



AGENDA

Council Meeting

Tuesday, 21 September 2021 at 6.30pm

Disclaimer

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

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

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

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

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

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

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

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

A Deputation invited to attend a Council meeting:

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

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

Procedure for Presentations

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

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

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

Procedure for Public Question Time

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

Council (as required by the *Local Government Act 1995*) sets aside a period of 'Public Question Time' to enable a member of the public to put up to three (3) questions to Council. Questions should only relate to the business of Council and should not be a statement or personal opinion. Upon receipt of a question from a member of the public, the Mayor may either answer the question or direct it to a Councillor or an Officer to answer, or it will be taken on notice.

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

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

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

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

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

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NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Council will be held at 6.30pm on Tuesday, 21 September 2021 in the Council Chamber, 135 Canning Highway, East Fremantle and your attendance is requested.

A handwritten signature in black ink, appearing to read 'Gary Tuffin'.

GARY TUFFIN
Chief Executive Officer

AGENDA

- 1. OFFICIAL OPENING**
- 2. ACKNOWLEDGEMENT OF COUNTRY**
"On behalf of the Council I would like to acknowledge the Whadjuk Nyoongar people as the traditional custodians of the land on which this meeting is taking place and pay my respects to Elders past, present and emerging."
- 3. ANNOUNCEMENT TO GALLERY**
"Members of the gallery are advised that no Council decision from tonight's meeting will be communicated or implemented until 12 noon on the first clear working day after this meeting, unless Council, by resolution carried at this meeting, requested the CEO to take immediate action to implement the decision."
- 4. RECORD OF ATTENDANCE**
 - 4.1 Attendance**
 - 4.2 Apologies**
 - 4.3 Approved**
Cr Harrington
- 5. DISCLOSURES OF INTEREST**
 - 5.1 Financial**
 - 5.2 Proximity**
 - 5.3 Impartiality**
- 6. PUBLIC QUESTION TIME**
 - 6.1 Responses to previous questions from members of the public taken on notice**
Nil.
 - 6.2 Public Question Time**

7. PRESENTATIONS/DEPUTATIONS

7.1 Presentations
Nil.

7.2 Deputations

8. APPLICATIONS FOR LEAVE OF ABSENCE

9. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 Meeting of Council (17 August 2021)

9.1 OFFICER RECOMMENDATION

That the minutes of the Ordinary meeting of Council held on Tuesday, 17 August 2021 be confirmed as a true and correct record of proceedings.

9.2 Meeting of Special Council (8 September 2021)

9.1 OFFICER RECOMMENDATION

That the minutes of the Special meeting of Council held on Wednesday, 8 September 2021 be confirmed as a true and correct record of proceedings.

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

11. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS
Nil.

12. REPORTS AND RECOMMENDATIONS OF COMMITTEES

12.1 Town Planning Committee Meeting (7 September 2021)

File ref	C/MTP1
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date:	21 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Town Planning Committee Minutes 7 September 2021

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 7 September 2021, exercised its delegation in six statutory development applications where at least four members voted in favour of the Reporting Officer's recommendation.

Consultation

Town Planning Committee.

Statutory Environment

Nil.

Policy Implications

Nil.

Strategic Implications

Nil.

Site Inspection

Not applicable.

Comment

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

12.1 COMMITTEE RECOMMENDATION

That the unconfirmed Minutes of the Town Planning Committee Meeting, held on 7 September 2021 be received.

TOWN OF
EAST FREMANTLE



MINUTES

Town Planning Committee

Tuesday, 7 September 2021 at 6.30pm

Disclaimer

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

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

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**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**



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6. DISCLOSURES OF INTEREST

Nil

6.1 Financial

Nil

6.2 Proximity

Nil

6.3 Impartiality

Nil

7. PUBLIC QUESTION TIME

Nil

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 (3 August 2021)

9.1 OFFICER RECOMMENDATION

Moved Mayor O'Neill, seconded Cr Natale

That the minutes of the Town Planning Committee meeting held on Tuesday, 3 August 2021 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

10. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

11. REPORTS OF COMMITTEES

Nil

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12. REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 View Terrace No 17 (Lot 7) Proposed new residential dwelling

Owner	Yu Zhang
Applicant	Darklight Design
File ref	P51/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	17 June 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Plans date stamped 17 June & 22 July 2021 4. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for a new residential dwelling at No 17 (Lot 7) View Terrace, East Fremantle.

Executive Summary

This development application proposes a new residential dwelling at No 17 (Lot 7) View Terrace, East Fremantle. Three variations are requested to the requirements of the Residential Design Codes related to primary street setback, lot boundary setbacks (2 locations) and one variation is requested to the Residential Design Guidelines in relation to roof form and pitch.

The existing dwelling is not heritage listed and is proposed to be demolished. The proposed dwelling is a contemporary design with 4 bedrooms, triple garage, boat parking area and carport, as well as 2 alfresco areas (north and south), rooftop garden and elevated swimming pool.

The applicant is seeking Council approval for the following variations to the Residential Design Codes and Residential Design Guidelines;

- (i) Clause 5.1.2 – Residential Design Codes – Primary Street Setback – 6m required, 4.5m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern Wall - Ground Floor – Carport – 1.5m required, 0m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Western Wall - Ground Floor – Porch and Entry – 1m required, 0m provided
- (iv) Clause 3.7.8 – Residential Design Guidelines – Roof Pitch and Form – Relevant information provided, concealed roof provided with 1-2 degrees roof pitch
- (v) Clause 5.4.1 - Visual Privacy - Front Balcony – 7.5m required, less than 7.5m provided

It is considered that the above variation can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R17.5

Site area: 802m²

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Heritage: N/A

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

Nil

Consultation

Advertising

The application was advertised to surrounding landowners from 23 June to 7 July 2021. One submission was received.

Submission	Applicant Response	Officer Response
<p>Submission 1 We note that the basement (garage and boat) level have significant excavation associated with the proposed plans with the finished floor level circa 2m below current natural ground and built to the boundary. Further a part of the structure covering the boat store is built within boundary set back zones on the eastern boundary. Whilst we are comfortable with the proposal, as it is located alongside our garage, we will require the proponent to provide us with the engineering solution required to protect both existing structures (our garage/house) and how the proposal will not adversely affect our property. As such we note the requirement for a BA20/BA20A to be completed before a building licence is issued. Further, given the proximity of the development to our house, we request that the Development Application approval, if granted, includes a condition of approval that requires the Proponent to undertake a detailed Dilapidation Survey at their cost, for our property, and that on completion, any damage that has occurred to be fully rectified at the Proponent's cost. We note that the development includes a location for a solar array towards the back of the house. Whilst not objecting to its inclusion, the proposed location will have a significant effect on our existing views to the southwest, noting that the roof level of the proposed house sits at eyeline from our existing lounge and deck. In addition to affecting our view of Fremantle harbour, we note that</p>	<p>The levels are below the neighbouring structure and structural / geotechnical engineers will be needed at Building License Stages of the project. Neighbour consultation to verify this process with the selected register builder will be allocated during this stage. These elements will be applied to make sure all areas of the works where it is affecting neighbouring properties is thoroughly investigated and discussed. This process will be a part of discussions in verifying BA20/BA20A Forms. A dilapidation report will be completed on any structures within close proximity of the neighbouring properties where works are being undertaken. The register Builder will facilitate this process during the Building License Stages. The solar array has been positioned to utilise Western sun patterns to minimise any effects to the eastern boundary neighbour. The solar array is positioned to sit within the area that would be utilised if the design had a pitched roof. Due to the roof have a low roof pitch the solar array is lower than a traditional pitched roof and height requirement under the council height policy of 8.1m to the top of a pitched roof. This would equate to an RL Level of 55.800 being 1.65m above the current levels indicated to the rear section of the proposed design.</p>	<p>The applicant has stated that a dilapidation report will be completed in relation to the proposed development and its potential impact on neighbouring properties. This cannot be included as a condition of development approval but is included as an advice note with any future development approval. Solar panels do not require development approval under the Planning and Development (Local Planning Schemes) Regulations 2015 if the panels are parallel with the roof and are not located on a heritage listed property. As is noted on the plans the section of the proposed roof of the dwelling with the solar panels is below the maximum heights that achieve the acceptable development provisions of the Residential Design Guidelines.</p>

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<p>solar arrays typically are orientated to the north, and the proposed location may result in significant reflection towards our living and external deck. We would request that the Development Application, if granted, include a condition of approval requiring the solar array to be relocated to an area above the proposed living room, thereby siting locationally in a zone that aligns with a solid wall of our house with minimal windows and thereby minimising visual impacts of the development on our property.</p>		
<p>Submission 2 While this proposed dwelling has an attractive and proportionate street view, it is a different story to the rear where the building extends the entire length of the block to a height of 6m and will completely block harbour and ocean views from 21B, 21 A, and 23 A/B View Terrace, and will substantially interfere with views from 19 View Terrace. I don't know whether the plans conform to regulations, but I believe the council has guidelines and an obligation to consider the maintenance of visual amenity in the area and apart from not unnecessarily obstructing views this would include not constructing buildings out of proportion to their surroundings. A 6m high wall the entire length of the block is substantially out of proportion to other buildings in the area and entirely unnecessary to encompass the accommodation required. It is an example of very selfish behaviour that seeks to maximise the outlook along the entire length of this building at the expense of other homes in the area. I am sure that the owner could accomplish their accommodation objectives using a combination of single and two storey construction which would maintain neighbour's visual amenity.</p>	<p>The design is compliant with the council requirements for height based on a concealed roof at maximum height of 6.5m. The design is also proportioned to facilitate the retention of an existing large, advanced site tree and maximise the occupants use and interaction of the tree through active habitable spaces and outdoor areas. It is also within requirements of the Residential Design Codes acceptable development / design principles and facilitates articulation / setbacks to suit the length of wall.</p>	<p>The proposed dwelling goes no higher than the 6.5m maximum height that is permitted in developments with a concealed roof in accordance with the Residential Design Guidelines. Decisions around the form of development as to whether they are single or double storey are for the owner and applicant to decide within the constraints of the Residential Design Codes and Residential Design Guidelines and in accordance with any variations that are approved by the Council.</p>

Community Design Advisory Committee (CDAC)

The application was referred to CDAC. The following comments were made;

(a) *The overall built form merits;*

- The Committee was supportive of the overall proposal.

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- The Committee believed that the proposal represented good design.
 - The Committee was particularly impressed by the way a triple garage had been provided on site with a single access way and the floor level of the garage being dropped down to maintain a lower street front presence.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- The Committee felt that design was well articulated with the street.
 - The Committee liked the way that the northern aspect of the site had been utilised with the alfresco, pool and dining areas all utilising the northern sun.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- The Committee felt that the design will contribute positively to the streetscape.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- No comment.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- The Committee felt northern solar access had been maximized to the alfresco and dining areas by locating these areas to the north of the site facing the street.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- No comment.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

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

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Built Environment

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

3.1 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

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Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6m	4.5m	D
Secondary Street Setback			
Lot Boundary Setback			
Eastern wall – ground floor – bins, bikes, store	1m	4m	A
Eastern wall - ground floor - carport	1.5m	0m	D
Eastern wall – ground floor - WC3, ensuite 2, guest room	1m	1.2m	A
Southern wall – ground floor - guest & alfresco 2	1m	2.501m	A
Western wall – ground floor - alfresco 2, gallery, multipurpose, bed 4, stairs	4.5m	7.3m	A
Western wall – ground floor - porch, entry	1m	0m	D
Eastern wall – upper floor – outdoor kitchen, kitchen, pantry	1.9m	2.4m	A
Eastern wall – upper floor - gallery	2m	3.49m	A
Eastern wall – upper floor - bed 2	1.2m	1.2m	A
Southern wall – upper floor – bed 2	1.2m	2.501m	A
Western wall – upper floor – bed 3, bath	3m	8.9m	A
Western wall – upper floor – master suite, ensuite, stairs	3.2m	7.8m	A
Western wall – upper floor – lift, stairs, alfresco	1.7m	2.06m	A
Open Space	50%	52.59%	A
Wall- roof height	6.5m	6.44m	A
Setback of Carport	4.5m	>4.5m	A
Car Parking	2	3	A
Site Works	<0.5m	<0.5m	A
Visual Privacy	7.5m	<7.5m	D
Overshadowing	<25%	12.1%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	See above
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	A

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This development application proposes a new residential dwelling at No 17 (Lot 7) View Terrace, East Fremantle. Three variations are requested to the requirements of the Residential Design Codes related to primary street setback and lot boundary setbacks (2 locations) and one variation is requested to the Residential Design Guidelines in relation to roof form and pitch. The existing dwelling is not heritage listed and is proposed to be demolished. The dwelling is a contemporary design with 4 bedrooms, triple garage, boat parking area and very large carport area, as well as a large alfresco area, rooftop garden and elevated swimming pool. It is designed to be a multigenerational home. The living areas are located on the upper floor at the front of the property which provides excellent surveillance of the street front and to capture the northern light. As it is a two-storey home site coverage still allows for adequate open space on site. It has also been designed to limit the height of the structure such that it no more than 6.5m above natural ground level and in accordance with the Residential Design Guidelines. The proposed dwelling is considerably lower than the existing dwelling to the east and a similar height to the property to the west. It is well below the maximum roof height if a pitched roof was utilised in the design.

It is noted that the Community Design Advisory Committee was broadly supportive of the proposal. There were 2 formal submissions in relation to the proposal and responses from the applicant and the Town are included in the submissions table. The key comment to make in relation to the objections regarding the development is that the proposed development is no higher than permitted in accordance with the Residential Design Guidelines and because the development has a concealed roof is **lower** than what could have been proposed if a pitched roof had been utilised in the design. The proponents have also chosen to undertake excavations on site to ensure that the building minimises its impact on surrounding properties. A landscaping plan was also submitted which provides details of the significant amount of planting that will be undertaken on site to soften the design in the front and rear yards and ensure that the Town's and state's requirements regarding landscaping are achieved. A condition was included in the final recommendation which reinforces use of this landscaping plan.

Primary Street Setback

In accordance with the Residential Design Codes deemed to comply clause 5.1.2 the 6m primary street setback is not met as the setback for the development is 4.5m, however the proposed development does meet the design principles clause 5.1.2 P2.2. The reduced primary street setback can be supported on the basis that;

- Design features are used that affect the size and scale of the building,
- Appropriate minor projections do not detract from the character of the streetscape,
- Minimal proportion of façade at ground level taken up by services, vehicle entries, and parking supply, blank walls and
- The proposed design is considered to positively contribute to the prevailing local planning framework and built form character.

It is noted that the habitable spaces are setback 9.5m and it is the pool and the 2 elevated garden beds that are closer to the front boundary. Technically a pool is exempt from requiring planning approval and the garden beds are designed in such a way that landscaping softens and integrates the design. The majority of the bulk of the development is located further than 6m from the front street boundary with the northern alfresco approximately 9.5m from the front boundary. The bulk of the front of the new development is broken up by plants in the 2 staggered garden beds and there is a visually permeable fence that is located forward of the proposed pool. A landscape plan has also been required that ensures that the blank walls will be softened. All garage car parking is hidden behind the front garden beds and not visible from the street.

**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**Lot Boundary Setback - Eastern Wall - Ground Floor - Carport

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is 23m long and 2.8m high on the boundary and without major openings should be setback 1.5m from the eastern side boundary. In this case the edge of the carport is located along the boundary with a setback of 0m. This variation can be supported on the basis of design principles 5.3.1 P3.2 for the following reasons;

- The proposal makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas, as well as providing for a well-designed built form outcome
- There is minimal impact from building bulk to adjoining properties
- There is adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties
- There is no overlooking or loss of privacy on adjoining properties
- The proposal does not have an adverse impact on the amenity of the adjoining property
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted
- The development positively contributes to the prevailing and future development context and streetscape as outlined in the local planning framework

It is noted that the carport edge is located adjacent to over height boundary walls for the length of the carport. There are 2 walls along the boundary comprised of 2 sections; the first is 12.1m and approximately 2.1m high which is pre-existing, and the second is a boundary wall proposed as part of this development that is 14.1m long and 2.8m high. These walls ensure considerable privacy between the properties is achieved, and although higher than what is normally considered acceptable given the slop of the lots and the mass and bulk of development on both sides of the boundary ensures that considerable privacy is maintained without impacting on the sunlight, ventilation or amenity of either property. The proposed carport guarantees privacy between the proposed dwelling and the adjacent dwelling. As the carport is an open ended structure ventilation is possible and sunlight can reach either end of the carport and the living areas on the upper floor of the proposed dwelling. Sunlight can still reach the neighbouring property and is not limited to habitable rooms or outdoor living areas. The reduced lot boundary setback for the carport has no detrimental impact on the streetscape. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback - Western Wall – Ground Floor – Porch and Entry

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 a wall that is 7.8m long and 3.357m high on the boundary and without major openings should be setback 1m from the western side boundary. In this case the edge of the porch and entry is located along the boundary with a setback of 0m. This variation can be supported on the basis of design principles 5.3.1 P3.2 for the following reasons;

- It makes more effective use of space for enhanced privacy for the occupants and the outdoor living areas.
- There is minimal impact from building bulk to adjoining properties
- There is adequate sunlight and ventilation to the building and open spaces on the site and adjoining properties
- There is no overlooking or loss of privacy on adjoining properties
- The proposal does not have an adverse impact on the amenity of the adjoining property
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted

**MINUTES OF TOWN PLANNING MEETING
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- It positively contributes to the prevailing and future development context and streetscape as outlined in the local planning framework

The proposed porch and entry built to the boundary guarantees privacy between the proposed dwelling and the adjacent dwelling. As the porch and entry has windows in either end sunlight can reach into the subject area and the living spaces on the upper floor of the proposed dwelling. Sunlight can still reach the neighbouring property and is not limited to habitable rooms or outdoor living areas. The reduced lot boundary setback for the carport has no detrimental impact on the streetscape. For these reasons the reduced lot boundary setback can be supported.

Roof Form and Pitch

In accordance with acceptable development clause 3.7.8.3 A5 of the Residential Design Guidelines roof pitch and form for new dwellings within the Richmond Hill precinct requires relevant information to be provided in relation to the proposed roof form. In this case the performance criteria clause 3.7.8.3 P5 permits a roof form that is not of traditional form, which is a concealed roof proposed with 1 or 2 degrees roof pitch. Under the performance criteria this is an acceptable proposal based on the existing character of the area and as such can be supported.

Visual Privacy Setbacks

The front balcony overlooks the front terrace garden of the subject site and is also open on the western edge to maintain views towards the ocean. In accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.1 a visual privacy setback of 7.5m is required. This does not meet looking requirements westward towards the adjoining neighbouring property, however, no formal submission was received from the western neighbouring property. The balcony overlooks the front yard of the western neighbouring property and is considered to have negligible amenity impacts on the neighbouring property or its active habitable spaces and outdoor living areas in accordance with design principles 5.4.1 P1.1. The angle of viewing is oblique towards the neighbouring property so direct viewing is less likely and views to the front of the lot are available from the street also. For these reasons the reduced visual privacy setback can be reduced and as such the variation can be supported.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

- Mr Adam Butcher (architect) spoke in support of the officer's recommendation.

12.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP010921:

Moved Mayor O'Neill, seconded Cr Nardi

That development approval is granted and Council exercises its discretion in regard to the following;

- (i) Clause 5.1.2 – Residential Design Codes – Primary Street Setback – 6m required, 4.5m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Eastern Wall - Ground Floor – Carport – 1.5m required, 0m provided**

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- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Western Wall - Ground Floor – Porch and Entry – 1m required, 0m provided
- (iv) Clause 3.7.8 – Residential Design Guidelines – Roof Pitch and Form – Relevant information provided, concealed roof provided with 1-2 degrees roof pitch
- (v) Clause 5.4.1 - Visual Privacy - Front Balcony – 7.5m required, less than 7.5m provided
- for new residential dwelling at No. 17 (Lot 7) View Terrace, East Fremantle, in accordance with the plans date stamped received 17 June & 22 July 2021, subject to the following conditions:
- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 17 June and to be in accordance with Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
 - (2) Solar panels are to be installed parallel with the roof or alternatively a development application is to be submitted for the consideration of Council.
 - (3) Landscaping is to be undertaken in accordance with the landscaping plans submitted 22 July 2021.
 - (4) 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.
 - (5) 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.
 - (6) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council’s attention.
 - (7) 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.
 - (8) If requested by Council 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.
 - (9) 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.
 - (10) 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.
 - (11) 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:

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- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information is 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
- (iv) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(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 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

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12.2 Gordon Street No 4 (Lot 5) Proposed new residential dwelling

Owner	Jed Berry
Applicant	Indah Island
File ref	P50/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	7 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Place record form 4. Plans date stamped 2 July 2021 5. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for the proposed demolition of an existing dwelling and construction of a new residential dwelling at No 4 (Lot 5) Gordon Street, East Fremantle.

Executive Summary

This development application proposes a new double storey residential dwelling at No 4 Lot 5 Gordon Street East Fremantle. The existing dwelling is proposed to be demolished. The original dwelling is not heritage listed so there are no constraints on demolition other than the requirement to apply for a demolition permit. Multiple variations are sought to the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (2 locations), wall height and roof pitch.

The applicant is seeking Council approval for the following variation to the Residential Design Codes/Residential Design Guidelines:

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Wall – Ground Floor – 1.6m required, 1.03m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Wall - Upper Storey – 2.2m required, 1.53m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Boundary Wall – 1.5m required, 0m provided
- (iv) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.2m provided
- (v) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – Impact of roof required, roof does not impact adversely on immediate locality

It is considered that the above variations can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R17.5

Site area: 870m²

Heritage: N/A

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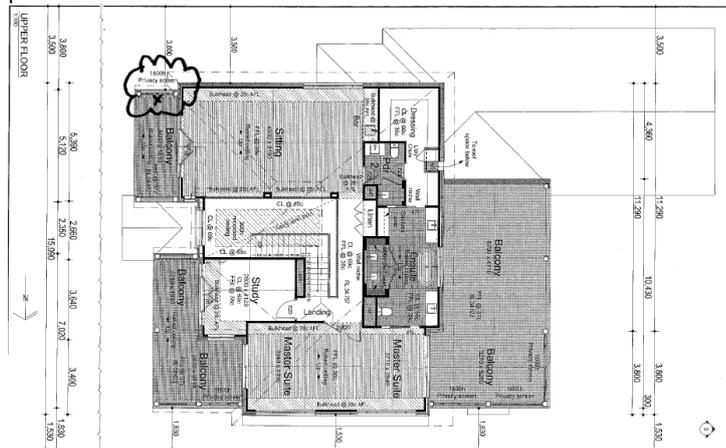


Previous Decisions of Council and/or History of an Issue or Site
Nil

Consultation

Advertising

The application was advertised to surrounding landowners from 16 to 30 June 2021. One submission was received.

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>We have reviewed the plans for this development and consulted with the Owners re these plans.</p> <p>We approve the plans in total provided that the screening shown on the southeast balcony (south side) can be eliminated and it can be a normal 1m high balustrade. Refer to the attached marked drawings with the particular screening shown.</p> <p>The Owners have agreed with this and have undertaken to amend their plans to show same.</p> 	<p>The plans have been modified to remove the screening on the southern edge of the front balcony.</p>	<p>Noted. The plans have been modified in response to the neighbour's request.</p>

Community Design Advisory Committee (CDAC)

The application was referred to CDAC.

(a) The overall built form merits;

- The Committee is not supportive of the proposal.
- The Committee expressed the view that there were poor design solutions given the lot location.
- The Committee believed further design solutions should be investigated.
- The Committee believed that there was too much reliance on visual privacy screening to maintain privacy rather than better design solutions.
- The Committee took the view that there was insufficient use of northern light for the ground floor lounge and tendency to come too close to the boundary.

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

- No comment

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- (c) *The relationship with and impact on the broader public realm and streetscape;*
- The Committee noted that a better design solution could be achieved for the proposal.
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- No comment
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- The Committee would like to see wood used more within the design in alignment with the Town's Wood Encouragement Policy.
- (f) *The demonstration of other qualities of best practice urban design including "Crime Prevention" Through Environmental Design performance, protection of important view corridors and lively civic places;*
- The Committee believed that the design would provide good quality surveillance of the street from the front of the house.

Applicant Response

No comment was proposed by the applicant.

Officer Response

Comments from CDAC are noted. The proposed development application is supported by the Officer for the reasons given in the Comment section of this report.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

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

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Built Environment

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

3.1 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

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Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	6m	>6m	A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Northern wall- porch, lounge, alfresco	1.6m	1.03m	D
Northern wall - cabana	1m	1.255m	A
Western wall – living room	1.5m	8.9m	A
Southern wall – living room, kitchen, scullery, laundry, store	1.5m	1.5m	A
Carport	1m	1m	A
Northern wall – balcony, master suite, balcony	2.2m	1.53m	D
Western wall – upper storey - balcony	1.5m	>1.5m	A
Southern wall – upper storey – balcony, sitting room, dressing	1.7m	3.5m	A
Northern wall – adjacent to pool	1.5m	0m	D
Open Space	50%	70%	A
Wall height	5.6m	6.2m	D
Roof height	8.1m	8.1m	A
Setback of Carport	4.5m	>4.5m	A
Car Parking	2	2	A
Site Works	Front setback area <0.5m	<0.5m	A
	Compliance with building height and setback requirements	Retaining >0.5m, >1m from boundary Rear excavation >0.5m	A
Visual Privacy	Balconies – 7.5m	Screening added	A
Overshadowing	<25%	8.5%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	A

This development application proposes demolition of the existing dwelling and construction of a new double storey residential dwelling at No 4 Lot 5 Gordon Street East Fremantle. The original dwelling is not

**MINUTES OF TOWN PLANNING MEETING
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heritage listed so there are no constraints on demolition other than the requirement to apply for a demolition permit. Multiple variations are sought to the Residential Design Codes and the Residential Design Guidelines relating to lot boundary setbacks (2 locations), wall height and roof pitch.

It is noted that one submission was received from the neighbouring property owners following advertising of the proposal. The neighbours were concerned about screening included on the southern edge of the front balcony. The applicant agreed to remove this screening in response to this comment.

Lot Boundary Setbacks – Northern Wall – Ground Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the northern wall on the ground floor of the proposed dwelling is 18m long and 3.8m high and without major openings, therefore should be setback 1.6m from the northern boundary. In this case the dwelling is setback 1.03m from the boundary. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- There are minimal impacts of building bulk on the adjoining property;
- There is adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

This is not an unreasonable variation and can be supported. The wall is to the south of the neighbouring property, there is significant screening provided to all outdoor areas and no major openings in the wall and no loss of privacy to the northern neighbouring property. Bulk is adjacent to an area on the neighbouring property that is a service area and not active outdoor spaces.

Lot Boundary Setbacks – Northern Wall – Upper Floor

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the northern wall of upper floor of the proposed dwelling is 18.085m long and 6.2m high and without major openings, therefore should be setback 2.2m from the northern boundary. In this case the dwelling is setback 1.53m. The proposed wall achieves design principles 5.1.3 P3.1 for the following reasons:

- There are minimal impacts of building bulk on adjoining properties;
- There is adequate direct sun and ventilation reaches the building, open spaces, and adjoining properties; and
- Minimal overlooking and loss of privacy on adjoining properties.

This is not an unreasonable variation and can be supported. The wall is to the south of the neighbouring property, there is significant screening provided to all outdoor areas and no major openings in the wall and no loss of privacy to the northern neighbouring property. Bulk is adjacent to an area on the neighbouring property that is a service area and not active outdoor spaces.

Lot Boundary Setbacks – Northern Boundary Wall

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the proposed northern boundary wall which is 18.4m long and 1.82m high with additional retaining underneath up to 0.4m high should be setback 1.5m from the northern boundary. In this case the wall is located along the boundary. The reduced boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- More effective use is made of the available space and creates enhanced privacy for the occupants and outdoor living areas,
- There is minimal impact from building bulk,
- There is adequate sunlight and ventilation to the building and open spaces on the site and the adjoining properties,

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- Minimal overlooking and loss of privacy on adjoining properties,
- Does not have an adverse impact on the amenity of the adjoining property,
- Direct sun to major openings 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 planning framework.

This is not an unreasonable variation and can be supported. The wall is to the south of the neighbouring property, and although it is higher than normally considered for boundary walls and more open there is minimal loss of privacy to the northern neighbouring property. Sunlight and ventilation are not limited. There are minimal losses to the amenity of the surrounding property.

Wall Height

The height of the proposed dwelling's exterior walls exceeds the maximum wall height as required by clause 3.7.17.4.1.3 of the Residential Design Guidelines. The walls rise to 6.2m where a maximum height of 5.6m is permitted. Although it does not comply with the maximum wall height the dwelling still achieves the maximum roof height of 8.1m. The increased wall height on the northern side of the lot has negligible impacts on the overall height of the dwelling. As such the increased wall height can be supported.

Roof Pitch

It is proposed to have a concealed roof with a pitch of 24.72 degrees and 20.82 degrees. The Residential Design Guidelines acceptable development clause 3.7.8.3 A5 requires that information should be provided demonstrating the impact of the roof on the immediate locality. Performance criteria 3.7.8.3 P5 is achieved as roof forms do not have to be restricted to traditional roof forms and the proposed roof does not adversely affect the immediate locality and for this reason the roof pitch can be supported.

A condition will be recommended that requires the removal of one of the existing crossovers as the dwelling has 2 existing crossovers. Under the Town's policies 2 crossovers are not permitted.

CDAC Comments

Although CDAC did not support the proposed development the assessment of the design found that there were only 5 variations from the Residential Design Codes and Residential Design Guidelines, and these were considered relatively minor variations. The only submission that was received resulted in a slight change to the front balcony design with regards to privacy screening. There were no comments received regarding reduced lot boundary setbacks, wall height or roof pitch. The proposed design is considered to be consistent with the eclectic dwelling designs within the Richmond Hill precinct and therefore based on the minor nature of the variations and consistent design, the proposed is recommended to be supported.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. The demolition of the existing dwelling does not impact on a heritage property. As such it is recommended that the proposed development be supported subject to development conditions.

12.2 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP020921

Moved Mayor O'Neill, seconded Cr Watkins

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Wall – Ground Floor – 1.6m required, 1.03m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Wall - Upper Storey – 2.2m required, 1.53m provided
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Northern Boundary Wall – 1.5m required, 0m provided
- (iv) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Wall Height – 5.6m required, 6.2m provided
- (v) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – Impact of roof required, roof does not impact adversely on immediate locality

for a residential dwelling at No. 4 (Lot 5) Gordon Street, East Fremantle, in accordance with the plans date stamped received 2 July 2021, subject to the following conditions:

- (1) The southern crossover is not to exceed the width indicated on the plans date stamped received 11 June 2021 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (2) The northern crossover is to be removed and the verge and kerb are to be repaired and remediated to the satisfaction of the Council.
- (3) Any proposed new fencing or walls in the front setback area will require the submission of a development application for the consideration of Council.
- (4) All screening indicated on the plans submitted 2 July 2021 are to be in accordance with the Residential Design Codes deemed to comply clause 5.4.1 C1.2 and are to be at least 1.6m from finished floor level, have 75% visual obscurity, permanently fixed, made of durable materials and restrict view in the direction of overlooking into the adjoining property.
- (5) 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.
- (6) The proposed works are not to be commenced until Council has received an application for a Building Permit and the Building Permit issued in compliance with the conditions of this development approval unless otherwise amended by Council.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or

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sloping of fill at the natural angle of repose and/or another method as approved by the Council.

- (11) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.
- (12) This 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:

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The 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/Documents-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

- (iv) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(CARRIED UNANIMOUSLY)

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Note: As 4 Committee members voted in favour of the Reporting Officer's recommendation, pursuant to Council's decision regarding delegated decision making made on 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

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12.3 Windsor Road No 21 (Lot 26) Proposed alterations and additions

Owner	Thomas & Karen Giovannetti
Applicant	Sidi Constructions
File ref	P57/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	7 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Plans date stamped 11 August 2021 4. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for alterations and additions at No 21 (Lot 26) Windsor Road, East Fremantle.

Executive Summary

This development application proposes alterations and additions to an existing dwelling located at 21 Windsor Road, East Fremantle. The dwelling is not heritage listed although it has features which resemble many heritage dwellings in East Fremantle including steel roof, and elevated front verandah. The proposed additions and alterations include the removal of the rear wall of the building as well as other internal walls and the construction of a gatehouse, garage, dining, kitchen, laundry and alfresco on the ground floor and an upper storey with an ensuite and master bedroom.

The applicant is seeking Council approval for the following variations to the Residential Design Codes and Residential Design Guidelines;

- (i) Clause 5.1.2 – Residential Design Codes – Street Setback – Gatehouse – 7.5m required, 1.035m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Garage – Northern Wall – 1.1m required, 0m provided
- (iii) Clause 3.7.8.3 - Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required – less than 28 degrees provided

It is considered that the above variations can be supported subject to conditions of development approval being imposed.

Background

Zoning: R17.5
Site area: 911m²
Heritage: N/A

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

Nil

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Consultation

Advertising

The application was advertised to surrounding landowners from 13 to 29 July 2021. One submission was received.

Submission	Applicant Response	Town Response
<p>Submission 1 Good morning, with reference to Application for proposed additions and alterations to Lot 26, 21 Windsor Road, East Fremantle, please find below our comments as owners of 19 Windsor Road, East Fremantle. Following the format of your Consultations request, we wish to object to the proposed plans as we have some concerns we wish to address as follows: - we have a very good relationship with our neighbours and really want to help them achieve what that would like in terms of their renovations - our concerns relate to the fact that 19 Windsor Road is to the NORTH of our property and the proposed plans impact on our northern sunlight on our entertaining area, in particular our outdoor dining area and pool area - We note that new plans have been submitted from the original plans the Council had listed on your website, following our conversations with the neighbours and we really appreciate the changes that have been made - Moving now to the areas of concern, our strong preference would be for the Studio to be 1.5mtrs (within Code) from our boundary as this would not have any impact on shading (or sunlight) that we currently have. We do however appreciate that John and Karen have moved it to 1.035mtrs off the fence and have reduced the pitch of the studio to 28 degrees. Whilst this reduces the impact to our shading from the new studio, it is fair to say that there remains an impact. We are however supportive of these updated plans and appreciate the changes that have been applied - Our strong preference would also be that the studio be moved back to being on the Western Boundary,</p>	<p>The applicant responded with an amended design that removed the proposed studio from the rear of the yard.</p>	<p>It is recognised that development often has impacts on neighbouring properties. The Residential Design Codes recognise this. Although attempts are made to minimise the effects there are some impacts that are permitted within the deemed to comply requirements. In this case overshadowing is permitted up to 25% of the neighbouring sites for areas with a density coding of R20 or lower. In this case following discussion between the submitter and the applicant/owner the studio/ancillary dwelling was moved from being on the boundary and setback 1m from the southern boundary. Based on this it was calculated that overshadowing was equal to approximately 13.55% according to the applicant. Calculation of the data and a re-examination of the boundary lengths demonstrates that the overshadowing by the studio on 19 Windsor Road is approximately equal to 2.83% of total overshadowing which is equivalent to 23.9m2. If the dividing fence overshadowing is removed from this calculation there is additional overshadowing of 3.65m2 from the studio/ancillary dwelling. It should be noted that the calculation for overshadowing is done for the winter solstice which is the shortest day of the year and shadows are the longest. At other times of the year the overshadowing will be less. The minimum visual privacy setbacks for a balcony are 7.5m. This setback is achieved for the balcony with the inclusion of the visual privacy screening on the southern edge of the balcony An advice note is provided in the final recommendation that a dilapidation report may be undertaken by the applicant/owner. It is up to the applicant /owner to make decisions in regard to the location of proposed development on site. If a proposal complies with the deemed to comply requirements of the Residential Design Codes in regard to setbacks there is no need to request any changes in relation to the proposed design. It is noted that the owners decided to remove the studio from the proposal. As a result, there was a significant reduction in overshadowing to 10.21%.</p>

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<p>as it is currently 1.595mtrs off said boundary. If the studio was moved back to this western boundary (or closer to this boundary), the impact from the studio on our northern sun and pool area would be diminished and we would appreciate this. Additionally, if this was to be done, we would have more direct northern sunlight between the main building and the studio which we would love to maintain</p> <p>- We do note that the Proposed Addition of the second story looks like it also impacts on our entertaining area in terms of northern sunlight, we however understand from discussions with the Town Planner, that we do not have any position to object to this as it is within Code. We would like it however noted that there is some impact as we read the plans (happy to be informed that we are not reading them correctly). In addition, we do appreciate the request by the Town Planner for the screening to be applied to the second storey balcony, southern side as privacy screening. Again, however we do sense that our privacy will be diminished around our pool and entertaining area with the addition of the second story. Whilst we get on very well with John and Karen, we are also conscious that if they were to sell, we may not be so fortunate in the future and this second story balcony does 'look' into our backyard.</p> <p>- We would like to ensure that there is a Dilapidation Report by an Engineer completed for our property, in particular for our pool area as we have recently spent \$35k having new concrete put around the pool and the pool restored. In addition we want to ensure that the boundary fence is not damaged. We are seeking this report for protection of our property and that any damage will be covered by the builder and / or owners of 21 Windsor Road for cost and restoration of any damages</p> <p>Thank you for considering our perspective, we have been in our</p>		
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<p>beautiful home for eleven years and it is our 'forever home' so just keen to find a win-win. As I say, in making this submission, we really do appreciate the changes already made and just wanted to ensure our perspective was formally noted given it is not currently within Code.</p> <p>Can I also say Thank You to James Bannerman who has been very helpful and informative during this consultation process, we really appreciate it.</p>		
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Community Design Advisory Committee (CDAC)

The application was referred to CDAC.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

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 Facilitate 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.

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Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback			N/A
Minor Incursions (gatehouse)	3.75m	0m	D
Secondary Street Setback			N/A
Lot Boundary Setback			
Garage – northern wall	1.1m	0m	D
Rear addition – northern boundary – ground floor	1.1m	1.49m	A
Deck- west – ground floor	1.5m	12.172m	A
Ensuite, WIR, balcony – northern boundary – upper storey	1.2m	2.7m	A
Balcony, WIR – western boundary – upper storey	1.2m	12.172m	A
Bed 4, ensuite, study, library, lounge, sunken area – southern boundary – ground floor	2.5m	2.6m	A
Open Space	50%	>50%	A

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Wall height	7m	6.12m	A
Roof height	10m	7.9m	A
Car Parking	1-2	2	A
Site Works			N/A
Visual Privacy	Balcony – 7.5m	>7.5m setback to rear and northern boundaries Screening to be installed on southern edge of balcony	A
Overshadowing	<25%	10.21%	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	A

This development application proposes alterations and additions to an existing dwelling located at 21 Windsor Road, East Fremantle. The dwelling is not heritage listed although it has features which resemble many heritage dwellings in East Fremantle including steel roof, and elevated front verandah. The proposed additions and alterations include the removal of the rear wall of the building as well as other internal walls and the construction of a gatehouse, garage, dining, kitchen, laundry and alfresco on the ground floor and an upper storey with an ensuite and master bedroom. The proposed studio has been removed from the proposal. Four variations are requested to the requirements of the Residential Design Codes and Residential Design Guidelines regarding street setback of the gatehouse, lot boundary setbacks for the garage, and roof pitch. The proposed development will see an increase in the size of the dwelling and restoration of the existing dwelling. The proposed development was advertised to the neighbouring properties and one submission was received. The applicant has amended the plans based on the submission received.

Street Setback - Gatehouse

A gatehouse is proposed to be constructed approximately 0m from the front lot boundary. It has been assessed in accordance with deemed to comply clause 5.1.2 C2.4 which requires that an unenclosed porch, balcony, verandah or the equivalent may project into the primary street setback area to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1 iii. In this case rather than being located no further than 3.75m from the front street lot boundary the gatehouse is located on the front boundary. It is a relatively lightweight structure that

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measures 1.725m wide by 1.8m long by 3.395m high with a metal pitched roof. The reduced setback from the front boundary can be supported based on design principles clause 5.1.2 P2.2 in that buildings mass and form:

- uses design features to affect the size and scale of the building;
- uses appropriate minor projections that do not detract from the character of the streetscape;
- minimises the proportion of the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and
- positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

As already stated, it is a lightweight structure and is visually permeable. It complements the surrounding streetscape and is like many gatehouses located in the precinct. For these reasons the gatehouse can be supported.

Lot Boundary Setback – Garage – Northern Wall

The garage has a wall located on the southern wall that is 9m long and 3.8m high. In accordance with the Residential Design Codes clause 5.1.3 C3.1 there is a requirement that such walls are located 1.1m from the boundary as stated in Tables 2a. The reduced lot boundary setback can be supported based on design principles 5.1.3 P3.2 where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- there are minimal impacts of building bulk on adjoining properties;
- provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties;
- minimise the extent of overlooking and resultant loss of privacy on adjoining properties;
- does not have any 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 reduced lot boundary setback can be supported because it allows the residents to use the available land more effectively without significantly impacting on the neighbouring properties. AS the wall is to the south of the northern property there is no impact on the available sunlight to the northern property.

Roof Pitch

In accordance with the Residential Design Guidelines acceptable provisions clause 3.7.8.3 A4.1 the pitch of the roof of proposed development should be between 28 and 36 degrees. In this case the roof pitch is less than 28 degrees with the rear roof having a pitch of 20 degrees and the garage roof having a pitch of 25 degrees. Reduced pitches can be supported in accordance with performance criteria 3.7.8.3 P1 if the roof forms of additions and alterations positively contribute to the existing dwelling. In this case the roof pitch is very similar to the existing roof pitch on the rest of the dwelling and is like the surrounding properties so has no adverse impact on the character of the neighbourhood.

Conclusion

It is noted that an amended plan was submitted by applicant that removed a studio that was originally located on the south western corner of the lot. The studio had presented some overshadowing issues for

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the neighbouring property, however, these issues have been reduced significantly as a result of the removal of the studio from the proposal.

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

12.3 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP030921:

Moved Cr Nardi, seconded Cr Natale

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

- (i) Clause 5.1.2 – Residential Design Codes – Street Setback – Gatehouse – 7.5m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks – Garage – Northern Wall – 1.1m required, 0m provided**
- (iii) Clause 3.7.8.3 - Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required – less than 28 degrees provided**

for alterations and additions at No. 21 (Lot 26) Windsor Road, East Fremantle, in accordance with the plans date stamped received 11 August 2021, subject to the following conditions:

- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 3 August 2021 and to be in accordance with Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.**
- (2) 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.**
- (3) 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.**
- (4) 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.**
- (5) 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.**
- (6) 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.**
- (7) 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.**
- (8) 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.

- (9) 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:

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information is 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

- (iv) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(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 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

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12.4 Fraser Street No 55 (Lot 133) Proposed Single Storey Dwelling

Owner	Simon & Zara Hancock
Applicant	Private Horizons Planning Solutions
File ref	P53/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	7 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Plans date stamped 28 July 2021 4. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for a new single storey residential dwelling at No 55 (Lot 133) Fraser Street, East Fremantle.

Executive Summary

This development application proposes a new single storey residential dwelling at 55 Fraser Street, East Fremantle. It is proposed to demolish the existing dwelling that is on site that is not heritage listed. An existing shed/garage that is located at the end of the existing driveway on the eastern side of the lot is to be retained. The dwelling is comprised of 3 bedrooms and 2 bathrooms and has a retro 1950s-1960s design with some modern adaptations. It is a lot that slopes up from the street towards the northern rear boundary and for this reason existing retaining walls are being retained. Existing site levels are being utilised.

The applicant is seeking Council approval for the following variations to the Residential Design Codes and Residential Design Guidelines;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Western Wall – Patio– 1m required, 0m provided
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Western Wall – Ensuite, Bed 2, Bath, Bed 3 – 1.5m required, 1.247m provided
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided
- (iv) Clause 3.7.13.3 – Residential Design Guidelines – Water Tanks – maximum 5000l litres capacity required , up to 39000 litres provided
- (v) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5 truncation required, higher visibility fence and gate provided

It is considered that the above variation can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R12.5

Site area: 931m²

Heritage: N/A

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

Nil

Consultation

Advertising

The application was advertised to surrounding landowners from 23 June to 8 July 2021. No submissions were received.

Submission	Applicant Response	Officer Response
<p>Whilst we don't have an objection to the proposed development, we do however wish to make the following comments and will trust that the council will incorporate this information into the determination regarding approval for this application.</p> <p>Retaining Wall / Boundary fence We note from the plans that a retaining wall is marked on western boundary of 55 Fraser Street. We had this retaining wall installed in 2006 principally to ensure the integrity of our driveway at 53a Fraser Street. We have attached a copy of the approved building permit document, which sets out the specifications relating to the wall. EF Town Council reference / approval BL06-188. It is imperative that this wall is not compromised in anyway during the building process.</p> <p>Rainwater Tank We note a rainwater tank on the Site Plan – Proposed [situated in the North-West corner]. The rainwater tank should comply with 3.7.13.3 of the Residential Design Guidelines [amended 17MAY2016]. Should be 1m from the boundary fence. Not to exceed a height of 2.4m from the ground floor of the dwelling Overflow directed to a soak well within the property.</p>	<p>Amended plans received noting concerns regarding retaining wall and water tank.</p>	<p>The retaining walls are indicated on the plans. The applicant/owner are to ensure that the integrity of the retaining wall is not impacted by works on the subject site and an advice note that will recommend a dilapidation report to be carried out prior to works being undertaken will be added to the final recommendation for the consideration of Town Planning Committee.</p> <p>Rainwater tanks do not require development approval in accordance with s61 part 12 of the Planning and Development (Local Planning Schemes) Regulations 2015 if the following criteria are met;</p> <p><i>(a) The water tank is not installed in the street setback area of a building. (b) The volume of the water tank is no more than 5000 L. (c) The height of the water tank is no more than —</i></p> <p><i>(i) for a tank fixed to a building — the height of the eaves of the building; or</i></p> <p><i>(ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m.</i></p> <p><i>(d) The works are not located in a heritage-protected place.</i></p> <p>In this case the water tank will be a minimum of 1.1m from the western and northern boundary, 2.27m high and up to 39 kilolitres in capacity. A condition will be imposed requiring all stormwater to be retained on site.</p> <p>An increase to the capacity of the water tank above what is acceptable development will be considered in the report.</p>

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC as the development is single storey and has minimal streetscape impacts.

External Consultation

Nil

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Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

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 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

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Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	<7.5m (compensating area provided)	A
Secondary Street Setback			N/A
Lot Boundary Setback			
Eastern wall – kitchen, pantry	2.8m	4.003m	A
Western wall - shelter	1m	0m	D
Western wall – ensuite, bed 2, bath, bed 3	1.5m	1.247m	D
Western nib wall	1m	0m	D
Northern wall	6m	>6m	A
Open Space	55%	67%	A
Wall height	7m	<7m	A
Roof height	8m	5.3m	A
Setback of Carport			N/A
Car Parking	1-2 cars	2 cars	A
Site Works			
Visual Privacy			N/A
Overshadowing			N/A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	N/A

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This development application proposes a new single storey residential dwelling at 55 Fraser Street, East Fremantle. It is proposed to demolish the existing dwelling that is on site that is not heritage listed. An existing shed/garage that is located at the end of the existing driveway on the eastern side of the lot is to be retained. The dwelling is comprised of 3 bedrooms and 2 bathrooms and has a retro 1950s-1960s design with some modern adaptations. It is a lot that slopes up from the street towards the northern rear and for this reason existing retaining walls are being retained. Existing site levels are being utilised.

Three variations are requested to the requirements of the Residential Design Codes and one variation is requested to the Residential Design Guidelines including lot boundary setbacks on the western boundary (2 locations), sightlines and roof pitch. Although the dwelling seems to be set forward of the 7.5m setback line it is offset by the open space to the east of the proposed dwelling.

Lot Boundary Setbacks - Western Wall – Patio

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the western wall of the patio on the south western corner of the proposed building that is 4.86m long and 2.989m high is required to be 1m from the side boundary. In this case the wall is located along the boundary with a setback of 0m. This reduced setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- There are minimal impacts of building bulk on adjoining properties as the proposal is single storey;
- Adequate direct sun and ventilation is provided to the building and open spaces on the site and adjoining properties;
- There is minimal overlooking or loss of privacy on adjoining properties;
- It has minimal adverse impacts on the amenity of the adjoining property;
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
- It positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

The side of the patio has no wall and only vertical posts so is permeable and light in structure. Sunlight and ventilation is not restricted by the structure. There will be negligible amenity impacts on the property to the west, including from any direct additional bulk because of the single storey nature of the proposed structure. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setbacks - Western Wall – Ensuite, Bed 2, Bath, Bed 3

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i the western wall of the dwelling of the proposed building that is 14.3m long and 3.5m high is required to be 1.5m from the side boundary. In this case the wall has a setback of 1.247m. The reduced setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- The proposed variation is only minor, with a 0.253 metre setback variation proposed. As the structure is single storey, the proposed variation does not significantly add to the bulk and scale of the dwelling;
- There are minimal impacts of building bulk on adjoining properties;
- Adequate direct sun and ventilation is provided to the building and open spaces on the site and adjoining properties;
- There is minimal overlooking or loss of privacy on adjoining properties;

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The dwelling is only single storey and has minimal building bulk impacts. There is no overshadowing in accordance with the R codes and there is sufficient setback to still allow for ventilation around the building. There is no loss of privacy due to overlooking. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback – Western Wall – Nib Wall

On the western edge of the property there is a decorative wall that is approximately 3.4m long and 1m high. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1m from the western boundary. In this case the wall, which is very low and short, is located on the boundary and can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- There are minimal impacts of building bulk on adjoining properties;
- Adequate direct sun and ventilation is provided to the building and open spaces on the site and adjoining properties;
- There is minimal overlooking or loss of privacy on adjoining properties;
- It has minimal adverse impacts on the amenity of the adjoining property;
- Direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
- It positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

Roof Pitch

The Residential Design Guidelines acceptable development clause 3.7.8.3 A4.1 requires that roof forms of new developments should be pitched between 28 and 36 degrees and are of consistent scale and form with the prevailing building typology in the immediate locality. In this case, a low pitched gable roof has been proposed, with roof pitch of less than 28 degrees. Nonetheless, the reduced roof pitch can be supported in alignment with performance criteria 3.7.8.3 P4, which allows roof forms of new buildings to be less than 28 degrees if they complement the traditional form of surrounding development in the immediate locality. The roof of this proposed dwelling does not conflict with surrounding development and as such can be supported.

Water Tanks

In accordance with the Residential Design Guidelines acceptable development clause 3.7.13.3 A1.2 ii water tanks shall not exceed 5000 litres. In this case, the water meets all other requirements for water tanks laid down in the Residential Design Guidelines except for capacity, which is proposed to be up to 39 kilolitres (39000 litres). The larger water tank achieves performance criteria 3.7.13.3.P1 because it is located at the rear north-western corner of the lot, is lower than it can be, and more than 1m from the boundary. It is located to minimise the impact on the character of the proposed building and the locality. The water tank was amended to address the concerns raised from the neighbour. For these reasons, the water tank can be supported.

Sightlines

A 1.5m truncation or a wider opening in the fence is to be provided to ensure good sightlines are maintained for reversing vehicles in accordance with the Residential Design Codes deemed to comply clause 5.2.5 In this case, the proposed fence and gate have high levels of visibility achieves design principles 5.2.5 P5 which provides an unobstructed sightline for reversing vehicles.

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It is noted that the front court projects into the front setback area. This permitted in accordance with the Residential Design Codes deemed to comply clause 5.1.2 C2.4 up to a maximum of half the required front setback (7.5m) without having to apply the compensating area of clause 5.1.2 C2.1 iii.

Submissions from Advertising

One submission was received from advertising. There were 2 elements to this submission in relation to an existing retaining wall and the proposed water tank at the rear of the subject lot. Neither points are reasons for refusal of the development. Two comments can be made in relation to the submission. A variation in relation to the water capacity of the water tank is proposed and included in the final recommendation and a note of advice has been included in the final recommendation reminding the applicant/owner that the integrity of the retaining wall is to be checked prior to works being undertaken. It is noted on the plans that the retaining wall is not to be impacted by works on site.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

12.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP040921

Moved Cr Natale, seconded Cr Nardi

That development approval is granted and Council exercises its discretion in regard to the following;

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Western Wall – Patio– 1m required, 0m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setbacks - Western Wall – Ensuite, Bed 2, Bath, Bed 3 – 1.5m required, 1.247m provided**
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (iv) Clause 3.7.13.3 – Residential Design Guidelines – Water Tanks – maximum 5000l litres capacity required , up to 39000 litres provided**
- (v) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5 truncation required, high visibility fence and gate provided**

for a new single storey dwelling at No. 55 (Lot 133) Fraser Street, East Fremantle, in accordance with the plans date stamped received 28 July 2021, subject to the following conditions:

- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 28 July 2021 and to be in accordance with Council’s crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.**
- (2) 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.**
- (3) 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.**
- (4) 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.**

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- (5) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (6) 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.
- (7) All overflow water from the water tank is to be directed into a soak well located on site.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) 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:

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information is 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/Documents/Centre/local-planning-policies/3 1 1 LPP Residential Design Guidelines Amended 17 May 2016.pdf>

Urban Streetscape and Public Realm Style Guide

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<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](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application%20to%20conduct%20crossover%20works.pdf)

- (iv) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property. Attention is drawn to the retaining wall located along the boundary between 53A and 55 Fraser Street the condition of which is to be checked as part of any dilapidation report.*
- (v) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(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 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

**MINUTES OF TOWN PLANNING MEETING
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12.5 Pier Street No 16 (Lot 234) Proposed two storey residence and underground garage

Owner	Gavin & Alison Broo
Applicant	Leanhaus
File ref	P54/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	7 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Plans date stamped 16 July 2021 4. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for a proposed two storey residence and underground garage at No 16 (Lot 234) Pier Street, East Fremantle.

Executive Summary

This development application proposes a new double storey residence with an underground garage at 16 Pier Street East Fremantle. The existing dwelling on the steeply sloped site is not heritage listed and is proposed to be demolished. Significant excavation is to be undertaken on the site to create the underground garage. Although the dwelling appears to be very high existing site levels have been utilised and as such the dwelling remains no higher than the maximum roof height that meets the acceptable development provisions of the Residential Design Guidelines.

The applicant is seeking Council approval for the following variation to the Residential Design Codes and Residential Design Guidelines;

- (i) Clause 5.1.2 – Residential Design Codes – Primary Street Setback – 7.5m required, 7.125m provided
- (ii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – plans and elevations and section drawings are required, garage incorporated into and compatible with the design of the dwelling
- (iii) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m excavation, greater than 0.5m excavation

It is considered that the above variations can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R12.5

Site area: 890m²

Heritage: N/A

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

Nil

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Consultation

Advice was sought from the Town's Operations department and the following advice was received;

- a) Stormwater design
 - Drainage grate (strip drain) needs to show connection with a pipe and soak
 - Grate (strip drain), pipe and soak needed for rear / side access ramp
 - Down pipe on right of the garage doesn't appear to connect to a system
 - Capture all stormwater onsite
- b) Crossover
 - Crossover approval required prior building permit approval, to finalise the slope / grades
 - Redundant crossover to be removed
- c) Retaining Wall
 - Structural engineering certification required for any retaining onsite higher than 750mm high
- d) Verge works
 - proposing to cut the verge – services are to be considered, dial before you dig.
- e) Street Trees / verge
 - Street tree removal required prior building permit approval as per the Towns policy
 - Verge upgrade works as per the Towns greening guidelines
- f) Construction Management Plan
 - Construction management plan to show traffic management, contractor parking, materials storage

Advice notes will be included in the final recommendations in support of the above comments.

Advertising

The application was advertised to surrounding landowners from 30 June to 15 July 2021. One submission was received.

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>I have some concerns as addressed in point form below.</p> <ul style="list-style-type: none"> - Overlooking issues from the top level western bedroom over our property and related required setbacks / cone of vision. - Near white (surf mist) full face cladding to the western side of the structure may cause excessive reflection of afternoon sun. - Overlooking concerns from all windows on the western side. - Possible overlooking concerns towards rear from study and required setbacks / cone of vision. - Concerns about any future restrictions this structure may cause in any future development of ours particularly in the south eastern corner of our block. - I think the street montage view is misleading in that it doesn't show the natural ground level and by 	<p>I have attached a revised set of DA drawings for consideration.</p> <ol style="list-style-type: none"> 1. Garage: The Garage opening represents just under 26% of the property width. Given the sloping block, a lower ground garage is the most practical solution. 2. The additional side driveway is required to service the rear yard and it will be necessary to pave this in order to allow occasional vehicle access. The side driveway does not have a crossover. 3. The roof pitch on the west wing is an outcome of the council-imposed wall height limits. It would be our preference to pitch the roof in the opposite direction if the additional wall height could be approved by council. The client has rejected the idea of a traditional pitched roof to the west wing. 	<p>The bedroom window on the upper floor on the western side is obscured below 1.8m finished floor level which means that it is not considered a major opening and limits viewing across the property to the west. As a result, the window achieves the required visual privacy setbacks. The western wall achieves the minimum required lot boundary setback.</p> <p>The Colorbond finish on the side walls will be a matt finish. A condition will be included in the final recommendation to allow the Town to require the roof to have an etching to be applied if the surface causes glare issues.</p> <p>The study window on the upper floor on the western side is obscured below 1.8m finished floor level which means that it is not considered a major opening and limits viewing across the property to the west. As a result, the window achieves the required visual privacy setbacks.</p> <p>All windows on the upper floor on the western side are obscured below 1.8m</p>

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<p>extension the finished height accurately in respect of surrounding properties.</p> <p>Until these concerns are addressed adequately, I consider them objections to the construction however in principle I am not opposed to the plans.</p>	<p>4. The stone retaining wall has been modified to reduce the prominence of this feature. Refer amended DA drawings attached.</p> <p>With regard to the submission received from advertising I offer the following responses:</p> <ol style="list-style-type: none"> 1. Cone of vision and overlooking from all rooms on the top floor is compliant with the R-codes. 2. The Surf mist cladding is a matt finish to reduce reflectivity. Light coloured claddings are not uncommon on vertical surfaces and to my knowledge these are not banned by the Town. 3. All Windows on the western side have obscure glazing up to 1600mm above floor level and therefore comply with privacy requirements. 4. I cannot respond to unspecified concerns about restrictions on the neighbour's future development. Structurally, any proposed retaining is to be contained on site. 5. The street montage is a best effort to represent the proposed development with the limited available information: <ol style="list-style-type: none"> a. Not being able to photograph the north side of Pier Street streetscape from a suitable height or distance to capture neighbouring properties in context. b. Survey information for neighbouring properties and their building heights was not available to reflect the relative height differences of the site. c. The new dwelling is to be built at a similar ground floor level as the existing dwelling. The proposed finished levels are noted on the drawings and the neighbour is entitled to check these against their own site levels. 	<p>finished floor level which means that it is not considered a major opening and limits viewing across the property to the west.</p> <p>Development is assessed on its merits in accordance with the Residential Design Codes and Residential Design Guidelines and cannot be based on planned development that might happen sometime in the future that is not currently the subject of a development application or a building permit on neighbouring properties.</p> <p>Although street montages are an important tool in aiding the assessment of proposed development it is the site plan, floor plans and elevations with proposed dimensions that are ultimately assessed in terms of their achievement of the criteria of the Residential Design Codes and Residential Design Guidelines. Assessments rely on the plans and information that is provided as part of the development application. It is noted that there is a difference of approximately 6 metres between the street level and the top of the lot (37m versus 43m).</p>
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Community Design Advisory Committee (CDAC)

The application was referred to CDAC.

(a) The overall built form merits;

- The Committee believed that although there may be minimal variations to the Residential Design Codes and Residential Design Guidelines there were a few elements of the design that were a concern, including;
 - The garage was overly prominent and its dominance over the design should be reduced.

