

MINUTES

Council Meeting Tuesday, 18 April 2023 at 6:30 PM

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MINUTES

MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY EAST FREMANTLE ON TUESDAY, 18 APRIL 2023

1 OFFICIAL OPENING

The Presiding Member opened the meeting at 6.30pm.

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 ANNOUNCEMENT TO GALLERY

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

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

The following members were in attendance:

Mayor J O'Neill	Presiding Member
Cr C Collinson	
Cr K Donovan	
Cr A McPhail	
Cr D Nardi	
Cr A Natale	
Cr A White	
Cr M Wilson	

The following staff were in attendance:

Mr G Tuffin	Chief Executive Officer
Mr A Malone	Executive Manager Regulatory Services
Mr P Kocian	Executive Manager Corporate Services
Mr N King	Executive Manager Technical Services
Ms J May	Minute Secretary

There were four members of the public in attendance.

4.2 APOLOGIES

Nil.

4.3 APPROVED

Nil.

5 DISCLOSURES OF INTEREST

5.1 FINANCIAL

Nil

5.2 PROXIMITY

Nil

5.3 IMPARTIALITY

Nil

6 PUBLIC QUESTION TIME

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

Nil

6.2 PUBLIC QUESTION TIME

Nil

7 PRESENTATIONS/DEPUTATIONS

7.1 PRESENTATIONS

Nil

7.2 DEPUTATIONS

7.2.1 ITEM 15.1 DR JANICE DUDLEY, VIEW TERRACE

7.2.2 ITEM 15.1 MR GEOFF ADDISON, HUBBLE STREET

7.2.3 ITEM 15.1 MS MAUREEN FLYNN, ALLEN STREET

Expressing support for Cr Collinson's motion for the Town to support the Uluru Statement from the Heart/The Voice.

8 APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 MEETING OF COUNCIL (21 MARCH 2023)

OFFICER RECOMMENDATION

Moved Cr Natale, seconded Cr Nardi

That the minutes of the Ordinary meeting of Council held on Tuesday, 21 March 2023 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil.

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil.

PROCEDURAL MOTION

Moved Cr Natale, seconded Cr White

That the order of business be changed to bring forward Agenda Item 15.1 “Cr Collinson – Uluru Statement from the Heart / The Voice” to allow members of the gallery to address the meeting and hear debate regarding the matter.

(CARRIED UNANIMOUSLY)

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

15.1 CR COLLINSON - ULURU STATEMENT FROM THE HEART / THE VOICE

“Moved Cr Collinson

That the Town of East Fremantle:

- 1. affirms and endorses the Uluru Statement from the Heart as part of Council’s ongoing support for reconciliation*
- 2. acknowledges and supports that the statement calls for the establishment of a First Nations Voice to parliament enshrined in the Constitution.”*

A national constitutional convention bringing together over 250 Aboriginal and Torres Strait Islander leaders met in 2017 at the foot of Uluru in Central Australia. The ‘Uluru Statement from the Heart’ was drafted calling for the establishment of a ‘First Nations Voice’ in the Australian Constitution and a ‘Makarrata Commission’ to supervise a process of ‘agreement-making’ and ‘truth-telling’ between governments and Aboriginal and Torres Strait Islander peoples. The Uluru Statement states two broad objectives for reform as agreed to by Aboriginal and Torres Strait Islander leaders at the Convention—the establishment of a First Nations Voice and a Makarrata Commission.

The Uluru Statement from the Heart states:

“We, gathered at the 2017 National Constitutional Convention, coming from all points of the southern sky, make this statement from the heart:

Our Aboriginal and Torres Strait Islander tribes were the first sovereign Nations of the Australian continent and its adjacent islands, and possessed it under our own laws and customs. This our ancestors did, according to the reckoning of our culture, from the Creation, according to the common law from ‘time immemorial’, and according to science more than 60,000 years ago.

This sovereignty is a spiritual notion: the ancestral tie between the land, or ‘mother nature’, and the Aboriginal and Torres Strait Islander peoples who were born therefrom, remain attached thereto, and must one day return thither to be united with our ancestors. This link is the basis of the ownership of the soil, or better, of sovereignty. It has never been ceded or extinguished, and co-exists with the sovereignty of the Crown.

How could it be otherwise? That peoples possessed a land for sixty millennia and this sacred link disappears from world history in merely the last two hundred years? With substantive constitutional change and structural reform, we believe this ancient sovereignty can shine through as a fuller expression of Australia’s nationhood.

Proportionally, we are the most incarcerated people on the planet. We are not an innately criminal people. Our children are alienated from their families at unprecedented rates. This cannot be because we have no love for them. And our youth languish in detention in obscene numbers. They should be our hope for the future.

These dimensions of our crisis tell plainly the structural nature of our problem. This is the torment of our powerlessness.

We seek constitutional reforms to empower our people and take a rightful place in our own country. When we have power over our destiny our children will flourish. They will walk in two worlds and their culture will be a gift to their country.

We call for the establishment of a First Nations Voice enshrined in the Constitution. Makarrata is the culmination of our agenda: the coming together after a struggle. It captures our aspirations for a fair and truthful relationship with the people of Australia and a better future for our children based on justice and self-determination.

We seek a Makarrata Commission to supervise a process of agreement-making between governments and First Nations and truth-telling about our history. In 1967 we were counted, in 2017 we seek to be heard. We leave base camp and start our trek across this vast country. We invite you to walk with us in a movement of the Australian people for a better future."

The First Nations Voice to Parliament is the first proposal contained within the Uluru Statement from the Heart. The Voice to Parliament will be a constitutionally protected body of First Nations people which will advise the Federal Parliament and the executive government and will be able to influence laws and policies at the point they originate.

The Government has now introduced a bill in parliament to debate allowing a referendum regarding the Voice to Parliament. The wording of the Referendum has been released and asks a question of the people of Australia:

"A Proposed Law: To alter the Constitution to recognise the First Peoples of Australia by establishing an Aboriginal and Torres Strait Islander Voice. Do you approve this proposed alteration?"

If the bill passes both houses of parliament, a date will then be set for the referendum. The Albanese government has committed to a referendum in the second half of 2023.

Elected Members noted that written messages of support for the above motion had been received from:

- Dr Janice Dudley of View Terrace
- Mrs Sue Booth of Angwin Street
- Mr & Mrs Mal & Lynn Christison of King Street

Council Resolution 011804

Moved Cr Collinson, seconded Cr Natale

That the Town of East Fremantle:

- 1. affirms and endorses the Uluru Statement from the Heart as part of Council's ongoing support for reconciliation**
- 2. acknowledges and supports that the statement calls for the establishment of a First Nations Voice to parliament enshrined in the Constitution.**

(CARRIED 6:2)

All members of the gallery then left the meeting.

12 REPORTS AND RECOMMENDATIONS OF COMMITTEES

Reports start on the next page

12.1 TOWN PLANNING REPORT

Report Reference Number	OCR-1964
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting date	Tuesday, 18 April 2023
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	

1. Town Planning Committee Minutes 4 April 2023

PURPOSE

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

EXECUTIVE SUMMARY

The Committee, at its meeting on 4 April 2023, exercised its delegation in six statutory matters where at least four members voted in favour of the Reporting Officer's recommendation.

BACKGROUND

Nil.

CONSULTATION

Town Planning Committee

STATUTORY ENVIRONMENT

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

Nil.

RISK IMPLICATIONS

Nil.

SITE INSPECTION

N/A

COMMENT

Nil.

CONCLUSION

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

12.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 021804

OFFICER RECOMMENDATION:

Moved Cr Collinson, seconded Cr Nardi

That the unconfirmed Minutes of the Town Planning Committee Meeting held on 4 April 2023 be received.

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page



MINUTES

Town Planning Committee Tuesday, 4 April 2023 at 6:30 PM

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MINUTES

1 DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

Presiding member opened the meeting at 6.31 pm and welcomed members of the gallery

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 ANNOUNCEMENT TO GALLERY

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

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

Cr C Collinson Presiding Member
Mayor J O'Neill
Cr A Natale
Cr D Nardi
Cr A White

The following staff were in attendance:

A Malone Executive Manager Regulatory Services
J. Bannerman Town Planner
K Culkin Minutes Secretary

There were 10 members of the public in the gallery.

4.2 APOLOGIES

Cr Laura Mascaro

4.3 APPROVED LEAVE

Nil

5 MEMORANDUM OF OUTSTANDING BUSINESS

Nil

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



6 DISCLOSURES OF INTEREST

6.1 FINANCIAL

Nil

6.2 PROXIMITY

Nil

6.3 IMPARTIALITY

Nil

7 7. PUBLIC QUESTION TIME

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

Nil

7.2 PUBLIC QUESTION TIME

Nil

8 PRESENTATIONS/DEPUTATIONS

8.1 PRESENTATIONS

Nil

8.2 DEPUTATIONS

Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 TOWN PLANNING COMMITTEE (7 MARCH 2023)

9.1 OFFICER RECOMMENDATION

Moved Cr Nardi, seconded Cr White

That the minutes of the Town Planning Committee meeting held on 7 March 2023 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

11 REPORTS OF COMMITTEES

Nil



12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 1 CHAUNCY STREET - ALTERATIONS AND ADDITIONS

Owner	Nikola Gray & Chad Hood
Applicant	Red Lily Renovations
Report Reference Number	TPR-1284
Planning Reference Code	P114/22
Prepared by	James Bannerman, Planning Officer
Supervised by	Andrew Malone, Executive Manager of Regulatory Services
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil
Attachments	
	1. Location and advertising plan
	2. Photos
	3. Plans submitted 1 March 2023
	4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions to an existing dwelling at 1 (Lot 5039) Chauncy Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to an existing dwelling at 1 (Lot 5039) Chauncy Street, East Fremantle. The current dwelling is double storey with an undercroft garage and a pitched roof. The proposed development will see the pitched roof removed and replaced with a concealed roof. The undercroft garage will be expanded with a new storeroom. A new alfresco area will be added to the front of the dwelling along with a new dining, living area and kitchen, as well as a new bathroom and laundry. On the upper storey a new ensuite, entertainment room and a study is being added. The property is not heritage listed. The following variations are proposed for consideration by Council;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northwest Wall – Alfresco, Dining, Living - Ground Floor – 1.6m required, 0.36m provided,
- (ii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 6.5m required, 8.982m provided, and
- (iii) Clause 5.3.7 – Residential Design Codes – Site Works - Retaining Walls – maximum of 0.5m height required, greater than 0.5m height provided.

The proposed variations are recommended for approval subject to the conditions in the final recommendation.

BACKGROUND

Zoning	R17.5
Site Area	873m ²
Heritage	N/A
Fremantle Port Buffer	N/A

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Previous Decision of Council and/or History of Issue Onsite	P5/10 – development approval - alterations and additions – 24 March 2010
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CONSULTATION**Advertising**

The proposed development was advertised from to 5 December to 21 December 2022. Two submissions were received and are included below.

Submission	Applicant Response	Town Response
<p>Submission 1</p> <p>In summary, clarification is required in regard to the following:</p> <ol style="list-style-type: none"> 1. On viewing the plans I can't see any mention of Max roof ridge height above mean site datum for existing or the new proposal. 2. Neither can I see the max height of the walls above mean site datum for the old and the new proposal. 3. Can these measurements please be supplied? 4. I would also appreciate elevation plans showing the old against the new, I would think this was a requirement anyway. <p>In addition to the above issues, I have noticed a few other issues on the supplied plans, they are:</p> <ol style="list-style-type: none"> 1. Survey plans from "Cottage Surveys" shows the site area as 645m² but the proposal plans from "Project" always use 872m² which unless clarified throws possible doubt on all the other site height measurements? <p>Basically, I consider the plans as provided are missing so much information it is hard to make any comment for or against the development, and hence updates to plans are required to allow proper comments. Without this additional information I would tend to think (but a bit of guesswork) that the new proposal intends to raise the second-floor ceiling height considerably and change the roof from a pitched to a flat roof up to the level of the current roof ridge line. If this was so I suggest the new second floor wall heights may be above allowed maximum wall height? Additionally, using a flat roof at, or close to the maximum allowed roof height of 8.1m above mean site level could also be in violation to town planning rules. I would mention that over the years on several occasions it has been suggested to me that even the current pitched roof ridge line on 1 Chauncy St was built above the max height of 8.1m but I have no data to confirm that one way or another. I did try to do the calculations from supplied plans but found this quite confusing.</p>	<p>15 Woodhouse Road has a finished floor level higher than 1 Chauncy Street.</p> <p>The proposed new roof line will significantly improve the occupants' river and city views as the ridge will be lowered by approx. 500mm. The plans indicate the plate height across the south-west elevation, the elevation that impacts No. 11, 13, 15 & 17 Woodhouse Road falls under the 6500mm limit despite the ceiling height being increased by 300mm.</p> <p>Additional information has been added to the elevations to compare the existing pitched roof with the proposed roof to indicate that significant water views will not be affected. This also indicates the orange line added to the first image is not indicative of the actual height of the development. The drone images with the proposed roof line overlaid indicate the changes to the roofline are nowhere near the circled city views provided by the owner in the below image.</p> <p>The plans indicate the ridge height does not exceed 6500mm across the southwest as measured from natural ground level. The plan does exceed 8.1m where the proposed entertainment room (currently the study) has been extended and new study incorporated. Neither of these areas are visible from No. 11, 13, 15 or 17 Woodhouse Road as they face Chauncy Street.</p> 	<p>Based on the plans that have been presented, the height of the concealed roof will be lower than the existing pitched roof (approximately 8.9m proposed compared to 9.029m existing). Although the roof is longer than the existing roof it is oriented such that there is minimal impact on the views of the neighbouring properties. In some cases, existing trees limit viewing through the lot. To the southeast of the subject property views of the river are still possible.</p> <p>Amended plans were presented to clarify heights and lengths of the proposed development.</p> <p>It is noted that the height of the development is measured from the highest point on the proposed roof on the north eastern corner of the upper storey to the base of the garage.</p> <p>Proponents are permitted to request Council consider variations to the deemed to comply requirements of the Residential Design Codes and acceptable development provisions of the Residential Design Guidelines. The development application allows the Town to consider such proposals and present these proposals with recommendations to Town Planning Committee for final approval or refusal.</p>

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



<p>Initial comments submitted 16-Jan-2023.</p> <p>I have chosen to object to the plans (as they currently are) for the following reasons.</p> <ul style="list-style-type: none"> - I believe the proposed flat roof would be above the height allowed for flat roof construction and possibly at, or above the maximum allowed 8.1m - I believe that a flat roof construction is supposed to be lower than the 8.1m allowed for pitched roof construction. - I believe by raising the second storey ceiling height from 2400mm to 2700mm the new wall plate height may then be above that allowed under the Planning Scheme. <p>I would like the following detail to be supplied:</p> <ul style="list-style-type: none"> - Plans to state the site height levels used by the Town for calculations of all maximum height determinations. - Plans to provide the maximum ridge height for the existing building and the maximum roof height of the proposed flat roof. - Elevation plans to provide superimposed plans of old and new elevations so a comparison of the existing and the proposed can be made. <p>Following our meeting on 18th Jan 2023 I am reaffirming my objection to the current development plans for 1 Chauncy St</p> <p>My reasons include:</p> <ol style="list-style-type: none"> 1. Impact on views. I have attached several photos to highlight the issues (index of photos below) 2. Current roof ridge height already exceeds the 8.1m documented in town planning guidelines for this area 3. Proposed second storey will exceed the maximum wall plate height and maximum roof height documented in town planning guidelines for this area. 4. Use of a flat roof requires a lower maximum roof height under planning guidelines, current plans are pushing a flat roof up to maximum ridge height. <p>Finally, if current roof ridge height is above the allowed 8.1m and if this development was to be considered a major redesign, I would suggest the outcome should result in a new maximum roof height reduced to the allowed 8.1m or at least lower than the existing ridge height.</p> <p>Photos.</p> <ul style="list-style-type: none"> • IMG20230113_sitting-MARKUP.jpg - markup showing impact on views of proposed flat roof. • IMG20230113_standing.jpg -current outlook standing on second storey verandah (11 Woodhouse). • IMG20230113_sitting.jpg - current outlook sitting on second storey verandah (11 Woodhouse). 	 <p>A streetscape montage has been included with the updated set of plans and images depicting the natural ground level on Woodhouse Road as higher than that of 1 Chauncy Street.</p> <p>Images of No. 11 – 17 Woodhouse Street used to determine interruption of views.</p> <p>Drone footage views of No. 11, 13, 15 and 17 have been included to indicate the extent of the new roof in comparison to the existing roof. All images are taken at 1600mm above the balcony levels facing the accessible views.</p> <p>House No. 11 – 17 had images taken at 1600mm above the balcony level as well as images taken at balcony level. The images taken at 1600 AFD AHD have been used to indicate extent of interruption of views. They have been labelled below.</p>  <p>No. 11 Woodhouse Rd, 1.6m above balcony.</p>	
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- IMG_20230113_current_ridge.jpg - line of site of current ridgeline, showing that any develop changes resulting in building above or below current ridge height can easily be determined.



No. 11 Woodhouse Rd, 1.6m above balcony level.



No. 13 Woodhouse Rd, 1.6m above balcony.



No. 13 Woodhouse Rd, 1.6m above balcony level.





No. 15 Woodhouse Rd, first floor level.



No. 15 Woodhouse Rd, 1.6m above balcony.

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	 <p>No. 15 Woodhouse Rd, first floor level.</p>  <p>No. 17 Woodhouse Rd, first floor level.</p>	
<p>Submission 2 I object to the proposal. The development appears to break several Council planning rules in regard to height limits for buildings in this area. Furthermore, it will impact the views of the river and city, from many angles of my home, in a significant way. As such I do not agree that this development be approved by Council.</p>	<p>See comments above.</p>	<p>Based on the plans that have been presented the height of the concealed roof will be lower than the existing pitched roof (approximately 8.9m proposed compared to 9.029m existing). Although the roof is longer than the existing roof it is oriented such that there is minimal impact on the views of the neighbouring properties. In some cases, existing trees limit viewing through the lot. To the southeast of the subject property views of the river are still possible. Amended plans were presented to clarify heights and lengths of the proposed development. It is noted that the height of the development is from the highest point on the proposed roof on the northeastern corner of the upper storey to the base of the garage. Proponents are permitted to request variations to the deemed to comply requirements of the Residential Design Codes and acceptable development provisions of the Residential Design Guidelines. The development application allows the Town to consider such proposals and present to Town Planning Committee for final approval or refusal.</p>

Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the COVID virus.

External Consultation

Nil

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Internal Consultation

Advice was sought from the Operations Department at the Town and the following comments were made;

- 1) Stormwater
 - a. Stormwater to be contained within property and not be directed towards adjoining properties or road reserve,
 - b. Water from driveway and boat bay to be captured by grate along boundary line connected by a pipe to a soak tank,
 - i. Piped connection to be shown on plans.
 - c. Existing system to ensure it can cater for the additional roof volume,
 - d. Stormwater calculations to be shown on plans,
 - e. Down pipe connections to the soak tanks to be shown.
- 2) Adjoining Properties
 - a. Surrounding properties to always remain accessible.
- 3) Footpath
 - a. Pedestrian access along the footpath to remain accessible at all times.
- 4) Crossover
 - a. Crossover application required,
 - b. Crossover to be maximum 5m wide,
 - c. Crossover to tie into existing footpath.
- 5) Street Trees
 - a. Street / verge trees to be protected at all times by TPZ,
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development.
- 6) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.
- 7) CMP
 - a. Construction management plan to show, for example but not limited to:
 - i. traffic management, contractor parking, materials storage, construction method, etc

Conditions and advice notes are included in the final recommendation to ensure that the above issues are addressed.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Local Planning Policy – 3.1.1 - Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



- 3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.
 3.1.2 Plan for a mix of inclusive diversified housing options.
 3.1.3 Plan for improved streetscapes.
 3.2 Maintaining and enhancing the Town's character.
 3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.
 3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.
 3.3.1 Continue to improve asset management within resource capabilities.
 3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No. 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	6m	A
Carport setback	1.2m behind building line	1.2m behind building line	A
Minor incursions			N/A
Lot Boundary Setbacks			
Southwest wall – alfresco - ground floor	1m	>1m	A
Northwest wall – alfresco, dining, living - ground floor	1.6m	0.36m	D
Southeast wall – master bedroom - upper storey	1.2m	>1.2m	A
Southwest wall – master bedroom, toilet, ensuite, study - upper storey	3.8m	>3.8m	A
Northwest wall – ensuite, study, entertainment - upper storey	3.8m	5.48m	A
Car Parking	2 car bays	2 car bays	A
Maximum roof height (concealed roof)	6.5m	8.982m	D
Site Works – retaining walls	0.5m maximum	>0.5m	D
Visual Privacy			
Alfresco	7.5m	<7.5m – screening to be installed	A
Overshadowing	Maximum of 25%	Overshadows subject property and road	A
Roof form and pitch	Impact of roof to be demonstrated.	Impact of roof is demonstrated	A

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Materials and colours			A
Landscaping			A
Front fence			N/A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing dwelling at 1 (Lot 5039) Chauncy Street, East Fremantle. The current dwelling is double storey with an undercroft garage and a pitched roof. The proposed development will see the pitched roof removed and replaced with a concealed roof. The undercroft garage will be expanded with a new storeroom. A new alfresco area will be added to the front of the dwelling along with a new dining, living area and kitchen, as well as a new bathroom and laundry. On the upper storey a new ensuite entertainment room and a study is being added. The property is not heritage listed.

Two submissions were received following advertising. Responses are provided in the relevant section in this report. Amendments were made to the plans to provide more information and clarify the height of the proposed development. It is noted that the proposed development, including the concealed roof, is lower than the existing pitched roof.

Three variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setback (1 location), maximum building height (for a concealed roof), and retaining walls.

Lot Boundary Setback – Northwest Wall – Alfresco, Dining, Living - Ground Floor

The wall of the alfresco area, dining and living room on the ground floor is 14.077m long and 4.48m high without major openings. The wall of the stairs that is located adjacent to the alfresco is proposed to be located 0.36m from the boundary which is considered to be a building up to the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1.6m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- Makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas,
- Minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation to the building and open spaces on the site and adjoining properties,
- Minimal overlooking and resultant loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted, and
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The development includes a set of stairs on the northern side of the alfresco area. These stairs are built close to the boundary and despite the significant reduction in lot boundary setback, the reduced setback can be supported with the addition of visual privacy screening as indicated on the plans. It is noted that as the stairs are typically an area where people are unlikely to linger for long periods. The rest of the alfresco area is located approximately 1.96m from the boundary so achieves the required setback from the boundary based on the wall length and height of this section of the dwelling.

Roof Height

The Residential Design Guidelines acceptable development provisions 3.7.17.4.1.3 A1.4 requires that the maximum roof height is 8.1m (6.5m for a concealed roof) from ground level where river and ocean views are possible. In this case there is a maximum roof height of 6.5m for a concealed roof. There is an existing pitched roof (with a height of 9.029m) that is higher than the proposed new concealed roof which is 8.982m. It has been designed in a manner to



minimise the impact of the height on neighbouring properties and in particular the properties to the south on Woodside Road. The top storey is smaller than the ground floor and as such reduces the overall impact on views across the site and the highest section is at the front of the property where views will not be impacted significantly. The section of the upper storey that is being increased in size is currently partially obscured by vegetation so there is minimal impact on views from properties located behind. Additional photographs taken by the applicant also reveal that the views from a number of the properties along Woodside Road are not significantly affected by the proposed development and still retain their views of the river looking across towards the East Fremantle Yacht Club and Blackwall Reach.

Site Works - Retaining Walls

A retaining wall above 0.5m high along the northern edge of the front garden is proposed. The retaining walls are located in the front setback area and are proposed to extend towards the rear of the property but are for the purposes of ensuring that the current levels across the front of the site can be maintained. In accordance with deemed to comply clause 5.3.7 C7.1 retaining walls should not exceed 0.5m, but in this case the retaining walls greater than this height can be supported in alignment with design principles 5.3.7 P7.3 because it results in land that can be effectively used by the residents and does not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to other site works and visual privacy. There is no significant impact on adjoining neighbouring properties. For these reasons the proposed retaining walls can be supported.

Visual Privacy – Alfresco – North-western Side

The proposed new alfresco area on the north-western side of the property did not initially achieve the minimum 7.5m visual privacy setback that is required under the Residential Design Codes deemed to comply clause 5.4.1 C1.1. To ensure that this was achieved visual privacy screening is indicated on the plans along the northern edge of the alfresco area. This is not a variation to the Residential Design Codes, however, a condition will be included in the final recommendation to ensure this visual privacy screening is installed as required.

Visual privacy is an important consideration for current and future owners of both the subject property and the neighbouring properties. River views are not being eliminated from the subject property as a result of the requirement for the installation of the visual privacy screening as it is double storey and there are significant views from upstairs rooms.

The separation distance of the alfresco from the boundary is less than 2m which is well below the 7.5m visual privacy setback required. In addition, the alfresco area is elevated up to 2.7m from existing ground levels. Only views to the side of the property will be limited and views to the front of the property will remain.

CONCLUSION

The proposed development has a minimal number of variations and following discussions with the applicant changes have been made to the plans that clarify issues pertaining to the proposed height and visual privacy concerns. Based on the preceding assessment the proposed alterations and additions to the existing dwelling at 1 (Lot 5039) Chauncy Street, East Fremantle can be recommended for support subject to the recommended conditions.

- Mr Bernard Landro (neighbour) spoke against items within the officer report.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.1 OFFICER RECOMMENDATION/ COMMITTEE RESOLUTION TP010423

Moved Cr Nardi, seconded Cr White

That development approval is granted, and Council exercises its discretion regarding the following;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - North West Wall – Alfresco, Dining, Living - Ground Floor – 1.6m required, 0.36m provided,
- (ii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 6.5m required, 8.982m provided, and
- (iii) Clause 5.3.7 – Residential Design Codes – Site Works - Retaining Walls – maximum of 0.5m height required, greater than 0.5m height provided,

for alterations and additions to an existing dwelling at No. 1 (Lot 5039) Chauncy Street, East Fremantle, in accordance with the plans submitted 1 March 2023, subject to the following conditions:

- (1) Visual privacy screening that meets the requirements of the Residential Design Codes deemed to comply clause 5.4.1 C1.2 is to be installed along the north eastern edge of the alfresco as indicated on the plans submitted 1 March 2023. This screening is to be at least 1.6m in height from the finished floor level, at least 75% obscure, permanently fixed, made of durable material and is to restrict views in the direction of the overlooking of the adjoining property.
- (2) The crossover widths are not to exceed 5m and to be in accordance with the Town of East Fremantle's (the Town) crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (3) Existing trees located within the verge are a Town asset and must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Town.
- (4) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.
- (5) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not to be removed without written approval from the Town.
- (6) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (7) The footpath is to always remain accessible to pedestrians.
- (8) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with the Town's further approval.
- (9) The proposed works are not to be commenced until the Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by the Town.

- (10) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for the Town's attention.
 - (11) 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 Town prior to the issue of a Building Permit.
 - (12) If requested by the Town within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Town and all associated costs to be borne by the owner.
 - (13) 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.
 - (14) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by the Town and if approved, the total cost to be borne by the applicant. The Town must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
 - (15) This development approval is 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:
- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
 - (b) *A copy of the approved plans as stamped by the Town are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by the Town.*
 - (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Town's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*
Crossover Specifications
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover Specification 2017.pdf>
Residential Design Guidelines
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf
Urban Streetscape and Public Realm Style Guide
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>
Application to Conduct Crossover Works
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application to conduct crossover works.pdf>
 - (d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with the Town and one copy should be given to the owner of any affected property.*
 - (e) *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).*
 - (f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*



- (g) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.***
- (h) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.***

(CARRIED 4:1)

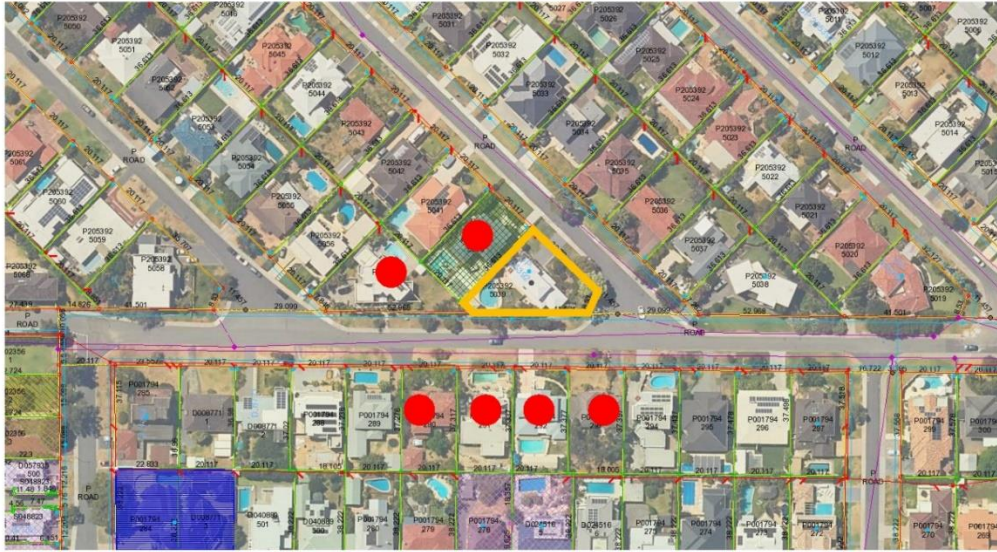
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

1 Chauncy Street – Location and Advertising Plan



Attachment 1

Attachment -2
Photos – 1 Chauncy Street



Attachment -2





1 CHAUNCY STREET, EAST FREMANTLE
STREETSCAPE



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Streetscape

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No	REVISION

DATE I 10.11.21
SCALE I Not to scale
JOB No I -
DRAWN BY I Livia Hawker
CHECKED I L.Y.

DWG	REV
A0.0	I

LOT MISCLOSE
0.005 m

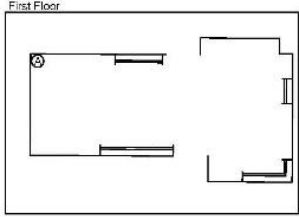
DISCLAIMER:
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment. Any design that involves additions to any structures shown or portion of structures remaining after demolition, or the removal of structures, is subject to your designer/architect before any plans are produced and before any work is started on site.

DISCLAIMER:
Lot boundaries drawn on survey are based on landscape plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may exist on the property.

DISCLAIMER:
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' locations verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

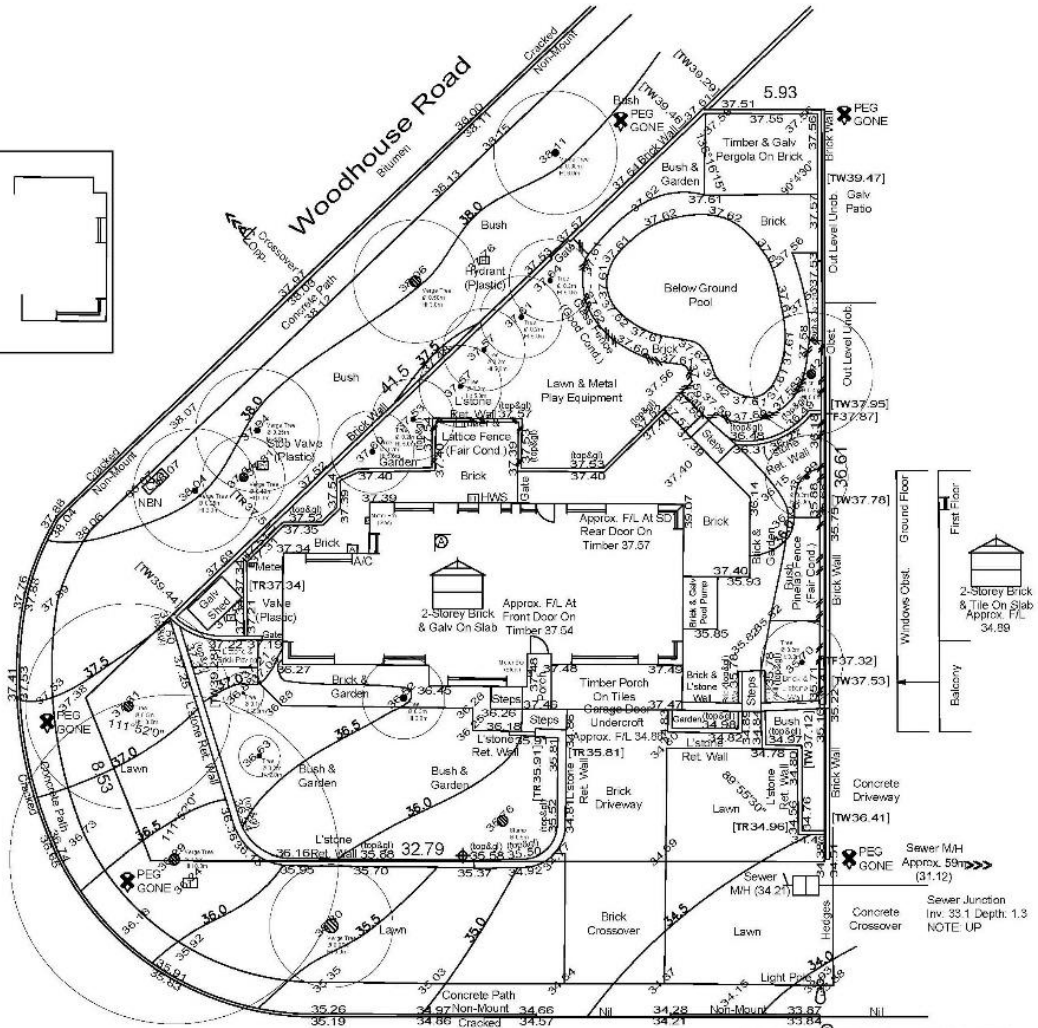
DISCLAIMER:
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.



COTTAGE SURVEYS

87-89 Guthrie Street
Osborne Park, WA 6017
PO Box 1611
Osborne Park
Business Centre WA 6917
P: (08) 9446 7351
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	512018	GPS	Lat: -32.031706 Long: 115.768895
CLIENT	GRAY	LOT	Lot 5039 (DP 205392)
ADDRESS	#1 Chauncy Street		
SUBURB	East Fremantle		
LGA	TOWN OF EAST FREMANTLE	873m ²	VOL. 1743 FOL. 379
DRAWN	B. Smith	DATE	22 Oct 21
ROADS	Bitumen	ELEC.	U/Ground
KERBS	Non-Mount / Nil	COMMS.	Yes
FOOTPATH	Concrete	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	Light Grass Cover	COASTAL	400m To River



Chauncy Street

Ref Nail At Base Of Kerb Approx. A.H.D. level 33.80 m
(Established from S.M.H. number 2358
using data supplied by the Water Corporation)



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Existing Site Plan

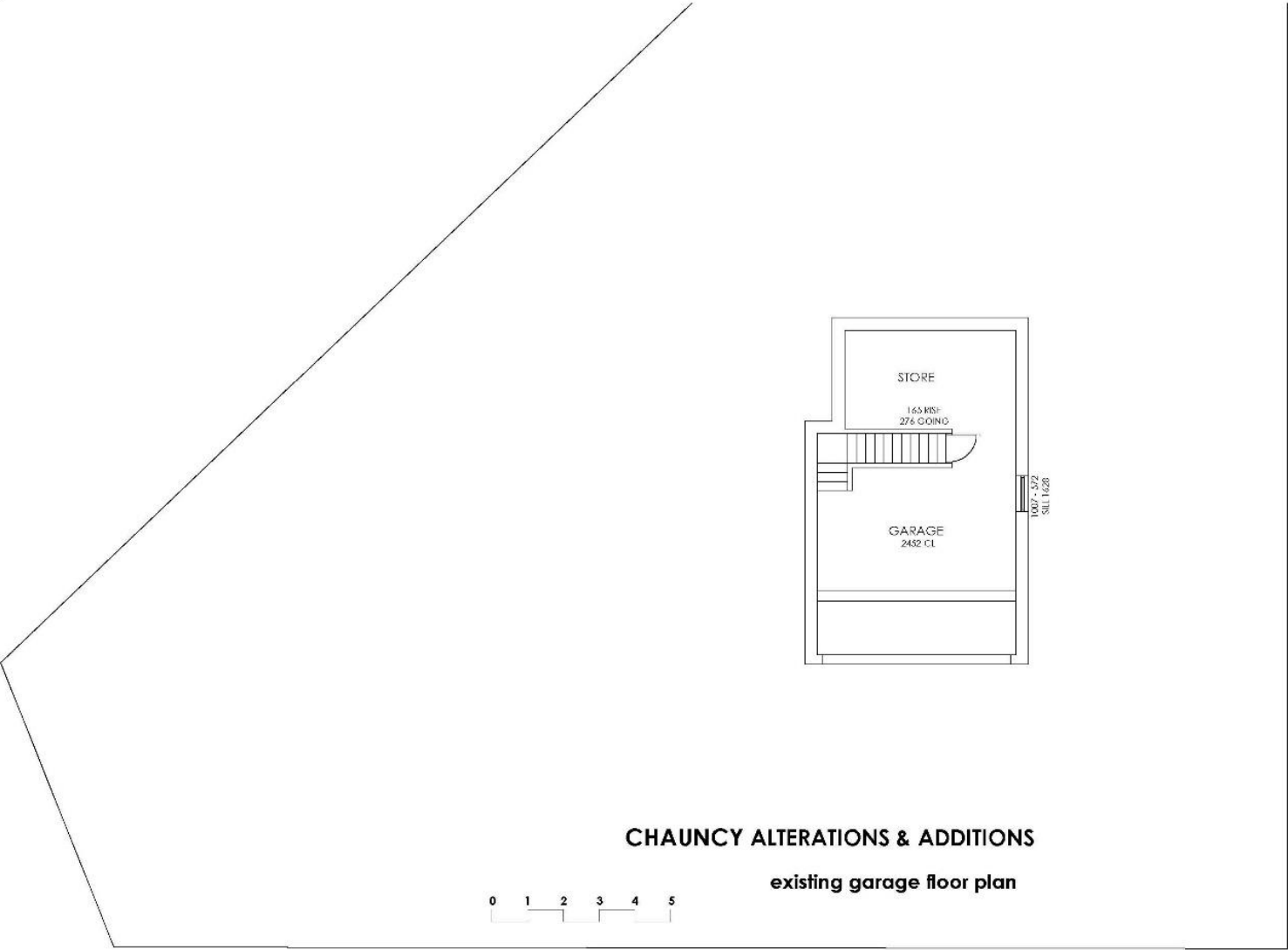
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08.02.23	H	PLANNING AMENDS	SCALE	1:200
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15.10.22	F	CLIENT AMENDS	DRAWN BY	Livia Hawker
DATE	No.	REVISION	CHECKED	I Liv

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I

Scale 1:200
0 2 4 6 8

Power Point	Power Pole
Phone Pole	Phone Pole
Water Conn	Water Conn
Gas Conn	Gas Conn
Top of Main	Top of Main
Top of Sewer	Top of Sewer
Top of Retaining	Top of Retaining
Top of Fence	Top of Fence

Attachment -3



CHAUNCY ALTERATIONS & ADDITIONS

existing garage floor plan



PROJECT
1 Chauncy Street,
East Fremantle.

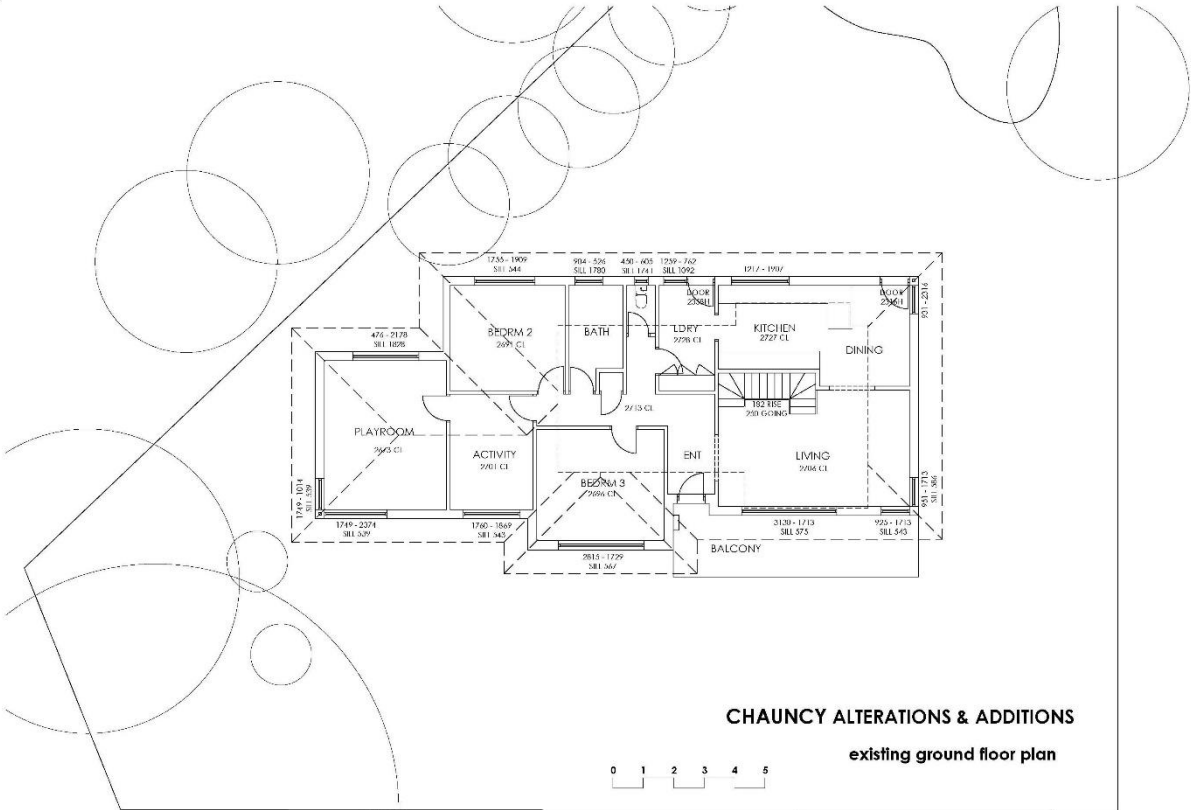
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Existing Ground Floor Plan

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08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	NO	REVISION

DATE | 10.11.21
SCALE | 1:100
JOB No | -
DRAWN BY | Livia Hawker
CHECKED | Lix

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Attachment -3



PROJECT
1 Chauncy Street,
East Fremantle.

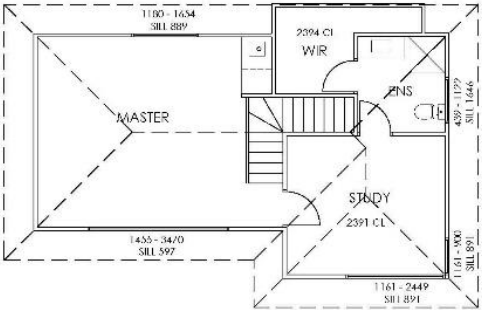
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DATE	Nb	REVISION

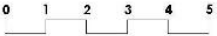
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SCALE 1:100
JOB No 1
DRAWN BY I Livia Hawker
CHECKED I Livia

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Attachment -3



CHAUNCY ALTERATIONS & ADDITIONS
existing first floor plan



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Existing Ground Floor Plan

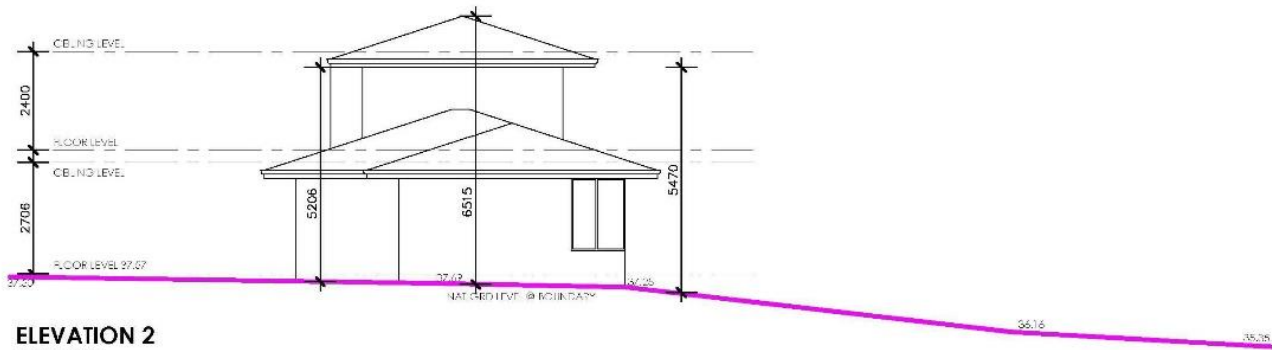
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19.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No	REVISION

DATE: 10.11.21
SCALE: 1:100
JOB No: I -
DRAWN BY: Livia Hawker
CHECKED: I Liv

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ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



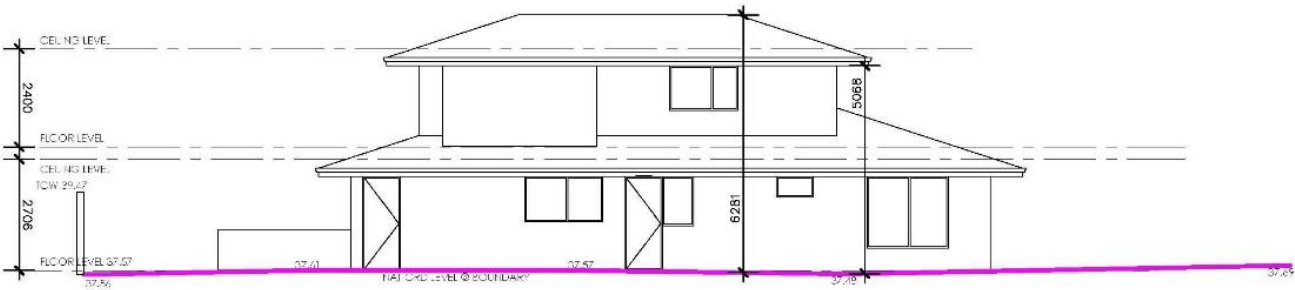
PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Existing Elevations

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE 1 10.11.21
SCALE 1 1:100
JOB No 1 -
DRAWN BY I Livia Hawker
CHECKED I Liv

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ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100



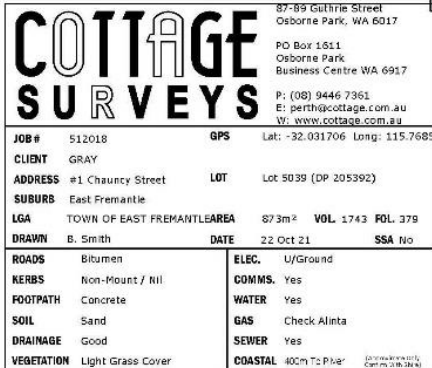
PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Existing Elevations

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15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE I 10.11.21
SCALE I 1:100
JOB No -
DRAWN BY I Livia Hawker
CHECKED I Liv

DWG	REV
A1.5	I



TITLE
Proposed Site Plan

28.02.23	I	PLANNING AMENDS	DATE	10.11.21
08.02.23	H	PLANNING AMENDS	SCALE	1:200
15.11.22	G	CLIENT AMENDS	JOB No	1-
15.10.22	F	CLIENT AMENDS	DRAWN BY	Lma Hawker
DATE	No.	REVISION	CHECKED	Llv

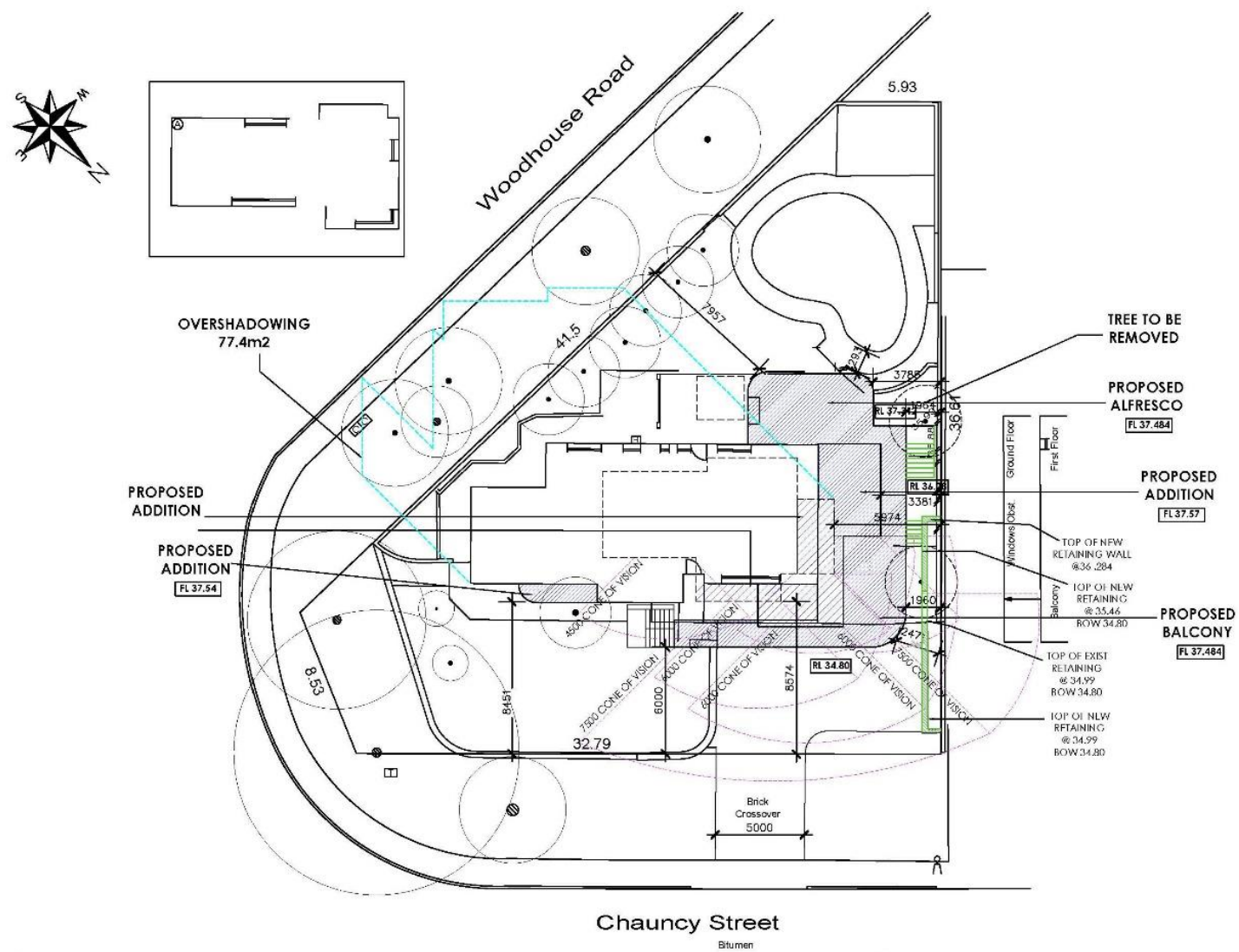
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A2.0	I

Scale 1:200

LEGEND		Forest Cover
		Forest Policy
		Proximity to Forest
		Water Body
		Topography
		Topography
		Topography

' of 171



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Proposed Site Plan Simplified

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE 10.11.21
SCALE 1:200
JOB No
DRAWN BY Lma Hawker
CHECKED I Lm

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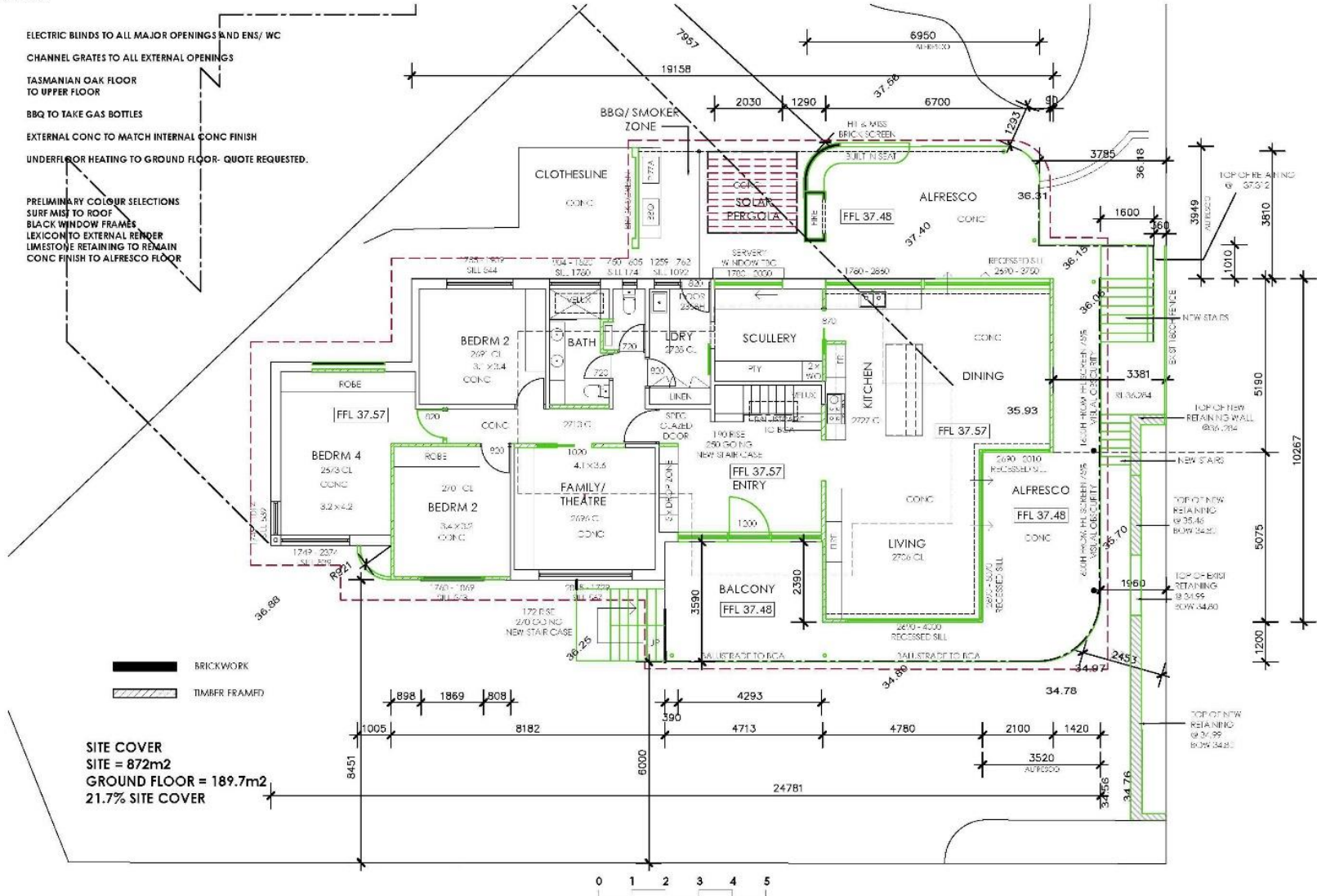


TITLE
Proposed Garage Plan

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15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DWG	REV
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Attachment -3



PROJECT
1 Chauncy Street,
East Fremantle.

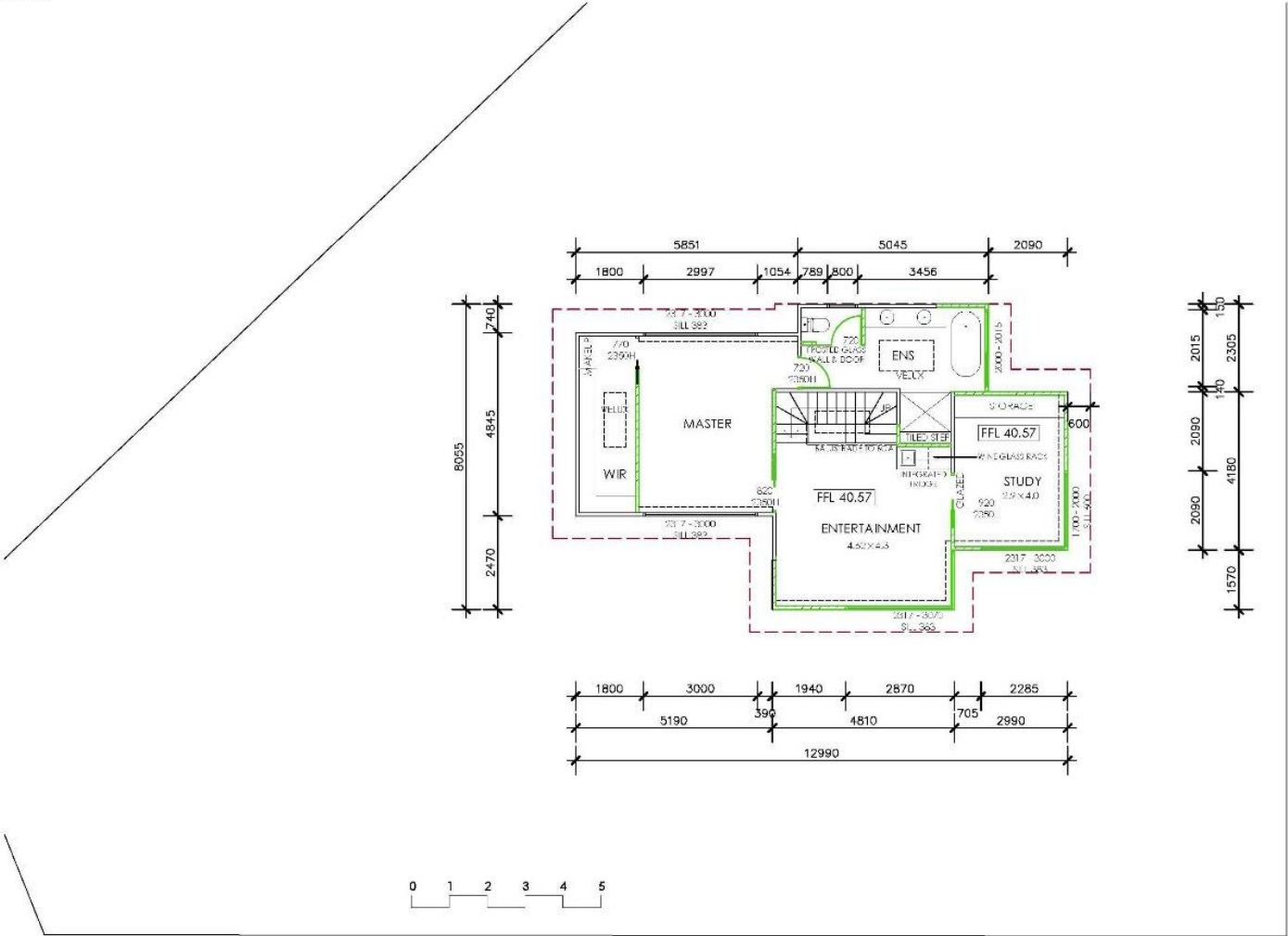
TITLE
Proposed Ground Floor Plan

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE 10.11.21
SCALE 1:100
JOB No
DRAWN BY: Lina Hawker
CHECKED: LUV

DWG
A2.3
REV
I

Attachment -3



CHAUNCY ALTERATIONS & ADDITIONS
proposed first floor plan



PROJECT
1 Chauncy Street,
East Fremantle.

