	
Education Department (2)	
Main roads (2)	<ul style="list-style-type: none"> <li>• Pedestrian crossings (1)</li> </ul>
Federal Government (1)	<ul style="list-style-type: none"> <li>• Funding (1)</li> </ul>
“Big” Business (1)	<ul style="list-style-type: none"> <li>• Funding/promotion (1)</li> </ul>
Community leaders e.g. Club Presidents (1)	<ul style="list-style-type: none"> <li>• Guidance (1)</li> </ul>
Young adults (1)	
Children (1)	
Funding agencies e.g. Lottery West (1)	
People who participate in sports and recreation in East Fremantle, but don't necessarily live in the area (1)	



## 4.4. Individual Feedback

Each participant was provided with an Individual Feedback Form, which included an option to include the name and organisation of the individual. (Only some chose to provide this).

The below responses have been separated from the individual organisations; the complete listing which includes the organisation, individuals name and their detailed response to the question is provided in Section 5.

Responses are provided below according to question, and the most common theme. The number below refers to the frequency of the response.

### Q1. Are there any opportunities or ideas that need to be considered for the future planning of recreation and community facilities in the Town of East Fremantle - that you haven't already listed in the workshop?

Overall, most responses related to the planning and management of facilities and consultation and communication.

The most common individual responses were:

- Community and stakeholder consultation, and involvement in decision making (7)
- Be inclusive of the whole community; not "a few" (4)
- Good communication (3)

<b>Planning and Management (12)</b>	<ul style="list-style-type: none"> <li>• Develop a Strategic Plan (2)</li> <li>• Access grants (2)</li> <li>• Green and renewable energy (2)</li> <li>• Long-term aspirational goals and day-to-day management (1)</li> <li>• Partner and collaborate with neighbouring LGA (1)</li> <li>• Help clubs to find venues (1)</li> <li>• Be relevant to younger generations and future lifestyles (1)</li> <li>• Cater for growing population/high density (1)</li> <li>• Utilise vacant land (1)</li> </ul>
<b>Consultation and Communication (10)</b>	<ul style="list-style-type: none"> <li>• Ensure community and stakeholder consultation, and involvement in decision making (7)</li> <li>• Good communication (3)</li> </ul>
<b>Environment, Parks and Outdoor Facilities (5)</b>	<ul style="list-style-type: none"> <li>• Playground and nature play (2)</li> <li>• Boardwalk (1)</li> <li>• Designated dog areas (1)</li> <li>• Enhance foreshore, including protecting environment and enhancing recreation spaces (1)</li> </ul>
<b>Audience/Users (4)</b>	<ul style="list-style-type: none"> <li>• Be inclusive of the whole community; not "a few" (4)</li> </ul>
<b>Programs, Activities and Events (4)</b>	<ul style="list-style-type: none"> <li>• Community food gardens (2)</li> <li>• Go beyond sporting clubs, recreation is more than sport (1)</li> <li>• Run workshops for groups and associations to learn business skills (1)</li> </ul>
<b>Roads and Pathways (3)</b>	<ul style="list-style-type: none"> <li>• Cycle and walking paths (2)</li> <li>• Work with Main Roads, safer crossings (1)</li> </ul>
<b>Built Facilities (3)</b>	<ul style="list-style-type: none"> <li>• Multi-purpose facilities (2)</li> <li>• Upgrade existing facilities (1)</li> </ul>
<b>Amenities (2)</b>	<ul style="list-style-type: none"> <li>• Public toilets (1)</li> <li>• More shade (1)</li> </ul>

**Q2. Are there any issues or concerns you have for the future planning of recreation and community facilities in the Town of East Fremantle?**

Overall, most responses related to roads, traffic and pathways and Clubs, groups and associations.

The most common individual responses were:

- Costs and resources required to improve existing and build new facilities; small council (4)
- Unsafe pathways and roads (4)
- Provision of Seniors facilities (4)

<b>Roads, Traffic and Pathways (10)</b>	<ul style="list-style-type: none"> <li>• Unsafe pathways and roads (4)</li> <li>• Perth Freight Link (2)</li> <li>• Lack of public transport (2)</li> <li>• Lack of parking (2)</li> </ul>
<b>Clubs, Groups and Associations (6)</b>	<ul style="list-style-type: none"> <li>• Lack of equality in treatment of clubs (2)</li> <li>• Forced amalgamation of sports clubs (1)</li> <li>• Declining membership and participation (1)</li> <li>• Increasing fees and costs of running club (1)</li> <li>• No dedicated recreation and community facilities staff at TOEF (1)</li> </ul>
<b>Costs (5)</b>	<ul style="list-style-type: none"> <li>• Costs and resources required to improve existing and build new facilities; small council (4)</li> <li>• Cost of Leeuwin Barracks redevelopment (1)</li> </ul>
<b>Facilities (5)</b>	<ul style="list-style-type: none"> <li>• Lack of public toilets (2)</li> <li>• That the Oval will not be retained as an A Class reserve (1)</li> <li>• Maintenance of facilities (1)</li> <li>• Limited space to build new (1)</li> </ul>
<b>Seniors Facilities (4)</b>	<ul style="list-style-type: none"> <li>• Provision of Seniors facilities (4)</li> </ul>
<b>Environment and Streetscapes (3)</b>	<ul style="list-style-type: none"> <li>• Loss of greenery and streetscapes (3)</li> </ul>
<b>Continuing to support existing facilities (3)</b>	<ul style="list-style-type: none"> <li>• Continuing to support existing facilities (3)</li> </ul>
<b>Accessibility (3)</b>	<ul style="list-style-type: none"> <li>• Accessibility for all (3)</li> </ul>
<b>General (1)</b>	<ul style="list-style-type: none"> <li>• Changing nature of sport and recreation (1)</li> </ul>
<i>Unrelated to the Question; Suggestions for the future (19)</i>	<ul style="list-style-type: none"> <li>• New funding opportunities (2)</li> <li>• Engage in wide community consultation, not just listening to 'loudest voices' (2)</li> <li>• Maintain and protect environment, including trees (1)</li> <li>• Maximise value for money/investments (1)</li> <li>• Multipurpose facilities (1)</li> <li>• Young people (1)</li> <li>• Responsibility to promote active lifestyles (1)</li> </ul>