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- There was too much driveway and concern about the additional side driveway.
 - The roof design on the west wing of the building did not compliment the roof design on the eastern wing of the building.
 - There was a need to change the materials for the garage to make it less prominent – the curved retaining wall and limestone materials made the wall too dominant.
- (b) *The quality of architectural design including its impact upon the heritage significance of the place and its relationship to adjoining development.*
- The Committee was concerned that the materials and colours on the photo montage did not match the elevations and there was a need for this to be corrected to ensure harmony between these images.
- (c) *The relationship with and impact on the broader public realm and streetscape;*
- No comment
- (d) *The impact on the character of the precinct, including its impact upon heritage structures, significant natural features and landmarks;*
- No comment.
- (e) *The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and a contribution to environmental sustainability;*
- The Committee believed that the solar aspect of the site had been well utilised with balconies, alfresco, living areas and big windows all being located to the north on the design
 - The Committee welcomed the use of timber cladding in line with the Town’s Wood Encouragement Policy.
- (f) *The demonstration of other qualities of best practice urban design including “Crime Prevention” Through Environmental Design performance, protection of important view corridors and lively civic places;*
- The Committee believed that there would be excellent passive surveillance of the street.

External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

Financial Implications

Nil

Strategic Implications

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

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Built Environment

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

3.1 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	7.125m	D
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Western wall – ground floor – bed, bed	1.5m	2.3m	A
Western wall upper storey – study, ensuite, master bedroom	1.8m	2.3m	A
Eastern wall – ground floor – study, entry, robe, bath 1	1.5m	4.3m	A
Eastern wall – upper storey – balcony, dining, lounge, balcony	1.5m	4.3m	A
Northern wall – ground floor – study, play, robe, bed	1.5m	16.5m	A
Northern wall – upper storey – balcony, study	1.8m	16.5m	A
Retaining wall	1m	3.1m	A
Open Space	55%	80.67%	A
Wall height	5.6m	5.6m	A
Roof height	8.1m	8.1m	A
Car Parking	2	2	A
Site Works	0.5m maximum	>0.5m excavation	D
Visual Privacy			
Rear balcony (eastern neighbour)	7.5m	7.5m	A
Study	4.5m	4.5m	A
Rear balcony (western neighbour)	7.5m	7.5m	A
Master bedroom	4.5m	4.5m	A
Overshadowing	<25%	Overshadows itself	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	A
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A
3.7.15.3.3 Garages and Carports	D

This development application proposes a new double storey residence with an underground garage at 16 Pier Street East Fremantle. The existing dwelling on the steeply sloped site is not heritage listed and is proposed to be demolished. Significant excavation is to be undertaken on the site to create the

**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**

underground garage. Although the dwelling appears to be very high existing site levels have been utilised and as such the dwelling remains no higher than the maximum roof height that meets the acceptable development provisions of the Residential Design Guidelines. Two variations are requested to the requirements of the Residential Design Codes and one variation is requested to the Residential Design Guidelines in relation to primary street setback, garage width and site works.

Primary Street Setback

The primary street setback is required to be 7.5m in accordance with the Residential Design Codes deemed to comply clause 5.1.2 C2.1 i Table 1. In this case the upper storey is setback 7.125m. The reduced street setback can be supported for the following reasons in accordance with design principles clause 5.1.2 P2.1.

Buildings are set back from street boundaries an appropriate distance to ensure they:

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

The proposal complies with the above performance provisions. It is noted that the reduction in setback is negligible and presents an appropriate design outcome for the street. The lower storey achieves the minimum primary street setback. For these reasons the reduced primary street setback is supported.

Garage Width

In this case the garage has a width equal to 34.8% of the lot width. There is a requirement under the Residential Design Guidelines acceptable development clause 3.7.17.3.3 A4 that plans and elevations and section drawings are provided to demonstrate the impact of the garage on the new dwelling. Under the performance criteria 3.7.17.3.3 P4 garage should be incorporated into and compatible with the design of the dwelling. In this case the garage is 7m wide which is equal to 34.8% of the lot width. Although it exceeds 30% of the lot width it is considered that the garage is integrated into the design of the dwelling and does not present as a bulky or out of scale with the surrounding built form. For this reason the additional width can be supported.

Site Works

In accordance with the Residential Design Codes deemed to comply clause 5.3.7 C7.1 retaining, excavation or filling between the street and building should be no more than 0.5m. In this case the excavation exceeds 0.5m and this can be supported in alignment with design principles 5.3.7 P7.1. The proposed development considers and responds to the natural features of the site, has an integrated design to minimise height and proposes structures built into the elevated slope of the lot to minimise the bulk and scale of the dwelling. The proposal requires minimal excavation.

Conclusion

Based on the assessment that has been completed for this development and the explanation provided in this report, the variations that have been proposed to the Residential Design Codes and the Residential Development Guidelines are considered acceptable. As such it is recommended that the proposed development be supported subject to development conditions.

12.5 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP050921

Moved Cr Nardi, seconded Cr Harrington

That development approval is granted and Council exercises its discretion in regard to the following;

- (i) Clause 5.1.2 – Residential Design Codes – Primary Street Setback – 7.5m required, 7.125m provided
- (ii) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – plans and elevations and section drawings are required, garage incorporated into and compatible with the design of the dwelling
- (iii) Clause 5.3.7 – Residential Design Codes – Site Works – maximum of 0.5m excavation, greater than 0.5m excavation

for a two storey residence and underground garage at No. 16 (Lot 234) Pier Street, East Fremantle, in accordance with the plans date stamped received 16 July 2021, subject to the following conditions:

- (1) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received 16 July 2021 and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
- (2) 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.
- (3) 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.
- (4) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (5) 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.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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:

this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.

- (i) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (ii) *an application for a new crossover is required to be submitted to the Operations Department of the Town and plans are to be included with the application that meet the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. The application and relevant information is 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

- (iii) *it is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (iv) *all noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (v) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(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 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**



12.6 Petra Street No 81 (Lot 359) Ancillary dwelling - approval being sought subsequent to development

Owner	Ron Simmonds & Jennifer Pope
Applicant	Ron Simmonds
File ref	P56/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	7 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none"> 1. Location plan and advertising 2. Site photos 3. Place record form 4. Plans date stamped 6 July 2021 5. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for approval subsequent to development of an ancillary dwelling at No 81 (Lot 359) Petra Street, East Fremantle.

Executive Summary

This development application proposes an ancillary dwelling with approval being sought subsequent to development at No 81 (Lot 359) Petra Street, East Fremantle. No variations are requested to the requirements of the Residential Design Codes or the Residential Design Guidelines. A development application is required because the property is heritage listed (Category B) and approval is being sought after the development was completed. The owners have stated that they were unaware that approval was never given for the ancillary dwelling when they purchased the property. The applicant/owners are hoping that the Town will look favourably on the development.

It is considered that the proposal can be supported subject to conditions of development approval being imposed.

Background

Zoning: Residential R12.5

Site area: 999m²

Heritage: Category B

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

Nil

Consultation

Advertising

The application was not advertised to surrounding landowners.

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC as the development is concentrated to the rear of the existing dwelling and is single storey.

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External Consultation

Nil

Statutory Environment

Planning and Development Act 2005

Residential Design Codes of WA

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

Policy Implications

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

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 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible.

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Site Inspection

A site inspection was undertaken.

Comment

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town's Local Planning Policies including the Residential Design Guidelines, as well as the Residential Design Codes. A summary of the assessment is provided in the following tables.

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

Residential Design Codes Assessment

Design Element	Required	Proposed	Status
Street Front Setback	7.5m	>7.5m	A
Secondary Street Setback			N/A
Lot Boundary Setbacks			
Northern wall	1.5m	1.6m	A
Western wall	6m	6.2m	A
Eastern wall	1.5m	>1.5m	A
Open Space	55%	>55%	A
Wall height	7m	3.3m	A
Roof height	8m	4.4m	A
Setback of Carport/Garage			N/A
Car Parking	Additional car bay	Additional car bay	A
Site Works			N/A
Visual Privacy			N/A
Overshadowing	<25%	No overshadowing	A
Drainage	To be conditioned		

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	A
3.7.3 Development of Existing Buildings	A
3.7.4 Site Works	N/A
3.7.5 Demolition	N/A
3.7.6 Construction of New Buildings	N/A
3.7.7 Building Setbacks and Orientation	A
3.7.8 Roof Form and Pitch	A
3.7.9 Materials and Colours	A
3.7.10 Landscaping	N/A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	N/A
3.7.15.4.3.1 Fremantle Port Buffer Area	N/A

This development application proposes an ancillary dwelling with approval being sought subsequent to development at No 81 (Lot 359) Petra Street, East Fremantle. No variations are requested to the

**MINUTES OF TOWN PLANNING MEETING
TUESDAY, 7 SEPTEMBER 2021**



requirements of the Residential Design Codes or the Residential Design Guidelines. A development application is required because the property is heritage listed (Category B) and approval is being sought after the development was completed. The owners have stated that they were unaware that approval was never given for the ancillary dwelling when they purchased the property. The applicant/owners are hoping that the Town will look favourably on the development. The structure does not impact on the Category B heritage dwelling and has been in place for many years without any impacts on neighbouring properties.

Based on the assessment that has been completed for this development and the explanation provided in this report the development is recommended to be supported subject to development conditions.

12.6 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP060921:

Moved Cr Natale, seconded Mayor O'Neill

That development approval subsequent to development is granted for an ancillary dwelling at No 81 (Lot 359) Petra Street, East Fremantle, in accordance with the plans date stamped received 6 July 2021, subject to the following conditions:

- (1) 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.**
- (2) An Application for a Building Approval Certificate (BA13) must be submitted and the Certificate of Building Compliance (BA18) and the Building Approval Certificate (BA14) shall be in compliance with the conditions of this development approval unless otherwise amended by Council.**
- (3) With regard to the plans submitted with respect to the Application for a Building Approval Certificate (BA13), Certificate of Building Compliance (BA18) and the Building Approval Certificate (BA14), 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.**
- (4) 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. is**
- (5) 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.**
- (6) 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.**
- (7) 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**

MINUTES OF TOWN PLANNING MEETING
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limitation any works associated with the proposal) which are required by another statutory or public authority.

(8) This development approval is to remain valid for a period of 24 months from the date of this approval.

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

(i) *this decision does not include acknowledgement or approval of any other unauthorised development which may be on the site.*

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

(iii) *matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(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 20 April 2021, this application is deemed determined, on behalf of Council, under delegated authority.

13. MATTERS BEHIND CLOSED DOORS
Nil

14. CLOSURE OF MEETING
There being no further business the Presiding Member declared the meeting closed at 7.08 pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Town Planning Committee** of the Town of East Fremantle, held on **7 September 2021**, Minute Book reference **1. to 14.** were confirmed at the meeting of the Committee on:*

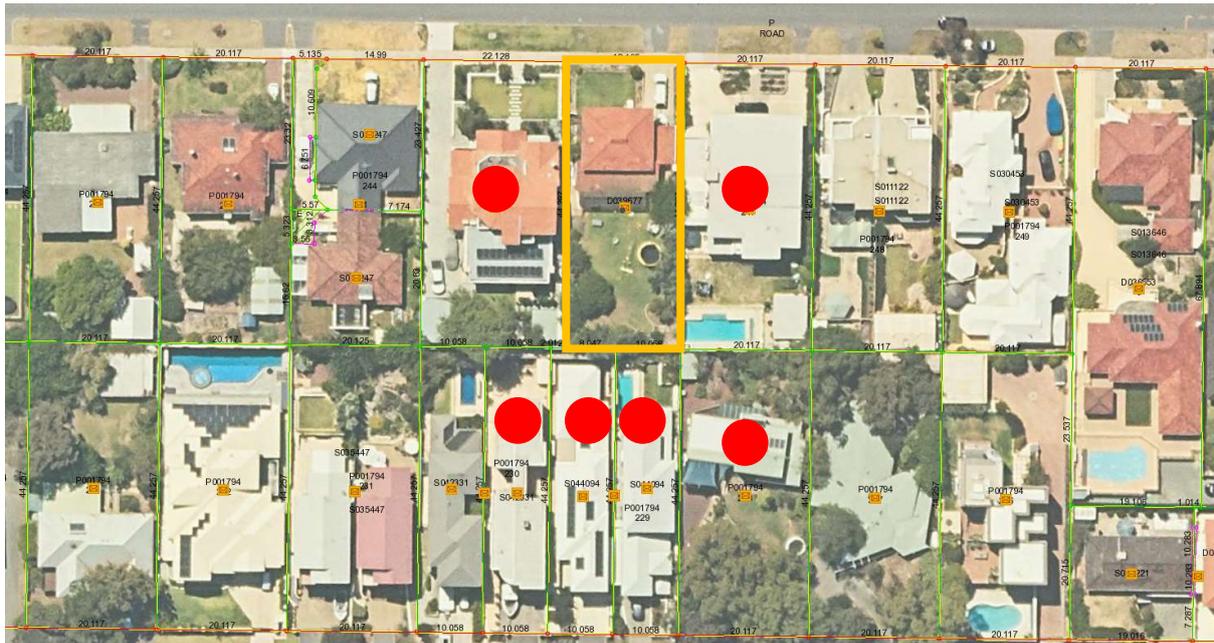
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Presiding Member

**ATTACHMENTS TO TOWN PLANNING COMMITTEE MINUTES****8 SEPTEMBER 2021**

Minute No.	Subject
12.1	17 VIEW TERRACE
12.2	4 GORDON STREET
12.3	21 WINDSOR ROAD
12.4	55 FRASER STREET.
12.5	16 PIER STREET
12.6	81 PETRA STREET

17 View Terrace – Location and Advertising Plan



17 View Terrace – Site Photos



ITEM 12.1

ATTACHMENT 3

PLANNING APPROVAL 16.06.2021

17VT HOUSE

VANESSA ZHANG & MATTHEW GOODLAD
LOT 7 (#17) VIEW TERRACE, EAST FREMANTLE, WA
TOWN OF EAST FREMANTLE - LOCAL COUNCIL

dlux BUILDERS
DARKLIGHTDESIGN

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 17 JUN 2021 No P 051-21
RECEIVED

REPORT 12.1
PROPOSED SITE PLAN

SCALE @ 1:100(A1)
PLANNING LEGEND
PROPOSED SITE COVER (R20)
TOTAL SITE = 802m²
PROPOSED SITE COVER = 380.29m²
INCLUDES ENTRY PORCH, BOAT PARK & COVERED (BASEMENT ACCESS AREAS)
ATFAC WITH LANDSCAPED ZONES OVER EXCLUDED FROM CALCULATION TO STREET BOUNDARY AREA
R17.5 MAX ALLOWED = 50% SITE COVER
SITE COVER PERCENTAGE = 47.41%
OPEN SPACE PERCENTAGE = 52.59%
OVERSHADOWING DIAGRAM

OVERSHADOWING CALCULATIONS:
NEIGHBOURING LOT TO WEST = 42m²
TOTAL SHADOWING = 12.12%
R17.5 PERMITS 25% OVERSHADOWING
PROPOSED OVERSHADOWING CREATES 50.81m² OF SHADOWS CAST AT MIDDAY ON 21st JUNE = 12.12%
NOTE: EXTENTS INDICATED WITH HATCH AND DOES NOT ALLOW FOR OBSTRUCTIONS OF NEIGHBOURING PROPERTY OR BOUNDARY TECHNIQUE ON EXISTING BUILDING FOOTPRINTS CURRENTLY ESTABLISHED AND FOLLOWS THE APPROXIMATE NATURAL GROUND LINE ESTIMATED.

LANDSCAPING LEGEND
LANDSCAPED GARDEN BED
PLANT SPECIFICATIONS AS PER BUILDERS DETAILS
EXPOSED AGGREGATE
CONCRETE HARDSTAND
HIGHER SPECIFICATION FOR DETAILS: MINIMUM THICKNESS 100mm TBC TO CONSTRUCTION
CHLORINATED WATER (POOL)
NATURAL GRASS / LAWN
DETAILS TBC
NOTE: TOTAL AREA OF SOFTSCAPE LANDSCAPING AND GRASS IS EQUAL TO 280.74M² / 35% OF LOT TOTAL AREA

SOAKWELL LEGEND
NOTE: EXISTING SOAKWELLS NOT SHOWN AS LOCATIONS ARE UNKNOWN. BUILD TO CONFIRM ON SITE. ALL DETAILS AND ADJUST TO SUIT BELOW CALCULATIONS. SOAKWELLS INDICATED ON DRAWINGS ARE FOR ENTIRE 1237M.
3W - SOAK WELL
RELINER LOCATION ONLY
DRAINAGE NOTES
1. Volume in m³ = cubic metres & Area in square metres
2. Volume to be stored in tanks by 100% of the volume of impervious surface by 0.020. This is suitable for a 1 in 20 year storm.
3. Down pipes to be located on each tank (1 in 100 year storm).
4. Down pipes to be located on each tank (1 in 100 year storm).
5. Number to confirm Run Layout & location of soak wells. Drawings are not to scale.
DRAINAGE CALCULATIONS:
Impervious Area (of & w/ Roof)
Area A (Roof Area of LFL)
Volume to Store
Area B (Basement Hardstand)
Volume to Store
TOTAL TO STORE
DRAIN DEPTH
No of TANKS
VOLUME
1.11 OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

TANK VOLUME
DRAIN DEPTH
No of TANKS
VOLUME
1.11 OTHER PAVED AREAS RUN OFF INTO GARDEN BEDS

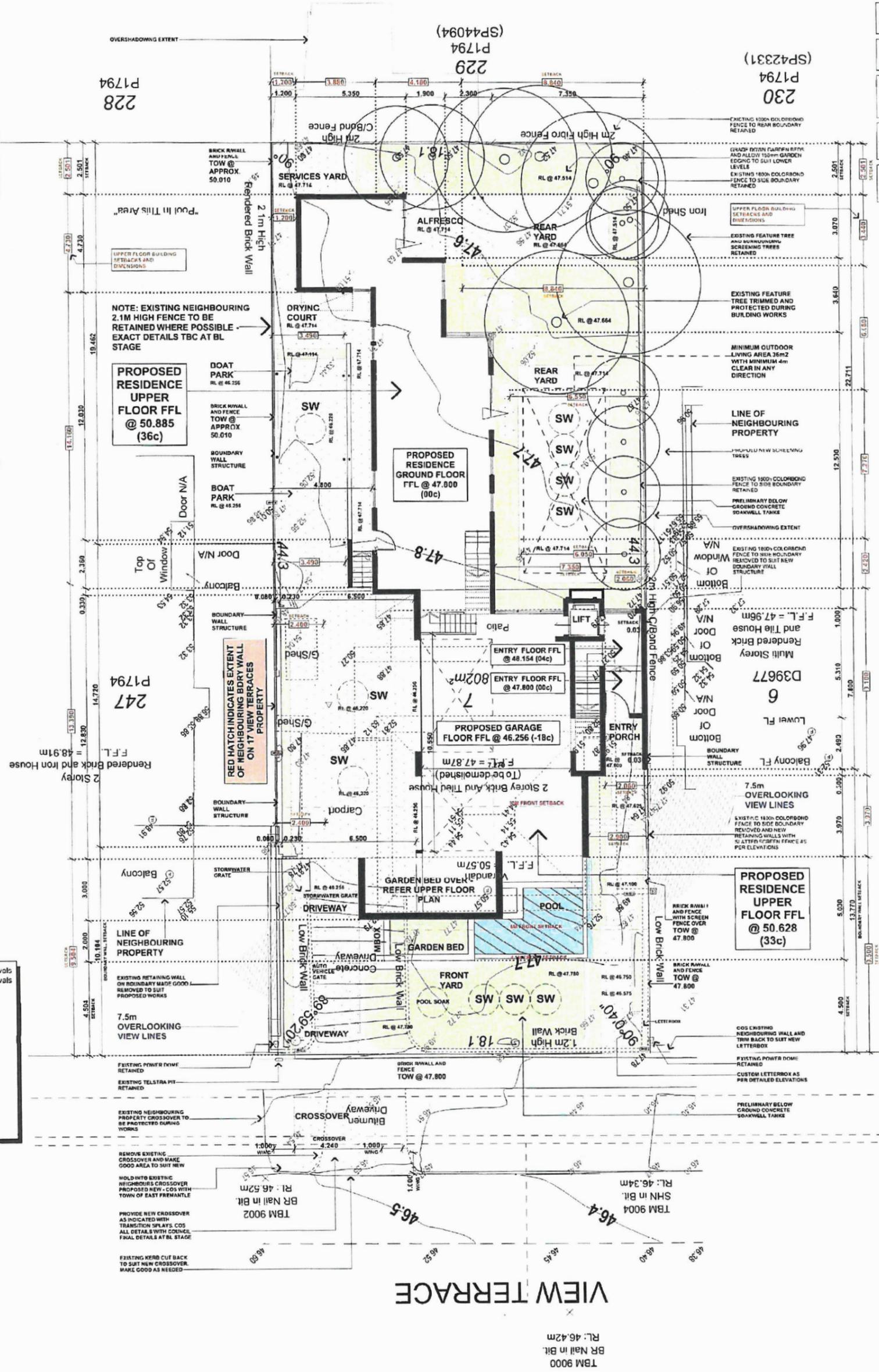
EXISTING BUILDING STRUCTURE TO BE COMPLETELY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS
MAX BUILDING HEIGHTS ALLOCATED AT AVG. NATURAL GROUND LINE OF 47.700. REFER ELEVATIONS FOR DETAILS

EXISTING BUILDING STRUCTURE TO BE COMPLETELY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS
MAX BUILDING HEIGHTS ALLOCATED AT AVG. NATURAL GROUND LINE OF 47.700. REFER ELEVATIONS FOR DETAILS

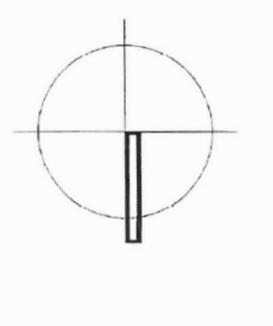
EXISTING BUILDING STRUCTURE TO BE COMPLETELY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS
MAX BUILDING HEIGHTS ALLOCATED AT AVG. NATURAL GROUND LINE OF 47.700. REFER ELEVATIONS FOR DETAILS

EXISTING BUILDING STRUCTURE TO BE COMPLETELY REMOVED AND SITE MADE GOOD TO SUIT PROPOSED NEW WORKS
MAX BUILDING HEIGHTS ALLOCATED AT AVG. NATURAL GROUND LINE OF 47.700. REFER ELEVATIONS FOR DETAILS

SYMBOL LEGEND
Power Dome
Telstra Pit
Gas Meter
Water Meter
Floor Level
Natural Surface
Top of Wall
Top of Tree RL
Tree



STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEER REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT R17.5 STAGE. DETAILS TBC
BUILDER SPECIFICATION:
BUILDER SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS
STAGING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. ALL SOFTSCAPE PLANTING IS TO BE INSTALLED BY THE BUILDER. REFER BUILDER'S SPECIFICATIONS FOR DETAILS
LANDSCAPING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. ALL SOFTSCAPE PLANTING IS TO BE INSTALLED BY THE BUILDER. REFER BUILDER'S SPECIFICATIONS FOR DETAILS
CEILING NOTE:
CEILING HEIGHTS TBC AT DL IN CONSULTATION WITH BUILDER AND AIR CONDITIONING MANUFACTURER. HEIGHTS INDICATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE



TOWN OF EAST FREMANTLE
PLANNING APPLICATION
No
17 JUN 2021 P 051-2-1
RECEIVED

JBA SURVEYS
12b Pepler Ave. Salter Point WA 6152
Ph: 9450 7188
email: admin@jbasurveys.com.au
web: www.jbasurveys.com.au

Notes:
1. Boundary constructed from cadastral connection.
2. True position of Boundary is subject to a re-establishment survey.
3. Heights established from SSM MEL 5 via GPS connection.
4. Dimensions, Areas and Offsets subject to re-establishment survey.
5. Sewer & water data plotted from Dial Before You Dig only.

CONTROL POINT SCHEDULE

Point	Easting	Northing	Elevation	Description
9000	45454.332	254518.558	46.425	BR NAIL IN BITUMEN
9002	45468.693	254512.839	46.524	BR NAIL IN BITUMEN
9004	45450.374	254512.907	46.337	SHN IN BITUMEN

VER.	DATE	BY	AMENDMENTS	FILE SOURCE	CLIENT
1.0	15/02/2021	MOB	Issued for information	21013-1.0-11022021-PCG94-F	DARKLIGHT DESIGN

JOB NO	TITLE	DATUM
21013	FEATURE SURVEY	VERT. AHD HORIZ. PCG94
PROJECT		
LOT 7 ON DIAGRAM 39677 N° 17 VIEW TERRACE EAST FREMANTLE, WA 6158 C/T 1335-748		
DATE OF SURVEY	DRAWN BY	APPROVED BY
11/02/2021	MOB	NRW
DWG NO	VER.	SHEET NO
21013-F01-1.0	1.0	1 OF 1

17VT HOUSE
VANESSA ZHANG & MATTHEW GOODALL
LOT 7 (17) VIEW TERRACE, EAST FREMANTLE, W.A.
DARKLIGHT DESIGN
PROPOSED SITE PLAN
Designed AB/DT
Scale AS SHOWN ON DRAWINGS
Status PLANNING checked
DA1.2
PLOT DATE 71 Wednesday, 16 June 2021

ATTACHMENT 1

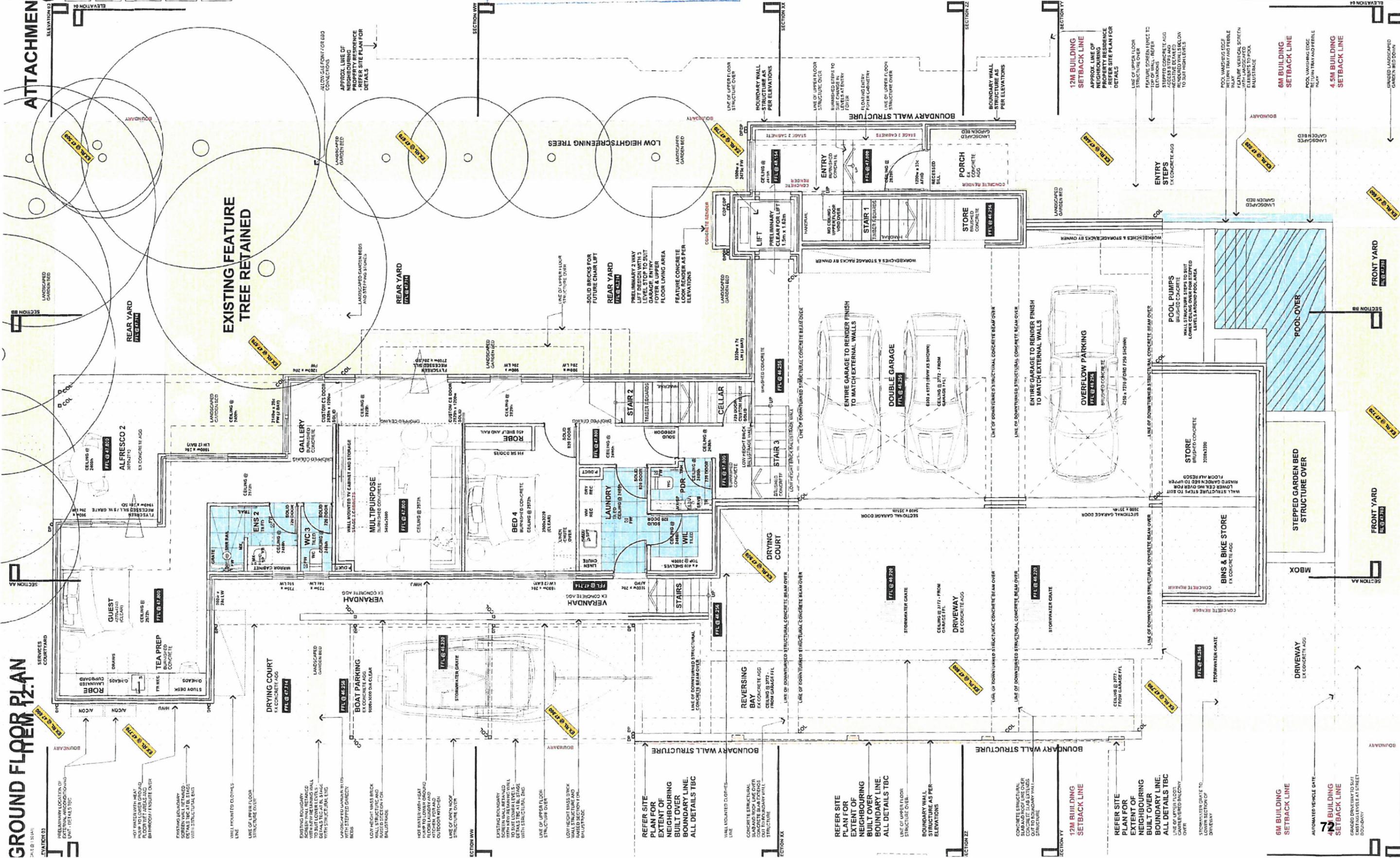
STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDING AT 1:10 SCALE. DETAILS TBC.

BUILDER SPECIFICATION:
BUILDER SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS. REFER ARCHITECTURAL DRAWINGS FOR MATERIALS, REFER DOCUMENTS FOR DETAILS.

STAGING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED DOCUMENTS FOR STAGING. REFER CONTRACT FOR WORKS AND NOT THE BUILDER AND CLIENTS AGREEMENT OF WORKS DURING TENURE.

LANDSCAPING NOTE:
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED DOCUMENTS FOR LANDSCAPING. REFER CONTRACT FOR WORKS AND NOT THE BUILDER AND CLIENTS AGREEMENT OF WORKS DURING TENURE. ONLY REFER BUILDERS SPECIFICATIONS FOR DETAILS.

CEILING NOTE:
CEILING HEIGHTS ARE IN COMPLIANCE WITH THE BUILDERS SCOPE OF WORKS AND ASSOCIATED DOCUMENTS. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE.



GROUND FLOOR AREAS

LIVING WING	108.302 m ²
ENTRY Foyer	21.041 m ²
DINING	173.666 m ²
KITCHEN	13.331 m ²
PORCH	5.055 m ²
GP TOTAL	271.395 m²

MEZZE FLOOR AREAS

UP LIVING	241.170 m ²
ALFRESCO 1	53.907 m ²
UP DALL TOTAL	295.077 m²
GP & UP TOTAL	566.472 m²
POOL	26.450 m ²
TOTAL GARAGE	716.022 m²



PLANNING APPLICATION: 14/02/21
CONSTRUCTION ESTIMATE (PLANNING REVIEW): 15/02/21
DATE: 17/02/21
DRAWN: 11/02/21
SCALE: 1:100

17VT HOUSE
DARKLIGHT DESIGN
GROUND FLOOR PLAN

DESIGNED: AB/DT
DRAWN: AS/EN/AN/CH
PROJECT #: X311-20
STATUS: PLANNING
CHECKED: UNK
REVISED: UNK

DA2.1
PLOT DATE: Wednesday, 16 June 2021

REVISION: 1
REVISION: 0

PLEASE DOCUMENT ANY TITLE OR INQUIRY OF SERVICE. THIS DOCUMENT AND THE COPIES THEREOF ARE UNLAWFUL TO BE REPRODUCED IN ANY MANNER.

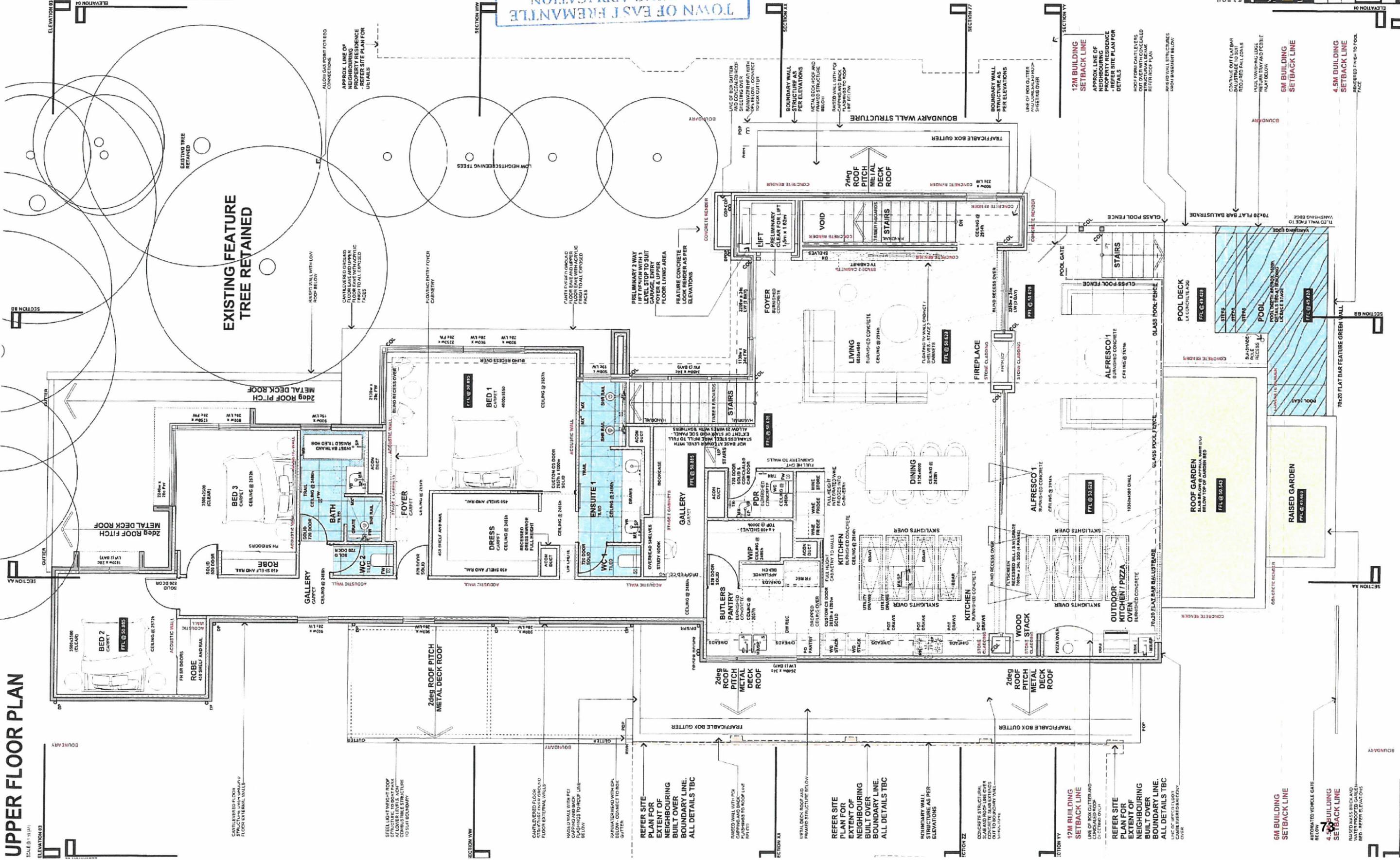
STRUCTURAL NOTE:
REVIEW OVERALL DESIGN MAY CHANGE DEPENDING AT ALL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDING ARCHITECTURAL DRAWINGS SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE.

STAGING NOTE:
REFER TO STAGING PLAN FOR STAGING DETAILS. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE.

LANDSCAPING NOTE:
REFER TO LANDSCAPING PLAN FOR LANDSCAPING DETAILS. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE.

CEILING NOTE:
CEILING HEIGHTS TO BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE. ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ALL RELEVANT STANDARDS AND CODES OF PRACTICE.



ATTACHMENT 1

17VT HOUSE
VANESSA SHING & MATTHEW GOODALL
10/17/17 VIM STREET, EAST FREMANTLE WA

DARLIGHT DESIGN
UPPER FLOOR PLAN

DATE	DESCRIPTION
17 JUN 2021	REVISION 1
18 JUN 2021	REVISION 2
20 JUN 2021	REVISION 3
22 JUN 2021	REVISION 4
24 JUN 2021	REVISION 5
26 JUN 2021	REVISION 6
28 JUN 2021	REVISION 7
30 JUN 2021	REVISION 8
02 JUL 2021	REVISION 9
04 JUL 2021	REVISION 10
06 JUL 2021	REVISION 11
08 JUL 2021	REVISION 12
10 JUL 2021	REVISION 13
12 JUL 2021	REVISION 14
14 JUL 2021	REVISION 15
16 JUL 2021	REVISION 16
18 JUL 2021	REVISION 17
20 JUL 2021	REVISION 18
22 JUL 2021	REVISION 19
24 JUL 2021	REVISION 20
26 JUL 2021	REVISION 21
28 JUL 2021	REVISION 22
30 JUL 2021	REVISION 23
01 AUG 2021	REVISION 24
03 AUG 2021	REVISION 25
05 AUG 2021	REVISION 26
07 AUG 2021	REVISION 27
09 AUG 2021	REVISION 28
11 AUG 2021	REVISION 29
13 AUG 2021	REVISION 30
15 AUG 2021	REVISION 31
17 AUG 2021	REVISION 32
19 AUG 2021	REVISION 33
21 AUG 2021	REVISION 34
23 AUG 2021	REVISION 35
25 AUG 2021	REVISION 36
27 AUG 2021	REVISION 37
29 AUG 2021	REVISION 38
31 AUG 2021	REVISION 39
02 SEP 2021	REVISION 40
04 SEP 2021	REVISION 41
06 SEP 2021	REVISION 42
08 SEP 2021	REVISION 43
10 SEP 2021	REVISION 44
12 SEP 2021	REVISION 45
14 SEP 2021	REVISION 46
16 SEP 2021	REVISION 47
18 SEP 2021	REVISION 48
20 SEP 2021	REVISION 49
22 SEP 2021	REVISION 50
24 SEP 2021	REVISION 51
26 SEP 2021	REVISION 52
28 SEP 2021	REVISION 53
30 SEP 2021	REVISION 54
02 OCT 2021	REVISION 55
04 OCT 2021	REVISION 56
06 OCT 2021	REVISION 57
08 OCT 2021	REVISION 58
10 OCT 2021	REVISION 59
12 OCT 2021	REVISION 60
14 OCT 2021	REVISION 61
16 OCT 2021	REVISION 62
18 OCT 2021	REVISION 63
20 OCT 2021	REVISION 64
22 OCT 2021	REVISION 65
24 OCT 2021	REVISION 66
26 OCT 2021	REVISION 67
28 OCT 2021	REVISION 68
30 OCT 2021	REVISION 69
31 OCT 2021	REVISION 70

REVISION NO. **D**

DATE: 16 June 2021

PROJECT: 17VT HOUSE

SCALE: AS SHOWN ON DRAWINGS

DESIGNER: VANESSA SHING & MATTHEW GOODALL

DRAWN BY: VANESSA SHING & MATTHEW GOODALL

CHECKED BY: VANESSA SHING & MATTHEW GOODALL

APPROVED BY: VANESSA SHING & MATTHEW GOODALL

ROOF PLAN

SCALE 8:150 (A1)

17VT HOUSE
dlux BUILDERS

REPORT 12.1

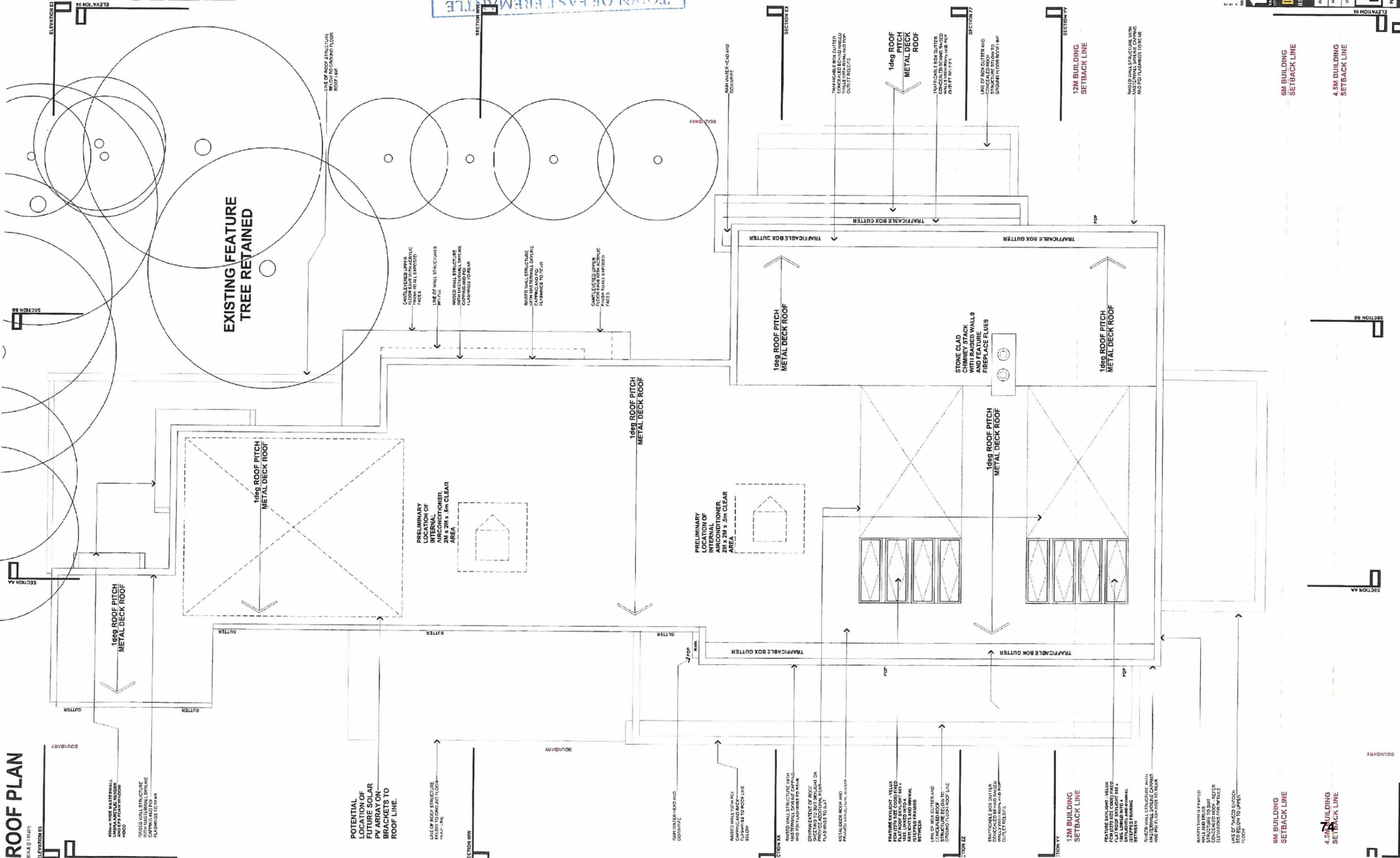
STRUCTURAL NOTE:
DESIGN AND CONSTRUCTION OF THIS ROOF PLAN IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ALL STABLE DETAILS ARE TO BE PROVIDED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

BUILDER SPECIFICATION:
ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND STANDARDS.
ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.
ALL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR.

STAGING NOTE:
WORKS AS PER THE BUILT CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND STANDARDS.
WORKS AS PER THE BUILT CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND STANDARDS.
WORKS AS PER THE BUILT CONTRACT SHALL BE COMPLETED IN ACCORDANCE WITH THE RELEVANT BUILDING REGULATIONS AND STANDARDS.

LANDSCAPING NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE RELEVANT AUTHORITIES.

CEILING NOTE:
CEILING HEIGHTS SHALL BE AS SHOWN ON THE RELEVANT ARCHITECTURAL DRAWINGS.
CEILING HEIGHTS SHALL BE AS SHOWN ON THE RELEVANT ARCHITECTURAL DRAWINGS.
CEILING HEIGHTS SHALL BE AS SHOWN ON THE RELEVANT ARCHITECTURAL DRAWINGS.



ATTACHMENT 1

17VT HOUSE
DARKLIGHT DESIGN
ROOF PLAN

DESIGNED	AB/DT	DATE	AB/DT
DRAWN	AS SHOWN	PROJECT #	X311-20
CHECKED	PLANNING	DATE	AB

DA2.3

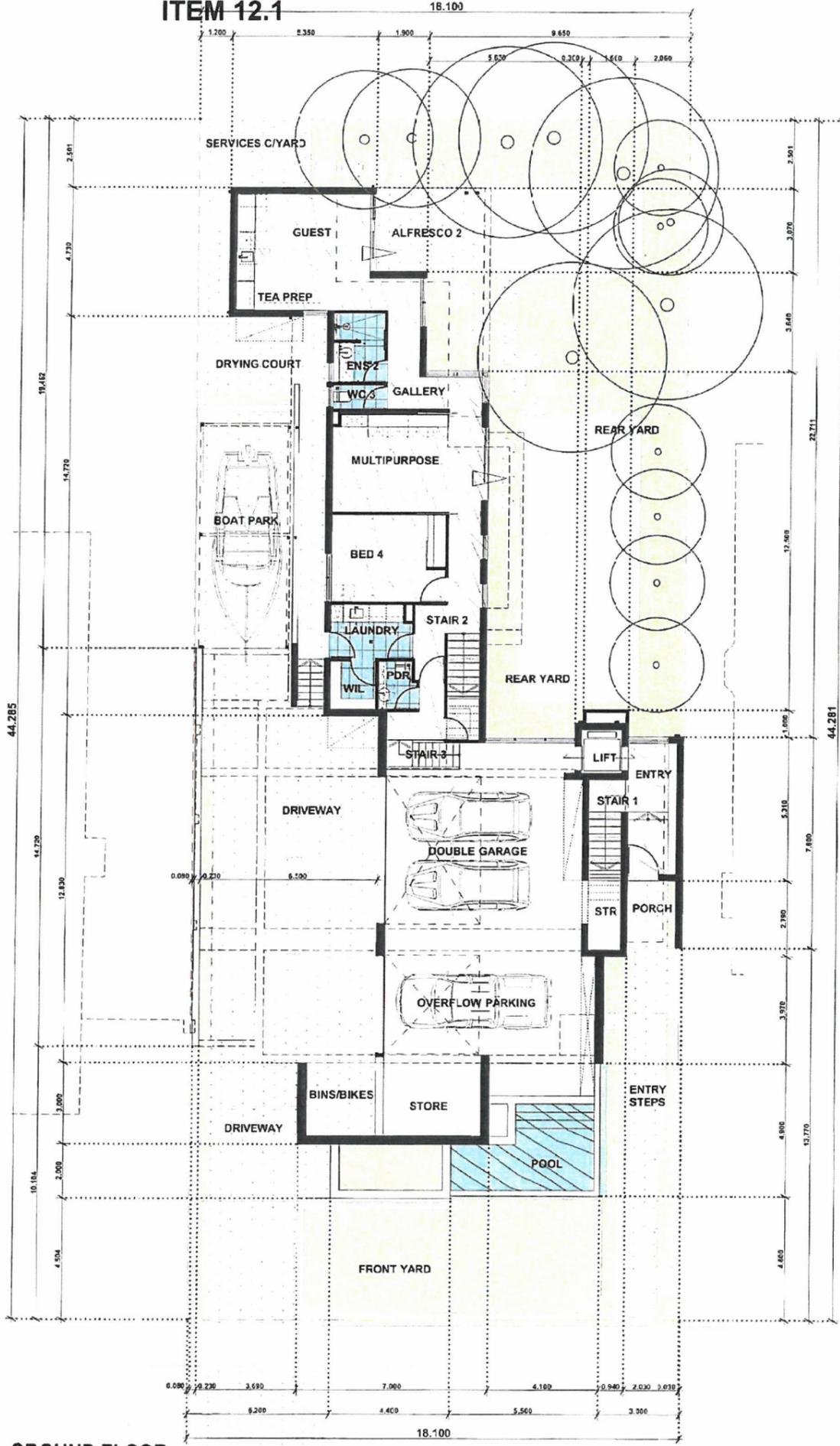
POST DATE: Wednesday, 26 June 2021

1:00/1:00

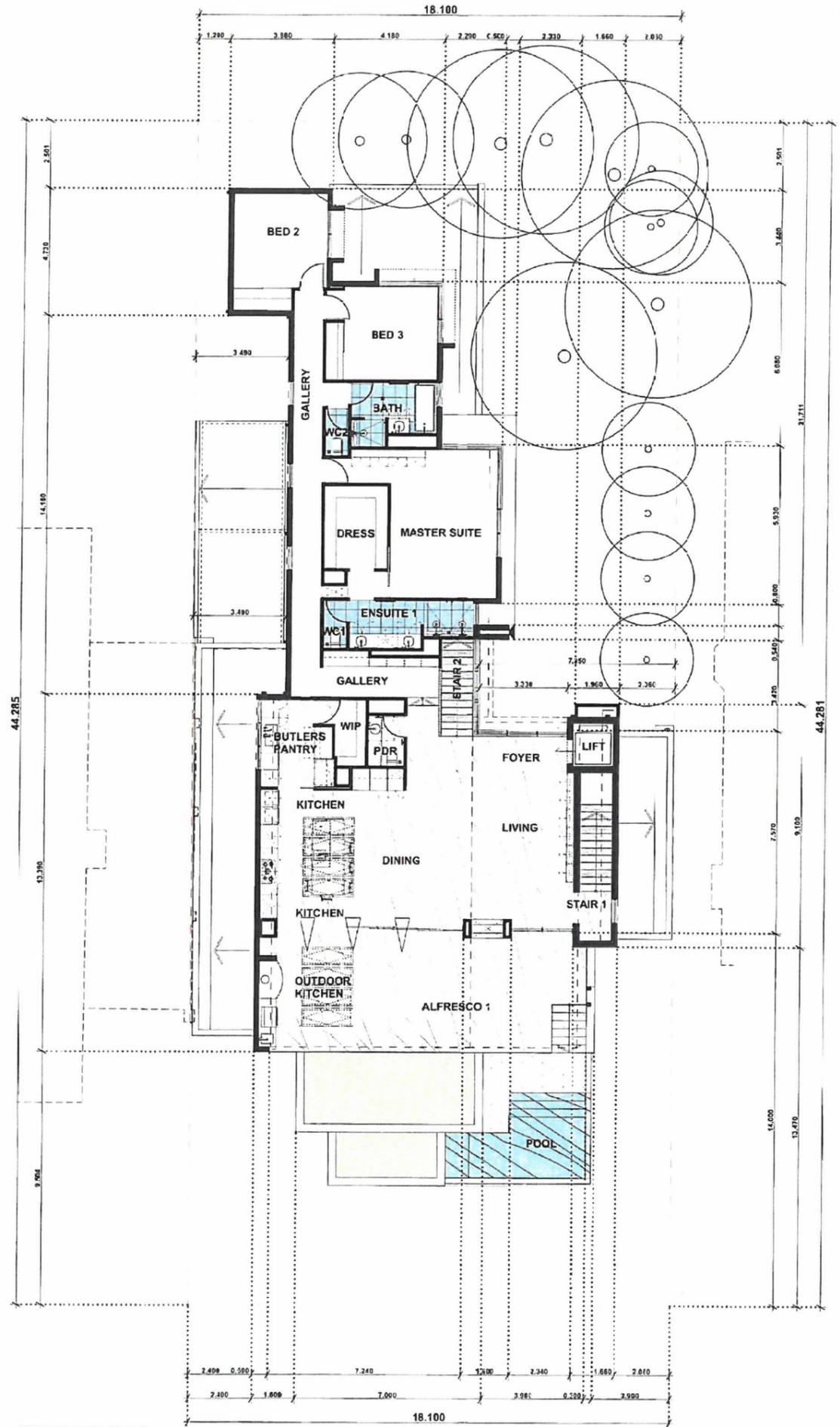
17VT HOUSE
VANESSA ZHANG & WALTER WOODWARD
107/117 VIM STREET, EAST FREMANTLE, WA

PLANNING APPLICATION: 19/02/21
CONSTRUCTION PERMITS PLANNING REVIEW: 19/02/21
CONSTRUCTION PERMITS REVIEW: 19/02/21
CONSTRUCTION PERMITS REVIEW: 19/02/21

ITEM 12.1



GROUND FLOOR



UPPER FLOOR

STRUCTURAL NOTE:
 DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MATCHES CHANGE. REFERENT AT BL STAGE - DETAILS TBC.

BUILDER SPECIFICATION:
 BUILDER SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER TO DOCUMENTS FOR DETAILS.

STAGING NOTE:
 REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
 REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT - ALL SOFTSCAPE ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY - REFER BUILDER'S SPECIFICATIONS FOR DETAILS.

CEILING NOTE:
 CEILING HEIGHTS TBC AT E.I. IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE.

TOWN OF EAST FREMANTLE
 PLANNING APPLICATION
 DATE: 17 JUN 2021 P 051-21
RECEIVED

PLANNING APPLICATION	16/06/21
CONSTRUCTION ESTIMATE / PLANNING REVIEW	15/06/21
ISSUE	DATE

17VT HOUSE
 VANESSA ZHANG & MATTHEW GOULD
 LOT 7 (17) V. W. TERRACE, EAST FREMANTLE, WA

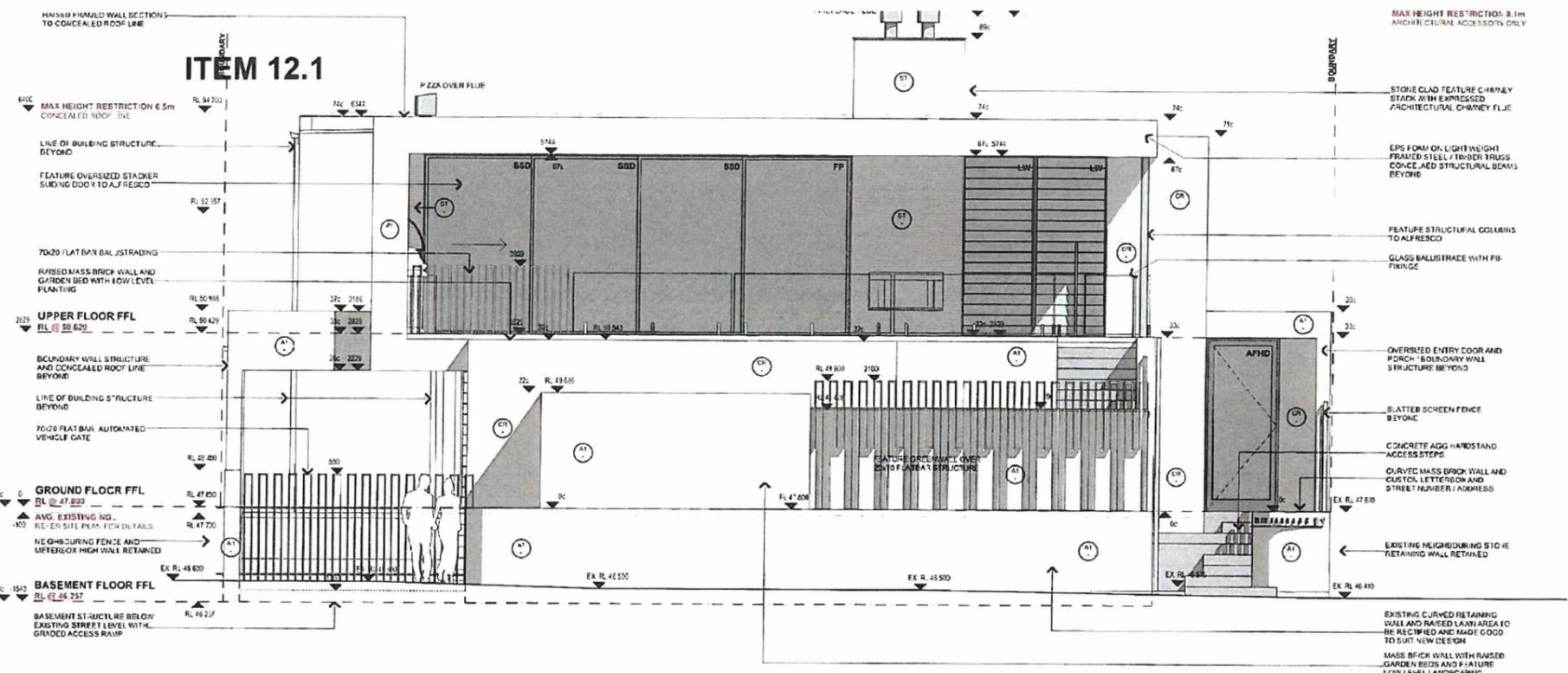
DARKLIGHT DESIGN
 1:100 SETBACK DIAGRAMS GF & UF

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X311-20
status	PLANNING	checked	AB

DA2.4

DATE: 75 Wednesday, 16 June 2021

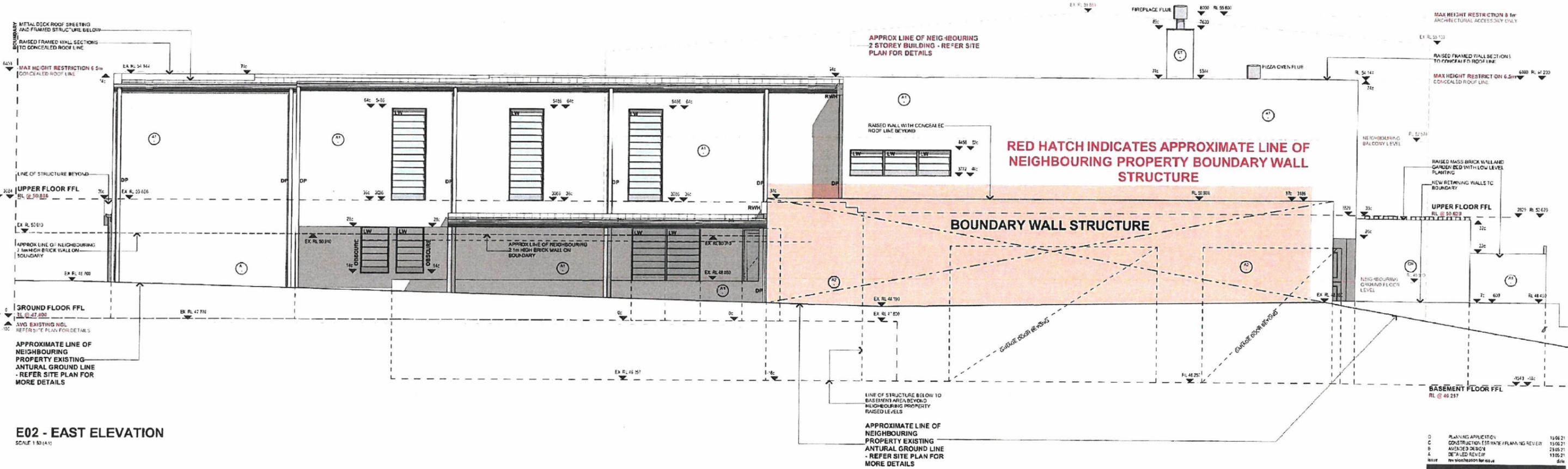
THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORIZATION FROM THE DIRECTOR.