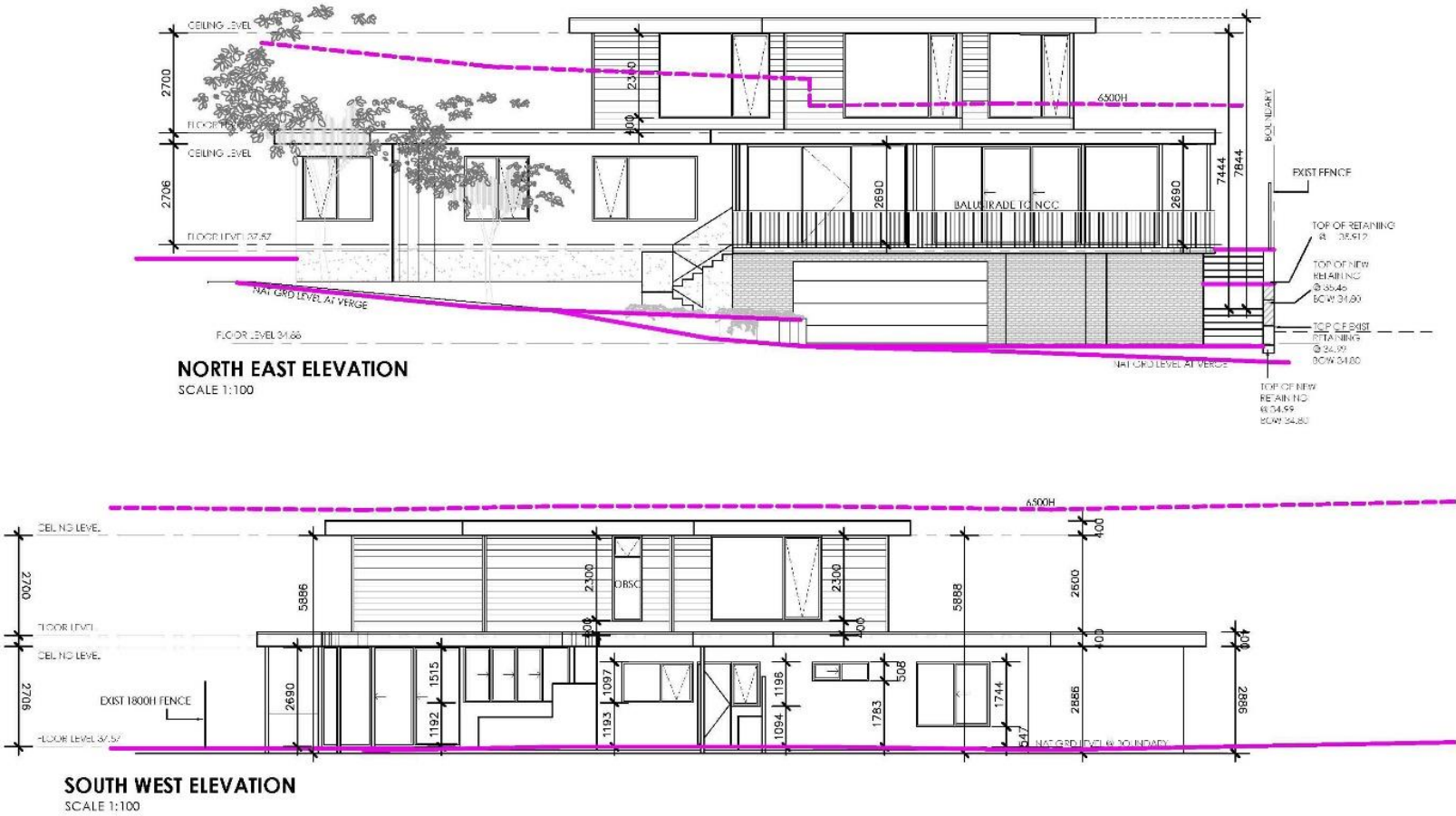
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Proposed First Floor Plan

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08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE | 10.11.21
SCALE | 1:100
JOB No | -
DRAWN BY | Livita Hawker
CHECKED | Liv

DWG | REV |
A2.4 | 1

. of 171



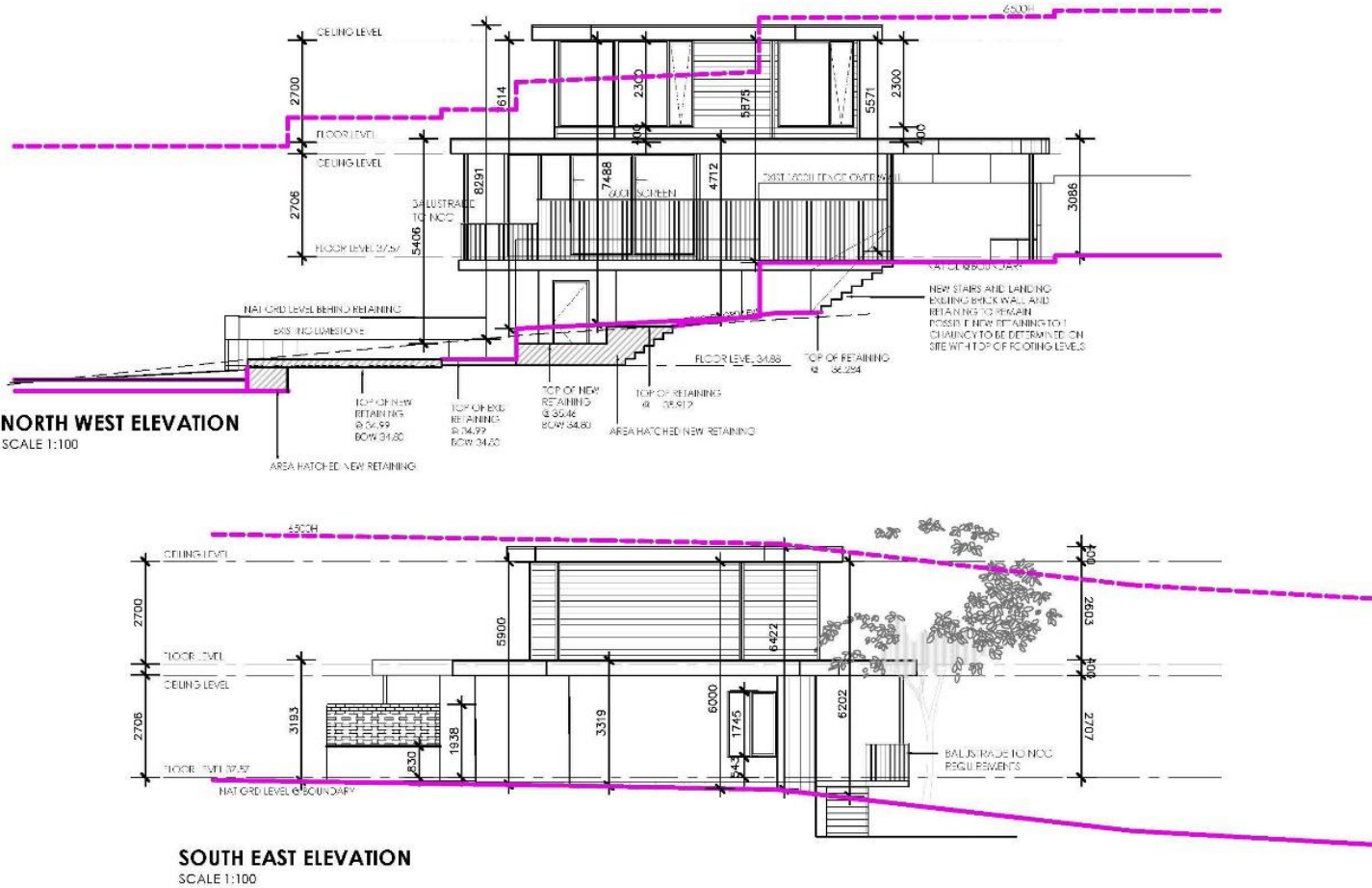
PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Proposed Elevation

26.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE I 10.11.21
SCALE I 1:100
JOB No I
DRAWN BY I Livia Hawker
CHECKED I Lv

DWG	REV
A3.0	I



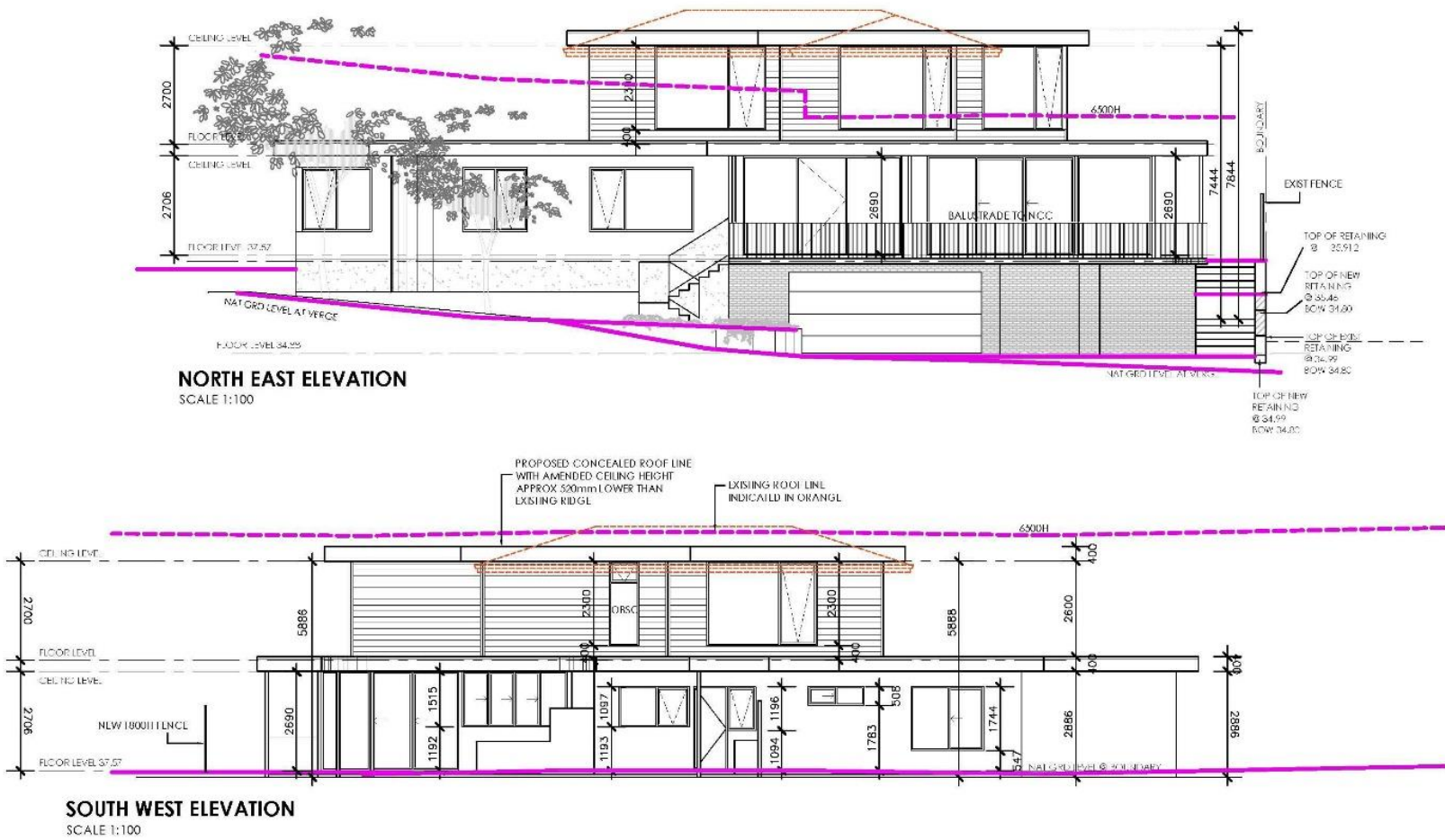
PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Proposed Elevation

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE 10.11.21
SCALE 1:100
JOB No
DRAWN BY Livia Hawker
CHECKED Llv

DWG	REV
A3.1	I



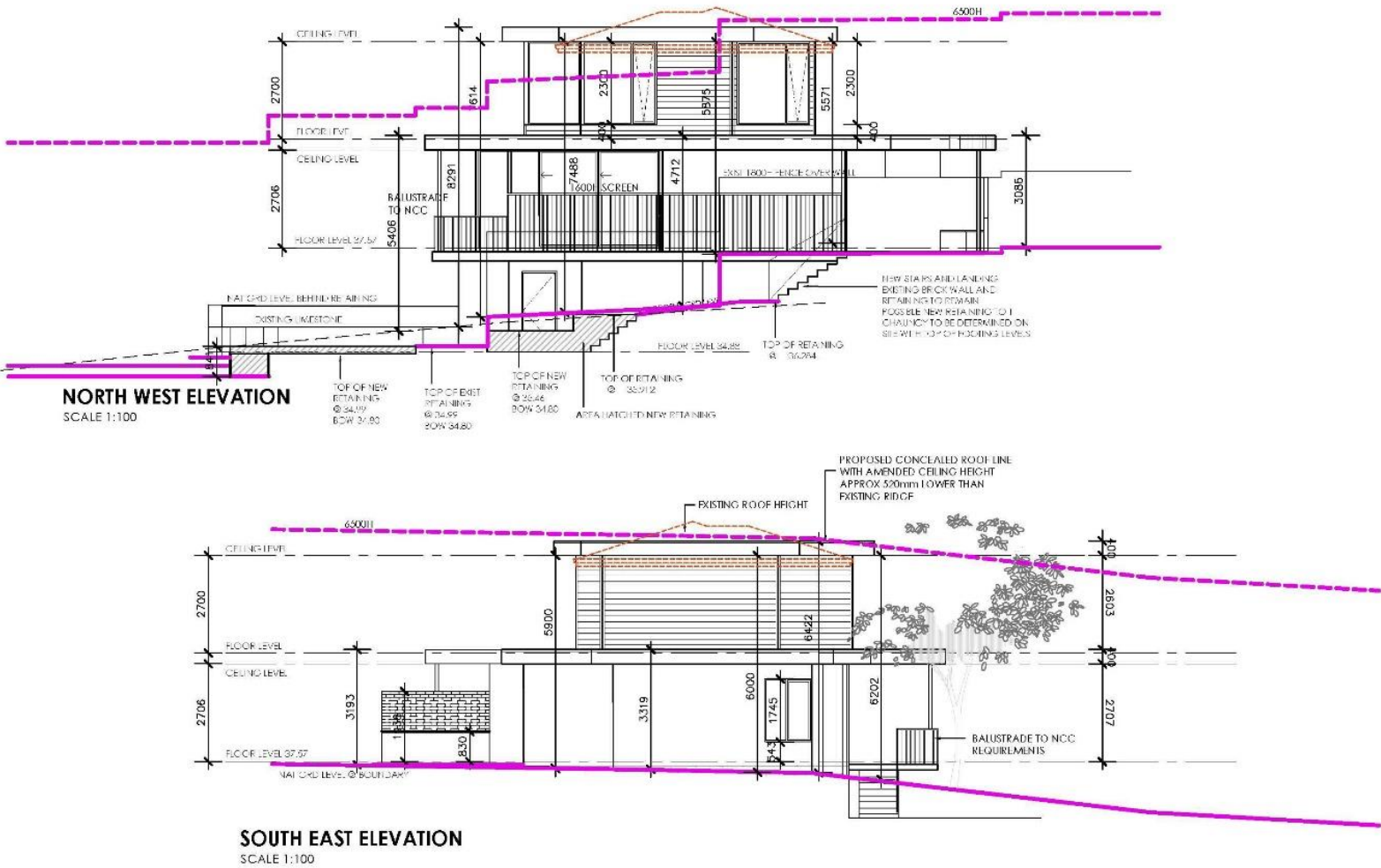
PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Proposed Elevation
with Existing Roofline

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE I 10.11.21
SCALE I 1:100
JOB No I -
DRAWN BY I Livia Hawker
CHECKED I Liv

DWG	REV
A3.2	I



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Proposed Elevation
with Existing Roofline

28.02.23	I	PLANNING AMENDS
08.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE I 10.11.21
SCALE I 1:100
JOB No I
DRAWN BY I Livia Hawker
CHECKED I LV

DWG	REV
A3.3	I

Attachment -3



**SOUTH EAST ELEVATION
VIEW FROM 11 WOODHOUSE STREET**
SCALE 1:100



**SOUTH EAST ELEVATION
VIEW FROM 15 WOODHOUSE STREET**
NOT TO SCALE- REFERENCED OFF IMAGE



**SOUTH EAST ELEVATION
VIEW FROM 13 WOODHOUSE STREET**
NOT TO SCALE- REFERENCED OFF IMAGE



**SOUTH EAST ELEVATION
VIEW FROM 17 WOODHOUSE STREET**
NOT TO SCALE- REFERENCED OFF IMAGE



PROJECT
1 Chauncy Street,
East Fremantle.

TITLE
Drone Images

26.02.23	I	PLANNING AMENDS
06.02.23	H	PLANNING AMENDS
15.11.22	G	CLIENT AMENDS
15.10.22	F	CLIENT AMENDS
DATE	No.	REVISION

DATE I 10.11.21
SCALE I Not to scale
JOB No I -
DRAWN BY I Livia Hawker
CHECKED I Liv

DWG	REV
A3.4	I

Community Engagement Checklist

Development Application P114/22 – 1 Chauncy Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	16/01/2023	<input checked="" type="checkbox"/> Advertised to 6 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		16/01/2023		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



12.2 4 ALLEN STREET - 3 NEW STRATA UNITS

Owner	Caesar Holdings Pty Ltd
Applicant	Sidi Construction
Report Reference Number	TPR-1317
Planning Reference Code	P007/23
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 24 February 2023
4. Community engagement checklist

PURPOSE

The purpose of this report is for Council to consider a development application for 3 new residential units at 4 (Lot 264) Allen Street, East Fremantle.

EXECUTIVE SUMMARY

This development application for 4 (Lot 264) Allen Street, East Fremantle proposes 3 double storey units to be located on a corner site that fronts onto Allen Street and Canning Highway. The garages of each dwelling can be accessed via a rear laneway from Allen Street. It is expected that a survey strata subdivision will be undertaken after the approval has been granted. The units have an Allen Street address with unit 2 and 3 also sharing a boundary with Canning Highway.

Although there are a number of variations in total, the number for each dwelling unit is not significant and is comparable to many other development applications that are presented to the Town for single dwellings. There are multiple variations requested to the Residential Design Codes and the Residential Design Guidelines as listed below;

Unit 1

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Southern Boundary – Garage/Store, Kitchen, Living/Dining, Entry, Stairs, Semi-ensuite – Ground Floor – 1.5m required, 0m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Boundary – Ensuite, Master Suite, Bed 3, Bed 4 – Upper Storey – 2.1m required, 1.2m provided,
- (iii) Clause 5.1.3 – Residential Design Codes - Lot Boundary Setback- Northern boundary – Corridor, Master Suite, WIR – Upper Storey – 2.1m required, 1.212m provided,
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (v) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – Maximum height of 1.8m required, maximum height more than 1.8m provided,

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023

Unit 2

- (vi) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall - Guest Bedroom, Semi-Ensuite, WC, Laundry – Ground Floor – 1m required, 0m provided,
- (vii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall – Sitting, WC, Bath, Ensuite, WIR – Upper Storey – 1.9m required, 1.2m provided,
- (viii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Balcony, Master Suite, WIR, Ensuite – Upper Storey – 1.5m required, 1.2m provided,
- (ix) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (x) Clause 5.4.2 – Residential Design Codes – Overshadowing – 35% required, 39.8% provided,
- (xi) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – 1.8m maximum height required, greater than 1.8m height provided,
- (xii) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m retaining required, greater than 0.5m provided,

Unit 3

- (xiii) Clause 5.1.2 – Residential Design Codes – Laneway Setback – 2.5m required, 0.5m provided,
- (xiv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Garage – Ground Floor – 1m required, 0m provided,
- (xv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (xvi) Clause 5.4.1 - Residential Design Codes - Visual Privacy – Bed 4 – Upper Floor - 4.5m required, less than 4.5m provided,
- (xvii) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m retaining required, greater than 0.5m provided,

The proposed variations are recommended for approval subject to the conditions in the final recommendation.

BACKGROUND

Zoning	Residential R12.5/R40
Site Area	723m ²
Heritage	N/A
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATIONAdvertising

The proposed development was advertised from 6 to 22 February 2023. One submission was received and is included below.

Submission	Applicant Response	Town Response
I have some concerns I wish to address. This development potentially will add another six vehicles to the area with three being parked on the road. At the moment on bin day, we have 12 bins at the end of the driveway with vehicles making it difficult for the bin trucks to manoeuvre around. This development will add another six bins.!!!	Please note that we have designed the houses with double lockable garage. And the 3 new houses have street frontage both to Allen and Canning Hwy so the bins will be placed out the front of their respective houses.	Each proposed dwelling unit has a double garage which will park 2 cars, however, if the owners choose to not park in the garage and park in the street that is their choice. It is the responsibility of property owners to place their bins on the verge in readiness for the weekly pick-up by the contracted waste collection service. If placed on the verge then it is the

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



I can see bins not being collected because they are not accessible.		responsibility of the waste collection contractor to pick up these bins. Behaviour of either car owners regarding where or the waste collection service is not something that can be directly controlled by this development application.
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Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

The development application was referred to both the Water Corporation and Main Roads. The following advice was received.

Water Corporation

Re: 4 Allen St East Fremantle - Three Dwellings

Thank you for your email dated 6 February 2023. The proposed development does not appear to affect Water Corporation assets. The applicant should carry out the proposed works in accordance with the Protection of Assets: Technical Guidelines.

This proposal will require approval by our Building Services section prior to the commencement of works. Infrastructure Contributions and fees may be required to be paid prior to approval being issued. For further information about building applications, please follow this link:

<https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a-buildingapplication>

The information provided above is subject to review and may change. If the proposal has not proceeded within six months, it is recommended that the developer contacts us to confirm whether or not the above information is still valid. Should you have any queries, please do not hesitate to contact us at land.planning@watercorporation.com.au.

Main RoadsInternal ConsultationAdvice from Operations

- 1) Stormwater
 - a. Stormwater to be retained on site,
 - b. Water to be contained within property and not be directed towards adjoining properties or road reserve.
- 2) Adjoining Properties
 - a. Access to surround properties to always remain accessible.
- 3) Footpath
 - a. Pedestrian access along the footpath to remain accessible at all times.
- 4) Street Trees
 - a. Street / verge trees to be protected at all times by TPZ,
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development.
- 5) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.

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STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023

**Unit 1****Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes**

Design Element	Required	Proposed	Status
Street Front Setback – ground floor, upper storey	½ of 4m setback	3.034m, 2.235m	A
Garage Setback	0m	0m	A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern boundary – garage/store, kitchen, living/dining, entry, stairs, semi-ensuite – ground floor	1.5m	0m	D
Northern boundary – guest room, laundry, alfresco – ground floor	1m	1m	A
Northern boundary – living/dining, kitchen, garage/store	1m	1.212m	A
Eastern boundary – alfresco – ground floor	1m	1.814m	A
Southern boundary – ensuite, master suite, bed 3, bed 4 – upper storey	2.1m	1.2m	D
Northern boundary – sitting room, bathroom, WC – upper storey	1.2	1.212m	A
Northern boundary – corridor, master suite, WIR – upper storey	1.5m	1.212m	D
Car Parking	1 car bay	2 car bays	A
Maximum roof height - gable, skillion, and concealed roof	8m	<8m	A
Open Space	45%	49.77%	A
Site Works – replacement of existing retaining walls			A
Visual Privacy			N/A
Overshadowing	35%	28.08%	A
Roof form and pitch	28 to 36 degrees	<28 degrees	D
Garage width	30% of lot width	Cannot be seen from street	A
Materials and colours			A
Landscaping			A
Front fence	Maximum height 1.8m	>1.8m	D
Sightlines			N/A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

Unit 2**Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes**

Design Element	Required	Proposed	Status
Street Front Setback	4m	4.24m 4m	A
Garage Setback	0m	0m	A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern wall – guest bedroom, semi-ensuite, WC, laundry – ground floor	1m	0m	D
Southern wall – garage – ground floor	0m	0m	A
Northern wall – portico, entry, alfresco – ground floor	1m	1.614m	A
Eastern wall – alfresco, kitchen – ground floor	1m	1.2m	A
Southern wall – sitting, WC, bath, ensuite – WIR – upper storey	1.9m	1.2m	D
Northern wall – balcony, bed 2, bed 3, balcony – upper storey	1m	1.515m	A
Eastern wall – balcony, master suite, WIR, ensuite – upper storey	1.5m	1.2m	D
Car Parking	1 car bay	2 car bays	A
Maximum roof height - gable, skillion, and concealed roof	8m	<8m	A
Open Space	45%	48.85%	A

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Site Works - retaining along Canning Highway boundary			D
Visual Privacy			N/A
Overshadowing	35%	39.8%	D
Roof form and pitch	28 to 36 degrees	<28 degrees	D
Garage width	30% of lot width	Cannot be seen from street	A
Materials and colours			A
Landscaping			A
Front fence	Maximum height 1.8m	>1.8m	D
Sightlines			N/A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

Unit 3Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback - laneway	2.5m	0.5m	D
Garage Setback	0m	0m	A
Minor incursions			N/A
Lot Boundary Setbacks			
Western wall – ensuite, WIR, laundry, kitchen – ground floor	1m	1.01m	A
Northern wall – kitchen, alfresco – ground floor	1.5m	2.225m	A
Eastern wall – garage – ground floor	1m	0m	D
Western wall – WIR, ensuite, balcony – upper storey	1.5m	1.6m	A
Northern wall – balcony – upper storey	1.2m	2.225m	A
Eastern wall – bed 3, bed 4 – upper floor	1.2m	1.708m	A
Car Parking	1 car bay	2 car bays	A
Maximum roof height - gable, skillion, and concealed roof	8m	<8m	A
Open Space	45%	50.95%	A
Site Works - retaining along Canning Highway boundary			D
Visual Privacy – bed 4 – upper floor			D
Overshadowing	35%	3.95%	A
Roof form and pitch	28 to 36 degrees	<28 degrees	D
Garage width	30% of lot width	Cannot be seen from street	A
Materials and colours			A
Landscaping			A
Front fence			N/A
Sightlines			N/A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

This development application for 4 (Lot 264) Allen Street, East Fremantle proposes 3 double storey units to be located on a site that can be accessed via a rear laneway. It is expected that a survey strata subdivision will be undertaken after the approval has been granted. The parent lot was always identified for higher density development. The property developer has staged the development of the lots, which included the retention and restoration of two heritage dwellings. This proposed development is the final stage of the overall proposal, comprising three units. It is considered the overall proposal is designed to be consistent with the existing units.

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



The units have an Allen Street address with unit 2 and 3 also sharing a boundary with Canning Highway. The proposed development was advertised to surrounding property owners with one submission received. The development application was also referred to Main Roads and the Water Corporation. No objections were received from the Water Corporation. Each unit has been assessed separately. There are multiple variations requested to the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks, roof pitch, front fences, overshadowing, retaining walls and visual privacy.

History of Site

The subject site 4 (Lot 264) Allen Street is a standalone lot separate from the neighbouring properties that surround it. It was created following the amalgamation of two lots; Lots 209 and 211. Lot 211 fronted Canning Highway and Lot 209 was located on the corner of Allen Street and Canning Highway. The lots were subsequently re-subdivided by Main Roads as part of the resumption of land adjacent to Canning Highway to create a larger road reserve. Lots 209 and 211 both had heritage properties. Development applications were subsequently submitted and approved by Council (DA P141/14, 2 December 2014) for renovations and extensions to each dwelling, demolition of less significant elements of the existing heritage buildings and the removal of vegetation. The 2 heritage properties have since been renovated and an additional 4 dwelling units have been built to the south and east of the heritage dwelling at 6 Allen Street. The rear units are serviced by a laneway which has easements in place to enable access by pedestrians and vehicles. This same laneway will service the proposed dwelling units at 4 Allen Street.

It is noted that the plans that have been submitted for this development application indicate that 3 palm trees are located on the western end of the subject site. These are earmarked for removal as indicated on the submitted plans. Whilst the loss of any tree is generally a poor outcome, in this instance the trees are non-native and will be replaced with native trees, including soft landscaping of the verge adjoining Canning Highway. It is also noted that 2 significant native trees are being retained on the site of Unit 2 and Unit 3.

In a previous DA P141/14 the palm trees were required to be preserved as part of that approval. The removal of the palm trees is permitted however as there are no regulations in place that protect trees on land in this location and as the previous development application DA P141/14 referred to a lot that is no longer part of the original (parent lot) lot, therefore removing the palm trees from the heritage significance of the lot. As part of the requirements for development in accordance with the Residential Design Codes a 2m-by-2m deep planting zone has been shown on the plans for each of the units and a tree is to be planted in these zones as a condition of approval.

Following discussions with the applicant/owner a landscape plan was submitted which showed plantings of trees and other vegetation on site, as well as plantings on the Canning Highway verge. The plantings are to be native species and include a number of larger trees to ensure that the interface between Canning Highway and the new development is softened. The landscaping is required to be completed to the satisfaction of the Town on the advice of Main Roads prior to the submission of the notice of completion for the development. The 2 mature trees at the rear of Unit 2 and Unit 3 have to be retained. Mature trees are also required to be planted along both Canning Highway and within the development site. Conditions have been included in the final recommendation that ensure that the Town can enforce compliance in relation to protection of existing trees, landscaping and planting of new trees.

The subject lots are zoned R12.5/R40 and in accordance with the Local Planning Scheme No 3 clause 5.3.2 the Town has encouraged through the inclusion of this clause the redevelopment of sites adjacent to Canning Highway at higher densities than the surrounding area subject to vehicle access being via streets other than Canning Highway, noise attenuation, development to address the street front and heritage properties to be preserved. If density is to be encouraged on these sites to ensure the protection of the character of the wider Town and all matters in the scheme are addressed including development at densities in accordance with the requirements of the Residential Design Codes, then the proposed development should be supported.

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Car parking and bin collection has also been raised as potential ongoing concerns. Should these matters eventuate the Town is prepared to introduce parking restrictions or other alternatives to the area which may result in time limits or parking restrictions at times.

Unit 1Lot Boundary Setbacks - Southern Boundary – Garage/Store, Kitchen, Living/Dining, Entry, Stairs, Semi-ensuite – Ground Floor

The wall on the southern side of the dwelling (that comprises the wall of the garage/store, kitchen, living/dining, entry, stairs, and semi-ensuite) is 21.5m long and less than 3.5m high without major openings. A significant proportion of this wall is located up to the boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 1.5m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for the enhanced privacy of the occupants,
- There is minimal impact from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- Ensures that sun to major openings to habitable and outdoor living areas is not restricted,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

By locating the southern wall of the dwelling against the boundary without major openings it ensures that the neighbouring property does not have movement of people or materials along the boundary and privacy is increased. Unit 1 is also simultaneously for a large extent of the southern boundary against the adjoining property, therefore the impact will be minimal from a bulk and scale perspective. For these reasons the reduced lot boundary setback can be supported. It is noted that the southern property also has a wall adjacent to the boundary for a significant proportion of its length.

Lot Boundary Setback - Southern Boundary – Ensuite, Master Suite, Bed 3, Bed 4 – Upper Storey

The southern wall on the upper storey of unit 1 (ensuite, master suite, bed 3, and bed 4) has a wall length of 17m and height of 6.5m and is without major openings. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 2.1m from the boundary. In this case the wall is located 1.2m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There are minimal impacts from building bulk on the adjoining property as the adjoining lot is also constructed to the boundary,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,

Given that the wall has no major openings privacy between the properties is maintained. The setback still allows sunlight and air to reach the area. The variation is equal to 0.9m which is considered negligible, as the adjoining property is also constructed to their northern boundary. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback- Northern boundary – corridor, master suite, WIR – upper storey

The northern wall on the upper storey of unit 1 (corridor, master suite, WIR) has a wall length of 10.5m and height of 5.9m and is without major openings. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that

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the wall is located 1.5m from the boundary. In this case the wall is located 1.212m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There are minimal impacts from building bulk on the adjoining property,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,

Given that the wall has no major openings privacy between the properties is maintained. The setback still allows sunlight and air to reach the area. The variation is less than 0.3m reduction in setback which is considered negligible. For these reasons the reduced lot boundary setback can be supported.

Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 requires that the roof pitch in the Woodside precinct is between 28 and 36 degrees. In this case the roof has a pitch of 5 degrees (although it is concealed from the street front). The roof pitches are less than required under the acceptable development provision but can be supported in accordance performance criteria 3.7.8.3 P4 because the roof forms complement the traditional form of surrounding development in the locality. It is noted that the development utilises a concealed roof from the front so the impact of the roof to the streetscape and passers-by is limited. The design is consistent with the development already developed.

Front Fence

It is proposed to construct a new retaining wall along the front of the boundary that will replace the existing retaining wall on site. The existing retaining wall is in poor condition. The new retaining wall will be approximately 1.5m high from the ground level of the adjoining footpath. A new visually permeable fence up to 1.2m high is proposed to be built atop this retaining wall. There is currently a Colorbond fence that surrounds the development site at 4 Allen Street.

When the retaining wall and the new front fence are combined the total height of the pillars and the infill fencing is 2.7m which is well above the acceptable development provisions 3.7.11.5 of the Residential Design Guidelines. In this case the existing retaining walls is required to be replaced and as the new fence above the retaining has visually permeable infill and a maximum height of 1.2m above the retaining it can be supported in accordance with performance criteria 3.7.11.5 P4.1 iii. The levels of the ground between the footpath and the site levels are such that the retaining walls are required, and the proposed front fence is not excessive and highly visually permeable. Connection to the street is maintained through the addition of stairs and an entry from the footpath up to the entry of the dwelling. The new front fence will be a welcome change from the current Colorbond fence that faces Allen Street. A condition will be added to the final recommendation requiring the infill to be visually permeable to a minimum of 60%.

Unit 2

Lot Boundary Setbacks – Southern Wall - Guest Bedroom, Semi-Ensuite, WC, Laundry – Ground Floor

The wall on the southern side of the dwelling (that comprises the wall of the Guest Bedroom, Semi-Ensuite, WC, Laundry) is 9.8m long and less than 3.5m high without major openings. A significant proportion of this wall is located up to the boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 1m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for the enhanced privacy of the occupants,
- There is minimal impact from building bulk on the adjoining properties as it adjoins unit 1 which is apart of this development,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,

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- Does not have an adverse impact on the amenity of the adjoining property,
- Ensures that sun to major openings to habitable and outdoor living areas is not restricted,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The proposed setback provides for ventilation and sun, whilst having minimal impact of bulk and scale on the adjoining lot, therefore the reduced lot boundary setback can be supported.

Lot Boundary Setbacks – Southern Wall – Sitting, WC, Bath, Ensuite, WIR – Upper Storey

The wall on the southern side of the dwelling (that comprises the wall of the Sitting, WC, Bath, Ensuite, WIR) is 14.3m long and 6m high without major openings. This wall is located 1.2m from the boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 1.9m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- There are minimal impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,

For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback - Eastern Wall – Balcony, Master Suite, WIR, Ensuite – Upper Storey

The wall on the eastern side of the dwelling (that comprises the wall of the balcony, master suite, WIR, ensuite) is 10.5m long and 6.443m high without major openings. This wall is located 1.2m from the boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 1.5m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- There are reduced impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,

For these reasons the reduced lot boundary setback can be supported.

Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 requires that the roof pitch in the Woodside Precinct is between 28 and 36 degrees. In this case the roof has a roof pitch of 2 and 5 degrees. This is less than required under the acceptable development provision but can be supported in accordance with performance criteria 3.7.8.3 P4 because the roof forms complement the traditional form of surrounding development in the locality. It is noted that the development has utilised a concealed roof which limits the impact of the roof to the streetscape and passers-by.

Overshadowing

Unit 2 of this development overshadows Unit 1 with an overshadowing percentage of 39.8%. Given the density code of R40 up to 35% overshadowing is permitted in accordance with the deemed to comply requirements of the Residential Design Codes clause 5.4.2 C2.1. Under design principles 5.4.2 P2.1 the proposed development provides effective solar access for the proposed development and protection of the solar access. The design of unit 1 provides the living areas on the first floor, therefore all living areas receive significant sunlight throughout the day. The reduction is marginal given that Unit 1 and 2 are part of the same development and there are still areas of open space in the front setback area that will not be overshadowed in the afternoons. For this reason, the slight increase in overshadowing can be supported.

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Front Fence

It is proposed to construct a new retaining wall along the front of the boundary and for the northern boundary with Canning Highway. The front retaining wall will replace the existing retaining wall on site and is in poor condition. The side retaining wall which will be built along the northern boundary will establish the new edge of the lot adjoining the expanded road reserve along Canning Highway. The new retaining wall will be between 1.5m and 1.9m high from the ground level of the adjoining footpath. A new visually permeable fence up to 1.2m high is proposed to be built atop this retaining wall along the front of the property and for approximately 6.5m along the Canning Highway frontage. There is currently a Colorbond fence that surrounds the development site at 4 Allen Street.

When the retaining wall and the new front fence are combined the total height of the pillars and the infill fencing is 2.7m which is well above the acceptable development provisions 3.7.11.5 of the Residential Design Guidelines. In this case the existing retaining walls need to be replaced and as the new fence above the retaining has visually permeable infill and a maximum height of 1.2m above the retaining it can be supported in accordance with performance criteria 3.7.11.5 P4.1 iii. The levels of the ground between the footpath and the site levels are such that the retaining walls are required and the proposed front fence is not excessive and highly visually permeable. Connection to the street is maintained through the addition of stairs and an entry from the footpath up to the entry of the dwelling. The new front fence will open up the front of the lot facing Allen Street. A condition will be added to the final recommendation requiring the infill to be visually permeable to a minimum of 60%.

Retaining Wall

A retaining wall will be built along the northern boundary and will establish the new edge of the lot adjoining the expanded road reserve along Canning Highway. As part of the sale and subdivision of the parent lot, an extended reserve was required to be created. This reserve is proposed to be landscaped with trees and vegetation planted to improve amenity and minimise any impact from the new retaining wall. The new retaining wall will be between 1.5m and 1.9m high from the ground level. A rendered boundary fence will be built on top of this retaining wall. Retaining should be no more than 0.5m in accordance with deemed to comply clause 5.3.7 C7.1. The higher retaining wall can be supported in accordance with design principles 5.3.7 P7.3 in that the retaining walls will result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to site works and visual privacy.

Unit 3Laneway Setback

It is proposed to have a reduced front boundary setback for Unit 3 to the laneway that services all 3 proposed units. Based on the deemed to comply requirements of clause 5.1.2 C2.1 the dwelling should be located a minimum of 2.5m from the laneway boundary. In this case the setback is reduced to 0.5m. The reduced setback can be supported based on design principles 5.1.2 P2.1 because the setback contributes to and is consistent with the established streetscape, provides adequate privacy and open space for dwellings, accommodates site planning requirements such as parking, landscape and utilities and allow safety clearances for easements for essential services corridors. The other 2 dwellings are built up to the boundary of the laneway. It allows the rear yard to be larger and therefore more useful to residents. Sufficient parking is provided to the dwelling (2 car bays), the required landscaping requirements are met, and all required utilities will be provided to the property.

Lot Boundary Setback - Eastern Wall – Garage – Ground Floor

The wall on the ground floor of the eastern side of the dwelling (that comprises the wall of the garage) is 8.2m long and less than 3.5m high without major openings. This wall is located up to the boundary. The Residential Design Codes deemed to comply clause 5.1.3 C3.1 requires that the wall is located 1m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for the enhanced privacy of the occupants,
- There are reduced impacts from building bulk on the adjoining properties and to the streetscape,

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- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- Ensures that sun to major openings to habitable and outdoor living areas is not restricted,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

By locating the garage wall against the boundary without major openings it ensures that the neighbouring property does not have movement of people or materials along the boundary and privacy is increased. For these reasons the reduced lot boundary setback can be supported.

Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 requires that the roof pitch in the Woodside precinct is between 28 and 36 degrees. In this case the roof has 2 pitches; 8 degrees and 2 degrees. The roof pitches are less than required under the acceptable development provision but can be supported in accordance with performance criteria 3.7.8.3 P4 because the roof forms complement the traditional form of surrounding development in the locality. It is noted that the development is located towards the rear of Allen Street and behind the other proposed dwellings on site which limits the impact of the roof to the streetscape and passers-by.

Visual Privacy – Bed 4 – Upper Floor

In accordance with the Residential Design Codes visual privacy clause 5.4 1 C1.1 a bedroom is required to provide a 4.5m setback from neighbouring property boundaries. In this case the setback is less than 4.5m. In accordance with design principles 5.4.1 P1.1 there is minimal direct overlooking of active habitable spaces and outdoor living areas of the dwelling to the east. The overlooking is directed into the garage of the neighbouring property. No active habitable spaces or outdoor living areas are looked into and as such the reduction in visual privacy setback can be supported.

Retaining Wall

A retaining wall will be built along the northern boundary and will establish the new edge of the lot adjoining the expanded road reserve along Canning Highway. The new retaining wall will be between 1.5m and 1.9m high from the ground level. A rendered boundary fence will be built on top of this retaining wall. Retaining should be no more than 0.5m in accordance with deemed to comply clause 5.3.7 C7.1. The higher retaining wall can be supported in accordance with design principles 5.3.7 P7.3 in that the retaining walls will result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to site works and visual privacy.

As a section 70A notification has been included as a condition of development approval an additional clause has been added to the officer recommendation that requests that Committee (acting under the delegated authority of Council) endorses the actions of the Mayor and CEO in signing and affixing the Common Seal to a Section 70A notification as required under planning condition 3. This condition has been imposed following referral advice from Main Roads requesting that such a condition be imposed to notify owners of the dwelling units that traffic noise is a potential issue on site. This will mean that the actions of the CEO and Mayor is in accordance with the requirements of Local Government Act s.9.49A Local Government Act 1995 Execution of Documents.

CONCLUSION

The preceding assessment and report provide support for the proposed development with this R40 zoned area. Although there are numerous variations requested to the Residential Design Codes and Residential Design Guidelines across the whole site, for each individual dwelling unit there are a moderate number of variations. The



proposed design is consistent the rest of the developed lots. Whilst trees are being removed, a landscaping plan has been proposed which would result in trees proposed to each lot and to the verge area on Canning Highway. Further a condition requires these to be maintained for a period of two years. The proposed development is an improvement on the current vacant site and the large Colorbond fence that bounds the lot. The proposed development is recommended for support subject to the conditions included in the final recommendation.

- Mr Parsons (owner/builder) spoke in support of the officer recommendation.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.2 OFFICER RECOMMENDATION/ COMMITTEE RESOLUTION TP 020423

Moved Cr White, seconded Cr Natale

That development approval is granted, and Council exercises its discretion regarding the following:

Unit 1

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Southern Boundary – Garage/Store, Kitchen, Living/Dining, Entry, Stairs, Semi-ensuite – Ground Floor – 1.5m required, 0m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Boundary – Ensuite, Master Suite, Bed 3, Bed 4 – Upper Storey – 2.1m required, 1.2m provided,
- (iii) Clause 5.1.3 – Residential Design Codes - Lot Boundary Setback- Northern boundary – Corridor, Master Suite, WIR – Upper Storey – 2.1m required, 1.212m provided,
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (v) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – 1.8m maximum height required, greater than 1.8m height provided,

Unit 2

- (vi) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall - Guest Bedroom, Semi-Ensuite, WC, Laundry – Ground Floor – 1m required, 0m provided,
- (vii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Southern Wall – Sitting, WC, Bath, Ensuite, WIR – Upper Storey – 1.9m required, 1.2m provided,
- (viii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Balcony, Master Suite, WIR, Ensuite – Upper Storey – 1.5m required, 1.2m provided,
- (ix) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (x) Clause 5.4.2 – Residential Design Codes – Overshadowing – 35% required, 39.8% provided,
- (xi) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – 1.8m maximum height required, greater than 1.8m height provided,
- (xii) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m retaining required, greater than 0.5m provided,

Unit 3

- (xiii) Clause 5.1.2 – Residential Design Codes – Laneway Setback – 2.5m required, 0.5m provided,
- (xiv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Garage – Ground Floor – 1m required, 0m provided,
- (xv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (xvi) Clause 5.4.1 - Residential Design Codes - Visual Privacy – Bed 4 – Upper Floor - 4.5m required, less than 4.5m provided,



- (xvii) **Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m retaining required, greater than 0.5m provided,**
for 3 new dwelling units at No. 4 (Lot 264) Allen Street, East Fremantle, in accordance with the plans submitted 24 February 2023, subject to the following conditions:
- (1) Easements are to be created along the laneway attached to each dwelling unit to ensure vehicle and pedestrian access. These easements are to be included on the title of each property prior to the submission of a building permit application. These documents are to be presented with the building permit application.
 - (2) This noise sensitive development adjacent to a major transport corridor must implement measures to ameliorate the impact of transport noise. The development is to comply with WAPC State Planning Policy 5.4 Road and Rail Noise and implement Noise Insulation "Deemed to Comply" packages for this residential development. Confirmation of achievement of the requirements of this condition is to be included with the building permit application.
 - (3) A notification, pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the Certificate(s) of Title of the proposed development. The notification is to state: "The lots are situated in the vicinity of a transport corridor and are currently affected or may in the future be affected by transport noise." This is to be completed prior to the submission of the notice of completion.
 - (4) The Mayor and CEO sign and affix the common seal to the section 70A notification as required under planning condition (3).
 - (5) Each unit is to have a 2m by 2m deep planting zone allocated on site and a local native tree is to be planted in the deep planting zone prior to the submission of the notice of completion.
 - (6) Each unit is to have a minimum of 1 mature tree with a minimum size of a 150 litre root ball and base planted on site in accordance with the landscape plan.
 - (7) Each unit is to have landscaping completed in accordance with the landscape plan prior to the submission of a notice of completion.
 - (8) The applicant/owner is to remove the existing Colorbond boundary fence prior to the submission of the notice of completion.
 - (9) The Canning Highway verge is to be cleared of all retaining walls, building waste and rubble, and graded and levelled prior to landscaping in accordance with a landscape plan to be submitted and approved by the Town on advice of Main Roads prior to the submission of a notice of completion.
 - (10) All landscaping of the Canning Highway verge is to be completed prior to the submission of the notice of completion.
 - (11) A minimum of 3 mature local native trees are to be planted on the Canning Highway verge and they are to have a minimum size of a 150 litre root ball and base. The Executive Manager of Regulatory Services is to be notified in writing a minimum of 5 working days prior to the trees being planted.
 - (12) All works undertaken within the road verge adjacent to Canning Highway are to be approved by Main Roads prior to the commencement of works and written approval for such works is to be provided to the Town.
 - (13) The mature trees located at the rear of Unit 2 & Unit 3 are to be retained.
 - (14) The Canning Highway landscaped verge and landscaping of Unit 1, 2 & 3 are to be maintained in a healthy condition for a minimum 2 years from the date of planting to the satisfaction of the Town.
 - (15) Should any of the trees die within two (2) years they are to be replaced with the same species, height and size of tree.
 - (16) Existing trees located within the Allen Street verge are a Town asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Town.
 - (17) During construction the Allen Street verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.



- (18) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a construction management plan addressing the following matters:
- a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (19) The footpath is to always remain accessible to pedestrians.
- (20) All fencing is required to have visual permeability of at least 60% for all new front fences for Unit 1 and Unit 2 as indicated on the plans.
- (21) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with the Town's further approval.
- (22) The proposed works are not to be commenced until the Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by the Town.
- (23) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for The Town's attention.
- (24) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan is to be submitted to the satisfaction of the Town prior to the issue of a Building Permit.
- (25) If requested by the Town within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is 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.
- (26) 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.
- (27) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by the Town and if approved, the total cost to be borne by the applicant. The Town must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (28) This development approval is 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:*
- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
 - (b) *A copy of the approved plans as stamped by The Town are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by The Town.*
 - (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Town's crossover*



	<p><i>policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;</i></p> <p><i>Crossover Specifications</i></p> <p>https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf</p> <p><i>Residential Design Guidelines</i></p> <p>https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf</p> <p><i>Urban Streetscape and Public Realm Style Guide</i></p> <p>https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide</p> <p><i>Application to Conduct Crossover Works</i></p> <p>https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf</p>
(d)	<p><i>It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with The Town and one copy should be given to the owner of any affected property.</i></p>
(e)	<p><i>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).</i></p>
(f)	<p><i>Matters relating to dividing fences are subject to the Dividing Fences Act 1961.</i></p>
(g)	<p><i>Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.</i></p>
(h)	<p><i>Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads and signage will have to be repaired by the applicant/owners/contractors at their cost.</i></p>
(i)	<p><i>A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.</i></p>
(j)	<p><i>Discussions should be commenced with Main Roads as soon as development approval is granted to ensure any issues with regards to the road reserve or works required to be undertaken as part of this approval have the required permissions of Main Roads.</i></p>
(k)	<p><i>It is strongly recommended that the applicant/owner contacts Dial Before You Dig to verify the location and depth of any utility services within the Canning Highway verge that may have an impact on the required landscaping.</i></p>
	<p>(CARRIED UNANIMOUSLY)</p>

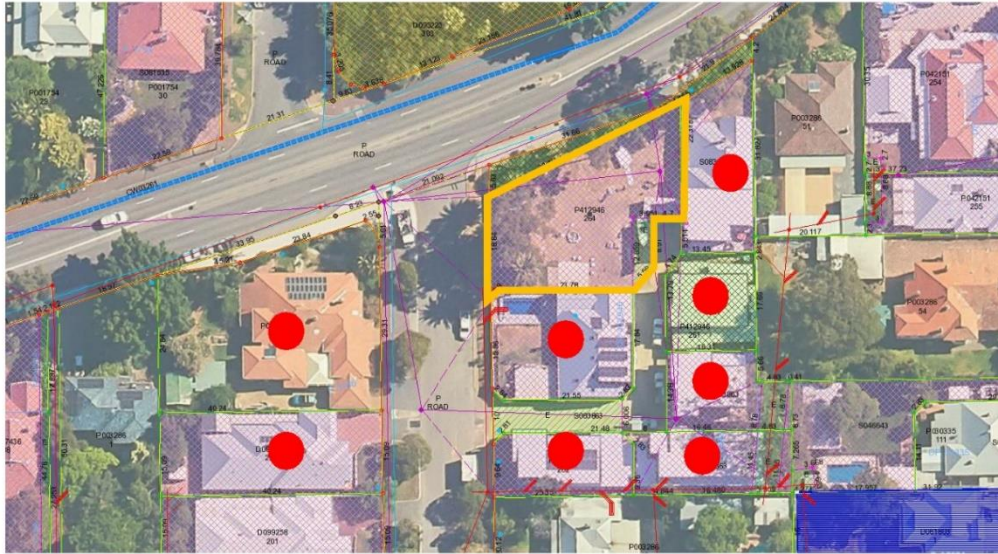
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

4 Allen Street – Location and Advertising Plan

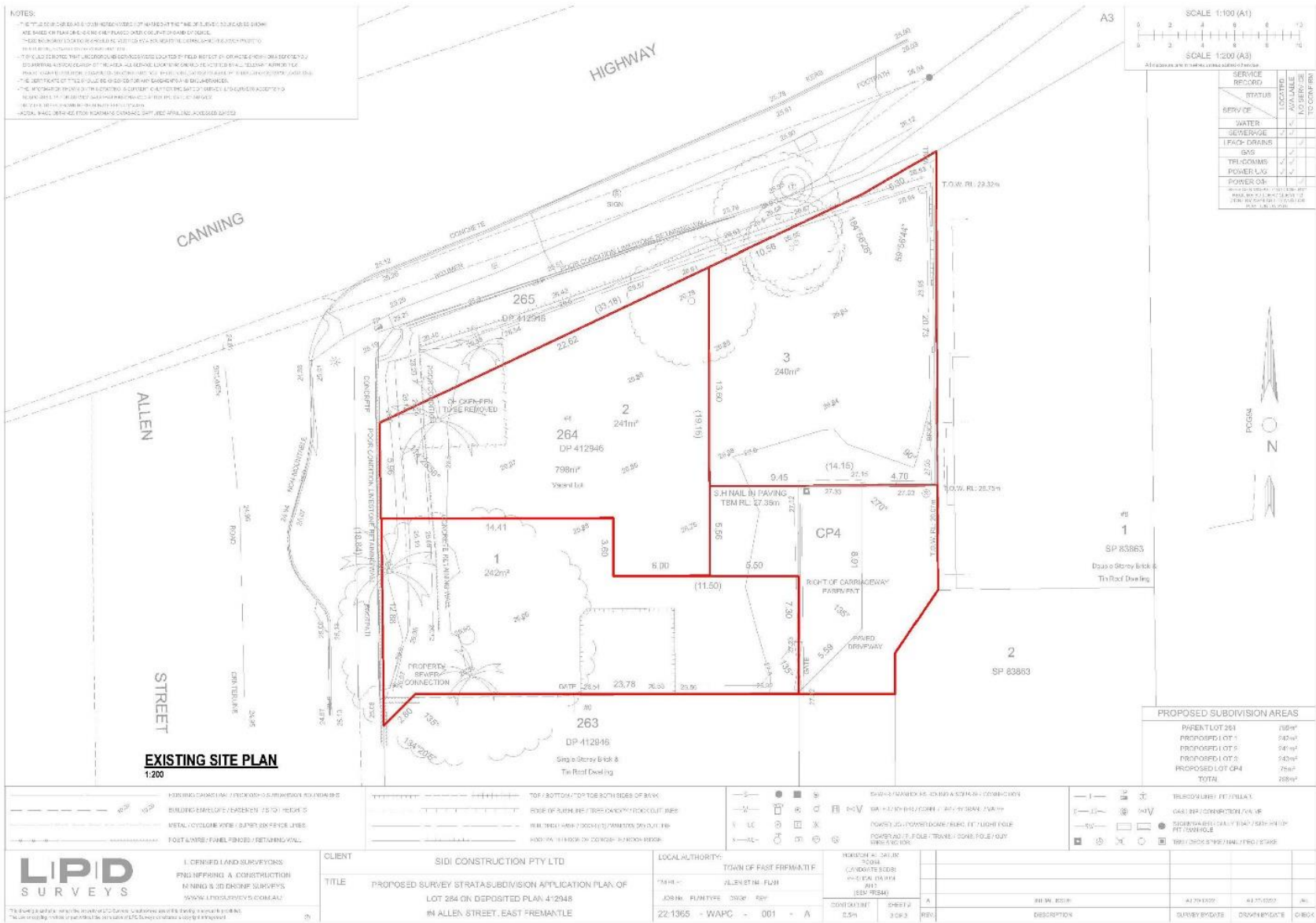


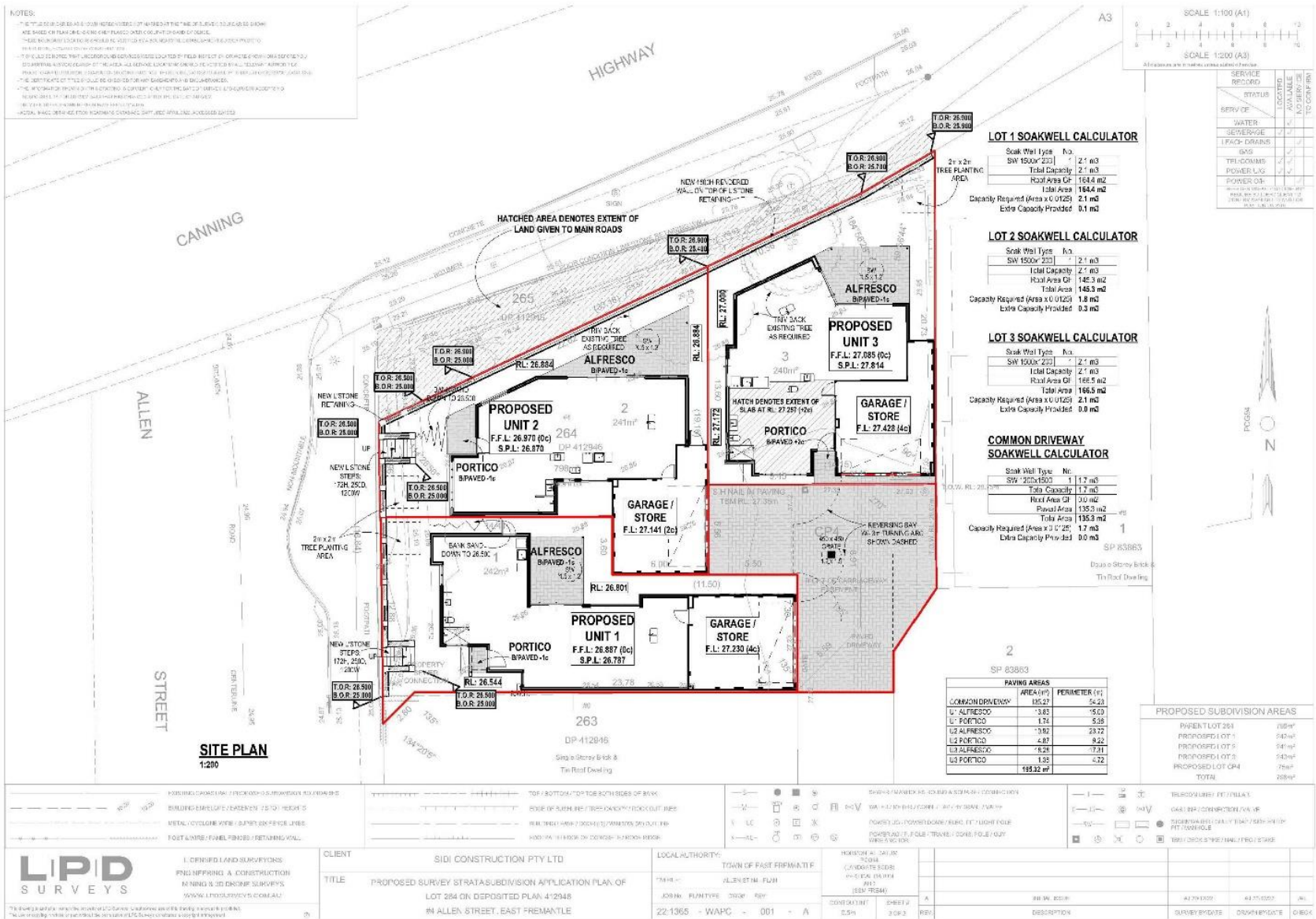
Attachment -2
4 Allen Street – Photos



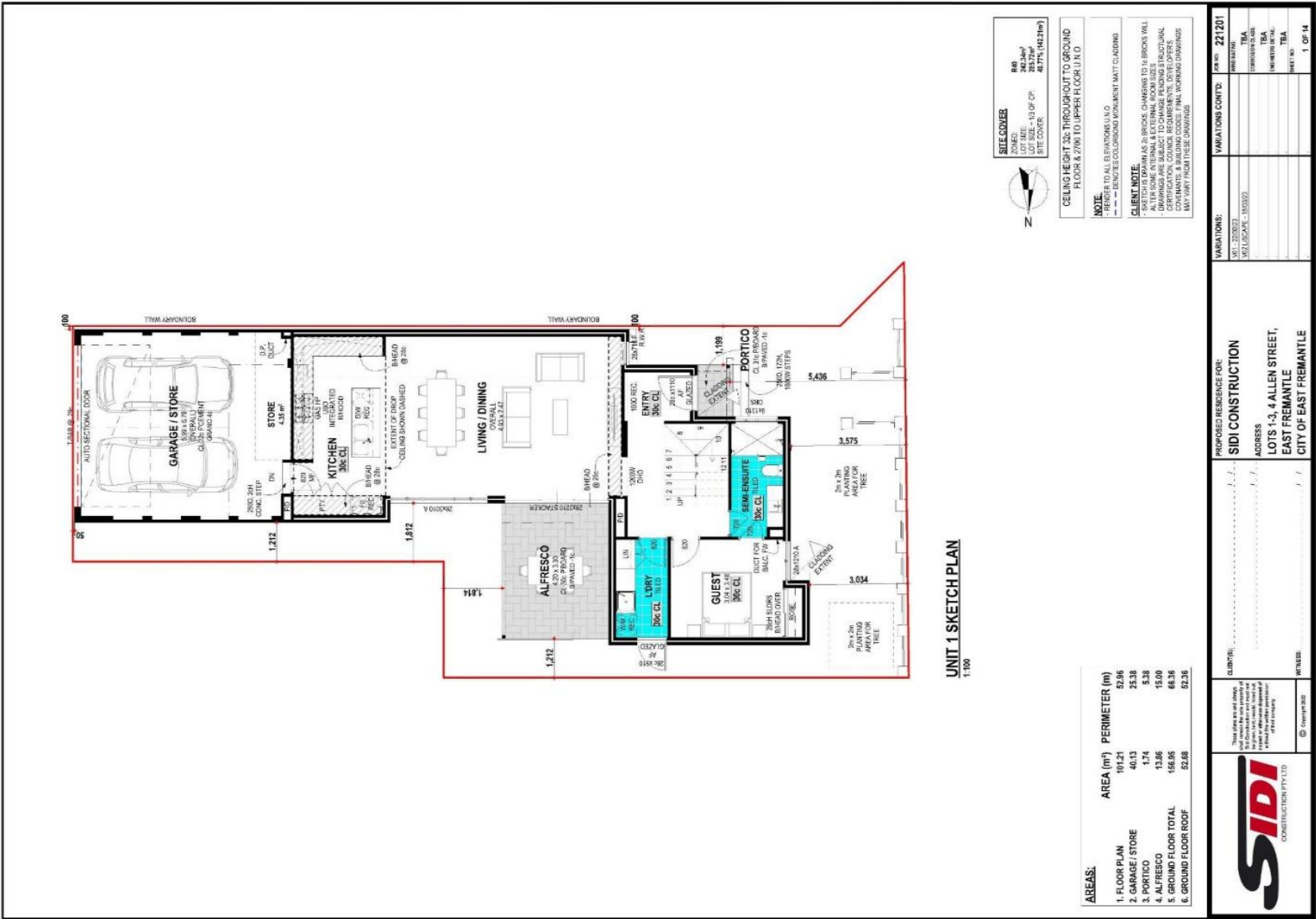
Attachment -2

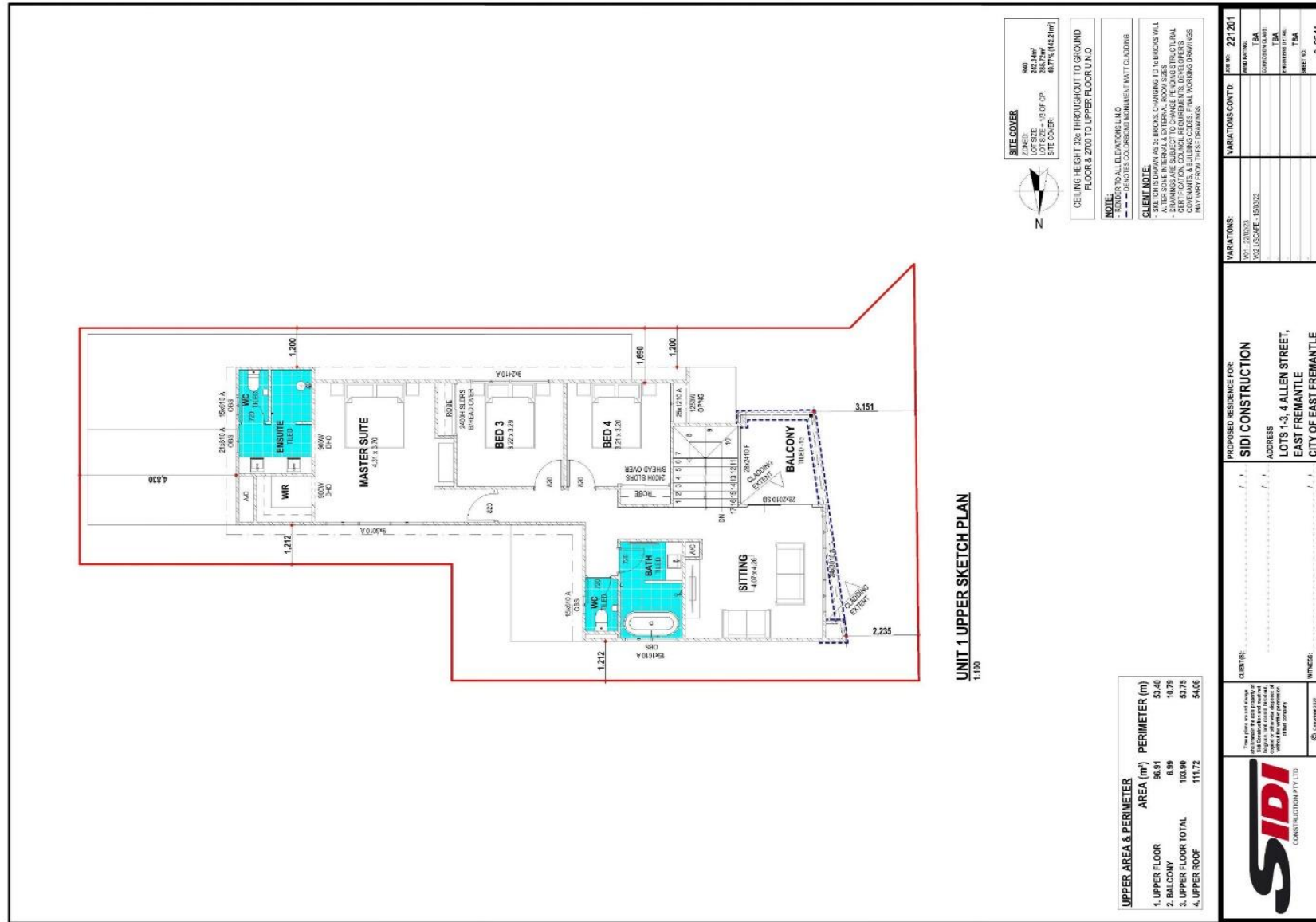






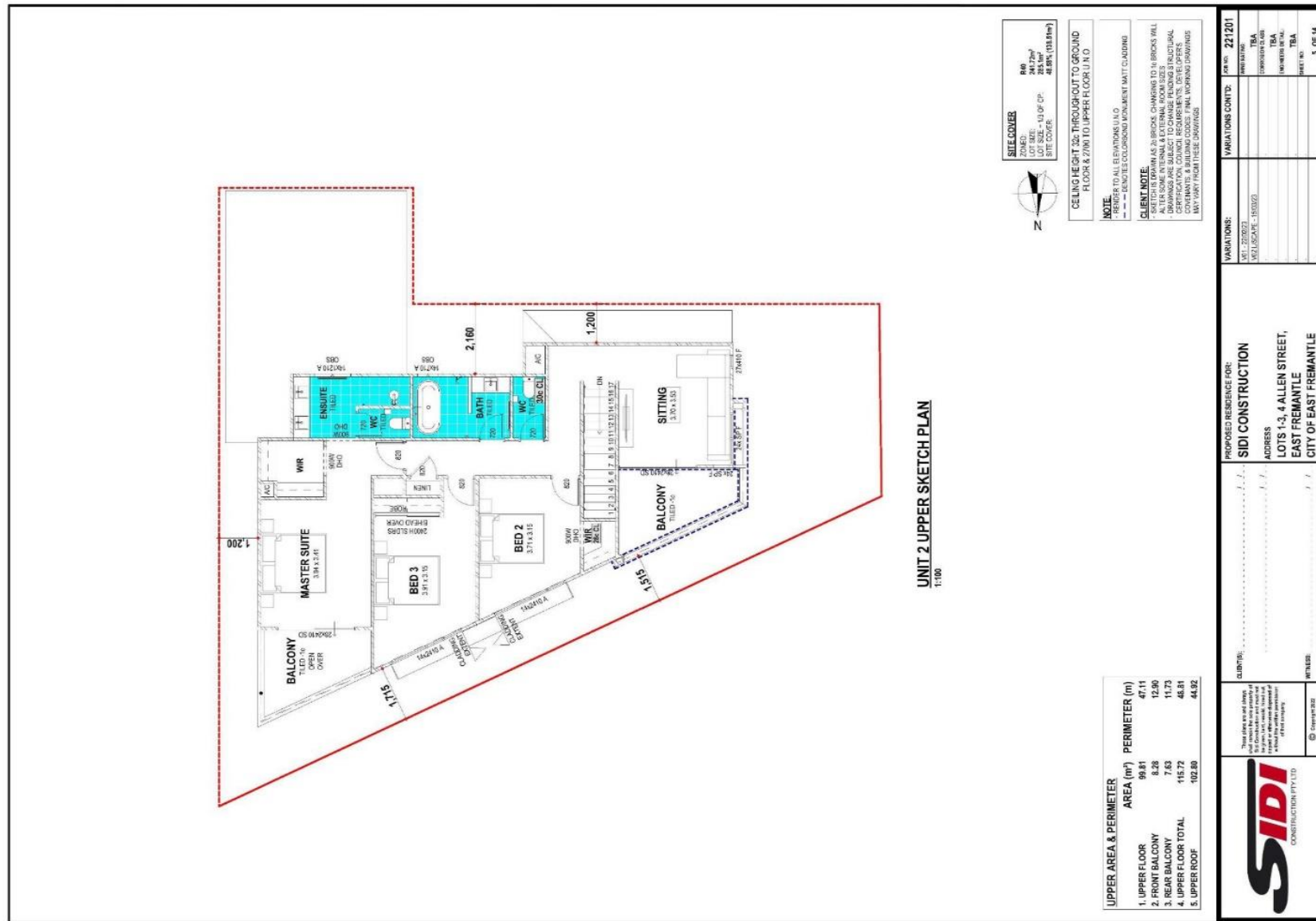






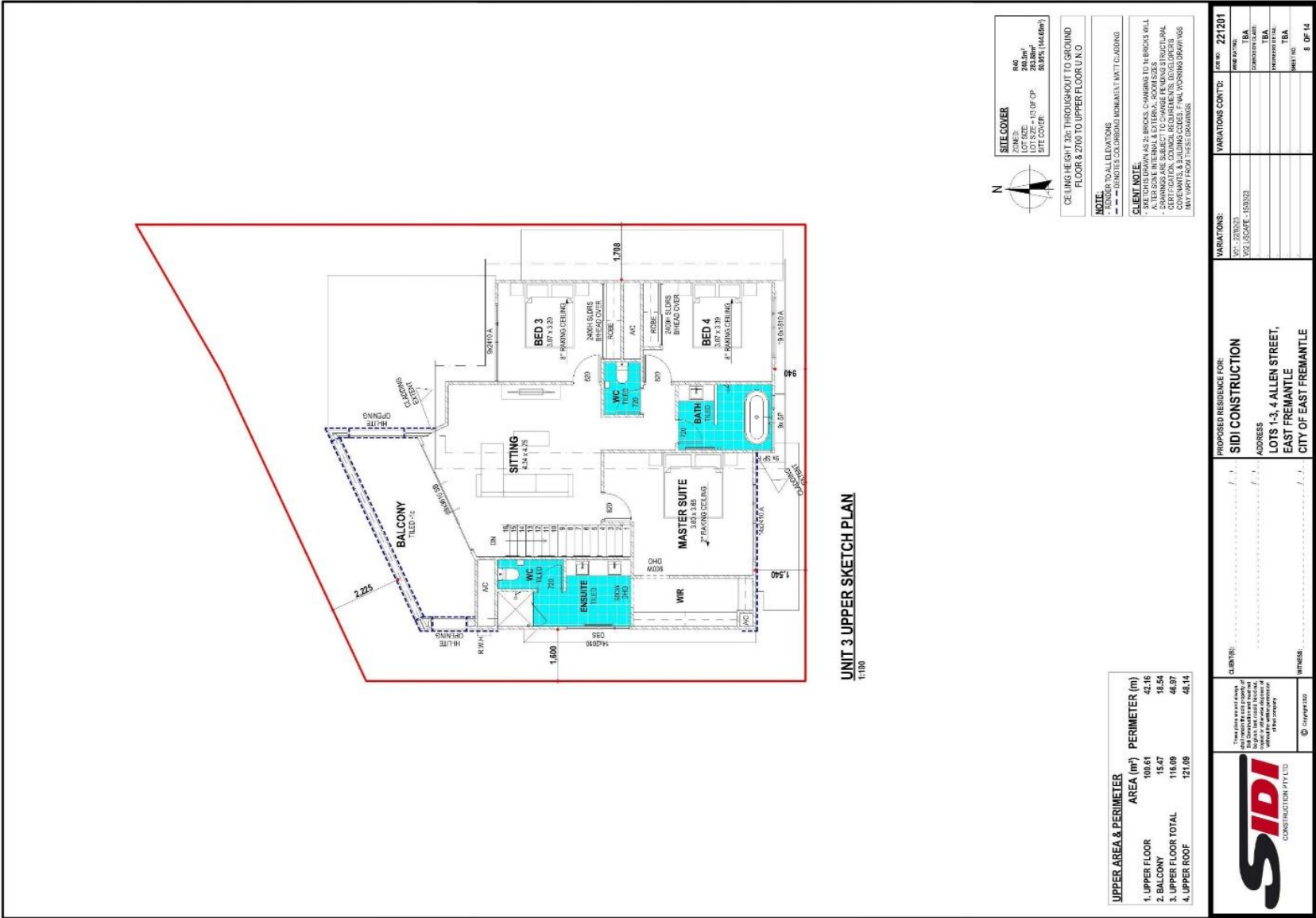


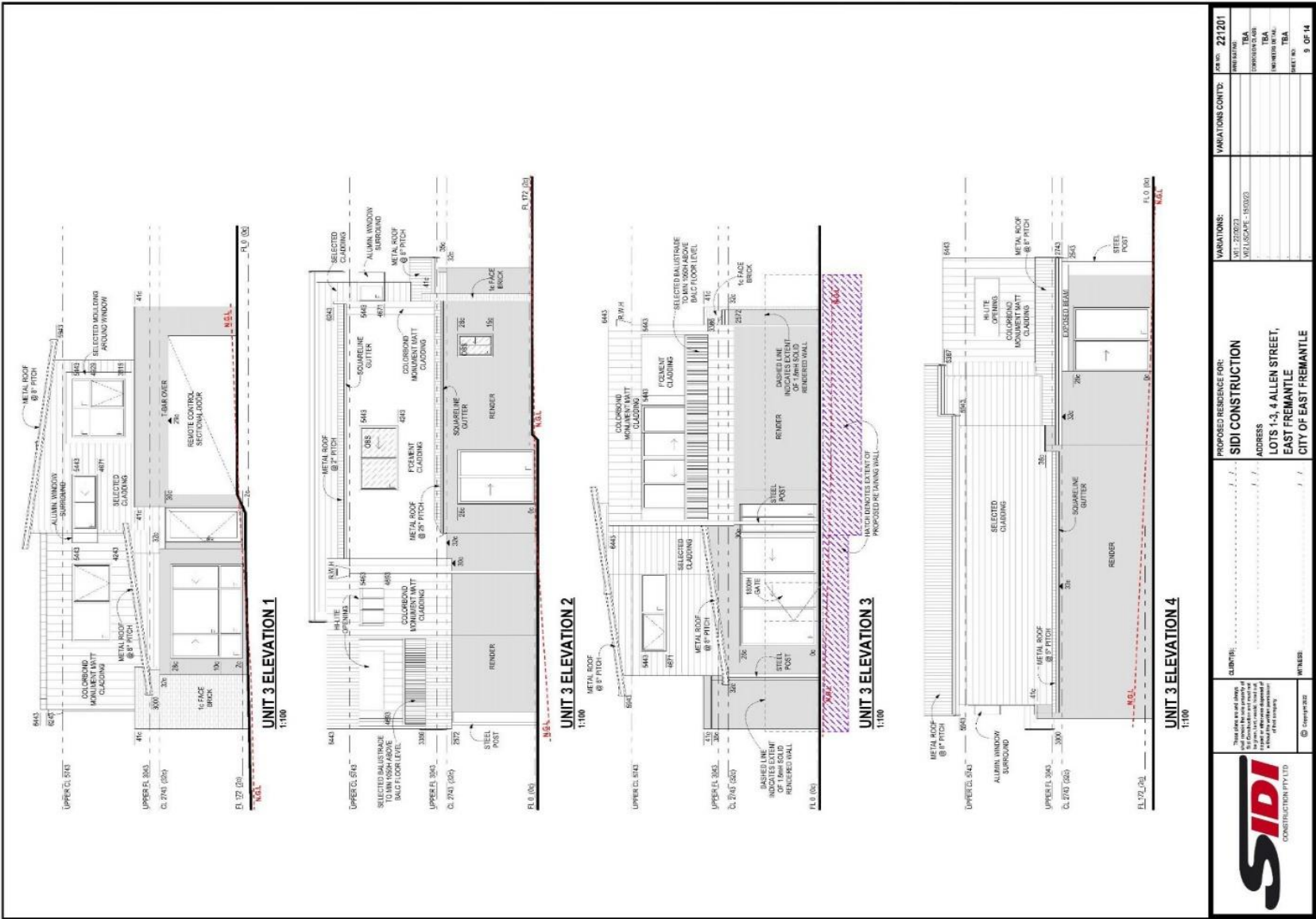


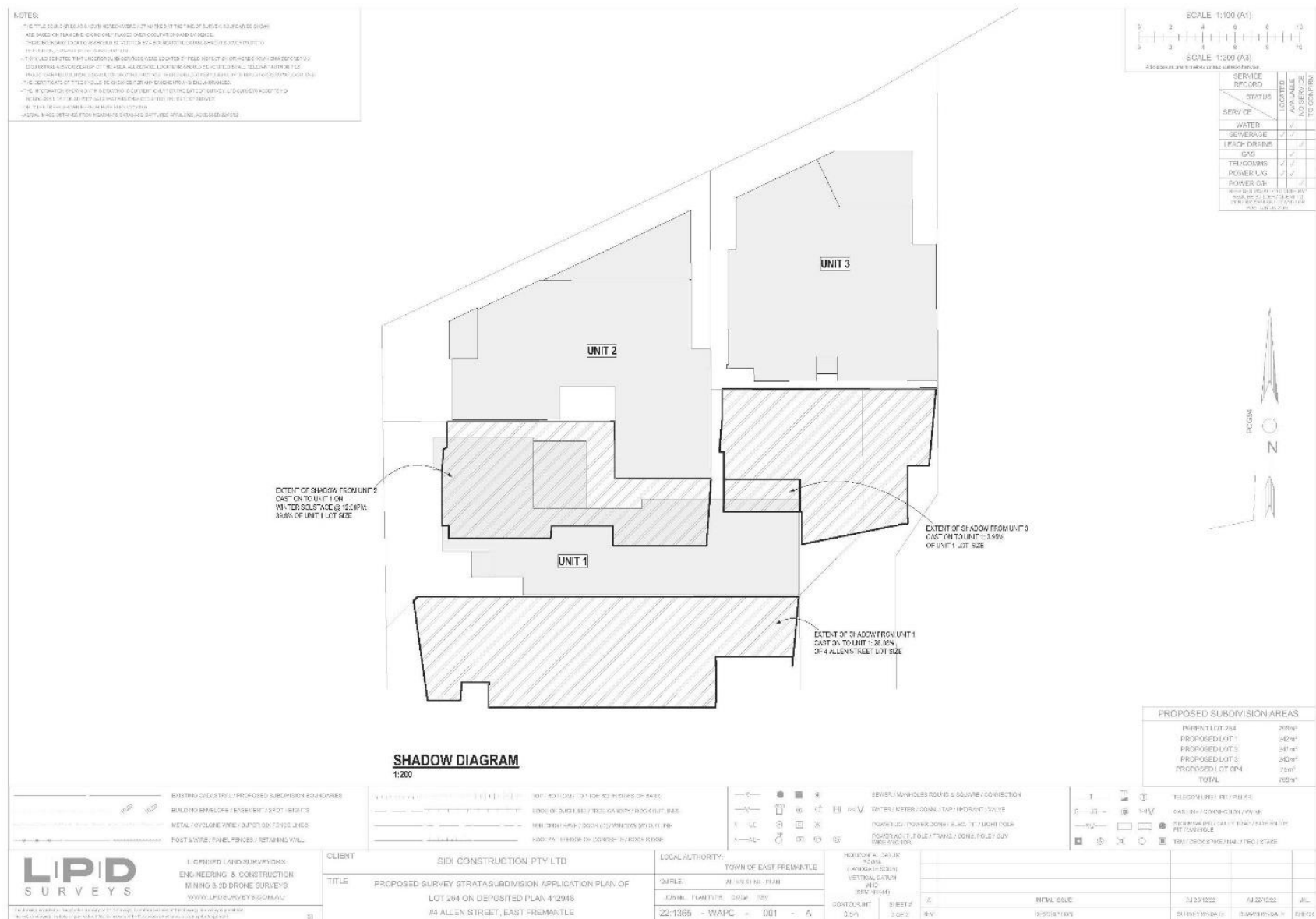














Attachment -4

Community Engagement Checklist

Development Application P007/23 – 4 Allen Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	22/02/2023	<input checked="" type="checkbox"/> Advertised to 8 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		22/02/2023		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	

12.3 41 GILL STREET - ALTERATIONS & ADDITIONS

Owner	Josephine Malecky
Applicant	Empire Building Company
Report Reference Number	TPR-1319
Planning Reference Code	P006/23
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 14 February 2023
4. Community engagement checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions at 41 (Lot 16) Gill Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions at 41 (Lot 16) Gill Street, East Fremantle. It is proposed to add a double storey extension that comprises 3 bedrooms, 2 bathrooms, laundry, kitchen, dining and living room, as well as a double garage and covered outdoor area. The existing dwelling is having the kitchen removed and has 2 games rooms, guest retreat, hobby room, bedroom and large storeroom indicated on the plans. There are 5 variations requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (2 locations), roof pitch and site works (retaining walls in 2 locations).