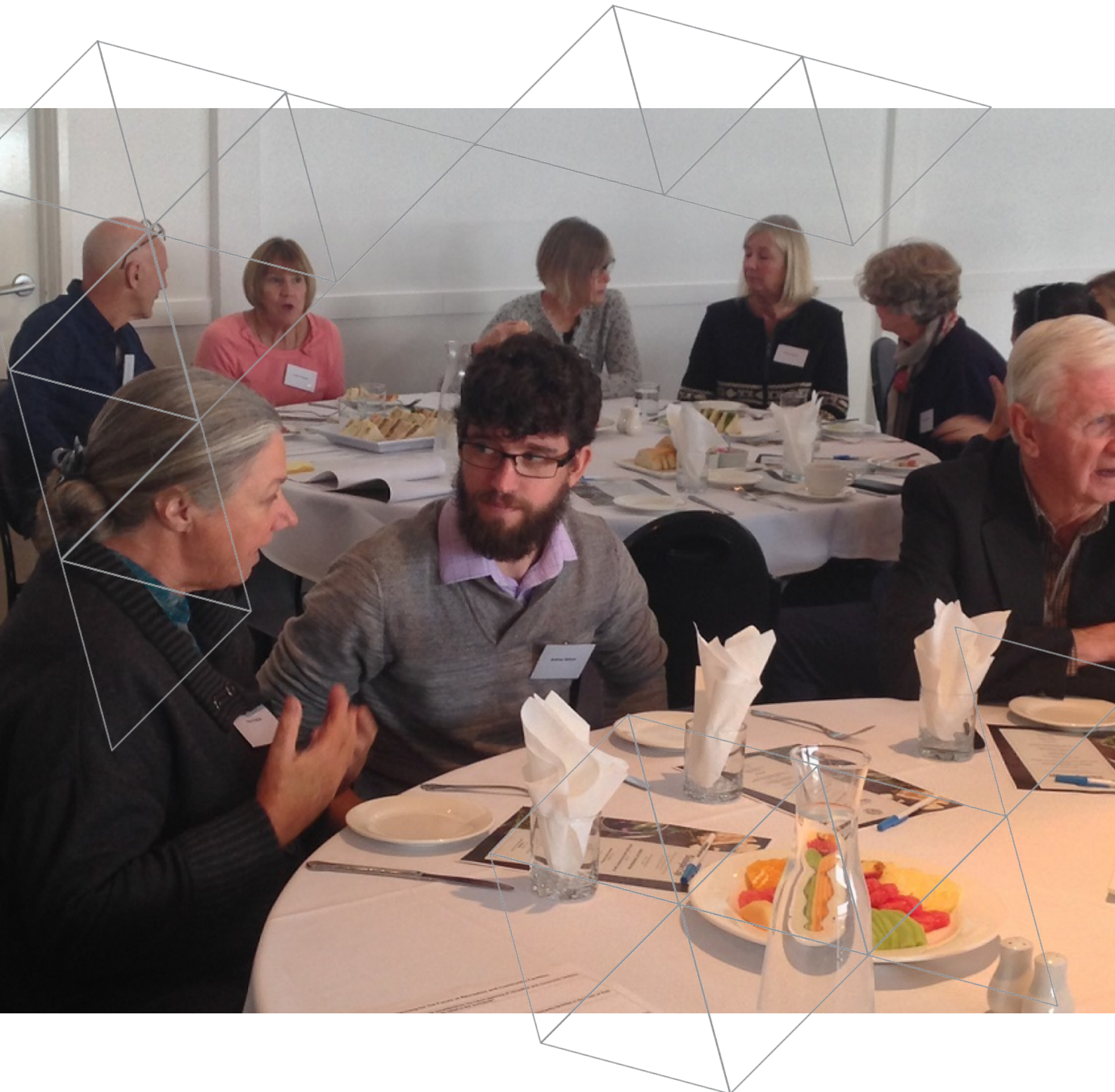
**Q3. Are there any general comments you wish to make about the future planning of recreation and community facilities in the Town of East Fremantle?**

Overall, most general comments related to specific suggestions for facilities and positive comments about the consultation process.

The most common individual comments were:

- Positive feedback about consultation (6)
- Maintain ongoing community consultation (5)