E01 - NORTH ELEVATION (STREET)
SCALE 1:50 (A1)

- FINISHES LEGEND**
- ① ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH REFLECTED FINISH OVER
UNGRADED LIGHT WEIGHT EPS FOAM WALLS AS
PER BUILDER SPECIFICATION
 - ② ACRYLIC RENDER - BOUNDARY WALL
ACRYLIC RENDER WITH SELECTED FINISH OVER
UNGRADED WALLS AS PER BUILDER SPECIFICATION
ON EACH FACE TO MATCH-ALL UNLESS REQUIRED FOR
NEIGHBOURING BOUNDARY WALLS TO MATCH THE
CONCRETE, METAL, CLADDING, ETC. DETAILS
TBC
 - ③ CONCRETE POLYMER RENDER
CONCRETE POLYMER RENDER WITH SELECTED
FINISH OVER MASSIVE WALLS AS PER
BUILDER & INTERIOR DESIGNER SPECIFICATION
 - ④ STONE CLADDING - COT TO NERO
COT TO NERO 750x150 BRICK WALLING CLASSIC
OR 300x150 BRICK WALLING CLASSIC AS PER
INTERIOR DESIGNER SPECIFICATION
 - ⑤ METAL CLADDING
TRIMMED METAL CLADDING ON BRICK APPROVED
VERTICAL METAL CLADDING PROFILE
- FINISHES NOTE:**
GENERAL DOWNPIPES, FLASHINGS & TRIMS,
GUTTERS & FASCIAS, ROOF TO MATCH WALL
CLADDING COLOUR - EXACT FINISH TBC AT ALL
STAGES. SEEK CLARIFICATION FROM BUILDER IF
REQUIRED PRIOR TO EXECUTION OF ANY WORKS
- ALL DOWNPIPES, RWH AND
SPREADERS SHOWN FOR
ILLUSTRATION PURPOSES ONLY -
REFER ROOF PLANS FOR ALL
DETAILS AND SPECIFICATIONS**
- CONTROL JOINTS:**
BUILDER TO CONFIRM ON SITE AND PROVIDE
NECESSARY CONTROL / EXPANSION JOINTS IN
SELECTED WALL FINISHES
- BUILDER SPECIFICATION:**
BUILDER SPECIFICATION TAKES PRECEDENCE
OVER ARCHITECTURAL DRAWINGS IN ALL
INSTANCES REFER DOCUMENTS FOR DETAILS
- WINDOW & DOOR FRAMES:**
MONUMENT COLOREBOND / DARK GREY
- DOWNPIPES & GUTTERS:**
SURFIMST COLOREBOND / WHITE
- EXTERNAL SCREENS / FENCES:**
MONUMENT COLOREBOND / DARK GREY

- STRUCTURAL NOTE:**
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS
REVIEW. OVERALL DESIGN MAY CHANGE DEPENDANT AT
BL STAGE - DETAILS TBC
- BUILDER SPECIFICATION:**
BUILDER SPECIFICATION TAKES PRECEDENCE OVER
ARCHITECTURAL DRAWINGS IN ALL INSTANCES REFER
DOCUMENTS FOR DETAILS
- STAGING NOTE:**
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED
WORKS AS PER THE BUILD CONTRACT - ALL SOFTWARE
DOCUMENTATION REFLECTS ENTIRE PACKAGE OF
WORKS AND NOT THE BUILDER AND CLIENT'S AGREED
EXTENT OF WORKS DURING TENDER
- LANDSCAPING NOTE:**
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED
WORKS AS PER THE BUILD CONTRACT - ALL SOFTWARE
ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES
ONLY - REFER BUILDER SPECIFICATIONS FOR DETAILS
- CEILING NOTE:**
CEILING HEIGHTS TBC AT BL. IN CONSULTATION WITH
BUILDER AND AIRCONDITIONING MANUFACTURER
HEIGHTS NOMINATED AND EXACT LOCATIONS ARE
SUBJECT TO CHANGE



E02 - EAST ELEVATION
SCALE 1:50 (A1)

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: 17 JUN 2021 P 051-21
RECEIVED

17VI HOUSE
VANESSA ZHANG & MARTIN WOODWARD
107 (12) W TEEBACE, EAST FREMANTLE, WA
DARKLIGHT DESIGN
ELEVATIONS 01 (NORTH) & 02 (EAST)

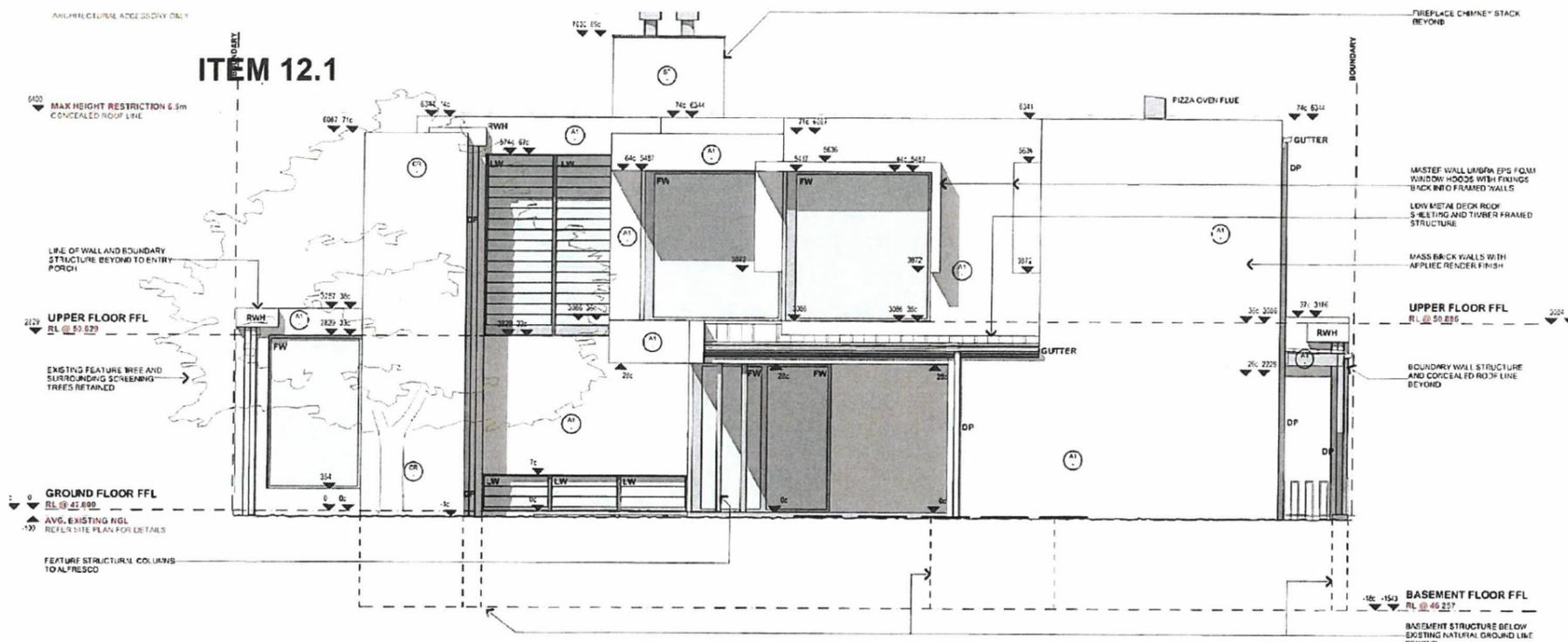
designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X311-20
status	PLANNING	checked	AB

DA3.1

PLOT DATE: 76 Wednesday, 16 June 2021

THIS DOCUMENT IS THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

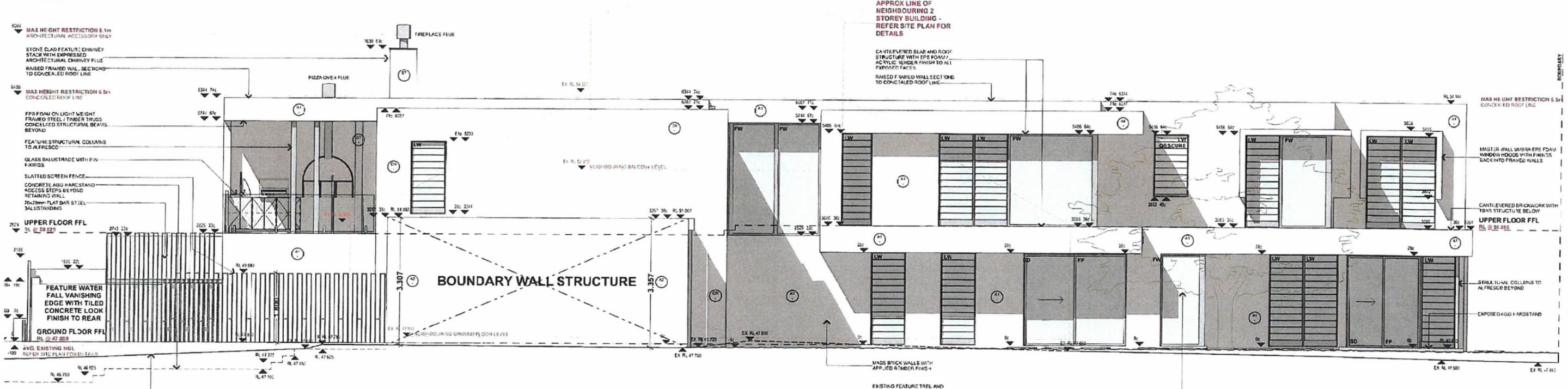
ITEM 12.1



- FINISHES LEGEND**
- (A1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER WITH SELECTED FINISHES & MASONRY FINISHES TO MATCH PER BUILDERS SPECIFICATION
 - (A2) ACRYLIC RENDER - BOUNDARY WALL
ACRYLIC RENDER WITH SELECTED FINISHES & MASONRY FINISHES TO MATCH PER BUILDERS SPECIFICATION
 - (A3) CONCRETE POLYMER RENDER
CONCRETE POLYMER RENDER WITH SELECTED FINISHES OVER MASONRY WALLS AS PER BUILDERS SPECIFICATION
 - (A4) STONE CLADDING - COTTO NERO
COTTO NERO STONE CLADDING OVER MASONRY WALLS OR SIMILAR APPROVED PER BUILDERS & SUPERVISOR SPECIFICATION
 - (A5) METAL CLADDING
TRUSCO FLEETING 1.5 OR 2.0mm ALUMINIUM VERTICAL METAL CLADDING PER BUILDERS SPECIFICATION
- FINISHES NOTE:**
GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS & FASCIAS, TOOF TO MATCH WALL CLADDING COLOUR. EXACT FINISH TO BE AT ALL STAGES. SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS
- CONTROL JOINTS:**
BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES
- BUILDER SPECIFICATION:**
BUILDER SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS
- WINDOW & DOOR FRAMES:**
MONUMENT COLOREBOND / DARK GREY
- DOWNPIPES & GUTTERS:**
- SURFIST COLOREBOND / WHITE
- EXTERNAL SCREENS / FENCES:**
- MONUMENT COLOREBOND / DARK GREY

- STRUCTURAL NOTE:**
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT DL STAGE - DETAILS TBC
- BUILDER SPECIFICATION:**
BUILDER SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS
- STAGING NOTE:**
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER
- LANDSCAPING NOTE:**
REFER BUILDERS SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BUILD CONTRACT. ALL SOFTSCAPE ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY - REFER BUILDERS SPECIFICATIONS FOR DETAILS
- CEILING NOTE:**
CEILING HEIGHTS TO BE IN CONSULTATION WITH BUILDER AND AIR CONDITIONING MANUFACTURER. HEIGHTS NOTED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE

E03 - SOUTH ELEVATION (REAR)
SCALE 1:50 (A1)



E04 - WEST ELEVATION
SCALE 1:50 (A1)

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 17 JUN 2021 No P 051-21
RECEIVED

PLANNING APPLICATION 13/06/21
CONSTRUCTION ESTIMATE/PLANNING REVIEW 18/06/21
APPROVED DESIGN 23/06/21
DETAILED REVIEW 13/07/21
REVISED FOR ISSUE 04/08/21

17VT HOUSE
VANESSA ZHANG & MATTHEW COOK/DL
LOT 7 (17) W LWB TERRACE, EAST FREMANTLE, WA
DARKLIGHT DESIGN
ELEVATIONS 03 (SOUTH) & 04 (WEST)

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN IN DRAWINGS	project #	X311-20
status	PLANNING	checked	AB

DA3.2

PLANNING DATE 77 Wednesday, 16 June 2021

THESE DOCUMENTS ARE THE SOLE PROPERTY OF DARKLIGHT DESIGN AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT AUTHORISATION FROM THE DIRECTOR

ITEM 12.1

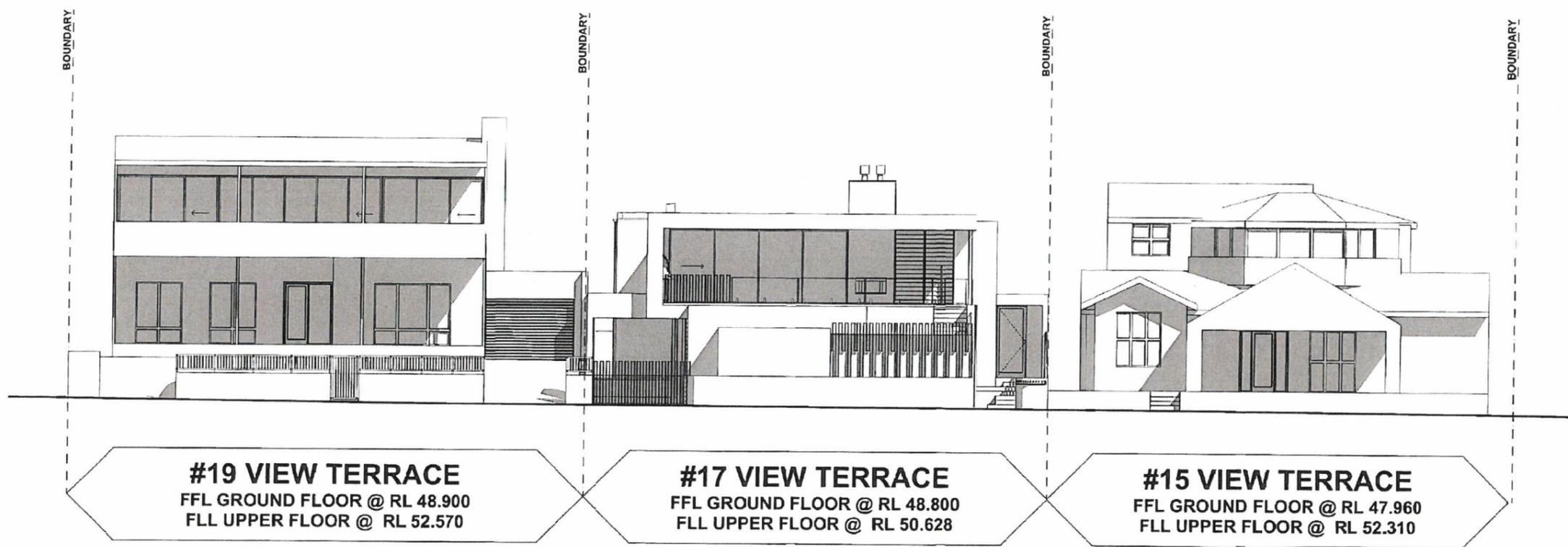
STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEERS REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT AT RL STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDER'S SPECIFICATION TAKES PRECEDENCE OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS

STAGING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BLDG CONTRACT. DOCUMENTATION REFLECTS ENTIRE PACKAGE OF WORKS AND NOT THE BUILDER AND CLIENTS AGREED EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
REFER BUILDER'S SCOPE OF WORKS AND ASSOCIATED WORKS AS PER THE BLDG CONTRACT. ALL SOFTSCAPE ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY - REFER BUILDER'S SPECIFICATIONS FOR DETAILS.

CEILING NOTE:
CEILING HEIGHTS TBC AT E14 CONSULTATION WITH BUILDER AND AIR CONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE.



DIAGRAMMATICAL STREET MONTAGE
SCALE 1:100 (A1)



DIAGRAMMATICAL 3D PERSEPECTIVE STREET MONTAGE
SCALE 1:100 (A1)

TOWN OF EAST FREMANTLE
PLANNING APPLICATION

DATE: 17 JUN 2021 No: P 051 - 21

RECEIVED

C PLANNING APPLICATION 16 06 21
E CONSTRUCTION ESTIMATE / PLANNING REVIEW 15 06 21
A DESIGN REVIEW 12 05 21
Issue re-submission for issue Date

17VT HOUSE
VANESSA DING & MATTHEW COOGLID
LOT 7 (17) VIEW TERRACE, EAST FREMANTLE, WA

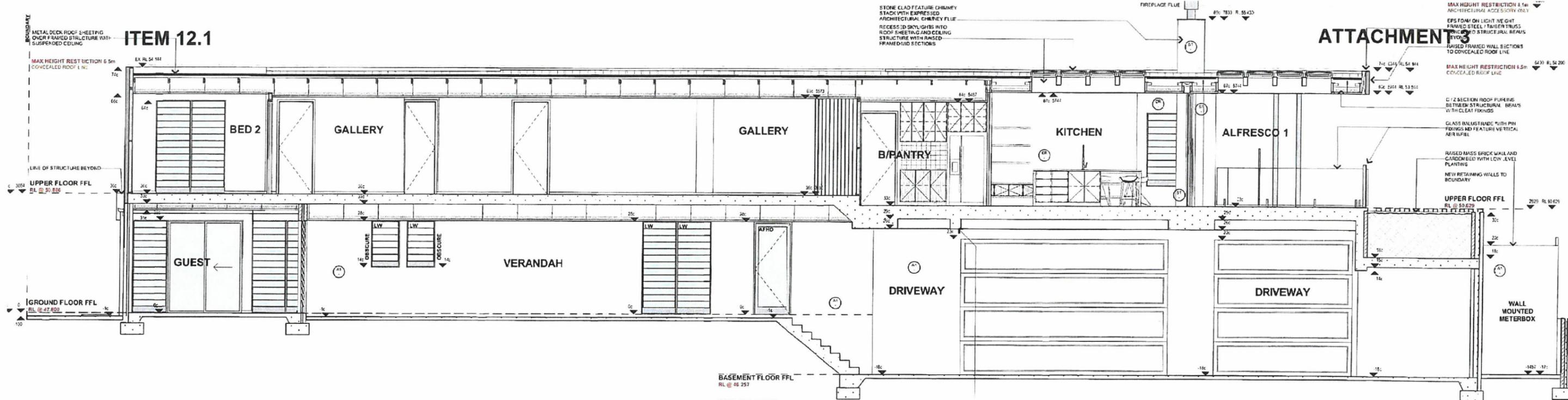
DARKLIGHT DESIGN
STREET MONTAGE

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN BY DRAWINGS	project no	X311-20
status	PLANNING	checked	AB

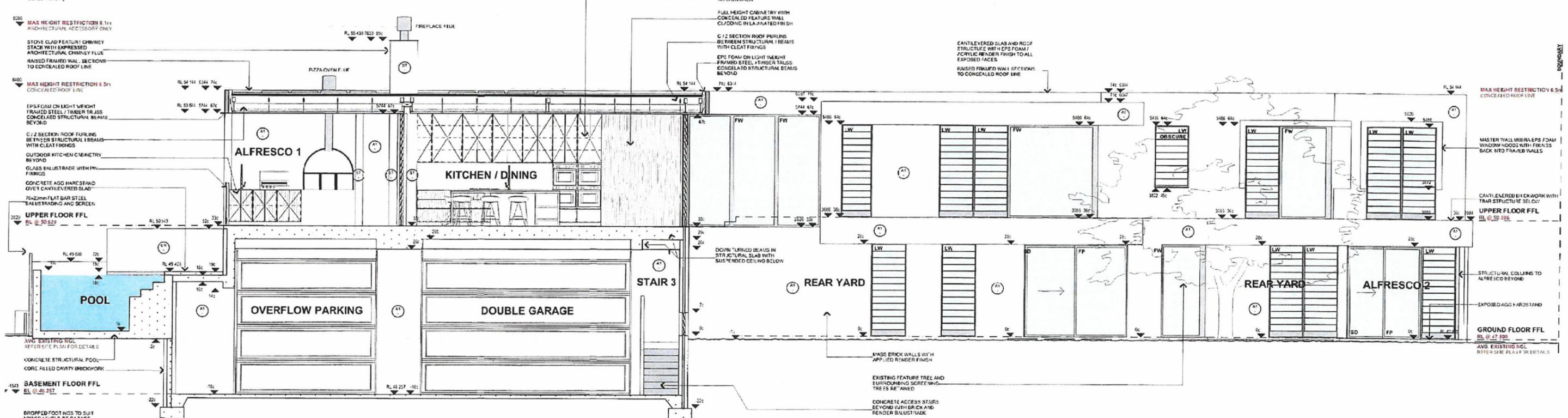
DA3.3 78 **C** REVIEW

PLOT DATE: Wednesday, 16 June 2021

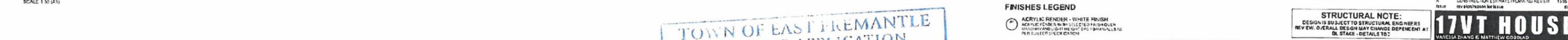
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SECTION AA



SECTION BB



SECTIONS AA & BB



- FINISHES LEGEND**
- ACRYLIC RENDER - WHITE FINISH
 - ACRYLIC RENDER - BOUNDARY WALL
 - CONCRETE POLYMER RENDER
 - STONE CLADDING - COTTO HERC
 - METAL CLADDING
- FINISHES NOTE:**
- GENERAL DOWNPIPES, FLASHINGS & TRIMS, GUTTERS & FASCIAS, ROOF TO MATCH WALL CLADDING COLOUR - EXACT FINISH TO BE AT STAGE. SEEK CLARIFICATION FROM BUILDER IF REQUIRED PRIOR TO EXECUTION OF ANY WORKS

- ALL DOWNPIPES, RWH AND SPREADERS SHOWN FOR ILLUSTRATION PURPOSES ONLY - REFER ROOF PLANS FOR ALL DETAILS AND SPECIFICATIONS**
- CONTROL JOINTS:**
- BUILDER TO CONFIRM ON SITE AND PROVIDE NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES
- BUILDER SPECIFICATION:**
- BUILDER SPECIFIC ATION TAKES PRECEDENT OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS
- WINDOW & DOOR FRAMES:**
- MONUMENT COLORBOND / DARK GREY
- DOWNPIPES & GUTTERS:**
- S-JR-TMST COLORBOND / WHITE
- EXTERNAL SCREENS / FENCES:**
- MONUMENT COLORBOND / DARK GREY

STRUCTURAL NOTE:

DESIGN IS SUBJECT TO STRUCTURAL ENGINEER'S REVIEW. ALL SMALL DESIGN MAY CHANGE DEPENDENT AT DL STAGE - DETAILS TBD.

BUILDER SPECIFICATION:

BUILDER SPECIFIC ATION TAKES PRECEDENT OVER ARCHITECTURAL DRAWINGS IN ALL INSTANCES. REFER DOCUMENTS FOR DETAILS.

STAGING NOTE:

REFER BUILDER SCOPE OF WORKS AND ASSOCIATED NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES.

LANDSCAPING NOTE:

REFER BUILDER SCOPE OF WORKS AND ASSOCIATED NECESSARY CONTROL / EXPANSION JOINTS IN SELECTED WALL FINISHES.

CEILING NOTE:

CEILING FINISHES TO BE IN CONSULTATION WITH BUILDER AND AIRCONDITIONING MANUFACTURER HEIGHTS NOMINATED AND DUCT LOCATION IS SUBJECT TO CHANGE.

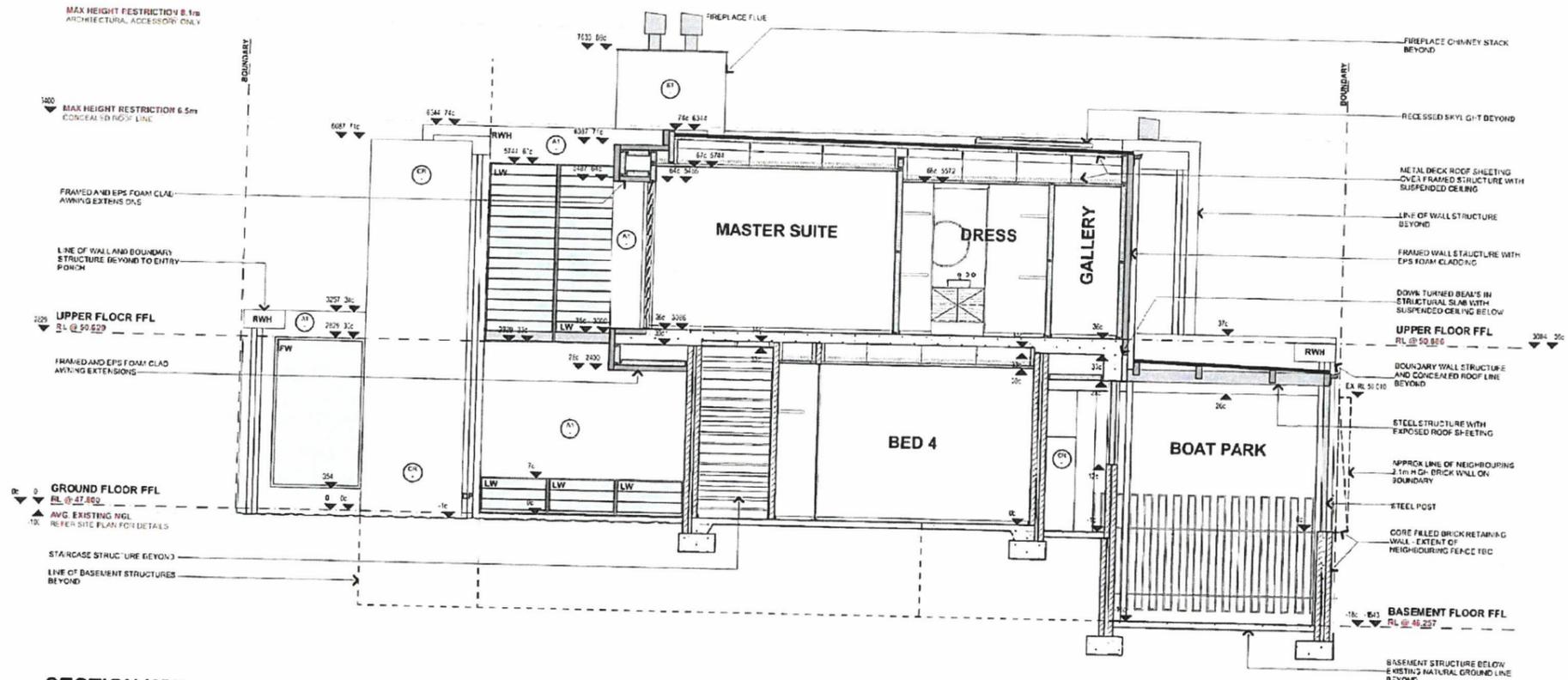
17VT HOUSE DARKLIGHTDESIGN

SECTIONS AA & BB

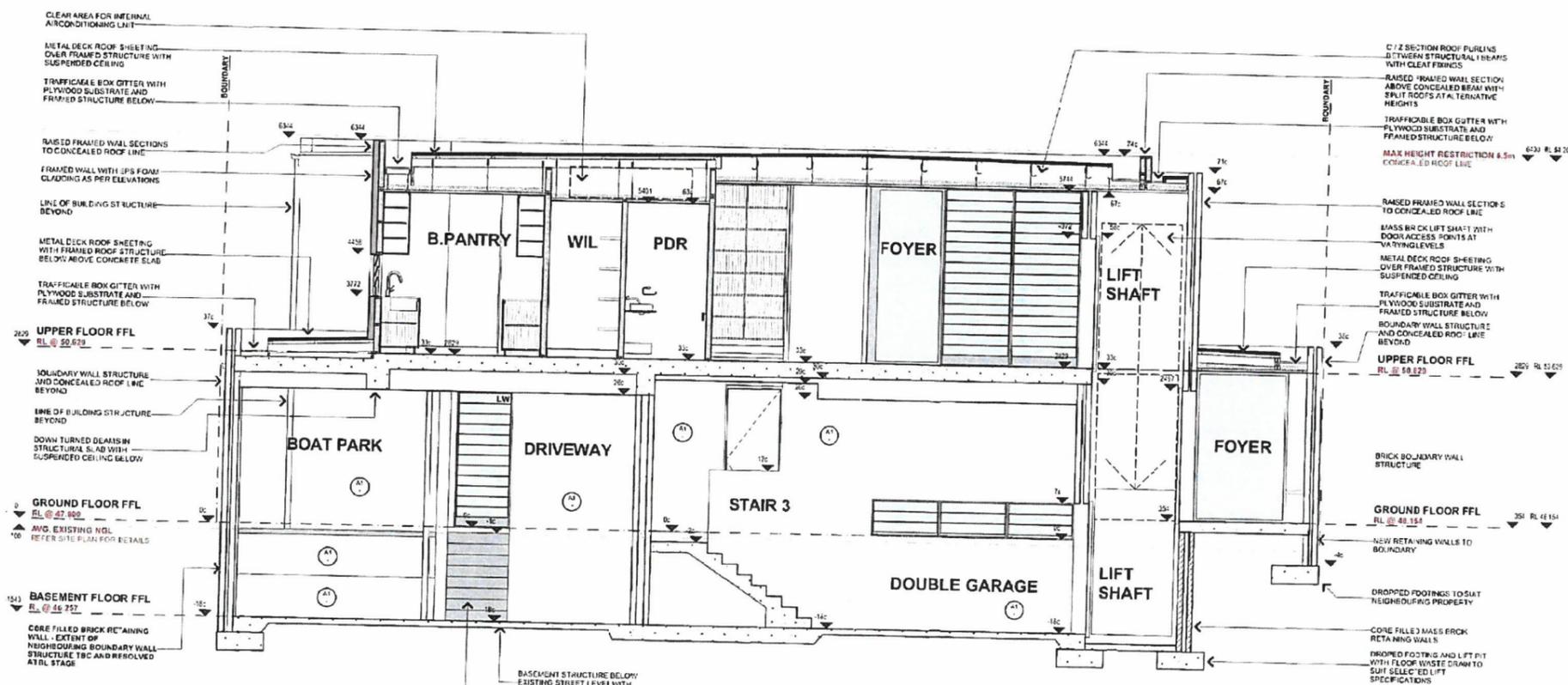
DA4.1

79 Wednesday, 16 June 2021

ITEM 12.1



SECTION WW



SECTION XX

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: 17 JUN 2021
P 051-21
RECEIVED

STRUCTURAL NOTE:
DESIGN IS SUBJECT TO STRUCTURAL ENGINEER'S
REVIEW. OVERALL DESIGN MAY CHANGE DEPENDENT
ON STAGE - DETAILS TBC

BUILDER SPECIFICATION:
BUILDER SPECIFICATION TAKES PRECEDENCE OVER
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DOCUMENTS FOR DETAILS

STAGING NOTE:
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WORKS AS PER THE BUILD CONTRACT. ALL STAGING
DOCUMENTATION REFLECTS ENTIRE PACKAGE OF
WORKS AND NOT THE BUILDER AND CLIENTS AGREED
EXTENT OF WORKS DURING TENDER.

LANDSCAPING NOTE:
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ONLY - REFER BUILDER SPECIFICATIONS FOR DETAIL.

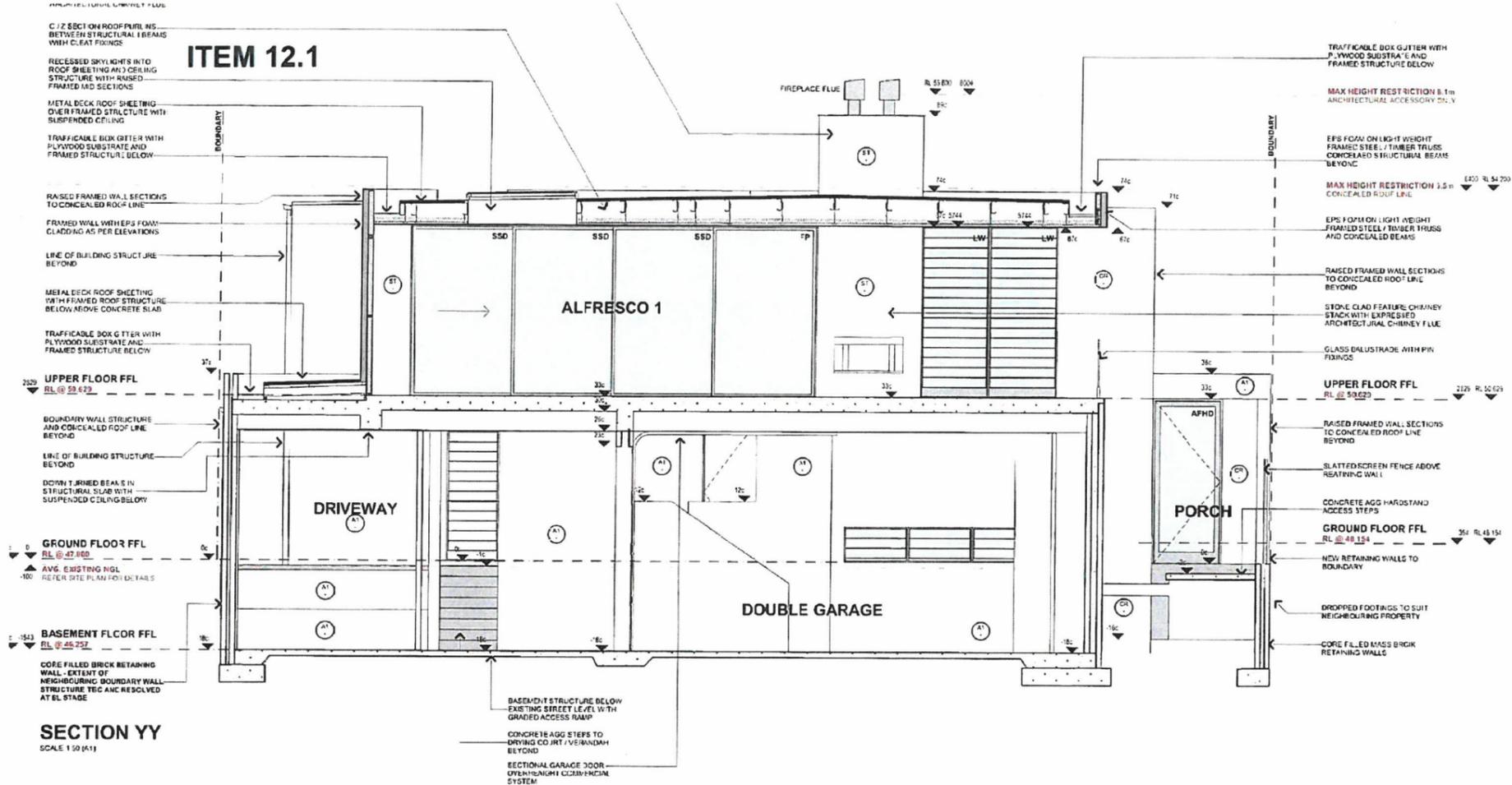
CEILING NOTE:
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BUILDER AND AIR CONDITIONING MANUFACTURER.
HEIGHTS NOMINATED AND DUCT LOCATIONS ARE
SUBJECT TO CHANGE

17VT HOUSE
VANESSA ZHANG & MATTHEW GOODLAD
107 (17) VIEW TERRACE, EAST FREMANTLE, WA
DARKLIGHTDESIGN
SECTIONS WW & XX

Prepared	AB/DT	drawn	AB/DT
Scale	AS SHOWN ON DRAWINGS	project #	X311-20
Date	PLANNING	checked	AB

DA4.2 80
PLOT DATE: Wednesday, 16 June 2021

ITEM 12.1



FINISHES LEGEND

- (1) ACRYLIC RENDER - WHITE FINISH
ACRYLIC RENDER IN SELECTED FINISH ONLY
MASONRY WALLS AND CONCRETE WALLS
PER BUILDER SPECIFICATION
- (2) ACRYLIC RENDER - BOUNDARY WALL
ACRYLIC RENDER IN SELECTED FINISH ONLY
MASONRY WALLS AND CONCRETE WALLS
PER BUILDER SPECIFICATION
- (3) CONCRETE POLYMER RENDER
CONCRETE POLYMER RENDER IN SELECTED
FINISH ONLY OVER MASONRY WALLS AND
CONCRETE WALLS PER BUILDER SPECIFICATION
- (4) STONE CLADDING - CO TO NERO
STONE CLADDING IN SELECTED FINISH ONLY
ON MASONRY WALLS PER BUILDER SPECIFICATION
- (5) METAL CLADDING
METAL CLADDING IN SELECTED FINISH ONLY
ON MASONRY WALLS PER BUILDER SPECIFICATION

FINISHES NOTE:

- GENERAL DOWNPIPES, FLASHINGS & TRIMS,
GUTTERS & FASCIAS, ROOF TO MATCH WALL
CLADDING COLOUR - EXACT FINISH TO BE
DETERMINED BY BUILDER AT EL STAGE. SEE
CLAMP CATCH FROM BUILDER IF
REQUIRED PRIOR TO EXECUTION OF ANY WORKS
- ALL DOWNPIPES, RWH AND
SPREADERS SHOWN FOR
ILLUSTRATION PURPOSES ONLY -
REFER ROOF PLANS FOR ALL
DETAILS AND SPECIFICATIONS
- CONTROL JOINTS:
BUILDER TO CONFIRM ON SITE AND PROVIDE
NECESSARY CONTROL JOINTS AND
SEALANTS IN SELECTED WALL FINISHES
- BUILDER SPECIFICATION:
BUILDER SPECIFICATION TAKES PRECEDENCE
OVER ARCHITECTURAL DRAWINGS IN ALL
INSTANCES. REFER DOCUMENTS FOR DETAILS
- WINDOW & DOOR FRAMES:
- MONUMENT COLORBOND / DARK GREY
- DOWNPIPES & GUTTERS:
- SURFMIST COLORBOND / WHITE
- EXTERNAL SCREENS / FENCES:
- MONUMENT COLORBOND / DARK GREY

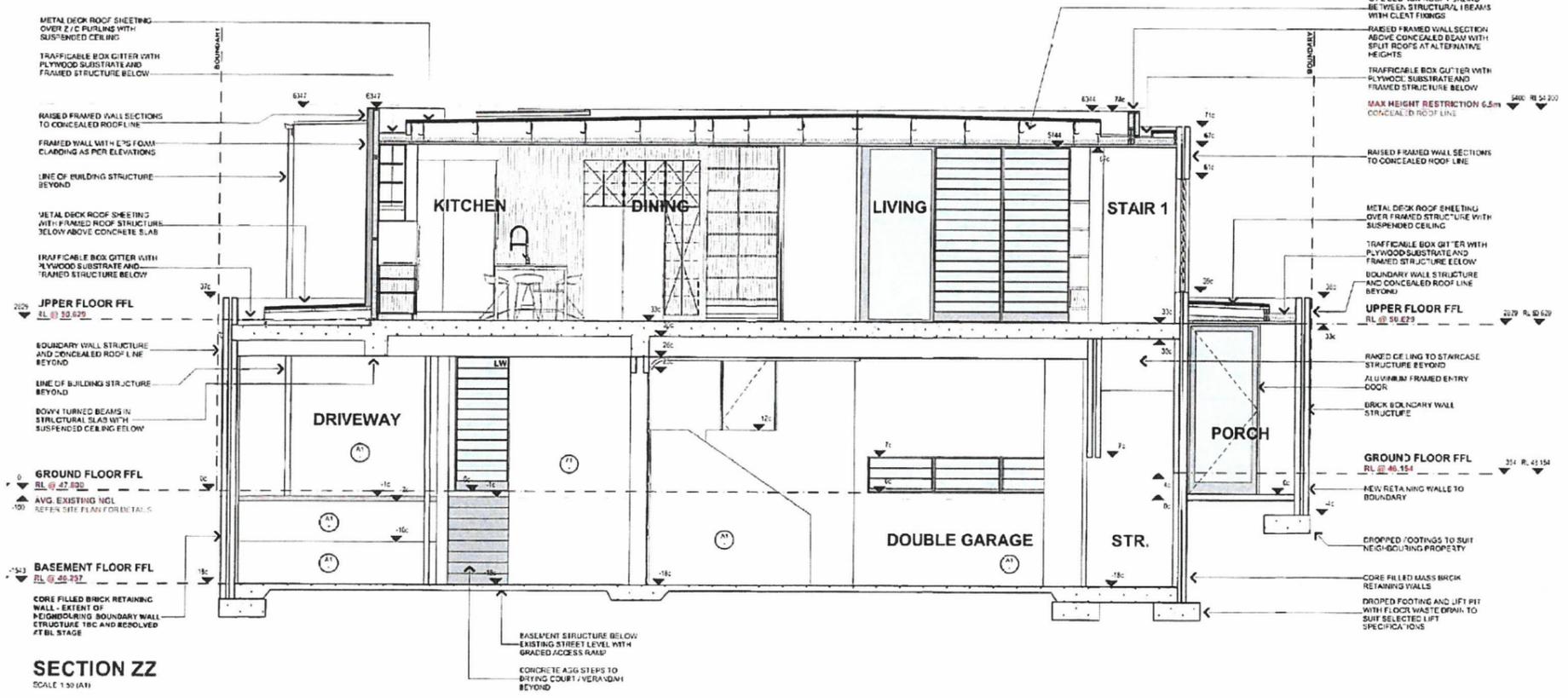
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WORKS AS PER THE BUILD CONTRACT. ALL SOFTSCAPE
ELEMENTS SHOWN ARE FOR ILLUSTRATION PURPOSES
ONLY - REFER BUILDER'S SPECIFICATIONS FOR DETAILS

CEILING NOTE:
CEILING HEIGHTS TBC AT EL IN CONSULTATION WITH
BUILDER AND AIR CONDITIONING MANUFACTURER.
HEIGHTS INDICATED AND DUCT LOCATIONS ARE
SUBJECT TO CHANGE



PLANNING APPLICATION
CONSTRUCTION ESTIMATE / PLANNING REVIEW
15/06/21
15/06/21
15/06/21

17VT HOUSE
DARKLIGHTDESIGN
SECTIONS YY & ZZ

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X311-20
status	PLANNING	checked	AB
DA4.3			B
PLOT DATE	81	Wednesday, 16 June 2021	

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STRUCTURAL NOTE:
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TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 17 JUN 2021 P 051-21
RECEIVED

PLANNING APPLICATION
CONSTRUCTION ESTIMATE / PLANNING REVIEW
ISSUE / EVALUATION FOR ISSUE

18-02-21
14-02-21
DATE

17VT HOUSE
VANESSA THING & MATTHEW COOK/DLUX
LOT 7 (17) VIEW TERRACE, EAST FREMANTLE, WA

DARKLIGHTDESIGN
STREETSCAPE 3D PRESENTATION

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project#	X311-20
status	PLANNING	checked	AB
DA5.1			B BUILT ON

PLOT DATE **82** Wednesday, 16 June 2021

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STRUCTURAL NOTE:
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BUILDER SPECIFICATION:
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CEILING NOTE:
CEILING HEIGHTS TBC AT B1 IN CONSULTATION WITH BUILDER AND AIR CONDITIONING MANUFACTURER. HEIGHTS NOMINATED AND DUCT LOCATIONS ARE SUBJECT TO CHANGE



C PLANNING APPLICATION 16.06.21
 B CONSTRUCTION ESTIMATE / PLANNING REVIEW 16.06.21
 A DETAILED REVIEW 13.05.21
 Issue: vanessa@darklightdesign.com.au 6/16

17VT HOUSE
 VANESSA ZHANG & MATTHEW GOODHEAD
 LOT 7 (17) VIEW TERRACE, EAST FREMANTLE, WA
DARKLIGHTDESIGN
 3D STREETSCAPE 3D RENDER EAST

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X311-20
status	PLANNING	checked	AB

DA5.2 **C**
 PLOT DATE **83** Wednesday, 16 June 2021

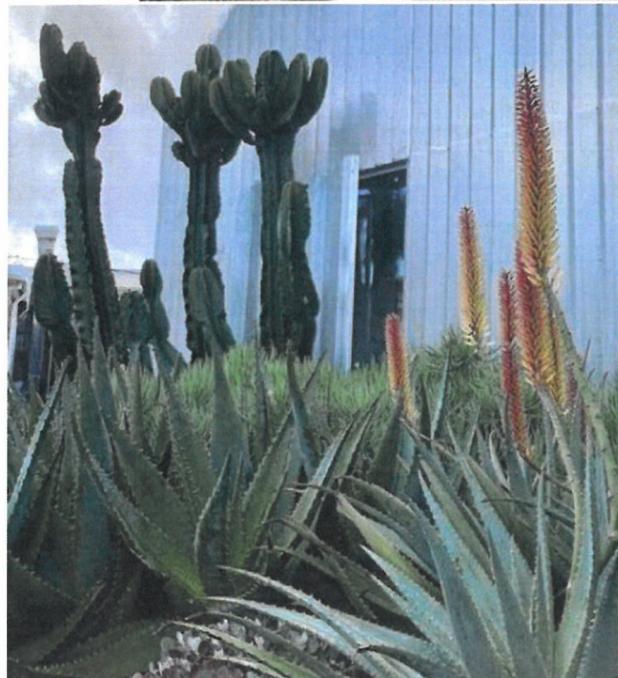
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Plant
Palette
17 View
Terrace
East
Fremantle

ITEM 12.1

ATTACHMENT 3



T: 0426 243 003 E: studio@robertfinniedesign.com robertfinniedesign.com

ITEM 12.1

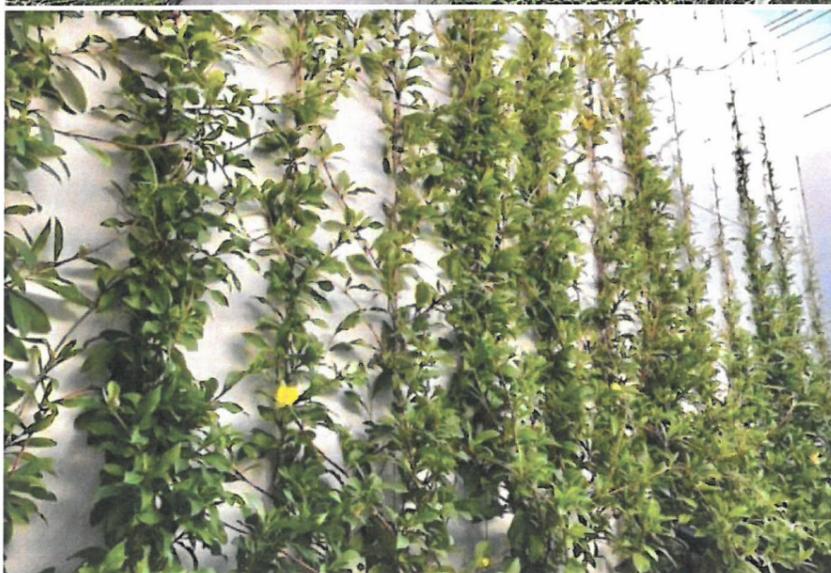
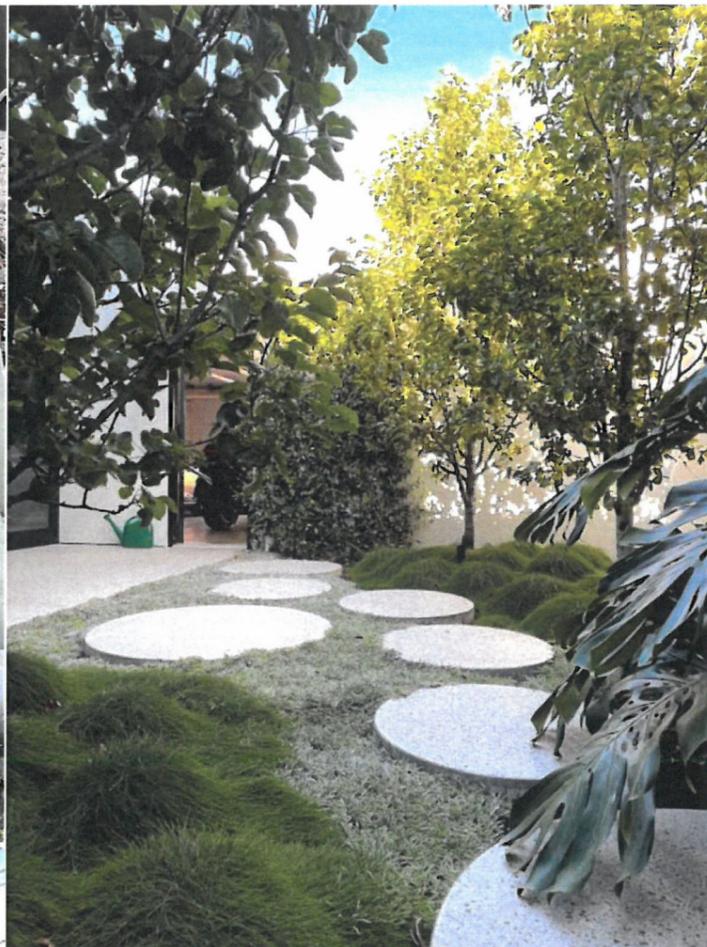
ATTACHMENT 3



T: 0426 243 003 E: studio@robertfinniedesign.com robertfinniedesign.com

ITEM 12.1

ATTACHMENT 3



T: 0426 243 003 E: studio@robertfinniedesign.com robertfinniedesign.com

ITEM 12.1

ATTACHMENT 3

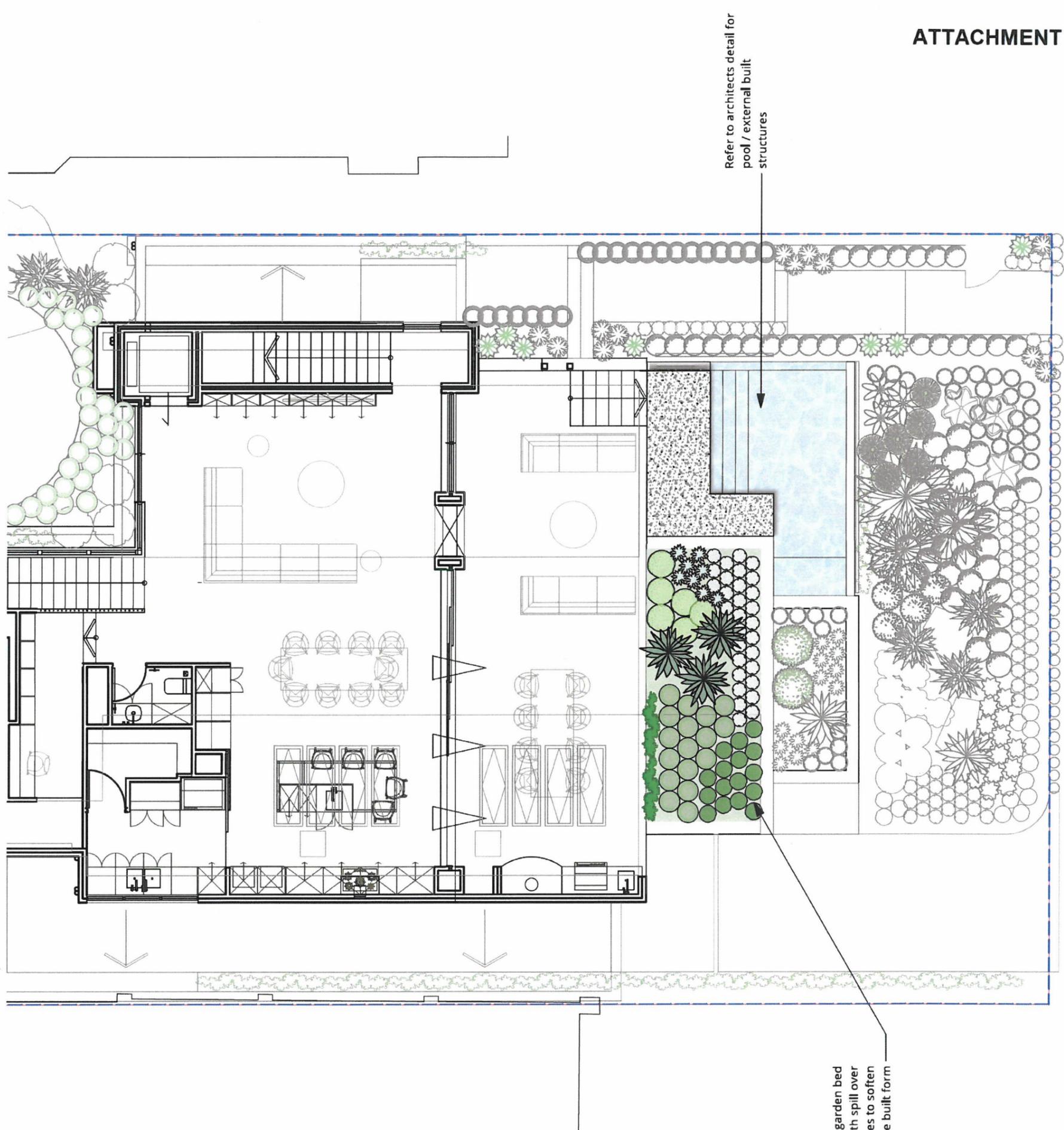
- STEEL EDGING**
- ALL TURF AREAS TO BE EDGED BY 100MM HIGH STRAIGHT-CURVE EDGING AS SUPPLIED BY CREATION LANDSCAPES • NORTH FREMANTLE
- FERTILISER**
- DESCRIPTION: PROVIDE PROPRIETARY FERTILISERS, DELIVERED TO THE SITE IN SEALED BAGS MARKED TO SHOW MANUFACTURER OR VENDOR, WEIGHT, FERTILISER TYPE, N-P-K RATIO, RECOMMENDED USES AND APPLICATION RATES.
- IRRIGATION**
- WATER SOURCE - MAINS
 - WATER SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY BUILDER
 - IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED ON EXTERNAL WALL
 - IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED ON EXTERNAL WALL
 - PLANTING TO BE IRRIGATED WITH NET-SPRINKLER TECHNIQUE TO MANUFACTURER'S SPECIFICATION
 - TREES TO BE IRRIGATED BY 3 X TORO FLOOD BUBBLERS WITH SUITABLE SPRINKLER BODIES AND TIERS ON A DESIGNATED STATION
 - TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUITABLY TO MAINTAIN CONSISTENT GROWTH
 - AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION

- LANDSCAPE NOTES**
- DEcks & SURFACES**
- FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DIVARTE IN LEVEL NO GREATER THAN 20MM IN ONE METRE.
 - SITE AND IMPORTED TOPSOIL - TO AS 4419
 - COMPOSTS, SOIL CONDITIONERS AND MULCHES - TO AS 4454
 - PLANTING AREAS TO BE CLEARED OF ALL ROOTS, ROCKS AND BUILDERS RUBBLE AND 30mm OF QUAD C COMPOST SUPPLIED BY SCREENING TREES WA SHALL BE APPLIED TO ALL PLANTING AREAS TO A MINIMUM DEPTH OF 60MM. THE SOIL CONDITIONER IS A CONCENTRATE AND THE MIX CANNOT EXCEED 10% OF QUAD C CONDITIONER CAN BE DUG IN TO THE SAME DEPTH. NOTE - THE SOIL CONDITIONER IS A CONCENTRATE AND THE MIX CANNOT EXCEED 10% OF QUAD C PLANTING AREAS TO BE CLEARED OF ALL ROOTS, ROCKS AND BUILDERS RUBBLE AND A MIN 150mm OF GENERAL GARDEN MIX SUPPLIED BY GREEN LIFE SOIL COMPANY • MIDDLE SWAN SHALL BE CULTIVATED THROUGH THE EXISTING SOIL TO A DEPTH OF 200MM WITH A ROTARY HOE. WHERE ACCESS FOR A ROTARY HOE IS LIMITED, THE SOIL CONDITIONER CAN BE DUG IN TO THE SAME DEPTH.
 - PLANTING AREAS TO BE CLEARED OF ALL ROOTS, ROCKS AND BUILDERS RUBBLE AND 30mm OF QUAD C COMPOST SUPPLIED BY SCREENING TREES WA SHALL BE APPLIED TO ALL PLANTING AREAS TO A MINIMUM DEPTH OF 60MM. THE SOIL CONDITIONER IS A CONCENTRATE AND THE MIX CANNOT EXCEED 10% OF QUAD C CONDITIONER CAN BE DUG IN TO THE SAME DEPTH.
 - OTHERWISE STATED AND APPROVED TO A MINIMUM DEPTH OF 75MM.
- LANTING & TREES**
- TREES SHALL BE STAKED WITH 3no. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
 - TREES TO BE PLANTED IN A ROW OR ROWS SHALL BE INSTALLED WITH 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE KEPT TIGHT TO THE GROUND SURFACE AND SHALL BE INSTALLED WITH 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE KEPT TIGHT TO THE GROUND SURFACE AND SHALL BE INSTALLED WITH 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE.
 - PLANTS TO BE SET OUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FULL DESIGNATED AREAS.
 - SUPPLY AND DELIVERY: SUPPLY PLANTS FROM A NURSERY WITH NURSERY INDUSTRY ACCREDITATION SCHEME AUSTRALIA (NISA) ACCREDITATION AND DELIVER TO SITE WITH A LABEL DISPLAYING THE BOTANICAL NAME, TEXTURE AND COLOUR AT TIME OF DELIVERY CONSISTENT WITH THE SIZE, TEXTURE AND COLOUR SHOWN IN HEALTHY SPECIMENS OF THE NOMINATED SPECIES.
 - HEALTHY: SUPPLY PLANTS WITH EXTENSION GROWTH CONSISTENT WITH THAT EXHIBITED IN VIGOROUS SPECIMENS OF THE SPECIES NOMINATED.
 - WATER: SUPPLY PLANTS WITH EXTENSION GROWTH CONSISTENT WITH THAT EXHIBITED IN VIGOROUS SPECIMENS OF THE SPECIES NOMINATED.
 - PESTS AND DISEASE: SUPPLY PLANTS WITH FOLIAGE FREE FROM ATTACK BY PESTS OR DISEASE.
- TURF**
- TURF SHALL BE INSTANT "SOFT-BUFFALO" AS SUPPLIED BY COMPLETE TURF SUPPLIES UNLESS OTHERWISE NOTED
 - TURF SHALL BE CULTIVATED LEAF-EVEN THICKNESS. FREE FROM WEEDS AND OTHER FOREIGN MATTER.
 - SUPPLY: DELIVER THE TURF WITHIN 24 HOURS OF CUTTING AND LAY WITHIN 36 HOURS OF CUTTING. PREVENT TURF FROM DRYING OUT BETWEEN CUTTING AND LAY WITHIN 36 HOURS OF CUTTING. ROLL OUT ON A FLAT SURFACE WITH THE GRASS UP, AND WATER AS REQUIRED TO MAINTAIN A GOOD CONDITION
 - LAYING: LAY THE TURF AS FOLLOWS:
 1. STRETCHER BOND PATTERN WITH THE JOINTS STAGGERED AND CLOSE BUTTED.
 2. PARALLEL WITH THE LONG SIDES OF LEVEL AREAS AND WITH CONTOURS ON SLOPES.
 3. FINISH FLUSH, AFTER TAMPING, WITH ADJACENT FINISHED SURFACES OF GROUND, PAVING EDGING, OR GRASS SEEDED AREAS.
 4. TAMPER LIGHTLY TO AN EVEN SURFACE IMMEDIATELY AFTER LAYING. DO NOT USE A ROLLER.
 5. WATER: APPLY LAWN FERTILISER AT THE COMPLETION OF THE FIRST AND LAST MOWINGS, AND AT OTHER TIMES AS REQUIRED TO MAINTAIN HEALTHY GRASS COVER.
 6. WATERING: WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. MAINTAIN MOISTURE TO THE DEPTH.
 7. WATERING: WATER IMMEDIATELY AFTER LAYING UNTIL THE TOPSOIL IS MOISTENED TO ITS FULL DEPTH. MAINTAIN MOISTURE TO THE DEPTH.
 8. LEVELS: LEVELS HAVE DEVIATED FROM THE DESIGN LEVELS AFTER PLACING AND WATERING. LIFT TURF AND REGRADE TOPSOIL TO ACHIEVE DESIGN LEVELS.