The following variations are being considered;

- Clause 5.1.3 – Residential Design Codes – Southern Wall – Bed 1, Walk in Robe, Laundry, Patio, Hobby – Ground Floor – 1.5m required, 1.2m provided,
- Clause 5.1.3 – Residential Design Codes – Western Wall – Bed 1, Living, Outdoor Sitting – Ground Floor – 1.5m required, 1.2m provided,
- Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- Clause 5.3.7 – Residential Design Codes – Site Works – Northern Retaining Wall Setbacks – 1m required, 0m provided, and
- Clause 5.3.7 – Residential Design Codes – Site Works – Southern Retaining Wall Setbacks – 1m required, 0m provided.

It is recommended that the requested variations and the proposed development be supported subject to the conditions included in the final recommendation.

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



BACKGROUND

Zoning	Residential R17.5
Site Area	911m2
Heritage	N/A
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

Advertising

The proposed development was advertised from 7 to 23 February 2023. One submission was received.

Submission	Applicant Response	Town Response
<p>I have some concerns I wish to address.</p> <ol style="list-style-type: none"> 1. This proposed addition looks like a subdivision. Will this new dwelling be a separate title. I was unaware council allowed such development. 2. The existing crossover is the only one shown on the plan. How does the front house get to its parking area? Presently there are 3 crossovers 39 Gill, 42 Gill and 40A Gill (which is a double). Adding another will add to the congestion at that location. 	<ol style="list-style-type: none"> 1. The extension to the existing home is on one title and is not a subdivision. The land zoning for this site does not allow for multiple dwellings. The existing fibro cottage has been extensively restored by the previous and current owners from a nearly condemned structure. The existing home is a period character home that my Client wishes to retain as it has an attractive street appeal for the area. The new extension has been designed for multi-generational living requirements. 2. The existing crossover on the northern side remains as the only crossover to the single dwelling. No additional crossover has been requested for in our DA submission. Parking for the new single dwelling will be in the new rear garage as indicated on the plans. 	<ol style="list-style-type: none"> 1. This development application deals with alterations and additions to a single dwelling. There is a single title for the property. The Town is required to process development applications in accordance with the Planning and Development Act and associated regulations. The assessment will be completed in accordance with the Town's Local Planning Scheme No 3, Residential Design Codes and the Town's Residential Design Guidelines. 2. There is only one crossover to this single dwelling. Only 1 crossover was included on the plans submitted as part of the development application and this is in accordance with the Town's requirements.

Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

Nil

Internal Consultation

Advice was sought from the Operations department at the Town and the following comments were made;

- 1) Stormwater
 - a. Stormwater to be retained on site.
 - b. Water to be contained within property and not be directed towards adjoining properties or road reserve.
 - c. Water from driveway to be captured by grate along boundary line connected by a pipe to a soak tank.
 - d. Stormwater calculations to be shown on plans.
- 2) Adjoining Properties
 - a. Access to surround properties to remain accessible at all times.
- 3) Footpath
 - a. Pedestrian access along the footpath to remain accessible at all times.

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- 4) Crossover
 - a. Crossover application required.
 - b. Crossover to be maximum 5m wide.
 - c. Crossover to tie into existing footpath.
- 5) Street Trees
 - a. Street / verge trees to be protected at all times by TPZ.
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development.
- 6) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.

Appropriate conditions and advice notes will be included in the final recommendation based on this advice.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

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**COMMENT****Statutory Assessment**

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	>6m	A
Garage Setback	1.2m behind existing dwelling	>1.2m behind existing dwelling	A
Minor incursions			N/A
Lot Boundary Setbacks			
Southern wall – bed 1, wir, laundry, patio, hobby – ground floor	1.5m	1.2m	D
Western wall – bed 1, living, outdoor sitting – ground floor	1.5m	1.2m	D
Northern wall – outdoor sitting, porch, garage – ground floor	1.5m	3.2m	A
Southern wall – bathroom, bed 3 – upper storey	1.3m	6.08m	A
Western wall – bed 3, bed 2 – upper storey	3.1m	6.68m	A
Northern wall – bed 2, void – upper storey	2.8m	4.61m	A
Car Parking	2 car bays	2 car bays	A
Maximum roof height	7m	<7m	A
Maximum wall height	10m	<10m	A
Site Works			
Southern retaining wall setbacks	1m	0m	D
Northern retaining wall setback	1m	0m	D
Visual Privacy – no visual privacy issues			
Overshadowing	<25%	5.2%	A
Roof form and pitch	28 to 36 degrees	<28 degrees	D
Garage width	30% of lot width	Cannot be seen from the street	A
Materials and colours			A
Landscaping	2m x 2m deep planting zone and tree	Demonstrated on plans	A
Front fence			N/A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

This development application proposes alterations and additions at 41 (Lot 16) Gill Street, East Fremantle. It is proposed to add a double storey extension that comprises 3 bedrooms, 2 bathrooms, laundry, kitchen, dining and living room, as well as a double garage and covered outdoor area. The existing dwelling is having the kitchen removed and has 2 games rooms, guest retreat, hobby room, bedroom and large storeroom indicated on the plans. There are 5 variations requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (2 locations), roof pitch and site works (retaining walls in 2 locations).

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The proposed development was advertised to neighbouring property owners from 7 to 23 February 2023 and 1 submission was received. The relevant submission and accompanying comments are included in the table in the relevant section.

There is some concern from the Town's administration regarding the format of this development. It appears that this dwelling could potentially function as 2 separate dwellings on the same lot with the addition of a new kitchen in the front and existing part of the design. There is an existing dwelling at the front which is only connected by a single door through a hallway to the rear. There are walls between the front part of the house and the rear which enable it to be separated apart from the doorway. A long driveway is proposed for the new additions at the rear and there is a second area of paving that could be used as a driveway and parking area for the front part of the dwelling except for the Town's requirement that there be only 1 crossover per dwelling. Notwithstanding the above, it has been indicated that the dwelling will be used for multi-generational living and other such examples of large dwellings exist within the Town.

Given that the lot has an area of 911m² and a density code of R17.5, the minimum requirement for subdivision into 2 lots as stipulated by the Residential Design Codes is a minimum lot size of 500m² and an average lot size of 571m² assuming the density code is not changed. This lot cannot currently achieve these requirements. There are no plans to change the density code of this lot or the surrounding lots and as stated in the Local Planning Strategy there is no intention to retain the current relatively low-density housing throughout the Richmond precinct.

It is currently a single dwelling on a single lot and no subdivision has been approved and there are no subdivision applications that have been referred to the Town by the WAPC (the decision-making authority for subdivision proposals) up to this point in time.

To ensure there is no confusion a condition has been included in the final recommendation that clearly states that the approval is for a single dwelling only and does not give approval to a new second dwelling or an ancillary dwelling. Likewise, the approval for the alterations and additions does not represent any approval for a future subdivision. A subdivision proposal would be subject to consideration if such a proposal was made in accordance with the state and local government planning requirements. Similarly, a condition will be included that requires the owner to submit a development application for the consideration of Council for any proposed short-term accommodation. A separate street number (i.e. address) for the property and additional bins will not be issued by the Town.

Lot Boundary Setbacks - Southern Wall – Bed 1, WIR, Laundry, Patio, Hobby – Ground Floor

The wall of bedroom 1, the attached walk-in robe, laundry, patio and hobby room on the southern side and ground floor of the dwelling is approximately 18.7m long and 3.2m high without major openings. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the wall should be located 1.5m from the southern boundary. In this case it is located a minimum of 1.2m from the boundary. In accordance with design principles 5.1.3 P3.1 the reduced setback can be supported for the following reasons;

- Minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation is provided to the building and open spaces on the site and the adjoining properties, and
- Minimal overlooking and resultant loss of privacy on adjoining properties.

There is only a marginal reduction in the setback of the southern wall from 1.5 metres to 1.2 metres, and it has a minimal impact on the neighbouring property to the south. Suitable ventilation and light are received.

Lot Boundary Setbacks - Western Wall – Bed 1, Living, Outdoor Sitting – Ground Floor

The wall of bedroom 1, living room and outdoor sitting room on the western side and ground floor of the dwelling is approximately 16.7m long and 3.086m high with major openings. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the wall should be located 1.5m from the western boundary. In this case it is

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



located a minimum of 1.2m from the boundary. In accordance with design principles 5.1.3 P3.1 the reduced setback can be supported for the following reasons;

- Minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation is provided to the building and open spaces on the site and the adjoining properties, and
- Minimal overlooking and resultant loss of privacy on adjoining properties.

There is only a marginal reduction in the setback of the western wall, from 1.5 metres to 1.2 metres, and it has a minimal impact on the neighbouring property to the west. Suitable ventilation and light are received.

Roof Pitch

The Residential Design Guidelines acceptable development provision 3.7.8.3 A4.1 requires that the roof pitch in the Richmond Precinct is between 28 and 36 degrees. In this case the roof has various pitches; 30 degrees, 3 degrees and 10 degrees. The latter 2 roof pitches are less than required under the acceptable development provision but can be supported in accordance performance criteria 3.7.8.3 P4 because the roof forms complement the traditional form of surrounding development in the locality. It is noted that the development is located towards the rear of the lot and behind the existing dwelling on site which limits the impact of the roof to the streetscape and passers-by.

Retaining Wall Setbacks (2 Locations – Northern Boundary and Southern Boundary)

There are 2 retaining walls that do not achieve the Residential Design Guidelines acceptable development clause 5.3.7 C7.2 in relation to retaining wall setbacks. In this case a retaining wall 1m high should be located 1m from the boundary. Likewise, a retaining wall that is 0.78m high should be located 1m from the boundary. In both cases the retaining walls are built up to the boundary. The reduced setback of the retaining walls can be supported in accordance with design principles 5.3.7 P7.3. The reduced setback of the retaining walls will allow the land to be used for the benefit of the residents and do not detrimentally affect the adjoining properties and are design ed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.

CONCLUSION

Based on the preceding assessment the proposed development can be supported subject to the conditions that have been included in the final recommendation. There are only a small number of variations proposed and there are minimal impacts from these. Conditions have been included in the final recommendation that require the owner and/or applicant to submit a development application if short term accommodation of any sort is contemplated for the dwelling. It is emphasised that the development application was assessed as alterations and additions to a single dwelling. No advance approval has been granted for any future subdivision. As stated in the final recommendation any future subdivision would be subject to the consideration of the Town in accordance with the regulatory requirements at the time.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.3 OFFICER RECOMMENDATION/ COMMITTEE RESOLUTION TP030423

Moved Cr Nardi, seconded Cr Natale

That development approval is granted, and Council exercises its discretion regarding the following;

- (i) Clause 5.1.3 – Residential Design Codes – Southern Wall – Bed 1, Walk in Robe, Laundry, Patio, Hobby – Ground floor – 1.5m required, 1.2m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Western Wall – Bed 1, Living, Outdoor Sitting – Ground Floor – 1.5m required, 1.2m provided,
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided,
- (iv) Clause 5.3.7 – Residential Design Codes – Site Works – Northern Retaining Wall Setback – 1m required, 0m provided, and

- (v) Clause 5.3.7 – Residential Design Codes – Site Works – Southern Retaining Wall Setback – 1m required, 0m provided,
for alterations and additions at No. 41 (Lot 16) Gill Street, East Fremantle, in accordance with the plans submitted 14 February 2023, subject to the following conditions:
- (1) This approval is for alterations and additions to a single dwelling only and does not give approval to a new second dwelling or an ancillary dwelling.
 - (2) This approval does not represent approval for subdivision nor support for future subdivision. Any proposal for future subdivision will be considered by the Town of East Fremantle (the Town) and subject to the requirements of subdivision in accordance with the State and local planning regulatory framework.
 - (3) If use of the property for short term accommodation is contemplated a separate development application for the Town's consideration is required to be submitted.
 - (4) Existing trees located within the verge are a Town asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Town.
 - (5) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.
 - (6) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not be removed without written approval from the Town.
 - (7) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
 - (8) The footpath is to always remain accessible to pedestrians.
 - (9) The crossover widths are not to exceed the width of the crossovers indicated on the plans date submitted 14 February 2023 and to be in accordance with Town's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
 - (10) All fencing within the street setback area is to be in compliance with the front fence provisions of the Residential Design Guidelines. Any proposed new fencing or walls in the front setback area will require the submission of a development application for the consideration of the Town.
 - (11) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with the Town's further approval.
 - (12) The proposed works are not to be commenced until the Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Town.
 - (13) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for the Town's attention.
 - (14) 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 Town prior to the issue of a Building Permit.
 - (15) If requested by the Town within the first two years following installation, the roofing is to be treated to reduce reflectivity. The treatment is to be to the satisfaction of the Town and all associated costs to be borne by the owner.

- (16) 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.
- (17) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by the Town and if approved, the total cost to be borne by the applicant. The Town must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (18) This development approval is 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:*
- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- (b) *A copy of the approved plans as stamped by the Town are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by the Town.*
- (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Town's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*
Crossover Specifications
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover Specification 2017.pdf>
Residential Design Guidelines
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3 1 1 LPP Residential Design Guidelines Amended 17 May 2016.pdf>
Urban Streetscape and Public Realm Style Guide
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>
Application to Conduct Crossover Works
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application to conduct crossover works.pdf>
- (d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Town and one copy should be given to the owner of any affected property.*
- (e) *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).*
- (f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (h) *Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.*

(CARRIED UNANIMOUSLY)

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



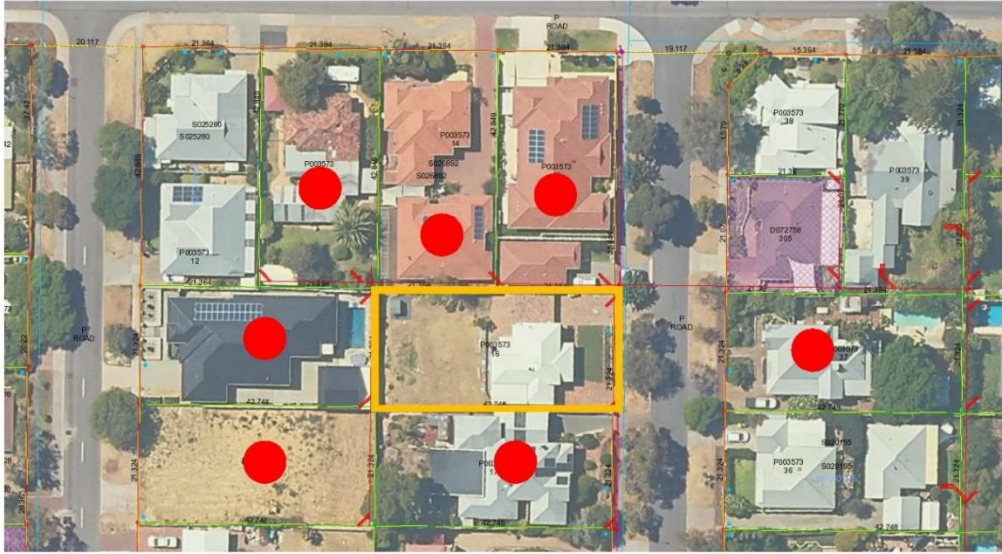
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

41 Gill Street – Location and Advertising Plan



Attachment -2

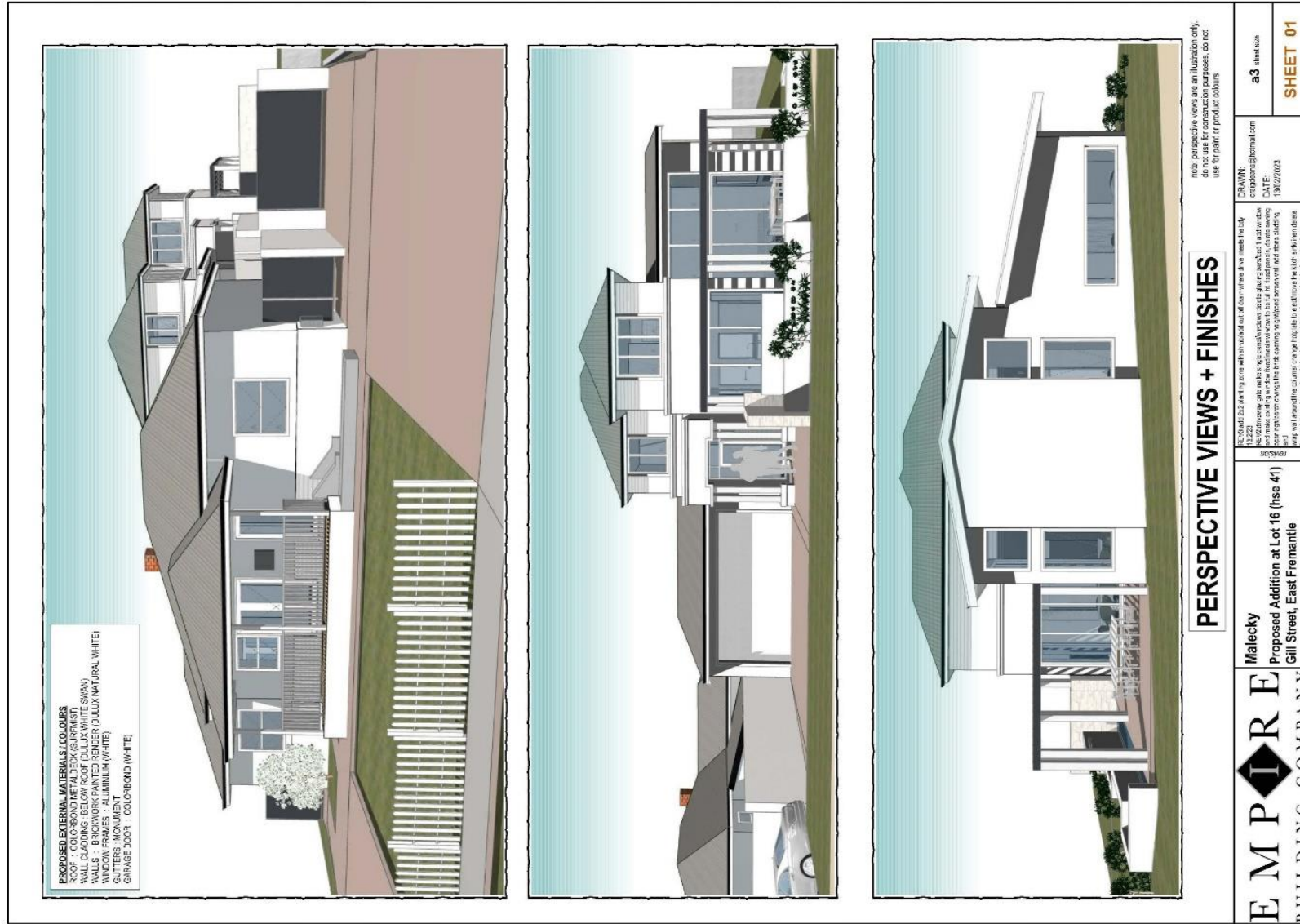
41 Gill Street – Photos

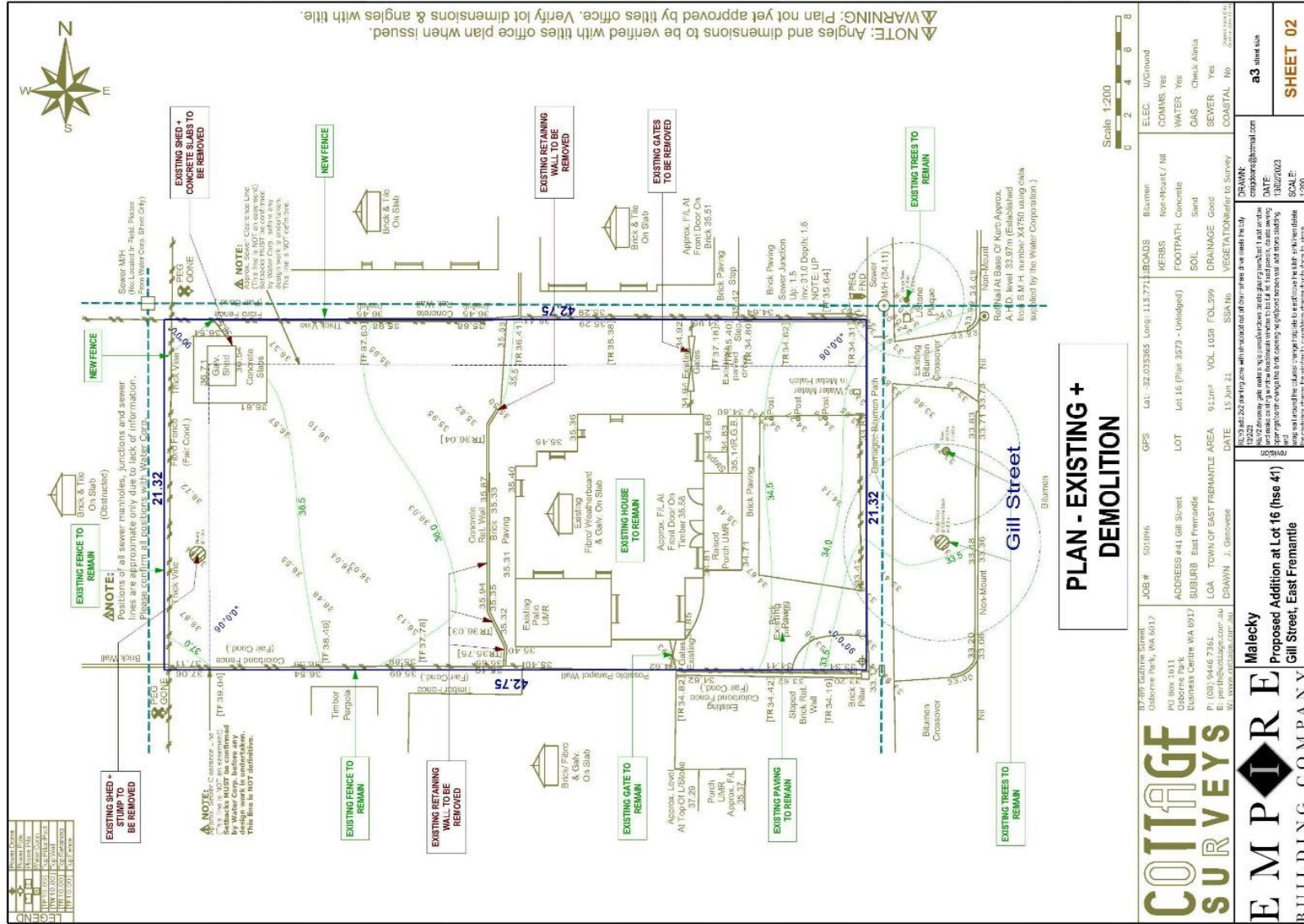


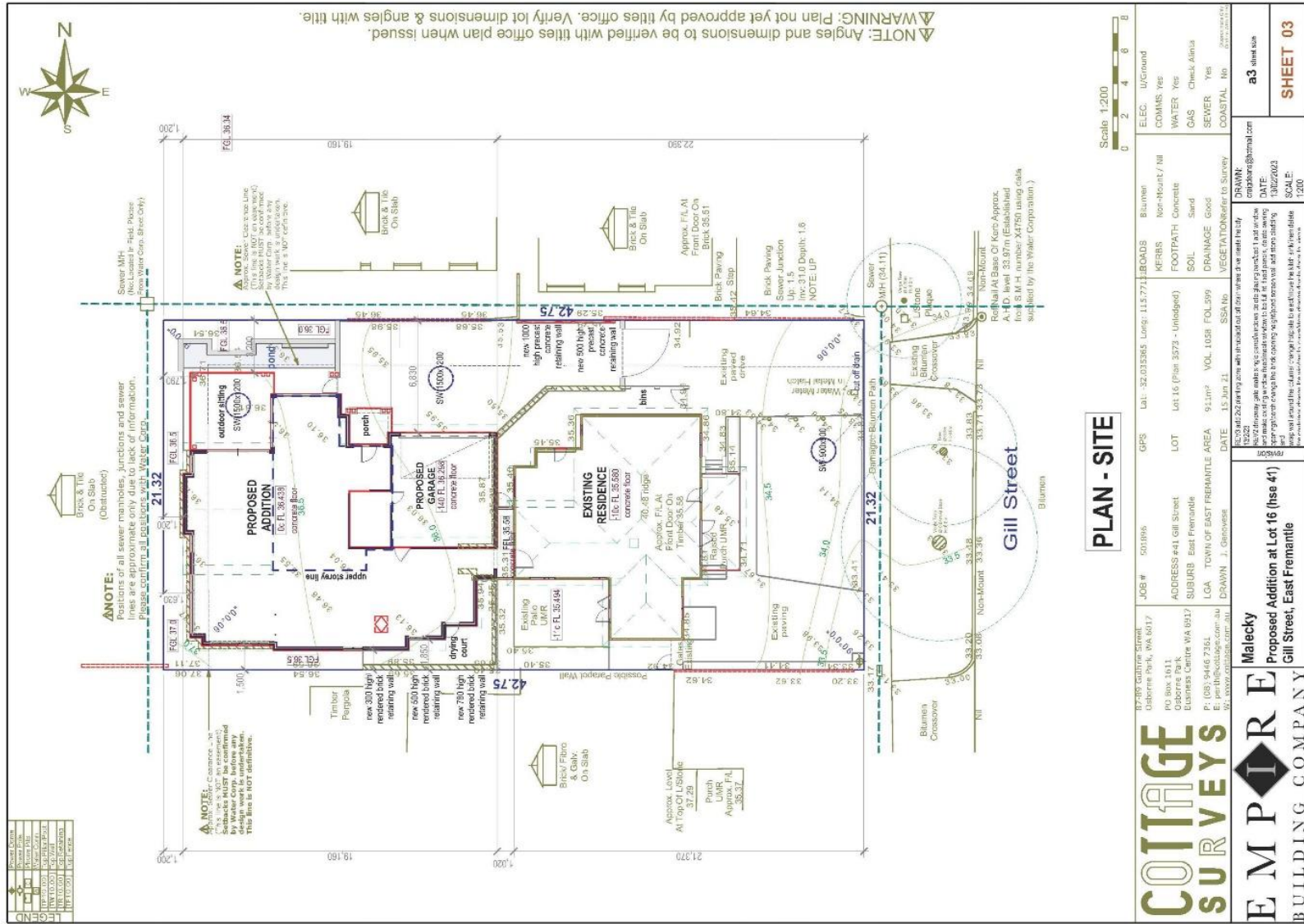
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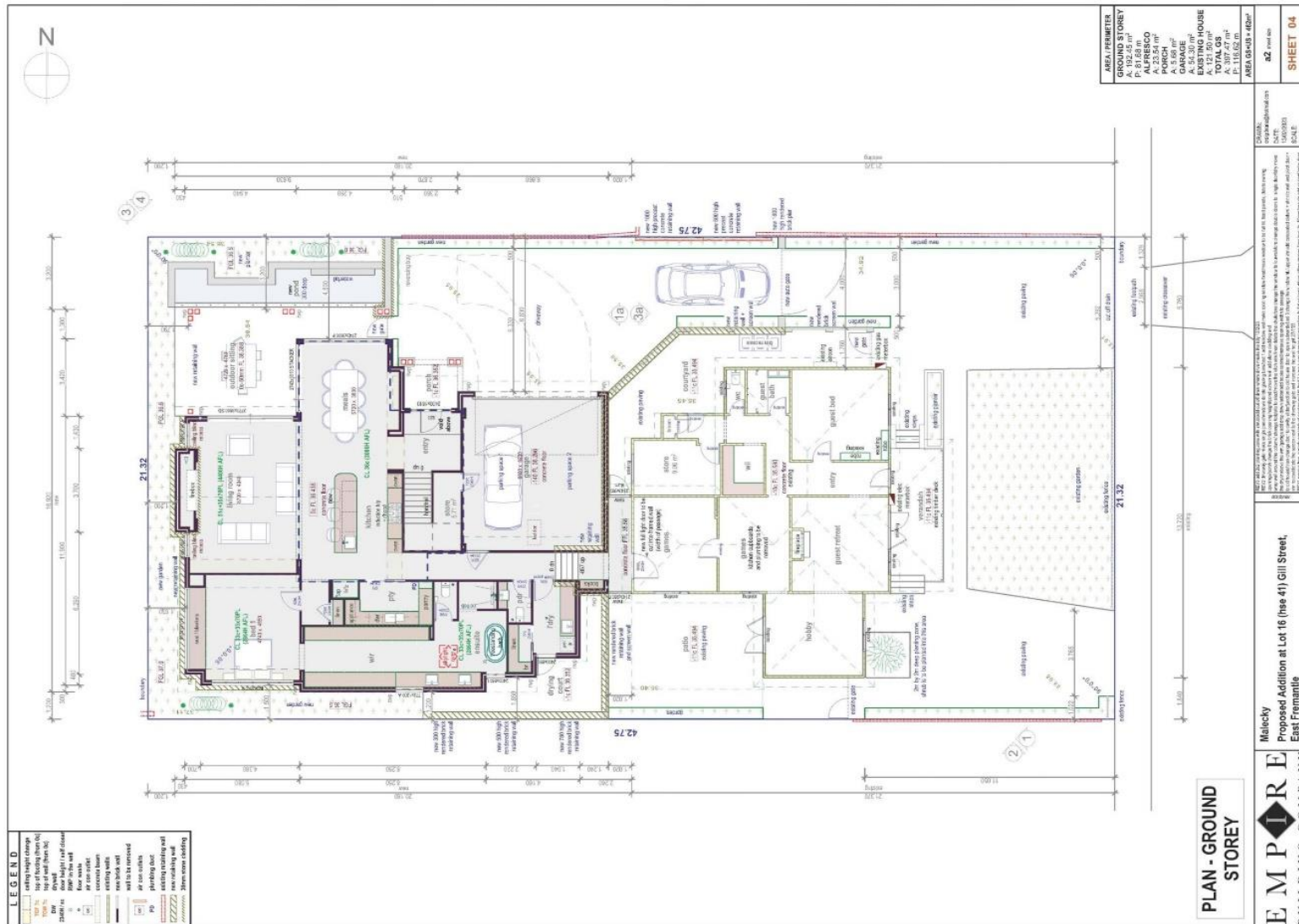
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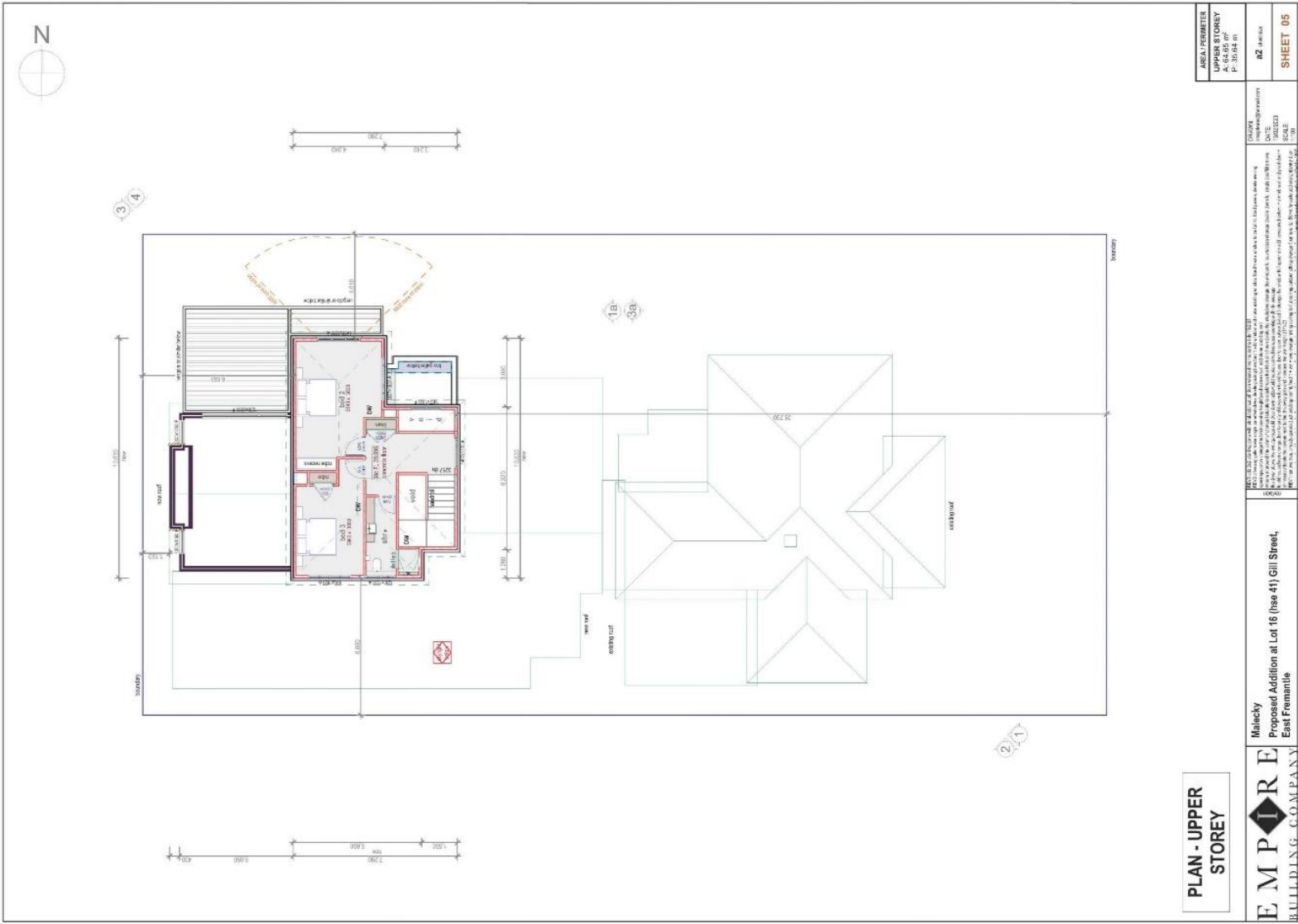






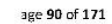






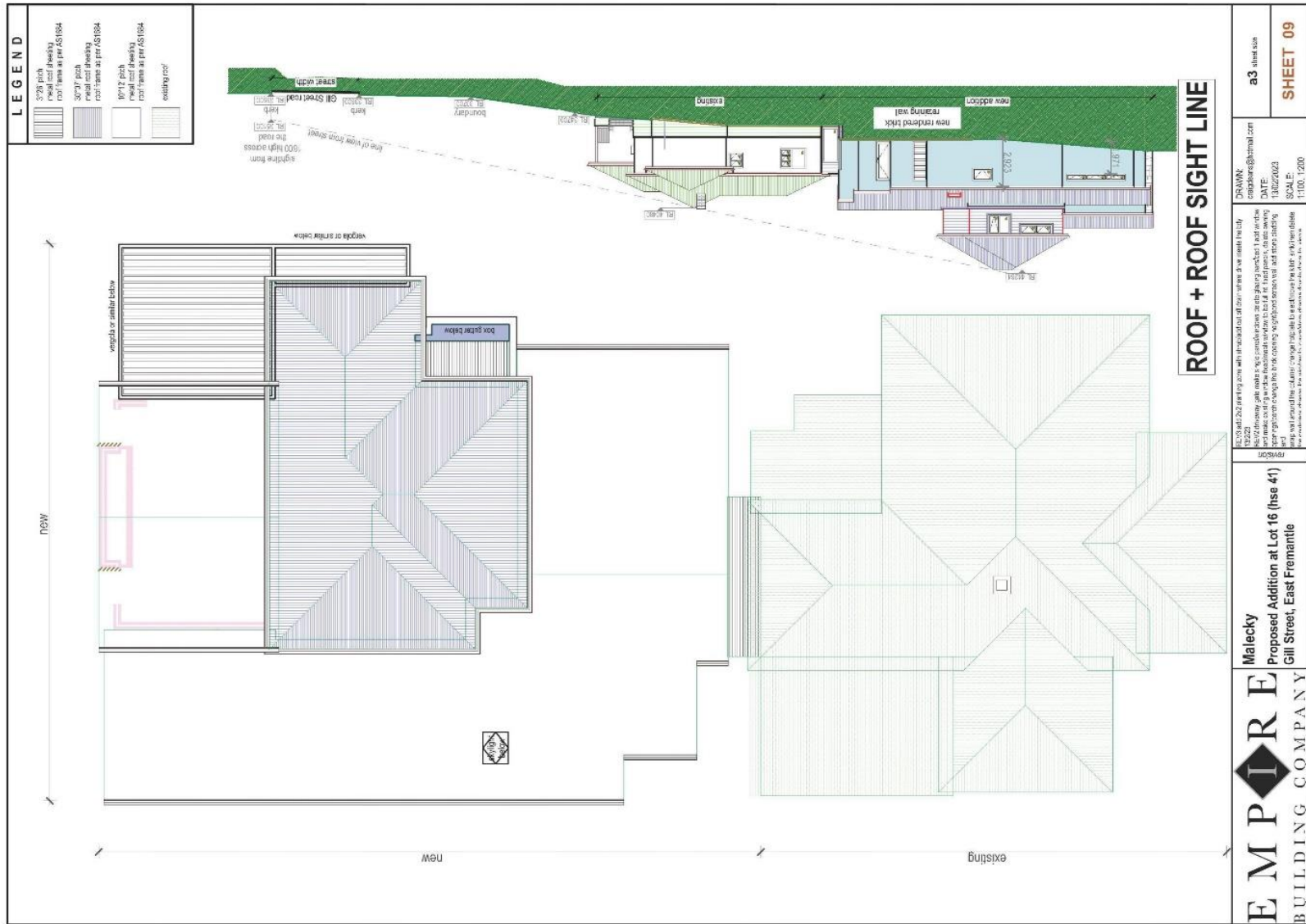


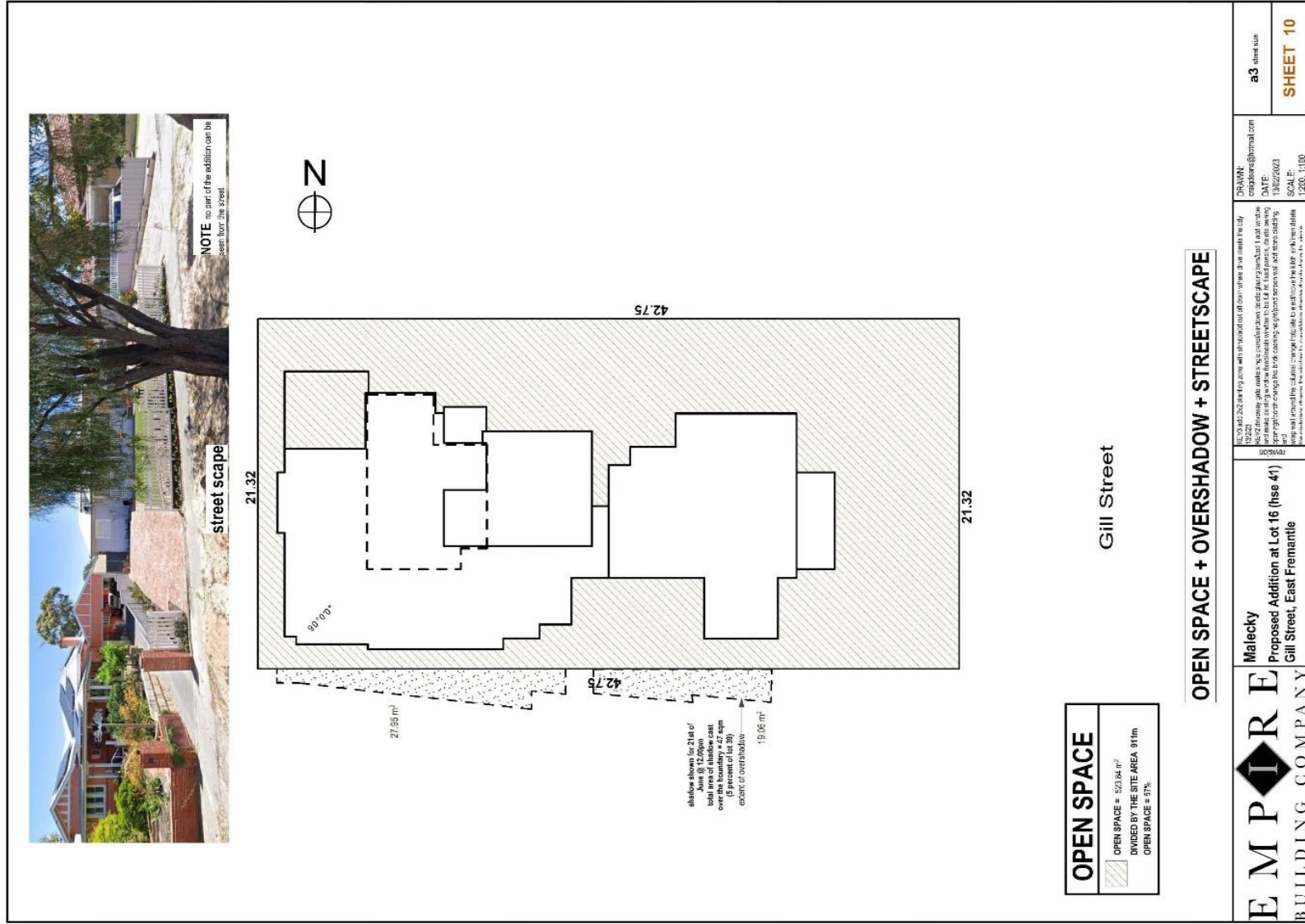
Attachment -3



Attachment -3









Community Engagement Checklist

Development Application P006/23 – 41 Gill Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	23/02/2023	<input checked="" type="checkbox"/> Advertised to 7 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		23/02/2023		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
Notes				



12.4 50A VIEW TERRACE - ALTERATIONS AND ADDITIONS

Owner	Robert De Boni
Applicant	Robert De Boni
Report Reference Number	TPR-1270
Planning Reference Code	P111/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 20 March 2023
4. Community engagement checklist

PURPOSE

The purpose of this report is for Council to consider a development application for alterations and additions at 50A (Lot 2) View Terrace, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions to an existing dwelling located at 50A (Lot 2) View Terrace, East Fremantle. The property is located in a position that affords it significant advantages. The property lies on a limestone ridge which has been excavated to hide much of the existing dwelling. The current pitched roof is being removed and replaced with a more contemporary steel and metal level which contains a new study, bedroom, ensuite and living room. A new carport is being added to the rear of the existing garage and 2 green balconies are being added on the northern side of level 1 and level 2 respectively. The dwelling is oriented to the north to ensure the roof can have solar panels installed that face the sun. A new entry is proposed to allow access to level 2 from View Terrace. An open highly visually permeable fence is proposed along the boundary facing both View Terrace and Gordon Street.

Amended plans were submitted to address issues raised following advertising of the original proposal and to gain approval from the neighbouring strata property owners. The applicant and owner have addressed a number of issues after discussions were held with the Town.

Multiple variations are requested to the requirements of the Residential Design Codes and Residential Design Guidelines which are listed below.

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern Wall – Roof Garden, Study – Level 2 – 4.9m required, 1.2m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Western Wall – Study, Bedroom – Level 2 – 1.5m required, 1.2m provided,
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Wall – Bedroom, Ensuite, Entry/Verandah – Level 2 – 1.5m required, 0m provided,

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- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - North Wall – Roof Garden – Level 1 – 4.9m required, 0m provided,
- (v) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Wall Height – 5.6m required, 9.1m provided,
- (vi) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Roof Height – 8.1m required, 9.1m provided,
- (vii) Clause 5.2.2 – Residential Design Codes – Sight Lines – 1.5m truncation or maximum wall height of 0.75m required, visually permeable fence provided,
- (viii) Clause 5.3.1 – Residential Design Codes – Outdoor Living Areas – 4m by 4m area required, less than 4m by 4m provided,
- (ix) Clause 5.4.1 – Residential Design Codes – Visual Privacy – Study – 4.5m required, less than 4.5m provided, and
- (x) Clause 5.4.1 – Residential Design Codes – Visual Privacy – Roof Garden – 7.5m required, less than 7.5m

The proposed development application is recommended for approval subject to the conditions included in the final recommendation.

BACKGROUND

Zoning	Residential R17.5
Site Area	209m ²
Heritage	N/A
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

Advertising

The proposed development was advertised from 6 to 22 December 2022. One submission was received and is included below.

Submission	Applicant Response	Officer Response
<p>It is noted from inspection of the proposed plans that the current application (<i>Ref: P111/22</i>) for the proposed upper-level extension to the existing two storey residence at Lot 2, 50a View Terrace East Fremantle, exceeds the desired roof height in the council's policy.</p> <p>Our residential property at 53 View Terrace, East Fremantle will have our current river corridor view completely eroded with the proposed upper-level extension of 50a View Terrace. We are not against development unless there is noted impacts on neighbouring properties and in this case, there will be significant impacts to our property (<i>refer to attached photo 1a</i>).</p> <p>While other properties along the northern side of View Terrace may be similar in roof heights to the current 50a View Terrace proposal, it is important to note that our house was built with height restrictions to keep the line of site of the heritage listed house at 51 View Terrace. As a result, our house has been built much lower than other surrounding properties on the southern side of View Terrace and therefore this 50a View Terrace roof height extension proposal, which is directly in front of our house, will significantly diminish our river corridor view.</p>	<p>Plans amended in response to comments from submitter.</p>	<p>Amended plans were presented which reduced the height of the proposed development. The new roof height has a proposed ridge height of AHD 50.95m. This height is lower than neighbouring properties to the west. There may be some impacts on views from neighbouring properties, however, it is noted that not all views are eliminated and there is a significant amount of vegetation along the verge and inside the subject lot that currently prevents some views through the lot. From View Terrace the property does not have significant bulk and scale.</p>

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<p>The resultant increase in both roof and wall heights relative to the Town's policy statement adds significantly to the bulk and scale of the proposed building. May we request that the impact of the height of this extension at 50a View Terrace on our property be considered by Council. It is also stated in 'The Town of East Fremantle Local planning Policy 2016', for the Richmond Hill Precinct, under 'Acceptable Development Provisions, A1.3, Maximum building height of the Residential Design Codes are applicable as the 'Acceptable Development' standards where:</p> <p>i) <i>significant water views from neighbouring properties will not be affected.</i> Could this and other relevant policies please be rereferred to by Council on the grounds as to what is reasonable to retain a general feeling of 'openness' and an overall retention of views, this being an important part of the amenity of the Richmond Hill and Town of East Fremantle precinct.</p>		
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Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

Nil

Internal Consultation

Advice was sought from the Operations department at the Town and the following comments were made;

- 1) Stormwater
 - a. Stormwater to be retained on site,
 - b. Drainage system to cater for new roof volume,
 - c. Water to be contained within property and not be directed towards adjoining properties or road reserve.
- 2) Adjoining Properties
 - a. Access to surrounding properties to remain accessible at all times.
- 3) Footpath
 - a. Pedestrian access along the footpath to remain accessible at all times.
- 4) Street Trees
 - a. Street / verge trees to be protected at all times,
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development.
- 5) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.
- 6) CMP
 - a. Construction management plan to show, for example but not limited to:
 - i. traffic management, contractor parking, materials storage, construction method, etc.

Standard conditions relating to protection of verge trees and the requirement to prepare a construction management plan were included in the final recommendation to minimise any issues relating to parking, materials storage, or verge trees along the street.

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STATUTORY ENVIRONMENT

Planning and Development Act 2005
 Residential Design Codes (Volume 1)
 Local Planning Scheme No 3

POLICY IMPLICATIONS

Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT
Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable



Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	6.135m	A
Carport setback	Existing setback	Existing setback	A
Minor incursions			N/A
Lot Boundary Setbacks			
Northern wall – green roof garden, study – level 2	4.9m	1.2m	D
Western wall – study, bedroom – level 2	1.5m	1.2m	D
Southern wall – bedroom, ensuite, entry/verandah – level 2	2.8m	0m	D
Northern wall – green roof garden – level 1	3.5m	0m	D
Car Parking	2 car bays	2 car bays	A
Maximum roof height	8.1m	9.1m	D
Maximum wall height	5.6m	9.1m	D
Site Works			N/A
Outdoor Living Area	4m by 4m	<less than 4m by 4m	D
Visual Privacy			
Study	4.5m	<4.5m	D
Roof garden	7.5m	<7.5m	D
Overshadowing	Maximum of 25%	<25%	A
Roof form and pitch	Impact of roof to be demonstrated	Impact of roof is demonstrated	A
Materials and colours			A
Landscaping			A
Front fence			A
Sightlines	Truncation or height reduction to 0.75m	Visually permeable fence	D
Footpaths and crossovers	A		
Drainage	To be conditioned		

This development application proposes alterations and additions to an existing dwelling located at 50A (Lot 2) View Terrace, East Fremantle. Despite its address the property has its primary frontage including front door and garage facing Gordon Street. The property is in a position that affords it significant advantages, however, is a very restricted site for development purposes. The property lies on a limestone ridge which has been excavated to hide much of the existing dwelling from View Terrace. There is also a significant amount of vegetation on the surrounding verges and inside the lot which limit views through the lot. The dwelling unit is 1 of 2 survey strata dwelling units on site. The subject site is much smaller than the original Category B heritage dwelling directly to the north. The subject dwelling was constructed much later than the original dwelling to the north. It abuts the other strata dwelling and has easements in place to ensure that walls and roof common to both dwellings could be accessed for maintenance and repairs.

An additional floor is being added to the dwelling and the current pitched roof is being removed and replaced with a more contemporary steel and metal level which contains a new study, bedroom, ensuite and living room. A new carport is being added to the rear of the existing garage and 2 green balconies are being added on the northern side of level 1 and level 2 respectively. It is oriented to the north to ensure the roof can have solar panels installed that face the sun. A new entry is proposed to allow access to level 2 from View Terrace. An open highly visually permeable fence is proposed along the boundary facing both View Terrace and Gordon Street.

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Amended plans were submitted to address issues raised following advertising of the original proposal. The applicant and owner have addressed several issues after discussions were held with the Town. Additional changes were made following discussions between the owner and the neighbouring strata property owners who provided signed support for the current amended set of plans.

Multiple variations are requested to the requirements of the Residential Design Codes and Residential Design Guidelines in relation to lot boundary setbacks (4 locations), maximum wall and roof height, sightlines for the fence, outdoor living areas, and visual privacy requirements (2 locations). These variations are a result of the constrained nature of the site.

Lot Boundary Setback - Northern Wall – Roof Garden, Study – Level 2

The northern wall of the balcony and study on level 2 of the dwelling is 12.4m long and 8.3m high with major openings. It is required to be 4.9m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case is located 1.2m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- There are minimal impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties, and
- Minimal overlooking or loss of privacy on adjoining properties.

Although the lot boundary setback is reduced from what is required there are a number of contextual reasons for supporting the variation. The lot has been subdivided and the lot area is very constrained and has existing dwelling levels below which are built up to the boundary. The area overlooks the roof of the neighbouring strata dwelling and does not look into any rooms, outdoor entertaining areas, or windows and as a result there are no privacy concerns. The building is located to the south of the neighbouring strata property so does not affect access to sunlight. Given that the balcony is open roofed ventilation around the building is maintained. The proposed lot boundary setback variation is recommended for support.

Lot Boundary Setback - Western Wall – Study, Bedroom – Level 2

The western wall of the study and the bedroom on level 2 of the dwelling is 10.185m long and 6.7m high without major openings. It is required to be 1.5m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case is located 1.2m from the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- There are minimal impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties.

As a result of previous excavation of the site the dwelling is set very low to the neighbouring property and despite its height development is hidden behind an existing limestone embankment. There are no major openings in the wall, so privacy is maintained between properties. There is only a marginal reduction in the required lot boundary setback of 0.3m. Air is still able to move around the building and sunlight will still penetrate the area. The proposed lot boundary setback variation is recommended for support.

Lot Boundary Setback - Southern Wall – Bedroom, Ensuite, Entry/Verandah – Level 2

The southern wall of the bedroom, ensuite, entry/verandah on level 2 of the dwelling is 12.415m long and 4.3m high with major openings. It is required to be 2.8m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case is located up to the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for the enhanced privacy of the occupants,
- There are minimal impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,

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- Minimal overlooking or loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- The design ensures that sun to major openings to habitable and outdoor living areas is not restricted,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

Although the property has a View Terrace address the dwelling faces Gordon Road. View Terrace has been defined as a secondary street for assessment purposes. As such the Residential Design Codes Table 1 requires that the dwelling is setback 1.5m. It is significantly lower than View Terrace and does not have vehicle access to View Terrace. There is a proposed pedestrian walkway and entry from View Terrace. The dwelling does not directly impact on a southern neighbouring property as road reserve abuts the property. The dwelling is set very low to the neighbouring property to the west and despite its height development is hidden behind an existing limestone embankment. There are many verge trees that hide the dwelling from onlookers and properties on the opposite side of View Terrace. The north-south orientation of the lot and the proposed development means that no properties to the south are overshadowed. The boundary fence will be highly permeable which ensures that the area remains well ventilated. The proposed lot boundary setback variation is recommended for support.

Lot Boundary Setback - Northern Wall – Roof Garden – Level 1

The northern wall of the balcony and study on level 2 of the dwelling is 12.3m long and 5.8m high with major openings. It is required to be 3.5m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1, but in this case is located up to the boundary. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for the enhanced privacy of the occupants,
- There are minimal impacts from building bulk on the adjoining properties,
- Adequate sunlight and ventilation will be provided to the building and the open spaces on the site and adjoining properties,
- Minimal overlooking or loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- The lot is north/south facing, and the design ensures that sun to major openings to habitable and outdoor living areas is not restricted,
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The balcony is fully screened to 1.6m from finished floor level so privacy is always maintained. The balcony is open roofed so sunlight can penetrate the area and ventilation is assured. Like the other balcony the neighbouring strata property owners have provided signed support for the development so have no objection to the design despite its proximity to the boundary. The proposed lot boundary setback variation is recommended for support.

Maximum Wall Height

The Residential Design Guidelines acceptable development clause 3.7.17.4.1.3 A1.4 requires that the maximum wall height is 5.6m. In this case the wall height rises to 9.1m for the gable roof. It is argued that the proposed height is of a compatible form, bulk, and scale to traditional development in the area. The amended plans show the roof height (and subsequently gable wall height) to be approximately 0.7m lower than the original proposal. Given that the building is hidden behind a limestone embankment as well as multiple trees along the verge directly to the south of the boundary of the property it is recommended that the proposed variation be supported.



Maximum Roof Height

The Residential Design Guidelines acceptable development clause 3.7.17.4.1.3 A1.4 requires that the maximum wall height is 8.1m. In this case the roof height rises to 9.1m for the roof. It is argued that the proposed height is of a compatible form, bulk, and scale to traditional development in the area. The amended plans show the roof height to be approximately 0.7m lower than the original proposal. Given that the building is hidden behind a limestone embankment as well as multiple trees along the verge directly to the south of the boundary of the property and within the subject lot boundaries it is recommended that the proposed variation be supported. It is noted that views of the river to the east of the subject lot and available to properties along the southern side of View Terrace are **not** completely eliminated by this development. It is not possible to safeguard all river views of surrounding properties indefinitely.

Sight Lines

The Residential Design Codes deemed to comply clause 5.2.5 C5 requires that walls or fences are either reduced in height to 0.75m within 1.5m of a fence or a corner truncation of 1.5m is included in the design of the fence adjoining a driveway to maintain good quality sightlines for reversing vehicles and to minimise cases of pedestrians injured by moving vehicles. In this case a visually permeable wire and timber post fence is proposed. Despite it being up to 1.8m high adjoining the driveway the high levels of visual permeability mean that the proposed fence design can be supported in accordance with design principles 5.2.5 P5 as unobstructed sight lines will be provided at the driveway.

Outdoor Living Areas

Following discussions with neighbouring strata property owners and the submission of amended plans the proposed development failed to meet the requirements for outdoor living areas with a minimum dimension of 4m by 4m in accordance with the Residential Design Codes deemed to comply clause 5.3.1 C1.1. However, the proposed design does achieve the design principles 5.3.1 P1.1 as a result of having 2 new outdoor living areas (so-called green roof gardens) which provide space for entertaining, leisure and connection to the outdoor. They are of sufficient size and dimension to be functional and useable, can be used in conjunction with primary living space of the dwelling, are open to the sun and well ventilated, will provide landscaping space, and face northwards. For this reason, the proposed variation can be supported.

Visual Privacy – Study

The Residential Design Codes deemed to comply clause 5.4.1 C1.1 requires that a study has a visual privacy setback of 4.5m. In this case the study window has less than the required setback. It can be supported in accordance with design principles 5.4.1 P1.1 through the building location and layout. Given its location on the north side of the dwelling and overlooking the roof of the northern neighbouring strata property (with owners that have provided signed support for the proposed development) the reduced setback for the study can be supported. It does not overlook active habitable spaces and there are limited views into the northern property. The western property is not impacted by visual privacy issues.

Visual Privacy – Roof Garden

The Residential Design Codes deemed to comply clause 5.4.1 C1.1 requires that an unenclosed outdoor active habitable spaces like a roof garden has a visual privacy setback of 7.5m. In this case the roof garden has less than the required setback. It can be supported in accordance with design principles 5.4.1 P1.1 through the building location and layout. Given its location on the north side of the dwelling and overlooking the roof of the northern neighbouring strata property (with owners that have provided signed support for the proposed development) the reduced setback for the study can be supported. It does not overlook active habitable spaces and there are limited views into the northern property. The western property is not impacted by visual privacy issues.

CONCLUSION

Although there are multiple variations to the Residential Design Codes and the Residential Design Guidelines it is recommended that Council support the proposed development, subject to the conditions that are included in the final recommendation. The development has taken advantage of the existing dwelling and site levels to propose a



development that is above the 8.1m maximum height permitted under the acceptable development provisions of the Residential Design Guidelines but is no higher than other dwellings on the northern side of View Terrace. As such it has some effect on views of properties on the southern side of View Terrace, but the proponents endeavoured to minimise this impact by presenting amended plans which reduced the height by 0.7m from the originally submitted plans. By utilising garden balconies sufficient outdoor living areas and open space is provided. Although the lot boundary setbacks are reduced support from the northern neighbouring strata property owners was received. The balcony does overlook the roof of the northern neighbouring property but have negligible impacts on this property as views are across the neighbouring dwelling roof.

It is recommended that the proposed alterations and additions be supported subject to the recommended conditions.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP040423

Moved Cr Natale, seconded Cr Nardi

That development approval is granted, and Council exercises its discretion regarding the following;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern Wall – Roof Garden, Study – Level 2 – 4.9m required, 0.41m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Western Wall – Study, Bedroom – Level 2 – 1.5m required, 1.2m provided,
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southern Wall – Bedroom, Ensuite, Entry/Verandah – Level 2 – 1.5m required, 0m provided,
- (iv) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - North Wall – Roof Garden – Level 1 - 4.9m required, 0m provided,
- (v) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Wall Height – 5.6m required, 9.1m provided,
- (vi) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Roof Height – 8.1m required, 9.1m provided,
- (vii) Clause 5.2.2 – Residential Design Codes – Sight Lines – 1.5m truncation or maximum wall height of 0.75m required, visually permeable fence provided,
- (viii) Clause 5.3.1 – Residential Design Codes – Outdoor Living Areas – 4m by 4m area required, less than 4m by 4m provided,
- (ix) Clause 5.4.1 – Residential Design Codes – Visual Privacy – Study – 4.5m required, less than 4.5m provided, and
- (x) Clause 5.4.1 – Residential Design Codes – Visual Privacy – Roof Garden – 7.5m required, less than 7.5m,

provided for alterations and additions at No. 50A (Lot 2) View Terrace, East Fremantle, in accordance with the plans submitted 20 March 2023, subject to the following conditions:

- (1) Existing trees located within the verge are a Local Government asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Local Government.
- (2) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.
- (3) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not to be removed without written approval from the Town.
- (4) While construction is underway the footpaths adjacent to the property are to remain accessible to pedestrians at all times.
- (5) While construction is underway the neighbouring properties are to remain accessible at all times.