<p><b>Facilities (13)</b></p>	<ul style="list-style-type: none"> <li>• Multi-purpose facilities (2)</li> <li>• More/improved pathways, cycling paths (2)</li> <li>• Maintain POS (2)</li> <li>• Would like to see ongoing regular upgrades to facilities (1)</li> <li>• TOEF needs to improve community facilities (1)</li> <li>• Playground and space for children (1)</li> <li>• Nature play (1)</li> <li>• Utilise wasted/vacant spaces (1)</li> <li>• Create a place to gather and share (1)</li> <li>• Don't need the 'latest and greatest'; should be bespoke for our community (1)</li> </ul>
<p><b>Positive Comment (8)</b></p>	<ul style="list-style-type: none"> <li>• Positive feedback about consultation (6)</li> <li>• Positive comment about support and communication with TOEF (1)</li> <li>• East Fremantle is a great community; great place to live (1)</li> </ul>
<p><b>Consultation (5)</b></p>	<ul style="list-style-type: none"> <li>• Maintain ongoing community consultation (5)</li> </ul>
<p><b>Clubs and Associations (5)</b></p>	<ul style="list-style-type: none"> <li>• TOEF to be central source of information and assistance for community and clubs (2)</li> <li>• Dedicated recreation and community facilities officer (2)</li> <li>• Work with clubs and associations, and help bring up the skills and plan for future (1)</li> </ul>
<p><b>Funding, Costs and Resources (4)</b></p>	<ul style="list-style-type: none"> <li>• Funding priority should be given to clubs who are pro-active in business modelling and fundraising etc. (1)</li> <li>• Wish list will require higher rates; need to consider getting more business in to support (1)</li> <li>• Advertise opportunities to use venues to clubs and community (1)</li> <li>• Don't sell land to raise funds (1)</li> </ul>
<p><b>Strategic Plan (3)</b></p>	<ul style="list-style-type: none"> <li>• Formalise a plan for the next 20 years (1)</li> <li>• Update and review plan at regular intervals (1)</li> <li>• Look beyond 'sporting' (1)</li> </ul>
<p><b>Negative Comment (1)</b></p>	<ul style="list-style-type: none"> <li>• Richmond Quarter was a disaster (1)</li> </ul>
<p><i>Other (3)</i></p>	<ul style="list-style-type: none"> <li>• "What is the situation regarding the "A Class" Reserve status of the envelope of land bordered by Marmion, Fletcher, Moss and Allen streets? Some people have intimated part of the land is not "A" Class Reserve." (1)</li> <li>• "Flexibility and changes in use without losing that community feel. Change is essential, but destruction of social fabric has to be considered. Meanwhile, some 'older cultures' need to move on. How is the 'community' health managed into the future?" (1)</li> <li>• "I find it intriguing that dog exercise access are mentioned but not the Taoist Tai Chi Society, a club that has been in the area for 30 years and with over 400 members. These sessions (table discussions) need facilitators. Some training required." (1)</li> </ul>





## 5. APPENDICES

### 5.1. Dialogue Café Invitation

THE TOWN OF  
EAST FREMANTLE

Invites You

TO A DIALOGUE CAFÉ



Planning for the Future of **Recreation and  
Community Facilities** in the Town of East Fremantle

<p>As a valued stakeholder, the Town of East Fremantle invites you to a special event to provide your input into the development of the Town's Recreation and Community Facilities Plan.</p>	<p><b>DATE:</b> Thursday 23 June 2016</p> <p><b>CATERING:</b> Includes a light meal</p>
<p>There will be opportunities to engage in interactive discussions and to provide feedback on the future planning of recreation and community facilities across the Town of East Fremantle.</p>	<p><b>SESSION 1:</b> Please arrive at 12:00pm for a 12:15pm start, concluding at 2:15pm.</p> <p style="text-align: center;">OR</p> <p><b>SESSION 2:</b> Please arrive at 6:30pm for a 6:45pm start, concluding at 8:45pm.</p> <p><b>VENUE:</b> The venue will be confirmed at the time of your RSVP.</p> <p><b>RSVP:</b> Due to catering requirements, places at this event are strictly limited, attendance is by RSVP only.</p>

This event will be facilitated by professional consultants from Creating Communities and SGL

Please RSVP by Friday the 17th of June to Nicole Brown via email [nbrown@sfggroup.net](mailto:nbrown@sfggroup.net) or via phone (08) 8235 0925 or 0422 155 768 and include which session you will be attending.



5.2. Dialogue Café Menu (Agenda)



**5.3. Copy of RSVP List, including follow up communication**

Information not provided in this draft.

#### **5.4. Attendee Registration**

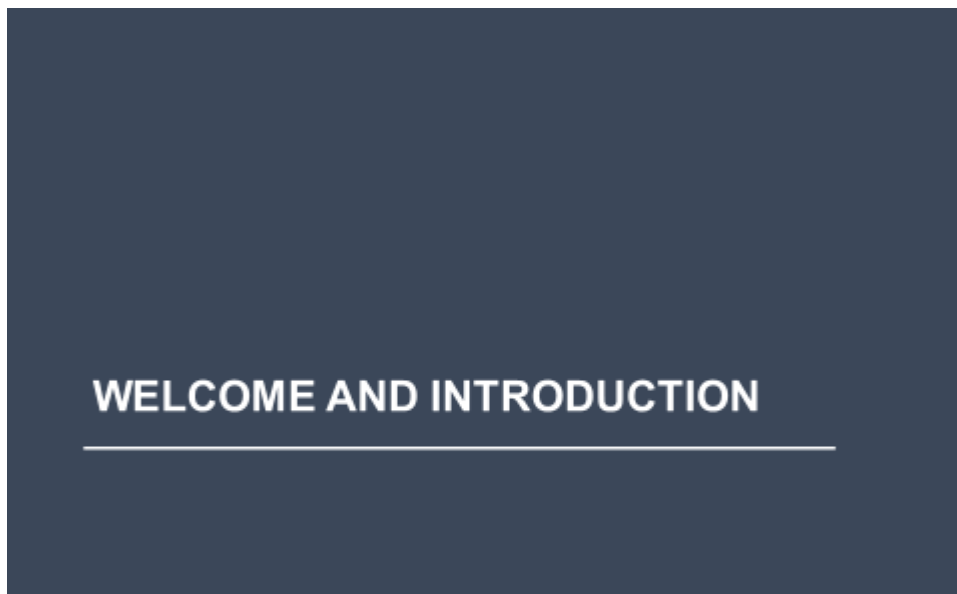
Information not provided in this draft.