1 Planting Details (Tree) Scale: 1:100

2 Turf Installation Scale: 1:100



0 1 2 3 4 5 6 7 8 M

PROJECT	Zhang / Goodlad Res	DRAWN	RF	SCALE	1:100 @ A3	DATE	19/7/2021	DWG NO	DA-02	REV	A
TITLE	17 View Terrace East Fremantle	RF									
NOTES	Do not scale from this drawing. Contractors to check all dimensions on site prior to work commencing. Any discrepancies to be reported to designer. Subcontractors to verify all dimensions on site prior to commencing shop drawings and/or manufacture/fabrication. All										
<p>Robert Finnie Design</p> <p>89</p>											



STRUCTURAL NOTE:
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STAGING NOTE:
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CEILING NOTE:
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B	PLANNING APPLICATION	10/06/21
A	CONSTRUCTION ESTIMATE / PLANNING REVIEW	14/05/21
Issue	www.klart.com.au for advice	date
17VT HOUSE		
VANESSA ZHANG & MATTHEW GOODLAD		
LOT 7 (17) NEW TERRACE, EAST FREMANTLE, WA		
DARKLIGHTDESIGN		
STREETSCAPE 3D PRESENTATION WEST		
designed	AB/DT	drawn
scale	AS SHOWN ON DRAWINGS	project#
status	PLANNING	checked
DA5.3		B REVIEW
plot date	90	Wednesday, 16 June 2021
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TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE: 17 JUN 2021
NO: P051-21
RECEIVED

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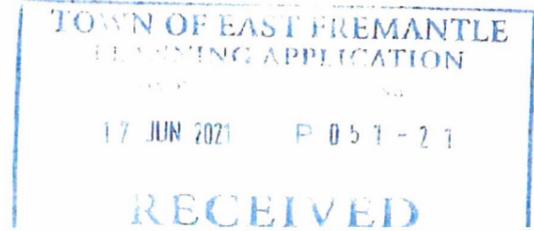
PLANNING APPLICATION 18/05/21
CONSTRUCTION ESTIMATE/PLANNING REVIEW 18/05/21
ISSUE REVISION/ISSUE FOR ISSUE 000

17VT HOUSE
VANESSA ZHANG & MATTHEW GOODLAD
LOT 7 (11) VEW TERRACE, EAST FREMANTLE, WA
DARKLIGHT DESIGN
REAR YARD 3D PRESENTATION

designed	AB/DT	drawn	AB/DT
scale	AS SHOWN ON DRAWINGS	project #	X311-20
status	PLANNING	checked	AB

DA5.4 **B**
PLOT DATE 91 Wednesday, 16 June 2021

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Community Engagement Checklist

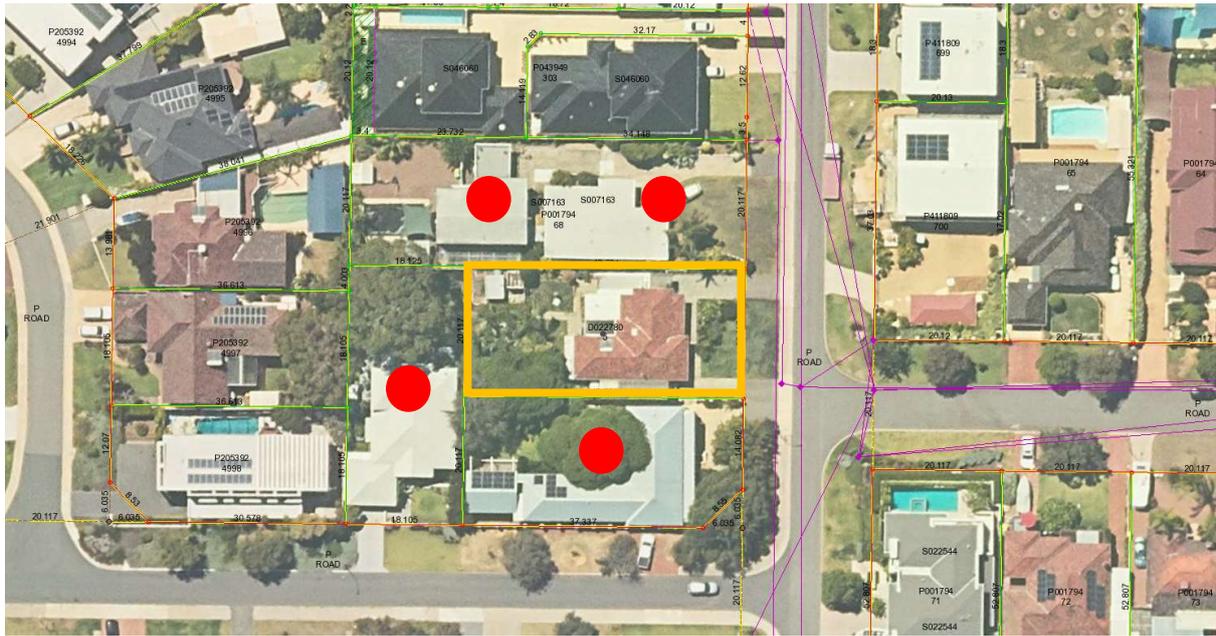
Development Application P51/21 - 17 View Terrace

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	23/06/2021	Outcomes By: 8/07/2021
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 / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 6 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		8/07/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

4 Gordon Road – Location and Advertising Plan



4 Gordon Street – Site Photos



PLACE RECORD FORM



PRECINCT	Richmond Hill
ADDRESS	4 Gordon Street
PROPERTY NAME	N/A
LOT NO	Lot 5
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1957
ARCHITECTURAL STYLE	Post-World War II Perth Regional style
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category C
PHYSICAL DESCRIPTION	No 4 Gordon Street is a single storey house constructed in limestone, rendered brick and concrete with a low pitched hipped tiled roof. It is an expression of the Post-World War II Perth Regional style. The front elevation is asymmetrically planned with a thrust bay and a part width hip roofed porch. The porch is supported on steel posts over a concrete floor. The thrust bay features a set of casement and fixed light windows. There is an integral garage to the side of the house. An open deck sits on top of the garage. A steel framed stair spans across the front of the garage to the deck. There is a central door flanked by a further set of doors and windows. The place sits on limestone foundations.

The place retains its form and most of its details. There are additions to the rear and side of the house.

The place plays an important role in the pattern of development of a middle class suburb.

HISTORICAL NOTES

The Richmond Hill Precinct was originally Location 333-336 Swan District which was acquired by John Clayton in 1861-64. As subdivisions occurred throughout East Fremantle new land names were taken from original names and adapted. The Richmond Hill Precinct was once a part of the Richmond Precinct. The Richmond name originated from the town of Richmond in England. Walter Easton, the owner of the Richmond Precinct, had lived in Richmond prior to arriving in Western Australia.

In 1891 the precinct was sold to David Symon and David William Harwood. Symon was an ironmonger, shipping merchant, a senior partner in a firm of merchants and a member of the Legislative Assembly for South Fremantle. Harwood was a prominent businessman, the founder of Harwood Brewery and was known as an avid horse racer. Subdivided lots in the precinct began to sell between 1897 and 1898 following the completion of land surveys. Due to the requirement for the provision of costly services such as water and electricity to the subdivided lots, Symon and Harwood decided to sell the estate in its entirety.

The 'Brighton Estate' is identified on a 1903 property map as the area between Preston Point Road and David Street (now Petra Street) including View Terrace and Pier Street. A water tank was located on a site between Pier Street and View Terrace (Lot 43) which was largely chosen for its elevated position. The tank, however, was later replaced in 1977 by a multi-storey water tower which is still present today. Development in the estate progressed very slowly and by 1945 there were only 10 residences in Pier Street.

A small adjoining portion of land from View Terrace to Fraser Street and west of Petra Street was developed in 1919. The development was around the site of the old Bicton Racecourse and was named the 'Riverside Bicton Estate'. Subdivision of the remaining land in East Fremantle was complete by the 1930s. By this time the land had been significantly developed. During this period developments commenced in Petra Street and a group of Inter-War California Bungalows were built between View Terrace and Preston Point Road. This development period presents a collection of buildings which were constructed within a similar time frame while demonstrating a variety of styles. Developments were of timber and masonry construction with face brick finishes, weatherboard and asbestos cladding. A shortage of building materials following the Depression and World War II led to a more simplified building style and the emergence of the Post-War austerity houses in Richmond Hill.

A later era of development in Richmond Hill occurred around Locke Crescent between the 1950's and 1960's.

Many new developments have occurred in the Richmond Hill Precinct in the last 30 years.

OWNERS

Unknown

HISTORIC THEME

Demographic Settlements - Residential Subdivision

CONSTRUCTION MATERIALS

Walls – Rendered brick, concrete and limestone

Roof – Tiles

PHYSICAL SETTING

The residence is situated on a sloping site with a lawned garden that extends down to the lot boundary.

STATEMENT OF SIGNIFICANCE	<p>No 4 Gordon Street is a single storey house constructed in limestone, rendered brick and concrete with a tiled roof. It has historic and aesthetic value for its contribution to Richmond Hill's residential building stock. The place contributes to the local community's sense of place.</p> <p>The place has some aesthetic value as a Post-World War II Perth Regional style house. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 4 Gordon Street has some aesthetic value as a Post-World War II Perth Regional style house. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 4 Gordon Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of Walter Easton's Estate from 1901. It is a good example of development from the Post-World War II era.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 4 Gordon Street has some social value and contributes to the community's sense of place.
RARITY	No 4 Gordon Street is one of a small number of houses in East Fremantle to have been built in this style. It has survived the late twentieth and early twenty-first century wave of renewal.
CONDITION	No 4 Gordon Street is in good condition.
INTEGRITY	No 4 Gordon Street retains a high degree of integrity.
AUTHENTICITY	No 4 Gordon Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

⊕	SEC Dome
⊖	Power Pole
⊕	Phone Pits
⊖	Water Conn.
TP 10.00	Top Pillar/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence

Indah Island

CLIENT: _____ CONTRACT / JOB NO. _____

MAP REF. **400 E10**

SITE SURVEY **COASTAL NO**
(Scaled from StreetSmart Directory Only - Confirm With Sharp)

LOT 5

OLD AREA

#4 Gordon Street

Suburb **East Fremantle**

Loc.Auth. **TOWN OF EAST FREMANTLE**

Diag. 22780 Volume 1234 Folio 20

Location **Check Title**

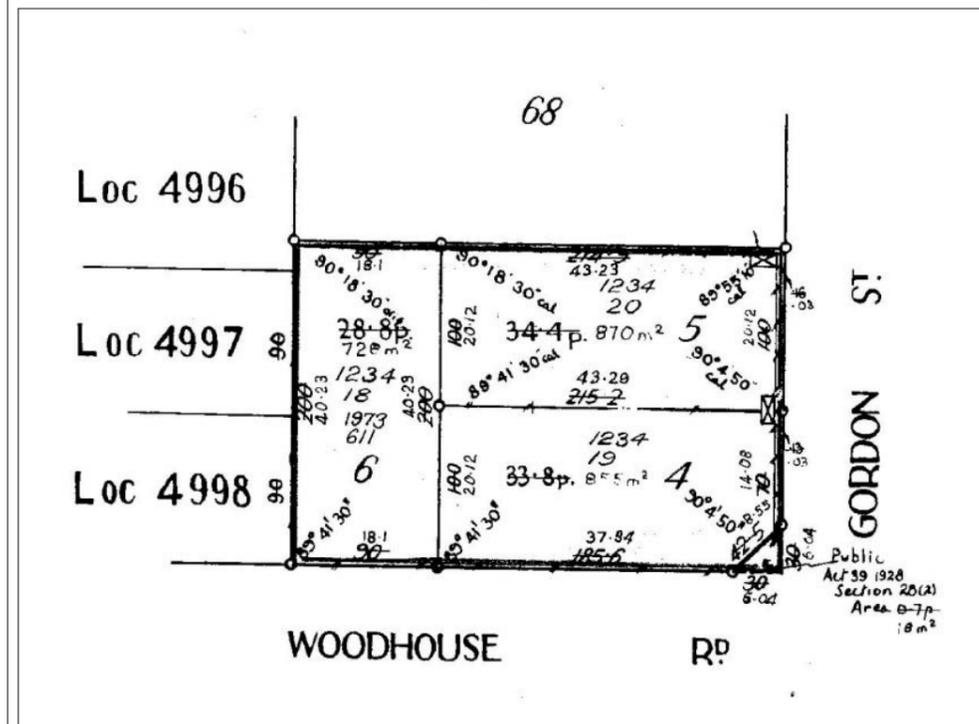
DISCLAIMER:
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building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

DISCLAIMER:
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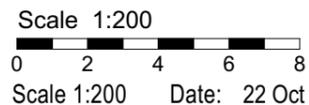
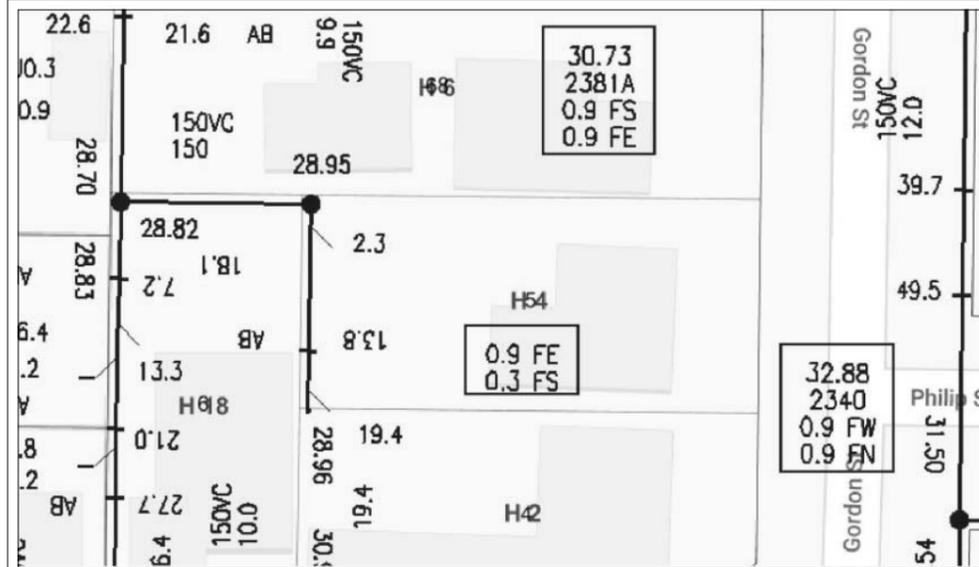
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Elec. ⊕	U/Ground	Water	Yes	Sewer	Yes
Gas	Check Your Lot With Alinta Call 13 13 58	Phone Comm	Yes	Footpath	Concrete
Road	Bitumen	Kerb	Non-Mount	Drainage	Good





INDAH ISLAND

<p>Phone: 0413 370 006 Email: natalee@indahisland.com Web: indahisland.com</p>	<p style="font-weight: bold; color: teal;">Concept</p>	<p>SHEET N°: 01 of 13 REVISION N°: 09 DATE: 2/07/2021 SCALE: 1:200</p>	<p>VARIATIONS:</p> <table border="1" style="font-size: 0.8em;"> <thead> <tr> <th>REV:</th> <th>DESCRIPTION:</th> <th>INT:</th> <th>DATE:</th> </tr> </thead> <tbody> <tr><td>'1'</td><td>Re-design</td><td>CC</td><td>22.12.20</td></tr> <tr><td>'2'</td><td>Add Scullery, Elevations development</td><td>CC</td><td>12.02.21</td></tr> <tr><td>'3'</td><td>Design amendments</td><td>CC</td><td>26.02.21</td></tr> <tr><td>'4'</td><td>Design amendments & cabana</td><td>CC</td><td>09.03.21</td></tr> <tr><td>'5'</td><td>Site plans and extend upper sitting</td><td>CC</td><td>24.03.21</td></tr> <tr><td>'6'</td><td>DA Plans</td><td>CC</td><td>21.04.21</td></tr> <tr><td>'7'</td><td>Redesign cabana, balustrade, retaining</td><td>CC</td><td>27.05.21</td></tr> <tr><td>'8'</td><td>Streetscape</td><td>CC</td><td>04.06.21</td></tr> <tr><td>'9'</td><td>Balustrade in lieu of screen SE balcony</td><td>CC</td><td>02.07.21</td></tr> </tbody> </table>	REV:	DESCRIPTION:	INT:	DATE:	'1'	Re-design	CC	22.12.20	'2'	Add Scullery, Elevations development	CC	12.02.21	'3'	Design amendments	CC	26.02.21	'4'	Design amendments & cabana	CC	09.03.21	'5'	Site plans and extend upper sitting	CC	24.03.21	'6'	DA Plans	CC	21.04.21	'7'	Redesign cabana, balustrade, retaining	CC	27.05.21	'8'	Streetscape	CC	04.06.21	'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21	<p style="font-weight: bold; color: teal;">SITE INFO</p>
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<p>CLIENT: Berry Residence</p>	<p>SITE ADDRESS: 4 Gordon Street East Fremantle WA 6158</p>																																											

COTTAGE & ENGINEERING SURVEYS

Licensed Surveyors

87-89 Guthrie Street, Osborne Park, Western Australia
Telephone: (08) 9446 7361 Facsimile: (08) 9445 2998
Email: perth@cottage.com.au Website: www.cottage.com.au
J/No: 483234 Drawn: C. Weightman

NOTE - EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION. SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES. RETAINING - NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY. THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES. CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

ATTACHMENT 1

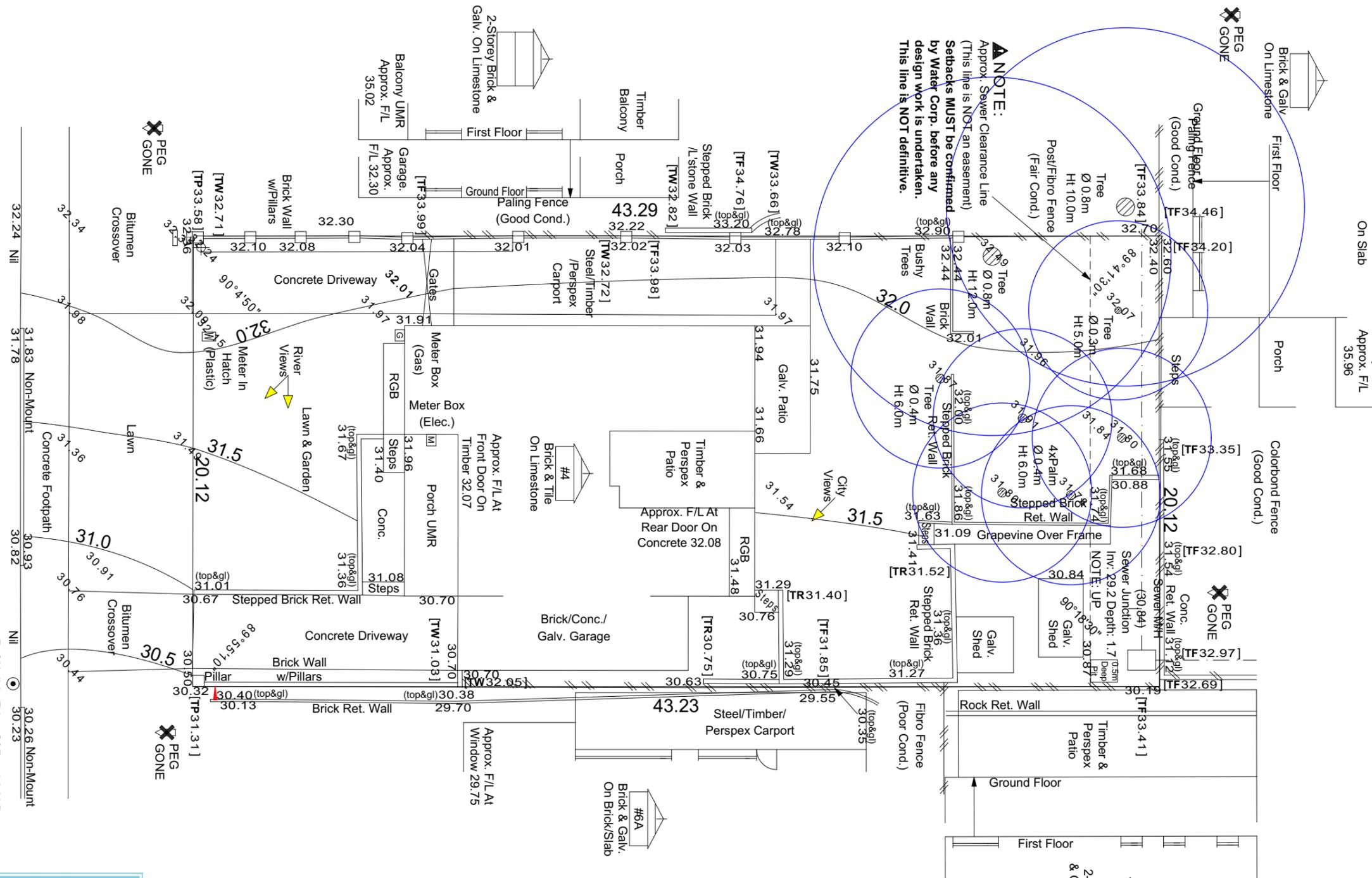
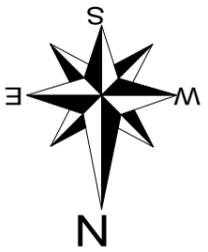
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LEGEND

	SEC Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence

VARIATIONS:

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'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21

DATE: 2/07/2021	SHEET N°: 02 of 13
SCALE: 1:200	JOB N°: #Pln
REVISION N°: 09	

Concept
EXISTING SITE

SITE ADDRESS: **4 Gordon Street East Fremantle WA 6158**

CLIENT: **Berry Residence**

Phone: 0413 370 006
 Email: natalee@indahisland.com
 Web: indahisland.com

INDAH ISLAND

LOT MISCLOSE
 0.020 m

SOIL DESCRIPTION
 Sand/Limestone (Poss.)
 Refer to Survey

Scale 1:200

Gordon Street
 Bitumen

Ref Nail At Edge Of Road A.H.D.
 level 30.34m (Established from S.S.M.
 MELVILLE 3A using data supplied
 by the Geodetic Section of Landgate)

ATTACHMENT 1

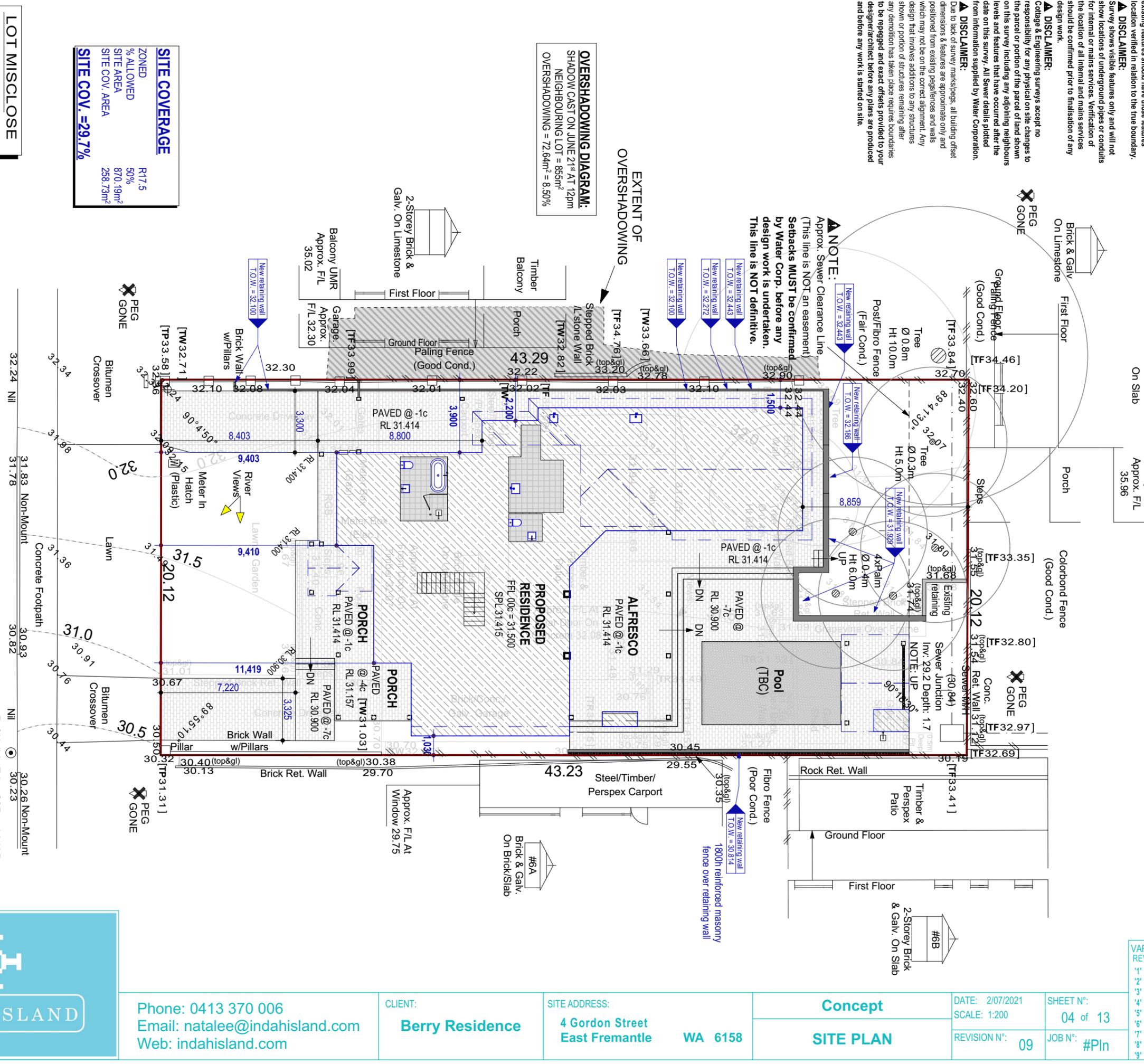
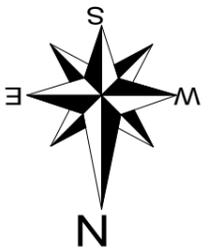
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LOT MISCLOSE
 0.020 m

SOIL DESCRIPTION
 Sand/Limestone (Poss.)
 Refer to Survey

Scale 1:200

SITE COVERAGE

ZONED	R17.5
% ALLOWED	50%
SITE AREA	870.19m ²
SITE COV. AREA	258.73m ²
SITE COV. = 29.7%	

LEGEND

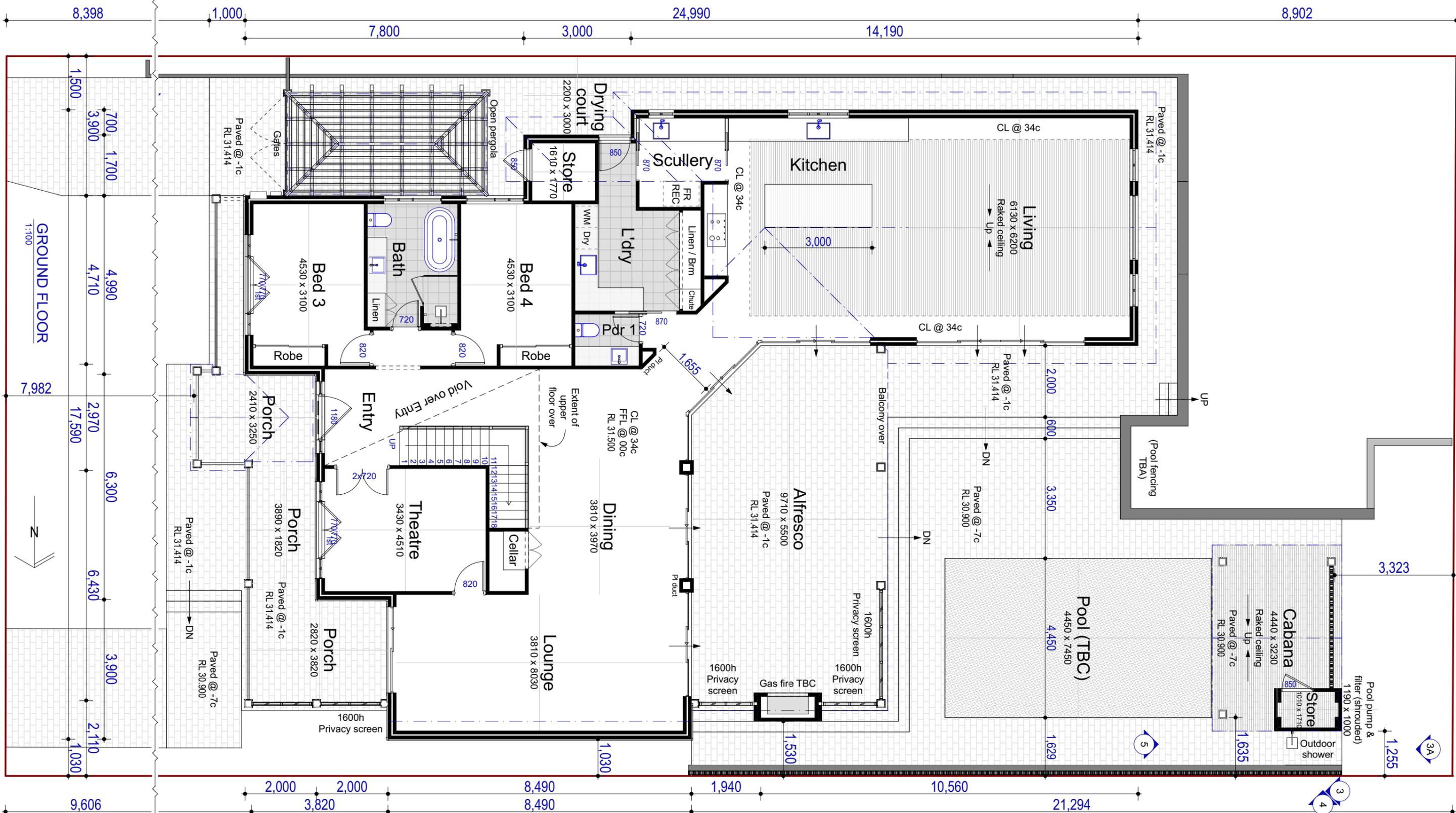
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INDAH ISLAND

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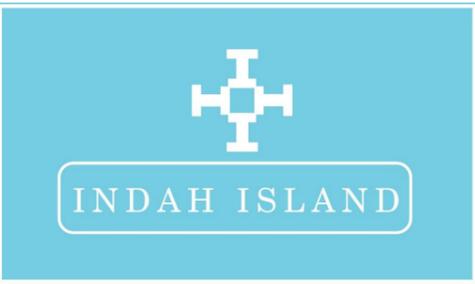


AREAS		
Name	Area	Perimeter
HOUSE AREA (Ground)	254.985	84.263
HOUSE AREA (Upper)	163.924	54.360
ALFRESCO	54.731	30.853
BALCONY Rear	53.155	31.850
PORCH	34.925	39.840
BALCONY Front	31.181	42.980
CABANA	15.807	16.500
	608.708 m ²	

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**Not for construction
Concept only**
NOTE: Dimensions are approximate.

Subject to site conditions, engineering and shire approval



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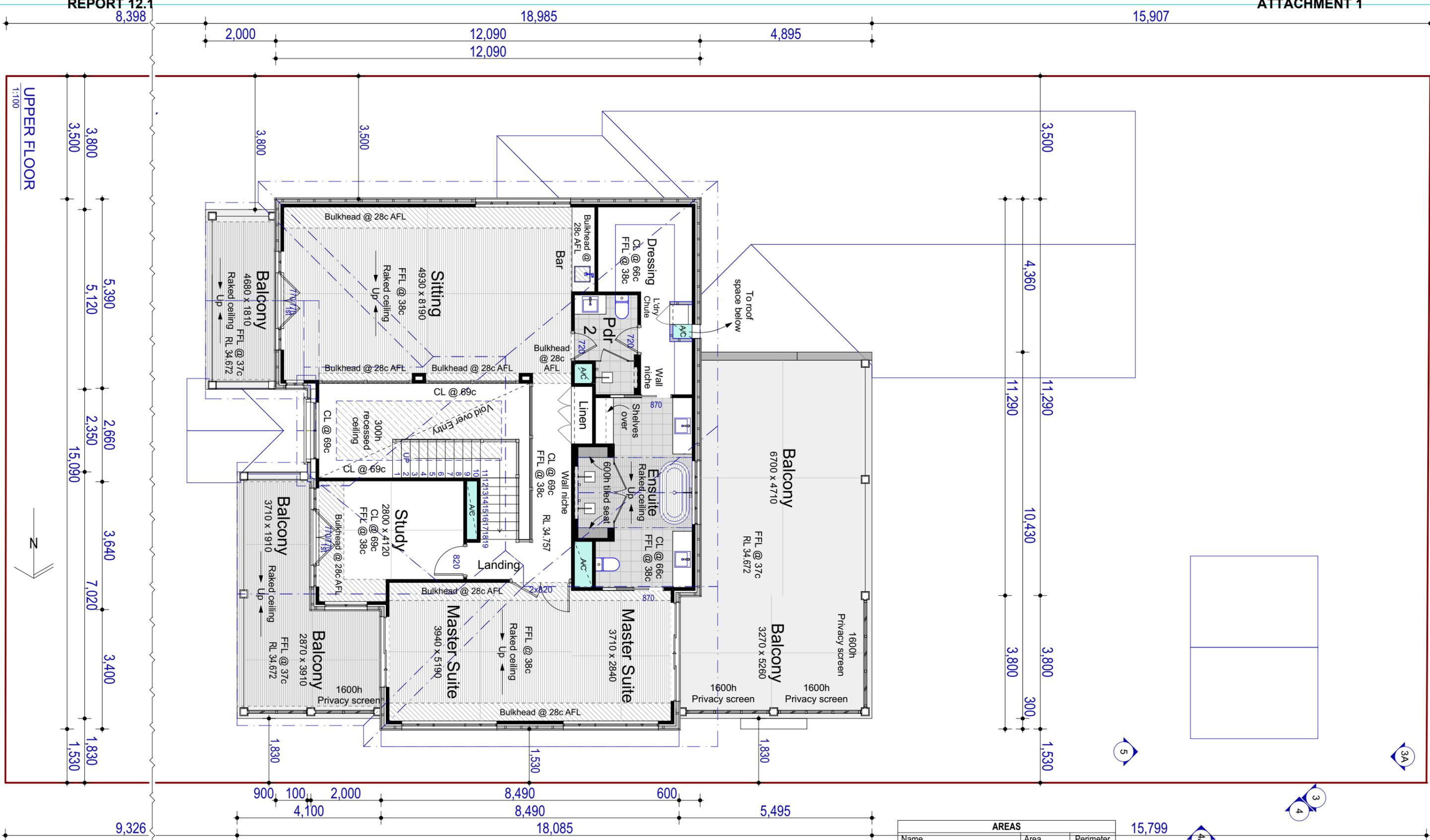
CLIENT:
Berry Residence

SITE ADDRESS:
**4 Gordon Street
East Fremantle WA 6158**

Concept
GROUND FLOOR PLAN

DATE: 2/07/2021
SCALE: 1:100, 1:1
REVISION N°: 09

SHEET N°:
05 of 13
JOB N°:
#Pln



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Not for construction
Concept only
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Subject to site conditions, engineering and shire approval



Phone: 0413 370 006
Email: natalee@indahisland.com
Web: indahisland.com

CLIENT: **Berry Residence**
SITE ADDRESS: **4 Gordon Street East Fremantle WA 6158**

Concept
UPPER FLOOR PLAN

DATE: 2/07/2021
SCALE: 1:100, 1:1
REVISION N°: 09
SHEET N°: 06 of 13
JOB N°: #Pln

**Not for construction
Concept only**

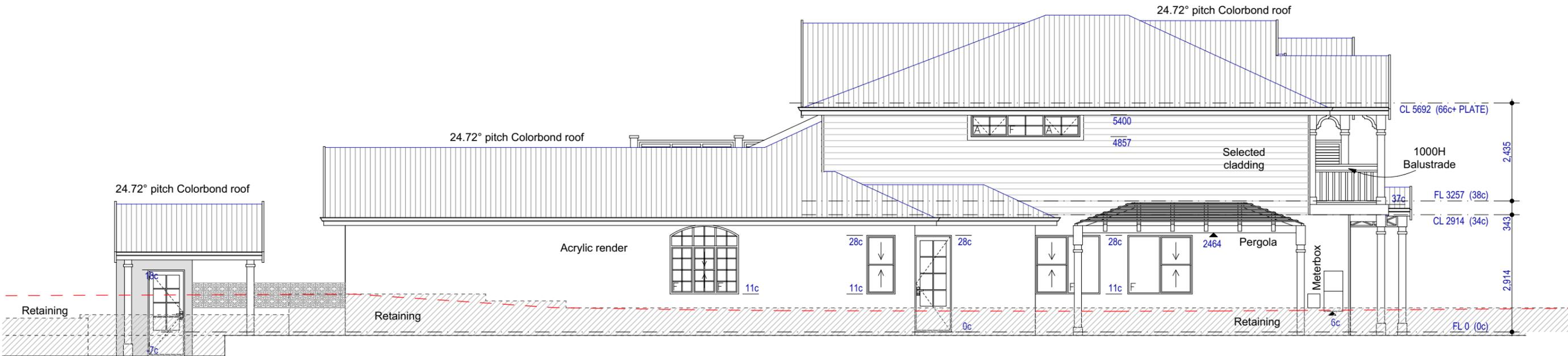
Subject to site conditions, engineering and shire approval

NOTE: Dimensions are approximate.



1 ELEVATION
1:100

--- NGL @ BUILDING
--- NGL @ BOUNDARY



2 ELEVATION
1:100



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Email: natalee@indahisland.com
Web: indahisland.com

CLIENT:
Berry Residence

SITE ADDRESS:
**4 Gordon Street
East Fremantle WA 6158**

Concept
ELEVATIONS 01

DATE: 2/07/2021
SCALE: 1:100

SHEET N°:
07 of 13

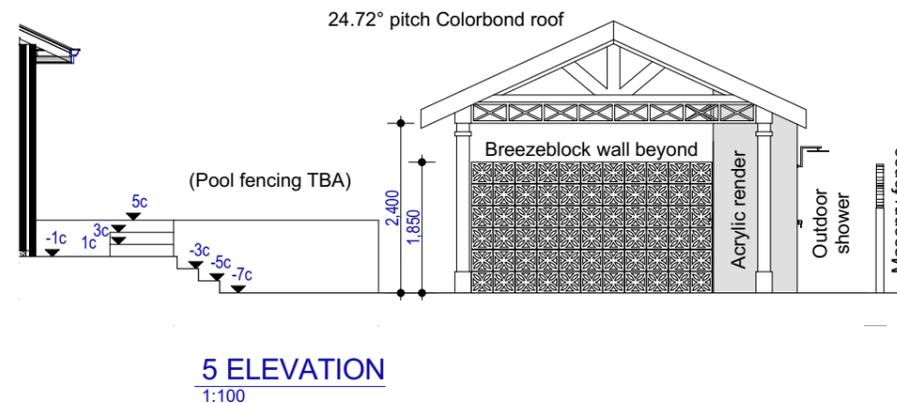
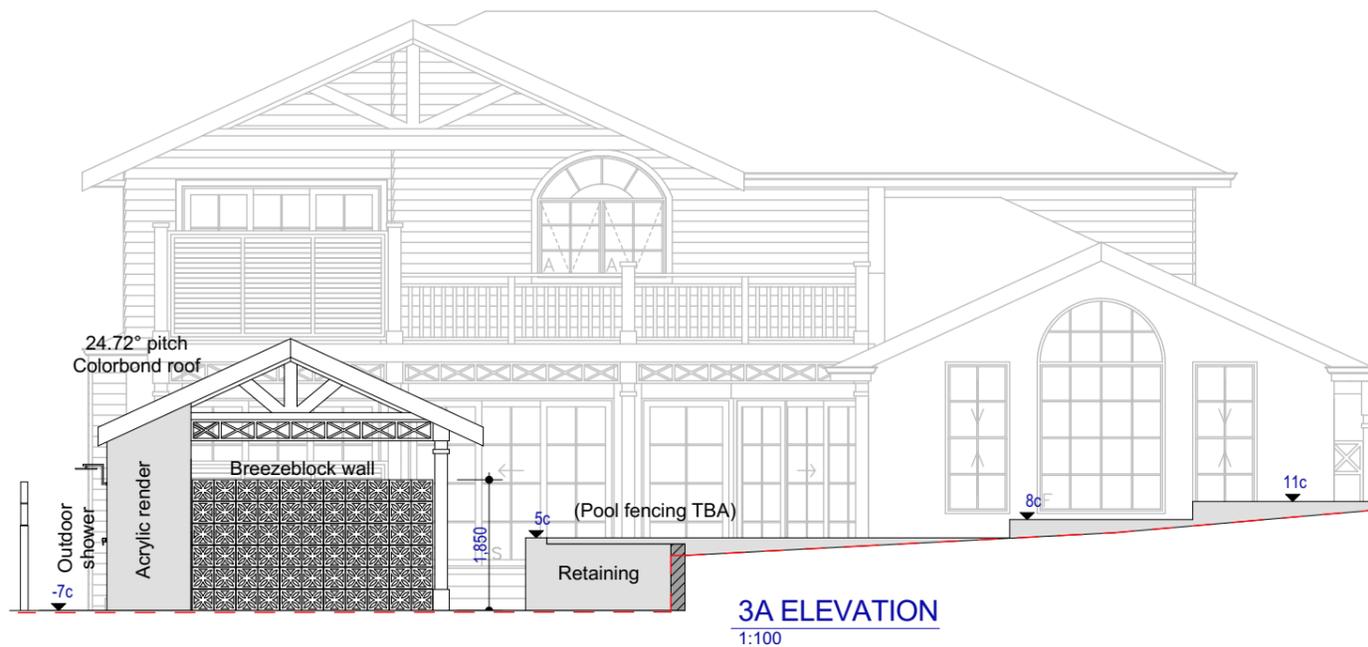
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09

JOB N°:
#Pln

REV:	DESCRIPTION:	INT:	DATE:
'1'	Re-design	CC	22.12.20
'2'	Add Scullery, Elevations development	CC	12.02.21
'3'	Design amendments	CC	26.02.21
'4'	Design amendments & cabana	CC	09.03.21
'5'	Site plans and extend upper sitting	CC	24.03.21
'6'	DA Plans	CC	21.04.21
'7'	Redesign cabana, balustrade, retaining	CC	27.05.21
'8'	Streetscape	CC	04.06.21
'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



----- NGL @ BUILDING
 ----- NGL @ BOUNDARY



**Not for construction
 Concept only**

Subject to site conditions, engineering and shire approval

NOTE: Dimensions are approximate.



INDAH ISLAND

Phone: 0413 370 006
 Email: natalee@indahisland.com
 Web: indahisland.com

CLIENT:
Berry Residence

SITE ADDRESS:
**4 Gordon Street
 East Fremantle WA 6158**

Concept
ELEVATIONS 02

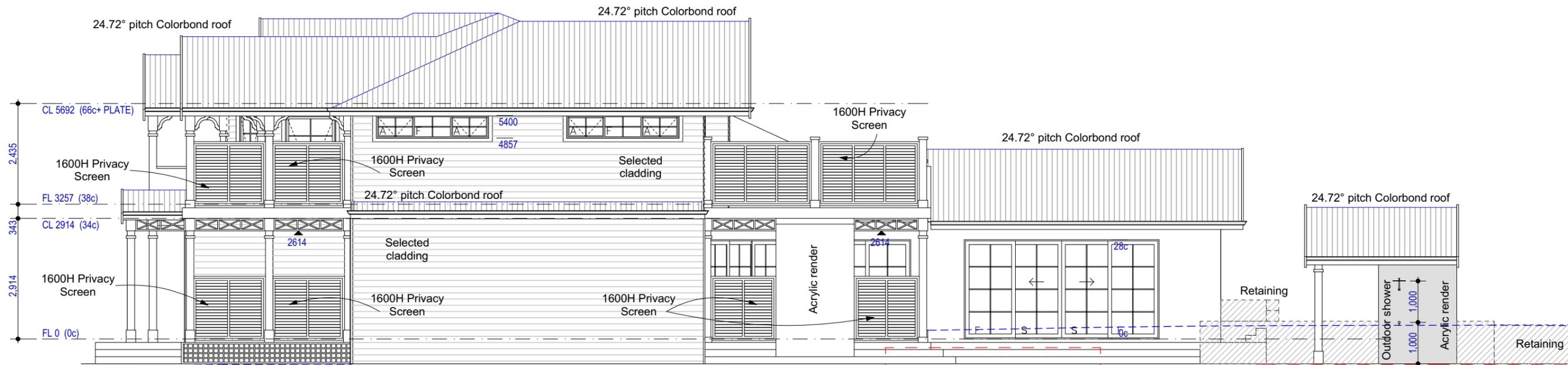
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SHEET N°:
08 of 13

REVISION N°:
09

JOB N°:
#Pln

REV:	DESCRIPTION:	INT:	DATE:
'1'	Re-design	CC	22.12.20
'2'	Add Scullery, Elevations development	CC	12.02.21
'3'	Design amendments	CC	26.02.21
'4'	Design amendments & cabana	CC	09.03.21
'5'	Site plans and extend upper sitting	CC	24.03.21
'6'	DA Plans	CC	21.04.21
'7'	Redesign cabana, balustrade, retaining	CC	27.05.21
'8'	Streetscape	CC	04.06.21
'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



4 ELEVATION
1:100



4A ELEVATION
1:100

----- NGL @ BUILDING
----- NGL @ BOUNDARY

**Not for construction
Concept only**

Subject to site
conditions, engineering
and shire approval

NOTE: Dimensions are
approximate.

REV:	DESCRIPTION:	INT:	DATE:
'1'	Re-design	CC	22.12.20
'2'	Add Scullery, Elevations development	CC	12.02.21
'3'	Design amendments	CC	26.02.21
'4'	Design amendments & cabana	CC	09.03.21
'5'	Site plans and extend upper sitting	CC	24.03.21
'6'	DA Plans	CC	21.04.21
'7'	Redesign cabana, balustrade, retaining	CC	27.05.21
'8'	Streetscape	CC	04.06.21
'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



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SITE ADDRESS:
**4 Gordon Street
East Fremantle WA 6158**

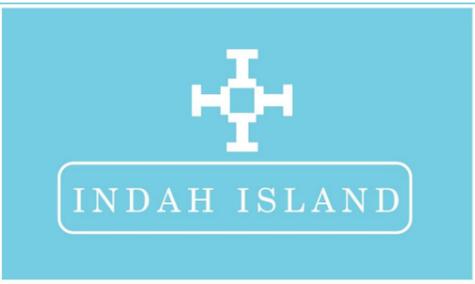
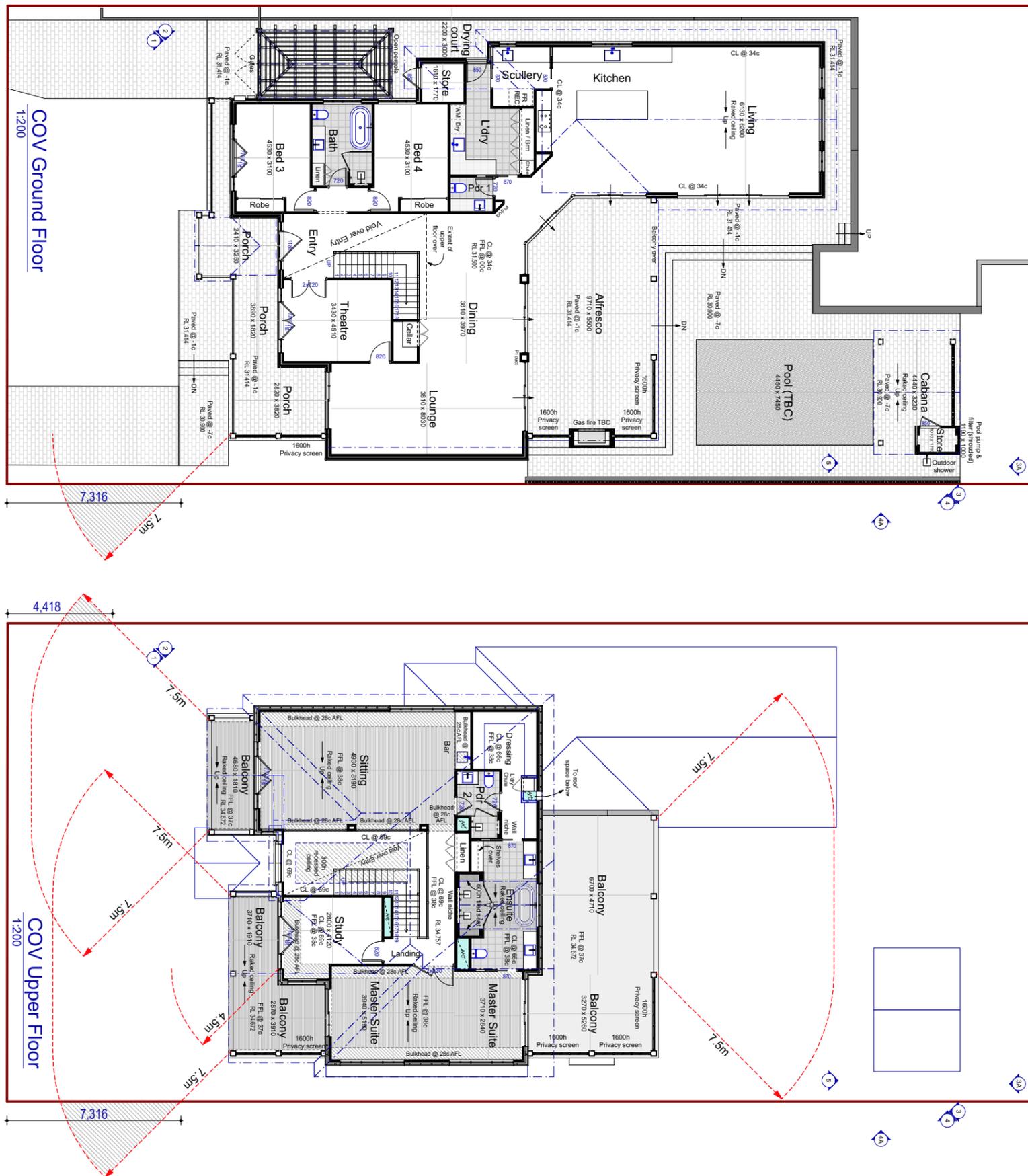
Concept
ELEVATION 03

DATE: 2/07/2021
SCALE: 1:100

SHEET N°:
09 of 13

REVISION N°:
09

JOB N°:
#Pln



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CLIENT:
Berry Residence

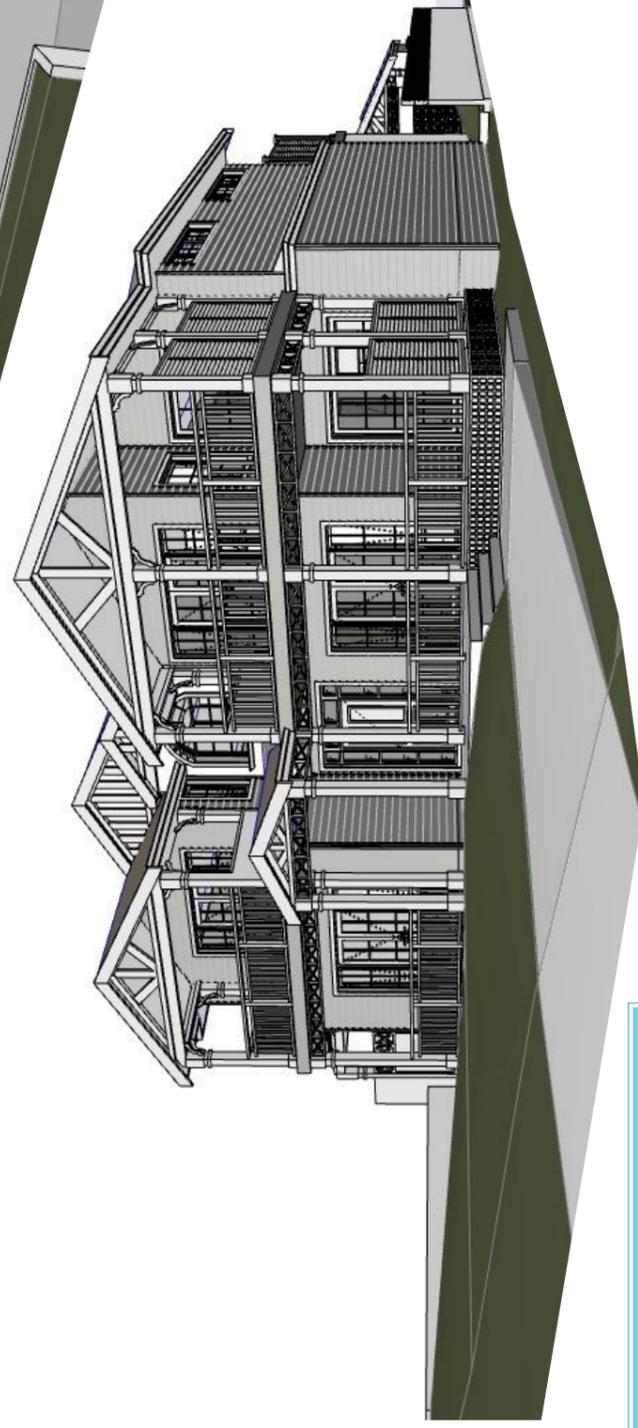
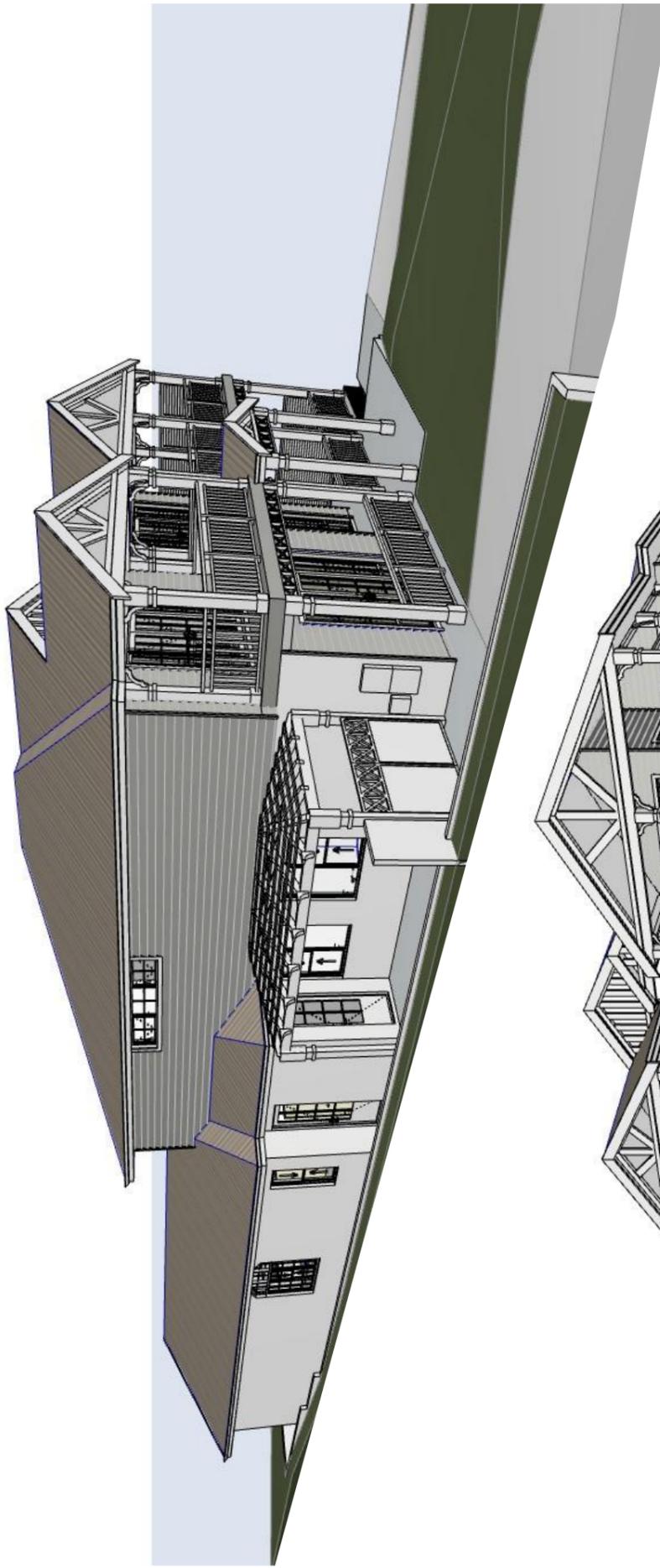
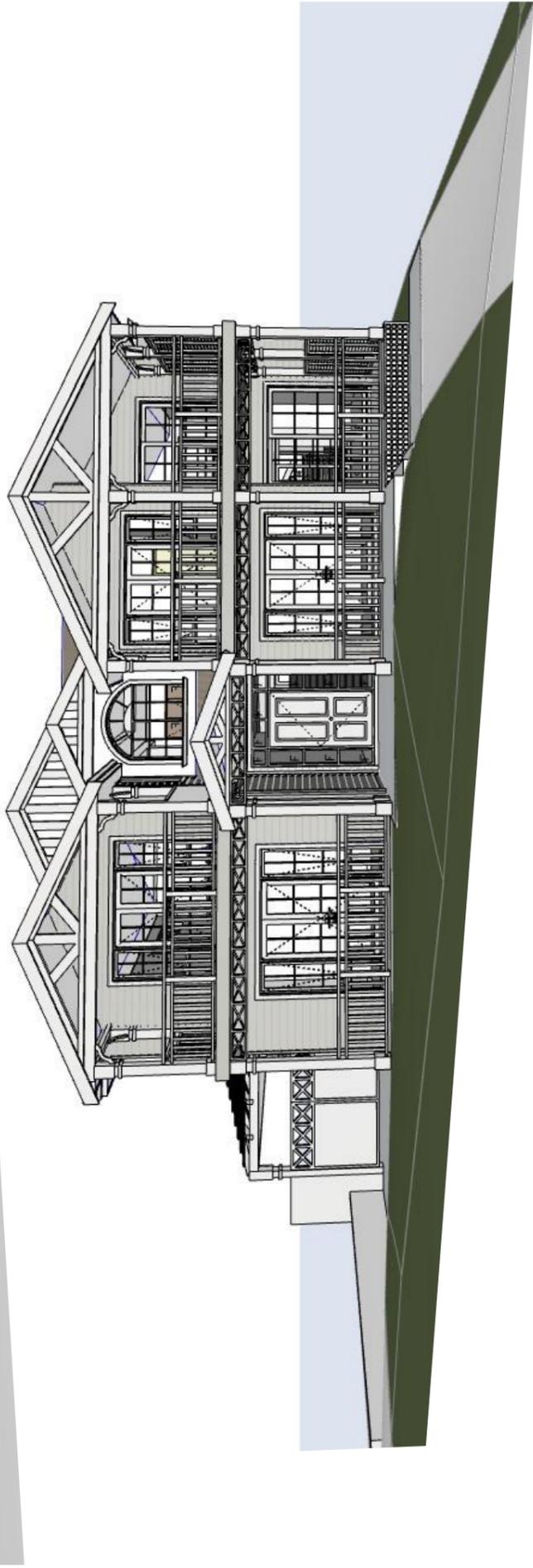
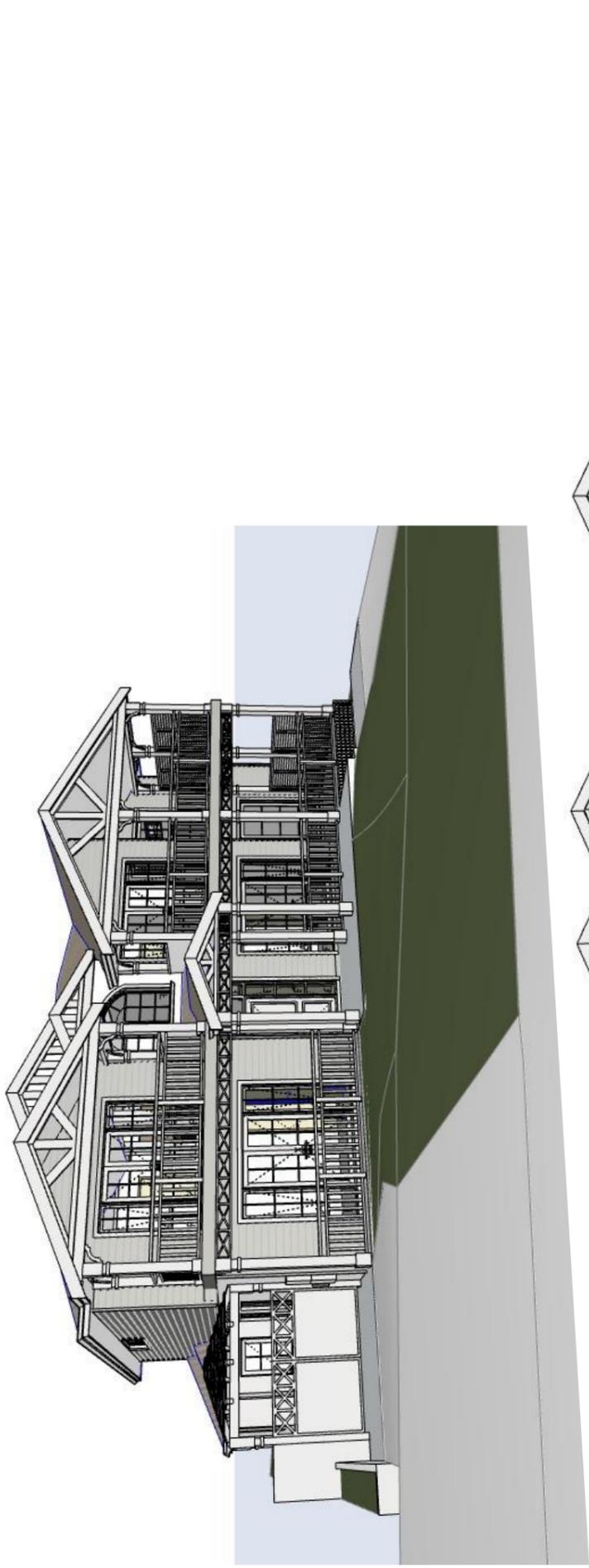
SITE ADDRESS:
**4 Gordon Street
 East Fremantle WA 6158**