- (6) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a construction management plan addressing the following matters:
- (a) How materials and equipment will be delivered and removed from the site.
 - (b) How materials and equipment will be stored on site.
 - (c) Parking arrangements for contractors.
 - (d) Construction waste disposal strategy and location of waste disposal bins.
 - (e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - (f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - (g) Other matters likely to impact on the surrounding properties.
- (7) 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.
- (8) 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 development approval unless otherwise amended by Council.
- (9) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (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) 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.
- (12) 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.
- (13) 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.
- (14) This development approval is 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:

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *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.*
- (c) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*



- (d) 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).**
- (e) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (f) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.**
- (g) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.**
- (h) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.**

(CARRIED UNANIMOUSLY)

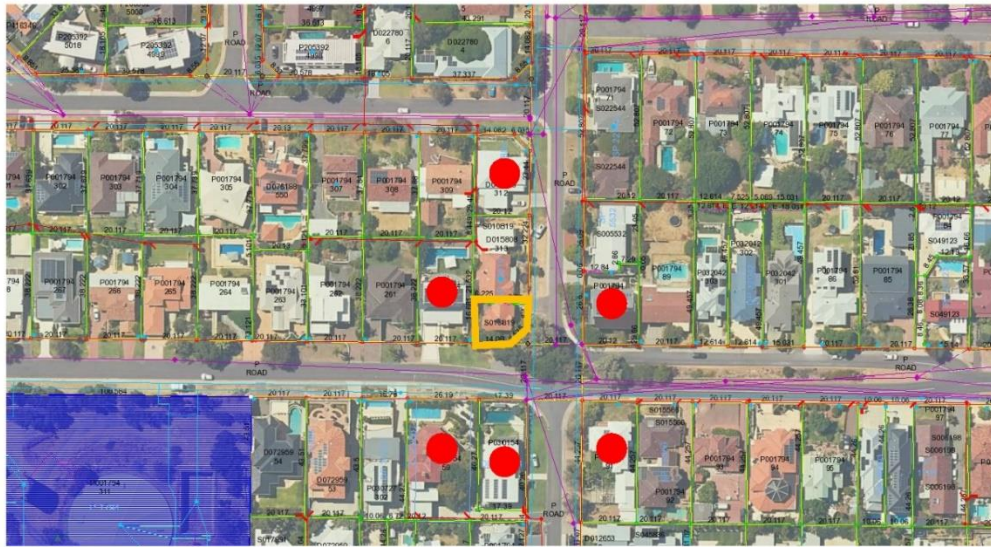
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page.

Attachment -1

50A View Terrace – Location and Advertising Plan



Attachment 1

Attachment -2

Photos – 50A View Terrace



Attachment -2



Attachment -2



Attachment 1

Attachment -3

No.	TITLE
A000	CORNER LAYOUT
A010	EXISTING HOUSE PLANS & EAST ELEVATION PLUS DEMO, TOWN NOTES
A020	ORTHOGONAL STREET PARADISE OF NEW YORK SOUTH ELEVATION
A030	ORTHOGONAL STREET PARADISE SECTION (LAST) ELEVATION
A040	PROPOSED SITE & ROOF PLAN, SITE DATA, SCHEDULE OF MATERIALS & FINISHES
A100	PROPOSED NEW LEVEL 2 (PLAN VIEW)
A105	EXISTING LEVEL 1
A130	EXISTING LEVEL A (SECTION)
A140	PROPOSED SHADOW DIAGRAM
A200	MID-CROSS SECTION (SIDE) ELEVATION
A210	PROPOSED SOUTH SIDE ELEVATION ON VIEW TEST
A220	PROPOSED EAST (FRONT) ELEVATION ON OPTICAL ST
A230	PROPOSED WEST (REAR) ELEVATION
A240	LONG SECTION
	TOTAL DRAWINGS: 14

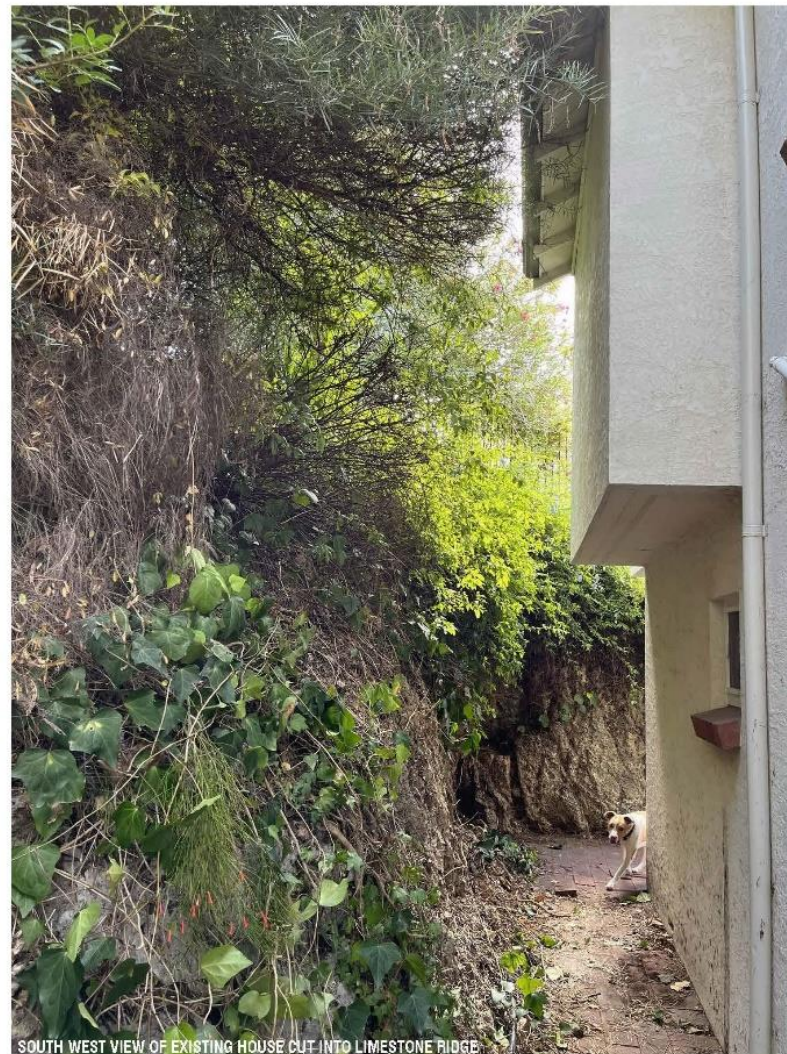
1. We the Owner(s) of 50 View Terrace (adjoining survey strata property), support the development of 50A View Terrace. See, Forfeiture as indicated in the set of planning drawings.

NAME _____

SIGNATURE _____ DATE _____

NAME _____

SIGNATURE _____ DATE _____



SOUTH WEST VIEW OF EXISTING HOUSE CUT INTO LIMESTONE RIDGE

MARTISAN
Architecture & Industrial Art

REV	DATE	DESCRIPTION	PAGE SCALE
A	30.11.2022	ISSUE FOR QA	
B	01.03.2023	ISSUE FOR QA	
C	19.03.2023	ISSUE FOR QA	

CUENTE:
ROBERT DE BONI

PROJECT ADDRESS
50a VIEW TCE
EAST FREMANTLE

PROJECT NAME
ADDITIONS & ALTERATIONS

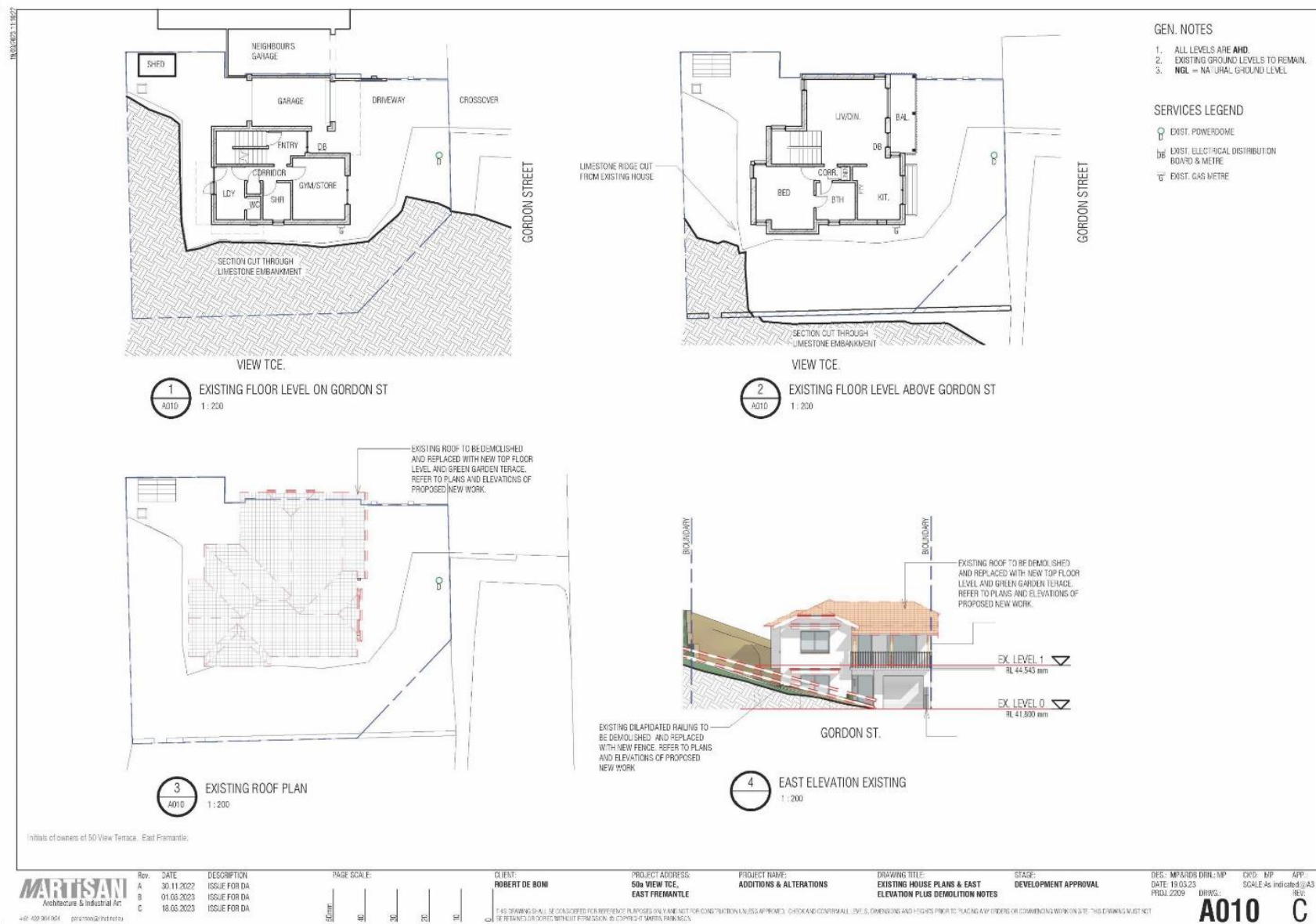
DRAWING TITLE
COVER SHEET

STAGE:
DEVELOPMENT APPROVAL

DES: MF&HDBORV, MF CKD: MP
DATE: 19.08.28 SCALE: @A3

REF: **A000** C

1 of 171



Attachment -3



Initials of owners of 50 View Terrace, East Fremantle:

MARTISAN
Architecture & Industrial Art

Rev.	DATE	DESCRIPTION
A	30.11.2022	ISSUE FOR DA
B	01.03.2023	ISSUE FOR DA
C	18.03.2023	ISSUE FOR DA

PAGE SCALE:



CLIENT:
ROBERT DE BONI

PROJECT ADDRESS:
50a VIEW TCE,
EAST FREMANTLE

PROJECT NAME:
ADDITIONS & ALTERATIONS

DRAWING TITLE:
ORTHOGONAL STREET PANORAMA OF
VIEW TCE (SOUTH) ELEVATION

STAGE:
DEVELOPMENT APPROVAL

DES: MP/AR/DL/MP
DATE: 19.03.23
PROJ: 2209

CHKD: MP
SCALE: As indicated @ A3
APP: C

1 of 171

A020 C

Attachment -3

- GEN. NOTES
- 1. ALL LEVELS ARE AHD.
 - 2. EXISTING GROUND LEVELS TO REMAIN.
 - 3. NGL = NATURAL GROUND LEVEL.



1 STREET MONTAGE OF EAST (FRONT) ELEVATION ALONG GORDON ST
1:200

Initials of owners of 50 View Terrace, East Fremantle:

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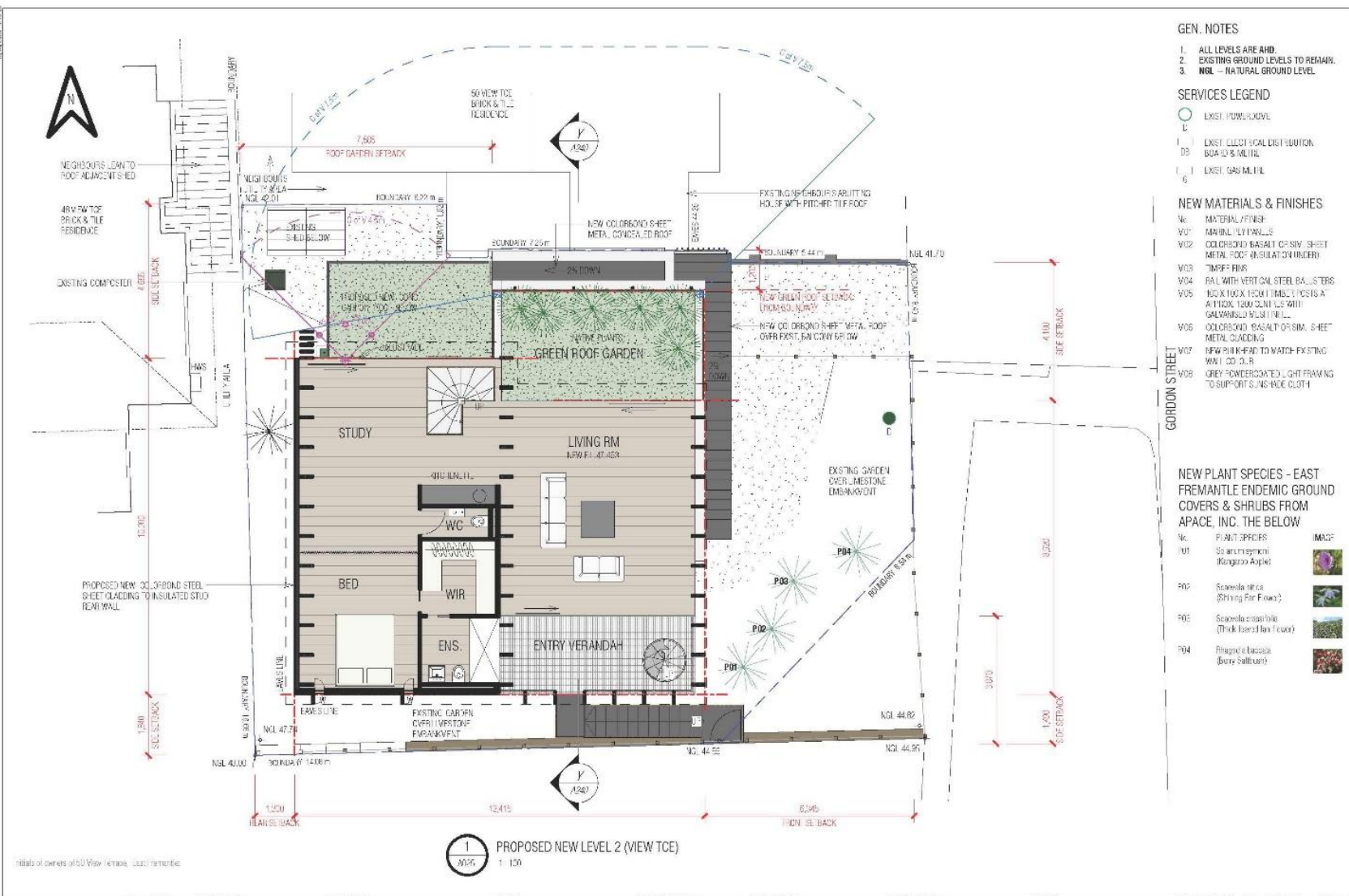
Rev.	DATE	DESCRIPTION
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B	01.03.2023	ISSUE FOR DA
C	18.03.2023	ISSUE FOR DA

PAGE SCALE:





Attachment -3



- GEN. NOTES
1. ALL LEVELS ARE AHD.
 2. EXISTING GROUND LEVELS TO REMAIN.
 3. NGL - NATURAL GROUND LEVEL.

- SERVICES LEGEND
- EXIST. POWER POLE
 - EXIST. ELECTRICAL DISTRIBUTION BOARD & METER
 - EXIST. GAS METER

- NEW MATERIALS & FINISHES
- N1 MATERIAL / FINISH
 - N2 MAIN FLOOR SLABS
 - N3 COLORBOND BASALT OR SIM. SHEET METAL ROOF (G.SULPHUR UNDER)
 - N4 TIMBER FINS
 - N5 RAIL WITH VERTICAL STEEL BALUSTERS
 - N6 100 X 100 X 1500 TIMBER POSTS AT 1100X1200 CENTRES WITH GALVANISED VULCANITE
 - N7 COLORBOND BASALT OR SIM. SHEET METAL CLADDING
 - N8 NEW 200 X 40 TO MATCH EXISTING WITH 200 X 80
 - N9 GREY POWDERCOATED LIGHT FRAMING TO SUPPORT SUNSHADE CLOTH

- NEW PLANT SPECIES - EAST FREMANTLE ENDEMIC GROUND COVERS & SHRUBS FROM APACE, INC. THE BELOW
- | No. | PLANT SPECIES | IMAGE |
|-----|---|-------|
| P01 | Solanum elaeagnifolium (Mango Apple) | |
| P02 | Scandelia nitida (Spring For Flower) | |
| P03 | Scandelia elaeagnifolia (Thick leaved fan flower) | |
| P04 | Phagnolia laevis (Berry Saltbush) | |

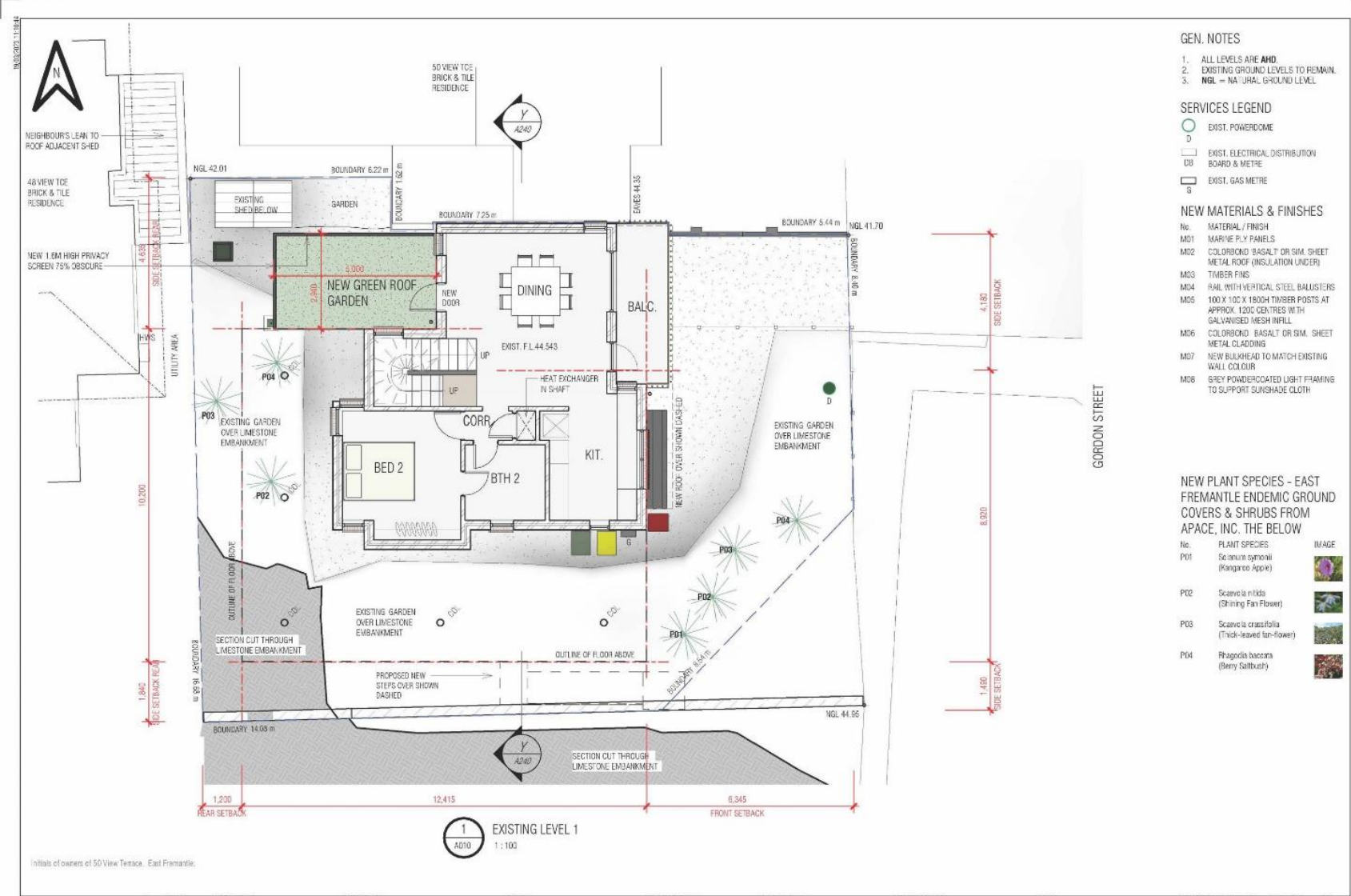
MARTISAN Architecture & Industrial Art
4/9 470 50 290 | info@martisan.com.au

REV.	DATE	DESCRIPTION
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2	01.03.2023	ISSUE P01.OA
3	18.03.2023	ISSUE P01.OA

CLIENT: ROBERT DE BONI
PROJECT ADDRESS: 50a VIEW TCE, EAST FREMANTLE
PROJECT NAME: ADDITIONS & ALTERATIONS
DRAWING TITLE: PROPOSED NEW LEVEL 2 (VIEW TCE)
STAGE: DEVELOPMENT APPROVAL
DESIGNER: MFS/DOB/RF, MF
DATE: 15.08.23
REV: 0200
DWG: A110
APP: A110
SEA: E 1-100000
REV: 0200

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Attachment -3

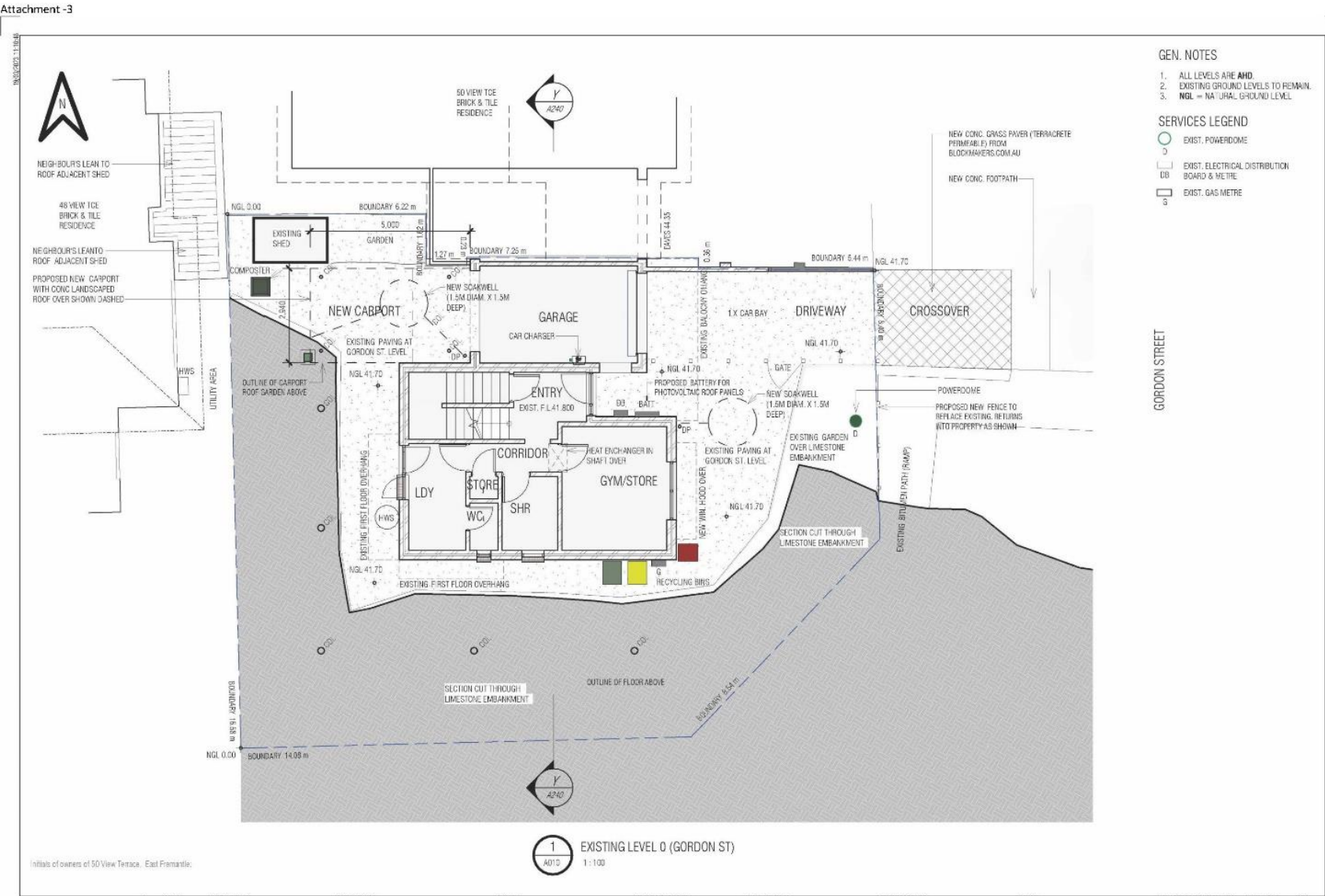


- GEN. NOTES
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 2. EXISTING GROUND LEVELS TO REMAIN.
 3. NGL = NATURAL GROUND LEVEL.

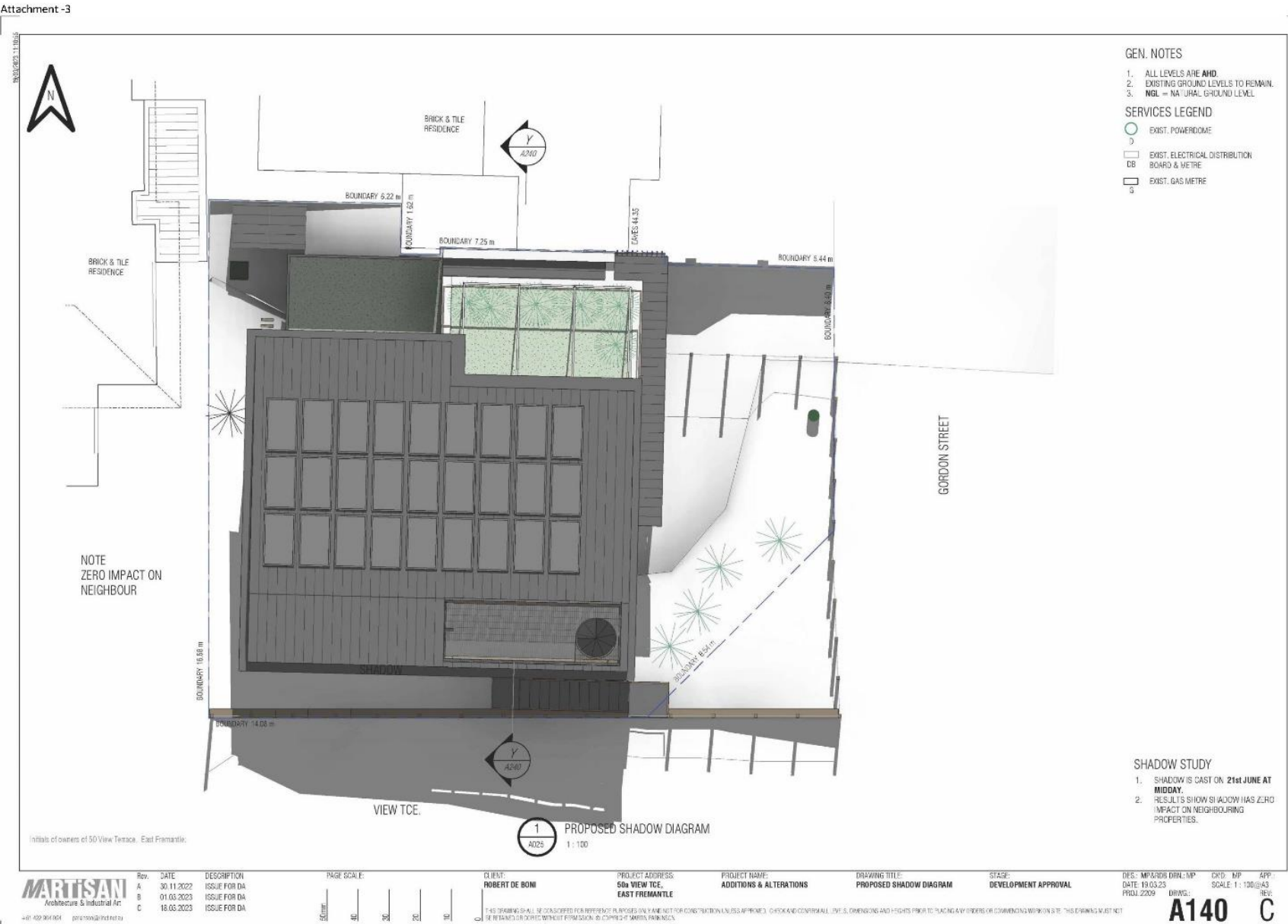
- SERVICES LEGEND
- EXIST. POWERDOME
 - EXIST. ELECTRICAL DISTRIBUTION BOARD & METRE
 - EXIST. GAS METRE

- NEW MATERIALS & FINISHES
- MD1 MARINE PLY PANELS
 - MD2 COLORBOND BASALT OR SIM. SHEET METAL ROOF (INSULATION UNDER)
 - MD3 TIMBER FINS
 - MD4 RAIL WITH VERTICAL STEEL BALUSTERS
 - MD5 100 X 100 X 1800H TIMBER POSTS AT APPROX. 1200 CENTRES WITH GALVANISED MESH INFILL
 - MD6 COLORBOND BASALT OR SIM. SHEET METAL CLADDING
 - MD7 NEW BULKHEAD TO MATCH EXISTING WALL COLOUR
 - MD8 GREY POWDERCOATED LIGHT FRAMING TO SUPPORT SUNSHADE CLOTH

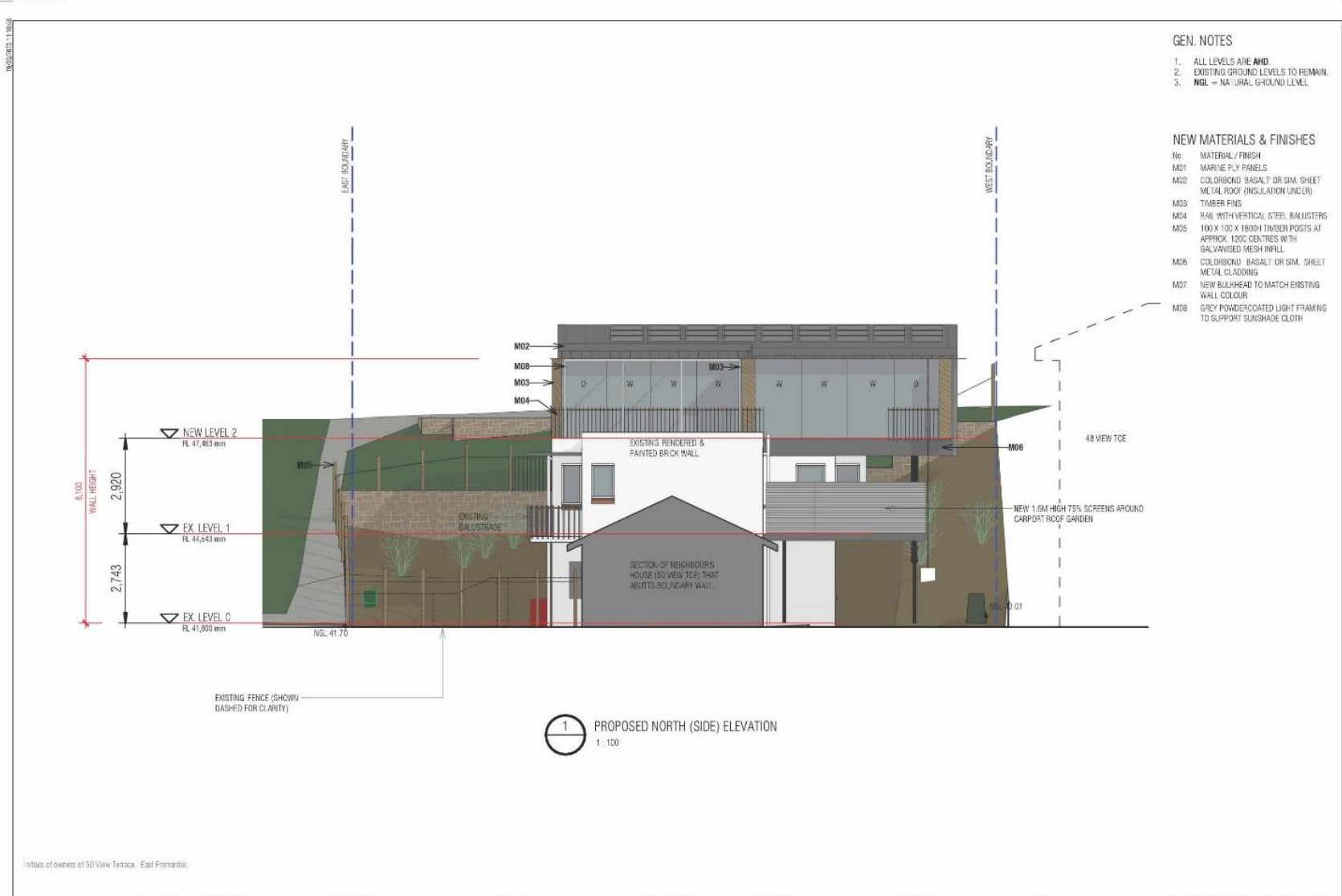
- NEW PLANT SPECIES - EAST FREMANTLE ENDEMIC GROUND COVERS & SHRUBS FROM APACE, INC. THE BELOW
- | No. | PLANT SPECIES | IMAGE |
|-----|---|-------|
| P01 | Scarcia mynholii (Kangaroo Apple) | |
| P02 | Scarcia nillida (Shining Fan Flower) | |
| P03 | Scarcia crassifolia (Thick-leaved fan-flower) | |
| P04 | Phragmites laevis (Berry Saltbush) | |



	Rev.	DATE	DESCRIPTION	PAGE SCALE:	CLIENT: ROBERT DE BONI	PROJECT ADDRESS: 50a VIEW TCE, EAST FREMANTLE	PROJECT NAME: ADDITIONS & ALTERATIONS	DRAWING TITLE: EXISTING LEVEL 0 (GORDON ST)	STAGE: DEVELOPMENT APPROVAL	DESIGNER: MP/ARDS DR/L:MP DATE: 19.03.23 PROJ: 2209	CHKD: MP SCALE: 1: 100@A3	APP: C REV:
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	B	01.03.2023	ISSUE FOR DA									
	C	18.03.2023	ISSUE FOR DA									
THIS DRAWING SHALL BE CONSIDERED FOR REFERENCE PURPOSES ONLY AND NOT FOR CONSTRUCTION UNLESS APPROVED. CHECK AND CONFIRM ALL LEVELS, DIMENSIONS AND FEATURES PRIOR TO PLACING ANY ORDERS OR COMMENCING WORK ON SITE. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION. © COPYRIGHT © MARTISAN ARCHITECTURE												



Attachment -3



Initials of owners of 50 View Terrace, East Fremantle:

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Architecture & Industrial Art

Rev.	DATE	DESCRIPTION
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B	01.03.2023	ISSUE FOR DA
C	18.03.2023	ISSUE FOR DA

PAGE SCALE:

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CLIENT:
ROBERT DE BONI

PROJECT ADDRESS:
50a VIEW TCE,
EAST FREMANTLE

PROJECT NAME:
ADDITIONS & ALTERATIONS

DRAWING TITLE:
PROPOSED NORTH (SIDE) ELEVATION

STAGE:
DEVELOPMENT APPROVAL

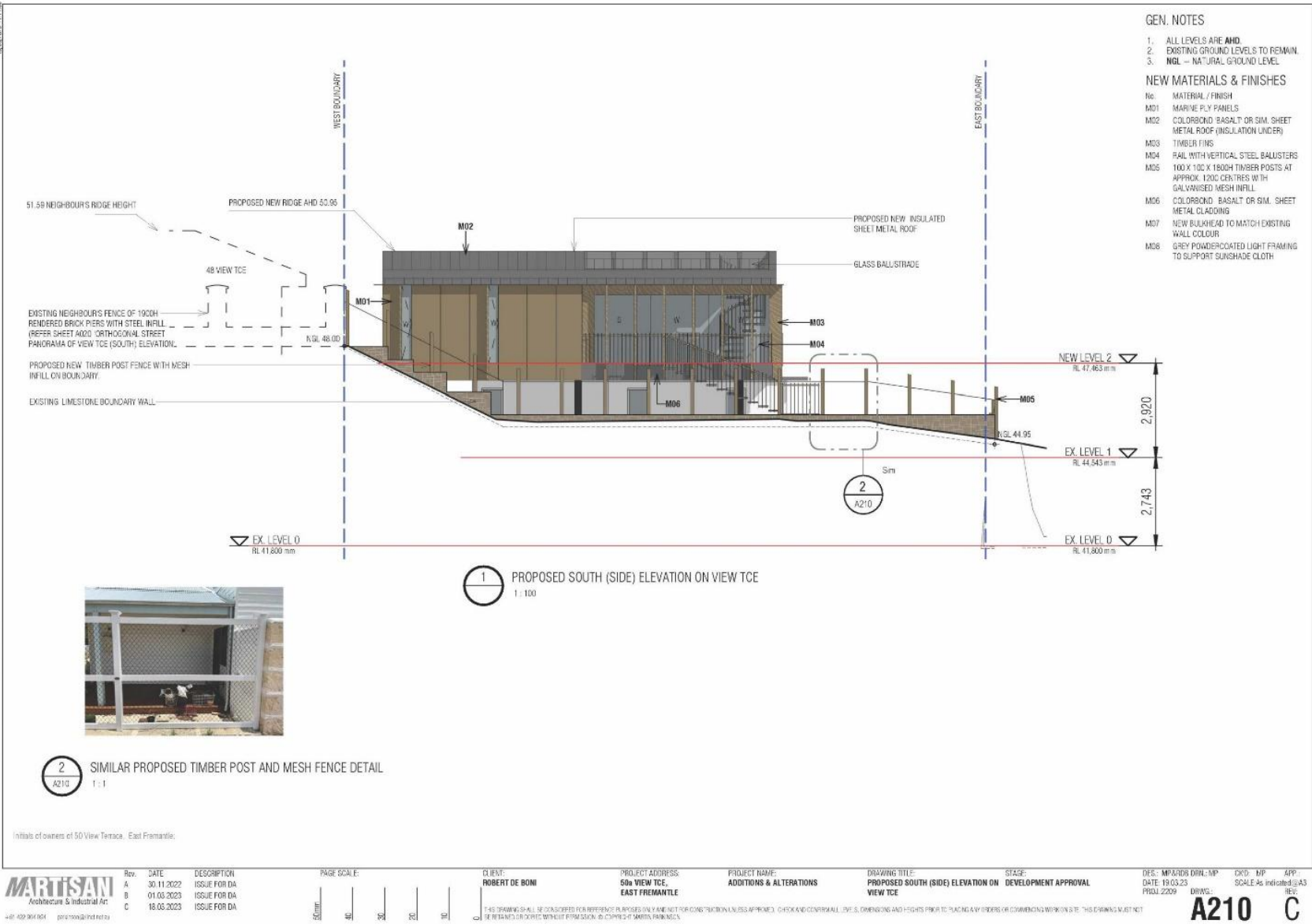
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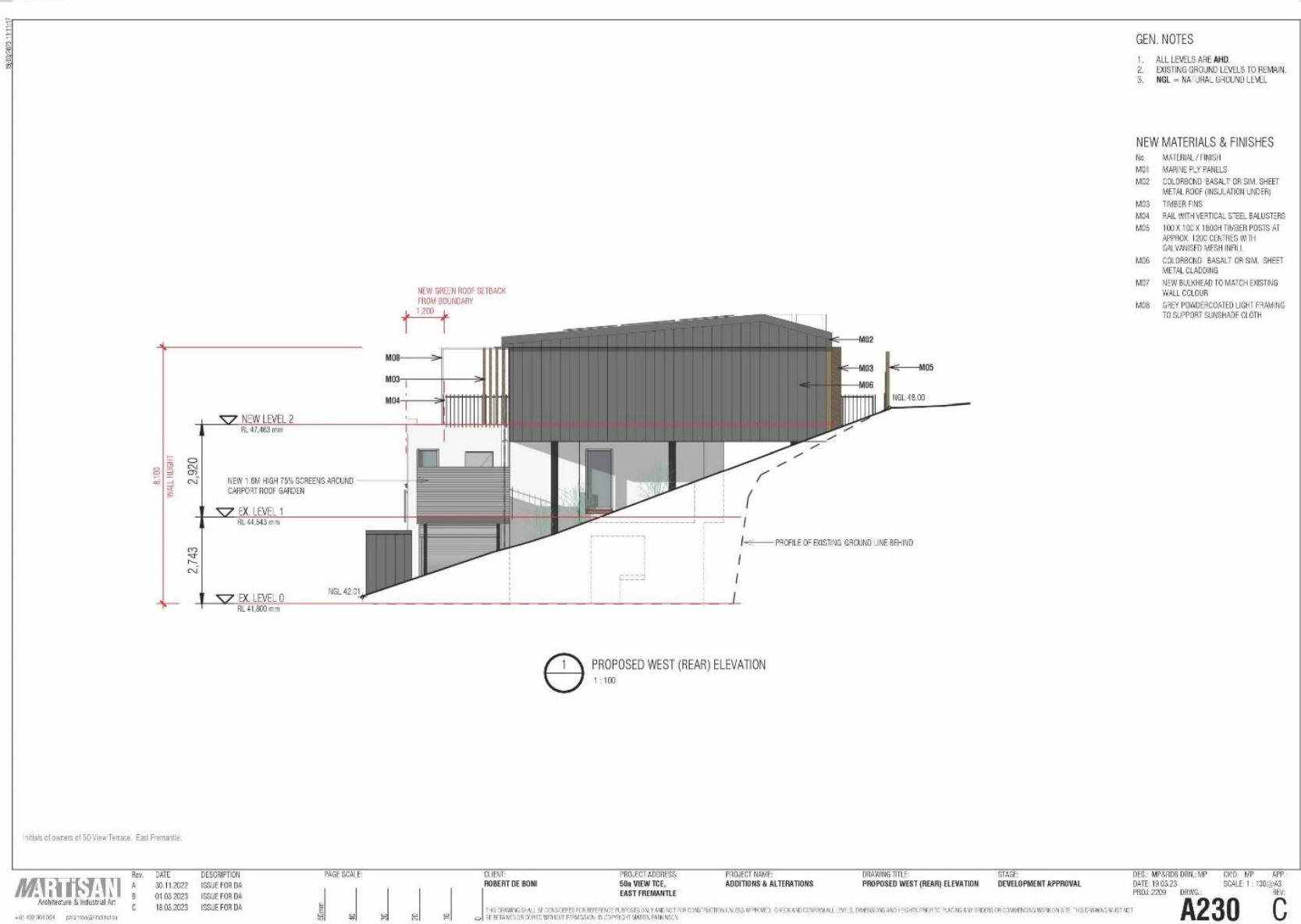
1 of 171

Attachment -3





Attachment -3







Community Engagement Checklist

Development Application P111/22 – 50A View Terrace

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	22/12/2022	<input checked="" type="checkbox"/> Advertised to 7 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		22/12/2022		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
Notes				



12.5 34 PIER STREET - NEW DWELLING

Owner	Rino Trolio
Applicant	ABN Residential WA Pty Ltd T/A Webb & Brown-Neaves
Report Reference Number	TPR-1321
Planning Reference Code	P009/23
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 9 February 2023
4. Community engagement checklist

PURPOSE

The purpose of this report is for Council to consider a development application for a new dwelling at 34 (Lot 1) Pier Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes a new double storey dwelling with an undercroft garage at 34 (Lot 1) Pier Street, East Fremantle. The proposed dwelling is part of a 2 dwelling strata development. There is currently an older duplex half located on site and this is to be demolished to make way for the new dwelling. The neighbouring strata property underwent a similar process; it was demolished, and a double storey dwelling built on the site.

The proposed development at 34 Pier Street is comprised of a double garage, 5 bedrooms, 3 bathrooms, kitchen, dining, living and an alfresco located in the front setback area. Five variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (3 locations), open space, and wall height. The proposed variations are included below.

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern wall – Guest/Bed 2, Laundry, Bed 5, Stairs, Bathroom – Ground Floor – 6m required, 2.004m provided,
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Bathroom, Bed 4 – Ground Floor – 1.2m required, 0.25m provided,
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Toilet, Ensuite – Upper Floor – 3m required, 0.25m provided,
- (iv) Clause 5.1.4 – Residential Design Codes – Open Space – 55% required, 51% provided,
- (v) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Wall Height – 5.6m required, 6.429m provided,
- (vi) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – 1.8m maximum height, greater than 1.8m provided, and
- (vii) Clause 5.2.5 – Residential Design Codes – Sightlines – corner truncation or wall height less than 0.75m required, visually permeable fence provided.

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It is recommended that the proposed development with the listed variations be supported subject to the conditions included in the final recommendation.


BACKGROUND

Zoning	Residential R12.5
Site Area	395m ²
Heritage	N/A
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

Advertising

The proposed development was advertised from 6 to 22 February 2023. Two submissions were received and are included below.

Submission	Applicant Response	Town Response
<p>Submission 1</p> <p>I have some concerns I wish to address.</p> <p>As a 'two story property' this will significantly affect the amenity of my property and affect the view from the rear of my property which I have been used for almost 20 years. See attached photo.</p> <p>I was unable to object to the plans for the adjacent block Lot 2 34 Pier Street as I was not notified in time being overseas and unable to respond.</p> <p>The non-compliant issues just state TBA so I am not able to <i>pass comment on the impact of these on my property.</i></p> 	<p>The wall / roof height above NGL was compliant relative to NGL at the northern boundary, and western boundary, and so were the setbacks.</p> <p>Also, the building height is consistent with the existing adjoining dwellings to the east and west.</p>	<p>The proposed development is less than the maximum roof height that is allowed under the Residential Design Guidelines and as such is considered acceptable. It is also noted that the proposed dwelling is lower in overall height than the 2 neighbouring dwellings. There is no absolute right to views.</p>
<p>Submission 2</p> <ol style="list-style-type: none"> 1. This strata lot conversion to survey strata lot, seems to enable the building to reach the boundary extremity with previous lot 2 without allowance for any set back arrangement. 2. As such and in combination with the existing newly completed construction over Lot 2, will effectively cut out the natural south westerly sea breezes which we rely upon to enter our house number 27 View Terrace. 3. The combined frontage of the total walled building across the strata lot, is substantial, perhaps monolithic. 4. The proposed house maybe proposed as two storey but is effectively increased in overall height by the additional retained garden levels, having a substantial impact on the southern corridor views. 	<ol style="list-style-type: none"> 1. The title arrangement has not influenced the built form outcome. 2. The dwellings behind the subject land (25 and 27 View Terrace) have a finished ground level generally consistent with site levels at the northern boundary of the subject land (or higher). The proposed dwelling will have a height measured to the roof ridge of approximately 6.6m above ground level, relative to ground level at the northern boundary. This is lower than the maximum wall height allowed under the Codes (7.0m) for new dwellings, and much lower than maximum roof height (10.0m). On this basis, it is not accepted that the dwelling would inhibit breezes for the 	<p>The development application does not deal with survey strata subdivision. The survey strata lot is already in existence.</p> <p>34 Pier Street has a separate owner to 7 Easton Street and decisions made in relation to 34 Pier Street are made independently of 7 Easton Street.</p> <p>The current development at 34 Pier Street abuts the neighbouring strata property at 7 Easton Street. There is no significant change in the format of the existing development although it is</p>

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TOWN of
EAST FREMANTLE

<p>5. The building set back at rear is not clear, however this has potential to undermine the existing large retaining wall along the boundary adjoining 25 and 27 View Terrace.</p> <p>6. The width of the garage is 6.2meters and forms a large percentage of the frontage of the building (maybe 30%) if I read the plans correctly.</p> <p>7. Provision for the planting of established 2 m height trees at the rear of the garage will serve to further reduce the outlook from 27 View Terrace in the future, over which there is no control by owners of 27 View Terrace and may interrupt the integrity of the existing boundary retaining wall.</p> <p>8. As the original duplex pair had a very wide frontage to Easton St. the extent of the proposed building covers almost the entire area of frontage to Easton St together with allowances for Lot 2 already built, to have varied garage setbacks from Easton St side, compromising the true rear elevation on the shared boundary.</p> <p>9. It seems the concessions already made for lot 2 together with the lack of concern for interruption to the natural enjoyment of the location afforded to 27 View Terrace will affect the living standards and expectations by the coverage of lot 1.</p> <p>10. It is preferred if the owners could accommodate a natural corridor set back from the walls of lot 2, to allow a breezeway of some effect by reducing the width of the garage frontage.</p> <p>Additional comment received. I have submitted a response to the above referenced application, raising some concerns that my partner and I have with the proposal. Would you kindly add the details of another concern in relation to the selection of type and or colour of the roofing materials proposed, so that it may be put before the committee for consideration. As the garage roof cover and the main roof section of the home are proposed to be built in metal roofing material, there are concerns that a light coloured or natural finish custom orb or flat roof steel profile will produce a reflective glare towards the rear northern boundary and our adjacent lot. The roof material over the garage will reflect towards the northern rear boundary with an approximate .600 mml fall. This will become observed and dominant from the extent of the position of our retained ground level, hence radiate at an upwards angle during the summer months when the sun is rising and setting on its southern trajectory. The rear sheeting above the main body of the home will likely do the same as the pitched angle will reflect light towards the northern boundary also. We would like and much prefer if the material can be a selected Colorbond with a deeper base and less reflective property, so that this does not greatly impact on our outlook towards the south. The potential band width of reflection from our ground level to the applicants finished roof height of the main building, will be substantial and has the potential to make a great impact on the comfort and enjoyment on our neighbouring amenity.</p>	<p>owners of 25 and 27 View Terrace, beyond that which would normally be experienced in the majority of residential areas. Furthermore, the dwellings at 25 and 27 View Street are each positioned approximately 12.0m away from the rear boundary of the subject land (similar to the width of the Pier Street Road reserve including verge). It is considered this level of separation would facilitate the movement of breezes over the proposed dwelling into the adjoining lots to the north.</p> <p>3. The streetscape imagery attached to the application reveals the dwelling design provides good articulation, with the garage and level above being generally consistent in height with the existing dwelling, and higher portion positioned centrally on the subject land. The dwelling is also of a lower scale overall than both adjoining dwellings to the east and west. It is considered the distribution of building bulk, and the completely different design and façade treatments relative to the adjoining dwellings will avoid the perception of a blank monolithic structure.</p> <p>4. See Response 2</p> <p>5. The rear building setback is compliant. The design and construction method are reviewed by structural engineers prior to construction, to ensure the structural integrity of surrounding dwellings / retaining.</p> <p>6. The garage width is compliant.</p> <p>7. The site plan shows the location of a 2m x 2m area to contain a tree being up to 2m in height. The existing brick wall at the southern boundary will be approximately 3.6m above the finished ground level behind the garage. The height of this wall will conceal the majority, if not all, of any trees suitable for planting within this area.</p> <p>8. The proposed dwelling will not have frontage to Easton Street.</p> <p>9. See Response 2</p> <p>10. See Response 2</p> <p>The roof colour will be Basalt Colorbond roof sheeting. This colour is one of the least reflective in the Colorbond range and should ease the concerns of the neighbour.</p>	<p>higher. The development does not exceed the maximum permissible height of 8.1m that is permitted in accordance with the Residential Design Guidelines. Development applications can be proposed with walls adjacent to neighbouring properties and subject to assessment by the Town in accordance with the planning framework.</p> <p>The retaining walls at the front of the property are replacement walls for existing retaining and the height of the site is not changing significantly.</p> <p>The lot boundary setback to the rear boundary is a minimum of 2m.</p> <p>The impact of the garage is required to be demonstrated in accordance with the Residential Design Guidelines and this is done via the plans that have been submitted in the development application. It is a requirement of the Residential Design Codes that a 2m by 2m deep planting zone is provided on the plans, and it is indicated that a tree is planted as part of the landscaping on site.</p> <p>The proposed development on site does not deal with the retaining wall at the rear of the 34 Pier Street. The retaining wall is inside the boundary of the neighbouring property to the north at 25A View Terrace. A building permit will require that any structures built on site comply with the requirements of the National Construction Code and any necessary engineering to ensure that do not impact on the retaining wall.</p> <p>Views cannot be guaranteed in all directions from a property and although there may be views that are interrupted to the south of the submitter's property views towards the river and ocean remain unaffected by this development.</p> <p>The proposed development has a site coverage of 51% which is a variation to the</p>
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Thank you for your consideration and further advice as to how this may be overcome.		<p>requirements of the Residential Design Codes and is referred to in the comment section of this report. Living standards and expectations are not a relevant planning consideration. There is still adequate setback between surrounding properties to allow for ventilation. Proponents can propose development that abuts neighbouring sites but again this is subject to a variation that is discussed in the comment section of this report.</p>
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Community Design Advisory Committee

This application was not provided to the Community Design Advisory Committee (CDAC) as administration has determined at this time it is not appropriate to undertake the CDAC meeting because of restrictions and risks associated with the Covid virus.

External Consultation

Nil

Internal ConsultationAdvice from Operations

- 1) Stormwater
 - a. Stormwater to be retained on site,
 - b. Water to be contained within property and not be directed towards adjoining properties or road reserve,
 - c. Water from driveway to be captured by grate along boundary line connected by a pipe to a soak tank,
 - i. Piped connection to be shown on plans,
 - d. Stormwater calculations to be shown on plans,
 - e. Down pipe connections to the soak tanks to be shown,
- 2) Adjoining Properties
 - a. Access to surround properties to remain accessible at all times,
- 3) Crossover
 - a. Crossover application required,
 - b. Crossover to be maximum 5m wide,
 - c. Crossover to tie into existing footpath,
- 4) Street Trees
 - a. Street / verge trees to be protected at all times by TPZ,
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development,
- 5) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.

Conditions are included in the final recommendation to address matters discussed above. Standard conditions relating to the protection of verge trees and the requirement to prepare a construction management plan were

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included in the final recommendation to minimise any issues relating to parking, materials storage, or verge trees along the street. A condition related to retaining all stormwater on site was also included.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)
Local Planning Scheme No 3

POLICY IMPLICATIONS

Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

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Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	5.9m (average)	5.926m	A
Garage Setback	4.5m	7.431m	A
Minor incursions			N/A
Lot Boundary Setbacks			
Western wall – living, ensuite 2, guest/bed 2 – ground floor	1.5m	1.5m	A
Northern wall – guest/bed 2, laundry, bed 5, stairs bathroom – ground floor	6m	2.004m	D
Eastern wall – bed 5 – ground floor	1.5m	6.2m	A
Eastern wall – bathroom, bed 4 – ground floor	1.2m	0m	D
Eastern wall – garage – lower ground floor	0m	0m	A
Western wall – master suite & stairs – upper floor	1.2m	1.4m	A
Northern wall – stairs, toilet – upper floor	6m	8.18m	A
Eastern wall – toilet, ensuite – upper floor	3m	0m	D
Car Parking	2 car bays	2 car bays	A
Maximum roof height	8.1m	6.68m	A
Maximum wall height	5.6m	6.429m	D
Open Space	55%	51%	D
Site Works			N/A
Visual Privacy			
Overshadowing	<25%	Overshadows subject lot	A
Roof form and pitch	Impact of roof to be demonstrated	Impact of roof demonstrated	A
Garage width	Impact to be demonstrated	Impact demonstrated	A
Materials and colours			A
Landscaping			A
Front fence	Maximum height 1.8m	>1.8m	D
Sightlines	1.5m truncation or height reduction to 0.75m	Visually permeable fencing	D
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

This development application proposes a new double storey dwelling with an undercroft garage at 34 (Lot 1) Pier Street, East Fremantle. The proposed dwelling is part of a 2 dwelling strata development. There is currently an older duplex half located on site and this is to be demolished to make way for the new dwelling. The neighbouring strata property underwent a similar process; it was demolished, and a double storey dwelling built on the site. It is noted that signed support was received from the neighbouring strata property owner. Two submissions were received. Responses from the applicant are included in the submissions table and additional comment is also made from the Town.

The proposed development at 34 Pier Street is comprised of a double garage, 5 bedrooms, 3 bathrooms, kitchen, dining, living and an alfresco located in the front setback area. This alfresco is a vergola, with a roof that can be opened and closed. As such it is exempt from requiring development approval so is not considered a variation to the Residential Design Codes. Seven variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (3 locations), open space, wall height, front fence height and sightlines.

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Lot Boundary Setback - Northern wall – Guest/Bed 2, Laundry, Bed 5, Stairs, Bathroom – Ground Floor

The northern wall with major openings on the ground floor is 16.79m long and 3.6m high. The density code assigned to the lot is R12.5 which requires a setback of 6m in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1. In this case the wall is set back 2.004m which is significantly less than the required amount, however, this can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- The property was previously subdivided and developed at R20 (corner lot subdivision), resulting in a constrained and small lot than required under R12.5
- There are minimal impacts of building bulk on adjoining properties,
- Adequate sunlight and ventilation can be provided to the building and open spaces on the site and adjoining properties, and
- Minimal overlooking and loss of privacy on adjoining properties.

Similar sized dwellings are located on the neighbouring strata property and surrounding properties, created by corner lot developments at R20. Should the R20 provisions be used to assess this development, the proposed variations are considered to be significantly reduced. There is still sufficient setback from the boundary to allow sunlight and air to reach the rear of the dwelling. There is no loss of privacy from the reduced setback of the wall as all privacy setback requirements are met from the respective rooms and spaces within the dwelling. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback - Eastern Wall – Bathroom, Bed 4 – Ground Floor

The eastern wall of the dwelling which is attached to a bathroom and bedroom 4 is 8.84m long and 6.429m high without major openings. The wall is required to be setback 1.2m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1. In this case the wall is located up to the boundary (approximately 0.25m from the boundary). The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- Makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas,
- Minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation to the building and open spaces on the site and adjoining properties,
- Minimal overlooking and resultant loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property.
- Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted.
- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The reduced lot boundary has minimal impact on the surrounding properties. It is constructed adjoining a similarly built wall and has minimal bulk, scale and height impacts, and for this reason can be supported. It is located in a similar position to the garage wall of the dwelling that is currently on site.

Lot Boundary Setback - Eastern Wall – Toilet, Ensuite – Upper Floor

The eastern wall of the dwelling which is attached to a toilet and ensuite is 6.81m long and 6.429m high without major openings. The wall is required to be setback 3m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1. In this case the wall is located up to the boundary (approximately 0.25m from the boundary). The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- Makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas,
- Minimal impact of building bulk on adjoining properties,
- Adequate direct sunlight and ventilation to the building and open spaces on the site and adjoining properties,
- Minimal overlooking and resultant loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property.
- Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted.

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- Positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The reduced lot boundary has minimal impact on the surrounding properties and for this reason can be supported.

Open Space

The Residential Design Codes deemed to comply clause 5.1.4 C4 requires that 55% of the site is dedicated to open space. In this case there is a reduction in the open space provided to 51%. This can be supported in accordance with design principles clause 5.1.4 P4 for the following reasons;

- Reflects the existing and desired streetscape character,
- Provides access to natural sunlight for the dwelling,
- Reduces building bulk on the site consistent with the expectations of the applicable density code,
- Provides an attractive setting for the buildings, landscape, vegetation, and streetscape,
- Opportunities are provided for residents to use space external to the dwelling for outdoor pursuits and access within and around the site and,
- Provides space for external fixtures and essential facilities.

It is noted significant ground floor and upper floor alfresco and balcony space is provided, articulating the building but also providing usable space to the occupants, which falls outside the open space calculations.

Maximum Wall Height

The Residential Design Guidelines acceptable development clause 3.7.17.4.1.3 A1.4 requires that the maximum wall height is 5.6m. In this case the increase in wall height to 6.429m (along the eastern wall of the property) can be supported because the development is of a compatible form, bulk, and scale to traditional development in the immediate locality in accordance with performance criteria 3.7.17.4.1.3 P1 from the Town's Residential Design Guidelines. It is noted a adjoining resident has objected to the height of the proposal. The proposal is significantly below the required 8.1 metre maximum roof height requirement, therefore attempts have been made to preserve the neighbours view corridor.

Front Fence

The Residential Design Guidelines acceptable development clause 3.7.11.5 requires that front fences and walls are no more than 1.8m in height including fence piers, has visual permeability in excess of 60% and has a maximum solid wall height of 1.2m. In this case the wall is in excess of 1.8m with a significant retaining wall being built in place of a previous retaining wall. The site is already elevated above the street and retaining is essential. At the top of the retaining wall is a fence that is 1.2m high with visual permeability in excess of 60%. In the case of performance criteria 3.7.11.5 P4 iii the difference in the height of the verge compared to the site level justify a wall that is higher. This wall/ retaining height is consistent with the adjoining neighbour. For this reason, the proposed front wall height can be supported.

Sightlines

In accordance with the Residential Design Codes deemed to comply clause 5.2.5 C5i sightlines have to be maintained to ensure that reversing vehicles can see pedestrians and cars. The fence should be truncated for 1.5m or alternatively reduced in height to 0.75m. In this case the steps from the front yard have been modified to have balustrading that has high levels of visual permeability. Unobstructed sightlines are provided in accordance with design principles 5.2.5 P5. For this reason, the current format of the front wall with the open balustrading can be supported.

CONCLUSION

Based on the preceding assessment the proposed development can be supported subject to the conditions that have been included in the final recommendation. Although there are 7 variations to the Residential Design Codes, they are relatively minor variations and relate in aspects to the previous development/ subdivision of the lot at R20. The proposed design is of a style of architecture that is not out of place in the Richmond Hill precinct.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.5 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP050423

Moved Cr White, seconded Cr Nardi

That development approval is granted, and Council exercises its discretion regarding the following;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northern wall – Guest/Bed 2, Laundry, Bed 5, Stairs, Bathroom – Ground Floor – 6m required, 2.004m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Bathroom, Bed 4 – Ground Floor – 1.2m required, 0.25m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Eastern Wall – Toilet, Ensuite – Upper Floor – 3m required, 0.25m provided
- (iv) Clause 5.1.4 – Residential Design Codes – Open Space – 55% required, 51% provided
- (v) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Maximum Wall Height – 5.6m required, 6.429m provided
- (vi) Clause 3.7.11.5 – Residential Design Guidelines – Front Fence – 1.8m maximum height, greater than 1.8m provided
- (vii) Clause 5.2.5 – Residential Design Codes – Sightlines – corner truncation or wall height less than 0.75m required, visually permeable fence provided

for a new dwelling and retaining wall at No. 34 (Lot 1) Pier Street, East Fremantle, in accordance with the plans submitted 9 February 2023, subject to the following conditions:

- (1) Existing trees located within the verge are a Town of East Fremantle (the Town) asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Town.
- (2) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.
- (3) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not to be removed without written approval from the Town.
- (4) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Town, and thereafter implement to the satisfaction of the Town, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (5) The footpath is to always remain accessible to pedestrians.
- (6) The crossover widths are not to exceed the width of the crossovers indicated on the plans date submitted and to be in accordance with the Town's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (7) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with the Town's further approval.
- (8) The proposed works are not to be commenced until Town has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Town.