## 5.5. PowerPoint Presentation



Creating  
Communities  sgl



Creating  
Communities  sgl

# Welcome

**Gary Tuffin**  
 Chief Executive Officer  
 Town of East Fremantle



**Creating Communities**  **sgl**

# Introduction

- Purpose of the forum
- How does a Dialogue Café work?
- Role of participants
- How your feedback will be used
- Introductions of project team
  - Phil Gray (SGL)
  - Wendy Cooke (ToEF)
- Housekeeping
- Overview of agenda



**Creating Communities**  **sgl**

# Menu of Conversation

Item
<i>Appetisers and refreshments served</i>
<b>Setting the Scene:</b> Presentation
<b>Your Future Community:</b> Group Activity and Discussion
<b>Future Opportunities and Priorities:</b> Group Activity and Discussion
<i>Dessert</i>
<b>Playing a Role:</b> Group Activity and Discussion
<b>Conclusion:</b> Presentation and Discussion



# SETTING THE SCENE



## Purpose of the Recreation and Community Facilities Masterplan

The project aims to **establish a strategic plan to guide future investment and management of recreation and community assets.**

It will:

1. Identify existing recreation (passive and active) and community facilities and their existing uses and functionality.
2. Assess future recreation, community and environmental needs to accommodate the projected future population and demographic changes in the Town.
3. Identify options to address current and future needs and recommend preferred options by the application of a cost benefit analysis.



Creating Communities  sgl

## Summary of key demographic and facility data

The Town of East Fremantle had a population of 7,443 (2011 Census) and compared with Greater Perth it was **older, more affluent, more densely housed, less ethnically diverse, more employed and less disadvantaged.**

It is projected that the **population will increase by 3,200 residents over the period to 2036**, with most new residents living in the **area north of Canning Highway.**

Most age cohorts will experience a similar growth rate to the overall population increase.

- The largest decrease will be in the 5 – 14 year age group (ie the junior sports group) and 40 – 64 age group.
- Significant proportional increases will occur in the 65+ age group.
- The largest increase in number of residents is projected to occur in the 25 – 39 age group.



Creating Communities  sgl



## Overview of consultation so far

Representatives from the majority of sporting clubs and community groups in the Town of East Fremantle have been consulted during this phase of the project identified that their respective facilities were aging and currently or would soon need refurbishment or redevelopment.

**Common elements identified included:**

- Playing surfaces (grass) need remediation to ensure they remain suitable for each of the respective sports. This may require particular treatment over and above mowing, fertilising and watering.
- Clubhouses are aging and need either redevelopment or refurbishment and updating.
- Insufficient on site car parking was identified as an issue by a number of stakeholders. This is leading to concerns with safety with regard to parking on streets away from the respective venues.



## Telephone Survey Results (300 respondents)

- 73% of respondents did not participate in any form of organised recreational or sport activity**
- 90% participated** regularly in recreation or sport activity on a **casual or informal basis.**
- The most popular activities were **walking, swimming and cycling.**
- 11% of respondents had a disability that restricted their participation in recreation, sport and physical activity.**
- Over half the respondents would like to participate in their favourite recreational or sporting activity more often.** The main reason for not doing so related to personal time commitment priorities.
- Beach and river foreshore parks were the most visited category of open spaces or recreational facility by 98% of respondents.** Local park/playground were the second most visited open spaces or recreational facility category by 85% of respondents.



Creating  
Communities  sgl

## Telephone Survey Results (continued..)

- The most important Council recreation and sport facilities and services were:**
  - Maintaining **river foreshore parks**
  - Maintaining **existing local parks**
  - Maintaining **linear parks, trails, footpaths and bike paths**
  - Maintaining **sports grounds**
- Unsolicited comments from respondents indicated:**
  - Generally** facilities and open spaces **were good**
  - More shade** was needed over play areas
  - Need to **upgrade footpaths**
  - Provide more **dog friendly spaces**
  - Redevelop East Fremantle Oval** into multi-use sporting hub for public access
  - Advertise what is on offer** within the area



Creating  
Communities  sgl

## Online Survey Results (263 respondents)

- **93% had visited a recreation, sporting or community facility** in the last 12 months.
- **86% were involved** or participated in a **physical activity**
- **77% were involved** or participated in a **passive recreation or community activity**.
- **75% had visited a park in East Fremantle**, John Tonkin Park being the most frequently visited
- **65% had visited a sporting facility in East Fremantle**, East Fremantle Oval being the frequently visited
- **61% had visited a community building in East Fremantle**, Glyde In Community Learning Centre being the frequently visited
- **45% had visited an aquatic facility in East Fremantle**, Fremantle Yacht Club being the frequently visited



Creating  
Communities  sgl

## Online Survey Results (continued...)

### SATISFACTION / DISSATISFACTOIN

- **Satisfaction with** maintenance and quality of parks and playgrounds, the provision of recreation, sport and community facilities and maintenance of these buildings.
- **Dissatisfaction with** availability of recreation, sport and community facilities for teenagers and people with disabilities and the condition of East Fremantle Oval.

### COUNCIL BUDGET FORMULATION – FOCUS AREAS

- **Most important strategy areas were improving the overall provision of recreation, sporting and community facilities** followed by improving maintenance of buildings, availability of facilities for teenagers and quality of local parks and playgrounds.



Creating  
Communities  sgl



## Online Survey Results (continued...)

### TARGETING BUDGET SPEND

Respondents were asked how they would spend \$500,000 on recreation, sporting and community facilities. The most common themes related to:

- **Building either a multi-use facility** for hockey, netball and basketball or a dedicated roller hockey rink
- **Improving East Fremantle Oval** and making it more accessible to the public
- **Affordable or subsidised access** to various sports for children and teenagers
- **Advertise** what is available



Creating Communities  sgl

## Online Survey Results (continued...)

### UNSOLICITED COMMENTS:

- Glyde In Community Learning Centre is a great community asset
- Facilities for passive recreation activities for seniors and youth are needed
- The desire for a roller hockey facility
- Redevelopment of the East Fremantle oval into a sporting hub.