Concept
CONE OF VISION

DATE: 2/07/2021
 SCALE: 1:100
 REVISION N°: 09

SHEET N°:
 10 of 13
 JOB N°:
 #Pln

REV:	DESCRIPTION:	INT:	DATE:
'1'	Re-design	CC	22.12.20
'2'	Add Scullery, Elevations development	CC	12.02.21
'3'	Design amendments	CC	26.02.21
'4'	Design amendments & cabana	CC	09.03.21
'5'	Site plans and extend upper sitting	CC	24.03.21
'6'	DA Plans	CC	21.04.21
'7'	Redesign cabana, balustrade, retaining	CC	27.05.21
'8'	Streetscape	CC	04.06.21
'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



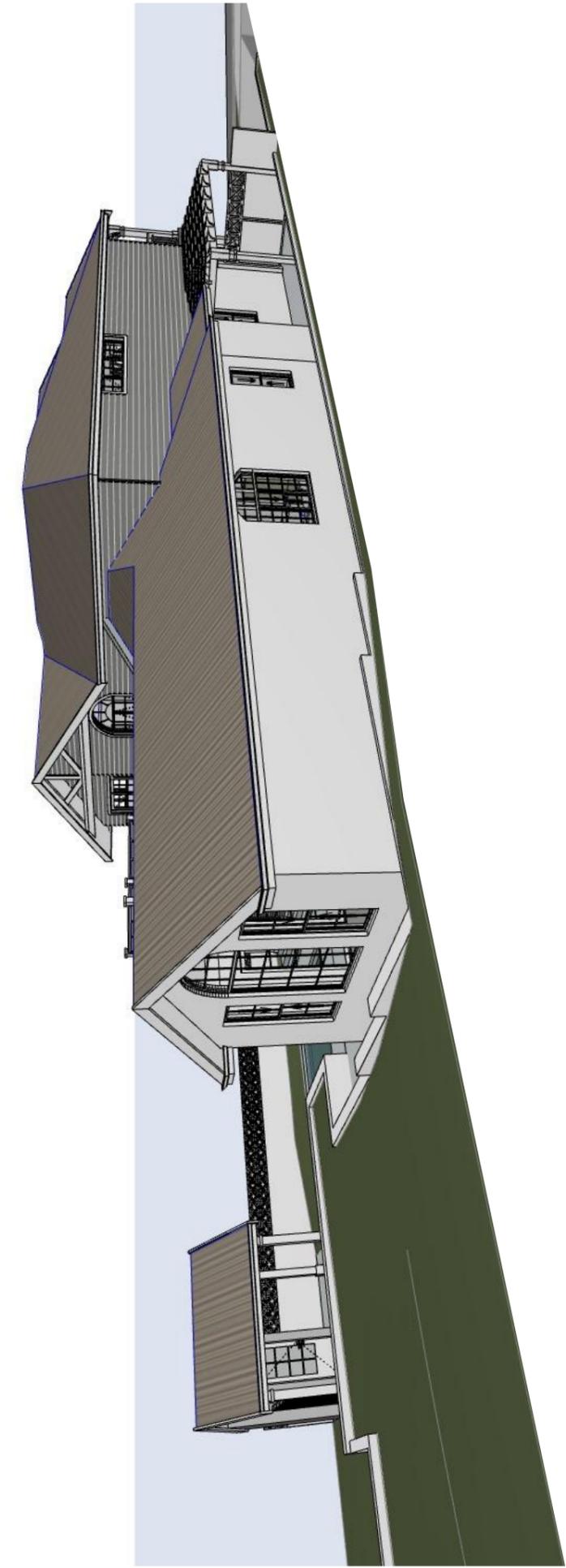
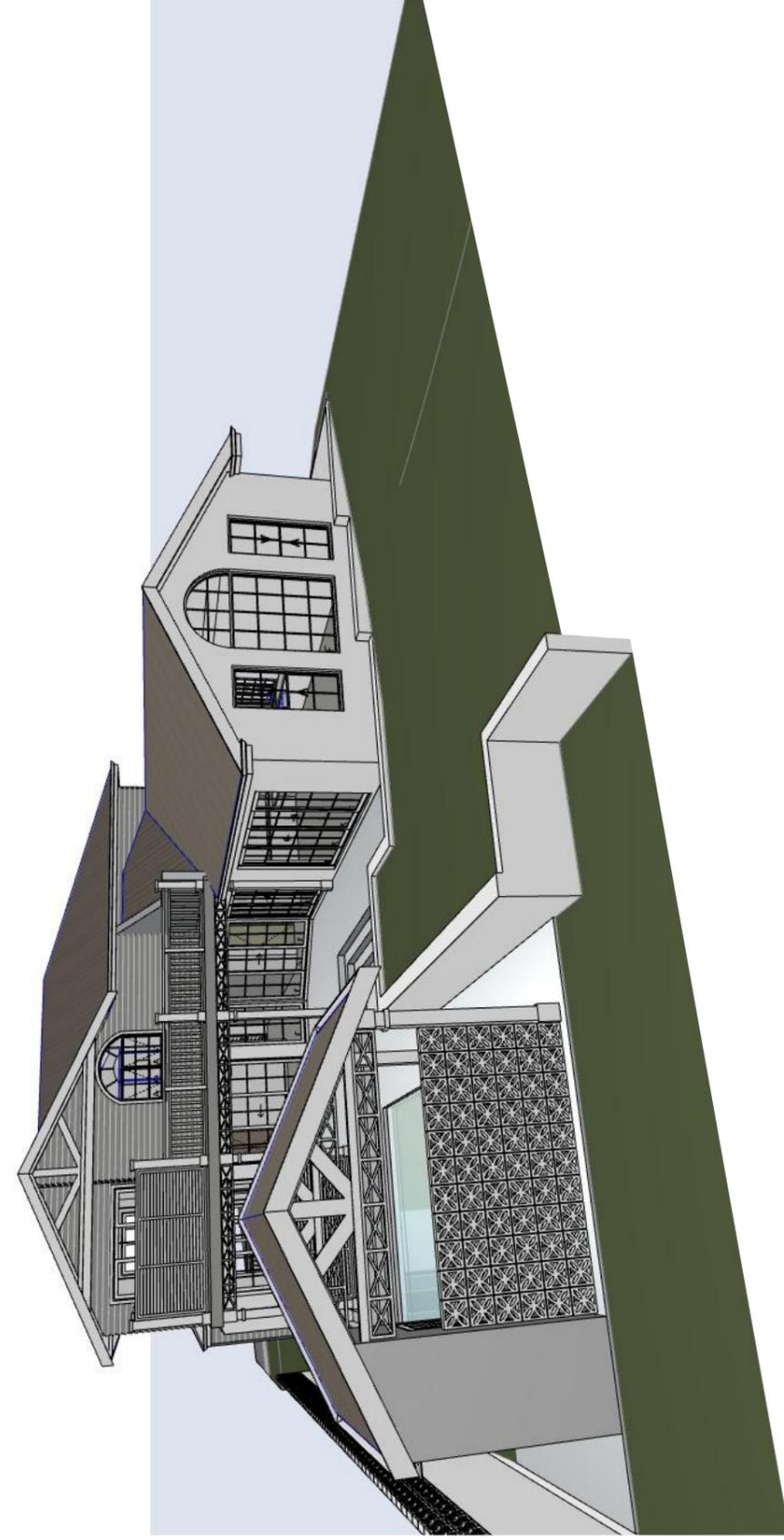
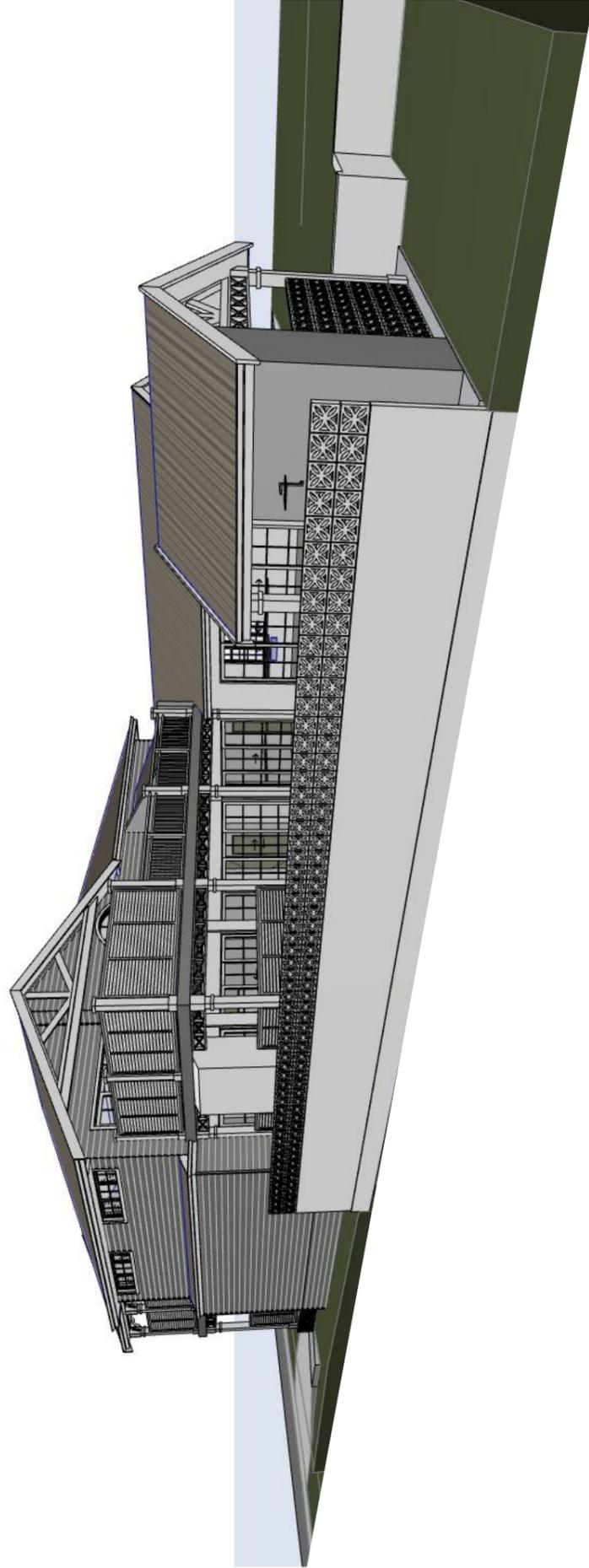
INDAH ISLAND

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 Web: indahisland.com

SITE ADDRESS:
**4 Gordon Street
 East Fremantle WA 6158**

Concept
 DATE: 2/07/2021
 SCALE: 1:100
 REVISION N°: 09
 SHEET N°: 11 of 13
 JOB N°: #PIn

REV:	DESCRIPTION:	INT:	DATE:
1'	Re-design	CC	22.12.20
2'	Add Scullery, Elevations development	CC	12.02.21
3'	Design amendments	CC	26.02.21
4'	Design amendments & cabana	CC	09.03.21
5'	Site plans and extend upper sitting	CC	24.03.21
6'	DA Plans	CC	21.04.21
7'	Redesign cabana, balustrade, retaining	CC	27.05.21
8'	Streetscape	CC	04.06.21
9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



CLIENT: Berry Residence Phone: 0413 370 006 Email: natalee@indahisland.com Web: indahisland.com	SITE ADDRESS: 4 Gordon Street East Fremantle WA 6158	
	DATE: 2/07/2021 SCALE: 1:100	SHEET N°: 12 of 13
PROJECT: Concept		JOB N°: #PIn
PROJECT: PERSPECTIVES 02		REVISION N°: 09
VARIATIONS: REV: 1' Re-design 2' Add Scullery, Elevations development 3' Design amendments 4' Design amendments & cabana 5' Site plans and extend upper sitting 6' DA Plans 7' Redesign cabana, balustrade, retaining 8' Streetscape 9' Balustrade in lieu of screen SE balcony		
DATE:	INT:	CC
22.12.20	CC	
12.02.21	CC	
26.02.21	CC	
09.03.21	CC	
24.03.21	CC	
21.04.21	CC	
27.05.21	CC	
04.06.21	CC	
02.07.21	CC	

INDAH ISLAND



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CLIENT:
Berry Residence

SITE ADDRESS:
**4 Gordon Street
 East Fremantle WA 6158**

Concept
STREETSCAPE

DATE: 2/07/2021
 SCALE:

REVISION N°: 09

SHEET N°:
 13 of 13

JOB N°:
 #Pln

REV:	DESCRIPTION:	INT:	DATE:
'1'	Re-design	CC	22.12.20
'2'	Add Scullery, Elevations development	CC	12.02.21
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'8'	Streetscape	CC	04.06.21
'9'	Balustrade in lieu of screen SE balcony	CC	02.07.21



Community Engagement Checklist

Development Application P50/21 - 4 Gordon Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	16/06/2021	Outcomes By: 1/07/2021
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 / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 4 surrounding properties.
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		1/07/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

21 Windsor Road – Location and Advertising Plan



21 Windsor Street – Site Photos



STORM WATER NOTES

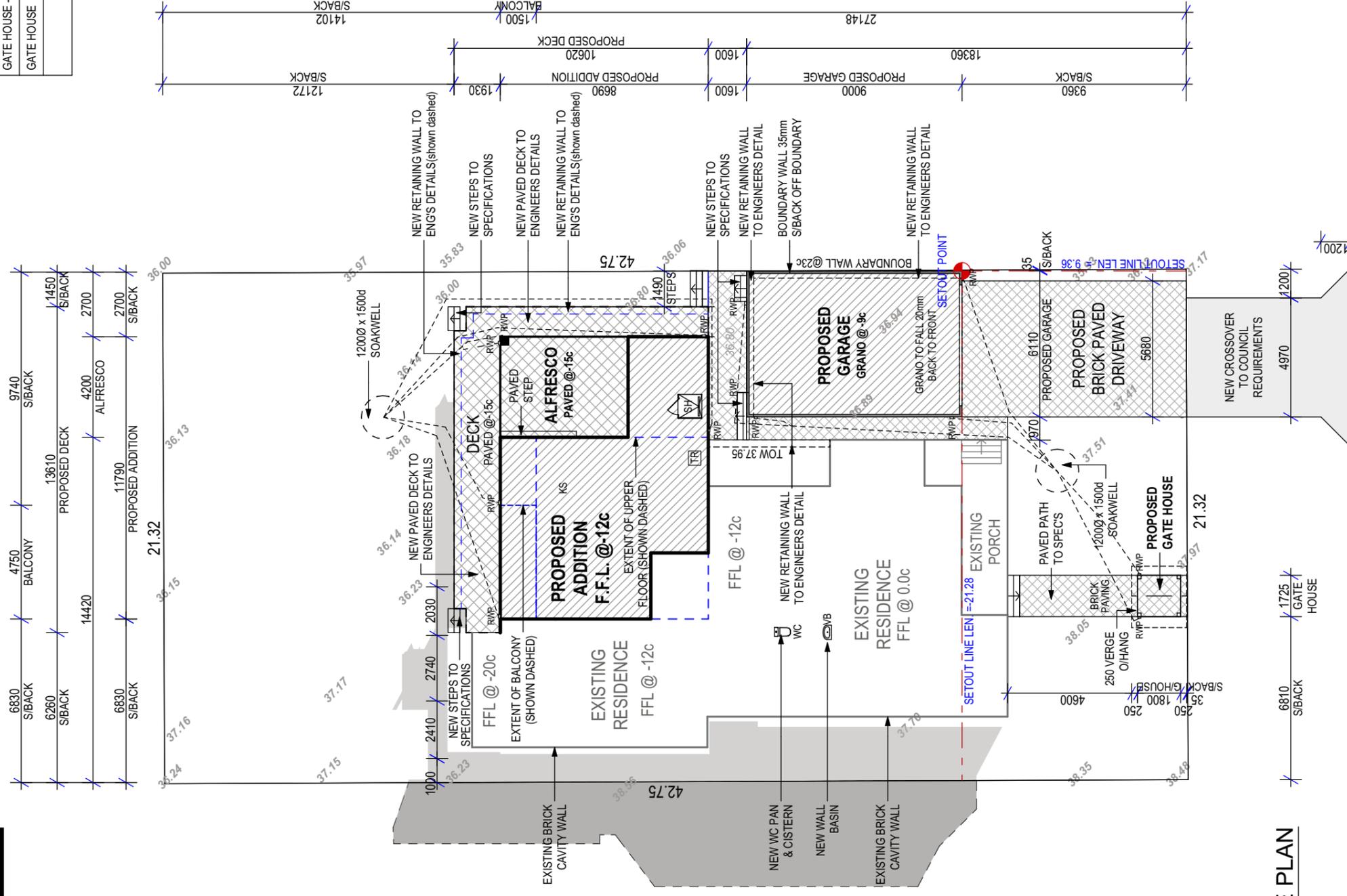
- ALL STORMWATER DISPOSAL TO BE CONTAINED ON SITE TO SOAKWELLS.
- SOAKWELL LOCATION MAY BE ADJUSTED AT PLUMBERS DISCRETION TO BCA & LOCAL AUTHORITY REQUIREMENTS.
- NO ALLOWANCE HAS BEEN MADE BY THE SHIRE OR DEVELOPER FOR OFF SITE STORM WATER DISPOSAL TO MAINS DRAINS.
- SOAKWELL CAPACITY HAS BEEN CALCULATED IN ACCORDANCE WITH LOCAL AUTHORITY & BCA REQUIREMENTS ALLOWING FOR A 20 YEAR STORM OF A 5 MINUTE DURATION.
- THE BUILDER ACCEPTS NO RESPONSIBILITY, SHOULD THE SYSTEM NOT OPERATE CORRECTLY AS A RESULT OF GREATER RAINFALL, ON SITE CONDITIONS SUCH AS LIMESTONE, CLAY, OR HIGH WATER TABLE.

Stormwater Calculations

REQUIRED SOAKWELL CAPACITY,
= 1m³ STORAGE PER 80m² ROOF AREA
REQUIRED MINIMUM TOTAL CAPACITY,
= ROOF AREA OF (180m²)x0.0125m+0.4m³=2.65m³
SELECTED SOAKWELLS
2/(1200x1500) = 3.39m³
TOTAL SOAKWELL CAPACITY=5.599m³

AREAS:

	PERIM. (m)	AREA (m ²)
ROOF (FIRST)	36.32	71.88
HOUSE (GROUND)	39.89	57.64
GARAGE ROOF	30.22	54.99
HOUSE (FIRST)	28.68	51.37
GARAGE	29.10	51.01
ROOF (GROUND)	31.46	40.76
DECK	48.46	36.13
ALFRESCO	19.08	22.43
BALCONY	12.06	6.45
GATE HOUSE - ROOF	9.73	5.90
GATE HOUSE	7.05	3.11
		407.67 m ²



SITE PLAN
1:200

SHADED HATCH INDICATES WINTER SHADOW CAST AT 3.00pm 21st JUNE
TOTAL SHADOW - 86.3m²
% OF SHADOW - 10.21%

NO. 19
BRICK & TILE
DWELLING
TOTAL BLOCK 845m²

WINDSOR ROAD

SIDI
CONSTRUCTION PTY LTD
address : Unit 3 No5 Hather Way Bibra Lake
Ph. : (08)9 494 2001
Email: admin@sidiconstruction.com.au
www.sidiconstruction.com.au

REVISION	VO #	DRN	DATE	CHK
Mud Room	R02	MN	21/05/21	MN
Re Locate Studio	R03	MN	8/06/21	MN
Planning	R04	MN	15/07/21	MN
Crossover	R05	MN	21/07/21	MN
Studio Set Back	R06	MN	01/08/21	MN
Delete Studio	R07	MN	10/08/21	MN

Sub-contractors to verify all dimensions on site.
STD Drawn By: MTN 25/01/2020 ORIGINAL

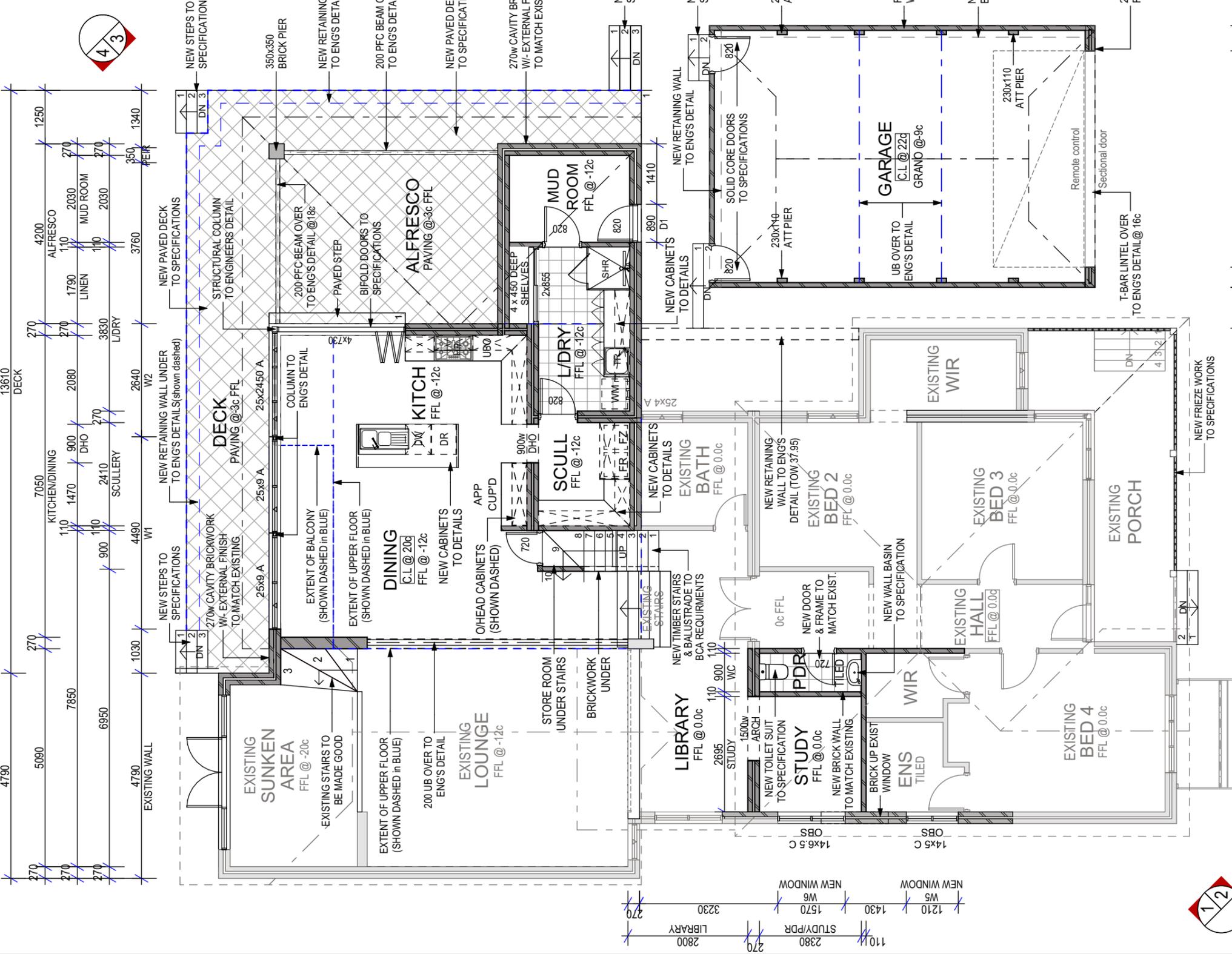
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SITE PLAN	PD 102	R07	11/08/2021
		1:200	

CLIENT: John Giovannetti
ADDRESS: 21 WINDSOR ROAD EAST FREMANTLE

MODEL N°	DATE	TWO STORY EXTENSION
	10/08/21	
MAP REF.	WIND RATING	ENGINEERS DETAIL
TBA	TBA	TBA
COASTAL CATEGORY	ENGINEERS DETAIL	
TBA	TBA	
JOB N°	SHEET N°	
T517	1 OF 6	

WALL LEDGEND

	EXISTING 110w INTERNAL WALL
	NEW 110w INTERNAL WALL
	EXISTING CAVITY WALL
	NEW 270w CAVITY WALL
	NEW 230w CAVITY WALL

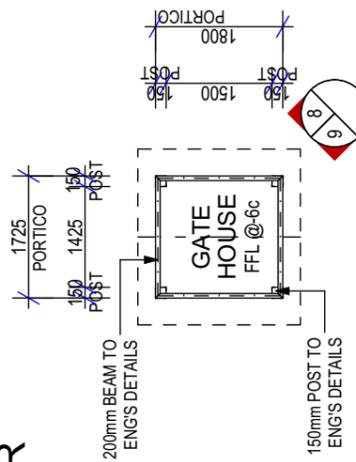
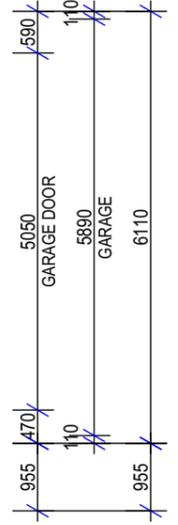


GROUND FLOOR
SCALE 1:100



AREAS - GROUND

PERIM. (m)	AREA (m ²)
39.89	57.64
30.22	54.99
29.10	51.01
31.46	40.76
48.46	36.13
19.08	22.43
9.73	5.90
7.05	3.11
	271.97 m ²



address : Unit 3 No5 Hather Way Bibra Lake
Ph : (08)9 494 2001
Email: admin@sidiconstruction.com.au
Web: www.sidiconstruction.com.au

DRAWING TITLE
FLOOR PLAN

REVISION	VO.#	DATE	CHK
Mud Room	R02	21/05/21	MM
Re Locate Studio	R03	21/05/21	MM
Planning	R04	8/06/21	MM
Crossover	R05	15/07/21	MM
Studio Set Back	R06	21/07/21	MM
Delete Studio	R07	10/08/21	MM

DRAWING NO. **PD 103**
REVISION NO. **R07**
SCALE **1:100**
PLOT DATE: **11/08/2021**

CLIENT: **John Giovannetti**
ADDRESS: **21 WINDSOR ROAD EAST FREMANTLE**

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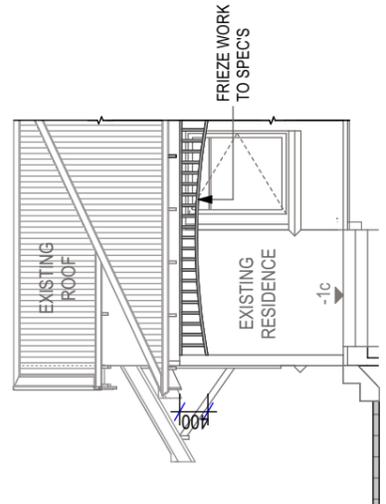
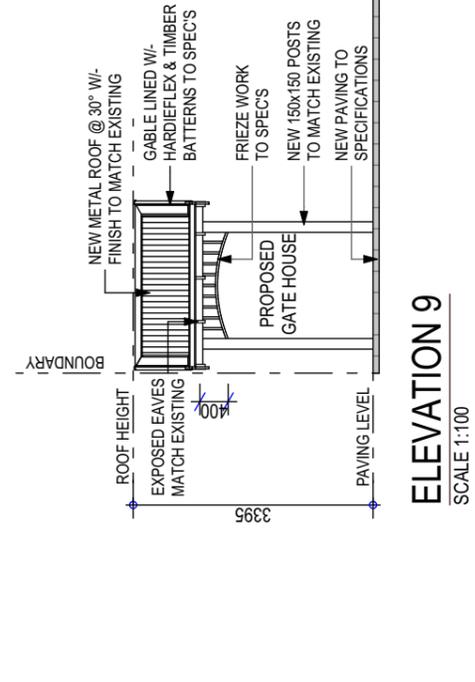
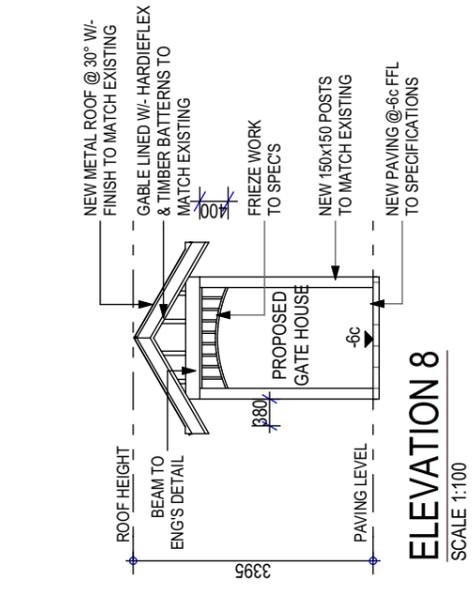
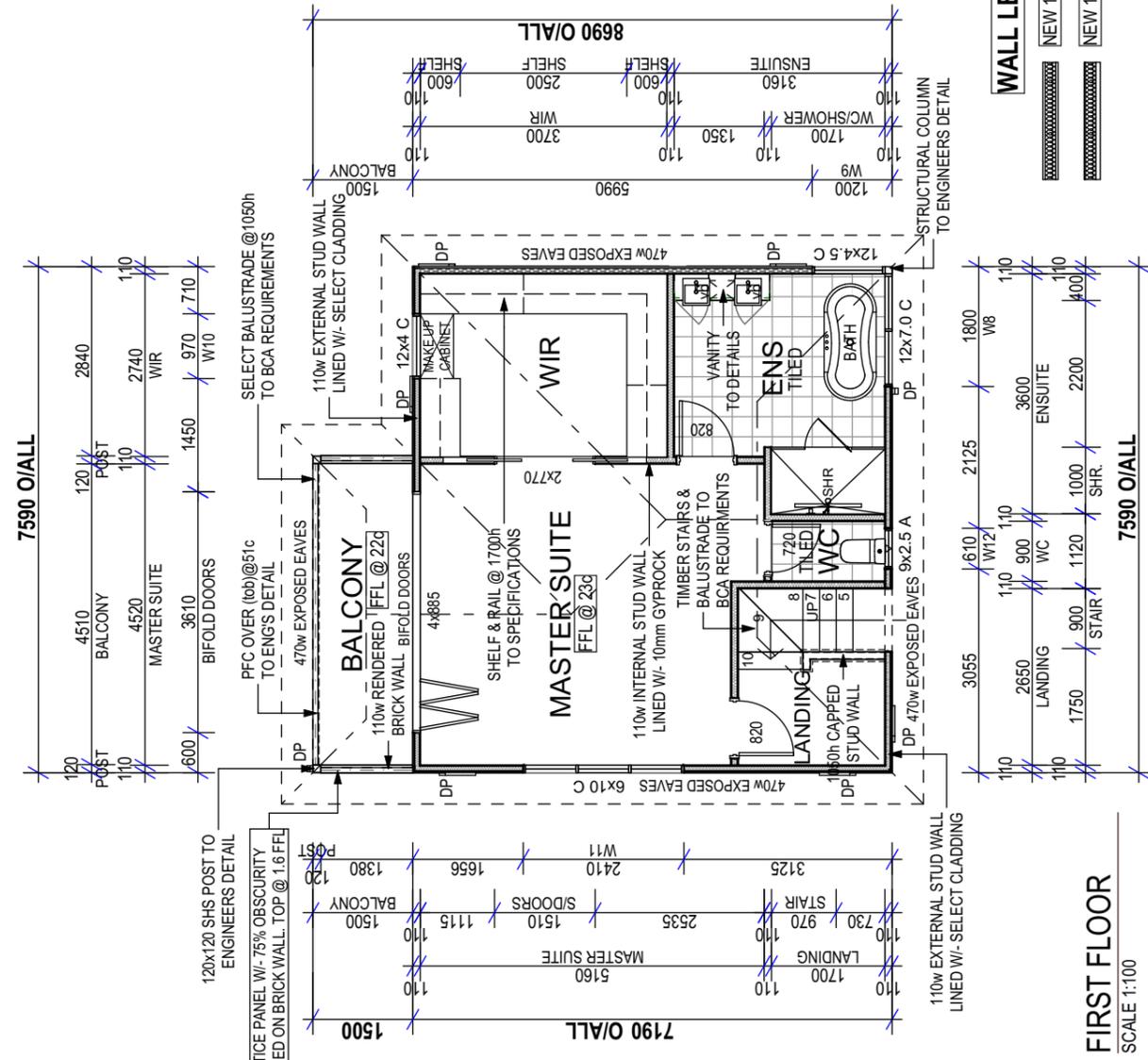
MODEL N°	TWO STORY EXTENSION
DATE	10/08/21
MAP REF.	TBA
CONSTANT CATEGORY	ENGINEERS DETAIL
TBA	TBA
JOB N°	T517
SHEET N°	2 OF 6

Sub-contractors to verify all dimensions on site.
STD Drawn Br. MTN 25/01/2020 ORIGINAL

- NOTES**
- DO NOT SCALE FROM DRAWINGS DIMENSIONS MUST BE FOLLOWED AND CHECKED PRIOR TO COMMENCEMENT OF THE WORKS.
 - ALL DIMENSIONS SHOWN ON FLOOR PLAN ARE NOMINAL DIMENSIONS ONLY WHICH DO NOT INCLUDE PLASTER.
 - ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEERS DRAWINGS.
 - ALL WORK TO BE CARRIED OUT TO THE APPROPRIATE AUSTRALIAN STANDARDS & BCA REQUIREMENTS.
 - ROOF BEAMS ARE SHOWN DIAGRAMMATICALLY ONLY.
 - EXHAUST FANS FLUMED TO EXTERNAL AIR THROUGH ROOF ABOVE OR IN CEILING SPACE TO WALL VENT AS PER PLAN.
 - EXHAUST FLUME VENTS WHEREVER POSSIBLE NOT TO BE FITTED TO FRONT ELEVATION.
 - SPACE ROOF MEMBERS TO ALLOW FOR 500x500 SQ. CLEARANCE FOR EXHAUST FAN.
 - SPACE ROOF MEMBERS TO ALLOW FOR 500x500 SQ. MANHOLE.
 - LIFT OF HINGES TO ALL WC DOORS.
 - UPPER FLOOR WINDOWS TO BEDROOMS WITH A CLIMABLE ELEMENT BETWEEN 150mm & 760mm AFFL OR WITH AN OPENING LESS THAN 865mm AFFL REQUIRE A PERMANENT SCREEN OR A PERMANENT RESTRICTOR (OPENABLE TO A MAX. 125mm) AS PER THE BCA.
 - ROOF HOLDING DOWN STRAPS TO BE BUILT INTO BRICKWORK @ 1200/1800 CENTRES AND FIXED OVER ROOF PURLINS/RAFTERS.

- UPPER FLOOR WALL NOTES**
- EXTERNAL WALLS - 110w STUD WALLS W/ - SELECT EXTERNAL WALL CLADDING & 10mm GYPROCK INTERNALLY.
 - INTERNAL WALLS - 110w STUD WALLS LINED W/ - 10mm GYPROCK BOTH SIDES.

AREAS - FIRST		
	PERIM. (m)	AREA (m ²)
ROOF (FIRST)	36.32	77.88
HOUSE (FIRST)	28.68	51.37
BALCONY	12.06	6.45
		135.70 m ²



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Email: admin@sidiconstruction.com.au
www.sidiconstruction.com.au

DRAWING TITLE
FIRST FLOOR PLAN & GATE HOUSE ELEVATIONS

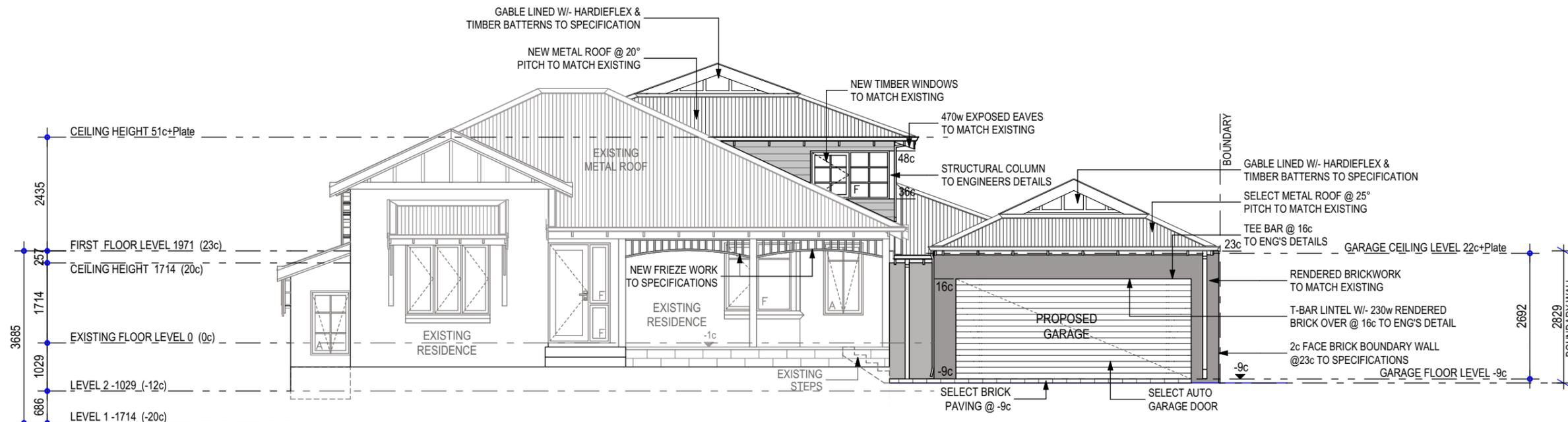
CLIENT: John Giovannetti
ADDRESS: 21 WINDSOR ROAD EAST FREMANTLE

REVISION	VO #	DRN	DATE	CHK
Mud Room	R02	MN	21/05/21	MN
Re Locate Studio	R03	MN	21/05/21	MN
Planning	R04	MN	15/07/21	MN
Crossover	R05	MN	21/07/21	MN
Studio Set Back	R06	MN	01/08/21	MN
Delete Studio	R07	MN	10/08/21	MN

DRAWING NO. PD 104
REVISION NO. R07
SCALE 1:100
PLOT DATE: 11/08/2021

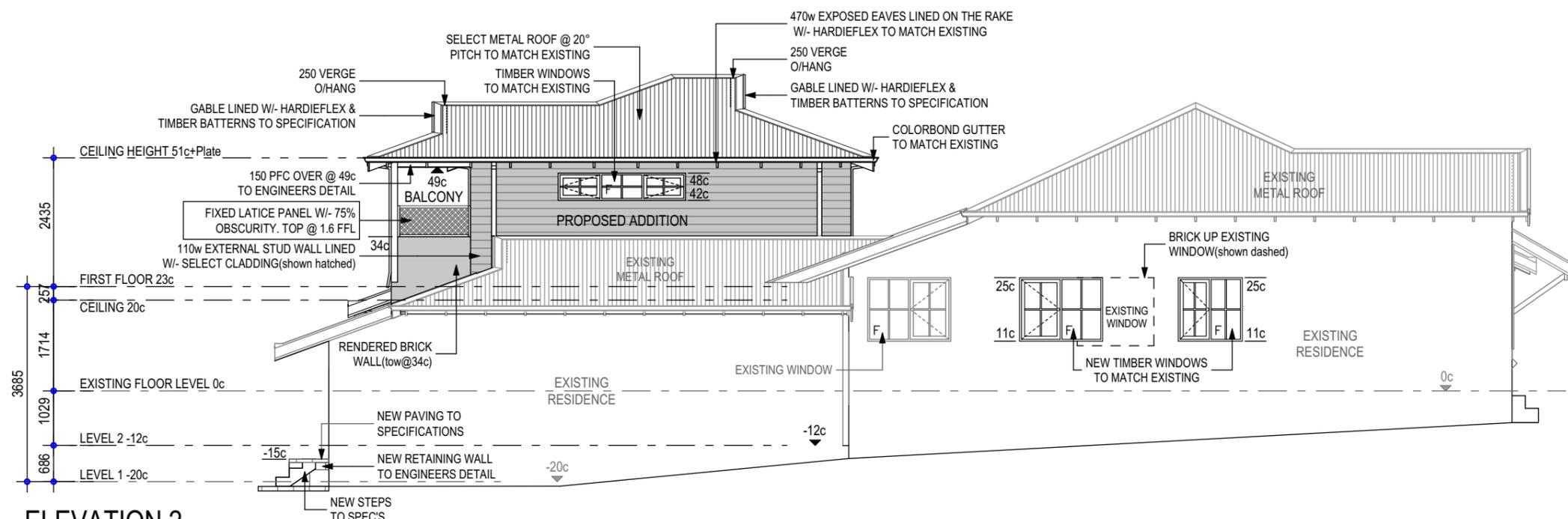
Sub-contractors to verify all dimensions on site.
STD Drawn By: MTN 25/01/2020 ORIGINAL

TWO STORY EXTENSION
DATE 10/08/21
WIND RATING TBA
ENGINEERS DETAIL TBA
JOB N° T517
SHEET N° 3 OF 6



ELEVATION 1

SCALE 1:100



ELEVATION 2

SCALE 1:100



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web: www.sidiconstruction.com.au

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REVISION NO.	VO #	DRN	DATE	CHK
Mudroom.	R02	MN	21/05/21	MN
Re Locate Studio.	R03	MN	8/06/21	MN
Planning.	R04	MN	15/07/21	MN
Crossover.	R05	MN	21/07/21	MN
Studio Set Back.	R06	MN	01/08/21	MN
Delete Studio.	R07	MN	10/08/21	MN

Sub-contractors to verify all dimensions on site.

STD Drawn By: MN 24/04/21 ORIGINAL

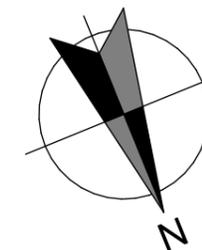
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DATE:
CLIENT:
DATE:
BUILDER:
DATE:

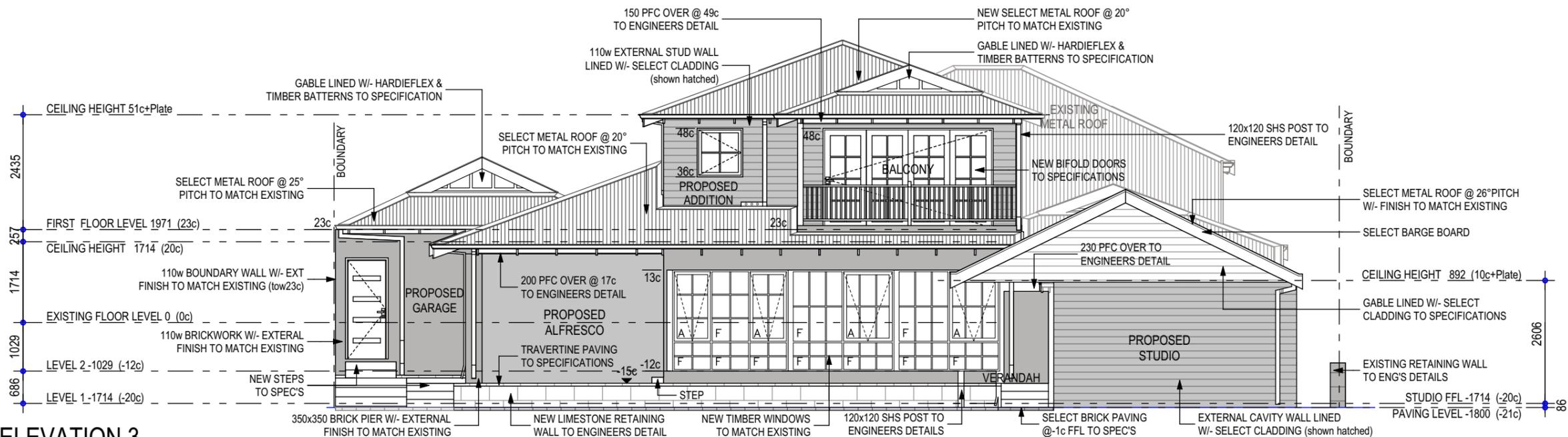
CLIENT:
John Giovannetti

ADDRESS:
**21 WINDSOR ROAD
EAST FREMANTLE**

© COPYRIGHT	
TWO STORY EXTENSION	
MODEL N°	DATE
N/A	10/08/21
MAP REF.	WIND RATING
TBA	TBA
COASTAL CATEGORY	ENGINEERS DETAIL
TBA	TBA
JOB N°	SHEET N°
T517	4 OF 6

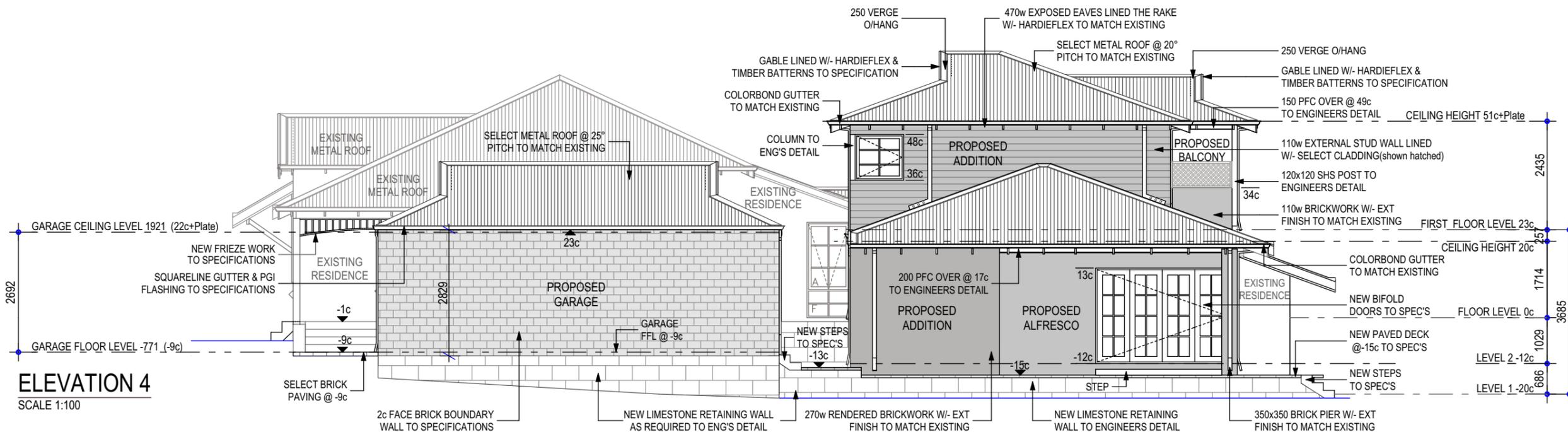
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ELEVATIONS	
DRAWING NO.	PD 105
REVISION NO.	R07
SCALE	1:100
PLOTE DATE:	11/08/2021





ELEVATION 3

SCALE 1:100



ELEVATION 4

SCALE 1:100



address : Unit 3 No5 Hather Way Bibra Lake
Ph. : (08)9 494 2001
Email: admin@sidiconstruction.com.au
web: www.sidiconstruction.com.au

REVISION NO.	VO #	DRN	DATE	CHK
			21/05/21	MN
Mudroom.	R02	MN	21/05/21	MN
Re Locate Studio.	R03	MN	8/06/21	MN
Planning.	R04	MN	15/07/21	MN
Crossover.	R05	MN	21/07/21	MN
Studio Set Back.	R06	MN	01/08/21	MN
Delete Studio.	R07	MN	10/08/21	MN

Sub-contractors to verify all dimensions on site.

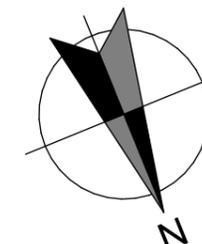
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DATE:
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DATE:
BUILDER:
DATE:

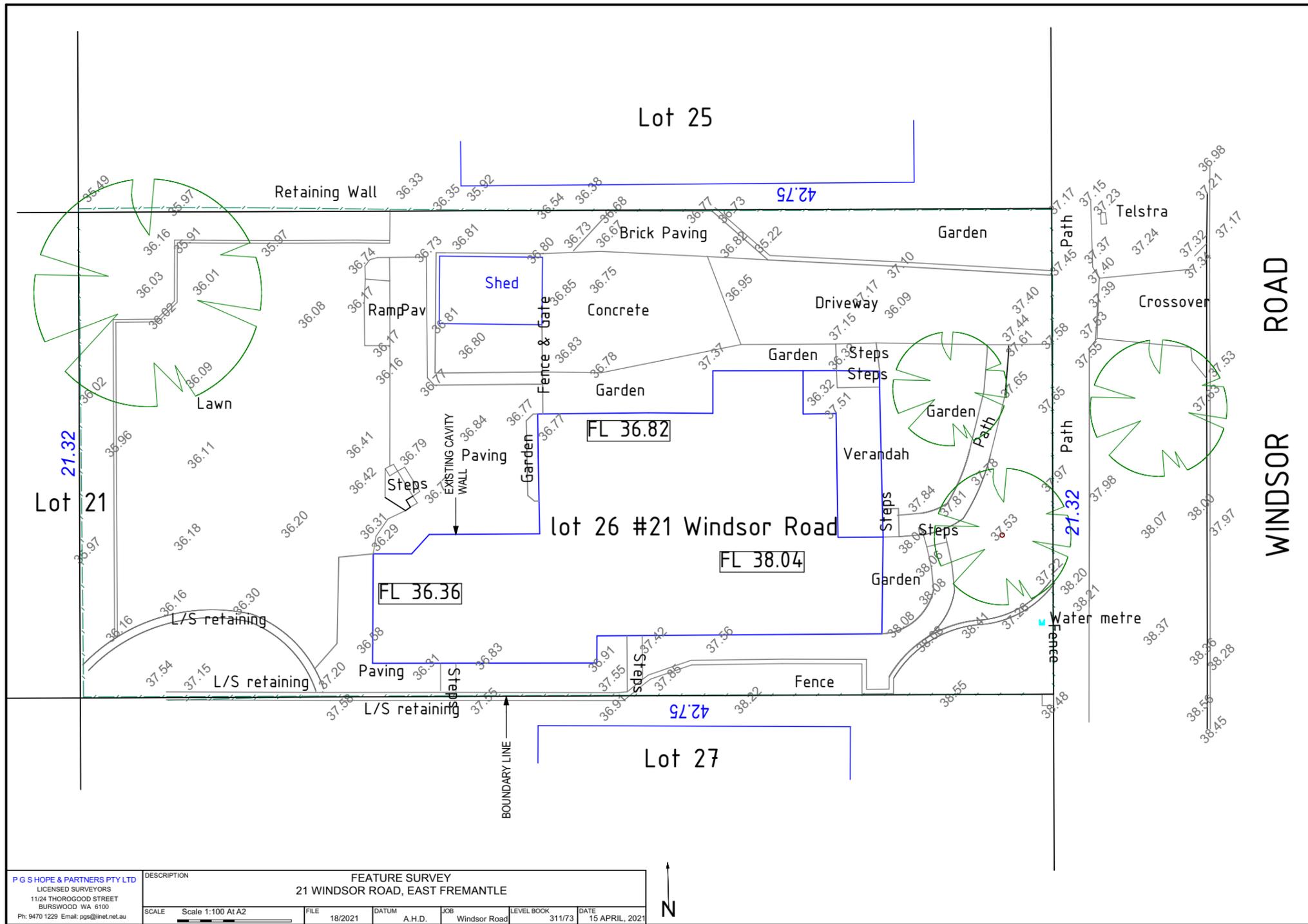
CLIENT:
John Giovannetti

ADDRESS:
**21 WINDSOR ROAD
EAST FREMANTLE**

TWO STORY EXTENSION	
MODEL N°	DATE
N/A	10/08/21
MAP REF.	WIND RATING
TBA	TBA
COASTAL CATEGORY	ENGINEERS DETAIL
TBA	TBA
JOB N°	SHEET N°
T517	5 OF 6

DRAWING TITLE	
ELEVATIONS	
DRAWING NO.	PD 106
REVISION NO.	R07
SCALE	1:100
PLOTE DATE:	11/08/2021





P G S HOPE & PARTNERS PTY LTD LICENSED SURVEYORS 11/24 THOROGOOD STREET BURSWOOD WA 6100 Ph: 9470 1229 Email: pgs@inet.net.au		DESCRIPTION FEATURE SURVEY 21 WINDSOR ROAD, EAST FREMANTLE									
SCALE	Scale 1:100 At A2	FILE	18/2021	DATUM	A.H.D.	JOB	Windsor Road	LEVEL BOOK	311/73	DATE	15 APRIL, 2021

© COPYRIGHT	
MODEL N°	TWO STORY EXTENSION
MAP REF.	DATE
COASTAL CATEGORY	10/08/21
JOB N°	WIND RATING
T517	TBA
	ENGINEERS DETAIL
	TBA
	SHEET N°
	6 OF 6

CLIENT: John Giovannetti

ADDRESS: 21 WINDSOR ROAD EAST FREMANTLE

DRAWING TITLE	
SITE SURVEY	
DRAWING NO.	PD 107
REVISION NO.	R07
SCALE	1:200
PLOT DATE:	11/08/2021

REVISION	VO #	DRN	DATE	CHK
Mud Room	R02	MN	21/05/21	MN
Re Locate Studio	R03	MN	8/06/21	MN
Planning	R04	MN	15/07/21	MN
Crossover	R05	MN	21/07/21	MN
Studio Set Back	R06	MN	01/08/21	MN
Delete Studio	R07	MN	10/08/21	MN

SIDI CONSTRUCTION PTY LTD

address : Unit 3 No5 Hather Way Bibra Lake
 Ph. : (08)9 494 2001
 Email: admin@sidiconstruction.com.au
 Web: www.sidiconstruction.com.au

Sub-contractors to verify all dimensions on site.
 STD Drawn By: MTN 25/01/2020 ORIGINAL



Community Engagement Checklist

Development Application P57/21 - 21 Windsor Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	14/07/2021	Outcomes By: 29/07/2021
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 / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 3 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		29/07/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

55 Fraser Street – Location and Advertising Plan



55 Fraser Street – Site Photos

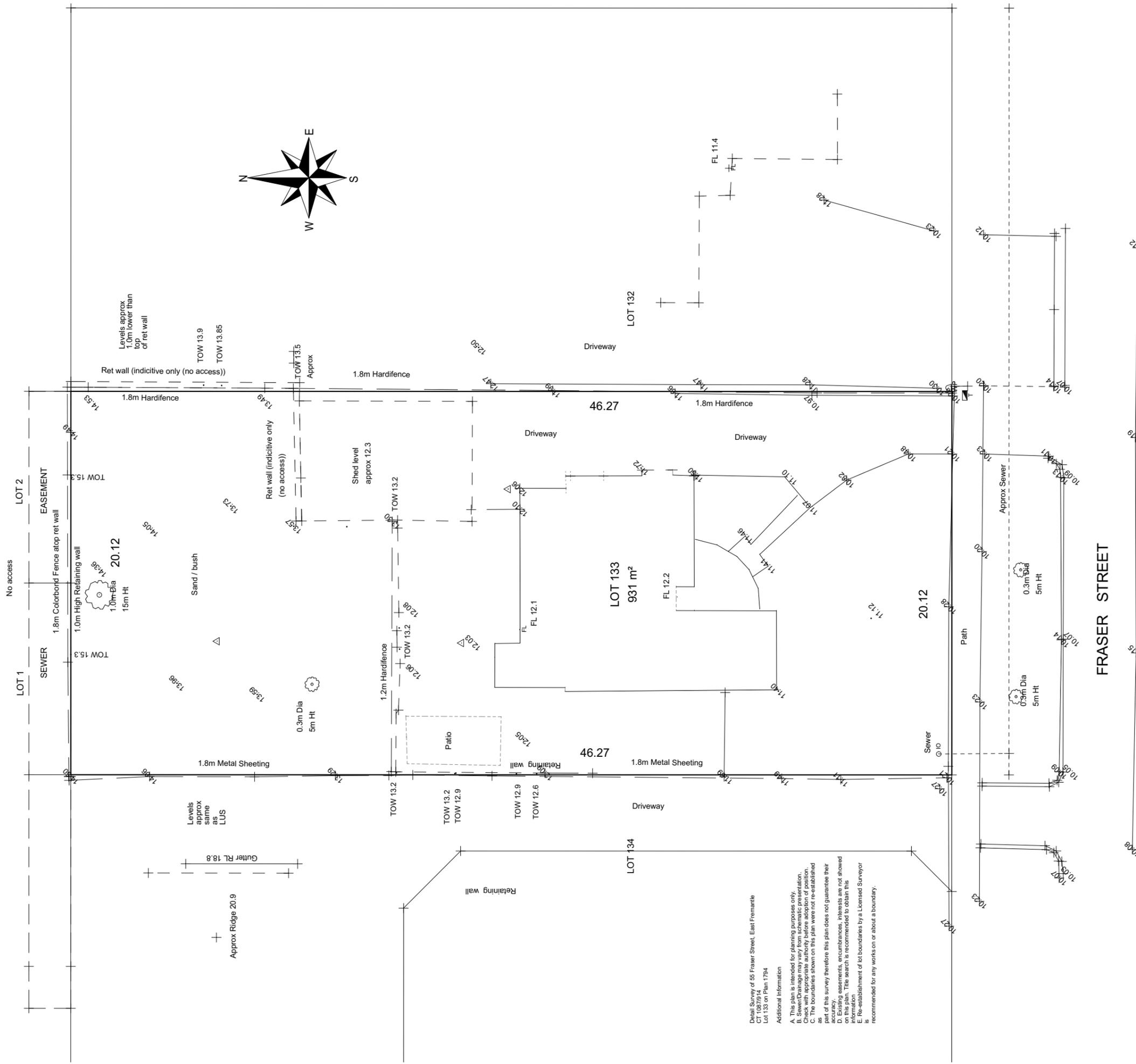


PROPOSED RESIDENCE

SIMON & ZARA HANCOCK
55 FRASER STREET, EAST FREMANTLE



PLANNING DRAWINGS



Detail Survey of 55 Fraser Street, East Fremantle
 CT 10879/94
 Lot 133 on Plan 1794

Additional Information

A. This plan is intended for planning purposes only.
 B. Sewer/Drainage may vary from schematic presentation.
 C. Work with appropriate authority before adoption or position.
 D. The boundaries shown on this plan were not re-established as part of this survey therefore this plan does not guarantee their accuracy, easements, encumbrances, interests are not allowed on this plan. Title search is recommended to obtain this information.
 E. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary.