- (9) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for the Town's attention.
- (10) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan submitted to the satisfaction of the Town prior to the issue of a Building Permit.
- (11) If requested by Town within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment is to be to the satisfaction of the Town and all associated costs to be borne by the owner.
- (12) 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.
- (13) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified or relocated then such works must be approved by the Town and if approved, the total cost to be borne by the applicant. The Town must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (14) This development approval is 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:

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- (b) *A copy of the approved plans as stamped by Town are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by the Town.*
- (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Town's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*
Crossover Specifications
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf
Residential Design Guidelines
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf
Urban Streetscape and Public Realm Style Guide
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>
Application to Conduct Crossover Works
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf
- (d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with the Town and one copy should be given to the owner of any affected property.*
- (e) *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).*



- (f) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.**
- (g) Trees on verges are the property of the Town. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.**
- (h) Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.**
- (i) A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.**

(CARRIED UNANIMOUSLY)

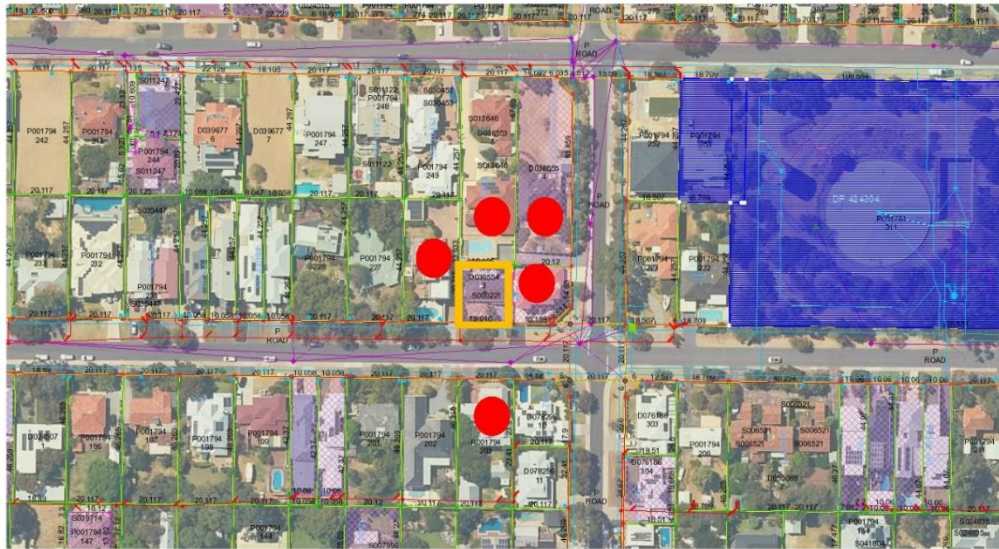
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

34 Pier Street – Location and Advertising Plan



Attachment 1

Attachment -2
34 Pier Street – Photos





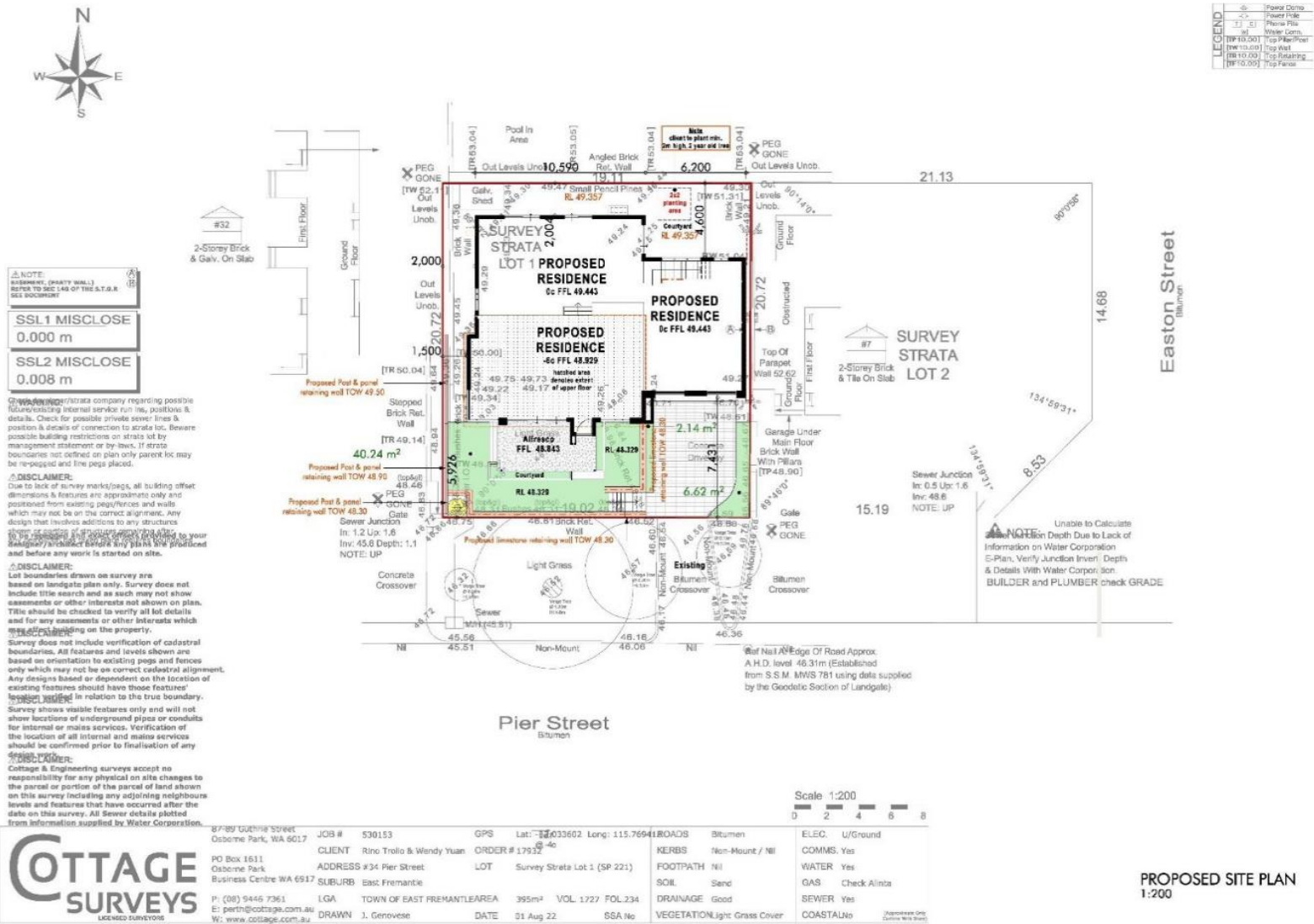
Trolio & Yuan
#34 (lot 1) Pier Street, EAST FREMANTLE



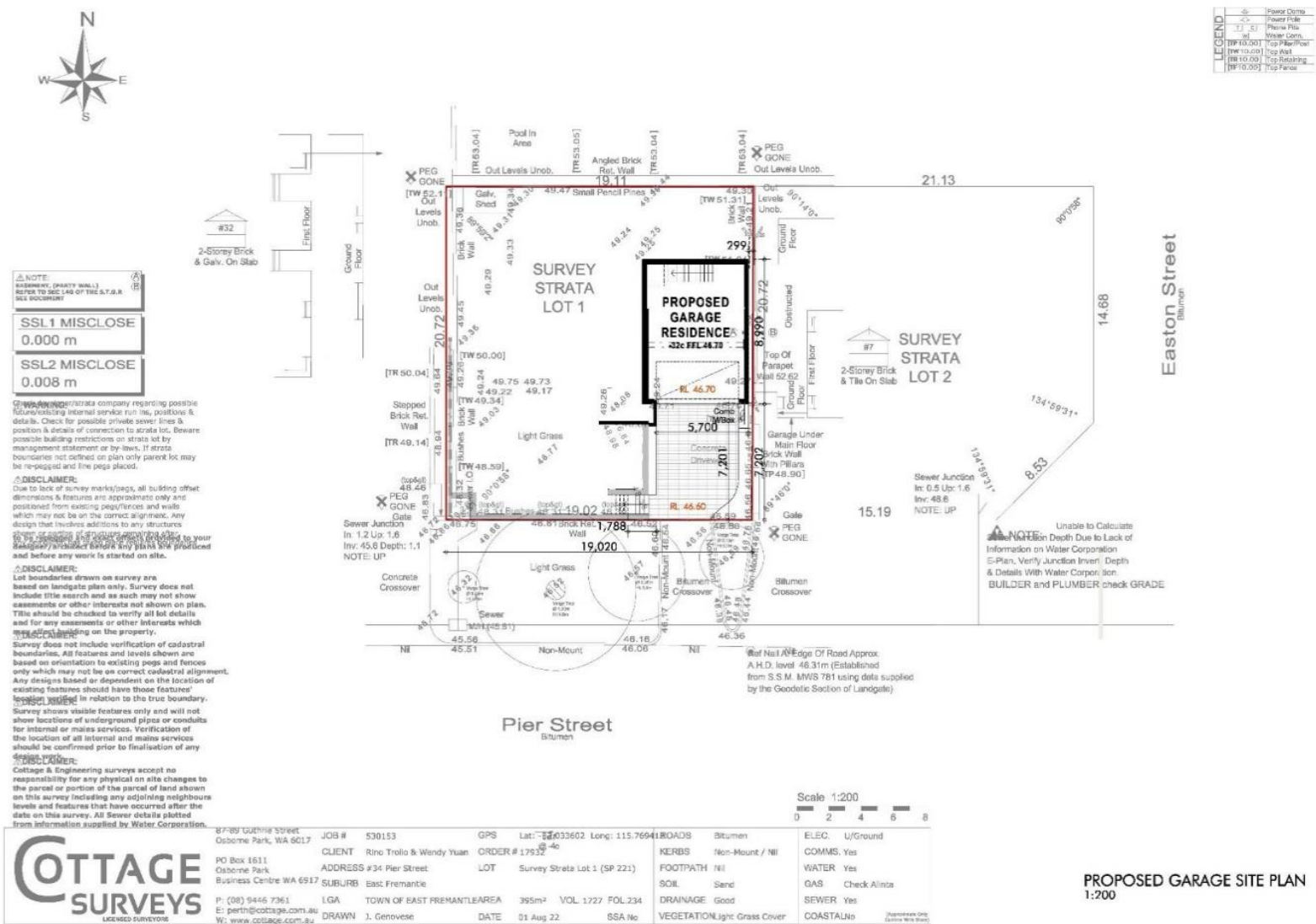
CLIENT NOTES
-SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE- PLEASE CHECK YOUR ADDENDA.
-ROOM DIMENSIONS ARE APPROXIMATE.
-DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS. PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL.
-DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.
-HOUSE DESIGN SPECIFICATIONS.
-COLORS AND MATERIAL MODIFICATIONS MAY BE REQUIRED TO COMPLY WITH THE ENERGY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE.
-PLACEMENT ON THE LOT, ORIENTATION AND THE SPECIFIC CLIMATE ZONE WILL AFFECT THESE MODIFICATIONS.

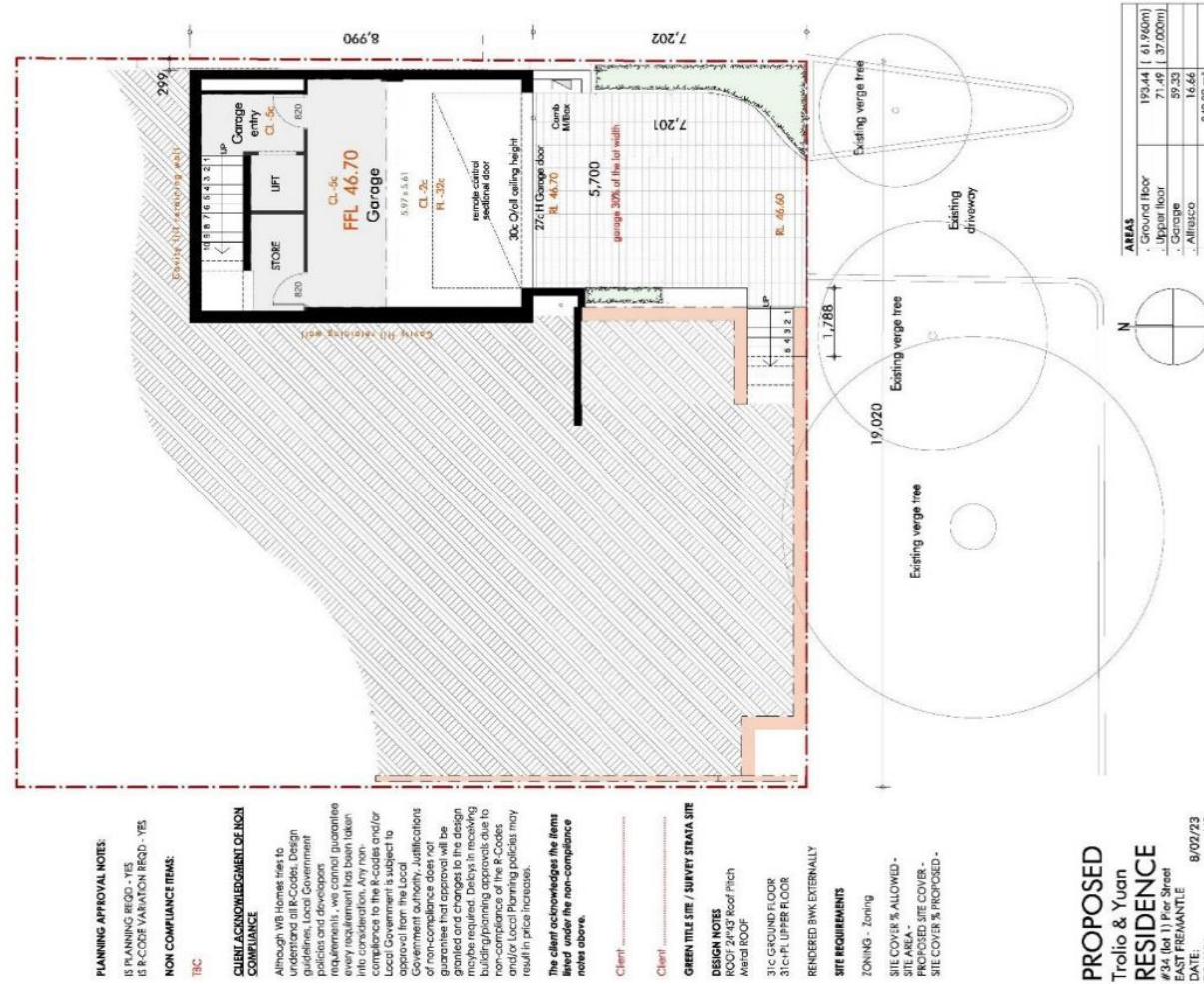


Attachment -3



Attachment -3

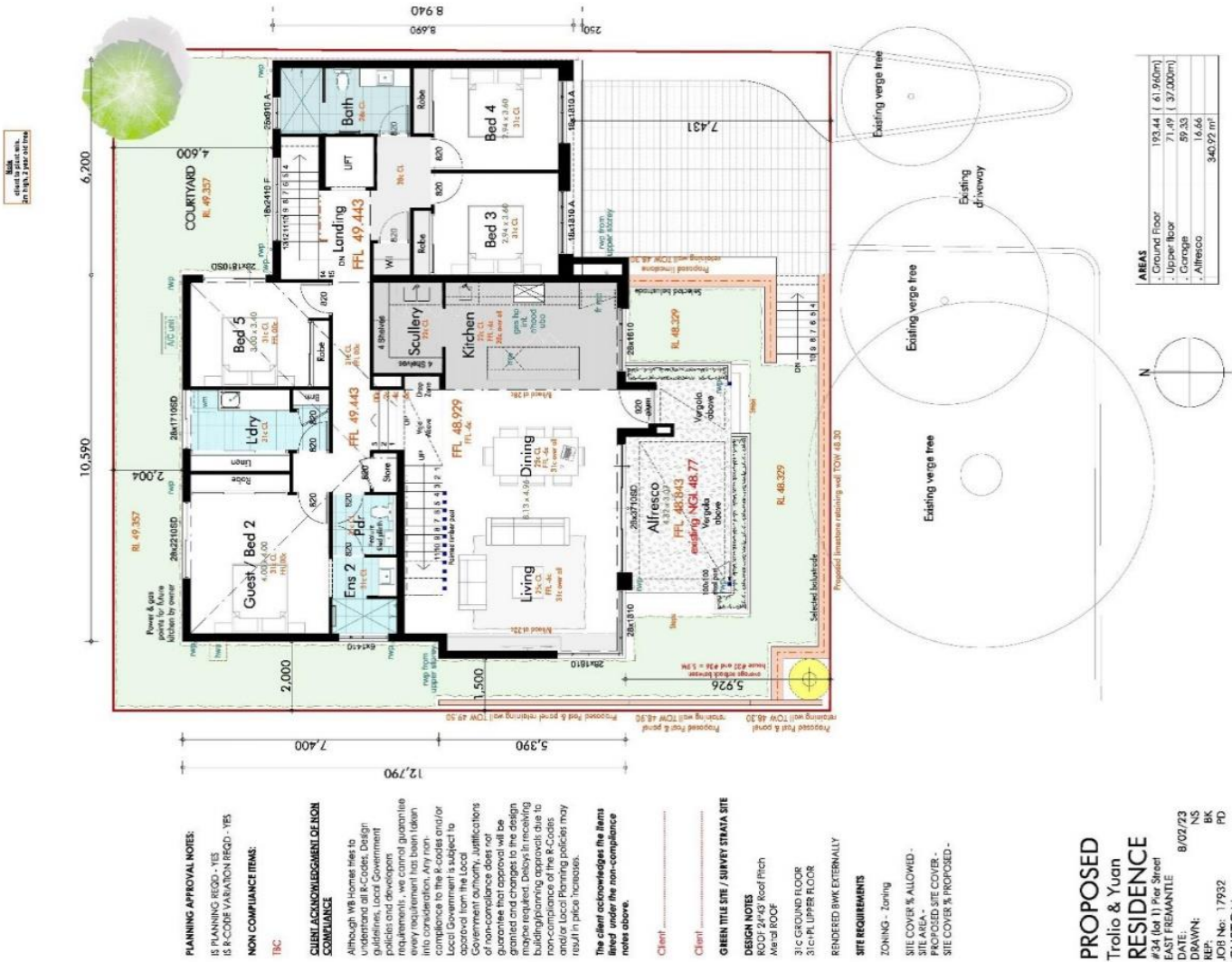




SKETCH GARAGE PLAN
SCALE: 1:100



WEBB & BROWN NEAVES

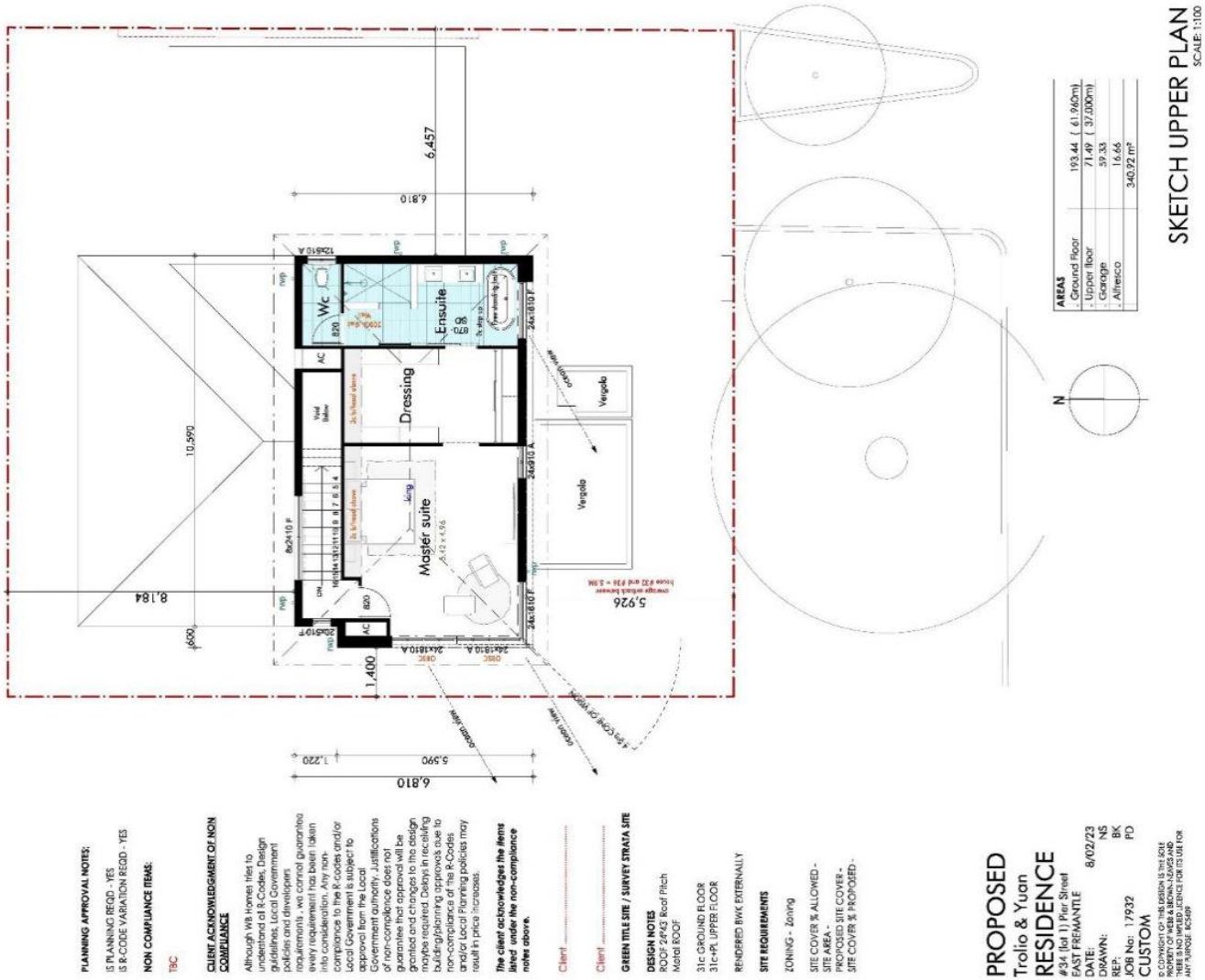


PROPOSED
Trolio & Yuan
RESIDENCE

#34 (old 1) Pier Street
EAST FREMANTLE
DATE: 8/02/23
DRAWN: NS
REP: BK
JOB No: 17932
CUSTOM PD
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SKETCH FLOOR PLAN
SCALE 1:100

AREAS	
Ground Floor	193.44 41.94(m)
Upper floor	71.49 37.20(m)
Carriage	59.53
Alfresco	16.66
	340.92 m ²



Attachment -3

OWNER
Trolie & Yuan

ARCHITECT
RESIDENCE

DATE
8/02/23

DESIGNER
NS

REP
BK

JOB No.
17932

CUSTOM
PD

PROPOSED
Trolie & Yuan
RESIDENCE

#34 (04 1) Pine Street
EAST FREMANTLE

DATE
8/02/23

DESIGNER
NS

REP
BK

JOB No.
17932

CUSTOM
PD

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WEBB, BROWN & NEWMES
WB



ELEVATION 1
1:100

ELEVATIONS 1
SCALE 1:100



WB
WEBB-BROWN-NEEVES



PROPOSED

Trolio & Yuan

RESIDENCE

#34 (Bldg 1) Per Street

EAST FREMANTLE

DATE: 8/02/23

DRAWN: NS

REP: BK

JOB No: 17932

CUSTOM PD

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STATEMENT OF COPYRIGHT IS SUBJECT TO PROSECUTION.

PERSPECTIVES
SCALE:

Attachment -3



PROPOSED
Trolio & Yuan
RESIDENCE

#34 (lot 1) Pier Street
EAST FREMANTLE
DATE: 8/02/23
DRAWN: NS
REP: BK
JOB No: 17932 PD
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ANY PURPOSE, IN ANY

3D RENDER
SCALE: 1:100



Community Engagement Checklist

Development Application P009/23 – 34 Pier Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	22/02/2023	<input checked="" type="checkbox"/> Advertised to 5 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...		Date Due	Completed / Attached	
Feedback / Results/ Outcomes / Recommendations		22/02/2023		
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
Notes				



12.6 89 FRASER STREET - NEW TWO STOREY DWELLING

Owner	Kit Wing & David Jack
Applicant	Oswald Homes
Report Reference Number	TPR-1308
Planning Reference Code	P005/23
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 4 April 2023
Voting requirements	Simple majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Photos
3. Plans submitted 21 February 2023
4. Community engagement checklist

PURPOSE

The purpose of this report is for Council to consider a development application for a new dwelling at 89 (Lot 2) Fraser Street, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes a new double storey dwelling located on a survey strata lot at 89 (Lot 2) Fraser Street, East Fremantle. The dwelling has a double garage, 4 bedrooms, 3 bathrooms, combined dining, family, and kitchen, scullery, pantry, sitting room, "chillax" room and outdoor alfresco area. A front fence and gate, as well as a swimming pool are also proposed. The proposed design utilises a concealed roof from the street front and was assessed as such.

Two variations are requested to the requirements of the Residential Design Codes relating to retaining walls and visual privacy setback. The variations are detailed below;

- Clause 5.3.7 – Residential Design Codes – Site Works – Retaining Walls – 1m setback required, less than 0.5m setback provided.
- Clause 5.4.1 – Residential Design Codes – Visual Privacy – 4.5m setback required, less than 4.5m setback provided.

It is recommended that the proposed development be supported subject to the conditions included in the final recommendation.

BACKGROUND

Zoning	Residential R12.5 (but can be developed at R20 standards due to subdivision in accordance with LPS 3 clause 5.3.1)
Site Area	400m ²
Heritage	N/A
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Lot subdivided in accordance with LPS 3 clause 5.3.1

CONSULTATION

Advertising

The proposed development was advertised from 6 to 22 February 2023. One submission was received and is included below.

Submission	Applicant Response	Town Response
I have some concerns I wish to address. I am concerned by the potential noise issue associated with the location of the pool equipment as shown on the Ground Floor Plan (drawing 1). The location is adjacent to the master bedroom window at 36B Clayton Street.	Please see attached amended plans showing the pool equipment being moved 1.0m from the boundary and having a screen wall added to decrease the noise. We believe that this alteration should be sufficient in response to the neighbour concern.	Pools are not part of the assessment of development applications although the Town encourages the applicant/owner to locate the pool pump and filter at least 1m from the boundary fence and shroud the equipment in noise reducing materials. The amended plans show the pool pump and filter located 1m from the boundary and surrounded by a wall to reduce noise.

External Consultation

Nil

Internal Consultation

Advice from Operations

- 1) Stormwater
 - a. Stormwater to be retained on site,
 - b. Water to be contained within property and not be directed towards adjoining properties or road reserve,
 - c. Water from driveway to be captured by grate along boundary line connected by a pipe to a soak tank,
 - i. Piped connection to be shown on plans,
 - d. Stormwater calculations to be shown on plans,
 - e. Down pipe connections to the soak tanks to be shown.
- 2) Adjoining Properties
 - a. Access to surround properties to always remain accessible.
- 3) Footpath
 - a. Pedestrian access along the footpath to always remain accessible.
- 4) Crossover
 - a. Crossover application required,
 - b. Crossover to be maximum 5m wide,
 - c. Crossover to tie into existing footpath.
- 5) Street Trees
 - a. Street / verge trees to be protected at all times by TPZ,
 - b. No unauthorised pruning, trimming or damage to street trees is to occur as a result of the development.
- 6) Damage to Towns assets
 - a. Any damage that occurs to the Towns assets for example but not limited to kerb, drainage, trees, footpaths, roads, signage etc is to be repaired by the applicant at their cost.

Conditions are included in the final recommendation to address matters discussed above. Standard conditions relating to the protection of verge trees and the requirement to prepare a construction management plan were included in the final recommendation to minimise any issues relating to parking, materials storage, or verge trees along the street. A condition related to retaining all stormwater on site was also included.

STATUTORY ENVIRONMENT

Planning and Development Act 2005
Residential Design Codes (Volume 1)

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Local Planning Scheme No 3

POLICY IMPLICATIONS

Residential Design Guidelines

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

Accessible, well planned built landscapes which are in balance with the Town's unique heritage and open spaces.

3.1 Facilitates sustainable growth with housing options to meet future community needs.

3.1.1 Advocate for a desirable planning and community outcome for all major strategic development sites.

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

3.2.1 Ensure appropriate planning policies to protect the Town's existing built form.

3.3 Plan and maintain the Town's assets to ensure they are accessible, inviting and well connected.

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

A risk assessment was undertaken and the risk to the Town in determining this application was deemed to be negligible.

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

This development application was assessed against the Town's Local Planning Scheme No 3, the Residential Design Codes and the Residential Design Guidelines.

A summary of the assessment is included in the following tables.

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Local Planning Scheme No 3/Residential Design Guidelines/Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	Average of neighbouring sites	>average	A
Garage Setback	Plans show impact of garage	Plans show impact of garage - 4.59m	A

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Minor incursions	Portico – within setback area	Within setback area	A
Lot Boundary Setbacks			
Western wall – bed 4, ensuite, family, alfresco – ground floor	1.5m	1.8197m	A
Northern wall – family, dining, kitchen, laundry – ground floor	1.5m	1.68m	A
Eastern wall – laundry, pantry, garage – ground floor	1.5m	1.5m	A
Western wall – master suite, WIR, ensuite, bed 2 – upper storey	1.3m	1.622m	A
Northern wall – bed 3, bath, toilet, stairs, ensuite, bed 1 – upper storey	4.2m	9.01m	A
Eastern wall – bed 1, ensuite – upper storey	1.2m	1.31m	A
Car Parking	2 car bays	2 car bays	A
Maximum height (concealed roof)	6.5m	6.5m	A
Site Works	Retaining walls 0.5m high should be setback 1m from boundary	Retaining walls built up to boundary	D
Visual Privacy			
Bedroom 3	4.5m setback required	<4.5m setback	D
Overshadowing	<25%	Overshadows subject lot	N/A
Roof form and pitch	Impact of roof to be demonstrated	Impact of roof is demonstrated	A
Garage width	Plans show impact of garage	36%	A
Materials and colours	Colour and materials schedule provided	Colour and materials schedule provided	A
Landscaping	Tree and deep planting zone shown on plans	Tree and deep planting zone shown on plans	A
Front fence	1.8m high visually permeable	60% visual permeability to be conditioned	A
Footpaths and crossovers	To be conditioned		
Drainage	To be conditioned		

This development application proposes a new double storey dwelling located on a vacant survey strata lot at 89 (Lot 2) Fraser Street, East Fremantle. The dwelling has a double garage, 4 bedrooms, 3 bathrooms, combined dining, family, and kitchen, scullery, pantry, sitting room, “chillax” room and outdoor alfresco area. A front fence and gate, as well as a swimming pool are also proposed. The proposed design utilises a concealed roof from the street front and was assessed as such. The applicant had preliminary discussions with the Town to identify any design issues with the proposed dwelling and adopted advice provided by the Town. The applicant has produced a contemporary design that has minimised the number of variations and produced a dwelling which fits in with the style of housing typical in the Richmond Hill precinct. It is noted that support for the development was provided by the neighbouring strata property owner at 34 (Lot 1) Clayton Street, East Fremantle.

One submission was received in relation to the pool pump and filter noise. Although not a planning issue the applicant responded by supplying amended plans that responded to the comments. The pool pump and filter were located 1m from the boundary and surrounded by walls to reduce the noise.

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



Two variations are requested to the requirements of the Residential Design Codes relating to retaining walls and visual privacy setback.

Site Works - Retaining Walls

Retaining walls up to 0.529m high are proposed to be built up to the northern and the eastern boundary of the vacant lot to ensure that the proposed ground floor of the dwelling is at the same elevation across the site. Based on the Residential Design Codes deemed to comply clause 5.3.7 C7.2 retaining walls between 0.5m and 1m in height are expected to be located 1m from the boundary. Based on design principles 5.3.7 P7.3 the retaining wall location with a reduced lot boundary setback can be supported because it will result in land that can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and designed, engineered, and landscaped having due regard to clauses 5.3.7 and 5.4.1. The excavation of the land will increase privacy between properties as the back yard of the subject property will be lower than neighbouring properties while still allowing the property to be used for the benefit of the residents.

Visual privacy – Bedroom 3

Bedroom 3 of the proposed dwelling is located on the upper storey and has a window facing towards the front of the subject property. This window also looks over the south-eastern corner of the neighbouring strata lot. This is because the neighbouring dwelling faces Clayton Street and the rest of the dwelling faces Fraser Street which is considered a secondary street for the original dwelling on site and was approved as part of the subdivision of the site under clause 5.3.1 of Local Planning Scheme No 3. There is a requirement under the Residential Design Codes deemed to comply clause 5.4.1 C1.1 the visual privacy setback for bedrooms is 4.5m. In this case the visual privacy setback is less than this. Under design principles 5.4.1 P1.1 there is a minimal loss of privacy to the neighbouring dwelling as the window looks at the roof and wall of this building which is aligned with the boundary. For this reason, the proposed reduced visual privacy setback can be supported.

CONCLUSION

Based on the preceding assessment the proposed development can be supported subject to the conditions that have been included in the final recommendation. There are minimal variations to the Residential Design Codes and it is of a style of architecture that is not out of place in the Richmond Hill precinct. It is also noted that the proposed design meets the requirements of the Town's Local Planning Scheme No 3 in terms of ensuring that the design addresses Fraser Street given that the lot was created through the subdivision of the original lot at 34 Clayton Street on the corner of Clayton and Fraser Street.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

12.6 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP060423

Moved Mayor O'Neill, seconded Cr Natale

That development approval is granted, and Council exercises its discretion regarding the following;

- (i) Clause 5.3.7 – Residential Design Codes – Site Works – Retaining Walls – 1m setback required, less than 0.5m setback provided,**
- (ii) Clause 5.4.1 – Residential Design Codes – Visual Privacy – 4.5m setback required, less than 4.5m setback provided,**

for a two storey dwelling at No. 89 (Lot 2) Fraser Street, East Fremantle, in accordance with the plans submitted 21 February 2023, subject to the following conditions:

- (1) The front fence shall be constructed in accordance with the Residential Design Guidelines requirements and infill panels and gates shall have 60% visual permeability.**
- (2) The crossover widths are not to exceed 5m and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.**



- (3) Existing trees located within the verge are a Local Government asset and as such must be retained and not pruned, shaped, or modified except where otherwise approved for removal or modification by the Local Government.
- (4) During construction the verge trees are to be protected with cages around the trunks to ensure that they are not damaged by surrounding works, vehicles, or materials.
- (5) An application is to be submitted to the Operations Department of the Town for the removal of any verge trees. Verge trees are not to be removed without written approval from the Town.
- (6) Prior to lodging an application for a building permit, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a construction management plan addressing the following matters:
 - a) How materials and equipment will be delivered and removed from the site.
 - b) How materials and equipment will be stored on site.
 - c) Parking arrangements for contractors.
 - d) Construction waste disposal strategy and location of waste disposal bins.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction.
 - f) How risks of wind and/or waterborne erosion and sedimentation will be minimised during and after the works.
 - g) Other matters likely to impact on the surrounding properties.
- (7) The footpath is to always remain accessible to pedestrians.
- (8) 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.
- (9) 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 development approval unless otherwise amended by Council.
- (10) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (11) 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.
- (12) If requested by Council within the first two years following installation, the roofing is 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.
- (13) 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.
- (14) 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.
- (15) This development approval is 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:

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



- (b) *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.*
- (c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*
Crossover Specifications
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover Specification 2017.pdf>
Residential Design Guidelines
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3 1 1 LPP Residential Design Guidelines Amended 17 May 2016.pdf>
Urban Streetscape and Public Realm Style Guide
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>
Application to Conduct Crossover Works
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application to conduct crossover works.pdf>
- (d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (e) *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).*
- (f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town acting against the owners/builders/contractors responsible. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*
- (h) *Any damage to other Town assets including but not limited to the kerb, drainage, footpaths, roads, and signage will have to be repaired by the applicant/owners/contractors at their cost.*
- (i) *A construction management plan will have to be prepared and submitted as part of the building permit application to show traffic management, contractor parking and materials storage.*

(CARRIED UNANIMOUSLY)

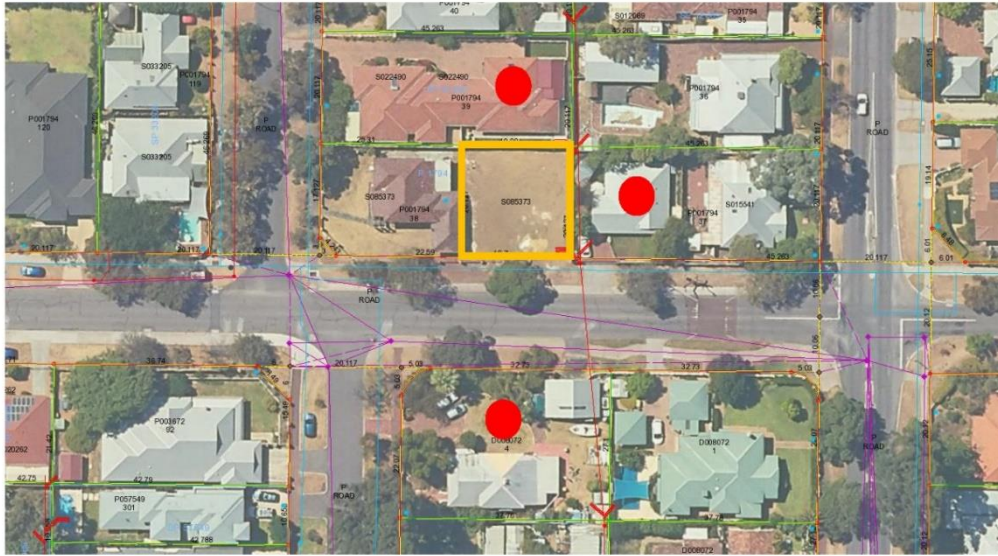
Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 21 June 2022, this application is deemed determined, on behalf of Council, under delegated authority.

REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

89 Fraser Street – Location and Advertising Plan



Attachment -2
Photos – 89 Fraser Street





RESIDENTIAL ATTITUDES

JACK RESIDENCE

LOT 38 #34 Clayton Street East Fremantle

consultant, Gaynor Armstrong design, michalk 304258 JACK_08.1 R 12.5 17.01.2023 ©

Attachment -3



RESIDENTIAL ATTITUDES

JACK RESIDENCE

LOT 38 #34 Clayton Street East Fremantle

consultant, Gaynor Armstrong design, michalk 304258 JACK_08.1 R 12.5 17.01.2023 ©

Attachment -3

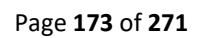


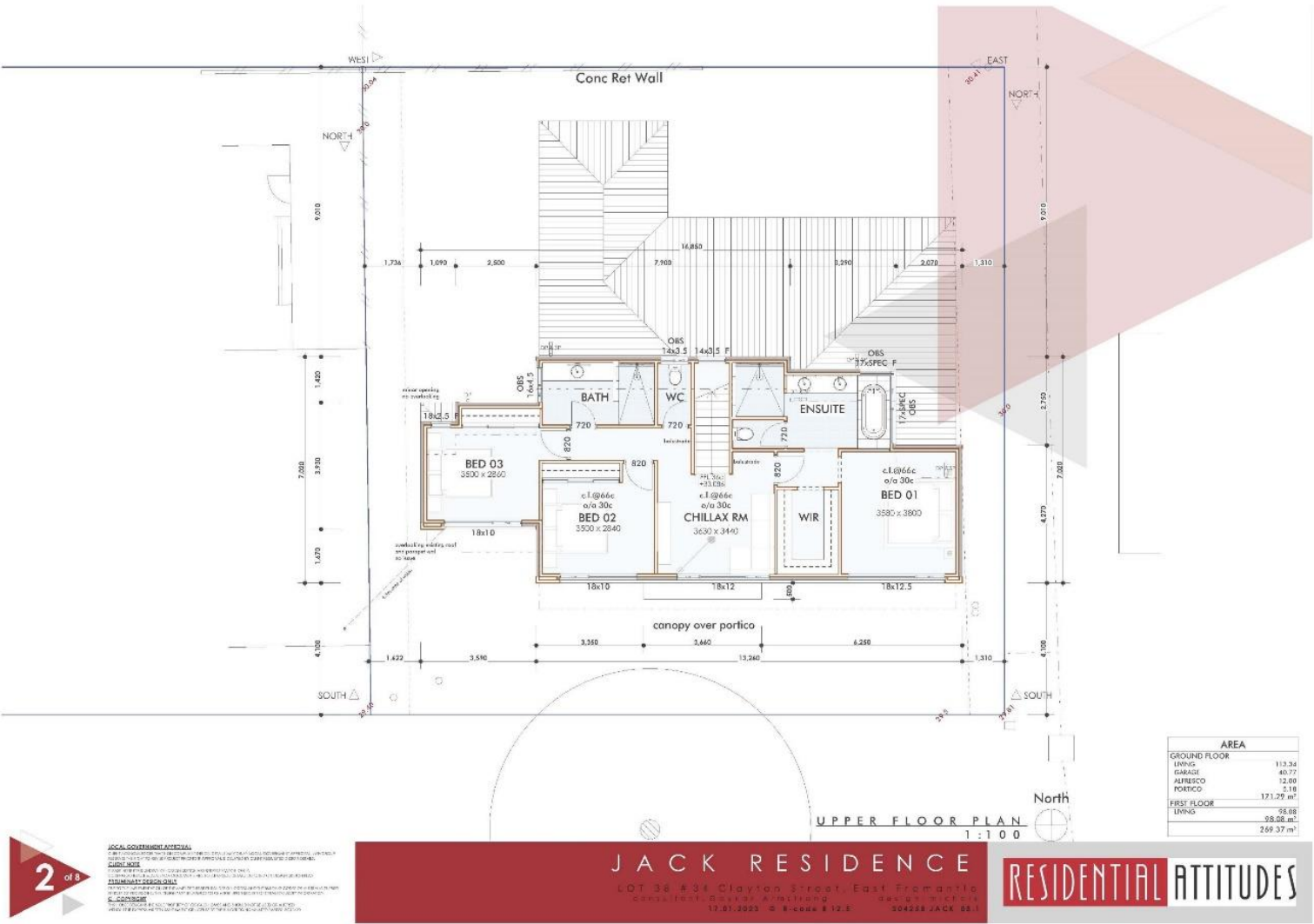
RESIDENTIAL ATTITUDES

JACK RESIDENCE

LOT 38 #34 Clayton Street East Fremantle

consultant, Gaynor Armstrong design, micha k 304258 JACK_08.1 R 12.5 17.01.2023 ©





Attachment -3





4 of 8

LOCAL GOVERNMENT APPROVAL

THIS DOCUMENT IS FOR INFORMATION ONLY. IT IS NOT A CONTRACT. IT IS NOT A GUARANTEE. IT IS NOT A WARRANTY. IT IS NOT A REPRESENTATION. IT IS NOT A PROMISE. IT IS NOT A COMMITMENT. IT IS NOT A CONTRACT. IT IS NOT A GUARANTEE. IT IS NOT A WARRANTY. IT IS NOT A REPRESENTATION. IT IS NOT A PROMISE. IT IS NOT A COMMITMENT.

DISCLAIMER

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF THE USE OF THESE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE FEES PAID FOR THE SERVICES PROVIDED.

JACK RESIDENCE

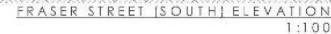
LOT 38 & 34 Claydon Street, East Fremantle

19.01.2023 © R. KERR & J. F. 304288 JACK 88.1

RESIDENTIAL ATTITUDES

COLOUR SCHEDULE

Brick type & Colour	<i>N/A - Acrylic Render</i>
Main Render Colour	<i>Acrylic Render - Wholly - Cotton Grey</i>
Contrast Render Colour	<i>Acrylic Render - Wholly - To Match "C8 Monument"</i>
Cladding type & Colour	<i>porcelain - "Nyxan Axon Cladding 123mm Smooth Vertical Groof" - Colour: White - To Match "C8 Monument"</i>
Roof type & Colour	<i>Colebond Custom Orb - Colour - Monument</i>
PGI Capping Colour	<i>Colebond - Monument</i>
Window Colour & Supplier	<i>Joinz Windows - Charcoal Lustre</i>
Front Door Colour & Profile	<i>Crafting 95 - 1600mm wide - Wide Style 701953 BVS - Hinged - Marston</i> <i>Colours - Translucent</i> <i>Colours - Wholly - Clear Varnish</i>
Gutter / Fascia	<i>Colours - Coloured - Orato Shaded - Monument</i> <i>fascia - Coloured - Monument</i>
Capping Ridge / Barge	<i>Capping Ridge - Colobond - Monument</i> <i>ridge - Wholly - To Match "C8 Monument"</i>
Down Pipes	<i>Colebond - rectangular - Monument</i>
Laundry Ext Door Colour & Profile	<i>Joinz Windows - 200 x 650mm wide Series Aluminium Hinged Single Unit, Joinz Door</i> <i>Covering - Clear</i> <i>Joinz Windows - Charcoal Lustre</i>
Front Small Render Screen Walls	<i>Acrylic Render - Wholly - Cotton Grey</i>
Melterbox	<i>Colours - Wholly - Cotton Grey</i>
Garage Sectional Door	<i>Profile - Rinalta</i> <i>Colours - Coloured - Classic Cedar</i>
Garage External Door	<i>N/A</i>
Alliance Steel Post	<i>N/A - Acrylic Render</i>
Paving	<i>Milstone 160 - Vitrapave Geo 190x190 - Sky</i> <i>Path, Porch, Driveway up to front boundary & Alliance (includes Classroom)</i> <i>Along right hand side of house and behind laundry</i>
Capping Front Screen Wall	<i>Colebond - Dover White</i>
Rendered Screen Wall & Post	<i>Acrylic Render - Wholly - Cotton Grey</i>
Meta Infill Panels	<i>Powdercoated Aluminium - To Match "C8 Monument"</i>
Coloured Steel Fence & Gate	<i>Coloured 1800mm High - C8 Monument</i>
Metal drivethrough gate & Gate	<i>Two bracketed Aluminium - To Match "C8 Monument"</i>
Porch Awning	<i>Wholly - To match "C8 Monument"</i> <i>NOTE: Option ceiling made to weatherford living</i>



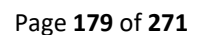
RESIDENTIAL ATTITUDES



STREETSCAPE: LOT 38 #34 Clayton Street, East Fremantle
(INDICATIVE ONLY)



Attachment -3





SSL2 MISCLOSE
0.003 m

SSL1 MISCLOSE
0.003 m

WARNING:
Check developer/owner company regarding possible future/existing internal service run ins, positions & exits. Check for possible private sewer lines & position & details of connection to street lot. Beware possible building restrictions on street lot by management statement or by-laws. If street boundaries not defined on plan only parent lot may be an easement, dead line, no easement.

DISCLAIMER:

Lot boundaries shown on survey are based on plat map only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may effect building on the property.

DISCLAIMER:
Taxes don't add up.

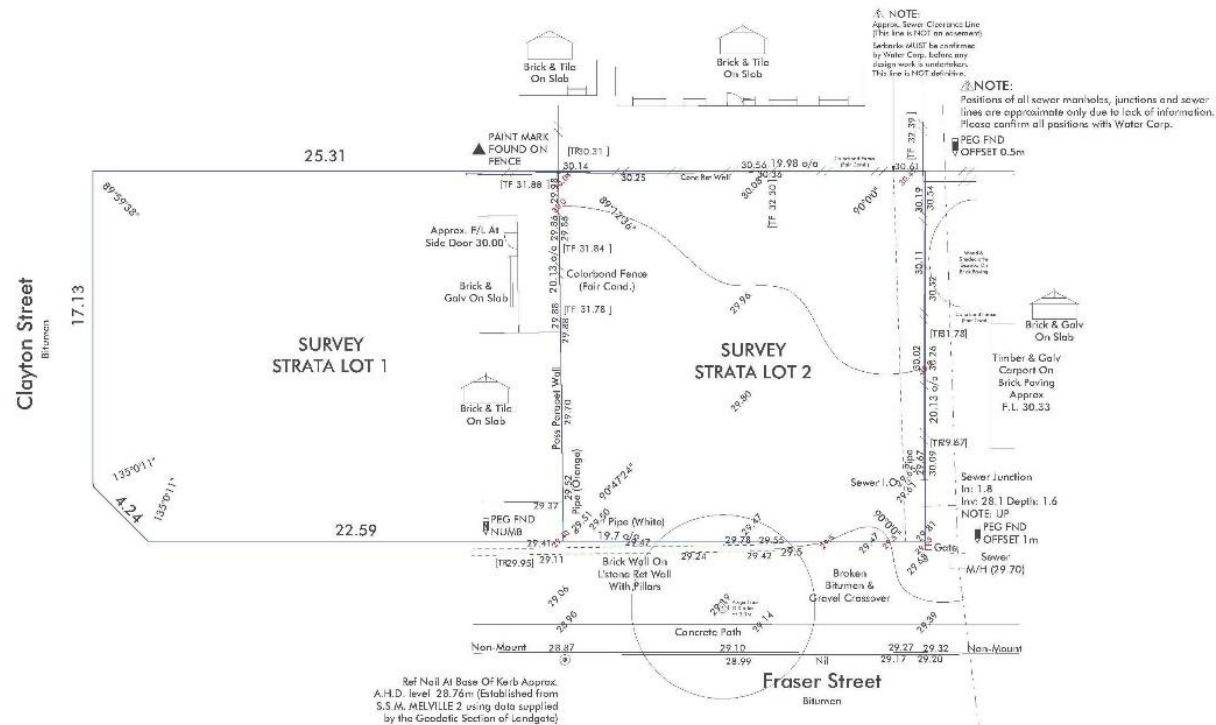
survey does not include verification of cadastral boundaries. All features are and likely shown are based on information to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based on or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

DISCLAIMER:
Survey shows visible fees


show locations of underground pipes or conduits for internal or main services. Verification of the location of all internal and main services should be confirmed prior to finalisation of any design work.

DISCLAIMER:
Compass & Engineering

College & Engineering surveys accept no responsibility for any physical or site changes to the parcel or portion of the parcel or land shown on the survey including any adjoining neighborhood level or features that have occurred after the date on this survey. All sewer details plotted from information supplied by Viator Corporation.



Scale 1:200

<div><div><div>COTTAGE</div><div>SURVEYS</div><div>ILLINOIS SURVEYS</div></div></div>	8249 1/2 3rd Street Osborne Park, WA 6167	JOB # 331463	GPS Lot-82.234667 Long-115.775349	RCADS sdmmen	ELEC. <i>no</i> (Grounding/Neutral)
	PO Box 1611 Osborne Park Business Center WA 98167	ADDRESS #34 Clayton Street	LOT Survey Strata Lot 2 (P 85373)	FERBS <i>stainless steel</i>	COMMS. <i>no</i> (Loose)
		SUBUR2 East Fremantle		FOOTPATH Concrete	WATER Yes
				SOL Solid	GAS Check/Abn
				DRAINAGE Good	SEWER Yes
	P: 206 9446 7561 E: info@cottage.com.au W: www.cottage.com.au ILLUSTRATION:	LGA, City of East - (KAWANEE) DRAWN J. Jones DATE 11 Aug 22 AREA 399m ² VOL 4021 FOL 628 SSA No	VEGETATION (1) High Grass Cover COASTAL No	(See cover sheet)	





Community Engagement Checklist

Development Application P005/23 – 89 Fraser Street

Objective of Engagement	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Stakeholders				
Stakeholders to be Considered <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
Staff to be notified:	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
Community Engagement Plan				
Methods	Responsible	Date Due	Reference / Notes	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	14/02/2023	<input checked="" type="checkbox"/> Advertised to 3 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Evaluation				
Summary of...	Date Due	Completed / Attached		
Feedback / Results/ Outcomes / Recommendations	14/02/2023			
Outcomes Shared				
Methods	Responsible	Date Due	Reference / Notes	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Notes				

MINUTES OF TOWN PLANNING MEETING TUESDAY, 4 APRIL 2023



13 MATTERS BEHIND CLOSED DOORS

Nil

14 CLOSURE OF MEETING

There being no further business, the Presiding member declared the meeting closed at 7.19 pm

I hereby certify that the Minutes of the ordinary meeting of the Town Planning Committee of the Town of East Fremantle, held on 4 April 2023, Minute Book reference 1 to 14 were confirmed at the meeting of the Committee on:

.....

Presiding Member

13 REPORTS – FINANCE

Reports start on the next page

13.1 MONTHLY FINANCIAL REPORT 31 MARCH 2023

Report Reference Number	OCR-1971
Prepared by	Phil Garoni, Manager Finance
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting date	Tuesday, 18 April 2023
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	

1. Monthly Financial Report – March 2023

PURPOSE

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

EXECUTIVE SUMMARY

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

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

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

BACKGROUND

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

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

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

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

Understanding the Financials

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

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

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

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

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

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

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

CONSULTATION

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

STATUTORY ENVIRONMENT

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

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

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

Material variances are disclosed in the Statement of Financial Activity.

As part of the adopted 2022/23 Budget, Council adopted the following thresholds as levels of material variances for financial reporting.

In accordance with regulation 34 (5) of the Local Government (Financial Management) Regulations 1996, and AASB 1031 Materiality, the level to be used in statements of financial activity in 2022/23 for reporting material variances shall be:

- (a) 10% of the amended budget; or
- (b) \$10,000 of the amended budget.

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

STRATEGIC IMPLICATIONS

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

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

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Inadequate oversight of the financial position of the Town may result in adverse financial trends	Rare (1)	Major (4)	Low (1-4)	FINANCIAL IMPACT \$50,000 - \$250,000	Manage by monthly review of financial statements and key financial information
Grant funding received for specific purpose is not spent in current financial year and funds cannot be acquitted in a timely matter	Possible (3)	Moderate (3)	Moderate (5-9)	FINANCIAL IMPACT \$250,001 - \$1,000,000	Manage by reviewing unspent grant funding each month and responsible department to ensure timely delivery of projects against funding

RISK MATRIX

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

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

RISK RATING

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

SITE INSPECTION

Not applicable.

COMMENT

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

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

	Original Budget	Current Budget	YTD Budget	YTD Actuals	Variance	F/U/T
Opening Surplus	\$517,692	\$512,823	\$512,823	\$512,823		
Operating Revenue	\$11,622,370	\$12,015,711	\$11,356,209	\$11,669,735	\$313,526	T
Operating Expenditure	(\$12,148,015)	(\$12,245,090)	(\$9,296,213)	(\$8,716,985)	\$579,277	T
Capital Expenditure	(\$15,363,577)	(\$17,435,334)	(\$10,951,085)	(\$8,080,206)	\$2,870,879	T
Capital Income	\$15,766,681	\$15,207,999	\$10,148,397	\$8,369,879	(\$1,778,518)	T
Financing Activities	(\$1,996,976)	\$342,066	(\$33,317)	(\$168,361)	(\$135,044)	T
Non-Cash Items	\$1,601,825	\$1,601,825	\$1,075, 977	\$1,102,401	\$26,424	Non-Cash
Forecast Surplus/(Deficit)	\$0	\$0	\$2,812,792	\$4,689,285	\$1,876,494	T

The Net Current Asset Position (Forecast Surplus above) indicates a YTD net current position of \$4,689,285 versus the YTD budget of \$2,812,792. The favorable surplus is attributable to a stronger operating result (because of cash flow timings), and timing of capital expenditure compared to the YTD budget.

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

Rate Notices were issued on the 19 July. The Town has receipted \$9.5m in rates and charges revenue (including rates, ESL, service charges) by the end of February, equating to 90.45% of total rates and charges paid.

2nd instalments were issued on the 28 September with a due date of 25 October 2022.

3rd instalments were issued on the 5 December with a due date of 3 January 2023.

4th instalments were issued on the 8 February with a due date of 7 March 2023.

The following table provides a breakdown of instalments:

Instalment Number	Due Date	No. Assessments	Total
2 nd Instalment	25/10/22	853	\$660,351
3 rd Instalment	03/01/23	1180	\$1,102,700
4 th Instalment	07/03/23	853	\$701,544

- Capital works are nearly at the halfway point of expenditure, with 85% of the total capital expenditure budget relating to the East Fremantle Oval project. As previously advised, planned expenditure based on the project cash flow budget will be accrued at the end of each month as there will be a lag in receiving/processing invoices, and this expenditure will be reflected in the capital works report.
- The Town has invoiced the Department of Local Government, Sport, and Cultural Industries the following grant milestones. It is apparent that there is approximately a 6-week delay in receiving payment once the project milestone has been reached and an invoice issued to the Department. This delay will impact cash flow at Milestone 4 stage and the Department will be requested to accelerate this payment to the Town.

The Town invoiced the Department of Local Government, Sport, and Cultural Industries \$5m + GST for the 3rd milestone payment of the \$25 million grant. Payment was received in January, with surplus funds invested according to project cash flow requirements.

Milestone Number	Milestone	Instalment Amount (Ex GST)	Date Invoiced Issued	Date Payment Received
1	Execution of the Funding Agreement	\$2,500,000	07/12/21	25/01/22
2	Awarding of Construction Contract	\$8,000,000	12/08/22	15/09/22
3	Evidence of Commencement of Physical Works	\$5,000,000	02/12/22	17/01/2023
4	Evidence of 50% Completion	\$9,000,000		
5	Evidence of Practical Completion	\$500,000		

- The above grant revenue is only recognised as income as it is expended. The unspent portion is classified as a grant liability on the balance sheet. The Town has recognised \$5.276 in non-operating income for the East Fremantle Oval Project at the end of March. As outlined in the report to the November Audit Committee, there is a difference in position between the Town and the Office of the Auditor General (OAG) regarding the measurement of income to be recognized. As such the revenue recognised has been amended to align with OAG's advice.
- Settlement of the sale of 128 George Street occurred on the 29 September 2022. Proceeds from the sale were transferred to the respective Reserves as per Council resolution. The forecast balance of the East Fremantle Oval Redevelopment Reserve is \$2.726m.
- The end of year accounting process is finalised for 2021/22. The carried forward surplus of \$512,823 in the Statement of Financial Activity is nearly exact to budgeted opening funds of \$517,692. Therefore, there will not be any unallocated surplus available.

The Town is holding \$19.58m in cash at the end of March. \$17.382m is invested in term deposits with terms varying from 30 days to 91 days, depending on cash flow requirements. The weighted average interest rate on these deposits is 3.78%. This is 18 basis points better than the current cash rate of 3.60% (the weighted average of the interest rate at which overnight unsecured funds are transacted in the domestic interbank market). Interest earnings on the current investment portfolio will be upwards of \$350k. This is a favourable budget result.

CONCLUSION

Council is requested to receive the Monthly Financial Report.

13.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 031804

OFFICER RECOMMENDATION:

Moved Cr Wilson, seconded Cr McPhail

That Council:

- 1. receives the Monthly Financial Report for the month ended 31 March 2023, as presented as attachment 1 to this report, inclusive of:**
 - (i) Statement of Financial Activity by Nature and Type**
 - (ii) Capital Expenditure Report**
- 2. notes the unrestricted municipal surplus of \$4,689,285 for the month ended 31 March 2023.**

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 March 2023

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

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MONTHLY FINANCIAL REPORT
For the Period Ended 31 March 2023

EXECUTIVE SUMMARY

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.52 M	\$0.51 M	\$0.51 M	(\$0.00 M)
Closing	\$0.00 M	\$2.81 M	\$4.69 M	\$1.88 M

Refer to Statement of Financial Activity

Cash and cash equivalents			Payables			Receivables		
	\$19.56 M	% of total		\$3,278.0 K	% Outstanding		\$1.19 M	% Collected
Unrestricted Cash	\$7.84 M	40.1%	Trade Payables			Rates Receivable	\$1.01 M	90.45%
Restricted Cash	\$11.72 M	59.9%	0 to 30 Days	\$3,278.0 K	100.0%	Trade Receivable	\$116.6 K	% Outstanding
			30 to 60 Days	\$0.0 K	0.0%	Current	\$110.6 K	94.86%
			Over 60 Days	\$0.0 K	0.0%	30 to 90 Days	\$3.6 K	3.08%
						Over 90 Days	\$2.4 K	2.05%
						Infringements	\$63.3 K	

Refer to Note 3 - Cash and Investments

Refer to Note 4 - Receivables

Key Operating Activities

Amount attributable to operating activities											
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	YTD Actual	YTD Budget	% Variance		YTD Actual	YTD Budget	% Variance	
\$1.37 M	\$3.14 M	\$4.06 M	\$0.92 M	\$909.0 K	\$793.5 K	14.6%		\$1,283.1 K	\$1,216.0 K	5.5%	

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities											
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	YTD Actual	YTD Budget	% Spent		YTD Actual	YTD Budget	% Received	
(\$2.23 M)	(\$0.80 M)	\$0.29 M	\$1.09 M	\$8.08 M	\$17.44 M	46.3%		\$6.50 M	\$13.17 M	49.3%	

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Refer to Note 8 - Grants and Contributions

Key Financing Activities

Amount attributable to financing activities									
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Principal repayments	Interest expense		Reserves balance	Preparation	
\$0.34 M	(\$0.03 M)	(\$0.17 M)	(\$0.14 M)	\$74.9 K	\$2.2 K		\$2.53 M	Prepared by:	
							\$286.2 K	Reviewed by: Peter Kocian	

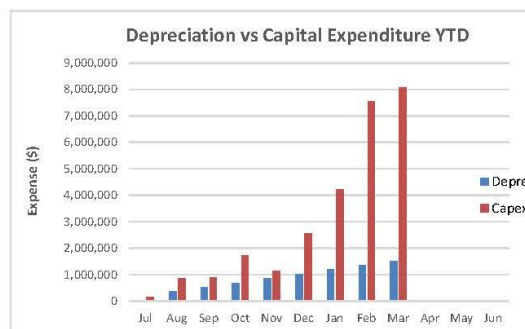
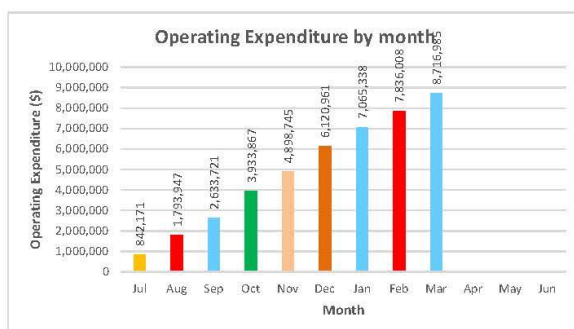
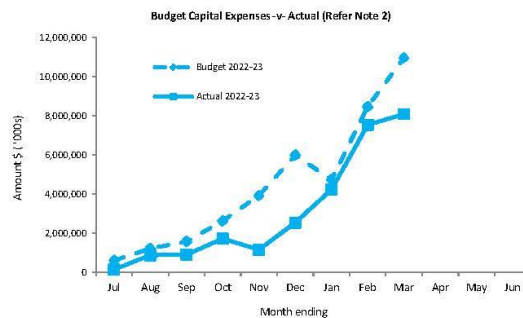
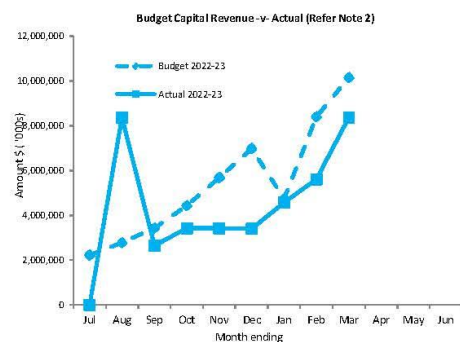
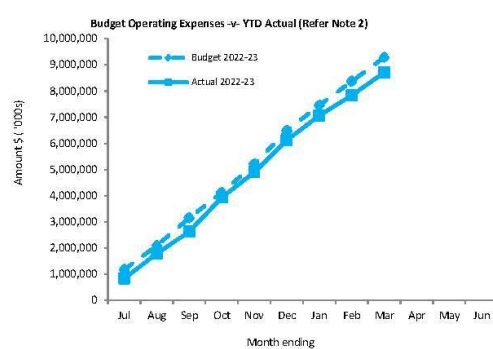
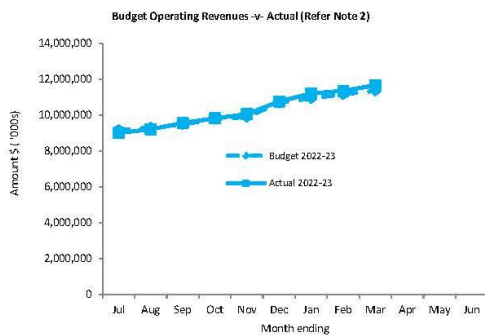
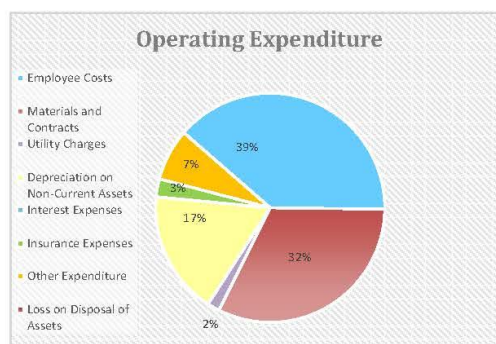
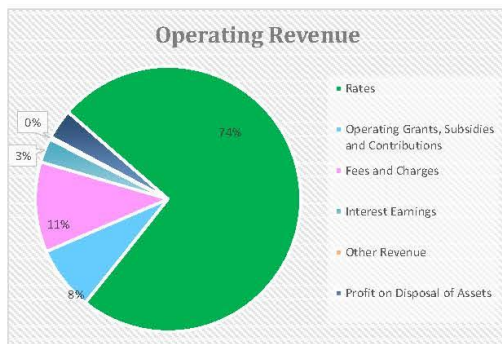
Refer to Statement of Financial Activity

Refer to Note 5 - Cash Backed Reserves

Date Prepared:

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

**Information Summary
For the Period Ended 31 March 2023**



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

STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 March 2023

		Annual Budget -		Amended	YTD	Var. \$	Var. %	
	Note	Synergy	Current Budget	YTD Budget	Actual (b)	(b)-[a]	(b)-[a]/[a]	Var.
				\$	\$	\$	%	
Opening Funding Surplus (Deficit)	3	517,692	512,823	512,823	512,823	(0)	(0%)	
Revenue from operating activities								
Rates	9	8,660,135	8,660,135	8,655,138	8,674,408	19,270	0%	
Operating grants, subsidies and contributions		907,014	1,009,737	793,509	909,023	115,514	15%	▲
Fees and Charges		1,442,358	1,492,976	1,215,995	1,283,120	67,125	6%	▲
Interest Earnings		98,000	338,000	183,498	344,778	161,280	88%	▲
Other Revenue		27,170	27,170	20,376	35,529	15,153	74%	▲
Profit on asset disposals	8	487,693	487,693	487,693	422,877	(64,816)	(13%)	▼
		11,622,370	12,015,711	11,356,209	11,669,735			
Expenditure from operating activities								
Employee Costs		(4,736,197)	(4,746,197)	(3,493,943)	(3,382,466)	111,477	3%	
Materials and Contracts		(4,028,396)	(4,115,471)	(3,134,631)	(2,804,465)	330,166	11%	▲
Utility Charges		(259,034)	(259,034)	(194,337)	(153,930)	40,407	21%	▲
Depreciation on Non-Current Assets		(2,103,440)	(2,103,440)	(1,577,592)	(1,514,567)	63,025	4%	
Interest Expenses		(16,250)	(16,250)	(12,195)	(2,228)	9,967	82%	
Insurance Expenses		(228,901)	(228,901)	(228,901)	(220,412)	8,489	4%	
Other Expenditure		(775,797)	(775,797)	(654,614)	(638,918)	15,696	2%	
Loss on asset disposals	8	0	0	0	0	0		
		(12,148,015)	(12,245,090)	(9,296,213)	(8,716,985)			
Operating activities excluded from budget								
Add back Depreciation		2,103,440	2,103,440	1,577,592	1,514,567	(63,025)	(4%)	
Adjust (Profit)/Loss on Asset Disposal	8	(487,693)	(487,693)	(487,693)	(422,877)	64,816	(13%)	
Movement in Deferred Rates		0	0	0	10,710	10,710		
Movement in accrued income (non-current)		(13,922)	(13,922)	(13,922)	0	13,922		
		1,601,825	1,601,825	1,075,977	1,102,401	26,424	2%	
Amount attributable to operating activities		1,076,180	1,372,446	3,135,974	4,055,150			
Investing activities								
Non-operating Grants, Subsidies and Contributions	11	14,099,113	13,168,831	8,109,229	6,498,702	(1,610,527)	(20%)	▼
Proceeds from Disposal of Assets	8	1,667,568	2,039,168	2,039,168	1,871,177	(167,991)	(8%)	
Purchase of Property, Plant and Equipment		(14,220,450)	(16,315,984)	(10,080,015)	(7,224,303)	2,855,712	28%	▲
Purchase and Construction of Infrastructure		(1,143,127)	(1,119,350)	(871,070)	(855,903)	15,167	2%	
Amount attributable to investing activities		403,104	(2,227,335)	(802,688)	289,674			
Financing Activities								
Transfers from Reserves	7	494,250	3,522,868	1,929,101	2,088,836	159,735	(8%)	
Payments for principal portion of lease liabilities		(45,000)	(47,892)	(35,919)	(43,428)	(7,509)	(21%)	
Repayment of borrowings	10	(102,000)	(102,000)	(76,500)	(74,864)	1,636	2%	
Transfers to Reserves	7	(2,344,226)	(3,030,910)	(1,849,999)	(2,138,904)	(288,905)	(16%)	▼
Amount attributable to financing activities		(1,996,976)	342,066	(33,317)	(168,361)			
Closing Funding Surplus (Deficit)	3	0	0	2,812,792	4,689,285	1,876,494	67%	▲

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 1: Explanation of Material Variances

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date budget materially.