Creating Communities  sgl



## Memberships

- **Membership numbers from many stakeholder groups (sporting clubs) are in a slow decline or stagnant** with the exception of the junior clubs (East Fremantle Junior Cricket Club and East Fremantle Junior Football Club).
- **Some clubs have taken a proactive approach to ensure their respective clubs can remain viable** into the future. (e.g. via clubhouse renovations with the support of Council and the State Government)
- **Clubs with declining membership may need to develop initiatives to generate new membership or look at options to secure ongoing funding** to continue to operate in a financially sustainable manner.
- There may be options to **explore amalgamation and co-location** of some facilities and/or clubs.



Creating  
Communities  sgl

## YOUR FUTURE COMMUNITY

---



Creating  
Communities  sgl

# Group Activity and Discussion

*Your community continues to evolve. What will it be like in 20 years' time and what are the potential impacts this will have on the planning for the future provision of recreation and community facilities?*



**Creating Communities**  **sgl**

# FUTURE OPPORTUNITIES AND PRIORITIES

---



**Creating Communities**  **sgl**

## Group Activity and Discussion

*(A) What are the key opportunities or priorities that should be considered as part of the plan for the future development of recreation and community facilities in the next 20 years?*

*(B) Where might there be an opportunity to share resources to enable future investments to be optimised?*

*(C) How should we cater for the following:*

- Foreshore bases activities
- Cycling facilities, cycle ways and footpaths
- Playground equipment and amenities in parks
- East Fremantle Oval (considering the potential relocation of East Fremantle Football Club)
- Dog exercise areas
- Other sporting facilities (e.g. A multi-use facility for hockey, netball and basketball or a dedicated roller hockey rink?)
- Other uses for Council owned buildings (e.g. meeting facilities at the Town Hall)
- Other facilities outside of sporting facilities

## PLAYING A ROLE

---



## Group Activity and Discussion

*What could the role of your Local Government be the future development of recreation and community facilities?*

*Which stakeholders (Other than Local Government) should be engaged in the future development of recreation and community facilities and what should their role be?*



Creating  
Communities  sgl

## CONCLUSION AND INDIVIDUAL FEEDBACK

---



Creating  
Communities  sgl

## Conclusion

- **Individual feedback sheet**
- **Where to from here?**
  - How the feedback will be used?
  - Production of the report
- **Acknowledgements**



Creating  
Communities  sgl

5.6. Individual Feedback from Organisations

Organisation	Q1. Are there any opportunities or ideas that need to be considered for the future planning of recreation and community facilities in the Town of East Fremantle - that you haven't already listed in the workshop?	Q2. Are there any issues or concerns you have for the future planning of recreation and community facilities in the Town of East Fremantle?	Q3. Are there any general comments you wish to make about the future planning of recreation and community facilities in the Town of East Fremantle?
East Fremantle Croquet Club	Building with regrade to "green" energy facilities Invite people from strategic areas in other local governments (e.g. Western part of the City of Melville). These people may use East Fremantle's recreational facilities thereby giving merit to their opinions	Considering senior facilities	
N/A	Bring information on what has been done in the last 5 years and what is planned and approved for the next 5 years	Tree planting/retention - extremely important due to a warming climate, mental health, happiness, etc.	Well run, good community consultation method
EFCC	The amount of wasted land at East Fremantle ??	The cost and ability of the council to raise enough money to improve any facilities without using some of the wasted land	I would like to see the council activity doing small upgrades regularly
EFFC	Enhancement of river foreshore - native vegetation, place to explore and play while protecting, preservation of beaches adjacent to Swan River. Really want to see creativity in creation of public spaces for meeting - outdoor amphitheatre, a town 'square'	Responsibility to promote active lifestyles in all age demographics - Riverside drive is in need of urgent upgrade for safe cycling - unsafe road surface, pot-holes, tree roots	Town of East Fremantle really needs to improve our facility or the whole community
Friend of East Fremantle Foreshore	Upgrading of 15 year old playground at E.F.L.T.C to attract young families. Upgrade toilet facilities at EFLTC and Hall generally and more shade facilities	Forced amalgamation with another sporting hub which may not be compatible is a concern for the EFLTC	Thanks for the opportunity to participate in the workshop
East Fremantle Lawn Tennis Club	The requirement of human resources to run clubs and the expertise required - you could do workshops on say "accounting" to help clubs manage finances better	Priority list - are all clubs equal in the treatment or requests for money? Council should clearly communicate who their priority groups are? More promotion of clubs by the Council to the community	Priority of funding should be given to clubs which have been pro-active in coming up with a business model (i.e. Spend money/hire a manager/to make money) which will help ensure the sustainability of the club and attract new members
East Fremantle Lacrosse Club		We need to work with the Main Roads Department to minimise the impact of traffic changes resulting from the Freight link. Need to improve crossing at Marmion?? And Stirling Highway (it is dangerous for pedestrians!)	Keep these forums/workshops happening to continually developing community buy-in. Development of "wasted" space e.g. Between Preston Point and Henry Jeffrey Reserve
Resident	Keep a wide view/definition of recreation - more than just sport. Remember that consultation needs to go beyond sporting clubs. Develop long term aspirational goals and visions as well as dealing with the day to day.		Go way beyond 'sporting'?. Think of the 'humanity' of gathering and sharing. Let's look at what is happening around the world - Nature Play movement "Last Child in the Woods"
N/A	Working with main roads to work towards safe crossings on canning highway so people on south side can safely walk/cycle across to north side and vice versa	There was general consensus on our table that there isn't the available space or need for large new sporting facilities - in particular roller hockey was not supported at all	
N/A	The Fremantle Bridge Club which has 150 members is in desperate need of a permanent venue but has no idea where. Anywhere in town will do.	Parking and toilet facilities is a priority. Expanding population and use will need appropriate and accessible facilities. Public Transport.	Our thanks for the innovative approach and consultation on this important area for our community
N/A	Development of a sport and rec strategic plan	Maintenance of existing facilities - clear role and responsibility for clubs	
East Fremantle Lacrosse Club	Biased opinion but a modern day flip on the community bowls club but with sports relevant to 2016 and Generation Y. Pickup basketball and roller hockey etc. etc.	Sport and recreation in Australia is changing. Numerous sports have a poor membership-to-facility ration in Perth i.e. Tennis and lawn bowls. If Perth was a blank state now, many sport wouldn't qualify for ASC and DSR funding due to lack of elite pathways and minimal participation numbers. These sports still have priority over facilities and newer more popular sports can't get their slice of the pie.	Make every sport facilities multi-use. Make AstroTurf facilities to reduce water use. Work with clubs and associations so their practices can join the 21st season.
Street Roller Hockey League	The construction of a boardwalk along the river bank from near Zephyr behind all the boat clubs around to Peta St. This would be used by walkers and the slow cyclists (also includes diagram)	Continued support for Glyde-in Community Centre	
Glyde-in Community Learning Centre		Link EF oval to Locke Park and ?? Move Council Depot	Council could coordinate for all recreation users - where common issues ??, maybe joint facilities, share knowledge
N/A		The direction of the Leeuwin Barracks redevelopment and its cost to the community in terms of reduction of facilities for youth	The town needs an officer?? To facilitate and maintenance and repairs on existing facilities - we have an issue with plumbing and council cannot advise what they can do to help fix a council facility
Leeuwin Sea Scouts			