EXISTING SITE PLAN
 1:200



MNG

P.O. Box 3526 Success, W.A. 6964. E-mail: info@mngsurvey.com.au
 Phone: +61 (08) 6436 1599, Fax: +61 (08) 6436 1500
 MNG Ref:- 100059de-026a

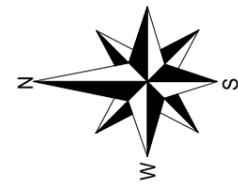
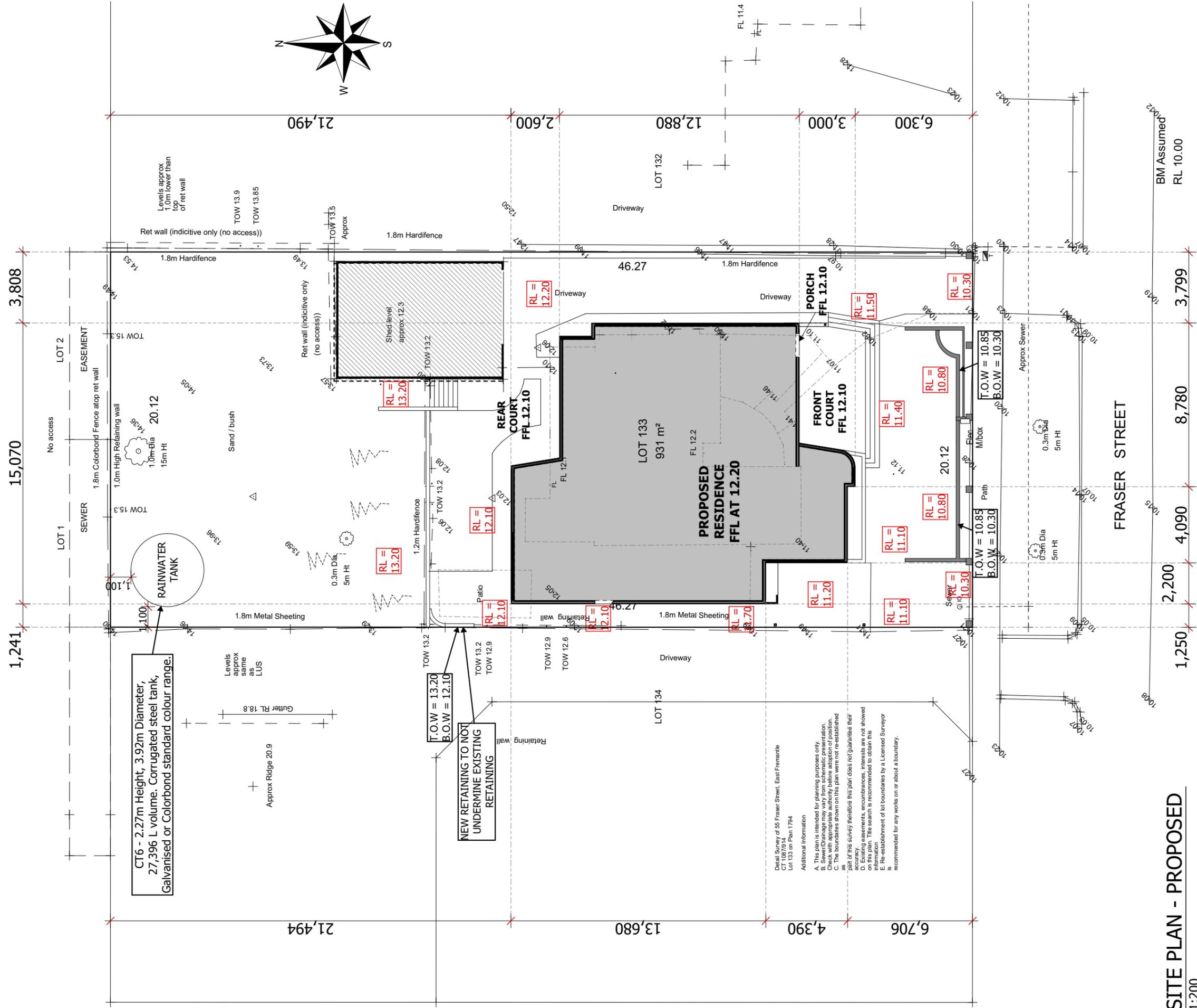
Detail Survey
55 FRASER STREET
EAST FREMANTLE

Date:- 30/01/2020

© copyright

PROPOSED RESIDENCE TO BE ERRECTED ON: 55 Fraser Street, East Fremantle FOR: Simon & Zara Hancock	LOCAL AUTHORITY: East Fremantle ZONING: R12.5 SITE AREA: 930m ² SITE COVER: 33%	AMENDMENTS: V1 PL 08/06/21 Planning Drawings V2 PL 06/07/21 Planning amendments V3 PL 28/07/21 Planning amendments V3a PL 03/08/21 Planning amendments	CUSTOM SHEET2 OF 6 DRN: MN DATE: 17/03/21 DSN: MNBD SCALE: AS SHOWN JOB NO: 21009
	Date:- 30/01/2020		
	MNG Ref:- 100059de-026a		
	P.O. Box 3526 Success, W.A. 6964. E-mail: info@mngsurvey.com.au Phone: +61 (08) 6436 1599, Fax: +61 (08) 6436 1500		

MATHREW NORRIS
 BUILDING DESIGN
 T 0406265929 E mat@mathewnorris.design



Detail Survey of 55 Fraser Street, East Fremantle
 CT 1 08/79/14
 Lot 133 on Plan 1794
 Additional Information
 A. This plan is intended for planning purposes only.
 B. Sewerage may vary for automatic pre-approval.
 C. The boundaries shown on this plan were not re-established as part of this survey therefore this plan does not guarantee their accuracy.
 D. Existing easements, encumbrances, interests are not shown on this plan. Title search is recommended to obtain this information.
 E. Re-establishment of lot boundaries by a Licensed Surveyor is recommended for any works on or about a boundary.

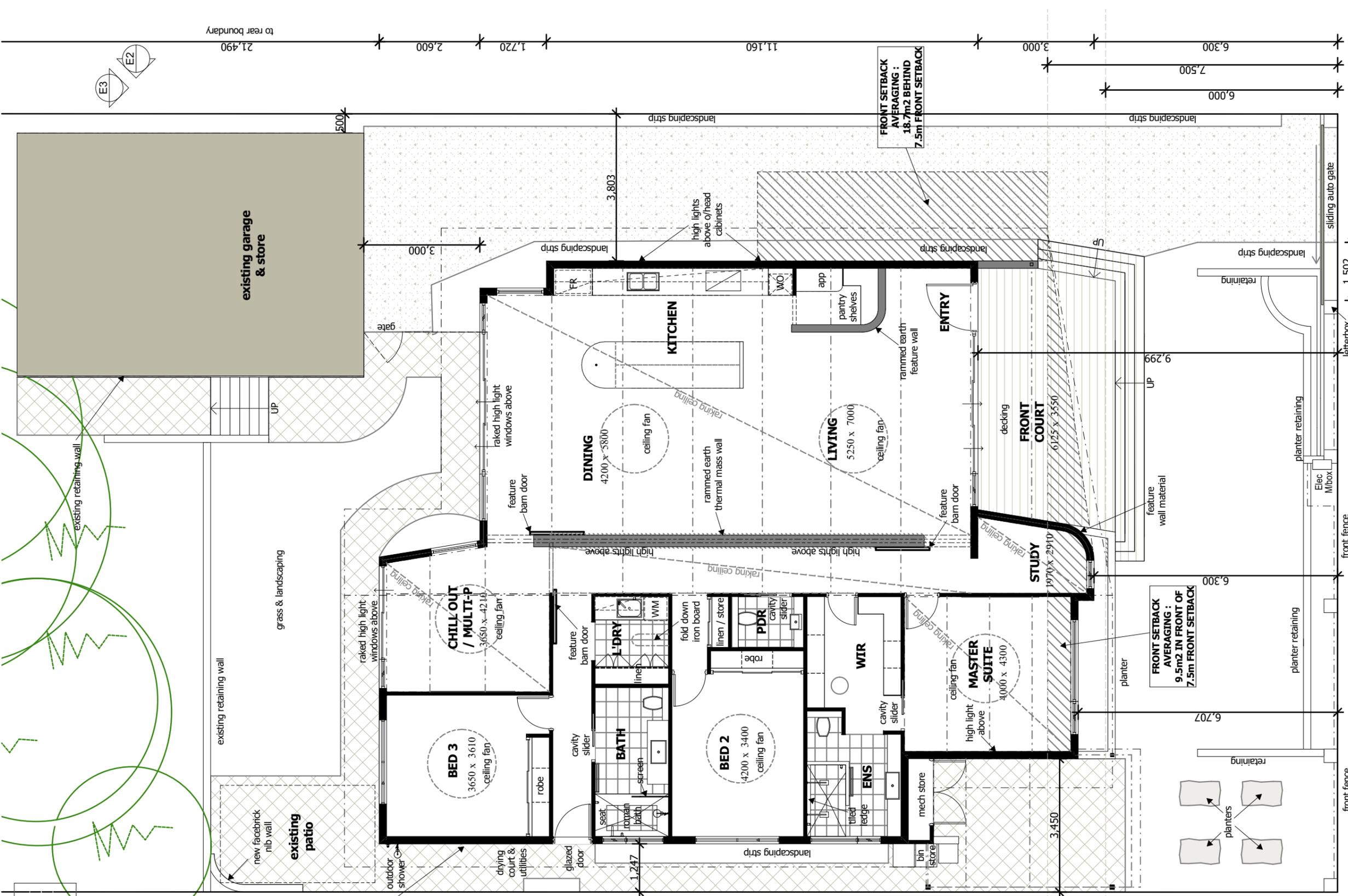
SITE PLAN - PROPOSED
 1:200

© copyright

<p>PROPOSED RESIDENCE TO BE ERRECTED ON: 55 Fraser Street, East Fremantle</p> <p>FOR: Simon & Zara Hancock</p>	<p>LOCAL AUTHORITY: East Fremantle</p> <p>ZONING: R12.5</p> <p>SITE AREA: 930m²</p> <p>SITE COVER: 33%</p>	<p>AMENDMENTS:</p> <p>V1 PL 08/06/21 Planning Drawings</p> <p>V2 PL 06/07/21 Planning amendments</p> <p>V3 PL 28/07/21 Planning amendments</p> <p>V3a PL 03/08/21 Planning amendments</p>	<p>CUSTOM SHEETS 3 OF 6</p> <p>DRN: MN</p> <p>DATE: 17/03/21</p> <p>DSN: MNBD</p> <p>SCALE: AS SHOWN</p> <p>JOB NO: 21009</p>
---	--	---	---

MATHREW NORRIS
 BUILDING DESIGN

T 0406265929 E mat@mathewnorris.design



GROUND FLOOR PLAN
1:100

Area Calc

FRONT COU...	10.16	16.236.07
GROUND FL...	225.59	76.406.45
	235.75 m ²	

COUNCIL NOTE:
REDUCED SETBACK
WILL REQUIRE
COUNCIL APPROVAL



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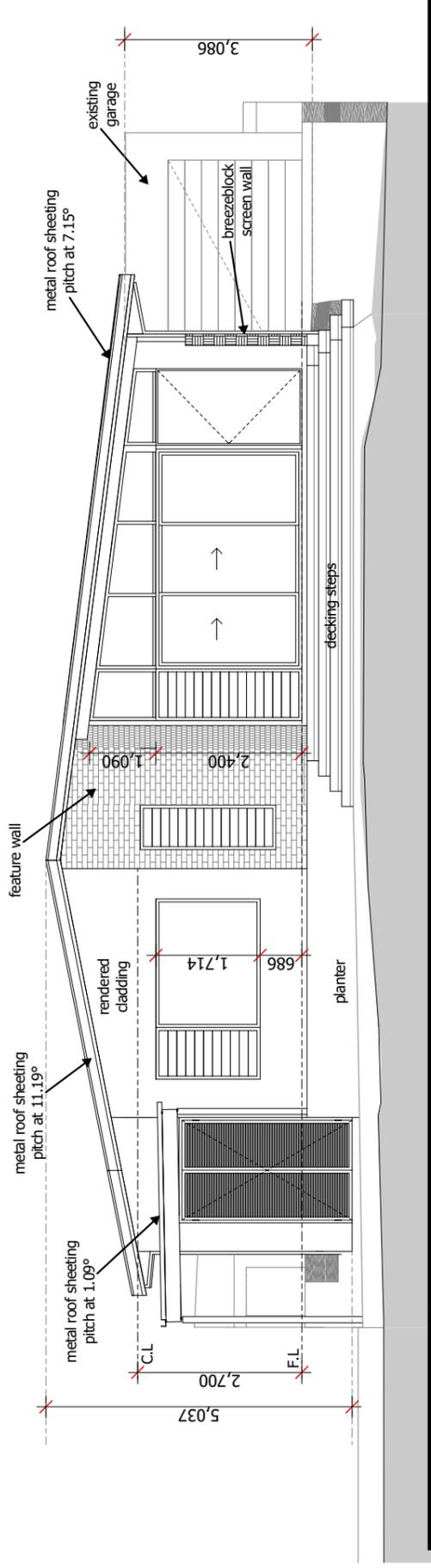
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	V2 PL 06/07/21	Planning amendments
	V3 PL 28/07/21	Planning amendments
	V3a PL 03/08/21	Planning amendments
CUSTOM SHEET#	OF 6	
DRN:	MN	
DATE:	17/03/21	
DSN:	MNBD	
SCALE:	AS SHOWN	
JOB NO:	21009	

LOCAL AUTHORITY:
East Fremantle
ZONING: R12.5
SITE AREA: 930m²
SITE COVER: 33%

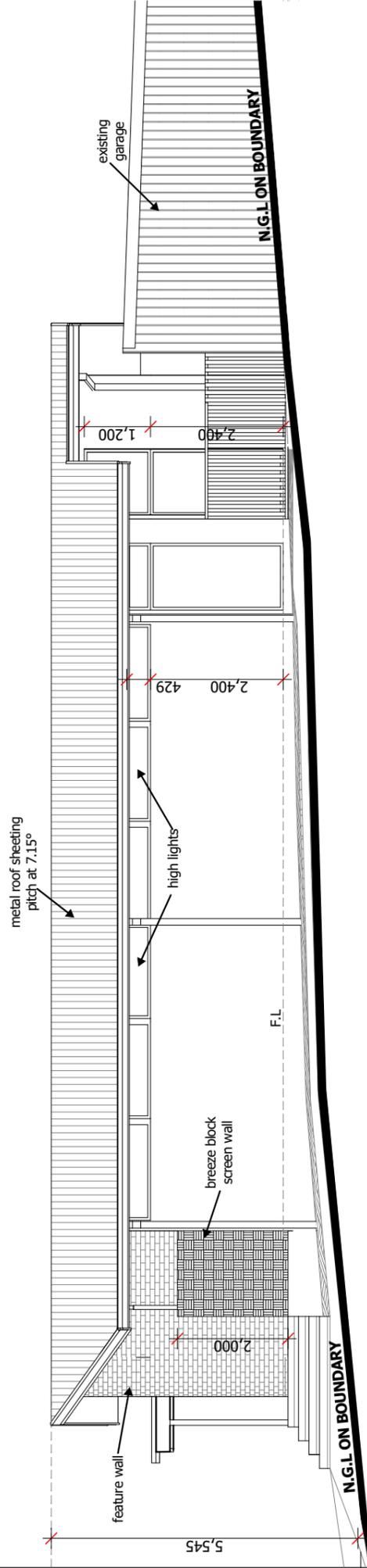
PROPOSED RESIDENCE TO BE ERECTED ON:
**55 Fraser Street,
East Fremantle**
FOR:
Simon & Zara Hancock

MATHEW NORRIS
BUILDING DESIGN

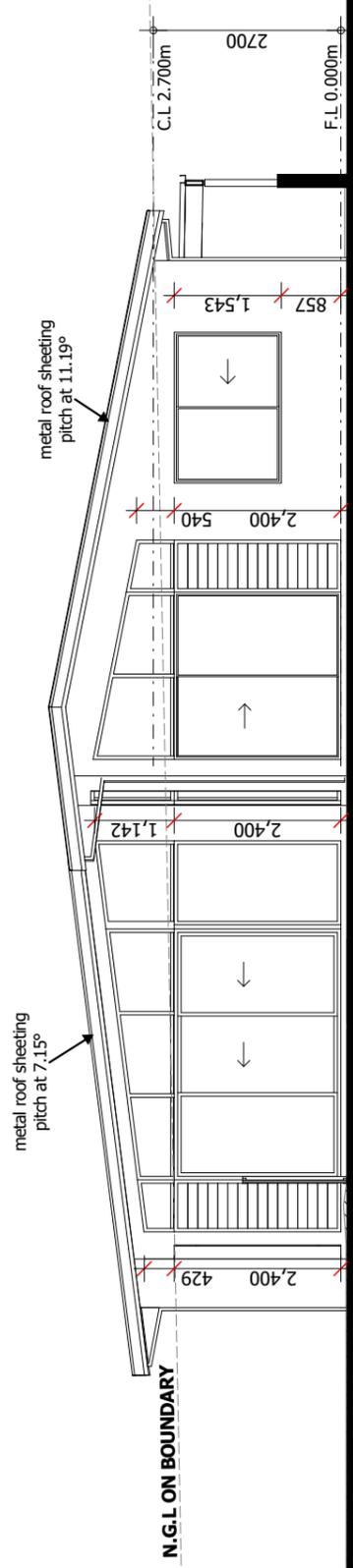
T 0406265929 E mat@mathewnorris.design



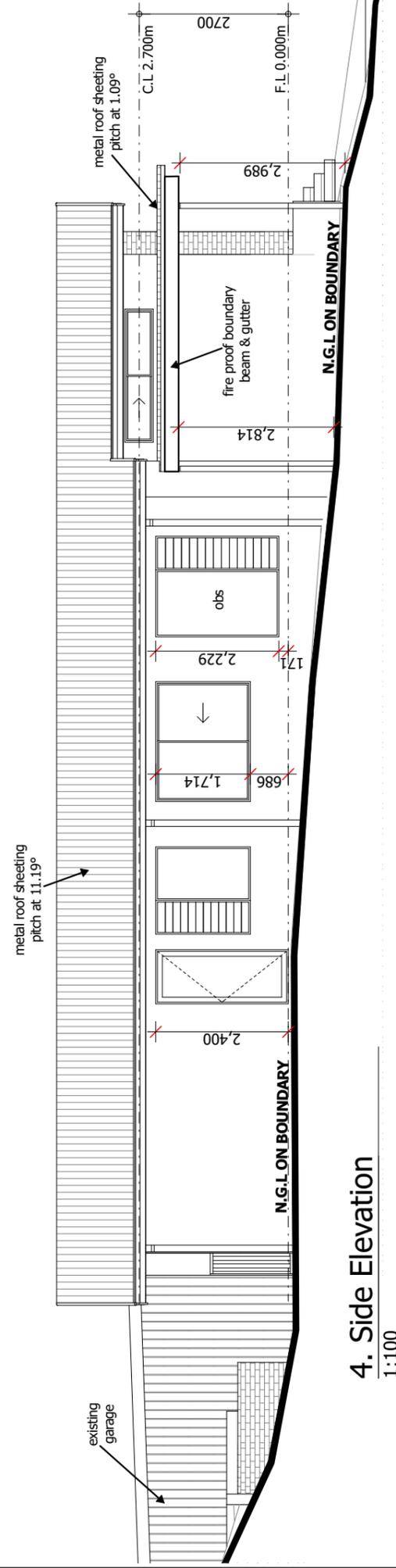
1. Front Elevation
1:100



2. Side Elevation
1:100



3. Rear Elevation
1:100



4. Side Elevation
1:100

© copyright

130

T 0406265929 E mat@mathewnorris.design

PROPOSED RESIDENCE TO BE ERECTED ON:
55 Fraser Street,
East Fremantle

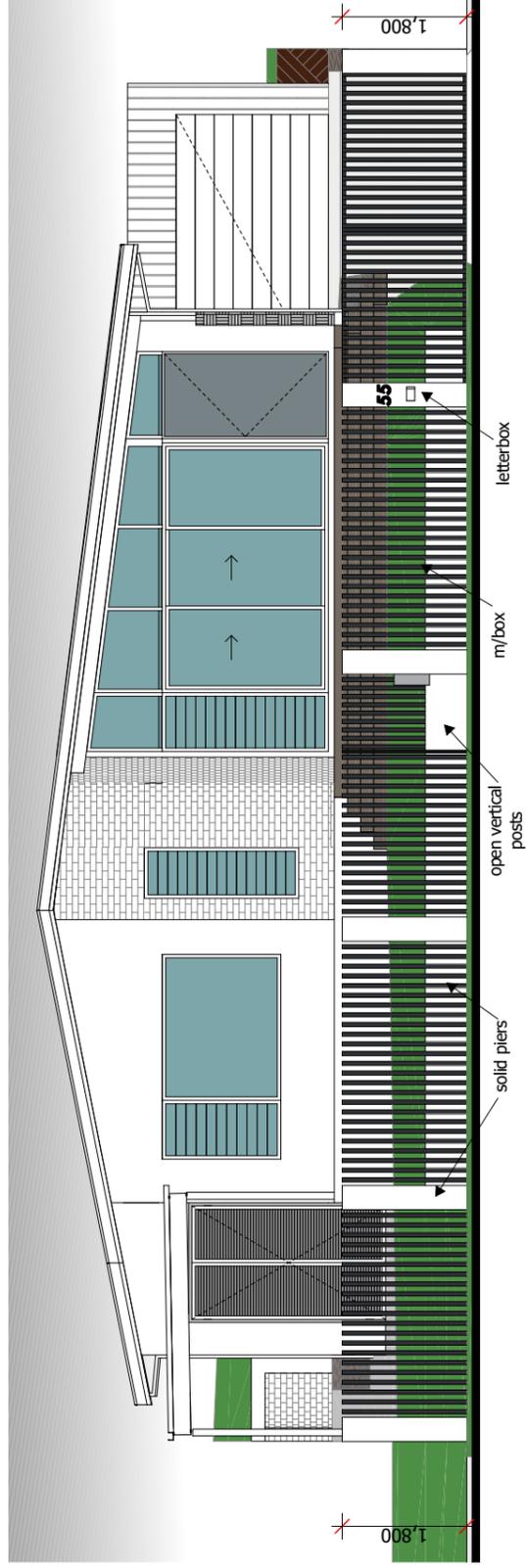
FOR:
Simon & Zara Hancock

LOCAL AUTHORITY:
East Fremantle
ZONING: R12.5
SITE AREA: 930m²
SITE COVER: 33%

AMENDMENTS:

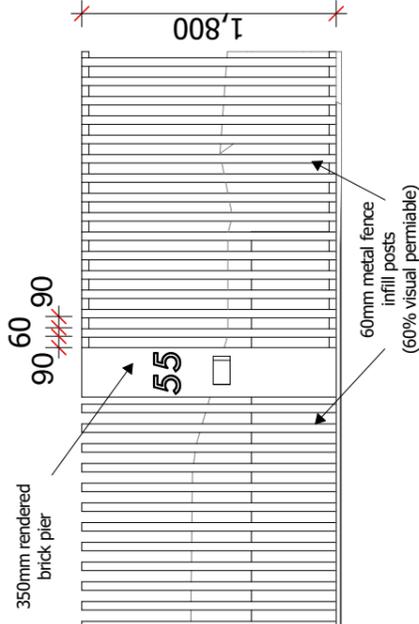
V1 PL 08/06/21	Planning Drawings
V2 PL 06/07/21	Planning amendments
V3 PL 28/07/21	Planning amendments
V3a PL 03/08/21	Planning amendments

CUSTOM	SHEET5	OF 6
DRN:	MN	
DATE:	17/03/21	
DSN:	MNBD	
SCALE:	AS SHOWN	
JOB NO:	21009	



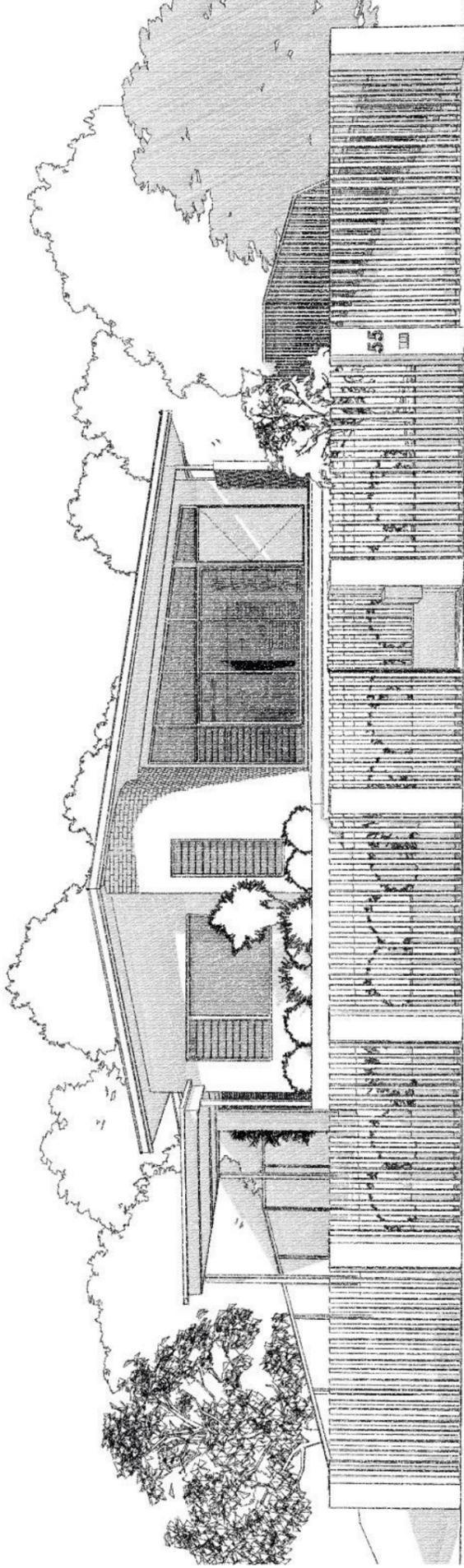
E5 STREET ELEVATION

1:100

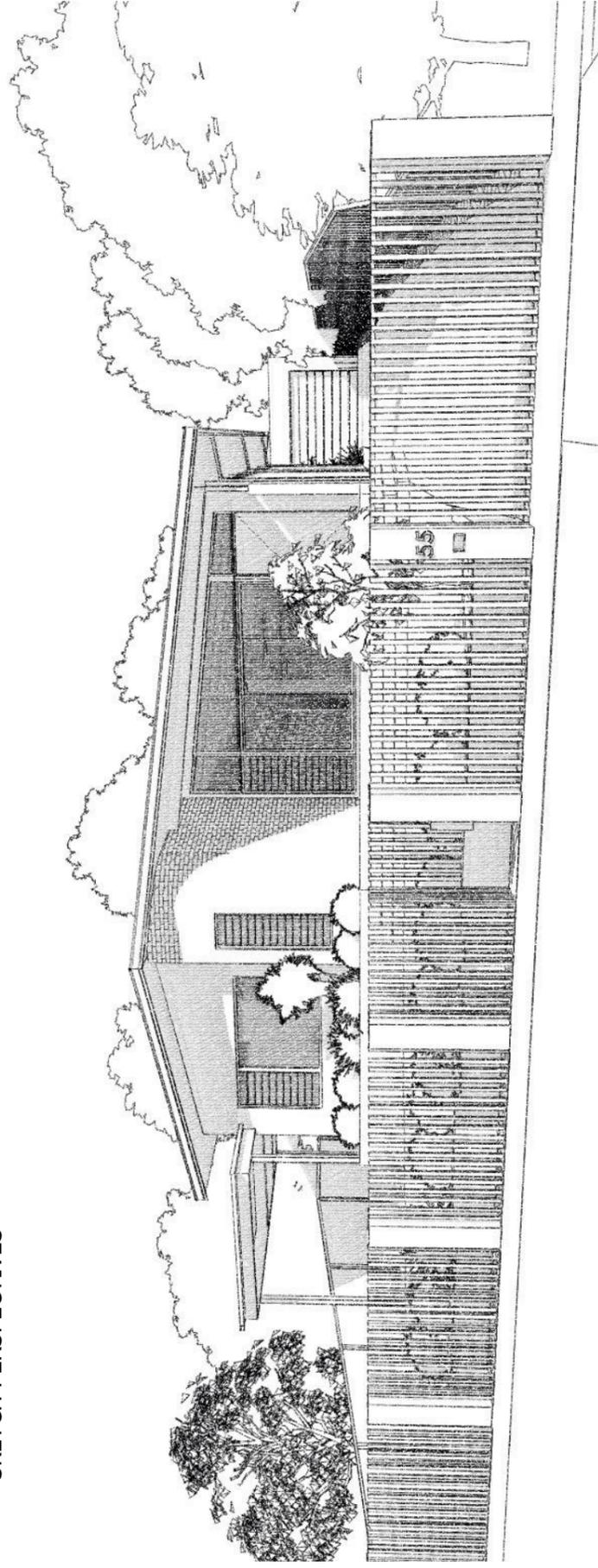


Fence Detail

1:50



SKETCH PERSPECTIVES



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M MATHEW NORRIS
BUILDING DESIGN

T 0406265929 E mat@mathewnorris.design

PROPOSED RESIDENCE TO BE ERECTED ON:
**55 Fraser Street,
East Fremantle**

FOR:
Simon & Zara Hancock

LOCAL AUTHORITY:
East Fremantle
ZONING: R12.5
SITE AREA: 930m²
SITE COVER: 33%

AMENDMENTS:

V1 PL 08/06/21	Planning Drawings
V2 PL 06/07/21	Planning amendments
V3 PL 28/07/21	Planning amendments
V3a PL 03/08/21	Planning amendments

CUSTOM

SHEET6 OF 6

DRN: MN

DATE: 17/03/21

DSN: MNBD

SCALE: AS SHOWN

JOB NO: 21009



Community Engagement Checklist

Development Application P53/21 - 55 Fraser Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	23/06/2021	Outcomes By: 8/07/2021
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 / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 6 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		8/07/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

16 Pier Street – Site Photos





2 | FRONT PERSPECTIVE
A000

GENERAL NOTES:

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THEOWNER/BUILDER AND ANY DISCREPANCIES IN THIS DOCUMENT MUST BE RESOLVED BEFORE ORDERING OR COMMENCEMENT OF WORKS.

LIFT-OFF HINGES TO ALL WC DOORS.

TIMBER FRAMED CONSTRUCTION TO BE IN ACCORDANCE WITH A.S. 1684 & ENGINEERS SPECIFICATION
ALL CAVITY SLIDING DOORS TO BE INSTALLED TO MANUFACTURERS SPECS

BALUSTRADES AND HANDRAILS TO BCA3.9

PHYSICAL AND CHEMICAL TERMITE TREATMENTS TO BE CARRIED OUT IN ACCORDANCE WITH AS3660.1 - 2014 AND THE BCA.

BOUNDARY WALL CONSTRUCTION TO BCA FIGURE 3.7.2.3

STORM WATER TO COMPLY WITH AS3500, BCA 3.1.3 & LOCAL GOVERNMENT REQUIREMENTS

PLIABLE BUILDING MEMBRANES TO AS4200. EXHAUST FROM BATHROOM, SANITARY COMPARTMENT OR LAUNDRY TO BCA 3.8.7

GLAZING TO AS2407/AS1288

WET AREAS TO BCA 3.8.1 & AS3740

UPPER FLOOR WINDOWS PROTECTED TO BCA 3.9.2.6 AND 3.9.2.7

DRAWING LIST

SHEET NO:	SHEET NAME:
A000	COVER PAGE
A001	STREET VIEWS
A100	EXISTING SITE PLAN
A110	PROPOSED SITE & LANDSCAPE PLAN
A200	LOWER LEVEL SETOUT PLAN
A200	LOWER GROUND PLAN
A210	GROUND FLOOR SETOUT PLAN
A210	GROUND FLOOR PLAN
A220	FIRST FLOOR WALL SETOUT PLAN
A220	FIRST FLOOR PLAN
A230	ROOF PLAN
A400	NORTH ELEVATION
A410	SOUTH ELEVATION
A420	EAST ELEVATION
A430	WEST ELEVATION
A510	SECTION
A520	SECTION
A530	SECTION
A710	BATH-1,WC LAYOUT & ELEVATIONS
A720	BATH-2,LAUNDRY LAYOUT & ELEVATIONS
A730	PANTRY,WC LAYOUT & ELEVATIONS
A740	ENSUITE LAYOUT & ELEVATIONS

Rev.	Date.	Amendment.	Issued To.
0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	

leanhaus.
Ben Caine RAIA
leanhaus.com.au
0414 496 870

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PROJECT
PIER HAUS
LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS
TITLE
COVER PAGE

SCALE @ A3
AS PER PLAN
DATE
16/07/2021
DRAWN
BC
JOB NUMBER
20009
SHEET No
496
ISSUE
0



1 | STREET MONTAGE
A000

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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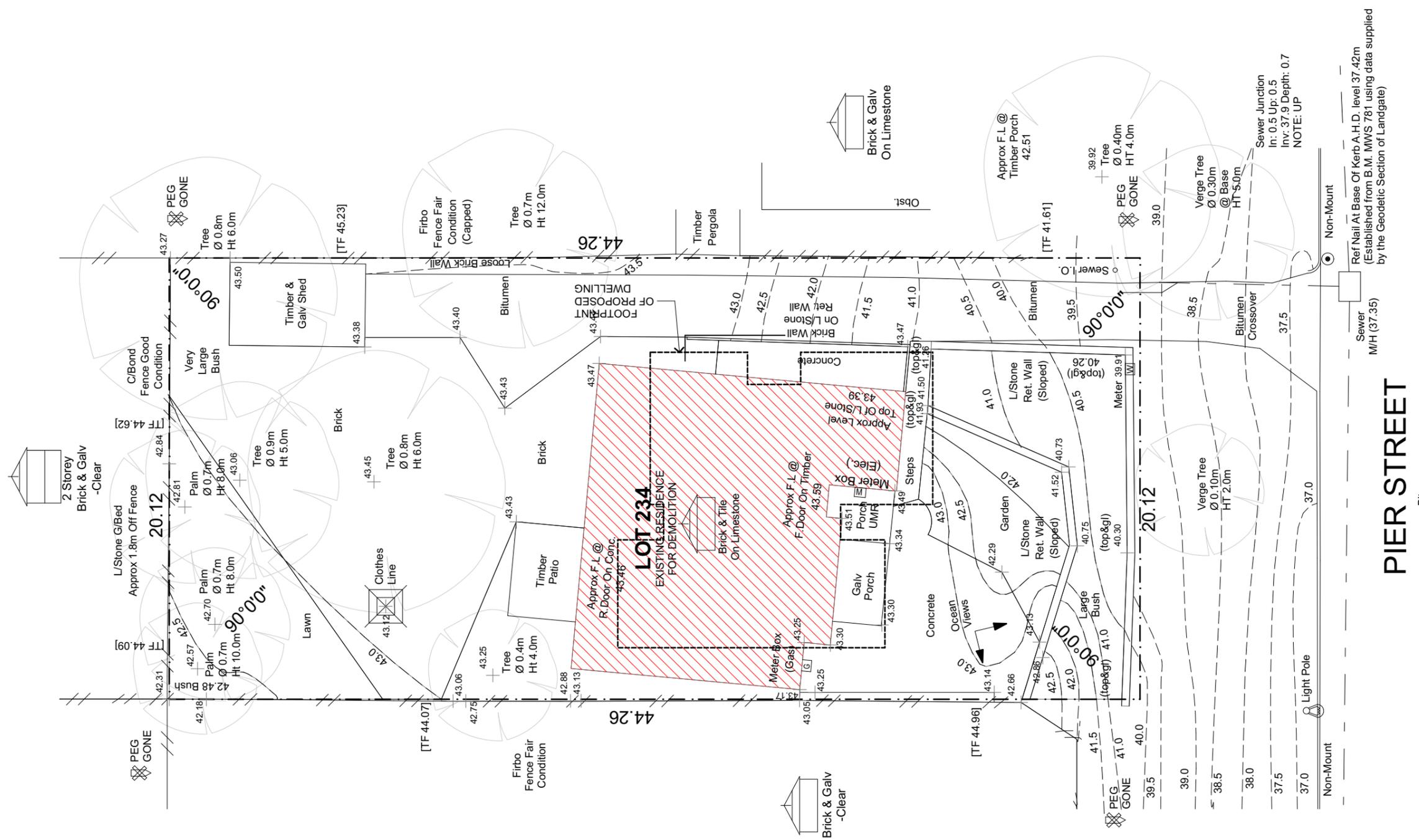
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PROJECT
PIER HAUS
LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS
TITLE
STREET VIEWS

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	A037	0



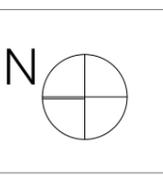
1 | EXISTING SITE PLAN
A100 | 1:200

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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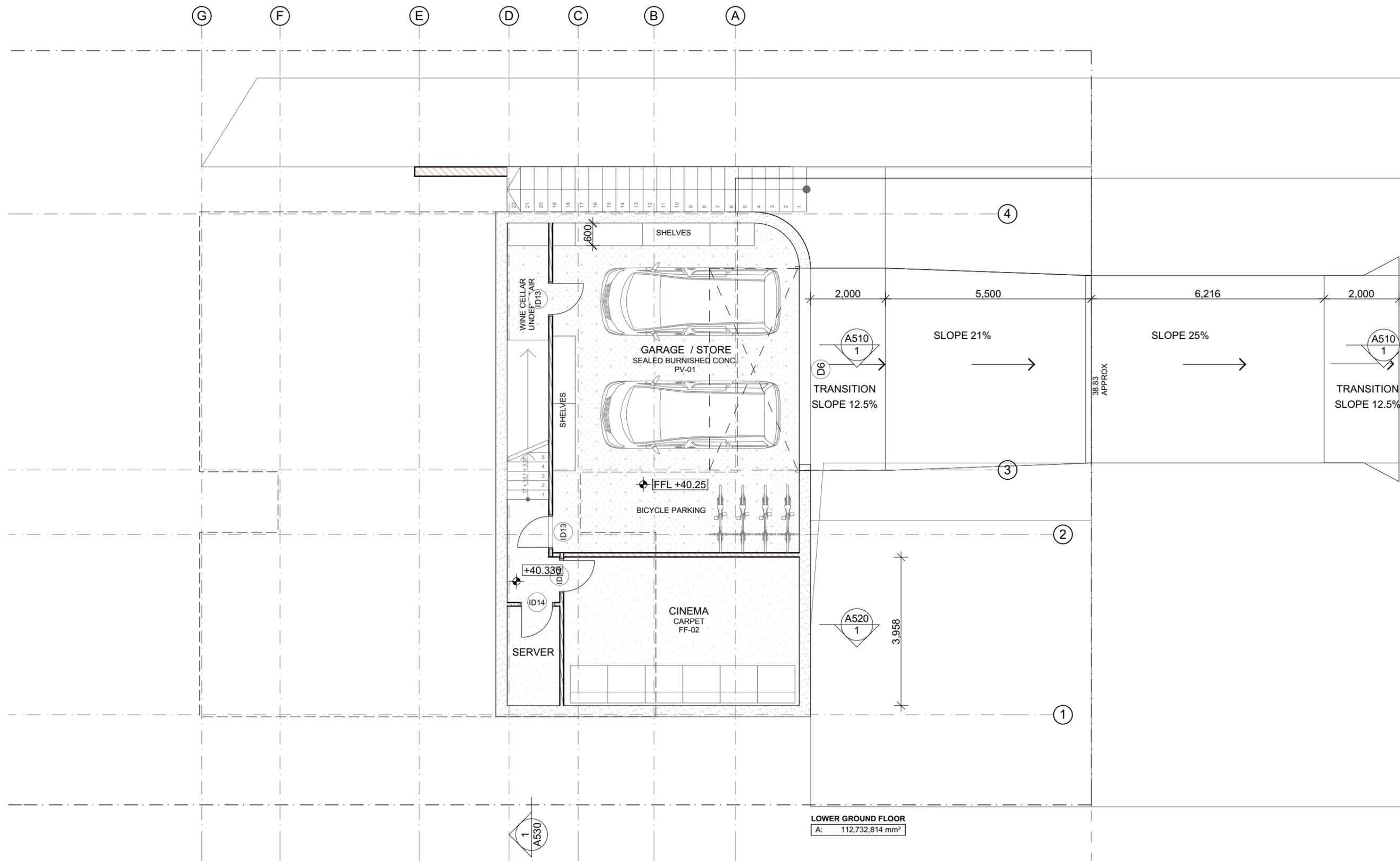
PROJECT
PIER HAUS

LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS

TITLE
EXISTING SITE PLAN

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	A198	0



1 | LOWER GROUND FLOOR PLAN
A000

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

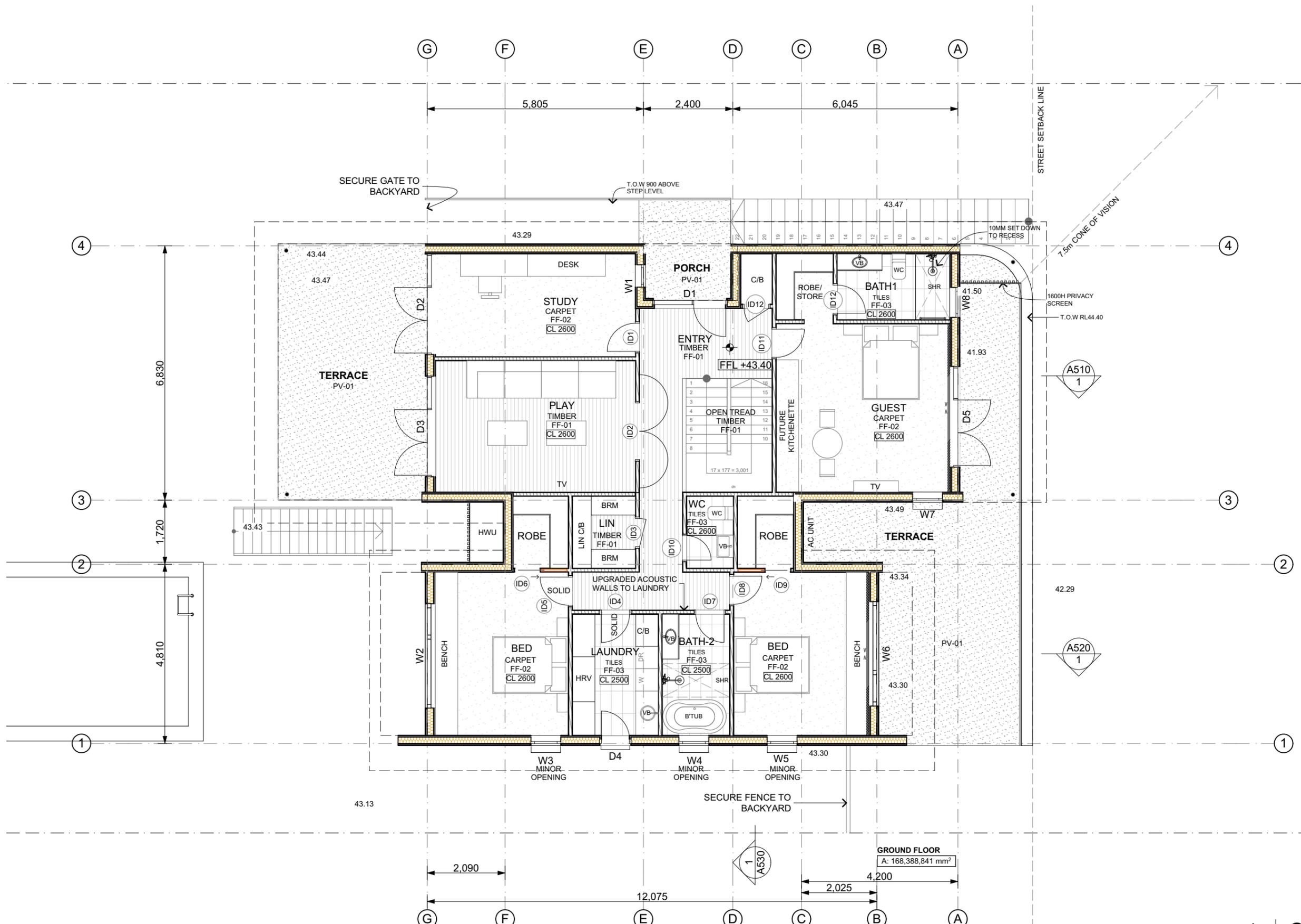
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PROJECT
PIER HAUS
 LOCATION
**LOT 234, #16 Pier Street,
 EAST FREMANTLE**

CLIENT
BROOKS
 TITLE
LOWER GROUND PLAN

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	A000	0



1 | GROUND FLOOR PLAN
A000

0	06.05.21	ISSUED FOR COSTING	
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Rev.	Date.	Amendment.	Issued To.

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PROJECT
PIER HAUS

LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS

TITLE
GROUND FLOOR PLAN

SCALE @ A3
AS PER PLAN

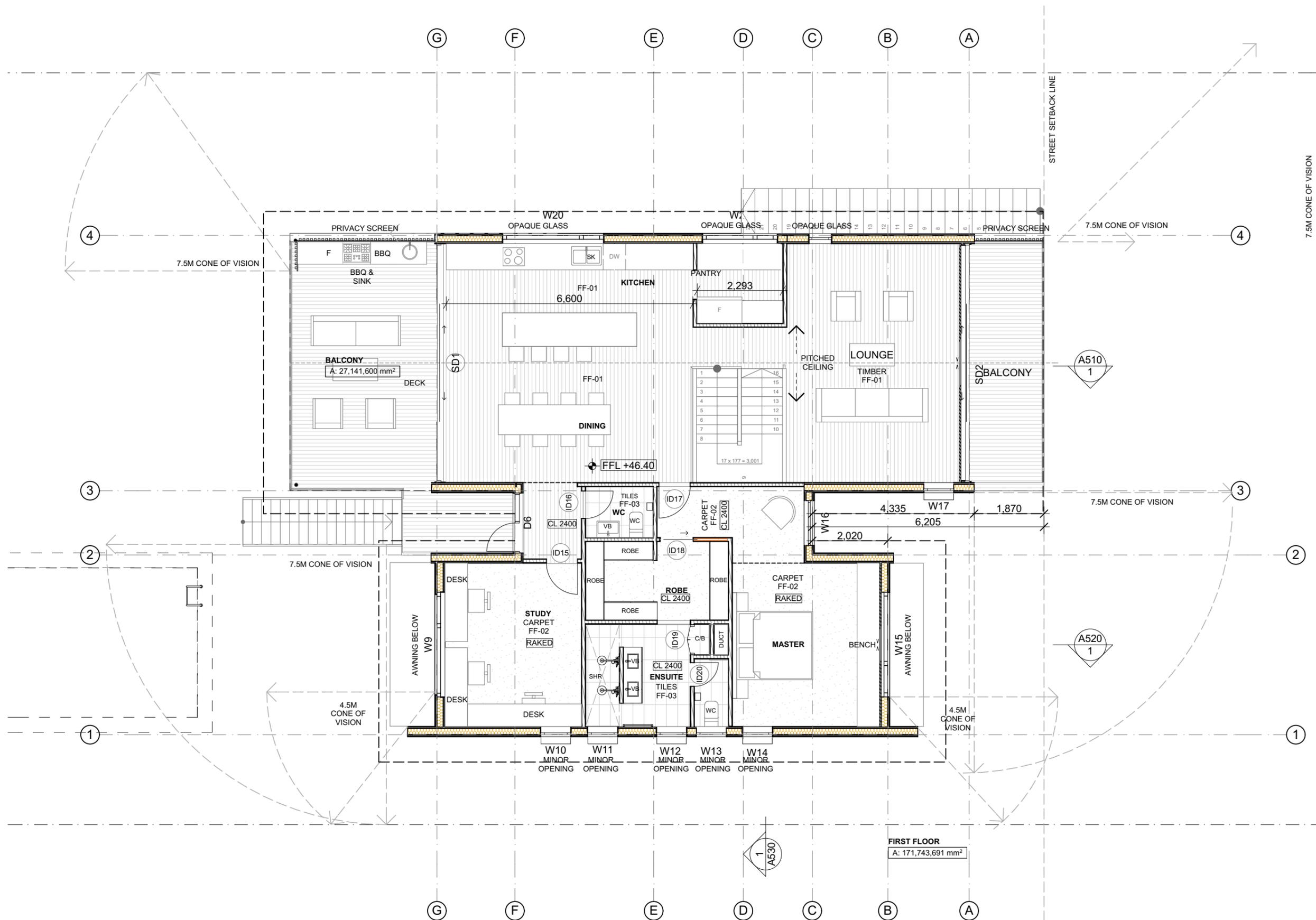
DATE
16/07/2021

DRAWN
BC

JOB NUMBER
20009

SHEET No
A000

ISSUE
0



1 | FIRST FLOOR PLAN
A000

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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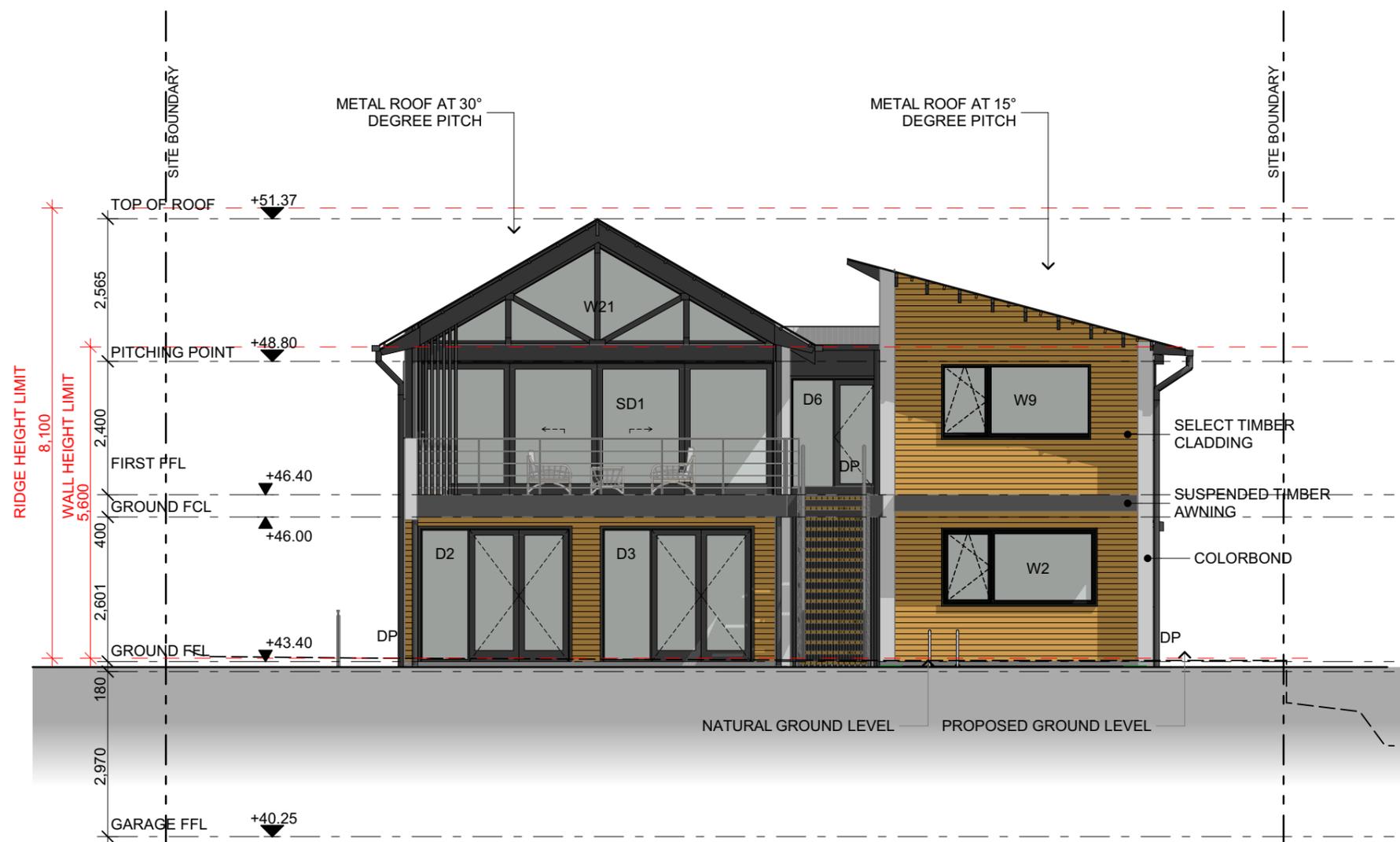
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PROJECT
PIER HAUS
LOCATION
**LOT 234, #16 Pier Street,
EAST FREMANTLE**

CLIENT
BROOKS
TITLE
FIRST FLOOR PLAN

SCALE @ A3 AS PER PLAN	DATE 16/07/2021	DRAWN BC
JOB NUMBER 20009	SHEET No 4/42	ISSUE 0



1 NORTH ELEVATION
A400 1:100

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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PROJECT
PIER HAUS
LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS
TITLE
NORTH ELEVATION

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	443	0



1 | SOUTH ELEVATION
A410 | 1:100

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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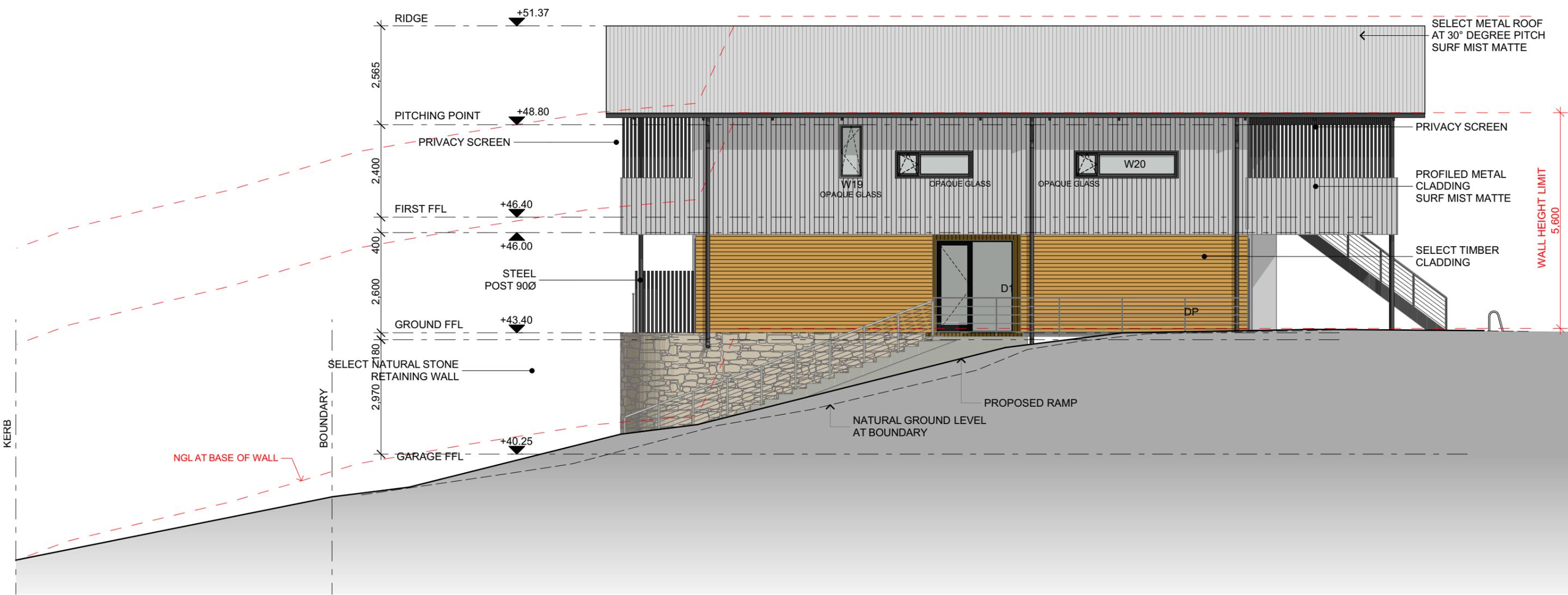
PROJECT
PIER HAUS

LOCATION
**LOT 234, #16 Pier Street,
 EAST FREMANTLE**

CLIENT
BROOKS

TITLE
SOUTH ELEVATION

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	A410	0



1 | EAST ELEVATION
A420 | 1:100

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

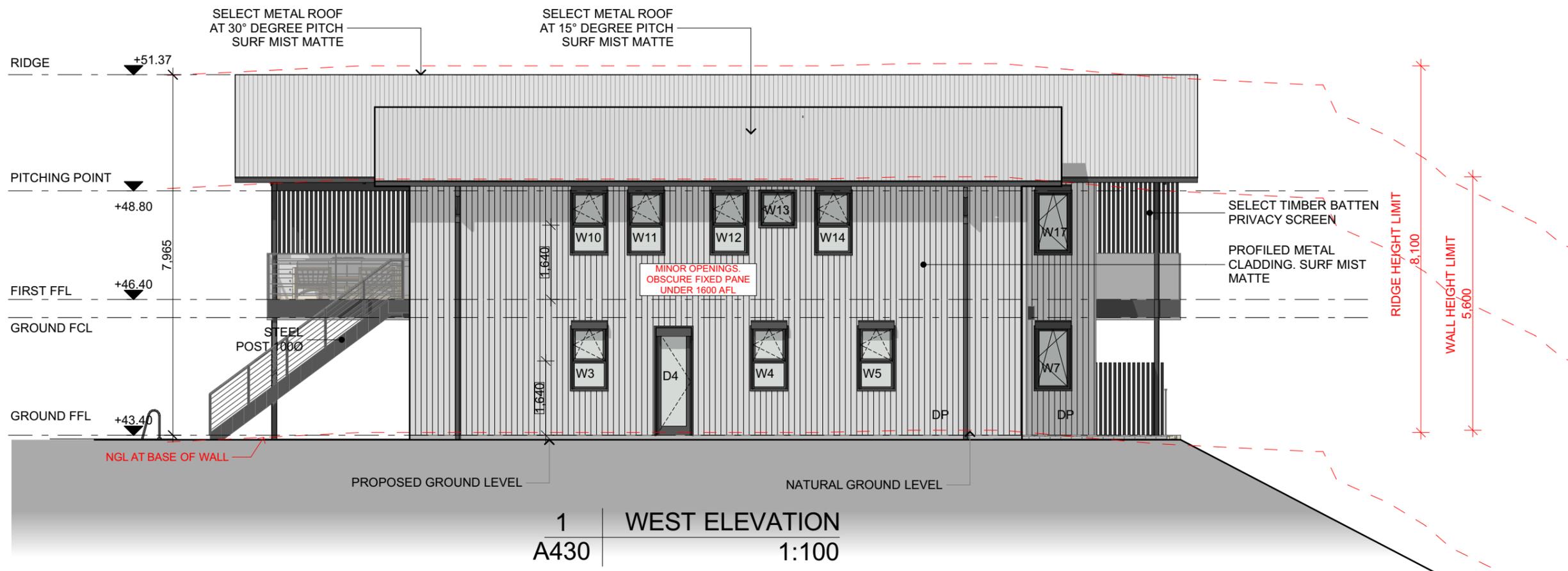
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PROJECT
PIER HAUS
 LOCATION
**LOT 234, #16 Pier Street,
 EAST FREMANTLE**

CLIENT
BROOKS
 TITLE
EAST ELEVATION

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	145	0



0	06.05.21	ISSUED FOR COSTING	
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Rev.	Date.	Amendment.	Issued To.