The material variance adopted by Council for the 2022/23 year is \$10,000 or 10% whichever is the greater.

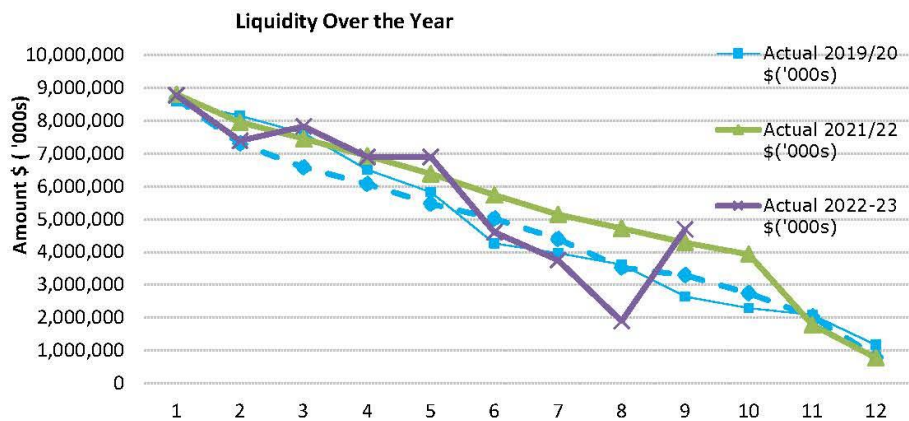
Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Depreciation	(63,025)	(4%)		Timing	Depreciation has now been run in the asset register
Capital Revenues					
					Budget amendment made as part of the midyear budget review. Regarding the accounting treatment and recognition of income v deferred income, as outlined in the Position Paper submitted to the Audit Committee
Grants, Subsidies and Contributions	(1,610,527)	(20%)		Timing	Settlement of 128 George St finalised. Proceeds transferred to Reserve.
Proceeds from Disposal of Assets	(167,991)	(8%)		Timing	
Capital Expenses					
Purchase Property, Plant and Equipment	2,855,712	28%		Timing	See Capital Works Report
Purchase and Construction of Infrastructure	15,167	2%		Timing	See Capital Works Report
Financing					
Transfers from Reserves	159,735	(8%)			Reserve transfers generally processed in May
Payments for principal portion of lease liabilities	-				
Repayment of borrowings	(7,509)	(21%)		Timing	Not Material
Transfers to Reserves	1,636	2%		Timing	Not Material
Nature and Type Classifications:					
Rates	19,270	0%			Not Material
Operating Grants, Subsidies and Contributions	115,514	15%		Timing	CHSP Operating Grant now accrued on a monthly basis
Fees and Charges	67,125	6%		Timing	
Interest Earnings	161,280	88%		Timing	Budget amendment included in the midyear review
Other Revenue	15,153	74%		Timing	Not Material
Profit on asset disposals	(64,816)	(13%)		Timing	
Employee Costs	111,477	3%		Timing	Not Material
Materials and Contracts	330,166	11%		Timing	Not Material
Utility Charges	40,407	21%		Timing	Favourable
Depreciation on Non Current Assets	63,025	4%		Timing	Non-Cash
Interest Expenses	9,967	82%		Timing	Favourable
Insurance Expenses	8,489	4%		Permanent	Favourable
Other Expenditure	15,696	2%		Timing	Favourable

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Note	Last Years Closing 30 June 2022 \$	Current 31 Mar 2023 \$
Current Assets			
Cash Unrestricted		2,781,841	7,842,997
Cash Restricted - Reserves		2,484,208	2,534,277
Cash Restricted - Unspent Grants		1,801,616	9,184,077
Receivables - Rates		76,390	401,680
Receivables - Other		96,754	231,122
Interest/ATO Receivable/Trust		131,356	208,726
Inventories		0	0
		7,372,165	20,402,879
Less: Current Liabilities			
Payables		(1,854,814)	(3,278,036)
Contract Liabilities - Unspent grants		(1,801,616)	(9,184,077)
Loan/Lease Liability		(136,821)	(136,821)
Provisions		(718,703)	(718,574)
		(4,511,955)	(13,317,509)
Less: Restricted Cash - Reserves		(2,484,208)	(2,534,277)
Less: Restricted Cash - Unspent Grants		(1,801,616)	(9,184,077)
Add: Current Loan/Lease Liability		136,821	136,821
Add: Contract Liabilities held in restricted cash		1,801,616	9,184,077
		(2,347,388)	(2,397,456)
Net Current Funding Position		512,823	4,687,914



TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 3: Cash and Investments

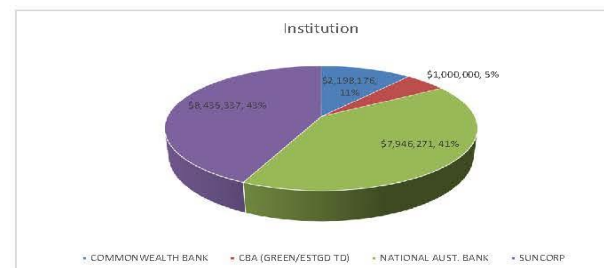
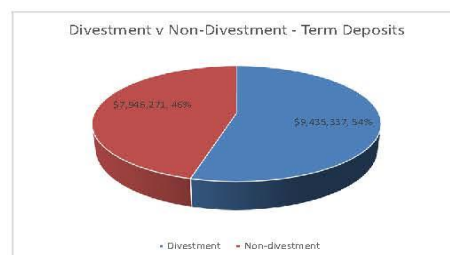
	Unrestricted	Restricted	Trust	Total Amount	Term Deposit Reference	Institution	Risk Rating (LT)	Interest Rate	Maturity Date
	\$	\$	\$	\$					
(a) Cash Deposits									
Municipal Bank Account - On-Call	0			0		CBA	AA-	0.20%	At Call
Municipal Bank Account	1,632,056			1,632,056		CBA	AA-		At Call
Municipal Bonds & Deposits Account	566,120			566,120		CBA	AA-		At Call
Reserve Bank Account (Reserves)		0		0		CBA	AA-		At Call
Reserve Bank Account (Unspent Grants)		0		0		CBA	AA-		At Call
Cash On Hand	800			800		Petty Cash/Till Float		Nil	On Hand
(b) Term Deposits									
Pooler (Muni, Bonds and Grants)	2,031,981			2,031,981		SUNCORP	AA-	4.00%	15-May-23
Pooler (Muni, Bonds and Grants)	4,403,356			4,403,356	Deal No. 4204557	SUNCORP	AA-	3.90%	27-Apr-23
Pooler (Muni, Bonds and Grants)	1,524,509			1,524,509	GMI-DEAL-10831385	NAB	AA-	3.55%	24-Apr-23
Reserves		1,881,510		1,881,510	GMI-DEAL-10809253	NAB	AA-	3.50%	11-Apr-23
Reserves		1,151,309		1,151,309	GMI-DEAL-10800911	NAB	AA-	3.50%	11-Apr-23
Reserves		1,388,943		1,388,943	GMI-DEAL-10800927	NAB	AA-	3.50%	11-Apr-23
Reserves		1,000,000		1,000,000		CBA (ESTGD)	AA-	3.74%	18-Apr-23
Reserves		2,000,000		2,000,000	GMI-DEAL-10826347	NAB	AA-	4.00%	18-Apr-23
Reserves		2,000,000		2,000,000	Deal No. 4205357	SUNCORP	AA-	3.92%	18-Apr-23
Total	10,158,822	9,421,762	0	19,580,585				3.78%	
Less: Cash on hand				(1,100)					
Total Investments and Cash Deposits				19,579,485					

Comments/Notes - Investments and Cash Deposits

(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0.00%
AA	MAX 100%	\$10,144,147	51.81%
AA (GREEN TERM DEPOSITS)	MAX 100%	\$1,000,000	5.11%
AA (DIVESTMENT)	MAX 100%	\$8,435,337	43.08%
BBB+ (DIVESTMENT)	MAX 80%	\$0	0.00%
		\$19,579,485	100.00%

INSTITUTION	\$	(LT) RISK	%
COMMONWEALTH BANK	\$2,198,176	AA-	11.23%
CBA (GREEN/ESTGD TD)	\$1,000,000	AA-	5.11%
NATIONAL AUST. BANK	\$7,946,271	AA-	40.58%
SUNCORP	\$8,435,337	AA-	43.08%
WESTPAC	\$0	AA-	0.00%
	\$19,579,785		100.00%

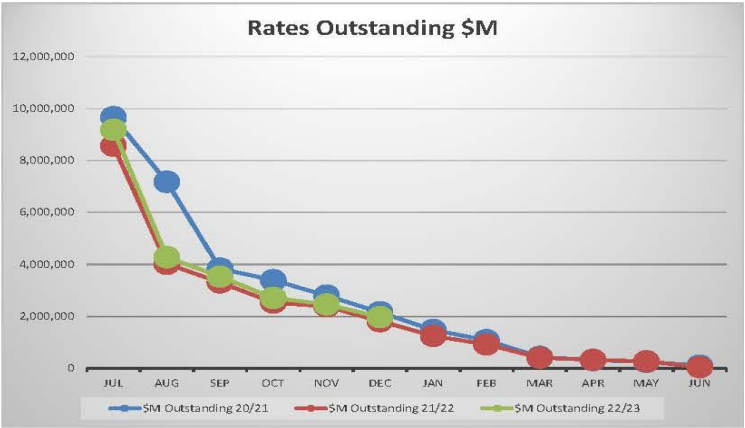
The Town obtains quotes from three (3) financial institutions prior to placing investments. This ensures the Town is receiving the best return on investment possible. The amount the Town invests is dependent on cash flow requirements for business operations and capital works for upcoming months. As the financial year progresses, the Town's cash holdings decreases which means less investment of Municipal funds. The current monetary policy imposed by the Reserve Bank of Australia (RBA) is driving the interest rate environment. The Town's investment policy precludes investing in term deposits for more than 12 months.



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

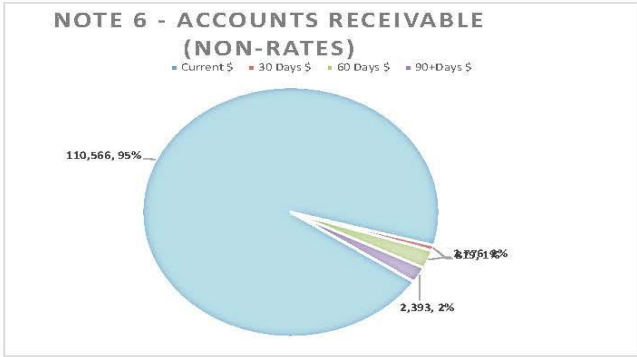
Note 4: Receivables

Receivables - Rates Receivable	28 February 2023	30 June 2022	Receivables - General	Current	30 Days	60 Days	90+Days	Total
	\$	\$		\$	\$	\$	\$	
Opening Arrears Previous Years	44,860		Receivables - General	110,566	819	2,776	2,393	116,553
Rates, ESL and Service Charges Levied this year	10,482,773	10,124,477	Receivables - Infringements					63,270
Less Collections to date	-9,477,193	-10,079,617	East Fremantle Lawn & Tennis Club					18,000
Net Rates Collectable	1,005,580	44,860	Total Receivables General Outstanding					197,823
% Outstanding	9.55%							



Amounts shown above include GST (where applicable)

Control Account	GL	Balance
Sundry Debtors	104	116,553
SSL - Current EFTC	114	3,000
SSL - Non-Current EFTC	1684	15,000
Infringement Debtors	180	63,270
		197,823

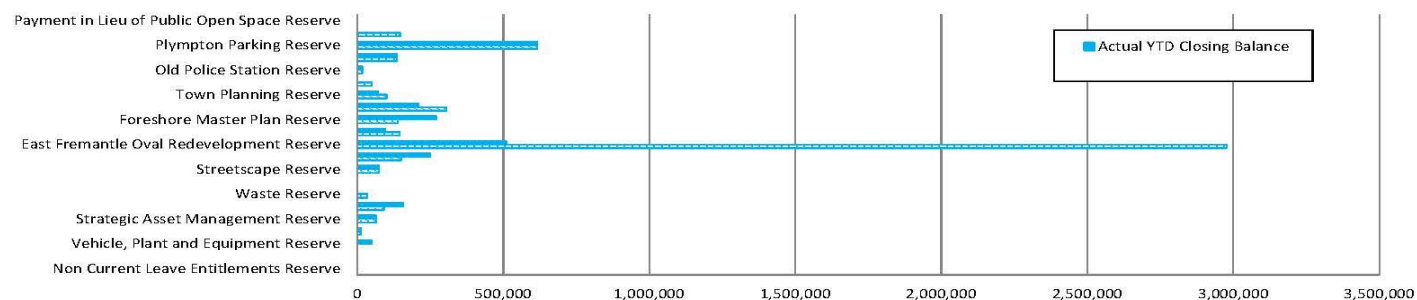


NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 5: Cash Backed Reserves

Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Amended Budget Closing Balance	Actual YTD Closing Balance
Non Current Leave Entitlements Reserve	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Unspent Grants and Restricted Cash Reserve	0	0	0	0	0	0	0	0	0
Vehicle, Plant and Equipment Reserve	50,407	0	0	0	0	(50,000)	0	407	50,407
Aged Services Reserve	11,803	0	0	0	0	0	0	11,803	11,803
Strategic Asset Management Reserve	64,920	0	0	0	0	0	0	64,920	64,920
Arts and Sculpture Reserve	156,772	0	0	45,000	0	(111,250)	0	90,522	156,772
Waste Reserve	0	0	0	35,000	0	0	0	35,000	0
Committed Works Reserve	0	0	0	0	0	0	0	0	0
Streetscape Reserve	75,000	0	0	0	0	0	0	75,000	75,000
Drainage Reserve	250,000	0	0	0	0	(100,000)	0	150,000	250,000
East Fremantle Oval Redevelopment Reserve	1,076,170	280,000	286,219	1,900,272	1,522,238	0	(2,088,836)	2,976,442	509,571
Preston Point Facilities Reserve	95,290	0	0	50,000	0	0	0	145,290	95,290
Foreshore Master Plan Reserve	270,000	0	0	0	0	(130,373)	0	139,627	270,000
Sustainability and Environmental Reserve	210,337	0	0	129,288	0	(35,000)	0	304,625	210,337
Town Planning Reserve	70,000	0	0	30,000	0	0	0	100,000	70,000
Business Improvement Reserve	0	0	0	50,000	0	0	0	50,000	0
Old Police Station Reserve	16,500	0	0	28,000	0	(28,000)	0	16,500	16,500
Payment in Lieu of Parking Reserve	137,010	0	0	0	0	0	0	137,010	137,010
Plympton Parking Reserve	0	0	0	616,666	616,667	0	0	616,666	616,667
Strategic Waste Reserve	0	0	0	146,684	0	0	0	146,684	0
Payment in Lieu of Public Open Space Reserve	0	0	0	0	0	0	0	0	0
	2,484,208	280,000	286,219	3,030,910	2,138,904	(454,623)	(2,088,836)	5,060,495	2,534,277

Note 5 - Year To Date Reserve Balance to End of Year Estimate



NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the period ended 30 June 2023

Note 6: Rating Information

RATE TYPE	YTD Actual						Adopted Budget			
	Rate in	Number of Properties	Opening Rateable Value	Rate Revenue	Interim Rates	Total Revenue	Rate Revenue	Interim Rate	Back Rate	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$	\$	\$	\$	\$
Residential GRV	0.079432	2,969	86,471,424	6,868,598	26,425	6,895,023	6,867,266	20,000	0	6,887,266
Commercial GRV	0.118300	114	11,541,770	1,365,391	4,987	1,370,378	1,363,277	0	0	1,363,277
Sub-Totals		3,083	98,013,194	8,233,990	31,412	8,265,402	8,230,543	20,000	0	8,250,543
Minimum Payment	Minimum \$									
Residential GRV	1,184.00	329	4,219,388	389,536		389,536	388,352	0	0	388,352
Commercial GRV	1,770.00	11	117,220	19,470		19,470	21,240	0	0	21,240
Sub-Totals		340	4,336,608	409,006	-	409,006	409,592	0	0	409,592
		3,423	102,349,802	8,642,996	31,412	8,674,408	8,640,135	20,000	0	8,660,135
Amount from General Rates						8,674,408				8,660,135
Less Concessions						0				
Totals				8,642,996		8,674,408	8,640,135	20,000	0	8,660,135

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 7: Disposal of Assets

Asset Number	Plant Number	Asset Description	2022/23				Proceeds	Profit	(Loss)
			Net Book Value	Forecast Proceeds	Budget Profit	Budget Loss			
			\$				\$	\$	\$
		Plant and Equipment							
PEMV273	P5013	CEO Vehicle	13,418	36,700	23,282				
PEMV272	P5012	EMRS Vehicle	8,000	24,000	16,000				
PEMV268	P5003	EMCS Vehicle	5,250	21,082	15,832				
PEMV269	P5006	EMTS Vehicle	5,250	21,082	15,832		21,177	15,927	
PEMV264	P4093	PEHO Vehicle	0	11,962	11,962				
PEMV266	P4098	Works Supervisor Vehicle	0	21,142	21,142				
PEMV236		Toyota Hilux Dual Cab Ute	0	0	0				
PEMV262		Ford Ranger Single Cab Ute (Oval and Verges)	0	11,200	11,200				
PE268		Toro Z Master 7000	0	12,000	12,000				
VARIOUS		128 George Street Land and Buildings	1,497,957	1,850,000	352,043		1,850,000	352,043	
PEMV242	P4069	2012 Mitsubishi Rosa Bus 1DXU938 (183,000km)	1,781	30,000	28,219				
			1,531,656	2,039,168	507,512	0	1,871,177	367,970	0

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2023

Note 8: Grants and Contributions

	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Type	Current Budget Operating	Capital	YTD Budget	YTD Actual Revenue
						\$	\$	\$	\$
General Purpose Funding									
Grants Commission - General	WALGGC	Untied - General Purpose	NA	NA	Operating	61,545		46,158	46,159
Grants Commission - Roads	WALGGC	Untied - Road	NA	NA	Operating	18,998		14,250	14,249
Education and Welfare									
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	31-Oct	Financial Declaration Acquittal	Operating - Tied	621,284		465,966	466,087
Community Amenities									
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	NA	NA	Operating	4,100		0	2,826
Recycling Grant	Dept. Regional Development	Better Bins Program	31 July annually	Audited financial statement	Operating - Tied	18,440		18,440	8,191
		Mortared revetment upgrade at Leeuwin Boat Ramp and Norm Mckenzie Reserve	Progress report 1/9/2023 and final report 1/7/2024	Audited financial statement - 1/7/2024	Operating - Tied	0		0	75,000
Grant-Swan River Trust (Erosion Control)	Conservation and Land Management								
Recreation and Culture									
CHRMAP Funding	WAPC - Dept. Planning	Coastal Hazard Risk Management Plan	22/23	Financial statement	Operating - Tied	23,875		0	39,431
Foreshore Erosion	DECA	Various seawall works	NA	NA	Operating - Tied	114,627		114,627	114,627
State Government Election Commitment	DLGSC	Nature Play - Gourley Park	NA	NA	Operating - Tied	52,000		52,000	52,000
East Fremantle Festival	Port Authority	East Fremantle Festival Funding	NA	NA	Operating - Tied	38,000		38,000	47,364
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	NA	NA	Non-operating	0	11,080,151	7,181,300	5,275,877
		EF Oval Redevelopment - towards a multi-use community space and nature playground		Completion of grant management tool	Non-operating	0	672,530	672,530	672,530
East Fremantle Oval Redevelopment	Lotterywest	Election Commitment	19-June-2024	Financial statement/budget reconciliation	Non-operating		920,000	0	72,727
Fremantle City Womens Football Club	State Government								
Urban Canopy Grant Program	WALGA/Water Corp	Implementation of urban canopy program	30/9/21 and 25/7/22		Operating - Tied	24,823		24,823	22,144
Transport									
Direct Grant	Main Roads	Direct Grant	July	Certificate of completion	Operating	19,245		19,245	20,946
Regional Road Group	Main Roads	Marmion Street Upgrade	July	Certificate of completion	Non-operating		240,751	0	190,638
Federal Government Stimulus Payment	Department of Infrastructure	Local Roads and Community Infrastructure Program	31/10/21 and 31/12/21	Audited financial statement	Non-operating	0	255,399	255,399	286,930
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	NA		Operating	4,800		0	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	NA		Operating	8,000		0	0
TOTALS						1,009,737	13,168,831	8,902,738	7,407,725
SUMMARY									
Operating	Operating Grants, Subsidies and Contributions					116,688	0	79,653	84,179
Operating - Tied	Tied - Operating Grants, Subsidies and Contributions					893,049	0	713,856	824,844
Non-operating	Non-operating Grants, Subsidies and Contributions					0	13,168,831	8,109,229	6,498,702
TOTALS						1,009,737	13,168,831	8,902,738	7,407,725

TOWN OF EAST FREMANTLE - CAPITAL WORKS REPORT - 28 FEBRUARY 2023												
COA/ Job	Description	Original Budget	Budget Amendments	Current Budget	YTD Actual	Order Value	Total Actual	Variance (\$)	Variance (%)	Indicator	Completion %	Comments
E04629	Plant & Equipment - Light Fleet - Capex - Renewal - Administration	\$86,200	\$0	\$86,200	\$0	\$0	\$0				0%	CEO and EMCS Vehicle
E04635	Capex - New - Ev Charging Station - Town Hall	\$0	\$0	\$0	\$0	\$0	\$0				0%	Works completed Sept 2022
E07405	Plant & Equipment - Light Fleet - Capex - New - Health Inspection & Admin	\$40,000	\$0	\$40,000	\$0	\$0	\$0				0%	EHO Vehicle - Carried forward to 23/24
E08607	Plant and Equip - Replace Mitsubishi Bus HACC	\$0	\$42,000	\$42,000	\$0	\$42,364	\$42,364				0%	
E10648	Plant & Equipment - Light Fleet - Capex - Renewal - Town Planning & Regional Development	\$40,000	\$0	\$40,000	\$0	\$0	\$0				0%	EMRS Vehicle
E11716	Plant & Equipment - Light Fleet - Capex - Renewal - Other Recreation & Sport	\$56,000	-\$15,000	\$41,000	\$0	\$0	\$0				0%	Parks Supervisor Ute - Oval and Verges Ute
E14609	Plant & Equipment - Light Fleet - Capex - Renewal - Unclassified Property	\$62,000	\$0	\$62,000	\$34,872	\$0	\$34,872				56%	EMTS Vehicle arrived late Oct 2022. Works Ute still awaiting order details.
E11685	Plant and Equipment - Public Art - Capex - New - Other Culture	\$85,000	\$0	\$85,000	\$9,090	\$0	\$9,090				11%	
E11720	Plant & Equipment - Mobile Plant - Capex - Renewal - Other Recreation & Sport	\$30,000	\$0	\$30,000	\$0	\$0	\$0				0%	Prices received, reviewing alternatives
E11741	Plant & Equipment - Public Art - Capex - New - Other Culture - EF Oval Commemoration Artwork	\$26,250	\$0	\$26,250	\$27,018	\$0	\$27,018				103%	
Plant & Equipment		\$425,450	\$27,000	\$452,450	\$70,960.00	\$42,364	\$113,344	-\$381,470	-84.31%		18%	
E04634	Furniture & Equipment - IT Equipment - Capex - New - Administration	\$25,000	\$0	\$25,000	\$12,777	\$0	\$12,777				51%	
Furniture & Equipment		\$25,000	\$0	\$25,000	\$12,776.58	\$0	\$12,777	-\$12,223	-48.89%		51%	
E14605	Buildings - Specialised - Capex - Renewal - Unclassified Property	\$80,000	-\$15,000	\$65,000	\$11,476	\$27,182	\$38,658				18%	Building condition assessment completed by March 2023
E11738	Buildings - East Fremantle Oval Precinct Redevelopment	\$13,000,000	\$1,773,514	\$14,773,514	\$7,684,509	\$26,265,738	\$33,900,241				18%	
E11739	Buildings - Specialised - Capex - Fremantle Women's Football Club	\$690,000	\$310,000	\$1,000,000	\$94,567	\$24,104	\$118,671				8%	Works being put out to tender in April 2023
Buildings		\$13,770,000	\$2,068,514	\$15,838,514	\$7,740,545.97	\$26,317,024	\$33,457,570	-\$6,697,968	-54.92%		45%	
E11743	Infrastructure - Parks & Ovals - Playground - Various Upgrades	\$30,000	\$0	\$30,000	\$0.00	\$0	\$0				0%	Playground equipment ordered in March 2023, awaiting arrival of goods
E11744	Infrastructure - Parks & Ovals - Playgrounds - Nature Playground	\$120,000	\$0	\$120,000	\$125,376	\$0	\$125,376				104%	Complete
E11724	Infrastructure - Parks & Ovals - Lighting - Capex - New - Other Recreation & Sport	\$0	\$16,223	\$16,223	\$16,223	\$0	\$16,223				100%	
E11741	Infrastructure - Parks & Ovals - Retic Upgrades	\$50,000	\$0	\$50,000	\$8,736	\$0	\$8,736				17%	Bore pump and cabinet replacement at Gouley Park completed.
E11742	Infrastructure - Parks & Ovals - Retic Controllers	\$32,000	\$0	\$32,000	\$0	\$0	\$0				0%	Prices being sought for controllers, with first price very expensive
E11740	Infrastructure - Parks & Ovals - Turf - Wauhop Oval	\$150,000	-\$40,000	\$110,000	\$80,943	\$26,720	\$107,663				74%	Works started Nov 2022, with all major works completed, contractor maintenance period until March 2023
E11734	Capex - Tricolours - BBQ Replacement	\$10,000	\$0	\$10,000	\$0	\$0	\$0				0%	Goods ordered, waiting delivery
E11735	Capex - Bench Seats - Various Locations	\$15,000	\$0	\$15,000	\$14,609	\$0	\$14,609				97%	Goods ordered, waiting delivery
E11745	Infrastructure - Parks & Ovals - Ancillary - Drink Fountains	\$10,000	\$0	\$10,000	\$9,997	\$4,000	\$13,997				100%	Goods ordered, waiting delivery
E12827	Infrastructure - Car Parks - Surface/Pavement - Capex - Renewal - Maintenance Streets, Roads & Bridges	\$15,000	\$0	\$15,000	\$0	\$0	\$0				0%	
E12833	Capex - Drainage Rationalisation - Foreshore	\$100,000	\$0	\$100,000	\$650	\$30,732	\$31,382				1%	Works to commence April 2023
E12840	Infrastructure - Roads - Renewal - Marmion St - East St	\$361,127	\$0	\$361,127	\$343,852	\$450	\$344,302				95%	Works completed Dec 2022
E12841	Infrastructure - Footpaths - Renewal - Canning Hwy (Portescoe - Irwin)	\$66,000	\$0	\$66,000	\$72,026	\$0	\$72,026				109%	Works completed Feb 2023
E12842	Infrastructure - Footpaths - Renewal - Canning Hwy (Irwin - Oakover)	\$80,000	\$0	\$80,000	\$93,512	\$1,375	\$94,887				118%	Works completed Feb 2023
E12843	Infrastructure - Footpaths - Renewal - Petra St (View Tee - Preston Point Rd)	\$68,000	\$0	\$68,000	\$60,549	\$519	\$61,068				89%	Works completed Feb 2023
E12844	Infrastructure - Footpaths - Renewal - George St (East St - Glyde St)	\$36,000	\$0	\$36,000	\$29,330	\$0	\$29,330				81%	Complete
E12648	TRAFFIC MANAGEMENT - MOSS/FLETCHER & MAY/ST PETERS	\$0	\$0	\$0	\$0	\$0	\$0					
E12835	Capex - Irwin Street Kerbing	\$0	\$0	\$0	\$0	\$0	\$0					
E12739	Infrastructure - Levee/Carpark Upgrades - Paid Parking Management Solution	\$0	\$0	\$0	\$0	\$0	\$0					
Infrastructure		\$1,143,127	-\$23,777	\$1,119,350	\$855,903	\$63,796	\$919,699	-\$263,447	-23.54%			
		\$15,363,577	\$2,071,757	\$17,435,334	\$8,080,206	\$26,423,183	\$34,503,390	-\$6,555,128	-53.66%		40%	
Total Actual < Current Budget												
No Current Budget												
No YTD Actual												
Total Actual > Current Budget												

13.2 ACCOUNTS FOR PAYMENT MARCH 2023

Report Reference Number	OCR-1962
Prepared by	Phil Garoni, Manager Finance
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting date	Tuesday, 18 April 2023
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	

1. List of Accounts for Payment March 2023

PURPOSE

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

EXECUTIVE SUMMARY

Council has an Executive role in receiving the list of payments pursuant to Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*. It is therefore recommended that Council receives the List of Accounts paid for the period 1 March to 31 March 2023, as per the summary table.

BACKGROUND

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

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

Electronic funds transfer (EFT) processes the bulk of payments apart from occasional reimbursements and refunds.

CONSULTATION

Nil.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

A proactive, approachable Council which values community consultation, transparency, and accountability

5.1 Strengthen organisational accountability and transparency.

5.2 Strive for excellence in leadership and governance.

RISK IMPLICATIONS

RISKS

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

RISK MATRIX

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

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

RISK RATING

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

SITE INSPECTION

N/A

COMMENT

Payments for the period include the following significant items.

Payee	Particulars	Amount (GST inc)
FORTH CONSULTING PTY LTD	COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN	\$23,276.00
J & V EARTHMOVING CONTRACTORS	ADDITIONAL 65M2 OF PATH	\$31,602.65

VEOLIA RECYCLING & RECOVERY (FORMALLY SUEZ)	FOGO - GREEN BINS - RESIDENTIAL - JANUARY 23	\$38,561.98
DEPT OF MINES, INDUSTRY REGULATION & SAFETY (FORMALLY BUILDING COMMISSION)	BSL FEBRUARY 23	\$43,814.87
GLYDE IN COMMUNITY GROUP (INC)	ANNUAL GRANT 2022/23 -2ND TRANCHE	\$49,490.10
RESOURCE RECOVERY GROUP (SMRC)	WASTE & RECYCLING FEES MARCH 23	\$51,720.88
PROTEC ASPHALT	PETRA STREET FOOTPATH UPGRADE (WEST SIDE) BTW VIEW TCE & PRESTON POINT RD	\$51,975.00
J & V EARTHMOVING CONTRACTORS	CANNING HWY (SOUTH) BTW IRWIN & FORTESCUE - REMOVE & DISPOSE OF EXIST FOOTPATH	\$59,598.00
J & V EARTHMOVING CONTRACTORS	CANNING HWY (SOUTH) BTW OAKOVER & IRWIN - REMOVE & DISPOSE OF EXIST FOOTPATH	\$74,487.60
SUPERCHOICE PTY LTD	EMPLOYEE SUPERANNUATION - MARCH 2023	\$81,175.91
COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT03-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR RETENTION AMOUNT	\$177,747.26
DEPARTMENT OF FIRE AND EMERGENCY SERVICES	ESLB 2022/23 3RD QUARTER CONTRIBUTION	\$443,828.99
COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR - CERTIFICATE 3	\$1,442,291.18

CONCLUSION

Nil

13.2 OFFICER RECOMMENDATION / COUNCIL RESOLUTION**Council Resolution 041804****OFFICER RECOMMENDATION:****Moved Cr Wilson, seconded Cr Natale**

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

March 2023		
Voucher No.	Account	Amount
5370 - 5372	Municipal (Cheques)	407.35
EFT 34926-35117	Municipal (EFT)	3,004,710.93
Payroll	Municipal (EFT)	222,993.14
	Municipal (Direct Debit March 2023)	83,929.91
	Credit Card (March 2023)	4,561.07
	Total Payments	\$3,316,602.40

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page.

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for March 2023 submitted for the information of the Council Meeting to be held on Tuesday 18 April 2023					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
5370	09/03/2023	TOWN OF EAST FREMANTLE -PAY CASH	CHSP PETTY CASH RECOUP 02/03/23	\$ 180.00	\$ 180.00
5371	20/03/2023	DEPARTMENT OF TRANSPORT	COMMUNITY JETTY RENEWAL FEES	\$ 43.70	\$ 43.70
5372	31/03/2023	TOWN OF EAST FREMANTLE -PAY CASH	CHSP PETTY CASH RECOUP 28/03/2023	\$ 183.65	\$ 183.65
			CHEQUE TOTAL	\$ 407.35	\$ 407.35
EFTS		Supplier	Description	Inv Amount	EFT
EFT34926	03/03/2023	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS FEBRUARY 2023	439.99	439.99
EFT34927	03/03/2023	BOC LIMITED	CONTAINER SERVICE - FEBRUARY 2023	21.63	21.63
EFT34928	03/03/2023	FREMANTLE HERALD	HALF PAGE, COLOUR ADVERTISEMENT IN FREMANTLE HERALD EACH MONTH	605.00	
			LG PROPERTY & PUBLIC PLACES AMENDMENT LOCAL LAW (25/2/23)	453.72	1,058.72
EFT34929	03/03/2023	GLYDE IN COMMUNITY GROUP (INC)	ANNUAL GRANT 2022/23 -3RD TRANCHE	49,490.10	49,490.10
EFT34930	03/03/2023	IT VISION	WINTER 2022 AERIAL MAPPING UPDATE UPLOAD	554.40	554.40
EFT34931	03/03/2023	SUE LIMBERT	CHSP MEAL REIMBURSEMENT 20/02/23	15.00	15.00
EFT34932	03/03/2023	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE 22/01/23 - 21/02/23	199.98	199.98
EFT34933	03/03/2023	MAYOR JIM O'NEILL	SITTING FEE & MAYORAL ALLOWANCE FEBRUARY 23	4,796.67	4,796.67
EFT34934	03/03/2023	TELSTRA LIMITED	MONTHLY DATA FEES RANGERS TABLETS AND PHONES, RETIC AND VMS TRAILER 22-23 - to 03/02/23	742.00	
			DEPOT MOBILE BACKUP 04/02/23 - 03/03/23	38.00	
			SUMPTON GREEN PHONE TO 07/02/23	55.00	835.00
EFT34935	03/03/2023	WA FIRE PROTECTION	FIRE EXTINGUISHER INSPECTIONS - CRICKET/LACROSSE CLUB - FEB 22	277.42	
			FIRE EXTINGUISHER INSPECTIONS - DOVERBY HOUSE - FEB 22	107.47	
			FIRE EXTINGUISHER INSPECTIONS - DEPOT & RANGERS OFFICE - FEB 22	237.60	
			FIRE EXTINGUISHER INSPECTIONS - MIDWIVES - 80 CANNING - FEB 22	50.49	
			FIRE EXTINGUISHER INSPECTIONS - GLYDE-IN - FEB 22	51.48	
			FIRE EXTINGUISHER INSPECTIONS - BOWLING CLUB - FEB 22	71.94	
			FIRE EXTINGUISHER INSPECTIONS - 128A GEORGE STREET - FEB 22	50.49	
			FIRE EXTINGUISHER INSPECTIONS - TOWN HALL - FEB 22	68.20	
			FIRE EXTINGUISHER INSPECTIONS - 133 CANNING - FEB 22	51.48	
			FIRE EXTINGUISHER INSPECTIONS - CROQUET CLUB - FEB 22	50.49	
			FIRE EXTINGUISHER INSPECTIONS - SUMPTON GREEN - FEB 22	50.49	1,067.55
EFT34936	03/03/2023	WORK CLOBBER	10 X HARD HATS & 15 X ORANGE HI-VIS VESTS WITH LOGO	371.25	371.25
EFT34937	03/03/2023	SYNERGY	POWER SUPPLY 22/01/22 - 23/02/23 - LACROSSE CLUB	2,374.46	
			POWER SUPPLY OF TOWN HALL 17/01/2023 - 20/02/2023	1,255.61	
			POWER SUPPLY 20/12/22 - 22/02/23 - GLASSON PARK	240.65	
			POWER SUPPLY 20/12/22 - 22/02/23 - LEE PARK	284.15	
			POWER SUPPLY 21/12/22 - 23/02/23 - JOHN TONKIN PARK	418.11	
			POWER SUPPLY 21/12/22 - 23/02/23 - LEEUWIN CAR PARK	1,403.05	
			POWER SUPPLY 21/12/22 - 23/02/23 - LEEUWIN SCOUT HALL	412.76	
			POWER SUPPLY 21/12/22 - 23/02/23 - HENRY JEFFERY	504.61	
			POWER SUPPLY 21/12/22 - 23/02/23 - J DOLAN PARK	454.59	
			POWER SUPPLY 21/12/22 - 23/02/23 - GOURLEY PARK	489.68	
			POWER SUPPLY 23/12/22 - 23/02/23 - RACEWAY PARK	684.84	
			POWER SUPPLY 23/12/22 - 23/02/23 - DEPOT	1,706.12	
			POWER SUPPLY 22/12/22 - 22/02/23 - INFANT HEALTH	159.45	
			POWER SUPPLY 23/12/22 - 23/02/23 - SUBWAY LIGHTS	254.44	
			POWER SUPPLY 23/12/22 - 23/02/23 - LOCKE PARK	1,530.07	12,172.59
EFT34938	03/03/2023	YOUNGS PLUMBING SERVICE P/L	JOHN TONKIN - DRINKING FOUNTAIN REPAIRS	351.59	
			FCFC WAUHOPE CHAMGEROOMS - WATER DISCONNECTION	227.70	579.29
EFT34939	03/03/2023	FASTA COURIERS	COURIER SERVICES FOR ENVIRONMENTAL SAMPLING	152.53	152.53
			PROGRAM15/02/23 - 28/02/23		
EFT34940	03/03/2023	STEANN PTY LTD	GREENWASTE REMOVAL FROM BUND & DISPOSAL - FEBRUARY 2023	1,642.74	1,642.74
EFT34941	03/03/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	FINANCIAL PROFESSIONALS CONFERENCE - REGISTRATIONS FO	1,395.00	
INV 35078	06/02/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	FINANCIAL PROFESSIONALS CONFERENCE - REGISTRATIONS EMCS	1,240.00	
INV 35172	20/02/2023	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	FINANCIAL PROFESSIONALS CONFERENCE - REGISTRATIONS FM	1,240.00	3,875.00
EFT34942	03/03/2023	WATERLOGIC AUSTRALIA PTY LTD	RENTAL & SERVICE - FREESTANDING WATER FILTER - MARCH APRIL MAY 2023	197.57	197.57
EFT34943	03/03/2023	SATELLITE SECURITY SERVICES	INSTALLATION MOTION DETECTOR MAYORS OFFICE AND INSTALL CABLING TO SERVER ROOM	730.40	
		SATELLITE SECURITY SERVICES	ALARM CODE UPDATE - ADD NATALE GROUP SECURITY TO DEPOT & RANGERS BUILDING ALARMS	110.00	
		SATELLITE SECURITY SERVICES	TOWN HALL - 6 MONTHLY SMOKE DETECTOR TESTING - FEBRUARY 2023	599.50	1,439.90
EFT34944	03/03/2023	ENVIROLAB SERVICES WA PTY LTD	SAMPLING OF MATERIAL FROM ROAD SPILLAGE	110.00	110.00
EFT34945	03/03/2023	CR. CLIFF COLLINSON	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34946	03/03/2023	DAVID GRAY & CO. PTY LTD	20X COMPLETE SETS - 240L GENERAL WASTE BINS	1,969.28	1,969.28
EFT34947	03/03/2023	CR. DEAN NARDI	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34948	03/03/2023	KONICA MINOLTA BUSINESS SOLUTIONS	DEPOT PHOTOCOPIER - PRINTING COSTS - NOVEMBER 2022	134.92	134.92
EFT34949	03/03/2023	PLANNING INSTITUTE OF AUSTRALIA LIMITED	TRAINING EVENTS AT PIA FOR REMAINDER OF 2022/23	795.00	795.00
EFT34950	03/03/2023	ENVIRO SWEEP	STREET SWEEPING - RFQ12-2020/21 - JANUARY 2023 (INC FUEL SURCHARGE)	5,104.53	5,104.53
EFT34951	03/03/2023	THE TURBAN INDIAN RESTURANT	CATERING - WORKS COMMITTEE MEETING - 28/02/23	379.20	379.20
EFT34952	03/03/2023	LOCAL GOVERNMENT PLANNERS ASSOCIATION	LGPA CONFERENCES UNTIL END OF 22/23 YEAR	85.00	85.00
EFT34953	03/03/2023	EAST FREMANTLE JUNIOR CRICKET CLUB INC	COMMUNITY ASSISTANCE GRANT 2022/2023	2,541.00	2,541.00
EFT34954	03/03/2023	THE WORKWEAR GROUP	STAFF UNIFORMS	399.99	399.99
EFT34955	03/03/2023	ANDREW MCPHAIL	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34956	03/03/2023	CR. ANDREW WHITE	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34957	03/03/2023	LIONS CLUB OF EAST FREMANTLE	COMMUNITY ASSISTANCE GRANT 2022/2023	719.11	719.11
EFT34958	03/03/2023	CR. TONY NATALE	SITTING FEES FEBRUARY 23	2,204.17	2,204.17
EFT34959	03/03/2023	VEOLIA RECYCLING & RECOVERY (FORMALLY SUEZ)	FOGO - GREEN BINS - RESIDENTIAL - JANUARY 23	38,561.98	38,561.98
EFT34960	03/03/2023	AMBIUS (RENTOKIL INITIAL PTY LTD)	TOWN HALL PLANT HIRE -27/03/23 - 26/04/26	295.85	295.85

EFT34961	03/03/2023	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - FEBRUARY 2023	145.20	145.20
EFT34962	03/03/2023	CONTRA-FLOW PTY LTD	TM FOR CRACK SEALING ON PRESTON POINT ROAD	293.43	293.43
EFT34963	03/03/2023	PTC IRRIGATION	CARRY OUT UPGRADE TO IRRIGATION TWO WIRE AT JOHN TONKIN PARK	3,134.45	
			SUPPLY 1 X SD IRRIGATION HANDHELD DATACIL PROGRAMMER	1,201.53	
			SUPPLY 1 X PRO TECH CABLE LOCATOR	2,407.63	
			REPLACE FAULTY RETIC VALVE AT JOHN TONKIN PARK - 22/02/23	892.10	7,635.71
EFT34964	03/03/2023	COLLEAGUESNAGELS	95 X ZEBRA ZQ510 INFRINGEMENT ROLLS	2,333.78	2,333.78
EFT34965	03/03/2023	THE FRUIT BOX GROUP	WEEKLY FRUIT BOX DELIVERY TOWN HALL AND DEPOT - 30/01/23 - 20/02/23	225.60	225.60
EFT34966	03/03/2023	ELMO SOFTWARE LTD	ELMO ANNUAL LICENCE 2023 - RECRUITMENT, ONBOARDING, EARNING, COURSE LIBRARY	9,960.72	9,960.72
EFT34967	03/03/2023	SOURCE SEPARATION SYSTEMS PTY LTD	COMPOST CADDIES - SOURCE SEPARATION SOLUTIONS - X 264	2,263.21	2,263.21
EFT34968	03/03/2023	GRACE RECORDS MANAGEMENT (AUSTRALIA)	DIGITAL MAIL ROOM PILOT - OMAIL IMPLEMENTATION AND PROJECT ESTABLISHMENT FEE	4,004.00	
			FILE RETRIEVAL FROM STORAGE - JANUARY 23	439.63	
			TRANSPORT & STORAGE OF RECORDS 01/03/23 - 31/03/23	262.68	4,706.31
EFT34969	03/03/2023	JAKO INDUSTRIES PTY LTD	TOWN HALL FILTER REPLACEMENTS (6x) AND SERVER ROOM AC CLEAN	641.80	641.80
EFT34970	03/03/2023	CR KERRY DONOVAN	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34971	03/03/2023	INSPIRED DEVELOPMENT SOLUTIONS	PROFESSIONAL FEES - COACHING SESSIONS AS PER QUOTATION	1,760.00	1,760.00
EFT34972	03/03/2023	KYOCERA DOCUMENT SOLUTIONS	PRINTING COSTS 2022-2023 - FEBRUARY 23	39.07	39.07
EFT34973	03/03/2023	PAATSCH CONSULTING PTY LTD	RFT01-2020/21 EAST FREMANTLE OVAL REDEVELOPMENT CLIENT PROJECT LEAD - FEB 28	10,725.00	
			VARIATION 1 (RFT01-2020/21) EAST FREMANTLE OVAL PROJECT - FEBRUARY 23	5,104.69	15,829.69
			ADDITIONAL HOURS FOR STUART DART (ASSISTANT CLIENT PROJECT LEAD)		
EFT34974	03/03/2023	PAPERSCOUT	FEBRUARY HALF PAGE PRESS AD	385.00	
			DESIGN AND SUPPLY A LOCKED LOGO WITH TOWN'S PRIMARY LOGO AND NYOONGAR SEASON ARTWORK FOR BUNURU	66.00	
			UPDATE FONT ON EACH OF REMAINING 5 NYOONGAR SEASON ARTWORK	231.00	682.00
EFT34975	03/03/2023	PROTEC ASPHALT	PETRA STREET FOOTPATH - ADDITIONAL BASE WORKS TO 150MM THICK, BRICK PAVING, CROSSEOVERS	6,700.00	6,700.00
EFT34976	03/03/2023	SMART OFFICE SYSTEMS	PROFESSIONAL SERVICE AGREEMENT	1,292.50	1,292.50
EFT34977	03/03/2023	MICHAEL LIMBERT	CHSP MEAL REIMBURSEMENT 20/02/23	15.00	15.00
EFT34978	03/03/2023	JANICE IRENE ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 16/02/23	29.60	29.60
EFT34979	03/03/2023	KEITH McDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 09/02/23	60.00	60.00
EFT34980	03/03/2023	TERESA BERNARDO ABELHA	CHSP MEAL REIMBURSEMENT 01/03/23	29.50	29.50
EFT34981	03/03/2023	MARKET CREATIONS AGENCY PTY LTD	ADDITIONAL WEBSITE SUPPORT AND MAINTENANCE HOURS	1,650.00	1,650.00
EFT34982	03/03/2023	CR. MARK STEWART WILSON	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34983	03/03/2023	CR. LAURA MASCARO	SITTING FEES FEBRUARY 23	1,609.17	1,609.17
EFT34984	03/03/2023	ADOBE SYSTEMS PTY LTD	3 X ADOBE PRO LICENCES (FOR PERIOD OF 01/7/23 - 13/02/24 - 228 DAYS)	783.35	783.35
EFT34985	03/03/2023	CALL ASSOCIATES PTY LTD T/A CONNECT CALL CENTRE SERVICES	SERVICE AGREEMENT FOR AFTER HOURS CALL CENTRE SERVICES - JANUARY 23	932.97	932.97
EFT34986	03/03/2023	EXECUTIVE COMPASS PTY LTD	MANAGEMENT OF LIQUOR LICENCE APPLICATION - EAST FREMANTLE BOWLING CLUB	2,750.00	2,750.00
EFT34987	03/03/2023	PAMELA TSEN	CHSP MEAL REIMBURSEMENT 17/02/23	24.90	24.90
EFT34988	03/03/2023	J & V EARTHMOVING CONTRACTORS	CANNING HWY (SOUTH) BTW OAKOVER & IRWIN - REMOVE & DISPOSE OF EXIST FOOTPATH	74,487.60	
			CANNING HWY (SOUTH) BTW IRWIN & FORTESCUE - REMOVE & DISPOSE OF EXIST FOOTPATH	59,598.00	134,085.60
EFT34989	03/03/2023	ESTHER MARY MCDOWELL	DESIGN AND SUPPLY FULL COLOUR SQUARE ILLUSTRATIONS OF EACH OF THE 6 NYOONGAR SEASONS	4,400.00	4,400.00
EFT34990	03/03/2023	BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD	CLEANING - JANUARY 2023 - TOWN HALL - RFT07-2021/22	7,783.48	7,783.48
EFT34991	03/03/2023	BROWNES DAIRY	MILK DELIVERY FEBRUARY 2023	60.18	60.18
EFT34992	03/03/2023	PRINT AND SIGN CO	PURCHASE, INSTALLATION AND REMOVAL OF WAYFINDING SIGNS	3,833.28	3,833.28
EFT34993	03/03/2023	CONWAY HIGHBURY PTY LTD	INDEPENDENT REVIEW OF COMPLIANCE AUDIT 2022	2,750.00	2,750.00
EFT34994	03/03/2023	JESSICA MELIA	REIMBURSEMENT OF COST OF VEHICLE TYRE	35.00	35.00
EFT34995	03/03/2023	PEACEFUL EARTH WELLBEING	NEIGHBOURHOOD LINK ACTIVITY TUESDAY - WU TAO DANCE - 21/02/23	50.00	50.00
EFT34996	03/03/2023	RIMPA	ON LINE TRAINING - INFORMATION AND RECORDS;	192.50	
			ON LINE TRAINING - IMPLEMENTING CLASSIFICATION SCHEME	192.50	
			ON LINE TRAINING - PHYSICAL RECORDS ARCHIVAL PRESERVATION AND MANAGEMENT	192.50	577.50
EFT34997	03/03/2023	JASON COOK	REFUND OF OVERPAYMENT OF PARKING FEES - LEEUWIN LAUNCHING RAMP	36.00	36.00
EFT34998	03/03/2023	KEVIN FIELD	REFUND OF OVERPAYMENT OF PARKING FEES LEEUWIN LAUNCHING RAMP 15/02/23	36.00	36.00
EFT34999	03/03/2023	JACQUELINE JORQUERA	REIMBURSEMENT OF COST OF PASSENGER TRANSPORT DRIVER AUTHORISATION LICENCE	94.00	94.00
EFT35000	03/03/2023	THE BLACK TRUFFLE COMPANY	CATERING 27/02/23	230.85	
			CATERING - OFFICIAL PHOTO OPPORTUNITY EF OVAL 1/3/23	190.00	420.85
EFT35001	03/03/2023	PERTH COFFEE EXPRESS	COFFEE VAN SERVICES - ONE HOUR UNLIMITED COFFEES - EF OVAL PHOTO OPPORTUNITY 1/3/23	290.00	290.00
EFT35002	03/03/2023	DAYNE WATKINS	OVERPAID PARKING ON 31/01/2023 REGO: 1GNE349	36.00	36.00
EFT35003	03/03/2023	KODY ROBERTS	REFUND OF OVERPAYMENT OF PARKING FEES - LEEUWIN LAUNCHING RAMP 27/02/23	81.00	81.00
EFT35004	03/03/2023	DR JACK BRAZEL	INFRASTRUCTURE BOND REFUND 242A CANNING HIGHWAY	3,000.00	3,000.00
EFT35005	03/03/2023	CLASSIC HOME & GARAGE INNOVATIONS PTY LTD	INFRASTRUCTURE BOND REFUND 22 OAKOVER STREET	2,000.00	2,000.00
EFT35006	03/03/2023	ANDREW BRAYSHAW	INFRASTRUCTURE BOND REFUND 69 SEWELL STREET	1,500.00	1,500.00
EFT35007	03/03/2023	BRUCE LEIGH	INFRASTRUCTURE BOND REFUND 29A CLAYTON STREET	3,000.00	3,000.00
EFT35008	03/03/2023	JANE MARIE PEEBLES	INFRASTRUCTURE BOND REFUND 43 MOSS STREET	3,000.00	3,000.00
EFT35009	03/03/2023	MICHAEL MEARS	INFRASTRUCTURE BOND REFUND 7 CLAYTON STREET	1,500.00	1,500.00
EFT35010	10/03/2023	AUSTRALIAN TAXATION OFFICE	GST PAYABLE FEBRUARY 2023	6,501.00	6,501.00

EFT35011	10/03/2023	EAST FREMANTLE FOOTBALL CLUB	COUNCIL RESOLUTION 071810 - COMPENSATION PAYABLE AS PER FUNDING AGREEMENT - REIMBURSEMENT OF LOSS OF REVENUE MARCH 23	10,266.66	
			COUNCIL RESOLUTION 071810 - COMPENSATION PAYABLE AS PER FUNDING AGREEMENT - REIMBURSEMENT OF ACTUAL COSTS INCURRED FOR STORAGE AND OVAL HIRE - MARCH 23	4,033.33	14,299.99
EFT35012	10/03/2023	MCLEODS	LEGAL ADVICE FREMANTLE WOMEN'S FOOTBALL CLUB REDEVELOPMENT - REVIEW OF TENDER DOCUMENTATION RFT 04-2022/23	4,312.04	
			STANDING ORDER FOR LEGAL ADVICE FROM MCLEODS - POULTRY ISSUE 53A PETRA	1,558.70	5,870.74
EFT35013	10/03/2023	JACKSON MCDONALD BARRISTERS & SOLICITORS	LEGAL ADVICE EAST FREMANTLE OVAL (CONSTRUCTION, MANAGEMENT AGREEMENT & LEASES/LICENCES & SUBLEASES) - 18/01/23 - 22/02/23	2,762.10	
			LEGAL ADVICE EAST FREMANTLE OVAL (CONSTRUCTION, MANAGEMENT AGREEMENT & LEASES/LICENCES & SUBLEASES) - EAST FREMANTLE BOWLING CLUB TENURE ARRANGEMENTS 31/01/23 - 13/02/23	3,050.30	
			LEGAL ADVICE EAST FREMANTLE OVAL (CONSTRUCTION, MANAGEMENT AGREEMENT & LEASES/LICENCES & SUBLEASES) - 18/01/23 - 22/02/23	13,138.40	18,950.80
EFT35014	10/03/2023	DMG PROPERTY PTY LTD	PROJECT ADVISORY SERVICES (VARIATION #1) - EAST FREMANTLE OVAL REDEVELOPMENT - FEBRUARY 23	3,300.00	
			PROPERTY MANAGEMENT SERVICES - FREMANTLE WOMENS FOOTBALL CLUB UPGRADE - FEBRUARY 2023	1,650.00	4,950.00
EFT35015	10/03/2023	COOPER & OXLEY GROUP PTY LTD - RETENTION	RFT03-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR RETENTION AMOUNT 2.5% OF CONTRACT VALUE - \$651,150 + GST	160,254.58	
			GST CORRECTION FOR COOPER & OXLEY CLAIM 2	17,492.68	177,747.26
EFT35016	10/03/2023	COOPER & OXLEY GROUP PTY LTD - GENERAL	RFT08-2021/22 EF OVAL REDEVELOPMENT PRINCIPAL CONTRACTOR - CERTIFICATE 3	1,442,291.18	1,442,291.18
EFT35017	20/03/2023	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR FOOTPATH AND ROAD REPAIRS	823.13	
			PARTS FOR RETIC REPAIRS	82.00	905.13
EFT35018	20/03/2023	CITY OF COCKBURN	TIP FEES - FEBRUARY 2023	1,105.00	1,105.00
EFT35019	20/03/2023	SYNERGY	POWER SUPPLY FOR WAUHOP PARK	4,821.46	
			POWER SWUPPLY OF MERV COWAN PARK	2,217.57	
			POWER SUPPLY DOVENBY HOUSE - 23/12/22 - 22/02/23	464.83	
			POWER SUPPLY TO NORM MCKENZIE PARK	202.03	
			POWER SUPPLY FOR MOORING PENS/JETTIES	532.35	
			POWER SUPPLY OF STRATFORD ST PARK	167.59	8,405.83
EFT35020	20/03/2023	KOOL LINE ELECTRICAL & REFRIGERATION	GEORGE STREET FESTIVAL - GENERATORS, CABEL TRAYS AND ELECTRICIAN	10,236.50	10,236.50
EFT35021	20/03/2023	RESOURCE RECOVERY GROUP (SMRC)	GATE FEES FEB 2023 - DISPOSAL (FOGO)	18,294.59	
			RRRC OVERHEADS & WCF FIXED COSTS MONTHLY CONTRIBUTION FOR FEBRUARY 2023	11,196.74	
			GATE FEES FEB 2023 - WASTE DISPOSAL (RECYCLING)	9,558.50	
			GATE FEES FEB 2023 - DISPOSAL (GENERAL WASTE)	12,671.05	51,720.88
EFT35022	20/03/2023	DEPT OF MINES, INDUSTRY REGULATION & SAFETY (FORMALLY BUILDING COMMISSION)	BSL FEBRUARY 23	43,814.87	43,814.87
EFT35023	20/03/2023	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	ESLB 2022/23 3RD QUATER CONTRIBUTION	443,828.99	443,828.99
EFT35024	20/03/2023	STRATA GREEN	VARIOUS SAFETY EQUIPMENT AND TOOLS	1,687.02	1,687.02
EFT35025	20/03/2023	HYDRO JET	GRAFFITI REMOVAL - CAMP WALLER SCOUTS	583.00	583.00
EFT35026	20/03/2023	LANDSCAPE YARD O'CONNOR	SOIL FOR PLANTING GARDEN BEDS	190.00	190.00
EFT35027	20/03/2023	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTING AND COPYING FOR FY 2022-2023 - 01/02/23 - 28/02/23	39.63	39.63
EFT35028	20/03/2023	SEEK LIMITED	JOB AD 08/11/2022 - ENVIRONMENTAL HEALTH OFFICER	401.50	401.50
EFT35029	20/03/2023	FOCUS NETWORKS	RFT04-2021/22 CONTRACT FOR MANAGED ICT SERVICES COUNCIL RESOLUTION 03270122 3 YEAR CONTRACT COMMENCING 28 FEBRUARY 2022 ANNUAL CONTRACT SUM FOR THE FOLLOWING: MANAGED PROACTIVE SERVICE (IT SUPPORT) MANAGED BACKUP AND RECOVERY MANAGED INFRASTRUCTURE MANAGED FIREWALL MICROSOFT LICENSING	462.00	462.00
EFT35030	20/03/2023	ENVIRO SWEEP	STREET SWEEPING - RFQ12-2020/21 - FEBRUARY 2023 (INC FUEL SURCHARGE)	4,841.41	4,841.41
EFT35031	20/03/2023	INCLUSIVE BUILDING CONSULTANTS	BUILDING SURVEYOR SERVICES FOR 2022/23 FINANCIAL YEAR - INCLUSIVE BUILDING SERVICES	2,772.00	2,772.00
EFT35032	20/03/2023	LANDGATE	ANNUAL SLIP SUBSCRIPTION 8/2/23 - 7/2/24 LANDGATE - GROSS RENTAL VALUATIONS - SCHEDULES 22/23 LANDGATE - GROSS RENTAL VALUATIONS - SCHEDULES 22/23 LANDGATE IMAGERY - WINTER 2022	4,907.00 175.80 71.80 576.40	5,731.00
EFT35033	20/03/2023	VOCUS COMMUNICATIONS	VOIP SLIP LINES- 01/02/23 - 28/02/23/ & SERVICE CHARGES 01/04/23 - 01/05/23	572.51	572.51
EFT35034	20/03/2023	SNAP PRINTING	PRINT AND SUPPLY 500 X COLOUR TOWN BRANDED STICKERS	400.40	400.40
EFT35035	20/03/2023	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	PAYABLE CREDIT CARD TRANSACTIONS VIA TILL PER MONTH FROM JANUARY 23 - JUNE 23	309.67	
			MONTHLY CHARGES FOR PARKING MACHINES - FEBRUARY 2023	165.00	474.67
EFT35036	20/03/2023	VEOLIA RECYCLING & RECOVERY (FORMALLY SUEZ)	GENERAL WASTE REMOVAL - 46 EAST STREET - FEB 23	749.23	749.23
EFT35037	20/03/2023	CONTRA-FLOW PTY LTD	TM FOR CANNING HIGHWAY FOOTPATH (CAPEX) REPLACEMENT WORKS MARMION STREET RESURFACING - TRAFFIC MANAGEMENT - 27/02/23	6,457.70 213.40	6,671.10
EFT35038	20/03/2023	FRESH PROVISIONS BICTON	CARG MEETING CATERING FOR PUBLIC ART PANEL MEETING HACC CONSUMABLES HACC CONSUMABLES HACC CONSUMABLES	184.00 135.00 92.90 85.47 162.85	
					660.22

EFT35039	20/03/2023	M2M ONE PTY LTD	TOWN HALL LIFT EMERGENCY SIM CARD - MARCH 23	18.70	18.70
EFT35040	20/03/2023	TPG NETWORK PTY LTD	INTERNET CHARGES 01/02/23 - 28/02/23	1,920.60	1,920.60
EFT35041	20/03/2023	PROTEC ASPHALT	PETRA STREET FOOTPATH UPGRADE (WEST SIDE) BTW VIEW TCE & PRESTON POINT RD	51,975.00	51,975.00
EFT35042	20/03/2023	DONALD CANT WATTS CORKE (WA) PTY LTD	RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT	13,516.80	
			RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT	13,516.80	27,033.60
EFT35043	20/03/2023	LEON ANTONIUS EBBELAAR T/A FOCUS TRANSPORT SOLUTIONS	FOOTPATH CONDITION ASSESSMENT 2023 - INCL VEGETATION & TACTILE PAVING ASSESSMENT	3,850.00	3,850.00
EFT35044	20/03/2023	J & V EARTHMOVING CONTRACTORS	ADDITIONAL 65M2 OF PATH AS AGREED ON SITE	31,602.65	31,602.65
EFT35045	20/03/2023	PHOENIX CONTAINERS PTY LTD	SOCCER CLUB SEA CONTAINER HIRE (12 MONTHS + INC DEL / PICK UP)	144.93	144.93
EFT35046	20/03/2023	BRITESHINE CLEANING & MAINTENANCE SERVICES PTY LTD	CLEANING - TOWN HALL - FEBRUARY 2023 - RFT07-2021/22	7,245.58	7,245.58
EFT35047	20/03/2023	DORIAN ENGINEERING CONSULTANTS	FWFC CAPEX - DRAWING DESIGNS	6,270.00	6,270.00
EFT35048	20/03/2023	ALISON CONNELL	NEIGHBOURHOOD LINK ACTIVITY - TUESDAYS - MOVEMENT TO MUSIC - 14TH AND 28TH FEBRUARY 23	120.00	120.00
EFT35049	20/03/2023	PREMIUM BRAKE AND CLUTCH SERVICE	BI-ANNUAL VEHICLE SERVICE AND CHECKOVER	897.14	897.14
EFT35050	20/03/2023	SAFE T CARD AUSTRALIA PTY LTD	SAFE T CARD COMPANION ALARM X 2 - QU0574	854.70	854.70
EFT35051	20/03/2023	JOSEPH DOMINIC MAHON T/AS REIDS REMOTES	SUPPLY AND PROGRAM 30 X REMOTES FOR THE DEPOT GATES AS QUOTED	1,348.50	1,348.50
EFT35052	20/03/2023	PHOENIX QS	FREMANTLE CITY WOMENS FOOTBALL CLUBROOMS - REVISED DESIGN QUANTITY SURVEYING	3,245.00	3,245.00
EFT35053	20/03/2023	BARBARA GRACE O'BRIEN	RATES REFUND FOR ASSESSMENT A25530 62 OAKOVER STREET EAST FREMANTLE 6158	3,433.44	3,433.44
EFT35054	20/03/2023	AMPOL AUSTRALIA PETROLEUM PTY LTD (CALTEX)	FUEL USE 01/02/2023 - 28/02/2023	5,472.53	5,472.53
EFT35055	31/03/2023	AUSTRALIA POST	MONTHLY POSTAGE CHARGES - FEBRUARY 2023	1,592.90	1,592.90
EFT35056	31/03/2023	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS MARCH 2023	879.98	879.98
EFT35057	31/03/2023	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR RIVERWALL WORKS	942.99	942.99
EFT35058	31/03/2023	SUE LIMBERT	VOLUNTEERS LUNCH - OSTRO EATERY	15.00	15.00
EFT35059	31/03/2023	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE 22/02/2023 - 21/03/2023	199.98	199.98
EFT35060	31/03/2023	TELSTRA LIMITED	MONTHLY DATA FEES FOR OPERATIONS, RANGERS TABLETS, AND PHONES RETIC AND VMS TRAILER	742.00	
			SUMPTON GREEN PHONE TO 07/03/23, GST	55.00	797.00
EFT35061	31/03/2023	PERTH AUTO ALLIANCE TRADING AS TITAN FORD	REPAIRS FOR FORD FOCUS 1GEM342	1,400.85	
			90,000KM CAR SERVICE 1GEM342	352.50	1,753.35
EFT35062	31/03/2023	WORK CLOBBBER	BOOTS AND JACKET	237.60	
			SAFETY BOOTS	179.10	416.70
EFT35063	31/03/2023	SYNERGY	POWER SUPPLY OF STREET LIGHTS	12,217.35	
			POWER SUPPLY OF ULRICH PARK 22/12/22 - 23/03/23	177.65	
			POWER SUPPLY TO TOWN HALL 21/02/2023 - 20/03/2023	989.98	13,384.98
EFT35064	31/03/2023	FASTA COURIERS	COURIER SERVICES - FROM EAST FREMANTLE TO MIDVALE JOB #2232	134.88	134.88
EFT35065	31/03/2023	STEANN PTY LTD	GREENWASTE VERGE COLLECTION 64.54 TONNES - MARCH 2023 - TRANSPORT & DISPOSAL TO RRC RF011-2020/21	17,155.70	17,155.70
EFT35066	31/03/2023	TOTAL PACKAGING (WA) PTY LTD	15 CARTONS (60 Boxes) BIODERGRADABLE DOG WASTE BAGS	3,775.20	3,775.20
EFT35067	31/03/2023	RESOURCE RECOVERY GROUP (SMRC)	MEMBERSHIP CONTRIBUTION OPERATING EXPENSES FY2022-23 - QUARTER 2 (OCTOBER TO DECEMBER)	8,168.60	8,168.60
EFT35068	31/03/2023	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASES DEPOT & ADMIN FEBRUARY 2023	133.11	133.11
EFT35069	31/03/2023	HYDRO JET	GRAFFITI REMOVAL - GOURLEY PARK & SURROUNDS	407.00	407.00
EFT35070	31/03/2023	LANDSCAPE YARD O'CONNOR	MATERIAL FOR BOWLING CLUB CONTAINER WORKS	396.00	
			MATERIAL FOR BACKFILLING AFTER WORKS	188.10	
			MATERIAL FOR BBQ BACKFILL	94.05	678.15
EFT35071	31/03/2023	SUNNY SIGN COMPANY PTY LTD	PARKING SIGNS AS REQUESTED	90.75	90.75
EFT35072	31/03/2023	DEPARTMENT OF TRANSPORT	MONTHLY VEHICLE SEARCH FEES	401.80	401.80
EFT35073	31/03/2023	FOCUS NETWORKS	RFT04-2021/22 CONTRACT FOR MANAGED ICT SERVICES	9,004.66	
			COUNCIL RESOLUTION 03270122		
			3 YEAR CONTRACT COMMENCING 28 FEBRUARY 2022		
			ANNUAL CONTRACT SUM FOR THE FOLLOWING:		
			MANAGED PROACTIVE SERVICE (IT SUPPORT)		
			MANAGED BACKUP AND RECOVERY		
			MANAGED INFRASTRUCTURE		
			MANAGED FIREWALL		
			MICROSOFT LICENSING		
			RFT04-2021/22 CONTRACT FOR MANAGED ICT SERVICES - MANAGED PROACTIVE SERVICE (IT SUPPORT), MANAGED INFRASTRUCTURE - FEBRUARY 23	6,832.10	
			PROFILE MIGRATION- LAPTOP	187.00	
			1x VISO PLAN 2 LICENSE RE TICKET #104258	21.62	
			QU6562G CYBER AWARENESS TRAINING	1,600.50	
			REIMAGING OF TEFFRMALPT7 - QUOTE QU-6716G	308.00	
			RFT04-2021/22 CONTRACT FOR MANAGED ICT SERVICES	431.20	18,385.08
			COUNCIL RESOLUTION 03270122		
			3 YEAR CONTRACT COMMENCING 28 FEBRUARY 2022		
			ANNUAL CONTRACT SUM FOR THE FOLLOWING:		
			MANAGED PROACTIVE SERVICE (IT SUPPORT)		
			MANAGED BACKUP AND RECOVERY		
			MANAGED INFRASTRUCTURE		
			MANAGED FIREWALL		
			MICROSOFT LICENSING		
EFT35074	31/03/2023	LANDGATE	LANDGATE - GROSS RENTAL VALUATIONS - SCHEDULES 22/23	121.74	121.74
EFT35075	31/03/2023	PROMPT GLASS	PRESTON POINT RESERVE - CRICKET CLUB WINDOW REPLACEMENT	690.00	690.00
EFT35076	31/03/2023	MOORE (MOORE STEPHENS)	EAS22 - 3 FMR AND AUDIT REGULATION 17 REVIEW SERVICES	5,903.28	5,903.28
EFT35077	31/03/2023	CELLARBRATIONS AT EAST FREMANTLE	REFRESHMENTS	333.00	333.00
EFT35078	31/03/2023	STATE WIDE TURF SERVICES	TURF OVER CRICKET WICKET AT HENRY JEFFERY OVAL	12,417.69	12,417.69
EFT35079	31/03/2023	TREE'S A CROWD TREE CARE	STREET TREE PRUNING - VARIOUS LOCATIONS AS REQUESTED	4,650.00	
			TREE PRUNING - VARIOUS LOCATIONS AS REQUESTED	4,500.00	9,150.00
EFT35080	31/03/2023	COASTLINE MOWERS	6 X ROLLS BRUSH CUTTER CORD, 3 X 20-2 AUTO FEED HEADS, 6 X 20-2 COVER, 5 X 20-2 SPOOLS	650.40	650.40
EFT35081	31/03/2023	WINC	OFFICE STATIONERY FEBRUARY 2023	324.27	324.27
			WINC REF NO. NET54229441		
EFT35082	31/03/2023	AMBIUS (RENTOKIL INITIAL PTY LTD)	TOWN HALL PLANT HIRE 27/04/2023 - 26/05/2023	320.41	320.41