N/A	General future of the council - it is small and if it doesn't grow now will it cope with the demands to effectively plan and develop East Fremantle		
EFFC	More transparency from council with regards to communicating plans/proposals to the community. Better planning in the opportunity for community to comment and get involved with planning	Concerned there is no dedicated recreation and community facilities person at the local council	It would be great to see the process keep going an actually see a result!
Resident		East Fremantle Football Club - T.O.E.F Need to actively support this club along with other existing clubs. It is much less expensive to keep clubs and facilities rather than trying to build and attract new!	TOEF need to look beyond the almighty \$\$ and invest in the community. We don't need to have the latest and greatest.
N/A		Funding - how do you expand without the funding - increase housing increases revenue "or not" no because we don't have the open space to create the recreational requirement need to sustain a health community	It's time to get on with less talk and formalise a plan to meet the growth expected across the next 20 years
N/A	* Publication of findings of this survey - * don't worry Phil?? Already addressed this point. Statement by the council of T.O.E.F as to proposed action or consideration. Feedback to town's residents - mail out etc.	Seniors issues. Access to equitable funding by sporting clubs. Social impact of proposed Perth Freight link. Cycleway issues - hotch-potch of bits and pieces and no coordination	
President; Fremantle Rowing Club	How to optimise grant facilitation so it is not solely reliant on the particular situation of the LGA?? To provide support financially; if the LGA has other priorities, the present situation prevents any application to DSR proceeding		We have had great support from the officers of the Town in our dealings regarding our facilities and relationship with the communities
Wild About Nature	Community Food Gardens - involve the community of all ages to help design, build, contribute and access/use (potential use of some underutilised park spaces or reserves). Turning some (or one) playground into a Nature play space or nature playground	Concerns - overurbanisation and subdivision with less green open space available to access. Consider improved toilet facilities (public toilets) and more of them particularly along the foreshore river area near the barracks, especially with increase in population	Please consider creating multi-purpose sporting facility or hub that can be used by all ages. Please consider/aim to maintain a good balance between open nature spaces or parks and future development
Street Roller Hockey League	Reaching out to the wider community in the area to also engage with the facilities. Such as the 800?? Roller hockey members who would utilise (and spend money) at a roller hockey rink	Allowing a small number of people have more of a say that what they represent. Seeing a tournament such as the Town Hood Cup at Melville water pool, all roller hockey activity in Bayswater being shut down by noise complaints, having a positive and proactive initiative shut down by a few people	East Fremantle is a fantastic community and this is what makes it such an appealing place to live. Lets make it even better by engaging ALL demographics living/playing and loving the area
Nook Property			
Resident	Capturing wider community to participate in East Fremantle facilities/community making the town more connected socially especially seniors/young	I don't think the town is thinking enough about seniors and their role to act actively. This can't all be about the sports when the community is less sporty than the past	Clubs and Associations need a central point of contact and support. A coordination officer would be great but any ?? Would help. We have less and less volunteers to do grant applications etc.
Resident and EFYC	Cycle/walking path continuity from Melville to Fremantle, stairs at EFYC	More facilities for older people and young people. Rage Cage in Geraldton as example and Cockburn senior centre as Glyde-In at Yacht club or Bowling club	
N/A	The park along Silas St could be fenced for an off leash dog area		
N/A	Treat functional cycling paths - ones that take people to places they need to go - as separate from recreational paths. As population, parking problems increase, people need to walk or cycle, but to do so safely.	Not enough emphasis on increasing tree cover - use verges and every bit of space. Hang on to any open space, e.g. ?? in Stratford St, which must be ?? Developed as POS	Remember that in new developments there is a requirement for 10% POS. We don't have that, and we have increasing ?? And population. Hence, hang on to any space.
Resident, School Council = Richmond Primary	Multi-purpose use of East Fremantle oval - basketball court, nature playground, skate park. Build a pedestrian bridge over to Mosman Park to increase walking/cycling.	Please make it accessible for people with disabilities/wheelchairs. Especially to cross Canning Highway and Preston Point Rd on overpass or zebra crossing/lights for pedestrians.	Perhaps include young people in your consultation process too - visit the schools, ask the kids = design a survey monkey for them to answer/contribute to.
N/A		Get involved with ??	Work on consultation to make it an everyday event
Glyde In			Update/review plan every 5 years or less
Taoist Tai Chi Society (0423 175 465)	Different age groups have different needs. How will you cater for an aging population?? Spaces at buildings need to be flexible. How will they be affordable? Different cultures have different needs. How will you cater for say Muslim women?	The first planning priority is public transport to ?? Community facilities in order to take pressure off parking spaces. Special groups need special planning. Where will young women meet ?? ?? The council cannot ?? All that it has. Cluster?? Groups around EF oval, release some land for commercial living development, create a hub with a village feel. Get public transport sorted.	I find it intriguing that dog exercise access are mentioned but not the Taoist Tai Chi Society, a club that has been in the area for 30 years and with over 400 members. These sessions (table discussions) need ?? Facilitators. Some training required.
N/A		The Town seems to be going down a well-worn path... how to provide all sport and recreation needs for its people. Laudable?? But not possible for even the larger LGA areas. With the exception of truly local (usually passive recreation) facilities, East Fremantle should work with surrounding LGAs to develop sustainable facilities on a regional basis.	
Resident/rate payer	The most important factor?? is to ?? The facilities we develop are for the use of the people who pay the rates; not particularly the visitors who enjoy our facilities i.e. River areas and sporting clubs	Large amounts of money should be raised through sponsorship for major sporting organisations. We are becoming more multicultural and therefore whilst AFL and netball are important, soccer etc. are equally important.	More cycling/walking paths, children's parks
N/A	The impacts of climate change/global warming needs to be considered - e.g. 'Greening' of the town; use of energy; sea-level rise; erosion of riverbanks etc.	Concerns: That current public open space/natural areas will be impacted upon with 'constructions' of various sorts - e.g. Paving, building etc. That organised 'sport' has greater voice than passive recreational pursuits (e.g. Photography, bridge etc.). That the oval will not be retained as an A-Class	Future planning needs to be better to prevent the Richmond Quarter disaster.