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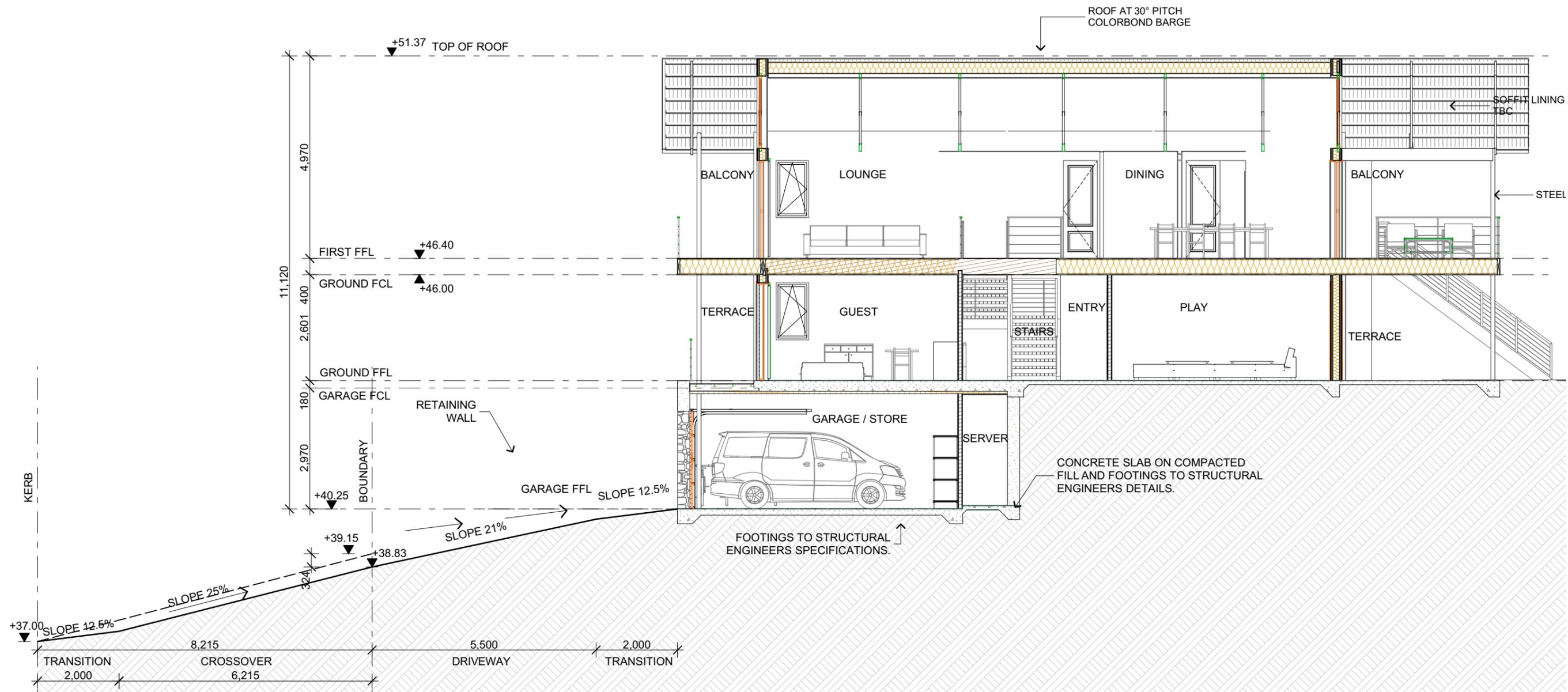
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PROJECT
PIER HAUS
LOCATION
LOT 234, #16 Pier Street,
EAST FREMANTLE

CLIENT
BROOKS
TITLE
WEST ELEVATION

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	446	0



1 SECTION A
A510 1:100

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

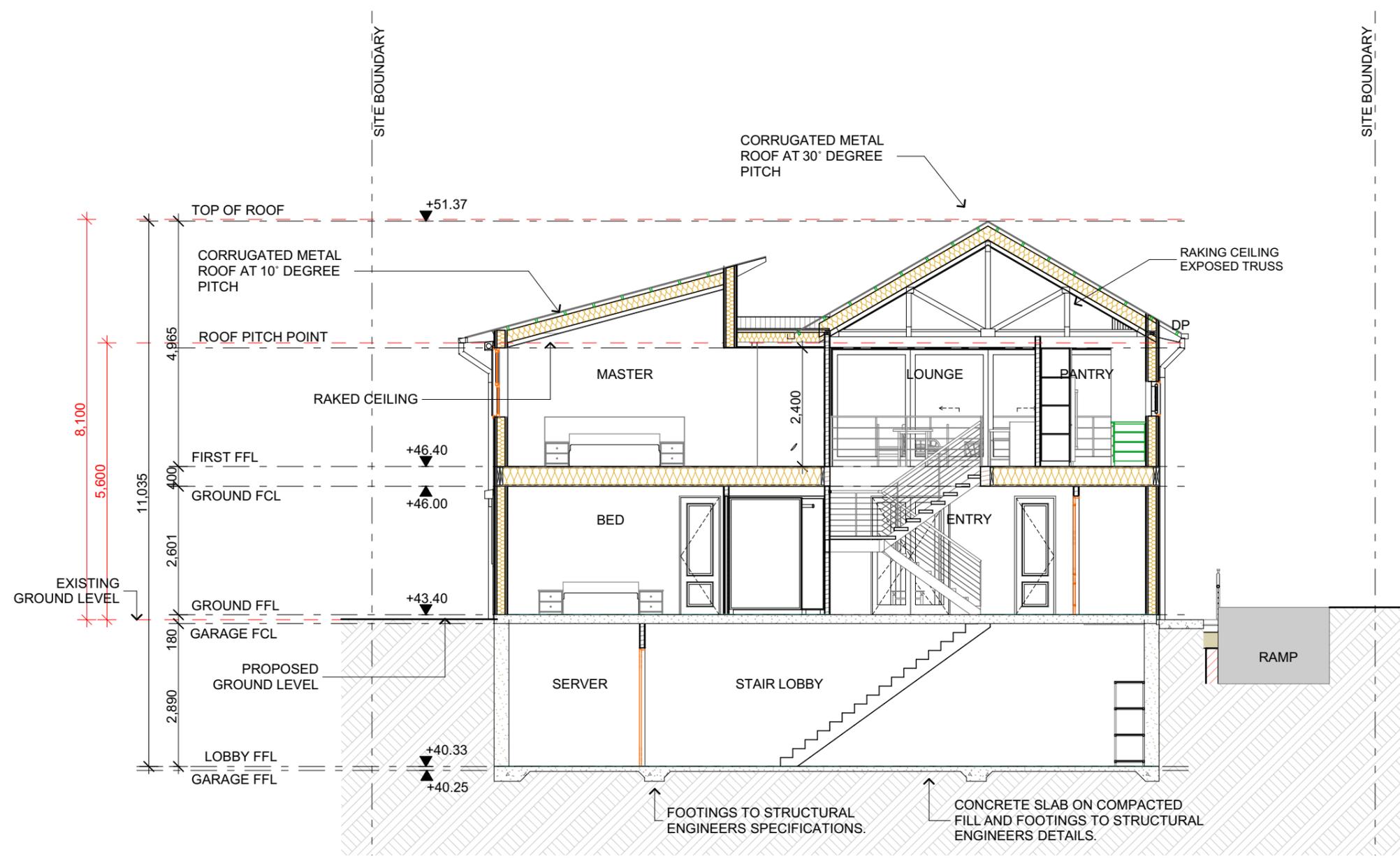
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PROJECT
PIER HAUS
LOCATION
**LOT 234, #16 Pier Street,
EAST FREMANTLE**

CLIENT
BROOKS
TITLE
SECTION

SCALE @ A3
AS PER PLAN
JOB NUMBER
20009
DATE
16/07/2021
SHEET No
4/7
DRAWN
BC
ISSUE
0



1 SECTION B
A530 1:100

0	06.05.21	ISSUED FOR COSTING	
1	16.6.21	DEVELOPMENT APPLICATION	
2	16.7.21	DEVELOPMENT APPLICATION REVISED	
Rev.	Date.	Amendment.	Issued To.

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PROJECT
PIER HAUS
 LOCATION
**LOT 234, #16 Pier Street,
 EAST FREMANTLE**

CLIENT
BROOKS
 TITLE
SECTION

SCALE @ A3	DATE	DRAWN
AS PER PLAN	16/07/2021	BC
JOB NUMBER	SHEET No	ISSUE
20009	428	0



Community Engagement Checklist

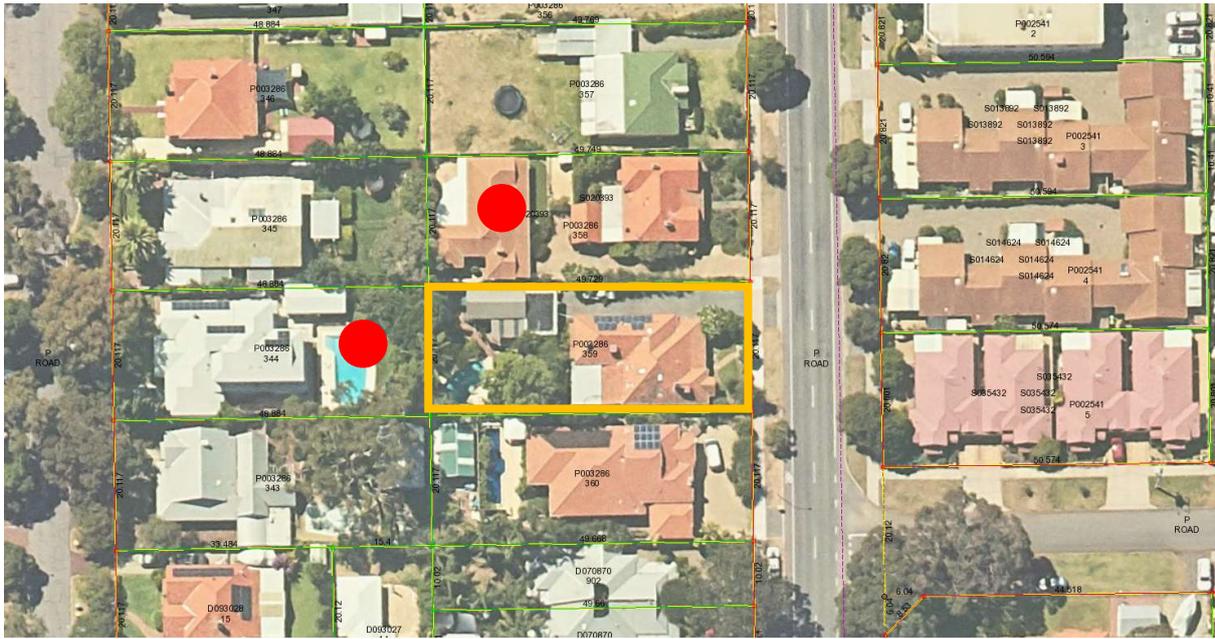
Development Application P54/21 - 16 Pier Street

Project Name

Objective of Engagement:	Neighbour Consultation		
Lead Officer:	Regulatory Services		
Timeline:	Start Date:	30/06/2021	Outcomes By: 15/07/2021
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 / Playgroup)	<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"/>	Consultant/s <input type="checkbox"/>
	Development Services	<input type="checkbox"/>	<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
1.3 Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/> Advertised to 6 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

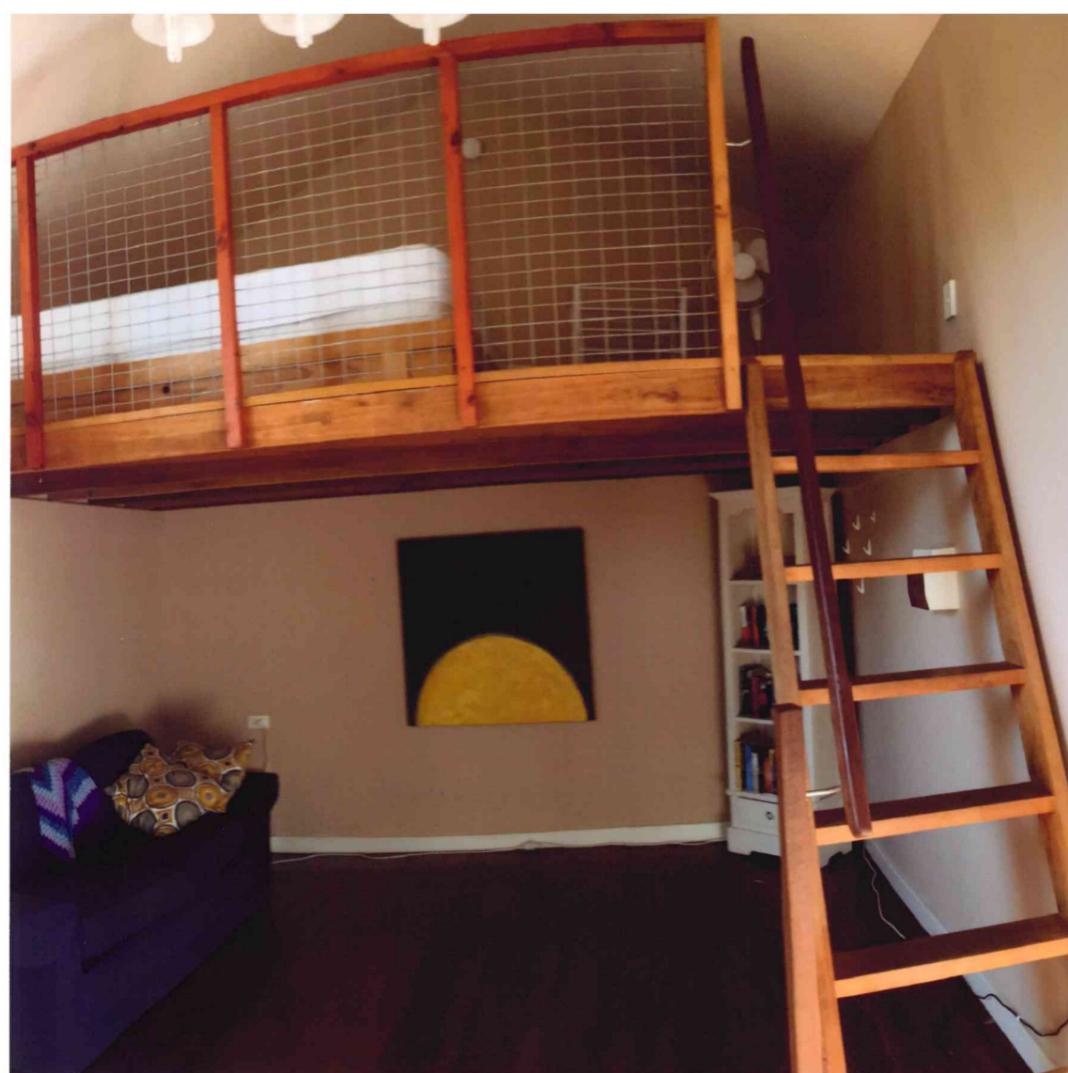
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		15/07/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

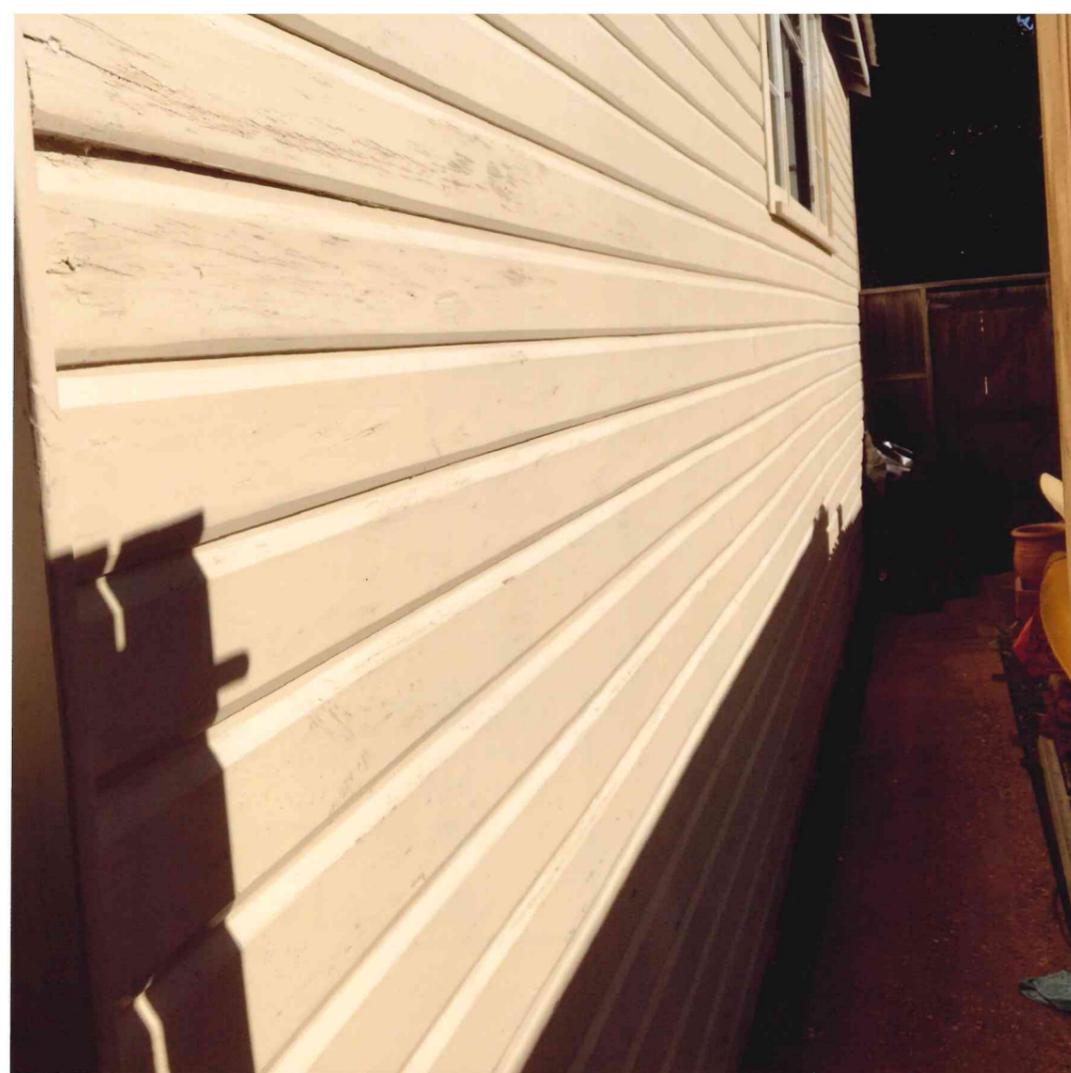
81 Petra Street – Location and Advertising Plan



81 Petra Street – Site Photos







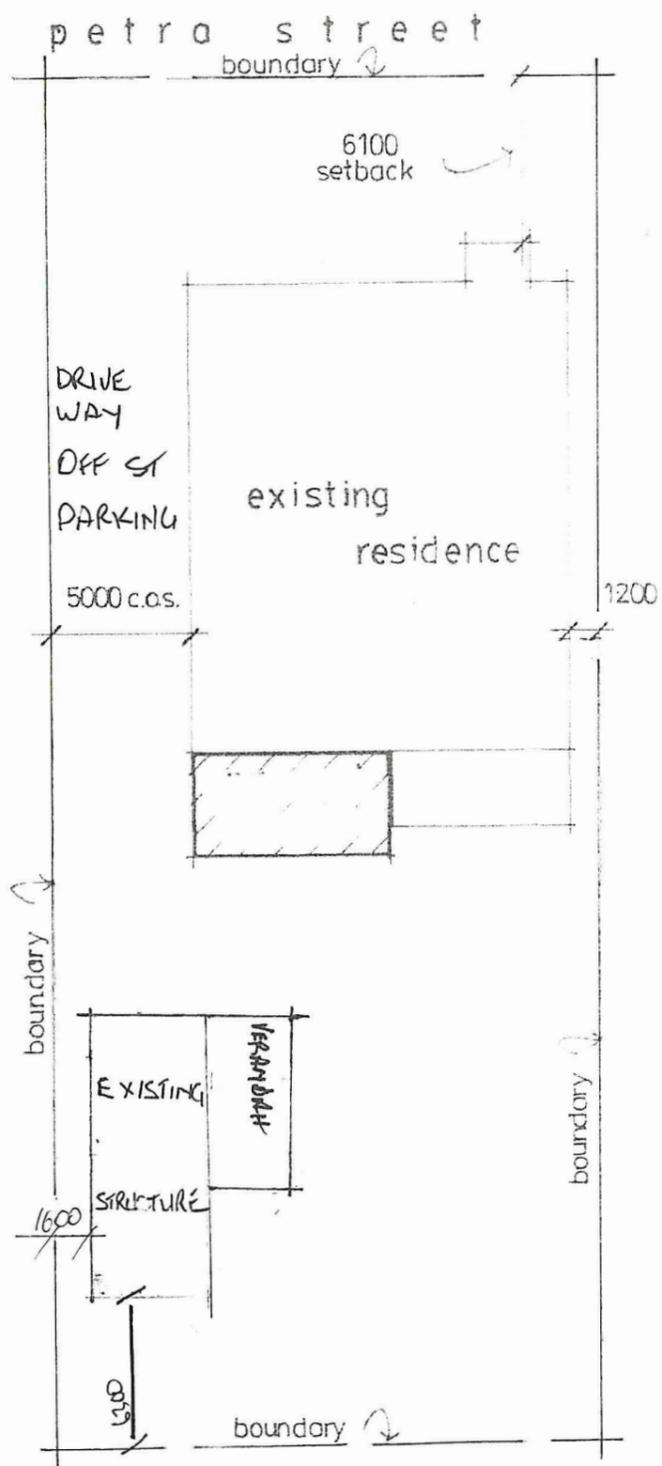


PLACE RECORD FORM



PRECINCT	Woodside
ADDRESS	81 Petra Street
PROPERTY NAME	N/A
LOT NO	Lot 359
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1915
ARCHITECTURAL STYLE	Federation Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	No 81 Petra Street is a single storey house constructed in painted brick and rendered brick house with a hipped and gable tiled roof. It is a fine expression of the Federation Bungalow style. It is asymmetrically composed with a thrust gable bay and a part width skillion roofed verandah. The verandah is supported on timber posts with a timber frieze. The verandah terminates at the gable bay. The gable bay features a set of casement lights in a bay window. There is a central door flanked by sidelights and sets of casement windows. There are rendered bands and windows have decorative sills. The roofscape features a render capped chimney and finials.

	<p>The place retains its form and most of its details. There are additions to the rear.</p> <p>The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle class suburb.</p>
HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Painted brick and rendered brick</p> <p>Roof – Tiles</p>
PHYSICAL SETTING	The residence is situated on a flat site with a timber picket fence on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 81 Petra Street is a single storey house constructed in painted brick and rendered brick with a tile roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has considerable aesthetic value as a Federation Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The rear additions have no significance.</p>
AESTHETIC SIGNIFICANCE	No 81 Petra Street has considerable aesthetic value as a Federation Bungalow. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 81 Petra Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 81 Petra Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 81 Petra Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.
CONDITION	No 81 Petra Street is in good condition.
INTEGRITY	No 81 Petra Street retains a high degree of integrity.
AUTHENTICITY	No 81 Petra Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

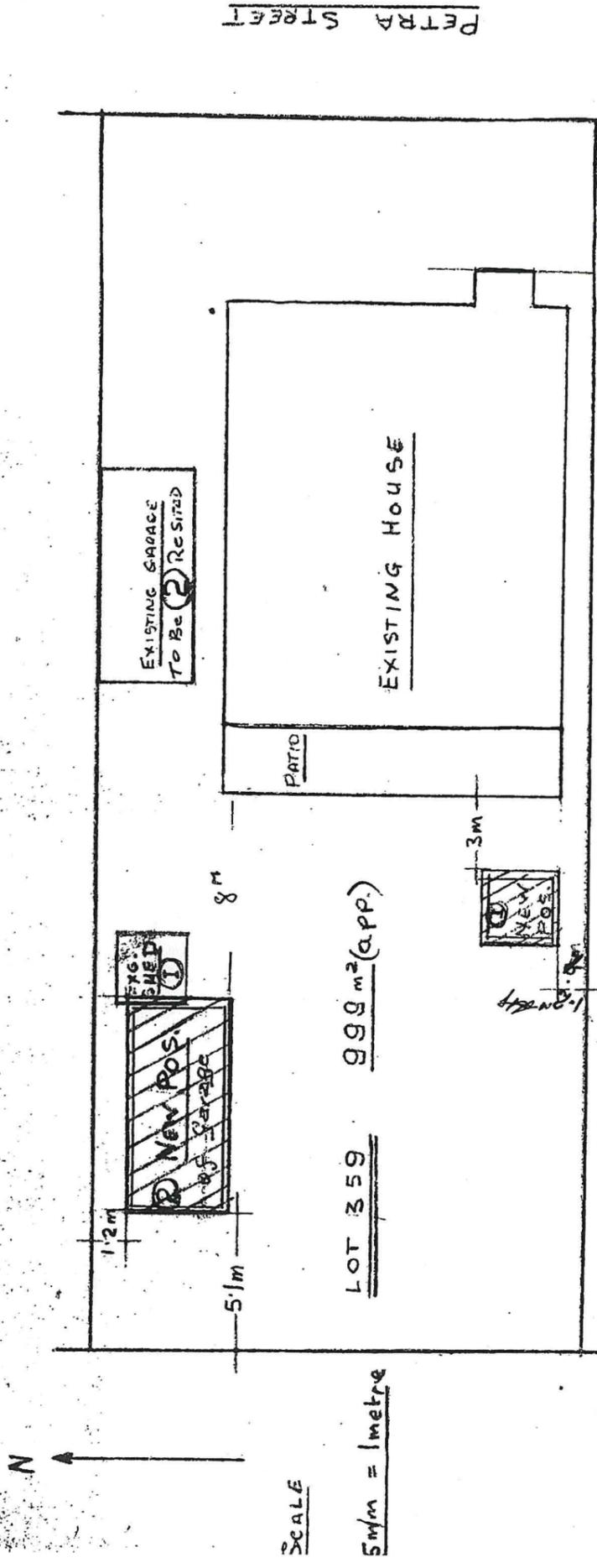


Site Plan
SCALE 1:200

← NORTH POINT



PROPOSED ALTERATIONS 81, PETRA ST. MR. L. D. BOULT 1st. MAY 1978



SCALE

5mm = 1metre

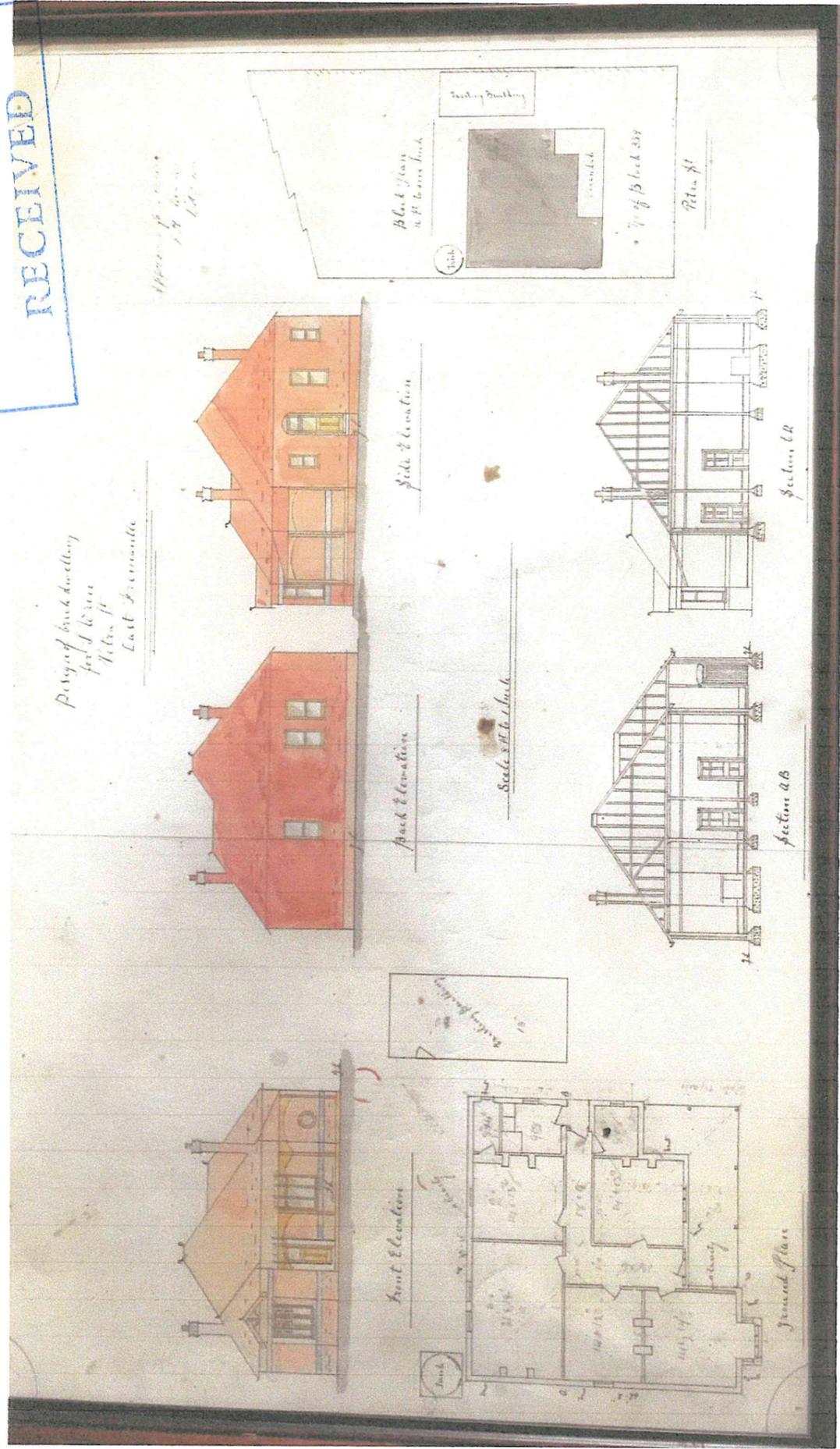
LOT 359 999 m² (app.)

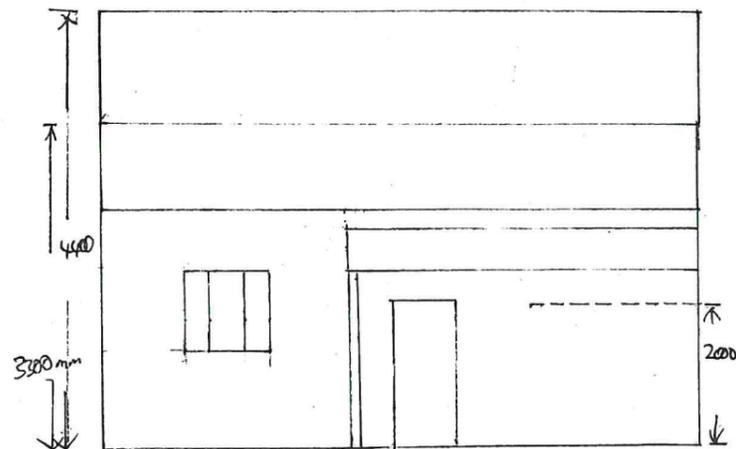
PROPOSED ALTERATIONS

- ① EXISTING SHED MOVED TO NEW POSITION
- ② EXISTING GARAGE MOVED TO NEW POSITION

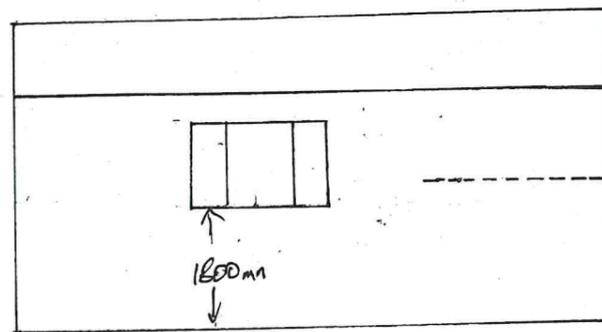
TOWN OF EAST ASEMANTUPE
 PLANNING APPLICATION
 DATE 06 JUL 2021 F 056-21
RECEIVED

TOWN OF EAST FREMONT
 PLANNING APPLICATION
 No. P 056-21
 DATE 06 JUL 2021
RECEIVED



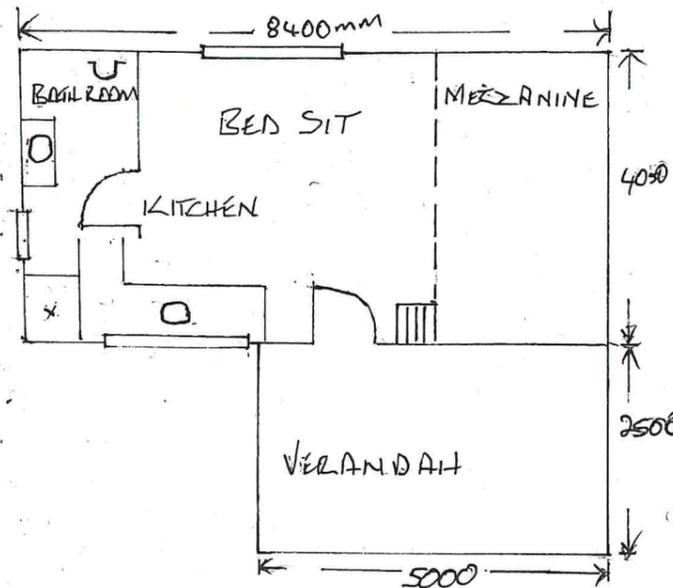


SOUTH ELEVATION



NORTH ELEVATION

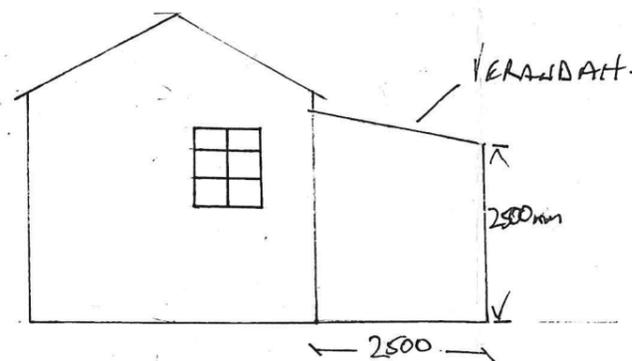
MEZZANINE



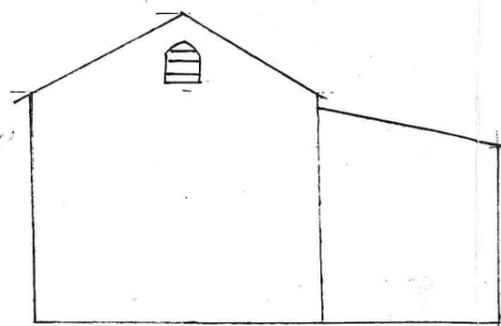
FLOOR PLAN

CONSTRUCTION TYPE
TIMBER AND IRON.

EAST ELEVATION



WEST ELEVATION



TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 06 JUL 2021 P 0.56-2.1
RECEIVED

ANCILLARY BUILDING
81 PETRA ST
EAST FREMANTLE

SCALE 1:100
NORTH POINT

FLOOR PLAN
ELEVATIONS

RH SIMMONDS
JA POPE

13. REPORTS

13.1 PLANNING

13.1 Proposed Standard Amendment No. 18 to Local Planning Scheme No. 3 – No. 31 (Lot 253) View Terrace, East Fremantle – Reclassify a portion of No. 31 (Lot 253) View Terrace, East Fremantle from Local Scheme Reserve (Public Purposes - WAWA) to Residential R17.5

Owner	CF Gregory
Applicant	Element WA on behalf of Water Corporation
File ref	B/TPS3,A18; P/VIE31
Prepared by	Christine Catchpole, Senior Planner
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	21 September 2021
Voting requirements:	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Letter from Element WA on behalf of Water Corporation – dated 28 July 20212. Scheme Amendment No. 18 – Location Plan and Zoning Map3. Community Engagement Checklist

Purpose and Executive Summary

The proposed Scheme Amendment has been prepared by planning consultants (Element WA) on behalf of the Water Corporation (WC). Amendment No. 18 proposes to reclassify a portion of Lot 253 (No. 31) View Terrace from a Local Scheme Reserve (water tower) to a Residential R17.5 zone to rectify an anomaly that has occurred because the WC is selling a portion of the water tower site to the adjoining residential land owner. As a result of the land transfer a subdivision/amalgamation application (WAPC Ref: 161001) is currently being processed by the Department of Planning. The subdivision/amalgamation of the land will formalise the existing and continued use of a 228m² area of land used as garden space by re-positioning the boundary between No. 43 (water tower) and No. 31 View Terrace (dwelling). The Amendment will not result in any change to the use of the land, or the development potential and is only required to reflect the existing and ongoing use of the subject land.

Under the *Planning and Development (LPS) Regulations, 2015* the Amendment is classified as a 'standard' Amendment, so the WAPC will require a 42 day advertising period. The WAPC's and the EPA's formal endorsement to advertise is required before the Town can commence advertising procedures. The outcome of advertising and consideration of submissions is then reported to Council. Council will then determine to support the Amendment, either with or without modification. The Amendment is then forwarded to the WAPC for its endorsement and recommendation to the Minister for Planning who makes the final decision.

The proposed Amendment is simply a formalisation of the current and intended future use of the land and will result in the appropriate zoning being applied to the land (as it is no longer part of the WC site). It is therefore recommended the Council adopt (initiate) the Amendment for the purposes of advertising.

Background

The 228m² portion of land that is the subject of this Amendment previously formed part of the north western portion of Lot 311 (No. 43) View Terrace which is owned by the WC and was part of a much larger land holding that contains essential water supply infrastructure serving the wider area. The subject land immediately abuts Lot 253 (No. 31) View Terrace which is held in private ownership and is zoned Residential R17.5. Attachment 2 shows the location of the subject land.

Consultation

No public consultation is required at this stage of the Amendment process. However, should Council resolve to proceed to initiate to advertise the proposed Amendment and the WAPC subsequently consent to advertising proceeding, the Amendment will be advertised for a minimum period of 42 days (standard amendment timeframe) as outlined in Attachment 3 (community engagement checklist).

The period in which submissions can be made will be published on the Town's website, in a local newspaper and will be made available at the Town Hall. Letters will be sent to those land owners and occupiers considered by the Town to have an interest in or be directly impacted by the Amendment. Also, a sign advertising the Amendment will be placed on the site.

Statutory Environment

Planning and Development Act, 2005

Planning and Development (Local Planning Schemes) Regulations, 2015

Metropolitan Region Scheme (MRS) – Urban

State Planning Policy 7.3 – Residential Design Codes Vol. 1 (R-Codes)

Local Planning Scheme No. 3 (LPS 3)

Policy Implications

Draft Local Planning Strategy (LPS)

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 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

Risk Implications

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 adopt the proposed Recommendation and rezoning of the land is undertaken by alternate provisions of the Planning and Development Act.	Unlikely (2)	Moderate (3)	Moderate (5-9)	COMPLIANCE Statutory impact of non-compliance with State planning legislation.	Accept Officer Recommendation

Risk Matrix

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	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	6
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

August 2021

Details

This proposed Scheme Amendment seeks to formalise the existing and ongoing use of the subject land as garden area by the single residential dwelling at Lot 253 (No. 31) View Terrace. To facilitate this, a subdivision application (WAPC Ref: 161001) is currently being finalised by the WAPC which

will result in the amalgamation of the 228m² portion of the Water Corporation's Lot 311 with the adjoining privately owned landholding, being Lot 253.

To ensure that the subject land is zoned appropriately for its ongoing use as garden space, the initiation of an Amendment to rezone the subject land from its existing 'Public Purposes: Water Authority of Western Australia' reservation to a 'Residential' zoning with a prescribed density of R17.5 is required to align with the existing zoning that applies to Lot 253 and the locality generally (refer to Attachment 1 for full details of the Amendment proposal).

The proposed Amendment will result in Lot 253 having a larger land area of 1,055m². Notwithstanding, the resultant lot size is not large enough to meet the average lot size of 571m² which is required for consideration of subdivision under the current R17.5 density coding. Additionally, even with the maximum 5% dispensation to average lot size that may be granted by the WAPC, the minimum parent lot size required to facilitate subdivision would be 1,084.9m²; 29.9m² larger than the proposed amended lot area of 1,055m². On this basis, any potential future subdivision application would not meet the requirements of State Planning Policy 7.3. R-Codes Volume 1, and specifically the minimum and average lot size requirements of Table 1 of the R-Codes. Notwithstanding, in the Council's response to the WAPC in respect to the subdivision/amalgamation application, it was recommended that the applicant be advised that the Town would not support a future subdivision of Lot 253 under the R17.5 coding should it be contemplated.

Comment

The subject land has been utilised on an informal basis as an extension of the garden space by Lot 253 for a considerable length of time and broadly consists of lawn, a path, a small shed, and a collection of terraced garden beds. Its ongoing use for these purposes is consistent with the objectives of the 'Residential' zone under LPS 3.

The subdivision/amalgamation application (WAPC Ref: 161001) which is currently being considered by the WAPC has been initiated to formalise the existing and continued use of the 228m² area of land as garden space by repositioning the boundary between Lot 311 (No. 43) and Lot 253 (No.31) View Terrace. The Town has recommended support for this application to the WAPC with an advice note stating that further subdivision of the land into the future under the current zoning will not be supported.

Under the provisions of the MRS, the subject land is zoned 'Urban', which is appropriate to facilitate the Amendment. The proposed 'Residential R17.5' zoning will correct an anomaly that has resulted from the sale and amalgamation of the land and will ensure that the appropriate land use controls are applied to the land into the future.

The Amendment is for the purpose of rezoning the land from its current 'Public Purpose: Water Authority of Western Australia' reservation to a more appropriate 'Residential' zone with a coding of R17.5 now that the land will be amalgamated with the residential lot. This zoning reflects the existing low density residential context and the use of the land as a residential garden. It is also noted that at this density, the additional land area will not add to the subdivision potential of the lot.

It is therefore recommended Council adopts (initiates) Scheme Amendment No. 18 for the purpose of advertising.

13.1.1. OFFICER RECOMMENDATION

That Council in accordance with:

1. Section 75 of the Planning and Development Act 2005, resolves to:
 - (i) adopt (initiate) Amendment No. 18 to the Town of East Fremantle Local Planning Scheme No. 3 in order to reclassify a portion of Lot 253 (No. 31) View Terrace, East Fremantle from Local Scheme Reserve (WAWA) to Residential R17.5; and
 - (ii) amend the Scheme Map accordingly; and
2. Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, determines that Amendment No. 18 to the Town of East Fremantle Local Planning Scheme No. 3 is a standard amendment for the following reasons as listed in the Regulations:
 - (i) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
 - (ii) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (iii) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
 - (iv) any other amendment that is not a complex or basic amendment.

Our Ref: 20-585

28 July 2021

Chief Executive Officer
Town of East Fremantle
135 Canning Highway
East Fremantle WA 6959

Attention: Andrew Malone - Executive Manager, Regulatory Services and Planning

Dear Andrew,

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE, EAST FREMANTLE

This letter has been prepared by **element**, on behalf of the Water Corporation, to request the Town of East Fremantle (the Town) to initiate a scheme amendment to its Local Planning Scheme No. 3 (LPS3). The proposed amendment relates to a 228m² portion of land that is currently the subject of a subdivision application (WAPC Ref: 161001) that seeks to realign the boundary between Lot 311 (No. 43) View Terrace, East Fremantle and Lot 253 (No. 31) View Terrace, East Fremantle.

The 228m² portion of land that is the subject of this request is proposed to be amended (rezoned) from its current 'Public Purpose: Water Authority of Western Australia' reservation to an appropriate 'Residential' zoning and density code under the Town's LPS3 to formalise the existing use of this land for residential purposes.

The proposed amendment is considered to be a 'standard' amendment in accordance with the descriptions set out under part 5, clause 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015* on the basis that it is consistent with the following criteria:

- (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*
- (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*
- (g) *any other amendment that is not a complex or basic amendment.*

The following provides an overview of the proposed amendment and site specific details for the Town's consideration in progressing the amendment initiation request.

Site Description

The 228m² portion of land that is the subject of this amendment (the subject land) currently forms part of the north western portion of Lot 311 (No. 43) View Terrace, East Fremantle, which is owned by the Water Corporation and forms part of a much larger landholding that contains essential service infrastructure that services the wider area. The subject land immediately abuts Lot 253 (No.31) View Terrace, East Fremantle which is held in private ownership as outlined in the table 1 below.

The Certificate of Title details for the land that is the subject of the amendment request are summarised in Table 1 below. Copies of the Certificates of Titles are enclosed at Appendix A.

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE, EAST FREMANTLE



Table 1: Certificates of Title

Lot	Street Address	Volume/Folio	Plan	Area	Landowner
311	43 View Terrace, East Fremantle	417/41	1794	8,903m ²	Water Corporation
253	31 View Terrace, East Fremantle	1736/728	1794	827m ²	Gregory, Cynthia Faith

Refer to Appendix A – Certificate of Titles

Refer to Figure 1 – Location Plan

Refer to Figure 2 – Aerial Photograph

Refer to Figure 3 – Site Plan

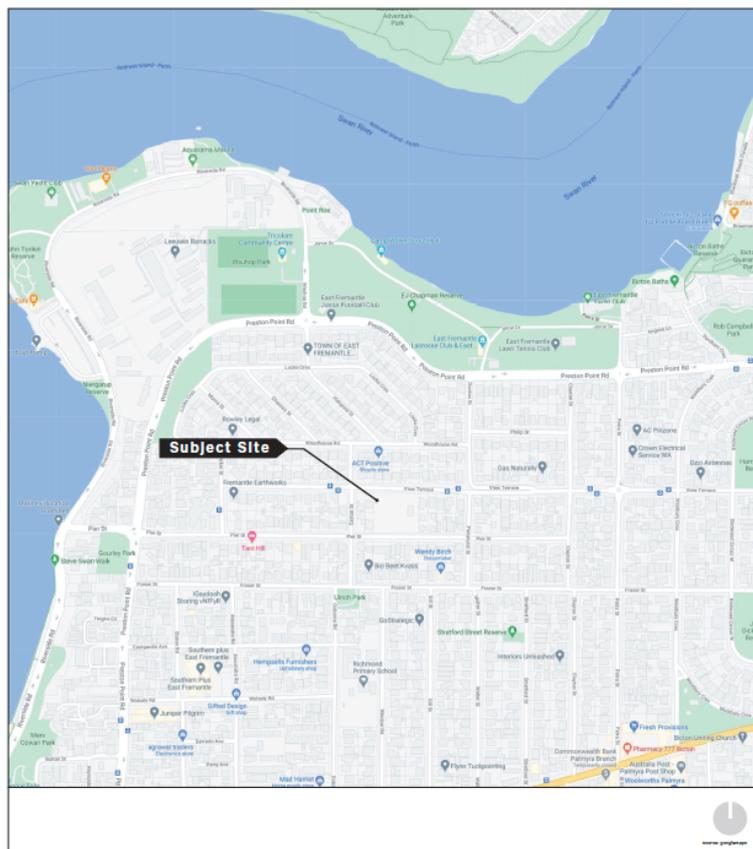


Figure 1 – Location Plan

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE,
EAST FREMANTLE

element.



Figure 2 – Aerial Photograph

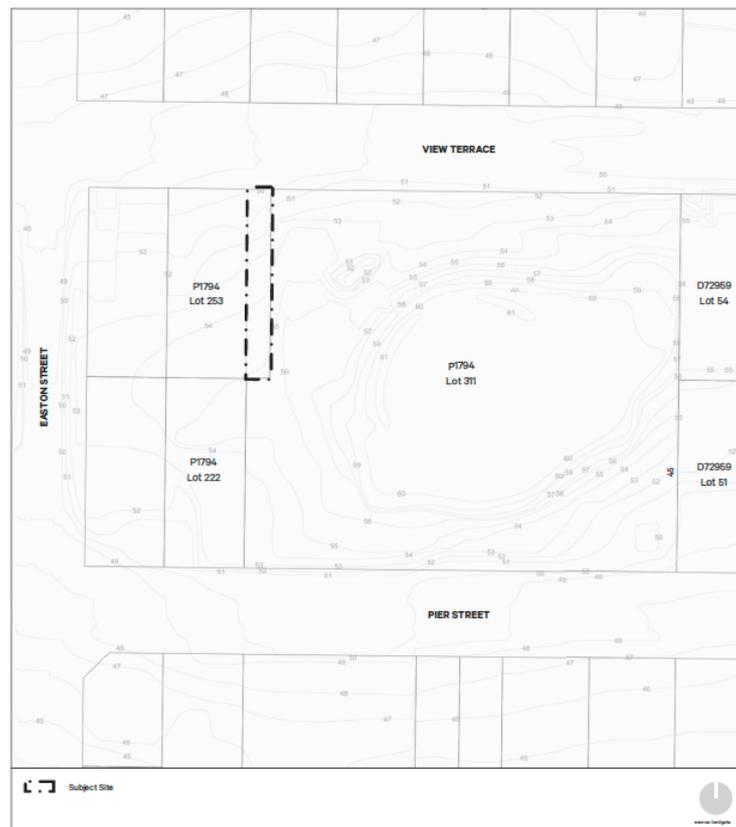


Figure 3 – Site Plan

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE, EAST FREMANTLE



Bushfire

A desktop search of the Department of Fire and Emergency Services (DFES) Map of Bushfire Prone Areas indicates that the subject land is not located within a designated bushfire prone area.

Acid Sulfate Soil Risk

A desktop search of the Department of Water and Environmental Regulation (DWER) Acid Sulfate Soil Risk Map, Swan Coastal Plain, indicates that the subject land does not contain a known risk of encountering acid sulfate soils.

Heritage

A desktop search of the Australian Heritage Database, the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System and the Heritage Council's State Heritage Register indicate that there are no listings of State or national heritage significance impacting the subject land.

The Water Corporation's Lot 311 is identified as a category 'D' local heritage site, which means that, the land has limited local significance and it may be redeveloped after having a photographic record undertaken of the place. This proposed scheme amendment request does not seek to allow for any development to occur over the subject land (currently part of the Water Corporation's Lot 311) and simply seeks to formalise the existing use of the subject land as part of garden space associated with the adjoining Lot 253.

As the proposed amendment will not allow for any development or significant modifications to pre-existing site conditions to occur over the subject land, a photographic record is not considered to be necessary in this instance.

Contaminated Sites

A desktop search of the DWER Contaminated Sites Database indicates that the subject land is not located within areas designated as being contaminated or potentially contaminated.

Proposed Scheme Amendment and Background

This proposed scheme amendment request seeks to formalise the existing and ongoing use of the subject land as garden space by the adjoining Lot 253. To facilitate this, a subdivision application (WAPC Ref: 161001) is currently being considered by the Western Australian Planning Commission (WAPC) that will amalgamate a 228m² portion of the Water Corporation's Lot 311 into the adjoining privately owned landholding, being Lot 253.

To ensure that the subject land is zoned appropriately for its ongoing use as garden space, it is respectfully requested that the Town initiate an amendment to rezone the subject land from its existing 'Public Purposes: Water Authority of Western Australia' reservation to a 'Residential' zoning with a prescribed density of R17.5 in order to align with the existing zoning that applies to Lot 253 and the locality generally.

Refer to Appendix B – Proposed Scheme Amendment Plan

The proposed amendment will result in Lot 253 having a larger land area of 1,055m². Notwithstanding, a review of the resultant lot size indicates that the required average lot size of 571m² within the applicable R17.5 density coding cannot be achieved through subdivision. Additionally, even with the maximum 5% dispensation to average lot size that may be granted by the WAPC, the minimum parent lot size required to facilitate subdivision is 1,084.9m², 29.9m² larger than the proposed amended lot area of Lot 253. On this basis, any potential future subdivision application would not meet the requirements of *State Planning Policy 7.3. Residential Design Codes Volume 1 (R-Codes)*, and specifically the minimum and average lot size requirements of Table 1.

Planning Context

Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS), the subject land is zoned 'Urban', which is appropriate to facilitate the proposed scheme amendment.

Refer to Figure 4 – Metropolitan Region Scheme Extract

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE, EAST FREMANTLE

element.

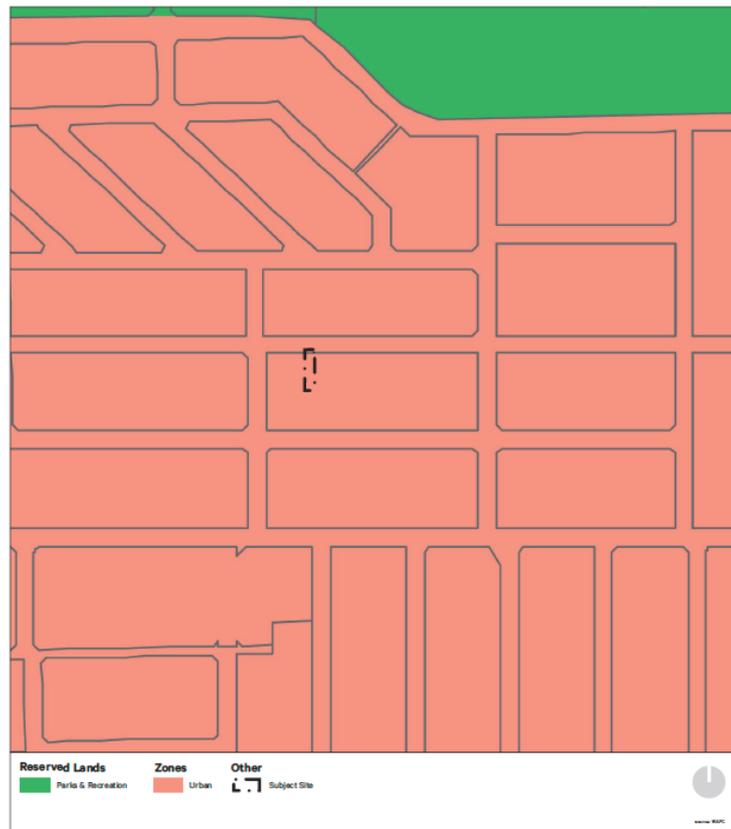


Figure 4 – Metropolitan Region Scheme Extract

Town of East Fremantle Local Planning Scheme No.3

The Town’s LPS3 is the primary statutory control governing land use and development outcomes throughout the Town’s local government area. The specified purpose of LPS3 includes a desire to:

- (b) set aside land as reserves for public purposes;
- (c) zone land within the Scheme Area for the purposes defined in the Scheme;
- (d) control and guide land use and development.

The ‘Residential’ zoning, as proposed through this scheme amendment request will correct an existing anomaly and ensure that the appropriate land use controls are applied consistently across the entirety of the subject land into the future.

The subject land has been utilised on an informal basis as a garden space by Lot 253 and broadly consists of lawn space, a path, a small shed, and a collection of terraced garden beds. It’s ongoing use for these purposes is consistent with the objectives of the ‘Residential’ zone under the Town’s LPS3. Any future development application concerning this area of land would also need to be considered against the objectives of the ‘Residential’ zone and the relevant requirements of the Town’s local planning framework

Refer to Figure 5 – Town of East Fremantle LPS3 Extract

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE, EAST FREMANTLE

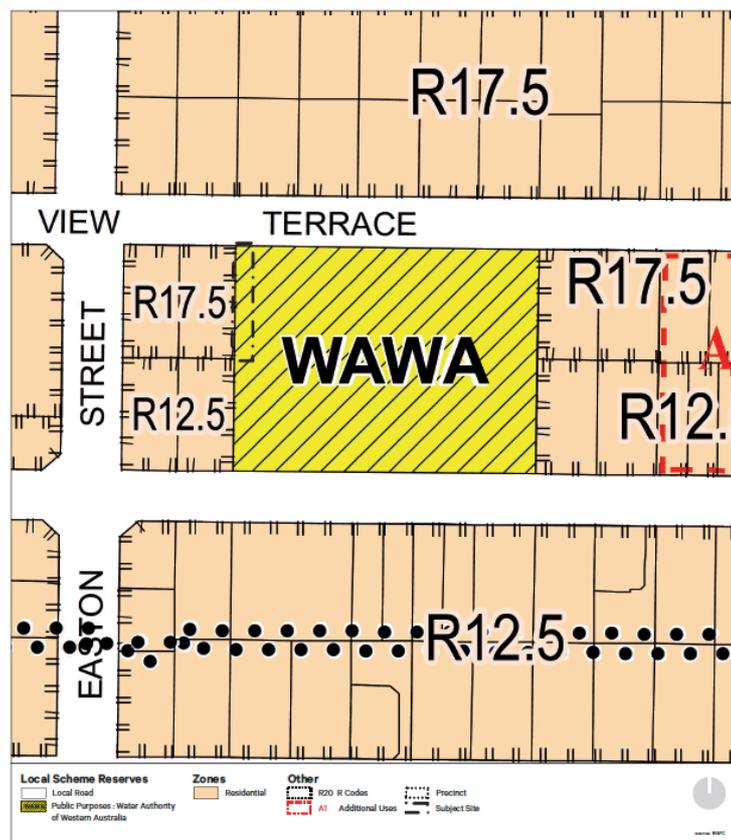


Figure 5 – Town of East Fremantle LPS3 Extract

Conclusion

This letter has been prepared on behalf of the Water Corporation in support of a request to amend the Town’s LPS3 as it relates to a portion of the existing Lot 311 (No. 43) View Terrace, East Fremantle, which is currently reserved for ‘Public Purposes: Water Authority of Western Australia’.

As explained above, a concurrent subdivision application (WAPC Ref: 161001) proposes to formalise the existing and continued use of a 228m² area of land as garden space associated with a pre-existing house through re-aligning the boundary between Lot 311 (No. 43) View Terrace, East Fremantle and Lot 253 (No. 31) View Terrace, East Fremantle.

This request will allow for the 228m² portion of land that is being amalgamated with Lot 253 to be rezoned from its current ‘Public Purpose: Water Authority of Western Australia’ reservation to a more suitable ‘Residential’ zone with an associated coding of ‘R17.5’ that reflects the existing low density residential context and the use of the land as a residential garden. It is also noted that at this density, the additional land area will not add to the subdivision potential of the lot.