EFT35083	31/03/2023	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - MARCH 2023	145.20	145.20
EFT35084	31/03/2023	HAZEL DICKSON	VOLUNTEERS LUNCH - VALE BAR & BRASSERIE	69.00	69.00
EFT35085	31/03/2023	CONTRA-FLOW PTY LTD	TM FOR CANNING HIGHWAY FOOTPATH (CAPEX) REPLACEMENT WORKS - 03/03/23	213.40	213.40
EFT35086	31/03/2023	CENTURY AIR CONDITIONING	EFBC - FAULT FIND & REPAIR AIR CONDITIONER	205.00	205.00
EFT35087	31/03/2023	PTC IRRIGATION	IRRIGATION REPAIRS TO EAST FREMANTLE OVAL EASTERN BANK	4,047.64	4,047.64
EFT35088	31/03/2023	WH LOCATION SERVICES T/AS ABAXA	SURVEY LOCATION / PICKUP FOR DRAINAGE WORKS NEAR 25 HUBBLE AS PER QUOTE #9341	775.50	775.50
EFT35089	31/03/2023	FRESH PROVISIONS BICTON	12 X VOLUNTEER AND STAFF MEALS	25.40	25.40
EFT35090	31/03/2023	FIONA HACKETT	BIG LOAF FACTORY CATERING - LONG TERM FINANCIAL PLAN MEETING 22/03/2023	136.00	136.00
EFT35091	31/03/2023	SOUTHERN BINS	BULK BINS - WAUHOP ROAD - MARCH 2023	3,720.00	
EFT35092	31/03/2023	PROTEC ASPHALT	BULK BINS - WAUHOP ROAD - MARCH 2023 - MATTRESS	105.00	3,825.00
EFT35093	31/03/2023	MICHAEL LIMBERT	CANNING HWY - FOOTPATH CROSSOVER REPAIRS NEAR 235 CANNING	2,216.50	2,216.50
EFT35094	31/03/2023	SHE'S IN PARTIES CATERING	VOLUNTEERS LUNCH - OSTRO EATERY	15.00	15.00
EFT35095	31/03/2023	JANICE IRENE ENGLAND	CATERING - CITIZENSHIP CEREMONY 28/3/23	619.60	619.60
EFT35096	31/03/2023	KEITH MCDONALD	CHSP MEAL REIMBURSEMENT 02/03/22	15.00	15.00
EFT35097	31/03/2023	JANE CLARKE	VOLUNTEERS LUNCH - LO QUAY RIVER CAFE	30.00	30.00
EFT35098	31/03/2023	DONALD CANT WATTS CORKE (WA) PTY LTD	VOLUNTEER LUNCH - COAST PORT BEACH	58.00	58.00
			RFT01-2021/22 PROJECT MANAGER SERVICES EF OVAL PRECINCT REDEVELOPMENT	13,516.80	
			RFT05-2021/22 QUANTITY SURVEYING SERVICES EFOVAL PRECINCT REDEVELOPMENT PROJECT	3,850.00	17,366.80
EFT35099	31/03/2023	TERESA BERNARDO ABELHA	VOLUNTEERS LUNCH - CARRINGTON'S BAR & GRILL	30.00	30.00
EFT35100	31/03/2023	HMAS PERTH (I) MEMORIAL FOUNDATION INC	DONATION FOR THE GRANITE WALL CONSTRUCTION	4,745.00	4,745.00
EFT35101	31/03/2023	SPORTENG	EF OVAL SITE INVESTIGATION & FEASIBILITY (PLAYING OVAL)	2,450.25	2,450.25
EFT35102	31/03/2023	CALL ASSOCIATES PTY LTD T/A CONNECT CALL CENTRE SERVICES	SERVICE AGREEMENT FOR AFTER HOURS CALL CENTRE SERVICES	347.44	347.44
EFT35103	31/03/2023	NDY MANAGEMENT PTY LIMITED T/A NORMAN DISNEY & YOUNG	RFQ15-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - HYDRAULIC ENGINEERING SERVICES	12,380.50	
			RFQ14-2021/22 EAST FREMANTLE OVAL REDEVELOPMENT - ELECTRICAL ENGINEERING SERVICES	5,514.54	
			RFQ13-2021/22 EF OVAL REDEVELOPMENT - MECHANICAL SERVICES	8,523.63	26,418.67
EFT35104	31/03/2023	FORTH CONSULTING PTY LTD	RFQ19 STRUCTURAL ENGINEERING SERVICES - EAST FREMANTLE OVAL REDEVELOPMENT	17,407.50	
			RFQ16-2021/22 EAST FTLE OVAL REDEVELOPMENT CIVIL ENGINEERING	14,278.00	31,685.50
			RFQ19 STRUCTURAL ENGINEERING SERVICES - EAST FREMANTLE OVAL REDEVELOPMENT		
			COASTAL HAZARD RISK MANAGEMENT AND ADAPTATION PLAN	23,276.00	23,276.00
EFT35106	31/03/2023	WRIGHTWAY ROAD TRAINING PTY LTD	MR LICENCE FOR ROB ROBINSON	700.00	700.00
EFT35107	31/03/2023	PAMELA TSEN	VOLUNTEER LUNCH - VALE BAR & BRASSERIE	33.50	33.50
EFT35108	31/03/2023	GO DOORS PTY LTD	REPAIR OF FAULTS FOUND WITH SHED ROLLER DOORS	5,421.33	5,421.33
EFT35109	31/03/2023	PHOENIX CONTAINERS PTY LTD	HIRE OF SEA CONTAINER FOR BOWLING CLUB TEMP RELOCATION - COVERS PERIOD OF 14/03/23 - 13/04/23	693.00	693.00
EFT35110	31/03/2023	WDJ PEST CONTROL	TOWN HALL - ANNUAL PEST CONTROL INSPECTION & TREATMENT	2,817.51	
			MARMION STREET MEDIAN STRIP - TERMITE TREATMENT ON VARIOUS GUM TREES	363.00	3,180.51
EFT35111	31/03/2023	BROWNES DAIRY	MILK DELIVERY FEBRUARY - JUNE 2023	35.76	35.76
EFT35112	31/03/2023	THE SEED SHED	YOGA UNDER THE TREES - SEED GIVEAWAY	1,119.80	1,119.80
EFT35113	31/03/2023	LUKE HOEHN	PARTIAL REFUND OF DOG LIFETIME REGISTRATION - DOG NOW STERILISED	150.00	150.00
EFT35114	31/03/2023	MEREDITH FONTI	DOG REGISTRATION REFUND REQUEST - VINNIE - LT01524	150.00	150.00
EFT35115	31/03/2023	CHUN HO	OVER PAID PARKING FEE - REGO: 1DMM-488 - TICKET PURCHASED ON 21/03/2023	18.00	18.00
EFT35116	31/03/2023	WENDY BARRETT	OVER PAID PARKING - REGO: WORLD - TICKET PURCHASED ON 12/03/2023	36.00	36.00
EFT35117	31/03/2023	ALINTA ENERGY	GAS USAGE RESPIOTE CENTRE 23/11/2023 - 28/02/2023	109.60	109.60
			EFT TOTAL	\$ 3,004,710.93	\$ 3,004,710.93
	Direct Debit - March 2023	Supplier	Description	Inv Amount	EFT
		SHERIFF'S OFFICE PERTH	LODGEMENT FEES - 34 INFRINGEMENTS	\$ 2,754.00	\$ 2,754.00
		SUPERCHOICE PTY LTD	EMPLOYEE SUPERANNUATION - MARCH 2023	\$ 81,175.91	\$ 81,175.91
			DIRECT DEBIT TOTAL	\$ 83,929.91	\$ 83,929.91
	Credit Cards - March	Supplier	Description	Inv Amount	EFT
		CREDIT CARD - PETER KOCIAN	ZOOM	\$ 277.06	\$ 277.06
			COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
			MAY STREET LARDER	\$ 16.80	\$ 16.80
			HELLO VISITOR	\$ 30.62	\$ 30.62
			MAILCHIMP	\$ 80.03	\$ 80.03
			TERRY WHITE CHEMIST	\$ 82.70	\$ 82.70
			ALL SPORTS TROHIES	\$ 114.51	\$ 114.51
			STATE OF SOCIAL 23	\$ 852.50	\$ 852.50
			AUSTRALIA POST	\$ 917.85	\$ 917.85
		CREDIT CARD - ANDREW MALONE	COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
			GILBERTS FRESH	\$ 147.52	\$ 147.52
			SPOTLIGHT	\$ 165.00	\$ 165.00
			FLASH PHOTOBITION	\$ 133.60	\$ 133.60
			BP - WESTGATE	\$ 18.00	\$ 18.00
			FONGS CHINESE RESTAURANT	\$ 262.30	\$ 262.30
		CREDIT CARD - JANINE MAY	COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
			LEEMING - IGA	\$ 96.50	\$ 96.50
			AMAZING PIZZA	\$ 48.15	\$ 48.15
			GILBERTS FRESH	\$ 84.98	\$ 84.98
			COLES - MELVILLE	\$ 13.50	\$ 13.50
			BALSHAW'S FLORIST	\$ 120.00	\$ 120.00

	CREDIT CARD - GARY TUFFIN	COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
		UNIVERSITY OF WESTERN AUSTRALIA	\$ 6.00	\$ 6.00
	CREDIT CARD - ANDREW DRIVER	COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
	CREDIT CARD - NICK KING	OFFICE WORKS	\$ 352.00	\$ 352.00
		WOOLWORTHS - PALMYRA	\$ 20.00	\$ 20.00
		COMMONWEALTH BANK - ANNUAL CARD FEE	\$ 40.00	\$ 40.00
		SUBWAY - PALMYRA	\$ 119.00	\$ 119.00
		WA BOLTS	\$ 362.45	\$ 362.45
		DIRECT DEBIT TOTAL	\$ 4,561.07	\$ 4,561.07
		<i>Description</i>	<i>NET PAY</i>	<i>EFT</i>
		PAYROLL FORTNIGHT ENDING 08/03/23	\$ 111,245.88	\$ 111,245.88
		PAYROLL FORTNIGHT ENDING 21/03/23	\$ 111,747.26	\$ 111,747.26
		PAYROLL TOTALS	\$ 222,993.14	\$ 222,993.14
		GRAND TOTAL	\$ 3,316,602.40	\$ 3,316,602.40

13.3 BUDGET PARAMETERS

Report Reference Number	OCR-1949
Prepared by	Peter Kocian, Executive Manager Corporate Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting date	Tuesday, 18 April 2023
Voting requirements	Simple Majority
Documents tabled	1. Model Results by Property (separate attachment – Confidential) 2. WALGA Economic Briefing March 2023

Attachments

1. Strategic Resource Plan 2023/24 – 2032/33
2. Updated Revenue Strategy
3. Statement of Rating Objects and Reasons 2023/24
4. Notice of Intention to Impose Differential Rates

PURPOSE

Council is requested to consider the proposed 2023/24 budget parameters as discussed in the updated Strategic Resource Plan in order to prepare the 2023/24 Statutory Budget.

This report recommends endorsement by Council for advertising of the proposed differential general rates and minimum payments, for which public submissions are sought over a period of not less than 21 days, prior to Council striking the rates in the Annual Budget.

Council endorsement of the proposed 2023/24 capital works program is also requested to enable project planning to commence to facilitate timely clearance.

EXECUTIVE SUMMARY

Under Section 6.36 of the *Local Government Act 1995*, before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c), a local government is to give local public notice of its intention to do so including an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days of the notice.

It is recommended that Council resolves to endorse the following differential general rates and minimum payments with a general yield increase of **4.5%** across all rating categories and calls for public submissions under Section 6.36 of the *Local Government Act 1995*.

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$
Residential GRV	0.068540	2,967	104,597,077	7,169,084	19,399	7,188,483
Commercial GRV	0.115980	119	12,321,745	1,429,076		1,429,076
Sub-Totals		3,086	116,918,822	8,598,160	19,399	8,617,559
Minimum Payment	Minimum \$					
Residential GRV	1,237.00	336	4,962,640	415,632	-	415,632
Commercial GRV	1,850.00	9	79,940	16,650	-	16,650
Sub-Totals		345	5,042,580	432,282	-	432,282
		3,431	121,961,402	9,030,442	19,399	9,049,841
Amount from General Rates						9,049,841
Less Concessions						0
Totals				9,030,442		9,049,841

BACKGROUND

The Strategic Resource Plan (Long Term Financial Plan) has been updated to plan for the ten-year horizon 2023/24 – 2032/33. It is intended that this document will be reviewed and rolled on an annual basis to develop the annual Statutory Budget. The Revenue Strategy, encompassing discussion on rates and fees and charges, has also been updated to support the key pricing decisions that underpin the long-term financial planning framework.

Long term financial and asset management planning is a key element of the Integrated Planning and Reporting Framework. It provides the planning tool which enables Council to determine the Town's capacity to sustainably deliver the assets and services required by the community.

The Forecast Financial Statements demonstrates the Town's capacity to meet short-term community and infrastructure needs as well as providing a level of asset renewal predictability in the longer term. It will be revised and updated annually. The annual update will review the assumptions, take into consideration economic conditions and inflation, and use current available financial information and forecasts. For these reasons, it is not a static document. Its purpose is to provide broad financial projections to assist in making key decisions.

The key revenue assumption in the Forecast Financial Statements is an increase of 4.5% in the annual rate yield in 2023/24, a 4% increase in 2024/25 and a 3.5% annual increase thereafter. The increase in the annual rates yield is the sum of the rates increase and annual growth; and is the overall increase within the rating categories for residential and commercial properties. As the Forecast Financial Statements are based on the current economic environment, it does not include a growth factor for any new major developments. As this growth is realised in outward years, the Strategic Resource Plan will be reviewed and updated.

Inflation

The draft 2023/24 Budget incorporates a 4.5% increase in the Rate Yield. The increase was necessary to fund the budget deficiency as inflationary pressures have flowed through to the Local Government Cost Index (LGCI), which has climbed rapidly. The LGCI is expected to reach 4.5% annualised growth in 2022/23. This compares to a Perth CPI of 8.3% from December 2021 – December 2022.

The LGCI is forecast to increase by 2.9% in 2023/24 and 2.4% in 2024/25 (Source: March 2023 WALGA Economic Brief). Much of the increase in the LGCI in recent years has been led by the spike in construction costs as a result of supply chain constraints, COVID-19 stimulus induced demand and labour shortages.

WALGA have stated in their March 2023 Economic Briefing that a key focus area for local governments should be wages which are tipped to increase following several years of moderate growth – “Wages growth is expected to outpace the LGCI in coming years as it begins to grow again in real terms. The private sector is leading this growth as it responds quicker to the increased competition for talent than the public sector”.

Council has approved the following wage indexation for the last 4 financial years. This is compared to the Perth CPI, which illustrates there has been a significant decrease in real wages. As such, Council is requested to consider wage increases of up to 5% for the 2023/24 financial year.

Financial Year	Approved Wage Increase	Perth CPI
2022/23	3%	8.3%** (Dec 21 - Dec 22)
2021/22	3%	7.4%
2020/21	0%	4.2%
2019/20	2%	0.1%

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CONSULTATION

Council Concept Forum

STATUTORY ENVIRONMENT

Section 6.33 and 6.36 of the *Local Government Act 1995* reads:

6.33. Differential general rates

- (1) *A local government may impose differential general rates according to any, or a combination, of the following characteristics —*
 - (a) *the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005;*
 - (b) *a purpose for which the land is held or used as determined by the local government;*
 - (c) *whether or not the land is vacant land; or*
 - (d) *any other characteristic or combination of characteristics prescribed.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*

- (a) may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) is to contain —*
 - (i) details of each rate or minimum payment the local government intends to impose;*
 - (ii) an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) Where a local government —*
 - (a) in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),**it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.*

Section 5.63 (1) of the *Local Government Act 1995* specifically excludes the need to declare a financial interest where matters; have an interest in common to a significant number of ratepayers/electors; relate to the imposition of any rate, charge or fee; relate to a fee, reimbursement of an expense or an allowance payable to elected members.

POLICY IMPLICATIONS

There are no Council Policies relevant to this item.

FINANCIAL IMPLICATIONS

A 4.5% increase on the 2022/23 forecast rate yield has been applied in the 2023/24 Rates Model, yielding a total of circa \$9.03m in rates plus budgeted interim rate revenue of \$20k, deriving \$9.049m in total rate revenue as per the Forecast Statement of Financial Activity in the Strategic Resource Plan.

STRATEGIC IMPLICATIONS

Strategic Priority 5: Leadership and Governance

5.1 Strengthen organisational accountability and transparency.

5.3 Strive for excellence in leadership and governance.

RISK IMPLICATIONS

RISKS

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Pricing decisions around rates can often be a political consideration, opposing Councils fundamental role to ensure the financial sustainability of the local government. Thus, annual rate increases may be below what is required to achieve this objective.	Likely (4)	Major (4)	Extreme (17-25)	FINANCIAL IMPACT More than \$1,000,000	Accept Officer Recommendation

RISK MATRIX

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

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

RISK RATING

Risk Rating	16+
Does this item need to be added to the Town's Risk Register	Yes
Is a Risk Treatment Plan Required	No

SITE INSPECTION

Not Applicable.

COMMENT

Underlying Long Term Financial Planning Principles

The Town's Strategic Resource Plan 2023/24 – 2032/33 contains extensive discussion on assumptions and uncertainties underlying the Town's financial planning framework. The following are some key assumptions that have been applied when framing year 1 of this Plan, being the proposed budget for 2023/24:

- Rate revenue is a substantial source of discretionary revenue for the Town, paying for approximately 88% of all cash operating expenditure.

- The overall objective of a rating model is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital requirements of the Town.
- The proposed 4.5% increase in rate yield will derive an amount of \$9.049m (including interim rates of \$20k), which is estimated to meet the requirements of the current budget shortfall.
- The Local Government Cost Index will rise by 2.9% in 2023/24 on account of higher costs including catch up with wages.
- Indexation of 5% has been applied to salaries and wages. This compares to the WA Wage Price Index which rose by 3.6% in annual average terms to December 2022. As discussed earlier, there has been a significant decline in real wages since 2019/20, and hence a higher increase is recommended.
- The annual budget is a rolling budget linked to the Strategic Community Plan, Corporate Business Plan and Strategic Resource Plan.
- The Town's Revenue Strategy also recommends a 4.5% increase in discretionary fees for 2023/24.
- Commitment to cost restraint wherever possible being tied to the Local Government Cost Index.
- Commitment to achieving operational efficiencies such as attainment of value for money for service contracts.

Councils are being required to demonstrate operational efficiencies when setting the level of rates. A fundamental objective for the Town should be to improve its operating surplus ratio (by increasing revenue relative to expenditure) to release more funds for investment in asset renewals and new capital. This is generally achieved by a combination of operational efficiencies, cost restraint and revenue diversification.

Rating Strategy

A comprehensive Revenue Strategy has been prepared to inform the pricing assumptions adopted in the Strategic Resource Plan (see Attachment 2).

Rates are levied on all rateable properties within the boundary of the Town of East Fremantle in accordance with the *Local Government Act 1995*. The overall objective of a rating model is to provide for the net funding requirement of the Town's services, activities, financing costs and the current and future capital requirements of the Town, after taking into account all other forms of revenue.

The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason, local governments often use differential rating.

In Western Australia, land is valued by Landgate Valuation Services and those values are forwarded to each local government for rating purposes. Two types of values are calculated – Gross Rental Value (GRV) which generally applies for urban areas; and Unimproved Value (UV) which generally applies for rural land. GRV means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord was liable for all rates, taxes and other charges thereon and the insurance and outgoings necessary to maintain the value of the land.

GRV general valuations are currently carried out on a triennial basis in the Perth metropolitan area. The date of valuation in relation to a general valuation is fixed by the Valuer General. Values are then determined relative to sales and rentals that are negotiated in the marketplace at or close to the date of valuation, which is set at 1 August two years prior to the effective date. The date of valuation is not the same as the date that the GRV comes into force. The date in force is the date from which the values must be used by the rating and taxing authority, which is 1 July for GRVs.

The Town of East Fremantle is included in Landgate's General Valuation program with the new valuations coming into effect on 1 July 2023 (with valuations assessed at a point in time being August 2021).

Given the strong nexus between GRV and rental, property owners can be exposed to the potential for large variations in land values from one valuation cycle to the next. It is very important for both ratepayers and Council to recognise

that changes in land values do not automatically drive changes to rates. Councils therefore amend the rate in the dollar to offset any significant movement in valuations to maintain the rate yield, and the relative rates burden placed on each category.

Page 5 of the Strategic Resource Plan outlines four (4) rates models for scenario analysis. Rates in the dollar and total rate yield have been calculated based on the new valuations and summarised below for each of the scenarios.

Model Number	Description of Model	Residential Rate in Dollar/Minimum Payment	Commercial Rate in Dollar/Minimum Payment	Total Rate Yield
1.	3% increase in rate yield and minimum payment	0.06755/\$1219	0.11432/\$1823	\$8,901,575
2.	3.5% increase in rate yield and minimum payment	0.06789/\$1225	0.11488/\$1832	\$8,946,157
3.	4% increase in rate yield and minimum payment	0.06822/\$1231	0.11544/\$1841	\$8,989,335
4.	4.5% increase in rate yield and minimum payment	0.06854/\$1237	0.11598/\$1850	\$9,030,442

It is recommended that Council resolves to endorse Scenario 4 above for the reasons outlined in the Revenue Strategy and scenario modelling presented in the Strategic Resource Plan.

It is important to note, that whilst Council is requested to endorse a 4.5% increase in total rate yield, this is the average increase and ratepayers may either receive a higher or lower increase than the average, depending on how their property value has changed relative to the average increase in valuations. If the increase in property values were uniform across all ratepayers, then it would be a static model and all ratepayers would receive a 4.5% increase. Thus, it is the property value determined by Landgate, rather than the rate in the dollar struck by Council, that creates volatility within the rates model.

Summary of Revaluation

The GRV Valuation Roll was received from Landgate on 4 April 2023. The following is a summary from the Roll:

Rate Category	Current Valuation	Future Valuation (effective 1 July 2023)	Change in Valuation	Average Valuation
Residential	\$91,121,692	\$109,559,717	\$18,438,025 (20.23%)	\$33,170
Commercial	\$11,744,130	\$12,401,685	\$657,555 (5.6%)	\$99,213

These valuations have been applied in the 2023/24 Rates Model. It is important to note that a small number of property valuations are still to be received from Landgate, and the Rates Model will be updated prior to the Budget being finalised. This means that there may be a small variance between the rate in the dollars that were advertised compared to those adopted in the 23/24 Budget. Any variance is likely to be negligible given the relatively small number of outstanding valuations.

Given the comparative movements in individual residential property valuations, the following impacts will arise:

- 1428 residential assessments (43%) will receive an increase less than 4.5%
- 1507 residential assessments (46%) will receive an increase greater than 4.5%
- 368 residential assessments will receive an increase of circa 4.5% (generally minimum rated properties)
- 325 residential assessments (10%) will receive a rate reduction.

The recommended rates model has been applied in the Town's ERP, and a confidential attachment will be provided detailing an itemised listing of all properties.

The Town does not have a mechanism to smooth the impact of movements between individual residential property valuations, which are determined by Landgate, which is a State Government Statutory Authority. The Town is required to adhere to the Department of Local Government's Rating policy and the rating principles of objectivity, fairness and equity, consistency, transparency and administrative efficiency when setting the rate in the dollar. As property rates are a form of value of wealth tax (which is not an absolute indicator of ability to pay), the higher an individual property valuation is relative to other properties, the more this property pays in rates compared to the average.

Recommended Model for Advertising

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$
Residential GRV	0.068540	2,967	104,597,077	7,169,084	19,399	7,188,483
Commercial GRV	0.115980	119	12,321,745	1,429,076		1,429,076
Sub-Totals		3,086	116,918,822	8,598,160	19,399	8,617,559
Minimum Payment	Minimum \$					
Residential GRV	1,237.00	336	4,962,640	415,632	-	415,632
Commercial GRV	1,850.00	9	79,940	16,650	-	16,650
Sub-Totals		345	5,042,580	432,282	-	432,282
		3,431	121,961,402	9,030,442	19,399	9,049,841
Amount from General Rates						9,049,841
Less Concessions						0
Totals				9,030,442		9,049,841

Note: the above model is based on updated GRVs from the Landgate Roll

General rate yield increases in prior years were:

2016/17 – 4.15%
 2017/18 – 2.0%
 2018/19 – 2.5%
 2019/20 – 2.4%
 2020/21 – 0%
 2021/22 – 2.9%
 2022/23 – 4.5%

Domestic Waste Charges Included

It is noted that the general rates for residential premises are inclusive of the waste charges and ratepayers are also provided with a tip pass valued at \$55.00. For Commercial properties the waste and recycling service charge is added separately where collection services are provided.

Under the suite of reforms to the *Local Government Act 1995* and Regulations, local governments will need to separate waste charges on the Rates Notice. A Draft Waste Pricing Policy has been prepared to assess how a separate waste charge will be administered. It is envisaged that this requirement will become effective from the 2024/25 financial year.

CONCLUSION

Under Section 6.36 of the *Local Government Act 1995*, before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c), a local government is to give local public notice of its intention to do so including an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days of the notice. Council will have opportunity to amend the advertised rates when striking the Budget should there be justification to do so. The reasons for amending the rate in the dollar from that which was advertised need to be disclosed in the Statutory Budget.

13.3 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 051804

OFFICER RECOMMENDATION:

Moved Cr McPhail, seconded Cr Wilson

That Council, with respect to its role under 2.7 (2) of the *Local Government Act 1995* to oversee the allocation of the local government's finances and resources, resolves to endorse the following:

- 1. the attached Strategic Resource Plan (Long Term Financial Plan) for the period 2023/24 – 2032/33, and the key underlying assumptions as follows, noting that these assumptions will be reviewed annually as part of the budget process:**
 - **Inflation 2.5% (generally applied to materials and contracts)**
 - **Annual increase of 4.5% in rate yield for 2023/24, 4% increase in 2024/25 and 3.5% per annum thereafter.**
 - **Wage indexation of 5% in 2023/24**
 - **Annual Increase of 4.5% in discretionary fees and charges in 2023/24**

(Noting that the Strategic Resource Plan will be rebalanced following endorsement of key assumptions)

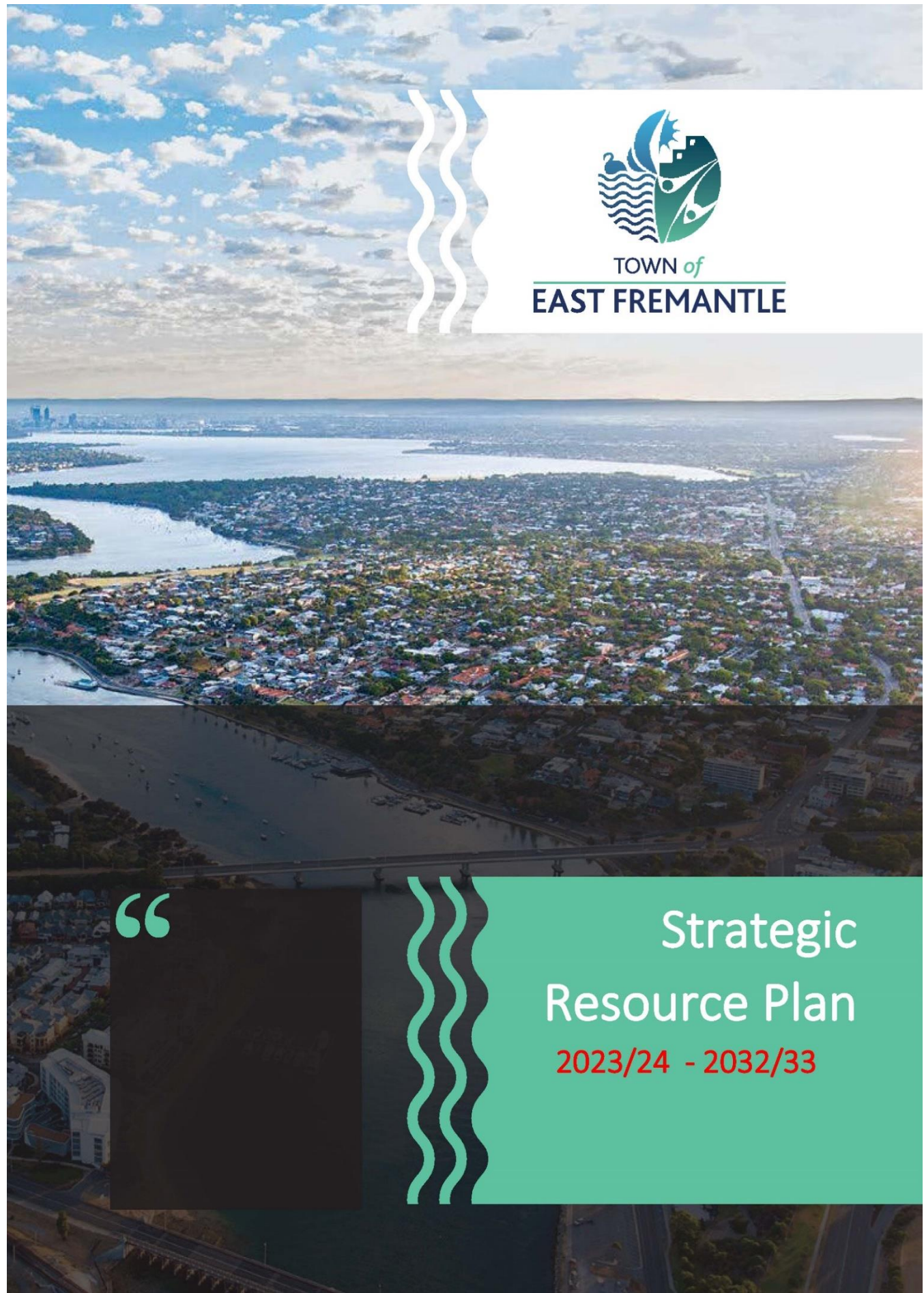
- 2. the attached Town of East Fremantle Revenue Strategy, which underpins the Strategic Resource Plan, and which includes an annual transfer of 1% of rate revenue to the Sustainability and Environmental Reserve.**
- 3. the 2023/24 Capital Works Program as itemised in the Strategic Resource Plan, to enable Officer's to commence project planning, noting that Officer's cannot incur expenditure until after the 2023/24 Budget is adopted.**
- 4. the Statement of Rating Objects and Reasons for the 2023/24 financial year as per attachment 4.**
- 5. the following differential general rates and minimum payments with a 4.5% increase in total rate yield from the previous financial year, for all rating categories and calls for public submissions pursuant to section 6.36 of the *Local Government Act 1995*:**

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$
Residential GRV	0.068540	2,967	104,597,077	7,169,084	19,399	7,188,483
Commercial GRV	0.115980	119	12,321,745	1,429,076		1,429,076
Sub-Totals		3,086	116,918,822	8,598,160	19,399	8,617,559
Minimum Payment	Minimum \$					
Residential GRV	1,237.00	336	4,962,640	415,632	-	415,632
Commercial GRV	1,850.00	9	79,940	16,650	-	16,650
Sub-Totals		345	5,042,580	432,282	-	432,282
		3,431	121,961,402	9,030,442	19,399	9,049,841
Amount from General Rates						9,049,841
Less Concessions						0
Totals				9,030,442		9,049,841

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page



1.0 Key Information – 2023/24

ASSUMPTIONS


 **2.5%**
Inflation Rate

 **Increasing**
Population

 **Increasing**
Levels of Service

 **Stable**
Operations

 **Balanced**
Annual Budget

 **4.5%**
(1% + CPI 2.5% + 1%
Sustainability Reserve)
Rates | Fees and Charges

 **5%**
Employee Costs

STATISTICS

 **9**
Elected
Members

 **55**
Employees

 **5,597**
Electors

 **3,263**
Dwellings

 **17.3km**
Distance from
Perth

 **3.2km²**
Area

 **8,090**
Population

FINANCIAL INFORMATION

\$9.049m
Rates Revenue

\$1.54m
Fees and Charges

\$11.62m
Operating Revenue

\$12.48m
Operating Expenditure

\$1.3m
Net Funding

\$2.75m
Cash Backed Reserves

\$4.8m
Long Term Borrowings

2.0 Long Term Financial Planning Overview

2.1 Forecast Revenue

Rates are expected to generate \$9.049m in 2023/24 increasing to \$12.39m in 2032/33 and comprise 78% of operating revenue in year 1. The Town is reliant on receiving \$8.89m over the next 10 years in untied operating grants, subsidies and contributions to maintain the current level of operations and services. Non operating grants are expected to be received in the next 6 years for the renewal of community infrastructure.

2.2 Revenue Composition Year 1 to 10

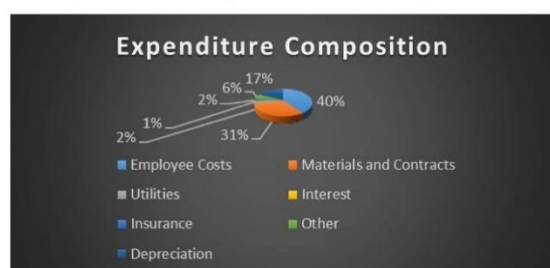


2.3 Forecast Expenditure

Expenditure is forecast to increase in line with inflation with the exception of depreciation expense which is impacted by the addition of assets.

Employee costs represent 40% of the Town's Operating Expenditure. This is consistent with the industry average. Local governments are a service organisation, and thus there is a direct correlation between the level of service and employee costs.

2.4 Expenditure Composition Year 1 to 10



2.5 Net Funding from Operations

The chart below reflects the steady increase in net funding from operations over the next 10 years. This provides more funding for investment in community assets and to undertake financing activities.

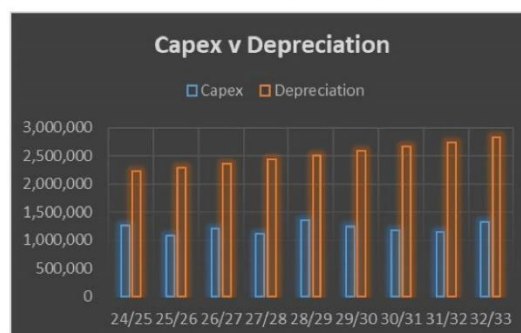


2.6 Depreciation Expense

Depreciation expense is assumed to grow at 3%pa as assets are revalued and renewed. Depreciation of assets over the 10 years is \$24.8m.

Ideally, the average asset renewal should be in line with depreciation expense over the long term, to ensure the value of assets is maintained. On average, the Town is planning to renew its infrastructure assets at a lower level than they are depreciating over the term of the Plan.

2.7 Capital Expenditure v Depreciation



Further improvements in asset management data and the estimation of depreciation expense along with the future renewal of long-lived assets may result in a closer alignment between asset renewals and depreciation expense.

2.8 Maintenance Expenditure

The current maintenance expenditure allocated in the annual operating budget is expected to continue at current levels, with inflationary increases occurring each year.

2.9 Forecast Borrowings and Cash Reserves

In general, the finances of the Town are expected to improve over the long term. Reserves will be utilised to save for major forecast asset renewals (with a forecast balance of \$8.3m in 2032/33) resulting in a significant increase in reserve levels as shown in the chart below.

Council has adopted a Cash Backed Reserves Policy which outlines the strategic importance of Reserves:

- Reduces business risk
- Improves financial management
- Improves strategic capacity
- Meeting asset renewal needs
- Meeting statutory obligations



Borrowings of \$4.8m is required to part fund the East Fremantle Oval Redevelopment Project and then paid down over the remaining term of the Plan. Total debt servicing costs over the 10 year plan is \$3.84m.

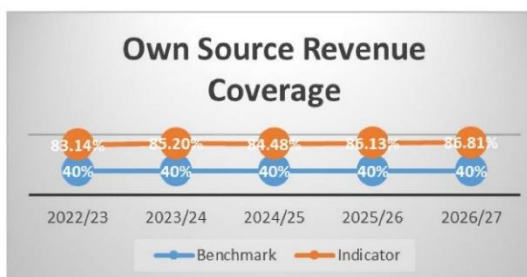


Forecast Operating Ratios

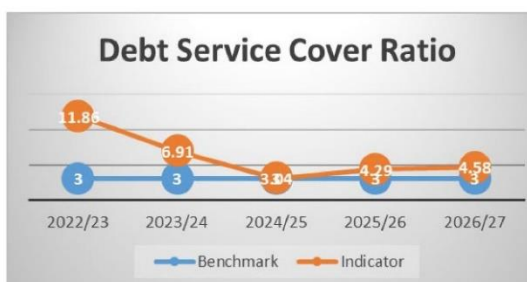
Monitoring the Town's financial rigidity and financial position along with its asset management performance is undertaken by preparing and monitoring various statutory ratios. A 5 year period has been used to assess short-medium term trends.



The ratio above highlights how the cumulative impact of the rates increases are intended to address the Operating Surplus Ratio.



The above ratio is above the target indicating the Town is not reliant on grants and contributions.



The ratio above reflects the capacity of the Town to take up borrowings for the upgrade of East Fremantle oval.

An explanation of all ratios is provided further in this document.

3.0 Scenario Modelling

3.1 Scenario Modelling – Rates and Fees and Charges

Scenarios were developed to test the financial impact of reduced levels of operating funding with modelling for the impact on the Town of various reduced funding levels.

To ascertain the effect of reduced funding levels, a base scenario was developed with a Rate and Fees and charges yield increase of 4.5% in 2023/24, 4% in 2024/24 and 3.5% per annum thereafter. This is the scenario adopted in this Plan.

Three alternative scenarios were also developed from this base as reflected in the table below. All other assumptions remained the same across the three scenarios.

The cumulative impact of the changes in rates along with fees and charges results in the surplus (deficit) as follows:

Base Model – Total Rate Yield \$106,346,410

Scenario 2 – Total Rate Yield \$102,257,105

(Cumulative decrease in rate revenue \$4.379m)

Scenario 3 – Total Rate Yield \$105,151,289

(Cumulative decrease in rate revenue \$1.485m)

Scenario 4 – Total Rate Yield \$108,133,489

(Cumulative increase in rate revenue \$1.497m)

Scenario	Rates and Fees & Charges
	Total Increase
Base Scenario	4..5% in Y1, 4% in Y2, 3.5% Y3-10
Scenario 2	3.0% pa
Scenario 3	3.5% pa
Scenario 4	4.0% pa

The scenario modelling illustrates that an average rate increase above 3.5% pa over the 10 years is required to balance the model. A 4% annual increase in pricing over the life of the Plan will derive an additional \$1.749m surplus above the current model.

Financial Year	Base Scenario	Estimated Surplus/(Deficit)		
		Scenario 2 3.0% pa	Scenario 3 3.5% pa	Scenario 4 4.0% pa
2023/24	1,189	-149,055	-98,994	-48,932
2024/25	-157,269	-566,927	-413,477	-259,527
2025/26	2,438	-728,819	-415,229	-99,583
2026/27	8,728	-1,110,090	-576,016	-36,668
2027/28	8,997	-1,567,306	-748,637	80,857
2028/29	5,666	-2,102,227	-930,883	259,907
2029/30	8,105	-2,709,794	-1,113,580	514,570
2030/31	8,844	-3,402,023	-1,304,414	842,372
2031/32	14,778	-4,176,783	-1,496,711	1,255,481
2032/33	16,200	-5,048,764	-1,700,408	1,749,752
Cumulative				
Rate	106,636,410	102,257,105	105,151,289	108,133,489
Revenue				

Scenario Modelling

3.2 Scenario Modelling – Service Levels

As illustrated in the Forecast Statement of Financial Activity, the 10-year financial statement depicts a deficit budget of (\$157,269) in 2024/25.

The underlying causes of this deficit are new costs associated with funding the construction and operation of the East Fremantle Oval Precinct (and the model does not assume any cash dividends from the operation of the facility) as well as an operating subsidy required to support the continued delivery of the Town's Neighbourhood Link (aged care) Service. There are also rising costs associated with the provision of waste services, namely those attributable to participation in the Resource Recovery Group (Regional Council).

Council may be required to make strategic decisions on the level of service with respect to waste services and aged care services in 2024/25 as this is impacting the amount of funding available from operations and the resulting deficit.

The following scenarios are modelled in the table below, illustrating the improvement to the Town's Estimated Surplus/(Deficit) over the life of the Plan.

Scenario 1 – Discontinuation of Neighbourhood Link Services from 2024/25

Scenario 2 – Discontinuation of Funding of Regional Council from 2024/25 (Overhead Contribution and Governance Expenses)

Scenario 3 – Discontinuation of 1 and 2 above

Financial Year	Base Scenario	Estimated Surplus/(Deficit)		
		Scenario 1	Scenario 2	Scenario 3
2023/24	1,189	1,189	1,189	1,189
2024/25	-157,269	-98,121	10,596	69,743
2025/26	2,438	135,912	357,425	490,900
2026/27	8,728	232,116	635,617	859,004
2027/28	8,997	338,301	932,584	1,261,888
2028/29	5,666	457,318	1,233,370	1,685,021
2029/30	8,105	598,975	1,547,528	2,138,398
2030/31	8,844	756,256	1,867,779	2,615,191
2031/32	14,778	936,517	2,201,213	3,122,952
2032/33	16,200	1,130,527	2,538,322	3,652,650

The additional surplus of \$3.65m derived under Scenario 3 could be used to mitigate increases in the rate burden over the life of the Plan, support service delivery in high priority areas, fund investment in community assets, and service debt, or a combination thereof.

Should Council wish to consider providing an operating subsidy to support continued delivery of the Neighbourhood Link service, then this could be funded for example under Scenario 2. As Council resources are scarce and finite, there can be a direct trade off resulting from decisions on the level of service across different activities.

4.0 Assumptions, Risks, Uncertainties and Sensitivity

Revenue – Assumptions, Risks, Uncertainties and Sensitivity

Disclosure/Assumption	Assessed Financial Risk	Impact of High Financial Risk Assumptions	Level of Uncertainty	Financial Impact and Sensitivity for Assumption with High Level of Uncertainty/Risk
Town Growth in Population: The number of residents in the Town is expected to grow.	Low	Not assessed as high financial risk. The Town has budgeted for a nominal \$20kpa in interim rates. Any increase in total gross rental values arising from new properties and high-density development will have a favourable impact on the Plan.	Medium	Not assessed as high level of uncertainty.
Rates Level Increase: Annual rates have been based on an increase in the total rate yield of 4.5% in 2023/24, 4% in 2024/25 and 3.5%pa thereafter.	High	Renewal of assets (including reserve financing) and particularly the funding of the East Fremantle Oval redevelopment project is dependent on these rates increases being imposed for the term of this Plan.	Medium	There is a medium level of uncertainty, as the rates increase is reassessed each year.
Operating Grants and Contributions: Only as of right operating grants such as financial assistance grants are assumed over the life of the Plan. Any specific purpose grants will be applied for as they are identified and included in the Annual Budget.	Low	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
Non-operating Grants and Contributions: Remain in line with funding requirements identified for various capital works.	High	Changes in these levels would impact directly on the amount spent on capital projects and ultimately impact on service levels.	High	No non-operating grants budgeted from 2029/30 onwards due to uncertainties.
Fees and Charges: As per rate level increase. Payment for waste services is incorporated into the general rate and is not included in fees and charges revenue. The State Government will be legislating that a waste fee be included on the Rates Notice from 1 July 2024.	Medium	Indicative waste fees are modelled on the last page of the financial statements, based on the full cost recovery of direct and indirect costs.	Low	In the event of waste fees being separated from general rates, the revenue composition will change from 78% rates/13% fees and charges to 64% rates/27% fees and charges.
Interest Earnings: Interest earning of an average rate of 2% per annum of closing reserve balance.	Low	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
Other Revenue: Increases in line with inflation.	Low	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.
Profit on Asset Disposal: Profit on asset disposal results from a	Low	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.

misallocation of depreciation
over the life of the asset. As the
level of depreciation is
considered appropriate no profit
on asset disposals has been
included.

Expenditure – Assumptions, Risks, Uncertainties and Sensitivity

Disclosure/Assumption	Assessed Financial Risk	Impact of High Financial Risk Assumptions	Level of Uncertainty	Financial Impact and Sensitivity for Assumption with High Level of Uncertainty/Risk
Employee Costs: 5% increase in 2023/24, 3%pa thereafter. A higher increase has been applied in year 1 to support the Town's retention of staff.	Medium	It is assumed that any additional FTE will be funding by a contra reduction in materials and contracts expenditure.	Low	Not assessed as high level of uncertainty.
Materials and Contracts: Increased annually by forecast inflation.	Medium	Not assessed as high financial risk.	High	± \$2.2m to the value of materials and contracts over the life of the plan between a 2.5% annual CPI and 3.5% annual CPI
Depreciation: Depreciation has been calculated using an average rate for each asset class based on the weighted average estimated remaining useful life of assets in the class.	Low	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.
Insurance: Base year increased by 10% as advised by the Town's Insurer; 6%pa thereafter	Medium	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
Other Expenditure: Base year increased in line with inflation.	Medium	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
Loss on Asset Disposal: A loss on asset disposal results from a misallocation of depreciation over the life of the asset. As the level of depreciation is considered appropriate in the Plan no loss on asset disposals has been included in the Plan.	Low	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.

Liabilities – Assumptions, Risks, Uncertainties and Sensitivity

Disclosure/Assumption	Assessed Financial Risk	Impact of High Financial Risk Assumptions	Level of Uncertainty	Financial Impact and Sensitivity for Assumption with High Level of Uncertainty/Risk
Borrowings: New borrowings of \$4.8m have been included in 2023/24. No further borrowings contemplated over the life of the Plan.	Medium	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.
Employee Entitlements: It has been assumed the Town will be in a position to meet its obligations in relation to employee entitlements.	Medium	Not assessed as high financial risk.	Low	Not assessed as high level of uncertainty.

Equity Risks, Uncertainties and Sensitivity

Disclosure/Assumption	Assessed Financial Risk	Impact of High Financial Risk Assumptions	Level of Uncertainty	Financial Impact and Sensitivity for Assumption with High Level of Uncertainty/Risk
Cash Backed Reserves: It has been assumed the Town will invest cash reserves in term deposits with banking institutions and these funds will be available for use during the term of the Plan.	Low	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
Revaluation Surplus: Increasing in line with inflation-based revaluation.	Low	The revaluation of assets to their fair value may result in changes in asset ratio analysis and depreciation leading to a change in the net result. The revaluations of assets will have no impact on Cashflows.	High	Not assessed as high level of uncertainty.

Other – Assumptions, Risks, Uncertainties and Sensitivity

Disclosure/Assumption	Assessed Financial Risk	Impact of High Financial Risk Assumptions	Level of Uncertainty	Financial Impact and Sensitivity for Assumption with High Level of Uncertainty/Risk
Ownership of Strategic Assets: The Town has not planned for the ownership of any strategic assets to be transferred to another party over the term of the Plan.	High	Any significant changes to the ownership of strategic assets would require an amendment to this Plan and, depending on the circumstance, be subject to community consultation.	Low	Not assessed as high level of uncertainty.
Inflators: Forecast inflation at 2.5% per annum.	Medium	Not assessed as high financial risk.	High	
Commercial Activities: The Town is undertaking a major trading undertaking in the East Fremantle Precinct via the operation of a Health Club and Café/Function business. The facility will be managed by a 3 rd party under a management agreement and lease. The facility is expected to be operational by 1 April 2024.	High	No cash dividends to the Town have been budgeted other than a contribution of \$275,000pa from the net result of Precinct Operations (from 2025/56) to cover the sinking fund contribution as an annual transfer to the East Fremantle Oval Redevelopment Reserve.	High	Not assessed as high level of uncertainty. Cash flows from the operation of the EF Oval Precinct will be assessed following year 1 of operations and the Plan updated.
General Economic Forecasts for State: The economic forecast for the State is closely linked to the success of the mining industry. Demands for minerals is forecast to remain stable in the short	Medium	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.

term with a corresponding stability of the state economy.

General Economic Forecasts for Region: Historically, the metropolitan region's economy is heavily dependent on the economy of the State as whole, and this remains the assumption for the term of this Plan.	Low	Not assessed as high financial risk.	Medium	Not assessed as high level of uncertainty.
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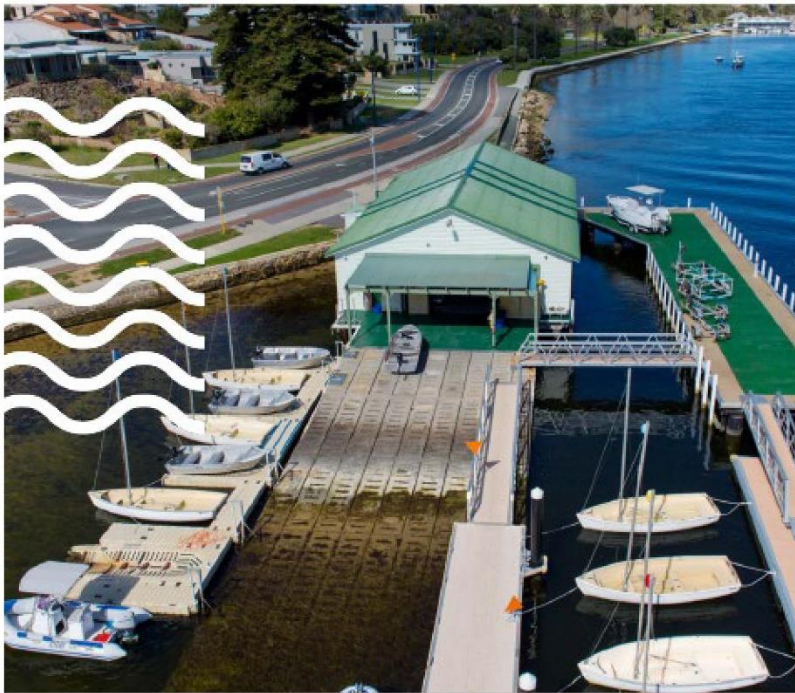
Ratio Targets

A series of performance indicators, in the form of financial ratios set out in the table below, have been used to assess the financial performance of the Town.

To maintain comparability across the industry, these ratios and their respective target ranges, have been derived from the Department's Long-Term Financial Planning guidelines and *Regulation 50 of Local Government (Financial Management) Regulation 1996*.

The Department's Advisory Standard also provides target levels for each of the ratios.

Ratio	Calculation	Indication	Minimum target
Current Ratio	$\frac{\text{current assets minus restricted assets}}{\text{current liabilities minus liabilities associated with restricted assets minus current liabilities associated with long term borrowings}}$	A measure of the Town's immediate liquidity and the capacity to meet short term financial obligations from unrestricted current assets.	1.
Operating Surplus Ratio	$\frac{\text{operating revenue minus operating expense}}{\text{own source operating revenue}}$	A measure of the extent to which own source revenues raised cover operational expenses.	1%
Own Source Revenue Coverage Ratio	$\frac{\text{own source operating revenue}}{\text{operating expense}}$	A measure of the extent of the Town's ability to cover costs using only discretionary revenue.	40%
Debt Service Coverage Ratio	$\frac{\text{Annual operating surplus before interest and depreciation}}{\text{principal and interest}}$	A measure of the extent of the Town's capacity to generate sufficient cash to cover debt payments.	3
Asset Sustainability Ratio	$\frac{\text{capital renewal and replacement expenditure.}}{\text{depreciation expense}}$	A measure of the extent to which assets managed by the Town are being replaced as they reach the end of their useful lives.	90%



Financial Statements

Town of East Fremantle Forecast Statement of Financial Activity 2022/23 - 2032/33														
	22/23 Adopted Budget	22/23 Actuals	22/23 Forecast Result		2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Revenue														
Rates	8,660,135	8,674,408	8,660,135	78%	9,049,841	9,411,835	9,741,249	10,082,193	10,435,069	10,800,297	11,178,307	11,569,548	11,974,482	12,393,589
Fees and Charges	1,442,358	1,260,303	1,492,976	13%	1,543,440	1,605,178	1,661,359	1,719,506	1,779,689	1,841,978	1,906,447	1,973,173	2,042,234	2,113,712
Operating Grants	907,014	777,324	1,009,737	7%	823,266	656,122	926,122	926,122	926,122	926,122	926,122	926,122	926,122	926,122
Interest Earnings	98,000	251,836	338,000	1%	161,964	164,732	173,739	187,389	203,888	219,086	234,099	252,778	271,730	290,360
Other	27,170	35,522	27,170	0%	42,000	43,500	45,090	46,775	48,562	50,456	52,463	54,591	56,846	59,237
	11,134,677	10,999,393	11,528,018		11,620,511	11,881,366	12,547,559	12,961,985	13,393,330	13,837,938	14,297,438	14,776,212	15,271,414	15,783,020
Expenditure														
Employee Costs	-4,736,197	-3,381,813	-4,746,197	40%	-4,993,493	-5,143,298	-5,297,597	-5,456,524	-5,620,220	-5,788,827	-5,962,492	-6,141,366	-6,325,607	-6,515,376
Materials and Contracts	-4,028,396	-2,685,268	-4,115,471	31%	-3,891,790	-4,106,640	-4,049,246	-4,142,812	-4,298,132	-4,418,461	-4,512,672	-4,588,364	-4,786,823	-4,819,369
Utilities	-259,034	-153,641	-259,034	2%	-250,980	-257,255	-263,686	-270,279	-277,035	-283,961	-291,060	-298,337	-305,795	-313,440
Interest	-16,250	-2,228	-16,250	1%	-134,491	-272,562	-264,076	-255,268	-246,033	-236,422	-226,182	-215,526	-204,354	-192,698
Insurance	-228,901	-220,412	-228,901	2%	-273,229	-289,623	-307,000	-325,420	-344,946	-365,642	-387,581	-410,836	-435,486	-461,615
Other	-775,797	-631,366	-775,797	6%	-772,191	-791,496	-811,283	-831,565	-852,354	-873,663	-895,505	-917,892	-940,840	-964,361
Depreciation	-2,103,440	-1,342,995	-2,103,440	17%	-2,166,543	-2,231,539	-2,298,486	-2,367,440	-2,438,463	-2,511,617	-2,586,966	-2,664,575	-2,744,512	-2,826,847
	-12,148,015	-8,417,723	-12,245,090		-12,482,717	-13,092,413	-13,291,374	-13,649,308	-14,077,184	-14,478,594	-14,862,458	-15,236,896	-15,743,418	-16,093,706
	-1,813,338	2,881,670	-717,072		-862,206	-1,211,046	-743,815	-687,323	-683,854	-640,655	-565,019	-460,684	-472,003	-310,886
Non-Cash movements on SOFP	-13,922	-13,922	-13,922		0	0	0	0	0	0	0	0	0	0
Depreciation	2,103,440	1,342,995	2,103,440		2,166,543	2,231,539	2,298,486	2,367,440	2,438,463	2,511,617	2,586,966	2,664,575	2,744,512	2,826,847
Net Funding from Operational Activities (exc Depn)	1,076,180	3,910,743	1,372,446		1,304,337	1,020,493	1,554,670	1,680,117	1,754,610	1,870,962	2,021,947	2,203,891	2,272,509	2,516,162
** This is the critical number as it identifies how much own source funding is available to service capital expenditure, debt repayments and reserve transfers														
Capital Expenditure														
East Fremantle Oval Redevelopment	-13,000,000	-4,627,528	-14,773,534		-17,892,755	0	0	0	0	0	0	0	0	0
Plant and Equipment	-425,450	-70,980	-452,450		-396,200	-240,000	-268,200	-262,000	-234,200	-249,000	-311,200	-250,000	-278,200	-218,389
Furniture and Equipment	-25,000	-12,777	-25,000		-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000	-25,000
Buildings	-770,000	-106,043	-1,065,000		-1,000,000	-80,000	-80,000	-80,000	-80,000	-150,000	-150,000	-150,000	-150,000	-150,000
Roads	-361,127	-343,852	-361,127		0	-300,000	-300,000	-290,000	-234,000	-397,800	-198,000	-175,000	-140,000	-250,000
Drainage	-100,000	-650	-100,000		-100,000	-100,000	-100,000	-100,000	-100,000	-150,000	-150,000	-150,000	-150,000	-150,000
Parks and Ovals	-417,000	-255,885	-393,223		-237,000	-150,000	-145,000	-160,000	-160,000	-190,000	-190,000	-190,000	-190,000	-190,000
Carparks	-15,000	0	-15,000		-15,000	-15,000	-20,000	-20,000	-20,000	-20,000	-50,000	-50,000	-50,000	-230,000
Footpaths	-250,000	-255,516	-250,000		-270,000	-279,040	-220,000	-197,000	-185,000	-180,000	-180,000	-205,000	-180,000	-205,000
Non-Operating Grants - EF Oval	13,000,000	3,528,648	11,752,681		13,913,608	0	0	0	0	0	0	0	0	0
Non-Operating Grants - RRG	240,751	190,638	240,751		0	200,000	200,000	193,333	156,000	265,200	0	0	0	0
Non-Operating Grants - Other	858,362	94,973	1,175,399		1,004,181									
Net Capital Program	-1,264,464	-1,858,973	-4,266,503		-5,018,166	-989,040	-958,200	-940,667	-882,200	-1,096,600	-1,254,200	-1,195,000	-1,163,200	-1,418,389
Proceeds from new Loan Borrowings	0				4,800,000	0	0	0	0	0	0	0	0	0
Loan Repayments	-102,000	-74,864	-102,000		-72,634	-150,564	-157,911	-165,617	-173,698	-182,174	-191,064	-200,387	-210,165	-220,421
Net Borrowings	-102,000	-74,864	-102,000		4,727,366	-150,564	-157,911	-165,617	-173,698	-182,174	-191,064	-200,387	-210,165	-220,421
Net Reserve Transfers From/(to)	-1,849,976	-1,041,028	491,958		-1,133,941	-63,546	-372,462	-601,517	-740,715	-635,061	-659,561	-839,221	-849,044	-829,038
Proceeds from Sale of Assets	167,568	21,177	189,168		171,400	76,000	147,481	90,000	100,540	100,141	148,340	97,000	24,000	24,000
Sale Proceeds - 128 George Street	1,500,000	1,850,000	1,850,000		0	0	0	0	0	0	0	0	0	0
Lease Payments	-45,000	-43,428	-47,892		-49,808	-51,800	-53,872	-56,027	-58,268	-60,599	-63,023	-65,544	-68,165	-70,892
Surplus 30 June	0	3,276,450	-0		1,189	-157,269	2,438	8,728	8,997	5,666	8,105	8,844	14,778	16,200