Reservell	A reminder that the very ?? Of activity that is more ?? - passive recreation - is the hardest group to tie down and consult with. E.g. - this meant that Preston Pt Rd is no longer a cycle able road, as the consulting with those who use it casually and did not recognise its value. We no longer cycle on PP Rd as it is too hard to use my bike, to slow buses down, which is what the council planner said would happen, when we ?? and complained.		Good effort The idea of a "hub" is used often. A hub is a pedestrian area. We need to support walking, cycling and public transport. More of these sessions - they are great!
?	Recording the current level of collaboration with local organisations.		
Provision of community vegetable/flower gardens			What is the situation regarding the "A Class" Reserve status of the envelope of land bordered by Marmion, Fletcher, Moss and Allen streets? Some people have intimated part of the land is not "A" Class Reserve.
If 98% of residents want informal/casual opps for recreation, let's get an audit (needs assessment) to identify the specific activities currently engaged in that promote a sense of community (SOC)			
Security with higher density. Maintaining amenity with higher densities. Better community support for the aged - unreasonable to 'heritage list' a property then lock an elderly occupant into an expensive asset. TOEF get something with the listing, but the owner loses out!			Flexibility and changes in use without losing that community feel. Change is essential, but destruction of social fabric has to be considered. Meanwhile, some 'older cultures' need to move on. How is the 'community' health managed into the future?
1. Develop a master plan for East Fremantle Oval with strong community input. 2. Council work on submissions to apply for grants to fund this			No selling off land to pay for new facilities
Rationalise and co-locate sports into effective facilities which are complimentary and sustainable			The role of the council could include being a conduit?? To other government departments
Consult and communicate with schools in and around town for using of sporting facilities			Advising public/rate payers of opportunities to use club premises as ongoing venue
			There appears from the workshop a considerable "wish" list, and as a small town, our rates will have to increase to accommodate these new initiatives and sustain the current. From the report presented that the demographics in future is a growing older group = are they retirees? Semi employed? We will need to consider incentives for a bigger business community.
Community member	There should be a considered approach to ongoing support to the local and current sustainable sport clubs and facilities		





## RFT 002-2016/17

**Design & Documentation, Project Management for the East Fremantle Town Hall  
Refurbishment**

The Contract is to design a new internal administration office layout, council chambers and associated facilities, drawings and documentation in readiness for construction tender/contract. On the appointment of the building contractor, the Scope of Work expands to administration of the contract, overseeing the construction and delivery of the refurbishment.

The Scope of work has been broken down into the following stages and is summarised below;

Stage 1 - Concept Design and Brief Development

- Review current concept design for the internal fitout/refurbishment.
- Budget established for construction and other project costs.
- Brief developed to confirm functional requirements and room relationships
- Program developed
- Sub-Consultants appointed (**The Consultant will be responsible for obtaining the necessary quotes for all sub-consultants required, in accordance with Council's Purchasing Policy. All quotes are to be approved by the Town's CEO prior to engagement of any required service**).
- Town sign off before commencing to the next stage

Note:

The Consultant shall prepare an indicative Project Cost Plan using a suitably qualified Quantity Surveyor based on the Concept Plans. Where the cost estimate significantly exceeds the project budget (\$1.5 million), the Principal may instruct the Consultant to refine the Concept Plans and Schematic Drawings to reduce the project costs.

The Consultant shall prepare a risk analysis addressing the Concept Plans and the Schematic Drawings. The risk analysis will focus on the risks inherent in the proposed design, the project budget, delivery of the project, and ongoing maintenance. The objective of the risk analysis is to identify potential construction project variations, utility servicing constraints, whole of life cost constraints, statutory limitations, budget sensitivities etc.

At the conclusion of this project phase the Consultant and the Principal will be fully informed to present the preferred Concept Plan to the Council for endorsement.

The Concept Plan is likely to require Council endorsement. The Consultant will be required to present its design proposal to the Council having addressed this Consultancy Brief and the Project Scope.

The Consultant will brief the Council on the design proposal and address any queries the Council or Councillors may have at that Briefing Session. The Consultant is required to be fully informed on the following issues:

Project obligations;

- Advantages & disadvantages of the proposed design;
- Budgetary framework of the proposed design;
- Project constraints (e.g. utility delivery timeframes, access, security etc);
- Project management of the construction contract; and
- Project delivery timeframes.

### Stage 2 – Schematic Design

- Final design developed for internal planning and obtain all statutory approvals.
- Drawings include floor plans, ceiling plans, elevations, sections, and artist impression.
- Sub-Consultants provide preliminary drawings reports, research results, and budget costs for their discipline
- Budget confirmed for construction and other project costs
- Brief developed to include additional detail
- ESD initiatives to be adopted
- Finishes palette presented (internal)
- Formal presentation to Council.
- Town sign off before commencing to the next stage

### Note:

The design development should also incorporate;

- Energy efficiencies, heating and cooling, air-conditioning, window treatments, hot water systems;
- Maintenance minimisation, optimise moving elements, replacement elements, passive energy, contemporary technology;
- Site security, motion sensitive lighting, CCTV, smart alarm system, swipe card security, internal locking system, smoke alarms, fire reels and extinguishers, emergency exits;

### Stage 3 – Design Development

- Construction drawings – implementing sub-consultant input
- Finishes for internal finalised
- Cabinet work design presented for comment and approval
- Preliminary sub-consultants drawings issued for approval (electrical, mechanical and hydraulics)
- Schedules produced (door hardware, room finishes, equipment schedule, plumbing fixtures and fittings)
- Town sign off before commencing to the next stage

### Notes

- The design of the building needs to be compliant with the Building Code of Australia and any other relevant public building regulation or standard.
- The building is to be accessible in accordance with the Disability (Access to Premises – Buildings) Standards 2010, the Building Code of Australia & Australian Standard 1428 suite.
- The determination of individual actions for the structural design must be undertaken in accordance with the Building Code of Australia & relevant Australian Standards.
- Internal spaces should be modern in appearance, however, must suit the building's character.

### Stage 4 – Construction documents

- Construction drawings including all details
- Town confirms tender and contract conditions to be adopted
- Specifications produced (with tender conditions, contract conditions, trade sections, provisional sums and schedules)
- Final Sub-Consultants drawings and specifications
- BCA reports, Section J report, Letters of compliance produced
- Documents issued for pre-tender estimate
- Documents issued to DFES for comment

- Documents issued for Private Certification and issuing of Certificate of Design Compliance
- Town sign off before commencing to the next stage

The Consultant shall work with the Principal to prepare and integrate the following documents into a tender package:

- (i) Request for Tender (WALGA template);
- (ii) General Conditions of Tender;
- (iii) Special Conditions of Tender (WALGA template);
- (iv) Tender selection criteria schedule(s); and
- (v) All other documents and plans as necessary for the completion of the project

Tendering is to be undertaken in accordance with Local Government Act 1995 and Local Government (Functions and General) Regulations 1996.

#### Stage 5 – Documents issued for tender

- Project advertised
- Tender period opens (minimum 14 days' notice in accordance with LG (Functions & General) Regulation 14)
- Tender queries and addendums produced where required
- Tenders close
- Tenders assessed and recommendation by Consultant to Council.
- Council approval – prior to notifying successful builder.
- Application for Building Permit (Certified) made to Council with Certificate of Design Compliance and all referenced documentation.
- Signing of the contract documents between builder and Council.
- Agree date to start on site

#### Stage 6 – Commencement of work on site

- Start-up meeting (with builder, consultant, and Town), meet representatives from all parties, and confirm roles, responsibilities, and contact details
- Consultant to have regular site meetings (as necessary to undertake the role of Project Manager successfully)
- Consultant to process payment claims, extensions of time, variations and all other builder queries (Sub-Consultants assist)
- Consultant to ensure the builders is constructing the building in accordance with all the detail in the documents.
- Consultant assists the builder with issues raised on site
- On completion of the project the Consultant and Sub-Consultants inspect the works and produce a defects list of items to be rectified before the building is deemed complete
- Manuals and warranties issued

#### Stage 7 – Defects period (12 months from the completion of stage 6)

- Any defects that occur is reported to the Consultant and he instructs the builder to rectify ASAP
- At the completion of the defects period the architect is to complete a final inspection to ensure that all defects have been completed and any other defects are rectified.

Anticipated Sub-Consultants required for the project are:

- (1) Structural
- (2) Civil
- (3) Mechanical

- (4) Electrical
- (5) BCA and PDP
- (6) Accessibility audit
- (7) Quantity Surveyor

The above list is not intended to be exhaustive, and should any additional services be required they are to be clearly identified within Tender submissions.

Specific requirements of the Contract

All design works are to be undertaken in accordance with the relevant Australian Standard (if any) for public buildings.

**Part 6.2 Schedule of Pricing – amended**

(a) Lump Sum

Activity	Pricing (\$)
Stage 1 – Concept Design and Brief Development	
Stage 2 – Schematic Design	
Stage 3 – Design Development	
Stage 4 – Construction documents	
Stage 5 – Documents issued for tender	
Stage 6 – Commencement of work on site	
Stage 7 – Defects period (12 months from the completion of stage 6)	
<b>Total</b>	