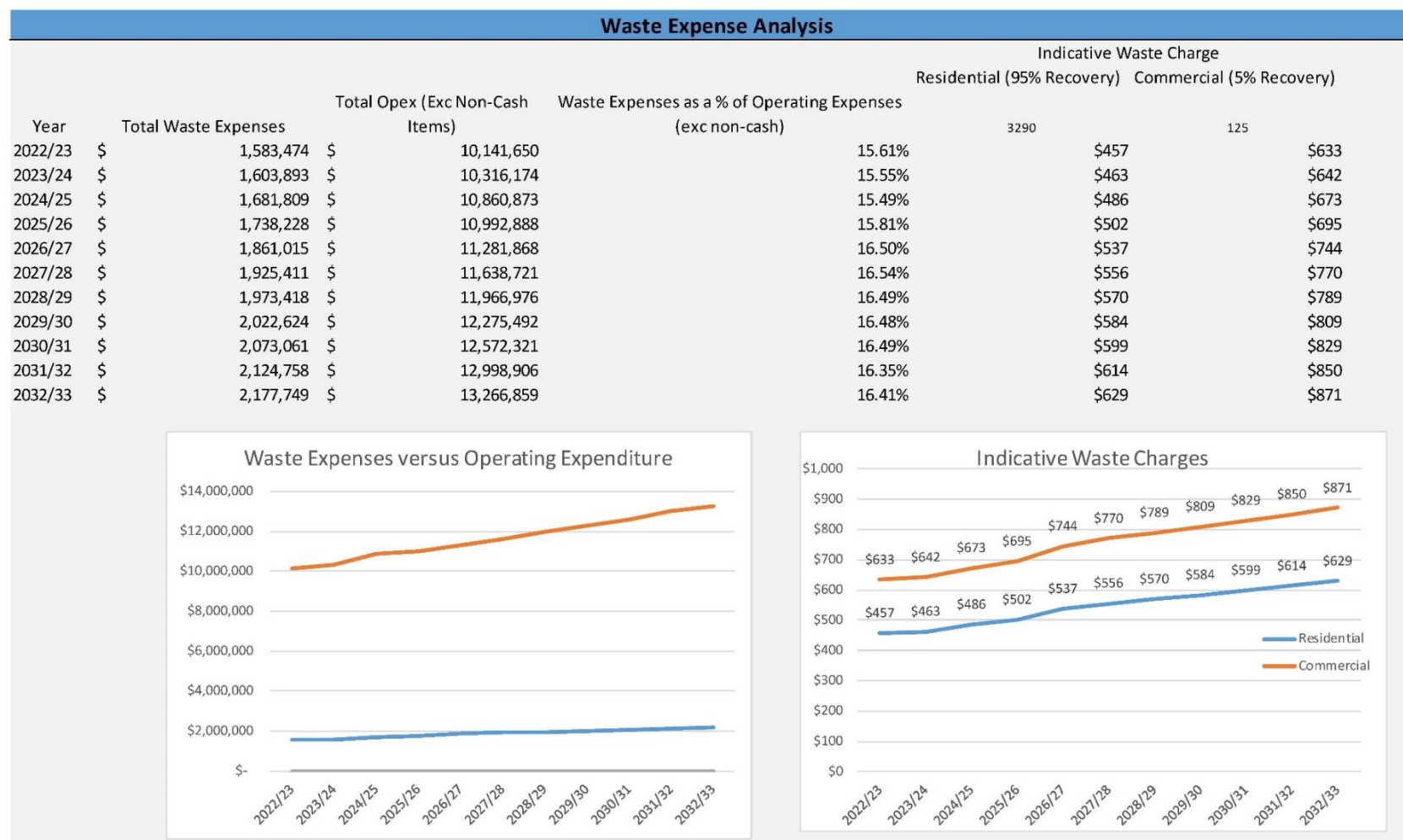
Town of East Fremantle - Reserve Transfers - 2023/24 - 2032/33																
Name	2023/24				2024/25			2025/26			2026/27			2027/28		
	Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance
	\$	\$	\$	\$												
Non Current Leave Entitlements Reserve	0			0			0			0			0			0
Unspent Grants and Restricted Cash Reserve	0			0			0			0			0			0
Vehicle, Plant and Equipment Reserve	407			407			407			407			407			407
Aged Services Reserve	-0			-0			-0			-0			-0			-0
Strategic Asset Management Reserve	64,920			64,920			64,920			64,920			64,920			64,920
Arts and Sculpture Reserve	90,522	45,000	-45,000	90,522	0	-45,000	45,522	30,000	-45,000	30,522	45,000	-45,000	30,522	45,000	-45,000	30,522
Waste Reserve	35,000	10,000		45,000	0		45,000	0		45,000	10,000		55,000	50,000		105,000
Committed Works Reserve	0			0			0			0			0			0
Streetscape Reserve	75,000	0		75,000	0		75,000	0		75,000	0		75,000	10,000		85,000
Drainage Reserve	150,000	0		150,000	0		150,000	0		150,000	0		150,000			150,000
East Fremantle Oval Redevelopment Reserve	-0	776,442		776,442	0		776,442	275,000		1,051,442	275,000		1,326,442	275,000		1,601,442
Preston Point Facilities Reserve	65,290	50,000		115,290	0		115,290	0		115,290	75,000		190,290	100,000		290,290
Foreshore Master Plan Reserve	139,627	0		139,627	0		139,627	0		139,627	0		139,627	75,000		214,627
Sustainability and Environmental Reserve	304,625	90,289	-310,000	84,914	93,901		178,815	97,188		276,003	100,589		376,592	139,110		515,702
Town Planning Reserve	100,000	50,000		150,000	0		150,000	0		150,000	50,000		200,000			200,000
Business Improvement Reserve	50,000	230,000		280,000	0		280,000	0		280,000	0		280,000	0		280,000
Civic Building Reserve	16,500	30,138	-16,244	30,393	31,343	-16,698	45,039	32,440	-17,166	60,313	33,576	-17,648	76,241	34,751	-18,146	92,846
Payment in Lieu of Parking Reserve	137,010			137,010			137,010			137,010			137,010			137,010
Plympton Parking Reserve	616,666			616,666			616,666			616,666			616,666			616,666
Strategic Waste Reserve	146,684	180,000	-326,684	0			0			0			0			0
Payment in Lieu of Public Open Space Reserve	0			0			0			0			0			0
	1,992,250	1,461,869	-697,928	2,756,191	125,244	-61,698	2,819,737	434,628	-62,166	3,192,200	589,165	-62,648	3,718,716	728,861	-63,146	4,384,431
Name	2028/29				2029/30			2030/31			2031/32			2032/33		
	Opening Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance	Budget Transfers In (+)	Budget Transfers Out (-)	Budget Closing Balance
	\$	\$	\$	\$												
Non Current Leave Entitlements Reserve	0			0			0			0			0			0
Unspent Grants and Restricted Cash Reserve	0			0			0			0			0			0
Vehicle, Plant and Equipment Reserve	407			407			407			407			407			407
Aged Services Reserve	-0			-0			-0			-0			-0			-0
Strategic Asset Management Reserve	64,920			64,920			64,920			64,920			64,920			64,920
Arts and Sculpture Reserve	30,522	45,000	-45,000	30,522	45,000	-45,000	30,522	45,000	-45,000	30,522	45,000	-45,000	30,522	45,000	-45,000	30,522
Waste Reserve	105,000	0		105,000	20,000		125,000	50,000		175,000	50,000		225,000	50,000		275,000
Committed Works Reserve	0			0			0			0			0			0
Streetscape Reserve	85,000	10,000		95,000	10,000		105,000	10,000		115,000	10,000		125,000	10,000		135,000
Drainage Reserve	150,000			150,000			150,000	20,000		170,000	25,000		195,000			195,000
East Fremantle Oval Redevelopment Reserve	1,601,442	275,000		1,876,442	275,000		2,151,442	275,000		2,426,442	275,000		2,701,442	275,000		2,976,442
Preston Point Facilities Reserve	290,290	100,000		390,290	100,000		490,290	150,000		640,290	150,000		790,290	230,000		1,020,290
Foreshore Master Plan Reserve	214,627	125,000		339,627	125,000		464,627	200,000		664,627	200,000		864,627	200,000		1,064,627
Sustainability and Environmental Reserve	515,702	107,754		623,455	111,525		734,980	115,428		850,408	119,468		969,877	123,650		1,093,526
Town Planning Reserve	200,000			200,000			200,000			200,000			200,000			200,000
Business Improvement Reserve	280,000			280,000			280,000			280,000			280,000			280,000
Civic Building Reserve	92,846	35,967	-18,660	147,379	37,226	-19,190	165,416	38,529	-19,737	184,208	39,877	-20,301	203,784	41,273	-20,885	224,172
Payment in Lieu of Parking Reserve	137,010			137,010			137,010			137,010			137,010			137,010
Plympton Parking Reserve	616,666			616,666			616,666			616,666			616,666			616,666
Strategic Waste Reserve	0			0			0			0			0			0
Payment in Lieu of Public Open Space Reserve	0			0			0			0			0			0
	4,384,431	698,721	-63,660	5,056,718	723,751	-64,190	5,716,279	903,957	-64,737	6,555,500	914,346	-65,301	7,404,544	974,923	-65,885	8,313,582

Town of East Fremantle - Capital Works Schedule - 2022/23 - 2032/33											
Asset Class	22-23 Capital Works	23/24 Bud	24/25 Bud	25/26 Bud	26/27 Bud	27/28 Budget	28/29 Budget	29/30 Budget	30/31 Budget	31/32 Budget	32/33 Budget
Plant & Equipment	VW Tiguan SUV (CEO)	46,200		46,200		46,200		46,200		46,200	
Plant & Equipment	VW Golf Alltrack Wagon (EMRS)	40,000		40,000		40,000		40,000		40,000	
Plant & Equipment	Mitsubishi Eclipse Cross (EMCS)	40,000		40,000		40,000		40,000		40,000	
Plant & Equipment	Ford Focus Trend Sedan (EV vehicle?)	40,000			40,000			40,000			
Plant & Equipment	Isuzu 4.5T Tipper	70,000						70,000			
Plant & Equipment	Mustang R165 Skidsteer	75,000									
Plant & Equipment	Cage Trailer	5,000									
Plant & Equipment	Isuzu MKR190		75,000						75,000		
Plant & Equipment	Kobota Barones				100,000						
Plant & Equipment	Kobota F3600		30,000						30,000		
Plant & Equipment	Kobelco SK175R-5		40,000							40,000	
Plant & Equipment	Isuzu Crew Cab Truck - Parks						102,000				
Plant & Equipment	Toyota Hilux dual cab ute					28,000					
Plant & Equipment	Ford Ranger single cab ute	35,000				35,000					35,000
Plant & Equipment	Toro Z Master 7000 mower				30,000				30,000		
Plant & Equipment	Toyota Tarago Van (CHSP)										
Plant & Equipment	Toyota Camry Altise (CHSP)										
Plant & Equipment	Toro Groundmaster 7210			30,000					30,000		
Plant & Equipment	Water trailer										
Plant & Equipment	Mower Trailer				7,000						
Plant & Equipment	Mitsubishi Eclipse Cross (EMTS)		40,000		40,000		40,000		40,000		40,000
Plant & Equipment	HD Tipping Trailer		10,000								
Plant & Equipment	Mitsubishi Triton Single Cab			30,000				30,000			
Plant & Equipment	VW Amarok Dual Cab (Parks Supervisor)			32,000			32,000			32,000	
Plant & Equipment	Excavator Trailer			5,000							
Plant & Equipment	Variable Message Board Trailer						30,000				
Plant & Equipment	General Allocation										133,389
Plant & Equipment	Upgrade street lights to LED, including smart lighting for major roads	310,000									
Plant & Equipment	Public Art - EF Oval Commemoration										
Plant & Equipment	Public Art - General	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
	Total Plant & Equipment	706,200	240,000	268,200	262,000	234,200	249,000	311,200	250,000	278,200	218,389
Furniture & Equipment	ICT - Laptop Replacement (3-4 Year Rolling Program 10 X \$2500)	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
	Total Furniture & Equipment	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Buildings	Buildings Upgrades - Various	80,000	80,000	80,000	80,000	80,000	70,000	70,000	70,000	70,000	70,000
Buildings	Tricolore Soccer Club Upgrades	920,000	0	0	0	0	0	0	0	0	0
Buildings	East Fremantle Oval Precinct	17,892,755									
	Total Buildings	18,892,755	80,000	80,000	80,000	80,000	70,000	70,000	70,000	70,000	70,000
Infrastructure - Roads	Roads - General Allocation	80,000	80,000		80,000	80,000	80,000	80,000	80,000	80,000	250,000
Infrastructure - Roads	Marmion St - East to Stirling										
Infrastructure - Roads	Riverside Road (adjacent to Cool Beans)	0	150,000								
Infrastructure - Roads	Riverside Road (adjacent to Bund Area)	0	150,000								
Infrastructure - Roads	Riverside Road (adjacent to Leeuwin Boat Ramp)			150,000							
Infrastructure - Roads	Riverside Road (adjacent to Bund Area)			150,000							
Infrastructure - Roads	Jorral Drive - Wauhop Rd to Preston Point Rd						198,000				
Infrastructure - Roads	Penhurst Street - Fraser St to Pier St							55,000			
Infrastructure - Roads	Fraser Street - Staton Rd to Alexandra Rd							120,000			
Infrastructure - Roads	King Street - George St to Huibbe St								140,000		
Infrastructure - Roads	Petra Street - Marmion to Fletcher				170,000						
Infrastructure - Roads	East Street - Riverside Road to Canning Highway				120,000						
Infrastructure - Roads	East Street - Canning Highway to George Street					234,000					
Infrastructure - Roads	East Street - George Street to Marmion Street						397,800				
	Total Infrastructure - Roads	80,000	380,000	300,000	370,000	314,000	477,800	278,000	255,000	220,000	250,000
Infrastructure - Drainage	Drainage - Various River Outlet Reduction and GPTS	100,000	100,000	100,000	100,000	100,000	150,000	150,000	150,000	150,000	150,000
	Total Infrastructure - Drainage	100,000	100,000	100,000	100,000	100,000	150,000	150,000	150,000	150,000	150,000

Town of East Fremantle - Capital Works Schedule - 2022/23 - 2032/33											
Asset Class	22-23 Capital Works	23/24 Bud	24/25 Bud	25/26 Bud	26/27 Bud	27/28 Budget	28/29 Budget	29/30 Budget	30/31 Budget	31/32 Budget	32/33 Budget
Infrastructure - Parks & O	Wauhop Resurfacing										
Infrastructure - Parks & O	Upgrade of Retic Controllers @ 8 parks	32,000									
Infrastructure - Parks & O	Retic upgrades including relaying and wiring	70,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Infrastructure - Parks & O	Preston Point Ovals - Bore Upgrades		50,000								
Infrastructure - Parks & O	Stratford Street Park - Bore Upgrade	50,000			15,000	15,000	15,000	15,000	15,000	15,000	15,000
Infrastructure - Parks & O	Bore upgrades - sites TBD				50,000	50,000	50,000	50,000	50,000	50,000	50,000
Infrastructure - Parks & O	Playground Equipment (incl. nature play)	20,000	20,000	20,000	20,000	20,000	50,000	50,000	50,000	50,000	50,000
Infrastructure - Parks & O	BBQ Replacement	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Infrastructure - Parks & O	Drink Fountains	10,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Infrastructure - Parks & O	Park Benches and Seats	15,000	15,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	Total Infrastructure - Parks & Ovals	207,000	140,000	85,000	150,000	150,000	180,000	180,000	180,000	180,000	180,000
Infrastructure - Car Parks	Carparks - General Allocation (Riverside Rd Car Parks 2031/32)	15,000	15,000	0	20,000	20,000	20,000	50,000	50,000	50,000	230,000
	Total Infrastructure - Car Parks	15,000	15,000	0	20,000	20,000	20,000	50,000	50,000	50,000	230,000
Infrastructure - Footpaths	Moss St, (west side), between Canning Hwy & George St (Remove concrete and replace with Red asphalt, as per style guide)		23,000								
Infrastructure - Footpaths	George Street - general paving repairs	30,000	30,000			30,000	30,000	30,000	30,000	50,000	30,000
Infrastructure - Footpaths	Canning Highway (south side), between May St & Moss		96,000								
Infrastructure - Footpaths	Canning Highway (south side), between Bedford and Moss		70,000								
Infrastructure - Footpaths	Clayton St (east side), between Fraser & View Tce		55,000								
Infrastructure - Footpaths	Clayton St (west side), between Canning Hwy and Fraser St		115,000								
Infrastructure - Footpaths	Riverside Road (north side), adjacent to Wayman Reserve (do at same time as road upgrade)		35,000								
Infrastructure - Footpaths	Riverside Road (west side), adjacent to Leeuwin boat ramp car park (do at same time as road upgrade)			45,000							
Infrastructure - Footpaths	Fraser St (south side), between Alexandra St & Osborne St (Remove concrete and replace with red asphalt, as per style guide)			65,000							
Infrastructure - Footpaths	Fraser St (south side), between Walter St & Stratford St (Remove concrete and replace with red asphalt, as per style guide)			35,000							
Infrastructure - Footpaths	Preston Point Rd (west side), between Bolton St & Pier St (Grey concrete)		95,040								
Infrastructure - Footpaths	George Street (north side), between Hubble St & Duke St (Remove brick paving and replace with red asphalt, as per style guide)			75,000							
Infrastructure - Footpaths	George Street (south side), between Sewel St & Duke St (brick paving)										
Infrastructure - Footpaths	Marmion St (north side), between East St & Hubble St (Remove brick paving and replace with red asphalt, as per style guide)				65,000						
Infrastructure - Footpaths	Canning Hwy (north side), between Staton St & Alexandra St				72,000						
Infrastructure - Footpaths	Petra Street (west side), between View Tce & Preston Point Rd				60,000						
Infrastructure - Footpaths	Preston Point Rd (north side), between Petra St & Gordon St (Grey concrete)					70,000					
Infrastructure - Footpaths	Marmion Street (north side), between East St & Glyde St					85,000					
Infrastructure - Footpaths	Marmion Street (north side), between Glyde St & Hubble St						35,000				
Infrastructure - Footpaths	Preston point Rd (west side), between Aldgate & Wolsley						40,000				
Infrastructure - Footpaths	Andrews Rd (west side), between Riverside & Canning Hwy						50,000				
Infrastructure - Footpaths	George St (north side), between Duke & King						25,000				
Infrastructure - Footpaths	George St (south side), between Duke & King							30,000			
Infrastructure - Footpaths	Canning Hwy (north side), between Alexandra St & Osborne							30,000			
Infrastructure - Footpaths	Canning Hwy (north side), between Osborne & Windsor							60,000			
Infrastructure - Footpaths	East St (east side), between Canning & George							30,000			
Infrastructure - Footpaths	East St (east side), between George & Marmion								35,000		
Infrastructure - Footpaths	Sewel Rd (east side), between George St & Canning								60,000		
Infrastructure - Footpaths	Sewel Rd (west side), between George St & Canning								40,000		
Infrastructure - Footpaths	Canning Hwy, north side, between Walter St & Stratford St										30,000
Infrastructure - Footpaths	Canning Hwy, north side, between Stratford St & Clayton St										35,000
Infrastructure - Footpaths	Canning Hwy, north side, between Clayton St & Petra St										45,000
Infrastructure - Footpaths	Council Place (east side) between Canning Hwy & St Peters Rd										20,000
Infrastructure - Footpaths	Duke St (east side), between George St & King St										45,000
Infrastructure - Footpaths	Silas St (west side), between Speedy Cheval & George St										45,000
Infrastructure - Footpaths	Canning Hwy, north side, between Windsor St & Gill St										45,000
Infrastructure - Footpaths	Canning Hwy, north side, between Gill St & Walter St										40,000
	Total Infrastructure - Footpaths	270,000	279,040	220,000	197,000	185,000	180,000	180,000	205,000	180,000	205,000
Town of East Fremantle Strategic Resource Plan 2023/24 – 2032/33		207,155	879,040	778,200	834,000	794,200	874,000	966,200	930,000	933,200	1,078,389

Proceeds from Sale of Assets	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
VW Tiguan SUV (CEO)	36,700		32,340		32,340		32,340		32,340	
VW Golf Alltrack Wagon (EMRS)	24,000		24,000		24,000		24,000		24,000	
Mitsubishi Eclipse Cross (EMCS)	21,000		24,000		24,000		24,000		24,000	
Ford Focus Trend Sedan (EV vehicle)	11,000			24,000			24,000			
Isuzu 4.5T Tipper	30,000						30,000			
Mustang R165 Skidsteer	37,500									
Isuzu MKR190		37,000						37,000		
Kobota Baroness				30,000						
Kobota F3690		12,000						12,000		
Kobelco SK17SR-5			20,000						20,000	
Isuzu Crew Cab Truck - Parks						45,000				
Toyota Hilux dual cab ute					9,000					
Ford Ranger single cab ute	11,200				11,200				11,200	
Toro Z Master 7000 mower				12,000				12,000		
Toro Groundmaster 7210			12,000					12,000		
Mitsubishi Eclipse Cross (EMTS)		24,000		24,000		24,000		24,000		24,000
HD Tipping Trailer		3,000								
Mitsubishi Triton Single Cab			14,000				14,000			
VW Amarok Dual Cab (Parks Supervisor)			21,141			21,141			21,141	
Variable Message Board Trailer						10,000				
	171,400	76,000	147,481	90,000	100,540	100,141	148,340	97,000	132,681	24,000
Acquisitions	351,200	195,000	223,200	217,000	189,200	204,000	266,200	205,000	233,200	40,000
Net Change Over (Muni Funding)	179,800	119,000	75,719	127,000	88,660	103,859	117,860	108,000	100,519	16,000

Average Annual Muni Changeover 94,042





REVENUE STRATEGY (Rates and Fees and Charges)

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OBJECTIVES

The objective of this Revenue Strategy is to:

- Provide a robust and considered framework for Rates categories, Minimum Rates, and Differential Rates that incorporates the principles of:
 - Objectivity;
 - Fairness and Equity;
 - Consistency;
 - Transparency; and
 - Administrative efficiency
- Ensure a stable rates revenue stream for the Town from year to year.
- Deliver a stable rating price pathway for our community.
- Consider a framework for the setting of fees and charges.

WHAT ARE RATES?

Rates are levied on all rateable properties within the boundaries of the Town of East Fremantle Municipality in accordance with principles of taxation – equity, efficiency, simplicity, sustainability and policy consistency.

The overall objective of the rating strategy is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital requirements of the Town, after taking into account all other forms of revenue.

The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity.

In Western Australia land is valued by Landgate Valuation Services (Valuer-General's Office – a state government agency) and those values are forwarded to each Local Government.

Two types of values are calculated - Gross Rental Value (GRV) which generally applies for urban areas; and Unimproved Value (UV) which generally applies for rural land. Different types of rates may be imposed – Minimum Rates; a uniform General Rate and Differential Rates.

WHAT DO RATES PAY FOR?

Rates revenue represents a significant percentage of the Town's operating income each year and is an income stream that the Town has a substantial degree of control over. This reliability and control is an

important consideration in terms of the Town's financial flexibility. General rates revenue supports a broad range of Municipal infrastructure and services, including waste services (the cost of waste services is currently incorporated into general rates); building control; animal control; community services; active and passive open space; roads, footpaths; drainage; library services; community events; town planning; governance and corporate support; emergency management; public conveniences and economic development. Rates are also used to service debt.

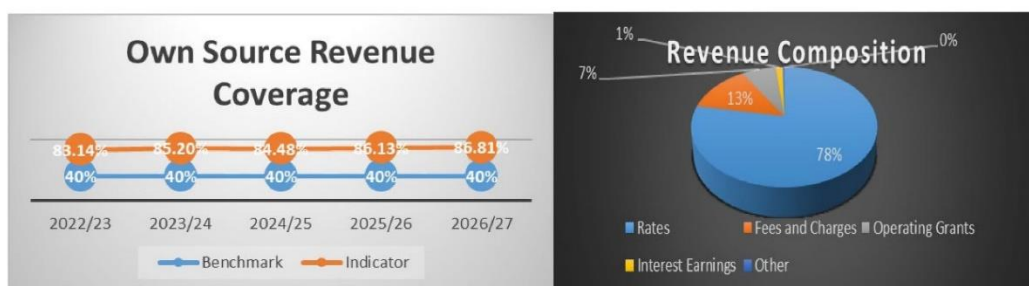
Rates do represent a high proportion of the Town's annual income, and our annual planning processes will continue to assess the community's capacity and willingness to pay rates. However, we will first always seek to maximise alternative revenue streams such as grant funding, and user pays fees and charges. The Town does however have limited property assets so there is a larger dependency on rate revenue.

As part of this Strategy, the Town's objective is to achieve a stable rating price path for our community over the term of the Long-Term Financial Plan (LTFP). Where new major projects or initiatives are likely to place an increased burden on ratepayers beyond the price path of the LTFP, increased community consultation, and demonstrated community support for such increases must be achieved.

OWN SOURCE REVENUE

The Town generates approximately 78% of its annual operating revenue from Rates. This equates to approximately 70% of operating expenditure (including depreciation). The greater this rates coverage ratio, the more financial flexibility the Town has, as its reliance on grants or discretionary user charges and fees is reduced.

The Town's own source coverage ratio (inclusive of rates revenue and fees and charges) over a five-year horizon is as follows:



The above ratio is above the target set by the Department indicating the Town is not reliant on grants and contributions.

FEES & CHARGES

Many of the facilities and services provided by the Town are offered on a full or partial user pays basis. It is recommended that the below Pricing Principles framework be applied to the setting of fees and charges. Establishing guiding principles when determining an appropriate level for fees and charges assists in maintaining uniformity of methodology across services and over successive periods.

Public Benefit – Zero to Partial Cost Recovery

The service provides a broad community benefit. Partial cost recovery may apply in some circumstances.

Private Benefit – Full Cost Recovery

The service benefits particular users, for example by making a contribution to their individual income, welfare or profits generally without delivering broader benefits to the community.

Shared Benefit – Partial Cost Recovery

The service provides a mix of community benefit and a private benefit.

Regulatory

The fee or charge governing a service or function of the Town is fixed by legislation

The application of these principles to specific service areas is summarised as follows:

Service	Principle	Cost Recovery
Administration	Private	100%
Ranger Services	Private/Regulatory	100%
Fire and Emergency Services	Private/Regulatory	100%
Health Services	Private/Regulatory	100%
Planning Services	Private/Regulatory	100%
Waste Services	Private	100%
Library Services	Private	100%
Sports Ovals and Facilities	Shared	Partial
Building Services	Private/Regulatory	100%

The *Local Government Act 1995* requires the setting of fees and charges to consider the cost of the service provided which includes the value of the assets utilised or consumed in providing the service. The costs of providing a service should include:

- The direct operational costs of providing the services;
- An appropriate proportion of indirect costs associated with the service;
- The costs of the assets consumed in providing the service;
- A defined and appropriate rate of return or subsidy for the service; and
- Consideration of non-financial advantages and disadvantages to the community of providing the service.

Legislative Framework – Right to Raise Charges

Western Australian local governments have the right to impose different types of charges in relation to services beyond the raising of a general rate or specified area rate, namely;

- A fee or charge under the *Local Government Act 1995*; and/or
- A waste collection rate under the Waste Avoidance and Resource Recovery Act 2007 (WARR Act); and/or
- A receptacle charge under the WARR Act.

Section 6.16 of the LG Act specifically provides a local government with the power to impose a fee or a charge for the use of property or facilities as follows:

- (1) A local government may impose (by absolute majority) and recover a fee or charge for any goods or service it provides or proposes to provide, other than a service for which a service charge is imposed.*
- (2) A fee or charge may be imposed for the following –*
 - (a) Providing the use of, or allowing admission to, any property or facility wholly or partly owned, controlled, managed or maintained by the local government;*
 - (b) Supplying a service or carrying out work at the request of a person.*

The Council must set a fee or a charge by an absolute majority decision, and is generally required to do so at the time of adopting the budget in accordance with section 6.16(3).

- (3) Fees and charges are to be imposed when adopting the annual budget but may be –*
 - (a) Imposed during a financial year; and*
 - (b) Amended from time to time during a financial year.*

Section 66 of the WARR Act permits a local government to impose a waste collection rate on rateable land as follows:

- (1) A local government may impose on rateable land within its district, and cause to be collected, an annual rate for the purpose of providing for the proper performance of all or any of the waste services it provides.*

Collection of an annual charge for provision of a waste receptacle is permitted under Section 67 of the WARR Act as follows:

- (1) A local government may, in lieu of, or in addition to a rate under Section 66, provide for the proper disposal of waste, whether within its district or not, by making an annual charge per waste receptacle, payable in one sum or by equal monthly or other instalments in advance, in respect of premises provided with a waste service by the local government.*

Unlike the waste collection rate under Section 66 of the WARR Act, the annual receptacle charge may be imposed on both rateable and non-rateable properties.

Setting the Level of any Waste Rate

Restrictions exist on the level of the waste collection rate raised under Section 66 of the WARR Act.

- (2) The annual rate must not exceed –*
 - (a) 12 cents in the dollar on the gross rental value; or*
 - (b) Where the system of valuation on the basis if the unimproved value is adopted, 3 cents in the dollar on the unimproved value of the land in fee simple.*
- (3) The provisions of the Local Government Act 1995 relating to the general waste services costs making, payment and recovery of general rates apply with respect to rates referred to in subsection (1).*

Where a waste collection rate is raised, the rate needs to apply uniformly across each rating category and may not be applied to non-rateable properties or applied differentially based on the location of the property.

A receptacle charge raised under the WARR Act can be set at different levels based on the location of the property.

(8) A local government may make different charges for waste services rendered in different portions of its district.

Consideration of the Type of Fees to be Charged – Waste Services

Combining the powers under the LG Act and WARR Act provides the Council with a variety of different options to raise revenue to support waste services. Key benefits and restrictions of each head of power are summarised below:

Power	Benefits	Restrictions
LG Act Charge	<ul style="list-style-type: none"> • Applies to any goods or services provided • No restriction on level • Revenue able to vary with direct costs • Users pay principle regardless of property rateability 	<ul style="list-style-type: none"> • Only able to be raised for goods or services supplied • No baseline revenue level • Non users do not contribute to general waste services costs
WARR Act Waste Services Rate	<ul style="list-style-type: none"> • Not linked to fee for service • Establishes a baseline revenue stream • All rateable properties make a contribution based on valuation as a proxy for capacity to pay 	<ul style="list-style-type: none"> • Prescribed maximum level of rate in the dollar • Revenue does not vary with direct costs • Does not apply to non-rateable properties
WARR Act Receptacle Charge	<ul style="list-style-type: none"> • No restriction on level • Revenue able to vary with direct costs • User pay principle • Applies to non-rateable properties 	<ul style="list-style-type: none"> • Only applies to receptacle collections • No baseline revenue level • Non users do not contribute to general waste services costs

Setting the Level of Fees and Charges

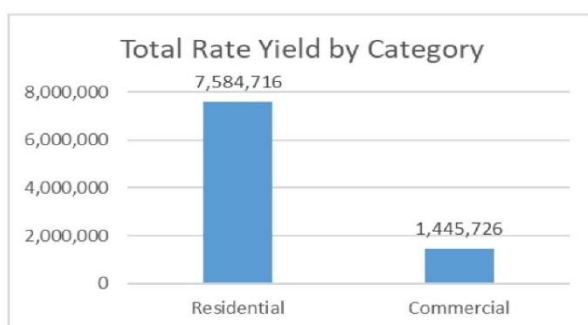
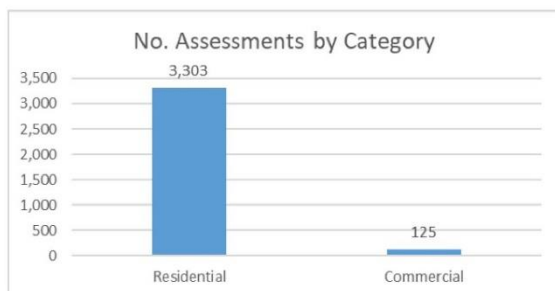
The Town will be implementing a fee justification matrix for all discretionary fees, which will include a calculation worksheet detailing how fees are determined. Full cost recovery will be imposed for all services where there is a 100% private benefit, to ensure that these services are not being subsidised from rate revenue, and thereby reducing pressure on rate increases.

GRANTS, CONTRIBUTIONS AND SUBSIDIES

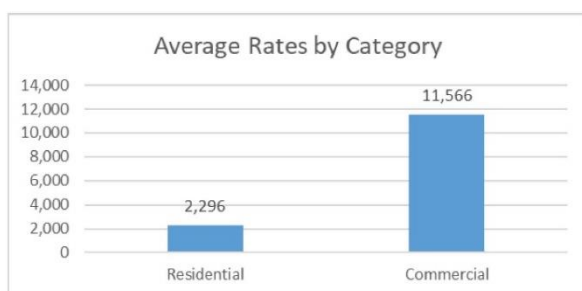
A number of services provided by the Town to the community are only possible because of specific grant funding from State and Federal Government. In preparing future year financial plans, the Town is reliant on receiving \$8.89m over the next 10 years in untied operating grants, subsidies and contributions to maintain the current level of operations and services. Should the level of grants and subsidies be reduced, the Town's ability to provide the related services will be impacted, as a greater reliance on rates revenue would likely be required (ie Neighbourhood Link services).

CURRENT RATING FRAMEWORK

The Town's current rating framework includes both Minimum Rates and Differential Rates. The Town currently has 3,428 rateable properties, across 2 different rating categories, residential and commercial (which includes rateable sporting organisations).



Over 83% of total rate yield is derived from residential rates illustrating a dependency on this rate category.

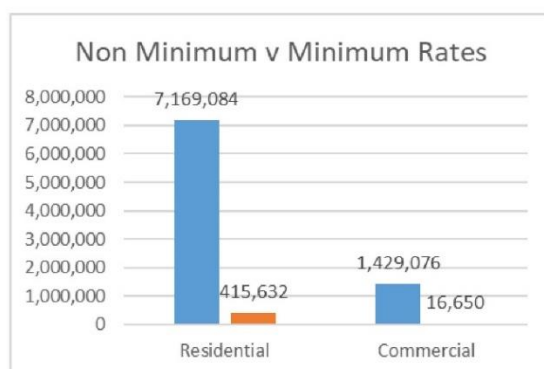


It needs to be noted that the average rates above is inclusive of the cost of waste services (and also includes minimum rated properties). Each residential rateable assessment makes a contribution of approximately \$450 per annum towards the cost of waste services, so the average residential rates for comparison purposes is approximately \$1,846 per annum.

MINIMUM RATES

The Town imposes a differential minimum rate that applies to all rateable properties within the boundaries of the municipality. The Town provides over \$11 million in operating and capital expenditure each year and a minimum rate has been established to ensure that all rateable properties, regardless of their value, are making a contribution to those services and infrastructure.

The percentage of assessments that are on the minimum rate is approximately 10% of residential properties and 7% for commercial properties. Around 5% of total rate yield is derived from minimum rates.



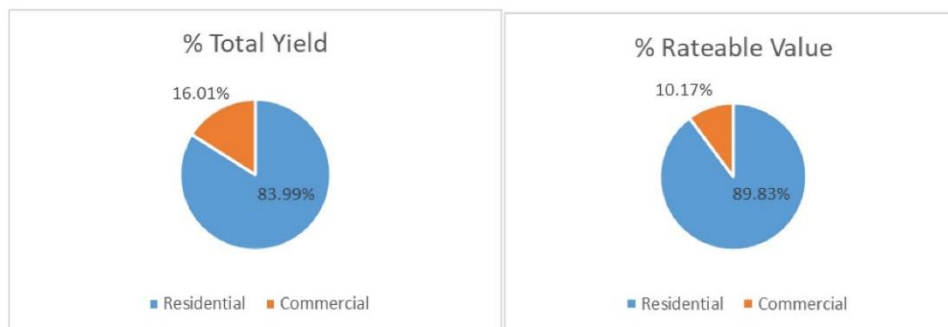
DIFFERENTIAL RATES

A differential rate occurs when categories of property within the UV or GRV land valuation methods are rated differently (a different rate in the dollar is applied against the valuation). The imposition of differential rates represents a policy decision of the Town to redistribute the rates burden in its local government area by imposing a higher rate on some ratepayers by comparison to others. In doing so, the Town gives consideration to the principles of objectivity; fairness; consistency; transparency; and administrative efficiency. The Town will also give appropriate bearing to the capacity of particular categories of ratepayers to pay. The objects and reasons for each of the differential rates categories are set out in Appendix B of this document.

As property rates are a form of value or wealth tax (which is not an absolute indicator of ability to pay), it is not possible to ensure equity between individual property owners, since not all properties will be assessed at the same value. Therefore, our objective is to endeavour to ensure that each rating category bears its fair and reasonable share of the cost of providing local government services.

The two pie charts set out below provide a graphical representation of the composition of land values across categories, and the proportion of total rates yield generated by each category. This demonstrates that the contribution to total rates yield for each category is largely consistent with the proportion of land value represented by each category, with a slight distribution of the rate burden to commercial properties.

The average value per rateable assessment for each category is depicted below. The average valuation for residential properties is \$33,170 which equates to weekly rental of \$638.



LONG TERM FINANCIAL PLANNING

Annual rate increases will be based on the prior year's estimated yield, plus any interim rates levied across the course of that year. This means that should a property change in status from rateable to non-rateable, the rates revenue lost as a result will be recouped across the balance of rateable assessments, either within that category or more broadly distributed. In pursuing this strategy, the Town recognises the importance of generating a stable rate yield year on year in helping to achieve long term financial stability.

The Town has historically derived revenue from the levying of interim rates across the course of a financial year. Given the degree of uncertainty surrounding interim rates, and the budgetary impact of failing to achieve estimated amounts of interim rates yields, the Town's policy is adopting a conservative budget of \$20k a year for interim rates. Future forecasts do not consider the impact of population growth or the total number of rateable assessments arising from infill development. Any material variances achieved from Interim's will be recognised and reported to Council through the Budget Review process. The income realised from interim rates will form part of the base amount for calculating the proposed yield to be generated from rates in the next financial year. To illustrate:

Year 1 Budget Yield	Year 1 Actual Interims	Total Year 1	Proposed Increase Year 2	Year 2 Budget Yield
\$8,000,000	\$20,000	\$8,020,000	3%	\$8,260,600

The Town's Strategic Resource Plan also does not include population growth projections and their associated impact on rates yield for the outlying years. It is important that interims form part of the base for the following years' calculations, as population growth necessarily has an impact on the Towns operating costs.

Rates are expected to generate \$9.049m in 2023/24 increasing to \$12.39m in 2032/33. This is based on the following increases in rate yield:

- 2023/24 – 4.5%
- 2024/25 – 4%
- 2025/26 – 2032/33 – 3.5%

Inflationary pressures continue to impact the cost of good and services for local government, including wages.

The Perth Consumer Price Index for the 12-months to December 2022 was 8.3% including a 3.6% increase for the September to December quarter. Cost of living pressures are more pronounced in Perth than the other capital cities.

The Local Government Cost index is expected to increase by 2.6% in 2023/24 and 2.4% in 2024/25. Thus, an inflation index of 2.5% has been applied over the life of the long-term financial plan.

SCENARIO MODELLING

Scenarios were developed to test the financial impact of reduced levels of operating funding with modelling for the impact on the Town of various reduced funding levels.

To ascertain the effect of reduced funding levels, a base scenario was developed with a Rate and Fees and charges yield increase of 4.5% in 2023/24, 4% in 2024/24 and 3.5% per annum thereafter. This is the scenario adopted in the Long-Term Financial Plan.

Three alternative scenarios were also developed from this base as reflected in the table below. All other assumptions remained the same across the three scenarios.

The cumulative impact of the changes in rates along with fees and charges results in the surplus (deficit) as follows:

Base Model – Total Rate Yield \$106,346,410
Scenario 2 – Total Rate Yield \$102,257,105
(Cumulative decrease in rate revenue \$4.379m)
Scenario 3 – Total Rate Yield \$105,151,289
(Cumulative decrease in rate revenue \$1.485m)
Scenario 4 – Total Rate Yield \$108,133,489
(Cumulative increase in rate revenue \$1.497m)

Scenario	Rates and Fees & Charges
	Total Increase
Base Scenario	4.5% in Y1, 4% in Y2, 3.5% Y3-10
Scenario 2	3.0% pa
Scenario 3	3.5% pa
Scenario 4	4.0% pa

The scenario modelling illustrates that an average rate increase above 3.5% pa over the 10 years is required to provide the Town with its net funding requirements.

Financial Year	Base Scenario	Estimated Surplus/(Deficit)		
		Scenario 2 3.0% pa	Scenario 3 3.5% pa	Scenario 4 4.0% pa
2023/24	1,189	-149,055	-98,994	-48,932
2024/25	-157,269	-566,927	-413,477	-259,527
2025/26	2,438	-728,819	-415,229	-99,583
2026/27	8,728	-1,110,090	-576,016	-36,668
2027/28	8,997	-1,567,306	-748,637	80,857
2028/29	5,666	-2,102,227	-930,883	259,907
2029/30	8,105	-2,709,794	-1,113,580	514,570
2030/31	8,844	-3,402,023	-1,304,414	842,372
2031/32	14,778	-4,176,783	-1,496,711	1,255,481
2032/33	16,200	-5,048,764	-1,700,408	1,749,752
Cumulative				
Rate	106,636,410	102,257,105	105,151,289	108,133,489
Revenue				

A pricing increase of 3% per annum for the next years would result in a cumulative budget deficiency of \$5.048m compared to the base scenario adopted in the Long-Term Financial Plan.

To improve the Town's financial sustainability, a minimum 3.5% stable rating pathway over the next 10-years is recommended to enable the Town to derive adequate funds from operations for financing and capital activities.

The following are some key reasons why Council should consider this pricing pathway.

1. Operating Surplus Ratio – this ratio is considered to be a key indicator of a local government's financial performance. A positive ratio indicates the percentage of total own source revenue to help fund proposed capital expenditure or transfer funds to cash reserves.

The negative ratio illustrates the indicative rate increase that is required over and above the assumed annual rate increase to fully cash back depreciation on assets from own source revenue.

The negative ratio is attributable to relatively high depreciation expense as a proportion of total operating expenditure (circa 17%).



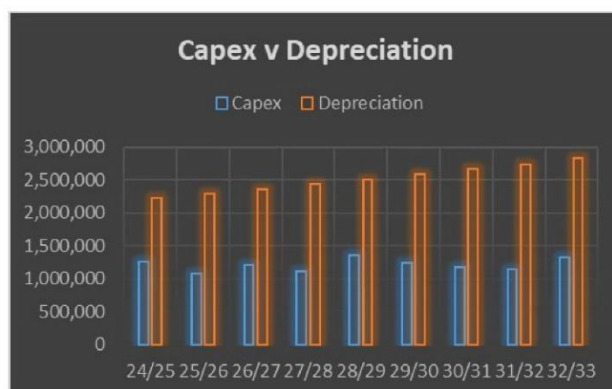
The following chart illustrates the Town's net funding position over the forward forecast. To improve the net funding position, the Town needs to increase operating revenue relative to expenditure – this is achieved through a combination of cost restraint and revenue strategies, specifically rates and fees and charges.



2. Asset Sustainability Ratio – this ratio is an approximation of the extent to which assets managed by a local government are being replaced as these reach the end of their useful lives. It is calculated by measuring capital expenditure on renewal or replacement of assets, relative to depreciation expense. The standard is met if the ratio can be measured and is 90%.

This ratio is directly impacted by the amount of funding that the Town has available from operations to invest in capital renewal and replacement. This, the Operating Surplus Ratio, Net Funding from Operations and Asset Sustainability Ratio are all directly correlated.

A target ratio of 60% each year is recommended by the Department, and this would equate to circa \$1.2m to \$1.3m in renewal/replacement expenditure for the Town of East Fremantle. As depicted in the chart below, forecast capital expenditure is below benchmark, hence a strategy should be implemented to increase reserve balances to fund future capital requirements.



3. **Cash-Backed Reserves** – Council has adopted a Cash Backed Reserves Policy, included as Appendix D. This Policy provides direction to management in relation to a framework surrounding decisions to place funds into a Reserve Account. Cash reserves are a mechanism to assist in achieving the strategic objectives of the Town and the decision to allocate cash to/from a reserve account is made within the context of its implication on the long-term financial sustainability of the Town.

This Policy specifies target Reserve balances. In order to achieve these targets, a percentage of net funding from operational activities is required to be transferred to Reserve.

In general, the finances of the Town are expected to improve over the long term. Reserves will be utilised to save for major forecast asset renewals (with a forecast balance of \$8.3m in 2032/33) resulting in a significant increase in reserve levels as shown in the chart below.



SPECIFIED AREA RATES

Local government may impose a separate additional rate over a specified area to fund a service or facility which benefits the ratepayers and residents of that specified area. This provision is increasingly being used by councils to fund maintenance of landscaping and canals within new subdivision estates, sewerage, fire breaks, security, drainage, CBD marketing and the construction of jetties.

The Town of East Fremantle does not impose specified area rates and has not considered this specific rating strategy.

VALUATIONS

In Western Australia land is valued by Landgate Valuation Services (of the WA Valuer General's Officer) and those values are forwarded to each Local Government for rating purposes.

Two types of values are calculated - Gross Rental Value (GRV) which generally applies for urban areas; and Unimproved Value (UV) which generally applies for rural land. GRV general valuations are currently carried out on a triennial basis in the Perth metropolitan area and every 3-5 years in country areas of the State. UV's are determined annually. The Town of East Fremantle does not have any rateable assessments that are valued using the unimproved methodology.

The date of valuation in relation to a general valuation is fixed by the Valuer General. Values are then determined relative to sales and rentals that are negotiated in the marketplace at or close to the date of valuation, which is set at 1 August each year. The date of valuation is not the same as the date that the GRV or UV comes into force. The date in force is the date from which the values must be used by the rating and taxing authority. For GRV's it is 1 July each year whereas for UV's it is 30 June.

Town of East Fremantle is included in Landgate's General Valuation program for August 2021 with new valuations coming into effect on 1 July 2023.

GRV means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy from year to year upon condition that the landlord was liable for all rates, taxes and other charges thereon and the insurance and other outgoings necessary to maintain the value of the land. The GRV normally represents the annual equivalent of a fair weekly rental. For instance, a GRV of \$30,160 represents a weekly rental of \$580.

Given the strong nexus between GRV and rental, property owners and the Town are exposed to the potential for variations in land values from one valuation cycle to the next. It is very important for both ratepayers and Council to recognise that changes in land values do not automatically drive changes to the total rate yield. In seeking to achieve a stable rates revenue path for the term of its LTFP/Strategic Resource Plan, the Town will amend its rates-in-the-dollar and review the relative rates burden placed on each category.

To allow total rates yield to fluctuate in proportion with land values would expose the community and the Town to significant variations in both service provision and rates bills on a yearly basis and compromise the long-term financial sustainability of the Town.

The below is a summary of the general revaluation with new values coming into force 1 July 2023:

Rate Category	Current Valuation	Future Valuation (effective 1 July 2023)	Change in Valuation	Average Valuation
Residential	\$91,121,692	\$109,559,717	\$18,438,025 (20.23%)	\$33,170
Commercial	\$11,744,130	\$12,401,685	\$657,555 (5.6%)	\$99,213

RATING IMPROVEMENT PLANS

The Town is committed to achieving best practice in relation to its implementation and administration of Rates and Fees and Charges. To that end, a number of key focus areas for improvements have been identified, and are set out below:

- Develop an alternate rates model on the basis of a separate waste charge. This will have a significant impact on the minimum rate level requiring a separate rates pricing strategy for minimum rated properties.
- Assess home occupations and bed and breakfast establishments for the potential application of a commercial rate.
- Continue to lobby the State Government regarding the rateability of aged care facilities and the application of charitable status for social housing providers.
- Develop a Policy Framework which considers the application of differential rates where mixed uses occur on the same property.
- Consider the rating framework for commercial sporting organisations.
- Consider applying minimum rates for each of the Mooring Pens.

In addition, the Town will develop a fee justification matrix for all discretionary fees, which will include a calculation worksheet detailing how fees are determined. Full cost recovery will be imposed for all services where there is a 100% private benefit, to ensure that these services are not being subsidised from rate revenue, and thereby reducing pressure on rate increases.

BENCHMARKING

A limited comparison of the Town's GRV rating structure compared to other local governments in the region has been undertaken. However, the rating structure of each local government is a reflection of their individual circumstances, including policy decisions, community aspirations, mix of properties, and service and infrastructure levels. As such, without delving into each these aspects, a comparison of rates with other local government entities will only be of limited value.

CONCLUSION

The Rating Strategy has been formulated to provide insight into the legislative framework surrounding rates in WA local government; the existing rating structure imposed by the Town of East Fremantle; and the Town's strategy with regard to future rate movements. The key objective is to levy rates so as to provide a stable price path for the community, and certainty around the Town's primary revenue source in a fair and equitable manner, having due regard to objectivity; consistency; transparency; and administrative efficiency.

It is recommended that Council adopt a minimum 3.5% annual increase in rates over the next 10-years as a stable pricing pathway.

- Assumed annual CPI of 2.5% (annual increase in the recurrent operating budget)
- A further 1% increase to fund a transfer to the Sustainability and Environmental Reserve to fund climate initiatives.

Importantly, it should be noted that due to the uncertainty in timing, this strategy does not account for any significant interim rates (only \$20K pa) for any major developments like the Royal George Hotel, Roofing 2000 (The Entrance) or Leeuwin Barracks that will have a significant impact on rates revenue.

2023/24 RATE INCREASE

There are new costs associated with funding the construction and operation of the East Fremantle Oval Precinct and the LTFP does not assume any cash dividends from the operation of the facility:

- Interest expenses on the loan equate between 15-20% of net funding from operations over the next ten years.
- Principal repayments on the loan consume an average of 12% of net funding available after operations over the next ten years.
- An allocation of \$130k has been made in 23/24 for pre-opening services + management fees.
- An allocation of \$260k has been made in 24/25 as a safety net to underwrite any operating deficit.

The above, compounded by high inflation and rising costs, and minimal cost reduction in other areas, will place greater pressure on rates and fees and charges pricing decisions. Increase in Rate Yield is recommended as follows; 4.5% in 23/24, 4% in 24/25 and 3.5% in subsequent years.

The 4.5% increase in rate yield equates to approximately an additional \$390k in revenue. Of this amount, \$90,289 (or 23% of the rate increase) is being transferred to the Sustainability and Environment Reserve to support the implementation of actions in the Community Climate Action Plan.

APPENDIX A LOCAL GOVERNMENT ACT 1995 RATING PROVISIONS

[Local Government Act Rating Provisions](#)

APPENDIX B OBJECTS AND REASONS FOR DIFFERENTIAL RATES (Advertised)

[Objects and Reasons for Differential Rates](#)

APPENDIX C WASTE SERVICES FOR COMMUNITY AND SPORTING GROUPS POLICY

[Waste Services for Community and Sporting Groups Policy](#)

APPENDIX D CASH BACK RESERVES POLICY

[Cash Back Reserves Policy](#)

APPENDIX E RATES BENCHMARKING INFORMATION

			2021/22 - Residential		2021/22 - Commercial		2021/22 - Residential		2021/22 - Commercial		Residential Rates	Standard Residential		Actual Residential	Non Minimum	TOTAL Residential	
	Category	Rateable Value	Rate in \$	Rate in \$	Minimum Rate	Minimum Rate	(Inclusive of Waste)	Waste	Specified Area	Minimum Rates&Waste	GRV	Minimum GRV	GRV				
East Fremantle	GRV	\$ 101,844,974.00	\$ 7.6377	\$ 11.3749	\$ 1,138.00	\$ 1,702.00	YES	\$ 300.00		\$ 1,138.00	\$ 86,027,183	\$ 4,232,774	\$ 90,259,959				
Cottesloe	GRV	\$ 143,563,518.00	\$ 7.1001	\$ 7.1001	\$ 1,202.00	\$ 1,202.00		\$ 400.00		\$ 1,602.00	\$ 129,289,923	\$ 4,421,300	\$ 133,711,223				
Claremont	GRV	\$ 222,484,646.00	\$ 6.6330	\$ 6.6330	\$ 1,314.00	\$ 1,314.00		\$ 415.00	CBD - 0.0614	\$ 1,729.00	\$ 196,476,360	\$ 26,008,286	\$ 222,484,646				
Peppermint Grove	GRV	\$ 38,777,911.00	\$ 8.7430	\$ 8.7430	\$ 1,424.00	\$ 1,424.00		\$ 248.00		\$ 1,672.00	\$ 37,967,621	\$ 810,290	\$ 38,777,911				
Subiaco	GRV	\$ 320,399,539.00	\$ 7.6043	\$ 7.6043	\$ 1,190.00	\$ 1,190.00		\$ 296.00		\$ 1,486.00	\$ 183,384,709	\$ 17,404,629	\$ 200,989,338				
Mosman Park	GRV	\$ 130,043,092.00	\$ 7.4370	\$ 7.4370	\$ 907.00	\$ 907.00		\$ 323.00		\$ 1,230.00	\$ 114,957,129	\$ 6,929,774	\$ 121,886,903				
Nedlands	GRV	\$ 352,683,006.00	\$ 6.5380	\$ 7.3140	\$ 1,484.00	\$ 1,957.00		\$ 660.00		\$ 2,144.00	\$ 271,448,729	\$ 28,104,700	\$ 299,553,429				
Fremantle	GRV	\$ 383,285,626.00	\$ 8.5176	\$ 9.8586	\$ 1,397.00	\$ 1,397.00	YES	\$ 255.00		\$ 1,397.00	\$ 242,016,324	\$ 59,620,133	\$ 301,636,457				
Melville	GRV	\$ 1,023,105,000.00	\$ 7.3476	\$ 7.7366	\$ 1,283.00	\$ 996.00	YES	\$ 455.00		\$ 1,283.00	\$ 770,738,072	\$ 157,076,478	\$ 927,814,550				
Cockburn	GRV	\$ 1,176,424,740.00	\$ 8.6380	\$ 8.3420	\$ 1,373.00	\$ 798.00	YES	\$ 458.00		\$ 1,373.00	\$ 614,801,218	\$ 213,138,912	\$ 827,940,130				

	Non Min Properties	Minimum Properties	Total Residential Properties	Average Non Min GRV	Average GRV	Non Minimum Rates	Non Minimum Rates raised	Total Residential Rates	Average Non Minimum rates	Total Average minimum
East Fremantle	2960	330	3290	\$ 29,063	\$ 27,435	\$ 6,570,498	\$ 375,340	\$ 6,946,038	\$ 2,220	\$ 2,111
Cottesloe	3229	294	3523	\$ 40,040	\$ 37,934	\$ 9,179,714	\$ 353,388	\$ 9,533,102	\$ 2,843	\$ 2,706
Claremont	4003	1494	5497	\$ 49,082	\$ 40,474	\$ 13,032,277	\$ 1,963,116	\$ 14,995,393	\$ 3,256	\$ 2,728
Peppermint Grove	391	64	455	\$ 64,243	\$ 59,203	\$ 3,320,268	\$ 91,136	\$ 3,411,404	\$ 5,618	\$ 5,208
Subiaco	6694	1395	8089	\$ 27,425	\$ 24,847	\$ 13,960,331	\$ 1,660,050	\$ 15,620,381	\$ 2,085	\$ 1,931
Mosman Park	3101	723	3824	\$ 37,071	\$ 31,874	\$ 8,372,008	\$ 653,761	\$ 9,025,769	\$ 2,764	\$ 2,413
Nedlands	6807	1497	8304	\$ 39,878	\$ 36,073	\$ 17,801,291	\$ 2,221,348	\$ 20,022,639	\$ 2,615	\$ 2,411
Fremantle	9664	4173	13837	\$ 25,043	\$ 21,799	\$ 20,613,951	\$ 3,829,681	\$ 26,443,632	\$ 2,133	\$ 1,911
Melville	29705	10610	40315	\$ 23,946	\$ 23,014	\$ 56,630,966	\$ 13,617,152	\$ 70,248,118	\$ 1,906	\$ 1,742
Cockburn	30292	15513	45805	\$ 20,296	\$ 18,075	\$ 53,106,529	\$ 21,299,349	\$ 74,405,878	\$ 1,733	\$ 1,624



TOWN OF EAST FREMANTLE

DIFFERENTIAL GENERAL RATES AND MINIMUM PAYMENTS – OBJECTS & REASONS FOR THE 2023/24 RATING YEAR

In accordance with section 6.36 of the *Local Government Act 1995* and Council's 'Notice of Intention to Levy Differential General Rates and Minimum Payments', the following information details the objectives and reasons for those proposals.

EXECUTIVE SUMMARY

The following rating principles are proposed in this Statement of Rating Objects and Reasons for the 2023/24 rating year:

- Gross Rental Values apply to the following differential general rate categories; Residential and Commercial.
- Properties are rated according to Town Planning zonings and predominant land use with each having a separate calculated rate in the dollar to achieve greater equity across all sectors.
- The Town of East Fremantle currently charges rates to six sporting clubs that are categorized as 'Sporting Clubs – Commercial', and rated under the Commercial GRV category. They are the East Fremantle Lawn Tennis Club, East Fremantle Bowling Club, East Fremantle Football Club, Fremantle Rowing Club, East Fremantle Yacht Club and Swan Yacht Club.
- The current Gross Rental Values have a date of valuation of 1 August 2021 – that is, the Town has received a general valuation with valuations to come into force on 1 July 2023.
- Following the general valuation, Residential valuations have increased, with a medium increase of 20.23% Total residential Gross Rental Valuations have increased from \$91,121,692 to \$109,559,717 because of the general valuation.
- It is very important for both ratepayers and Council to recognize that changes in land values do not automatically drive changes to individual rate bills. Council amends the rate in the dollar to offset any significant movement in aggregate valuations to maintain the rate yield, and the relative rates burden placed on each category.
- There is significant volatility in residential valuation movements because of

the general valuation – some valuations have decreased, some have remained steady, whilst others have increased. Whether individual property rates have increased will depend on the comparative value of each property, and how the value has changed relative to other properties.

- The rate in the dollar for Residential GRVs has been amended from 7.9432 cents to 6.854 cents.
- The rate in the dollar for Commercial GRVs has been amended from 11.83 cents to 11.598 cents.
- The proposed rates model will yield \$9,030,442 in gross rate revenue, which is a 4.5% increase in total rate yield on rate revenue from the prior year.
- Given the comparative movements in individual residential property valuations, the following impacts will arise:
 - 1428 properties will receive an increase less than 4.5%
 - 1507 properties will receive an increase greater than 4.5%
 - 325 properties will receive a rate reduction.
- The Town has considered the Department of Local Governments Rating Policy and the rating principles of objectivity, fairness and equity, consistency, transparency and administrative efficiency when setting the rate in the dollar. Unfortunately, the Town does not have a mechanism to smooth individual residential valuations, which are determined by Landgate, which is a State Government Statutory Authority.

WHAT ARE RATES?

Rates are a tax levied on all rateable properties within the boundaries of the Town of East Fremantle in accordance with the *Local Government Act 1995*.

The overall objective of the proposed rates in the 2023/24 Budget is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital requirements of the Town, after taking into account all other forms of revenue.

The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason there are refinement options made available, such as differential rating, the Town of East Fremantle has elected to use.

In Western Australia, land is valued by Landgate Valuation Services and those values are forwarded to each local government for rating purposes. Two types of values are calculated – Gross Rental Value (GRV) which generally applies for urban areas; and Unimproved Value (UV) which generally applies for rural land. GRV means the gross annual rental that the land might reasonably be expected to realise if let on a tenancy

from year to year upon condition that the landlord was liable for all rates, taxes and other charges thereon and the insurance and outgoings necessary to maintain the value of the land.

LOCAL GOVERNMENT ACT 1995 – RATING PROVISIONS

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

Section 6.32 (1) of the *Local Government Act 1995* states:

- (1) When adopting the annual budget, a local government –
 - a. In order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either –
 - i. Uniformly; or
 - ii. Differentially

DIFFERENTIAL GENERAL RATES

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may —
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.
- (5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

MINIMUM PAYMENTS

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
 - (a) 50% of the total number of separately rated properties in the district;
or
 - (b) 50% of the number of properties in each category referred to in subsection (6),
on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
 - (a) the number of separately rated properties in the district; or
 - (b) the number of properties in each category referred to in subsection (6),
unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
 - (a) to land rated on gross rental value; and
 - (b) to land rated on unimproved value; and
 - (c) to each differential rating category where a differential general rate is imposed.

2023/24 BUDGET PROPOSAL

The following are the proposed Differential General Rates and Minimum Payments for the Town of East Fremantle for the 2023/24 financial year, to be effective from 1 July 2023:

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$
Residential GRV	0.068540	2,967	104,597,077	7,169,084	19,399	7,188,483
Commercial GRV	0.115980	119	12,321,745	1,429,076		1,429,076
Sub-Totals		3,086	116,918,822	8,598,160	19,399	8,617,559
Minimum Payment	Minimum \$					
Residential GRV	1,237.00	336	4,962,640	415,632	-	415,632
Commercial GRV	1,850.00	9	79,940	16,650	-	16,650
Sub-Totals		345	5,042,580	432,282	-	432,282
		3,431	121,961,402	9,030,442	19,399	9,049,841
Amount from General Rates						9,049,841
Less Concessions						0
Totals				9,030,442		9,049,841

Residential Improved and Not Improved

Characteristics: This differential general rate category imposes a general rate on land valued on a gross rental value basis, which is zoned, held or used for residential purposes and having improvements erected on it.

Reasons and Objects: The object of this proposed rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the Town's benchmark differential rate by which all other GRV rated properties are assessed. The reason for this rate is to ensure that all ratepayers make a reasonable or minimum contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Town. The proposed rate in the dollar of GRV value for this category is 0.06854 with a minimum payment amount of \$1,237. 10% of residential properties will receive the minimum payment.

Commercial Improved and Not Improved

Characteristics: This differential rate category imposes a rate on land valued on a gross rental value basis, which is zoned, held or used for commercial purposes and having improvements erected on it. This category also includes 'Sporting Clubs – Commercial'. They are the East Fremantle Lawn Tennis Club, East Fremantle Bowling Club, Fremantle Rowing Club, East Fremantle Football Club, East Fremantle Yacht Club and Swan Yacht Club. These clubs generate income through food and beverage, as well as hire of facilities.

Reasons and Objects: The object of this differential rate category is to apply a rate to

Commercial properties in order to raise additional revenue to offset the costs associated higher levels of services to properties in this category, such as parking infrastructure, road construction, maintenance (including building maintenance) and refurbishment including road drainage systems, urban style guides and parking compliance. The proposed rate in the dollar of GRV value for this category is 0.11598 with a minimum payment amount of \$1,850. 7% of commercial properties will receive the minimum payment.

SUBMISSIONS:

Submissions are invited from any elector or ratepayer with respect to the proposed rates and any related matter within 21 days of the date of this notice. Submissions should be addressed to the Chief Executive Officer, Town of East Fremantle, PO Box 1097, FREMANTLE WA 6959.

Submissions should be clearly marked 'Submission – 2023/24 Differential Rates'.

Gary Tuffin
Chief Executive Officer



NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL RATES

The Town of East Fremantle is in the process of finalising the 2023/24 annual budget. In accordance with Section 6.36 of the *Local Government Act 1995*, the Town invites public submissions in respect of the intention to Levy Differential General Rates and Minimum Payments.

The overall objective of the proposed rates in the 2023/24 Budget is to provide for the net funding requirements of the Town's services, activities, financing costs, and the current and future capital requirements of the Town, after taking into account all other forms of revenue.

The following are the proposed Differential General Rates and Minimum Payments for the 2023/24 financial year.

RATE TYPE	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$
Residential GRV	0.068540	2,967	104,597,077	7,169,084	19,399	7,188,483
Commercial GRV	0.115980	119	12,321,745	1,429,076		1,429,076
Sub-Totals		3,086	116,918,822	8,598,160	19,399	8,617,559
Minimum Payment	Minimum \$					
Residential GRV	1,237.00	336	4,962,640	415,632	-	415,632
Commercial GRV	1,850.00	9	79,940	16,650	-	16,650
Sub-Totals		345	5,042,580	432,282	-	432,282
		3,431	121,961,402	9,030,442	19,399	9,049,841
Amount from General Rates						9,049,841
Less Concessions						0
Totals				9,030,442		9,049,841

A statement of the Rating Objects and Reasons has been prepared and is available to view on the Town's website www.eastfremantle.wa.gov.au and a hard copy is available from the Town Administration Centre located at 135 Canning Highway, East Fremantle.

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter, within 21 days of the date of this notice. They should be clearly marked 'Submission – 2023/24 Differential Rates' and emailed to admin@eastfremantle.wa.gov.au or received by the CEO, Town of East Fremantle, PO Box 1097, FREMANTLE WA 6959, by 4.00pm **Tuesday 16 May 2023**.

Gary Tuffin
Chief Executive Officer

14 REPORTS – GOVERNANCE

Reports start on the next page

14.1 ENDORSEMENT OF AMENDED CEO RECRUITMENT APPLICATION PACKAGE

Report Reference Number	OCR-1951
Prepared by	Janine May EA/Governance Officer
Supervised by	Gary Tuffin CEO
Meeting date	Tuesday, 18 April 2023
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	Nil

PURPOSE

To provide endorsement of a minor amendment correcting wording from the previously adopted Job Description Form included as part of the CEO Recruitment Application Package.

EXECUTIVE SUMMARY

As Council is required to adopt the CEO's Recruitment Application Package incorporating the selection criteria and position description by an absolute majority, any amendment to that document must be considered by Council, and approval is herewith requested.

BACKGROUND

Following two elected member workshops to consider the CEO Recruitment Application Package, this document was adopted by an absolute majority at the Council Meeting held on the 21 March 2023.

The appointed recruitment agency, Beilby Downing Teal advertised the position in the West Australian newspaper on Saturday 25 March 2023 (in addition to SEEK, LinkedIn, Australian Local Government Jobs Directory and LG Assist), with a link provided in the advertisement to the approved CEO Application Pack.

On Monday 27 March 2023, it was noted that in Position Description in the Application Pack, as an Essential Selection Criteria, the position description incorrectly read:

*"Relevant tertiary qualifications; and significant experience in senior management in **technical services**."*

This error was reported to Beilby Downing Teal and was immediately corrected to read:

"Relevant tertiary qualifications; and significant experience in senior management in local government."

The Mayor requested Beilby Downing Teal amend the Application Pack and update the Position Description accordingly.

CONSULTATION

Beilby Downing Teal

STATUTORY ENVIRONMENT

In accordance with Regulation 18FA Council adopted the model standards for CEO Recruitment, Performance and Termination at its Ordinary Council meeting 16 March 2021, which in part provides the following;

5. Determination of selection criteria and approval of job description form

- (1) *The local government must determine the selection criteria for the position of CEO, based on the local government's consideration of the knowledge, experience, qualifications and skills necessary to effectively perform the duties and responsibilities of the position of CEO of the local government.*
- (2) *The local government must, by resolution of an absolute majority of the council, approve a job description form for the position of CEO which sets out —*
- (a) the duties and responsibilities of the position; and*
 - (b) the selection criteria for the position determined in accordance with subclause (1).*

POLICY IMPLICATIONS

TOEF Standards for CEO Recruitment, Performance and Termination

FINANCIAL IMPLICATIONS

N/A

STRATEGIC IMPLICATIONS*Leadership and Governance**5.1 Strengthen organisational accountability and transparency*

- 5.1.1 Strengthen governance, risk management and compliance.
- 5.1.2 Ensure effective engagement with community and stakeholders.
- 5.1.3 Improve the efficiency and effectiveness of services.

RISK IMPLICATIONS**RISKS**

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
It is a legal requirement that the Council adopt by absolute majority the JDF of the CEO during the recruitment process. An amendment to the JDF must be endorsed by Council.	Unlikely (2)	Moderate (3)	Moderate (5-9)	COMPLIANCE Short term non-compliance but with significant regulatory requirements imposed	Accept Officer Recommendation

RISK MATRIX

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

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

RISK RATING

Risk Rating	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

N/A

COMMENT

Unfortunately this error was not picked up at the elected member workshops or by the recruitment agency prior to advertising however all interested parties who had clicked on the Beilby Downing link to download the incorrect Application Package, were able to be contacted by the recruitment agency and provided with an amended document.

CONCLUSION

Council is requested to endorse the actions of the Mayor in requesting Beilby Downing Teal to amend the Chief Executive Officer Position Description by deleting reference to "*Technical Services*" and inserting "*Local Government*" under the Essential Selection Criteria as written below.

Essential:

- *Relevant tertiary qualifications; and significant experience in senior management in "Local Government".*

14.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 061804

OFFICER RECOMMENDATION:

Moved Cr Natale, seconded Cr White

Council endorse the actions of the Mayor in requesting Beilby Downing Teal amend the previously adopted CEO Recruitment Application Package to replace the words "Technical Services" with "Local Government" under Essential Selection Criteria (Skills, Knowledge and Experience).

(CARRIED BY AN ABSOLUTE MAJORITY/UNANIMOUSLY)

REPORT ATTACHMENTS

Nil

16 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

Nil.

17 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

18 NEW BUSINESS OF AN URGENT NATURE

18.1 CEO RECRUITMENT COMMITTEE - MEMBERSHIP

In accordance with section 4.6 of the Town's Meeting Procedure Local Law, the Mayor advised that he wished to submit the following resolution as new business of an urgent nature. The matter was considered urgent as the Committee would be meeting next Thursday to consider the CEO's replacement.

Council Resolution 071804

Moved Mayor O'Neill, seconded Cr Donovan

That Cr Collinson be appointed to the CEO Recruitment Committee.

CARRIED UNANIMOUSLY

19 MATTERS BEHIND CLOSED DOORS

PROCEDURAL MOTION

Moved Cr Natale, seconded Cr Wilson

That the meeting be closed to the public to discuss confidential item "Acting Chief Executive Officer" under the terms of the Local Government Act 1995, Section 5.23 (2)(a) and (e).

(CARRIED UNANIMOUSLY)

All Council officers, excluding the CEO, were requested to vacate the meeting at 7.32pm.

19.1 ACTING CHIEF EXECUTIVE OFFICER

(Confidential Report)

Council Resolution 081804

OFFICER RECOMMENDATION:

Moved Cr Mayor O'Neill, seconded Cr Natale

That:

- (a) Council endorse the recommendation contained within Report and appoint Andrew Malone as the Acting Chief Executive Officer for the period commencing 19 May 2023, up until such time as the new Chief Executive Officer commences duties which is expected to be late August or September 2023.**
- (b) higher duties be paid to the Acting CEO as recommended in the body of the report, which is within the range set by Salary & Allowance Tribunal recommendation for Band 3 Local Governments CEOs.**

(CARRIED UNANIMOUSLY)

Council officers who had been requested to vacate the meeting, returned to the Chamber.

PROCEDURAL MOTION

Moved Cr Natale, seconded Cr White

That the meeting be reopened to members of the public.

(CARRIED UNANIMOUSLY)

20 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 7.39pm

*I hereby certify that the Minutes of the ordinary meeting of the **Council** of the Town of East Fremantle, held on **18 April 2023**, Minute Book reference **1. to 20.** were confirmed at the meeting of the Council on*

16 MAY 2023



Presiding Member