This letter has demonstrated that the proposed scheme amendment is consistent with the principles of orderly and proper planning and will make a positive contribution to the existing and future management of development within the Town.

For reasons outlined above, it is respectfully requested that the Town initiates the proposed amendment to its LPS3 to formalise the existing use of the land through its inclusion within an appropriate zone. Should you have any queries or require clarification on the above matter, please do not hesitate to contact Lewis Shugar or the undersigned on 9289 8300.

Yours sincerely

Murray Casselton
Director

REPORT 13.1.1

Town of East Fremantle
Andrew Malone

ATTACHMENT 1

REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE,
EAST FREMANTLE

element.

Appendix A – Certificate of Titles



REGISTER NUMBER 311/P1794	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 417 FOLIO 41

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 311 ON PLAN 1794

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WATER CORPORATION OF 629 NEWCASTLE STREET, LEEDERVILLE

(A G163535) REGISTERED 30/4/1996

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: P1794
PREVIOUS TITLE: 319-80, 323-118
PROPERTY STREET ADDRESS: 43 VIEW TCE, EAST FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: TOWN OF EAST FREMANTLE
RESPONSIBLE AGENCY: WATER CORPORATION

NOTE 1: A000001A LAND DESCRIPTION AMENDED ON ORIGINAL CERTIFICATE OF TITLE - BUT NOT SHOWN ON CURRENT EDITION OF THE DUPLICATE.
NOTE 2: SKETCH ON ORIGINAL SUPERSEDED PAPER TITLE AMENDED - BUT NOT SHOWN ON CURRENT EDITION OF THE DUPLICATE.



REGISTER NUMBER 253/P1794	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 13/5/2008

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1736 FOLIO 728

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 253 ON PLAN 1794

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

CYNTHIA FAITH GREGORY OF 31 VIEW TERRACE, EAST FREMANTLE

(T D299214) REGISTERED 6/8/1986

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1736-728 (253/P1794)
PREVIOUS TITLE: 1074-639
PROPERTY STREET ADDRESS: 31 VIEW TCE, EAST FREMANTLE.
LOCAL GOVERNMENT AUTHORITY: TOWN OF EAST FREMANTLE

REPORT 13.1.1

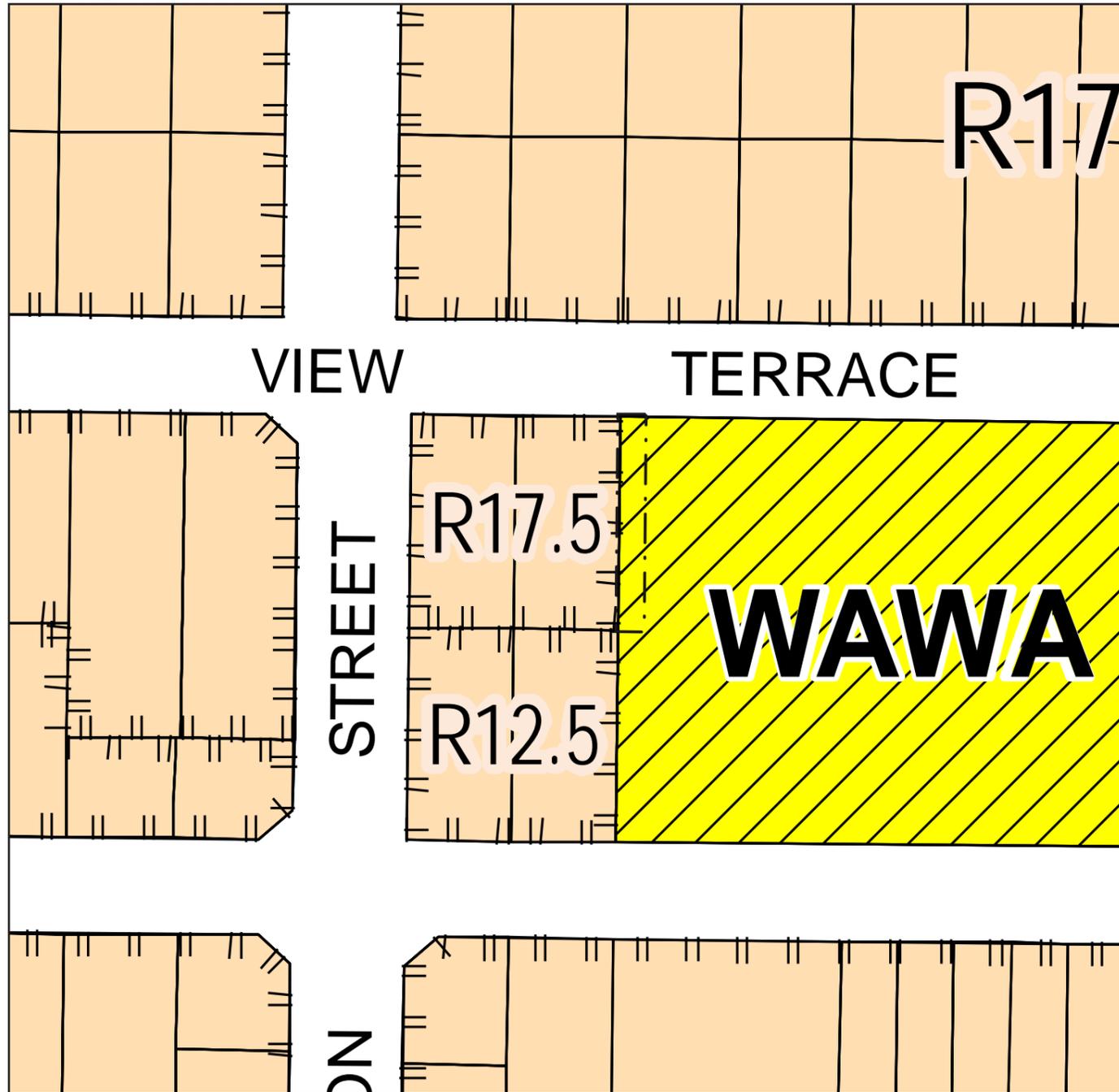
Town of East Fremantle
Andrew Malone

ATTACHMENT 1

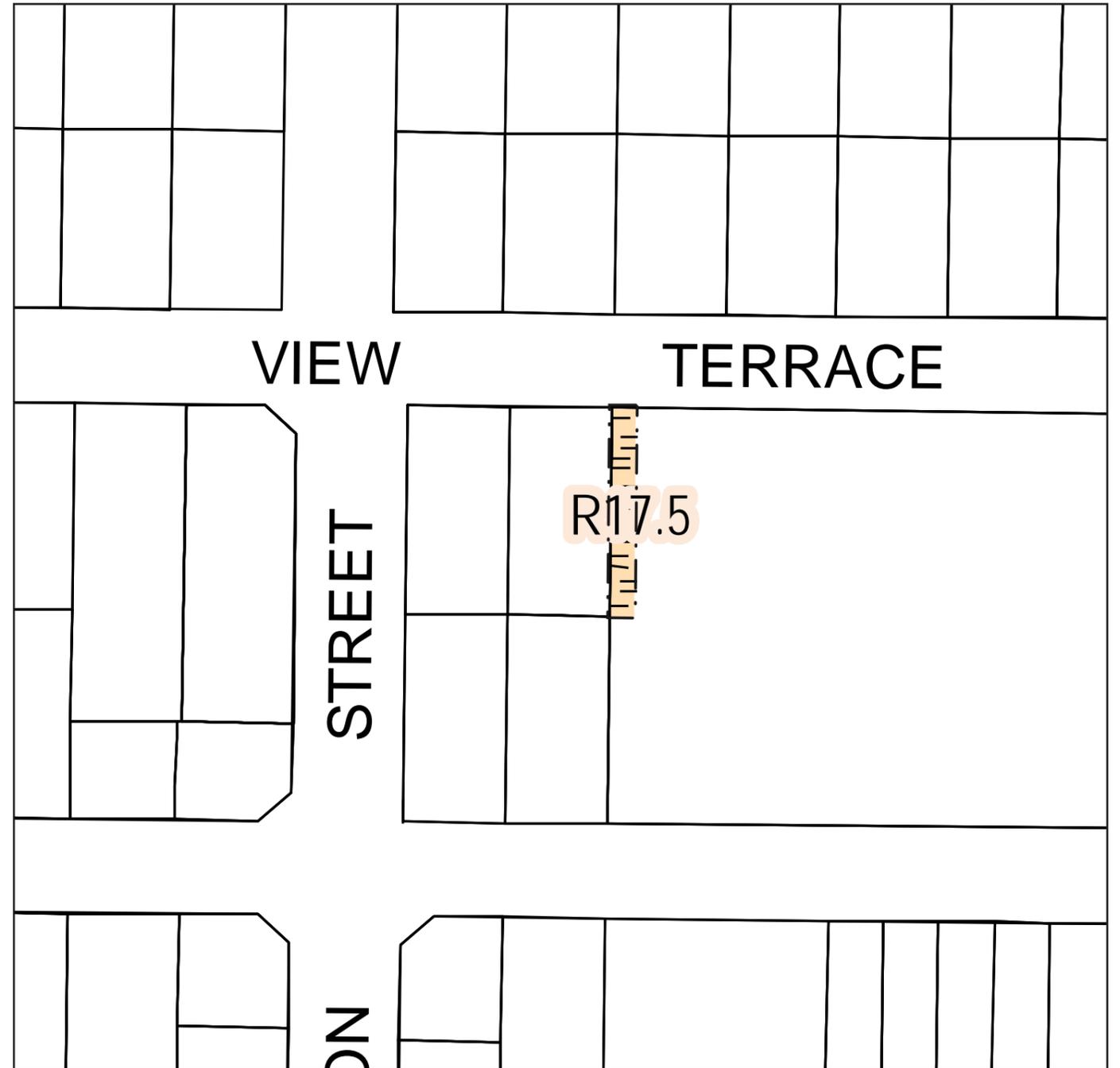
REQUEST TO AMEND THE TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3 – LOT 311 (NO. 43) VIEW TERRACE,
EAST FREMANTLE

element.

Appendix B – Proposed Scheme Amendment Plan



Existing Zoning



Proposed Zoning

LEGEND

LOCAL SCHEME RESERVES

-  Local Roads
-  WAWA Public Purposes: Water Authority of WA

LOCAL SCHEME ZONES

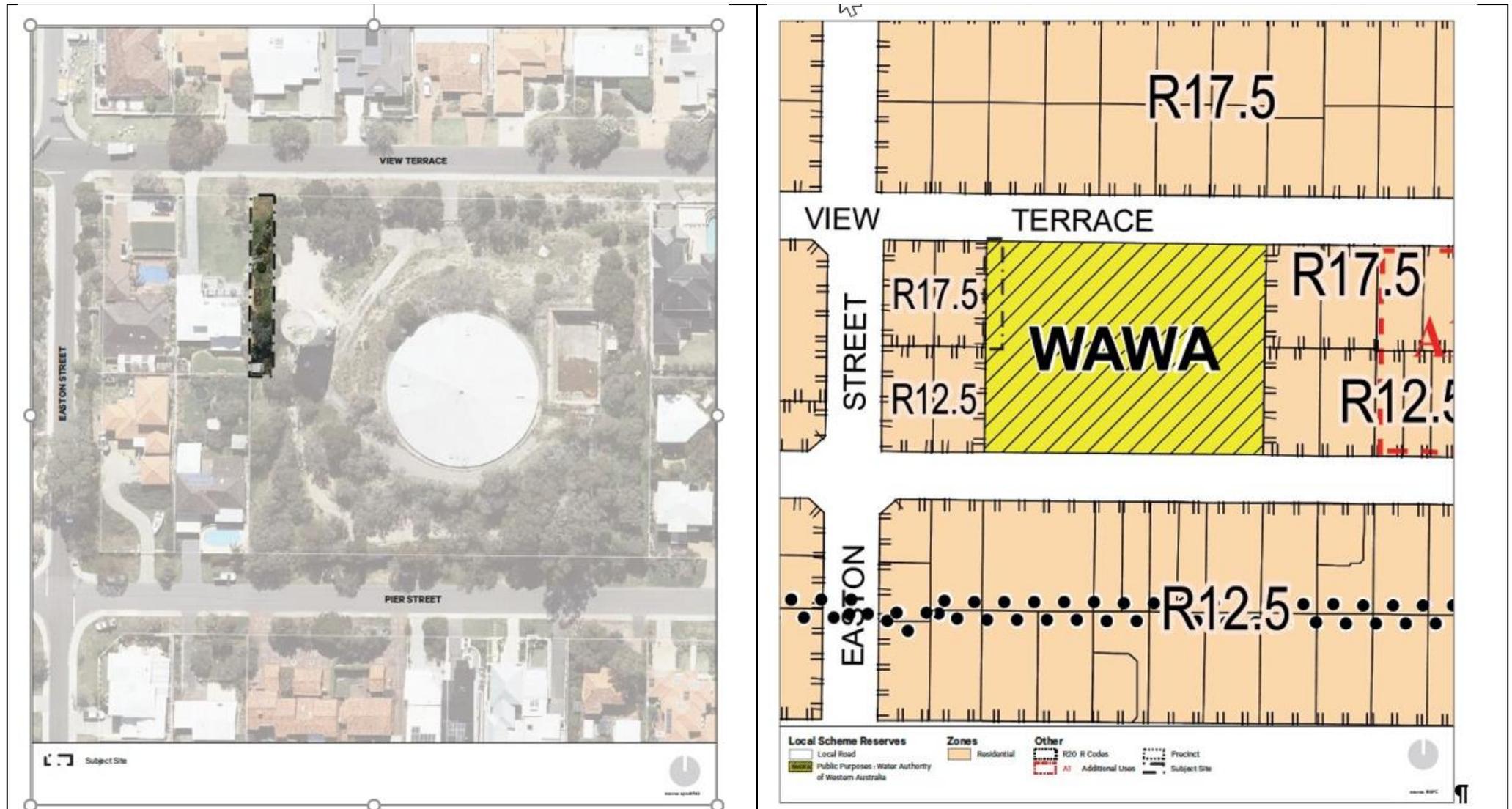
-  Residential

OTHER

-  R17.5 RCodes
-  Scheme Amendment Boundary



Scheme Amendment No. 18 – Location Plan and Zoning Map



		<h1 style="margin: 0;">Community Engagement</h1> <h2 style="margin: 0; background-color: #f4a460; display: inline-block; padding: 2px 10px;">PUBLIC COMMENT Checklist</h2>	
Policy / Plan Name:		STANDARD AMENDMENT No. 18 TO LPS NO. 3 – No. 31 (Lot 253) View Terrace, East Fremantle	
Responsible Officer:		Christine Catchpole	
Manager Approval:		Andrew Malone	
Engagement Objective:		To raise awareness of, and seek public comment (submissions) on, a proposal to initiate (advertise) a standard amendment to Local Planning Scheme No. 3.	
Summary of Amendment:		Reclassify a portion of No. 31 (Lot 253) View Terrace, East Fremantle from Local Scheme Reserve (Public Purposes - WAWA) to a Residential R17.5 Zone	
Public Comment Period:		Start Date: TBA – subject to WAPC and EPA authorisation to commence.	Est. Completion: TBA
Stakeholders			
Stakeholders to be targeted:		Ratepayers and Residents: Letter sent to impacted owner/occupiers surrounding the Amendment site.	Referral to EPA. Amendment is of a minor nature – no other agencies require notification. No development or amenity impacts.
Access / Inclusion Considerations:		For example, availability in alternative languages, large print, non-electronic, print copy, phone assistance.	N/A
Proximity / Special Interest Considerations:		Stakeholders who might be more directly affected by the project.	Adjoining owners and occupiers.
Public Comment Plan			
Methods	Responsible	Date Due	Complete / Notes
AWARE			
Collateral	CMO	No	
Newsletter - eMonthly	CMO	No	Standard Amendment of a minor nature so considered not required.
Web – Consultation	Project Lead	Yes	Statutory wording for submission form (survey section) mandatory as required by Regulations.
INFORM			
Advert - Newspaper	CMO	Yes	Wording for all forms of notices to be provided by Planning as required by Regulations.
Email List	Project Lead	No	
Facebook Post/s	CMO	No	
Fact Sheet	Project Lead	No	
Instagram	CMO	No	
LinkedIn	CMO	No	
Mail out (proximity)	CMO	Yes	See above notes.
Media Release	CMO	No	
Newsletter - eBulletin	CMO	No	
Newsletter – Mail (¼ly)	CMO	S/D/M/J	
Noticeboards (4)	Project Lead	No	
Reception Screen	Cust. Service	No	
Signage (at site)	Project Lead	Yes	Sign; 1 per street frontage. Statutory wording mandatory as required by Regulations.

Web – News Item	CMO	Yes	See above notes. Standard statutory notice as required.
Web – Own Page	Project Lead	Yes	See above notes.
STATUTORY			
Regulatory	Via Reg. Services	Yes	Statutory wording required.
Heritage	Via Reg. Services	No	
WA Government Gazette	Via EA-CEO	Yes	Upon Ministerial approval.
Submit to Coordinator Community Engagement for internal recording / dissemination			
Executive Leadership Team (via ELT)	N/A	NEM	<<date>>
Customer Service (via Team Leader)		NEM	<<date>>
Elected Members (via CEO EA)		NEM	<<date>>

13.1.2 Riverside Road Reserve R28189 (Lot 7773) Proposed War Memorial

Owner	Crown Land- Reserve under management order - Navy League of Australia (WA Division) - Primary interest holder
Applicant	Colgan Industries
File ref	P38/21
Prepared by	James Bannerman Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting date	2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	<ol style="list-style-type: none">1. Location plan and advertising2. Site photos3. Plans date stamped 28 April & 13 September 20214. Community consultation checklist

Purpose

The purpose of this report is for Council to consider a development application for a war memorial proposed at Reserve R28189 (Lot 7773) Riverside Road, East Fremantle.

Executive Summary

The applicant is seeking approval for a war memorial to commemorate the sinking of HMAS Perth (I) during World War 2 and remember the crew who perished in the Battle of Sunda Strait, became prisoners of war, or survived to return home. This would be a permanent, dedicated war memorial suitable for ceremonial occasions and commemorative events.

The Town of East Fremantle is not the decision-making authority for this proposal. Rather this is the responsibility of the Department of Planning, Lands and Heritage (DPLH) and the Western Australian Planning Commission (WAPC) as the proposed development is located partially within road reserve under the control and management of the Town. An application has been made under the Metropolitan Region Scheme (Form 1). The Town is a referral body and are asked to make comment on the proposal and present a recommendation along with any necessary conditions to assist DPLH in reaching a final decision.

Officers from the Town have been involved and assisted in this project for a number of years. The Navy League has presented the proposal to Council previously and was granted in principle support (December 2020) for the proposal.

It is considered that the proposal can be supported subject to conditions of development approval being imposed.

Background

Zoning: Reserve – Parks and Recreation

Site area: 1402m²

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

December 2020 – support in principle the concept that a memorial be constructed at Reserve 28189 Riverside Road

P40/13 – asbestos roof replacement with Colorbond – building license only - 18 February 2013

P70/08 – replacement of wooden pergola with a metal structure – building license only - 18 March 2008

Consultation

Advertising

The application was advertised to the community including surrounding property owners from 12 May to 7 June 2021.

Submission	Applicant Response	Officer Response
<p>I object to the proposal. I would ask that this proposal be considered by the council's public art panel and that clear digital renders of the imagery on the panels and a render of the works in the landscape be made available.</p>	<p>We would like to write to you about the objection against our proposal. Technically this is not a Public Artwork but an extension of the existing HMAS Perth (I) Memorial, dedicated in 1966. The 'rendering' that is referred to, is composed of historic photographs, not "imagery on the panels" i.e. not artwork. The exact photographs which are to be used in the actual Memorial structure have not been finally completed. Having said this, all the proposed photographs have been selected and vetted by a professional Naval Historian, Wes Olson, as being authentic and historically correct and accepted by the Committee. This process involved Mr. Olson travelling to the War Memorial archives in Canberra where he spent several weeks researching every proposed image for historical accuracy. The visual result of the design submitted to the final selection of photographs, will look exactly the same as the concept design. A render of the works in the landscape has been prepared in the previous stages with a different design of Wall of Remembrance. Updated renders are not available at this stage.</p>	<p>The proposed war memorial is to be located on private land and as such is not part of public land although it can be viewed from the public realm. As it is a private development on private land. An extract from the Public Art Panel Policy 4.1.6 states Status and Role of the Panel The Public Art Panel will: 1. Oversee and make recommendations to the Council on matters related to: 1.1 the strategic direction, policy and public program matters of the Town of East Fremantle Public Art Strategy; 1.2 the development of public art project briefs; 1.3 the deaccession, relocation, removal and disposal of public artworks; and 1.4 to assess and determine the suitability of percent for public art proposals submitted in accordance with the Town's Percent for Public Art Policy 2. Consider the recommendations of specialist selection panels; 3. Assess the implementation of the public art annual action plan.</p> <p>The proposal is not considered public art.</p> <p>Additionally, the Town is only a referral body in relation to the development. The development will be formally assessed and granted development approval (or not) by the Department of Planning, Lands and Heritage.</p>

Community Design Advisory Committee (CDAC)

The application was not referred to CDAC.

External Consultation

Referred to ATCO Gas, Water Corporation, Telstra, NBN and, Western Power. The following comments were received.

Agency	Comment
Water Corporation	<p><u>Water</u></p> <p>Reticulated water is currently available to the subject land with a long service extending into the site as shown on the plan attached.</p> <p>The developer is required to fund the full cost of protecting, relocating, or modifying any of the existing infrastructure which may be affected by the above proposal.</p> <p><u>General</u></p> <p>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p> <p>For further information about building applications, please click on the following link: https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a-building-application/Single-residential-building-applications</p> <p>The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p>
Western Power	No comment
NBN	No comment
ATCO	<p>Development Application Lot 7773 Riverside Road, East Fremantle. Proposed Final Extension to HMAS Perth (I) Memorial Our Reference: LM21183</p> <p>Thank you for your recent correspondence regarding the above mentioned development application within the nominated area of Lot 7773 Riverside Road, East Fremantle, within the Town of East Fremantle.</p> <p>ATCO Gas Australia (ATCO) has a medium pressure gas pipeline (DN100PVC 1.5MP 70kPa) aligned within the opposite side road reserve of Riverside Road. ATCO also has a commercial AL12 meter set registered within Lot 7773 and a DN40PVC service line connecting to the medium pressure gas pipeline within the opposite side road reserve.</p> <p>The development application plans provided and detailed information submitted with those plans indicate that the proposed development will impact on the services and will require for these to be relocated.</p> <p>ATCO has no objection to the proposed development application to facilitate the Final Extension to the HMAS Perth (I) Memorial, subject to the following Advice Notes being included;</p> <p>Advice Notes to Applicant;</p> <ul style="list-style-type: none"> • Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure. • ATCO will require the proponent to submit an online application to alter the meter position and accept the associated costs. Information on how to submit an Alter Meter Position Request can be found at https://www.atco.com/en-au/self-service/gas/alteration-request.html
Telstra	No comment

Statutory Environment

Swan and Canning Rivers Management Act 2006

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Metropolitan Region Scheme

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

Policy Implications

Nil

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 Facilitate 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.

Natural Environment

Maintaining and enhancing our River foreshore and other green, open spaces with a focus on environmental sustainability and community amenity.

4.1 Conserve, maintain and enhance the Town's open spaces.

4.1.1 Partner with Stakeholders to actively protect, conserve and maintain the Swan River foreshore.

4.1.2 Plan for improved streetscapes parks and reserves.

4.1.3 Improve and protect the urban forest and tree canopy.

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices, including effective community and business education.

4.3 Acknowledge the change in our climate and understand the impact of those changes.

4.3.1 Improve systems and infrastructure standards to assist with mitigating climate change impacts.

Risk Implications

A risk assessment was undertaken and the risk to the Town was deemed to be negligible. It is noted the Town will be required to enter into an easement for the area of the development which exceeds the lot boundary.

Site Inspection

The Town has undertaken several site inspections and has been involved in the project team meetings. Officers from the Town have additionally attended site with officers from DPLH.

Statutory Assessment

This proposal was assessed against the provisions of Local Planning Scheme No. 3 and the Planning and Development (Local Planning Schemes) Regulations 2015. Section 67(2) (zb) of the Planning and Development (Local Planning Schemes) Regulations 2015 that allows local government to take into account any planning matters that are considered appropriate when dealing with development applications.

The Town of East Fremantle is not the decision-making authority for this proposal. The Town is a referral body (due to the location of the memorial) and is asked to make comment and recommend support or opposition to the proposal along with any necessary conditions. A final determination will be made by the Department of Planning Lands and Heritage.

Although the Town is not the final decision-making authority it is necessary to identify and discuss relevant planning issues and make recommendations and consider desirable conditions as part of the referral to the Department of Planning Lands and Heritage.

There are issues that have been identified with the proposal and are discussed below. These issues do not necessarily mean that the proposed development should not be supported, but rather conditions need to be imposed that respond to the issues in an appropriate manner to ensure good and proper planning.

Comment

The proposal comprises of:

- Memorial building;
- Landscaping;
- Granite wall of remembrance;
- Flag poles;
- Granite floor Rosette and Propeller; and
- Shed

The proposal has been reduced in size and scale through ongoing discussions with DPLH, DBCA and the project team.

The proposed site for the memorial is located on Crown Land with the Navy Leagues of Australia (WA Division) being the leaseholder of the land and there are also portions of the development located on road reserve managed by the Town of East Fremantle but zoned Parks and Recreation. The current building is currently a registered war memorial. The building is also an operational training facility leased by the Department of Defence for the training of navy cadets.

This development application proposes a war memorial to be constructed to commemorate those who sailed on HMAS Perth during World War 2, whether they perished in the Battle of Sunda Strait or survived to become prisoners of war or returned to their homes after the war. Incidental structures are also proposed. A shed is also proposed. It is noted that an existing older shed on the eastern side of the land upon which the memorial is to be located has been demolished and a new shed will be built behind the memorial and adjacent to an existing main building behind the memorial location.

The aim is to have a permanent, dedicated memorial suitable for ceremonial occasions and commemorative events that facilitate public and private remembrance.

Colgan Industries and Smiths Sculptors and Artists have been engaged to complete the extension. Colgan Industries have been involved in refurbishing and building historical buildings and memorials and Smith Sculptors and Artists were involved with the creation of the Army Memorial in Canberra and the HMAS Sydney Memorial in Geraldton.

The memorial will consist of several elements as summarised in the table below.

Element	Depth	Width	Height	Additional Notes	Location
Glass walled space shaped (like a ship's prow)	13.4m	12.0m	8.427m	Glass and steel	Leased crown land
HMAS Perth remembrance wall	2.5m	9.36m	3.02m	Granite	Leased crown land
Altar	5.0m	5.0m	Ground level	Granite	Leased crown land
USS Houston memorial wall	7.0m	0.3m	0.77m	Granite	Leased crown land/road reserve
Front signage wall	0.3m	3.5m	1.5m	Granite	Leased crown land/road reserve
Signage and seat wall	0.8m	7.0m	0.75m	Granite	Leased crown land/road reserve
Solid paving around the memorial site	Around the memorial at ground level			Granite	Leased crown land
Rosemary hedging - west	12.244m	0.7m – garden bed	Approximately 1m		Leased crown land
Rosemary hedging - east	7.427m	0.7m – garden bed	Approximately 1m		Leased crown land
Feature gate - west	N/A	1.7m	2.62m	Steel	Leased crown land
Feature gate - east	N/A	1.74m	2.62m	Steel	Leased crown land
Flagpoles (5)	N/A	N/A	9m		Leased crown land

The memorial will consist of a glass walled space shaped like a ship's prow which represents HMAS Perth (I). This structure will become a canvas upon which photographs, and newspaper cuttings will be embedded to tell the story of the sinking of HMAS Perth. The glass walls will be constructed from laminated glass. The images will be a combination of grey-blue and black and white. At night, the memorial will be illuminated with light that has blue/green hue.

The memorial will be open to occasional groups for services, however, the outside of the memorial is open for viewing at any time. The images on the glasswork will be able to be viewed from inside and outside the memorial by dedicated visitors and passers-by.

To the north east of the "ship's prow" will be a large polished black granite wall of remembrance that will be inscribed with the names of the personnel onboard the ship at the time of the sinking.

A title wall will also be installed facing Riverside Road that will contain information relating to the memorial.

Additional information on another long, low wall adjacent to the title wall will provide information on the USS Houston which sank in the same battle.

Hard landscaping will be installed on the ground comprised of non-slip granite in contrasting shades of grey and black around the memorial. This will be edged with rosemary hedging as a symbol of remembrance.

Parking

Formal parking will not be provided on site for the memorial. Some bays are available onsite, however, these bays are located on the working parade ground and are not available at all times. It is envisaged that parking for larger audiences can be accommodated on Riverside Road (Leeuwin Verge) from the Swan Yacht Club through to Aquarama with a stretch of approximately 380 metres of verge area, which can accommodate in excess of 100 cars.

Parking may also be available at the Leeuwin boat launching ramp and adjacent to the John Tonkin Reserve. Bus parking should it be required will be utilised near the entrance to Leeuwin Barracks. Limited parking on special occasions will be made available on the existing parade ground. It may be necessary to seek approval of the neighbouring Swan Yacht Club to utilise their parking areas on special occasions.

Toilets

Existing toilets will be utilised on site with additional temporary toilets made available for services of a larger nature. Public toilets are available at John Tonkin Reserve. This is considered acceptable by the Town.

Proposed Building Bulk and Scale

Although the structure is very large relative to the surrounding buildings it is designed to be a symbol of the sacrifices made by those people that served on the HMAS Perth. It does not overshadow any other buildings, nor does it impact on the river views of surrounding development, so the size does not have to be constrained in the same manner as areas dominated by residential dwellings.

Visual Permeability

The structure does not result in any significant decline in visual permeability towards the river as it is located in front of an existing boat shed with solid walls. It has the benefit of being located within an area that is not dominated by residential dwellings so does not eliminate views from any residences. The memorial has been designed to be a visually significant structure as you approach the structure from the east and west and will be illuminated to enhance viewing at night.

Encroachment on Road Reserve Zoned Parks and Recreation

The proposed memorial encroaches onto road reserve under the control of the Town of East Fremantle but zoned Parks and Recreation. The front of the structure (base footprint) is located within the land leased to the Navy League, but the design angles upwards and over the adjacent road reserve designed as the prow of HMAS Perth to a maximum height of 8.4 metres above ground level. There may be potential safety issues if there are high vehicles, however, this is no different than a commercial building that encroaches onto a footpath with signs hanging over the footpath or balconies that encroach into the road reserve and these are typically between 2.5m and 3.5m above the footpath.

The memorial encroaches on Council managed land and normally this would not be permitted due to liability issues related to incidents that may occur on Town managed land. There will be a

need for insurance and liability issues to be resolved between the Town and the Navy League via a legal agreement/license. A condition will be imposed that will require the applicant/owner to enter into negotiations to address this matter as part of gaining full approval for development.

In discussions with the DPLH it has been highlighted that an easement would typically have to be created by the owner to be included on the title at the owner's expense. This would normally be required to be completed prior to the approval of a building permit.

Relocation of Fire Suppression Equipment Required

There is fire suppression infrastructure directly adjacent to the site and in front of the proposed sculptured relief wall to the west of the main memorial. This infrastructure will need to be relocated and paid for by the applicant before the building permit application is submitted.

Identification of Utility Location

The location of water, electricity, gas, and communications infrastructure needs to be clearly identified and all providers (Water Corporation, Western Power, Atco Gas, NBN, telecommunications) need to be notified of proposed development. Connections between the providers and the site will need to be relocated away from the proposed development subject to discussions by the applicant/owner.

Risk of Flooding

The SLIP mapping system identified that the memorial area is located within the 1 in 100 (1%) AEP floodplain and DWER Floodplain Development Control Area and Flood Fringe. There is a 1% chance that flooding will occur in a year. The applicant/owner need to be aware that by constructing the HMAS Perth War Memorial on the subject site means that there is a risk that during a high rainfall or high tide event there is the possibility that the site could be inundated, and this may have serious consequences for the proposed structures and present potential insurance and liability issues for the property owners and proponents of the memorial. An advice note has been included in the Officer's recommendation.

Light Pole

There is a light pole located adjacent to the road and approximately halfway between the western and eastern boundaries of the lot. Whilst it is not proposed to relocate this infrastructure and the likelihood of the light pole being relocated is low, this may have to be relocated at the cost of the applicant/owner and subject to consultation with the Town. A condition has been included in the final recommendation that reflects this.

Entry and Exit Points

The proposed memorial is located in close proximity to the road entries from the carpark attached to the building onsite and Swan Yacht Club's carpark. The structure may limit visibility and sightlines as vehicles exit the yacht club, however, it is noted that notwithstanding a bend in the road to the west of the subject site, sightlines are relatively good in the area. No additional structures should be installed adjacent to the access lanes from the neighbouring car parks.

Reflection from Glazing and Roof

Consideration may have to be given to reducing the reflectivity of the surfaces and imposing conditions which reduce the amount of sunlight reflection from gloss surfaces onsite.

Road Traffic

The memorial is located on Riverside Road and might need to be closed when commemorative services are being held. The Town will continue to monitor the impact of road traffic around the memorial and address any problems as they arise.

Graffiti

Large flat surfaces can become potential sites for illegal graffiti and areas hidden from the street may become the target of criminal activity in accordance with principles of crime prevention through environmental design. It is essential that surfaces that are hard wearing, weatherproof and difficult to vandalise are utilised in the proposed structure. The location of the memorial is heavily trafficked which should deter such activity.

A condition will be recommended that graffiti and vandalism is cleaned up within a short period of time if the structure is vandalised. This security of the structure can be assessed as an ongoing activity by Navy League and measures can be implemented which secures the site or improves security should there be a requirement.

Submissions from External Referrals

Two submissions were received from external referrals as described above. The advice received from both the Water Corporation and ATCO has been included in advice notes in the final recommendation.

Submissions from Advertising

The proposed memorial was advertised to the public by way of notice in 2 local newspapers, as well as 3 signs placed on site at the front and rear of the site (2 facing Riverside Road and 1 facing the footpath on the river's edge) to inform passers-by of the proposed development application. All plans were also placed on the Town's website for anyone to make comment on. Following an advertising period of 26 days (12 May to 7 June 2021) and beyond the 14 days required of standard development applications assessed by the Town 1 submission was received. The owners provided a response to the objection and this is recorded in the table of submissions earlier in this report.

Conclusion

Following discussions with the DPLH and DBCA, as well as the applicant, amended plans were presented that reduced the level of encroachment beyond the boundaries of the subject site and into the adjacent reserve. The updated plans reduce the impacts on the surrounding land.

The proposed impact from the proposal is considered to be minimal. It is located in a commercial/recreational area, heavily utilised by the public. The memorial will play an important role in telling the story of HMAS Perth (I) and its location attached to an existing memorial is considered appropriate. The impact in terms of amenity have been addressed through aspects of parking, visual impact, bulk, scale and infrastructure. Whilst some issues have been addressed above, others are proposed to be addressed through conditions of approval.

The proposed development is considered appropriate for the subject property. There are few amenity impacts from the proposed structure to surrounding properties. Although it is not considered in an optimal location for such a development, the project team has worked hard to recognise the legacy of those that served on HMAS Perth (I) through providing a space that not

only commemorates those that lost their lives, but also importantly tells the story of HMAS Perth (I). It is considered that over time the location of the memorial will become an asset for the Town.

Several conditions have been recommended in response to the issues highlighted in this report. Given these comments and the explanation provided in this report the proposed development is recommended for support to the DPLH subject to conditions.

13.1.2 OFFICER RECOMMENDATION:

That Council recommend support for the HMAS Perth (I) War Memorial to the Department of Planning, Lands and Heritage at the Navy League of Australia (WA Division) headquarters at Reserve 28189 (Lot 7773) Riverside Road, East Fremantle, as described on the information and plans date stamped received 28 April & 13 September 2021 subject to the following conditions:

- 1. Works are to be constructed in conformity with the drawings and written information in relation to use accompanying the application for development approval, other than where varied in compliance with the conditions of the development approval.**
- 2. The applicant to liaise with the Town and a traffic management plan is to be prepared prior to the submission of a building permit application to ensure continued pedestrian movement, footpath closures, traffic management, site management and construction trade/parking is suitable controlled. This management plan is to be submitted with the Town of East Fremantle.**
- 3. A parking/event management plan is to be prepared prior to the memorial being occupied for future events to be held at the memorial. This management plan is to be submitted with the Town of East Fremantle.**
- 4. The applicant/owner is to enter into a license/lease agreement with the Town of East Fremantle to acknowledge and indemnify the Town from any liability in relation to encroachment of the proposed development into the road reserve. This agreement is to be prepared by the Town's legal representative at the cost of the proponents of the development. The agreement is to be prepared prior to the submission of a building permit.**
- 5. The applicant/owner is to receive written approval of the Water Corporation for any relocation of water or sewerage services that may be required prior to the submission of a building permit application.**
- 6. The applicant/owner is to receive written approval of Atco Gas for any relocation of gas services that may be required prior to the submission of a building permit application and this relocation is to be at the applicant/owner's cost.**
- 7. The structure is to be always kept clean and free of graffiti and vandalism and any such graffiti or vandalism is to be remedied within 24 hours to the satisfaction of the Chief Executive Officer.**
- 8. No additional signage or advertising is approved. A separate application for additional signage or advertising is required to be submitted for consideration by the Town's officers and the Department of Biodiversity, Conservation and Attractions. All signage is to comply with the Town's Signage Design Guidelines Local Planning Policy 3.1.2.**
- 9. With regards to plans submitted with respect to a 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. 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.
11. The verge, kerb and footpath immediately adjacent to the subject lot are to be repaired and remediated following completion of the works to the satisfaction of the Chief Executive Officer in consultation with officers of the Town of East Fremantle.
12. The approval is to remain valid for a period of 24 months from date of the approval.

Footnote:

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

- (i) *The applicant is advised that the proposal has the potential to be affected by sea level rise. It is recommended applicants understand the implications of potential sea level rise on their site. The onus rests with the applicant to undertake a risk assessment and exercise their judgement in determining the level of risk they are prepared to accept. The Swan Rivers Trust's Climate Change Risk Assessment Project (2010) models impact of potential sea levels rise in the Swan and Canning Rivers, and sets out a methodology to assess the vulnerability of foreshore areas.*
- (ii) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (iii) *The application for a Building Permit is to conform with the approved plans unless otherwise approved by Council and the Department of Biodiversity Conservation and Attractions.*
- (iv) *It is recommended that the applicant provides a Structural Engineer's dilapidation report, at the applicant's expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- (v) *All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- (vi) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (vii) *It is recommended that the owner consider the installation of security cameras and installs a gate to control access to the interior of the ship's prow.*
- (viii) *Any works that require the closure of the adjacent footpath will require submission of a pedestrian management plan for the consideration of the Town.*
- (ix) *A traffic management plan to demonstrate contractor parking arrangements, loading, and unloading of equipment and materials and storage of materials and equipment on the verge will be required to be submitted for the consideration of the Town.*
- (x) *A demolition permit will be required to be submitted to the Town prior to the demolition of any structures on-site and all asbestos is to be removed and disposed of in accordance with government regulations associated with the management and*

disposal of asbestos products pursuant to the Health (Asbestos) Regulations 1992 and as amended.

- (xi) Reticulated water is currently available to the subject land. The developer is required to fund the full cost of protecting, relocating, or modifying any of the existing infrastructure which may be affected by the above proposal. This proposal will require approval by the Water Corporation Building Services section prior to 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 click on the following link:*

<https://www.watercorporation.com.au/Developing-and-building/Building/Lodging-a-building-application/Single-residential-building-applications>

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact the Water Corporation to confirm that the information is still valid.

- (xii) ATCO Gas Australia (ATCO) has a medium pressure gas pipeline (DN100PVC 1.5MP 70kPa) aligned within the opposite side road reserve of Riverside Road. ATCO also has a commercial AL12 meter set registered within Lot 7773 and a DN40PVC service line connecting to the medium pressure gas pipeline within the opposite side road reserve.*

The development application plans provided and detailed information submitted with those plans indicate that the proposed development will impact on the services and will require for these to be relocated.

Anyone proposing to carry out construction or excavation works must contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure.

ATCO will require the proponent to submit an online application to alter the meter position and accept the associated costs. Information on how to submit an Alter Meter Position Request can be found at <https://www.atco.com/en-au/self-service/gas/alteration-request.html>

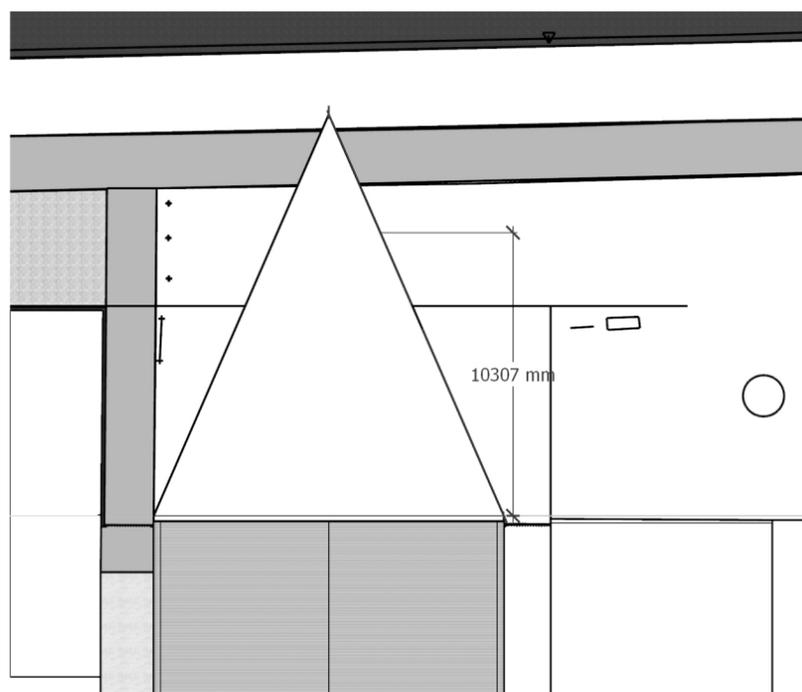
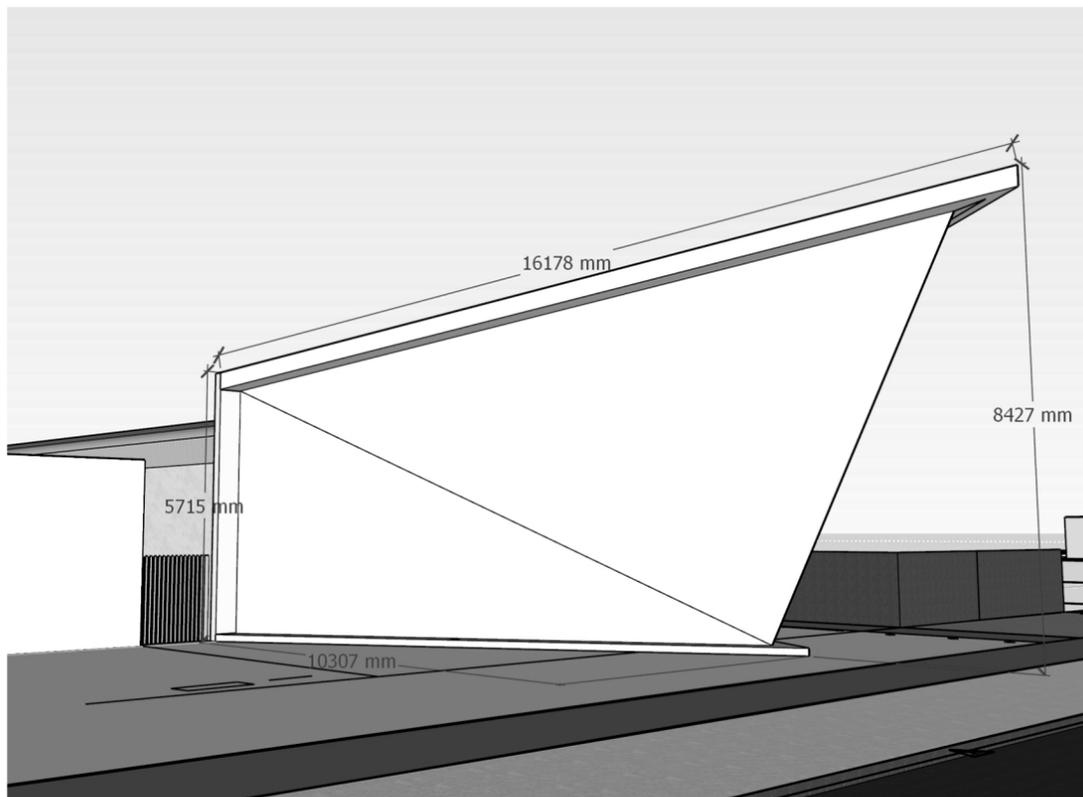
Riverside Road Reserve 28189 (Lot 7773) -Location and Advertising Plan



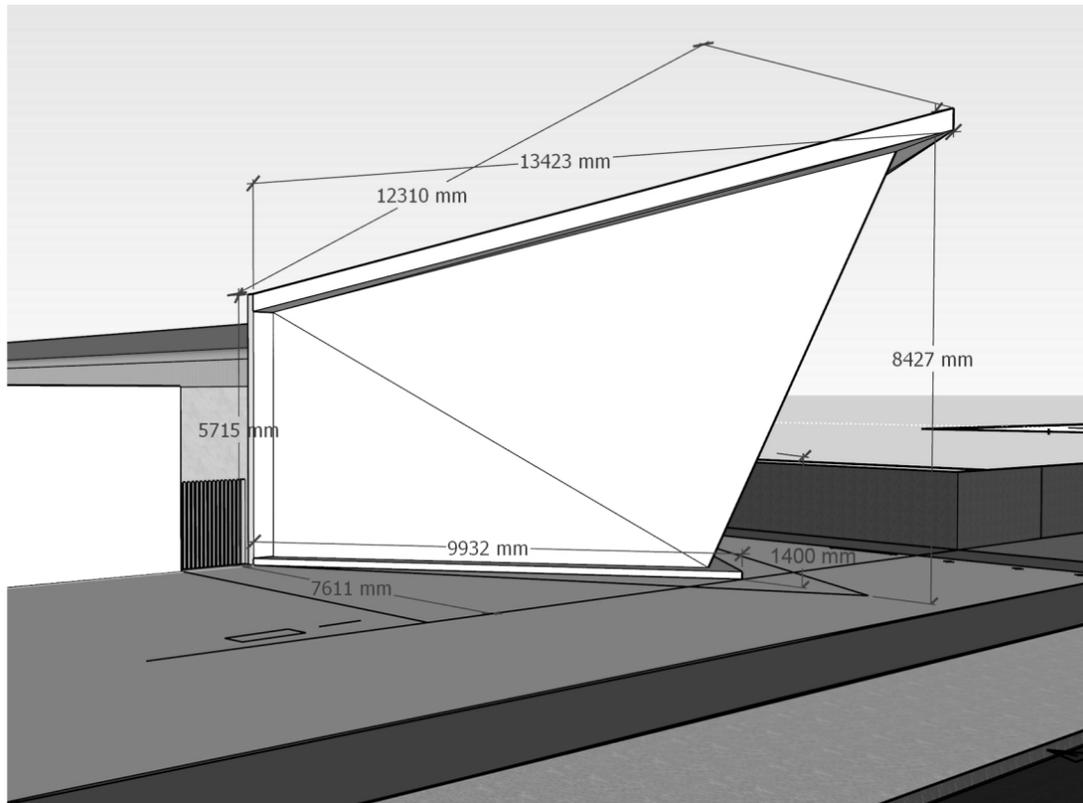
HMAS Perth Memorial - Photos



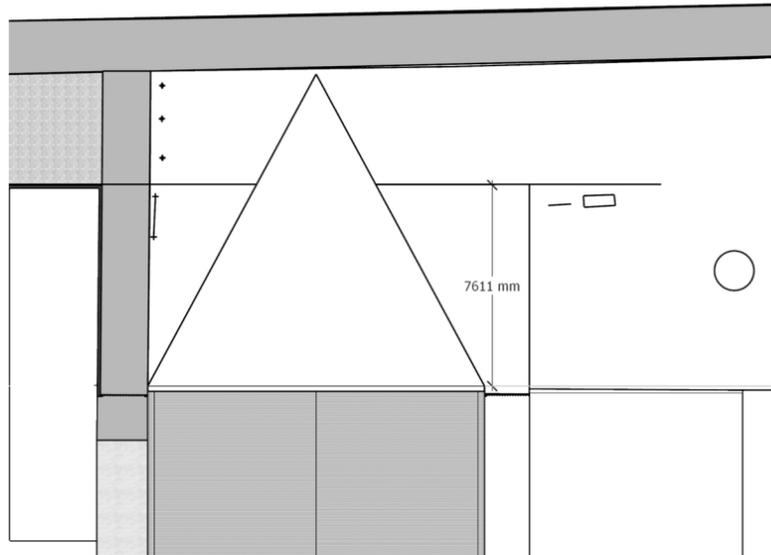
ORIGINAL DESIGN



PREFERRED REVISED DESIGN



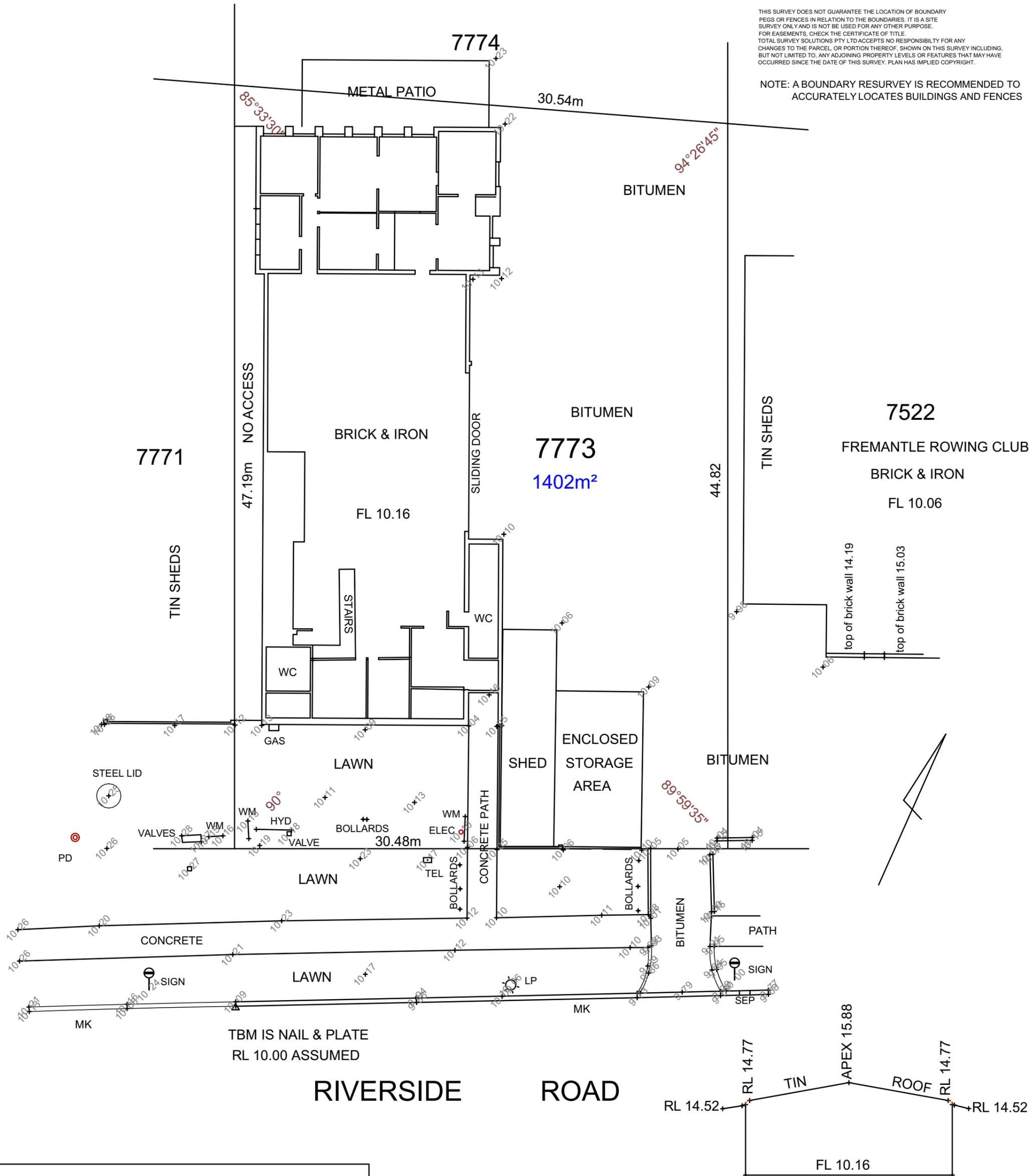
- PREFERRED REVISED DESIGN**
- DESIGN BASED ON MAXIMAL SPACE USAGE
 - BASE WITHIN THE PLOT
 - TOTAL HEIGHT OF THE MEMORIAL SAME AS PREVIOUS DESIGN
 - HEIGHT ABOVE THE THE BORDERLINE IS 1400 mm



Stage	Design Revision
Project Title	HMAS PERTH Memorial
Address	LOT 7773 RIVERSIDE RD EAST FREMANTLE
Drawing Name	New design
Designed by	Martina Tlamsova Contact
Drawn by	ma.tlamsova@gmail.com Martina Tlamsova 0424 295 969
Date	10/09/2021
Drawing Scale	[A3] 195
Drawing Number	Revision PA 02

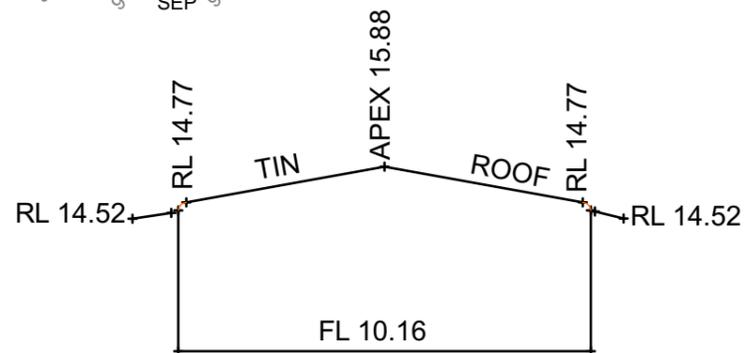
THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES IN RELATION TO THE BOUNDARIES. IT IS A SITE SURVEY ONLY AND IS NOT BE USED FOR ANY OTHER PURPOSE. FOR EASEMENTS, CHECK THE CERTIFICATE OF TITLE. TOTAL SURVEY SOLUTIONS PTY LTD ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL, OR PORTION THEREOF, SHOWN ON THIS SURVEY INCLUDING, BUT NOT LIMITED TO, ANY ADJOINING PROPERTY LEVELS OR FEATURES THAT MAY HAVE OCCURRED SINCE THE DATE OF THIS SURVEY. PLAN HAS IMPLIED COPYRIGHT.

NOTE: A BOUNDARY RESURVEY IS RECOMMENDED TO ACCURATELY LOCATES BUILDINGS AND FENCES



TBM IS NAIL & PLATE
RL 10.00 ASSUMED

RIVERSIDE ROAD



CONTOUR AND FEATURE SURVEY

BUILDING PROFILE
SCALE 1:200

LOT 7773 RIVERSIDE RD EAST FREMANTLE

CLIENT: COLGAN INDUSTRIES

SCALE: 1:250 @A3

TOTAL SURVEY SOLUTIONS PTY LTD

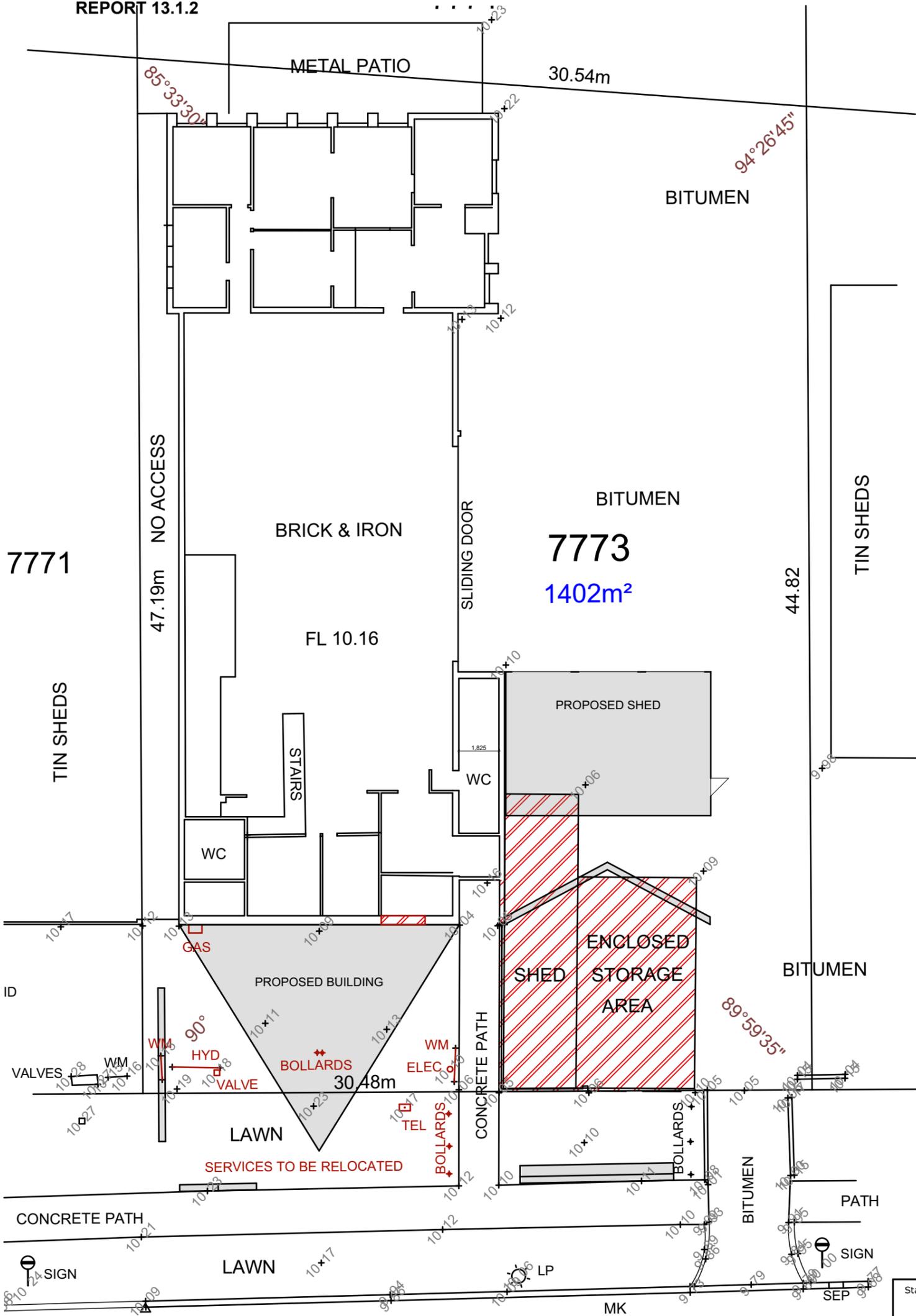
LOT 7773 PLAN 169877 C/T LR 3045/689

LOCAL AUTHORITY: FREMANTLE

REF: 19/210

10 GARROW COURT
KINGSLEY WA 6026
P 0411 588 277
E: leotss@tpg.com.au

DATE: 27/9/19



7522
 FREMANTLE ROWING CLUB
 BRICK & IRON
 FL 10.06

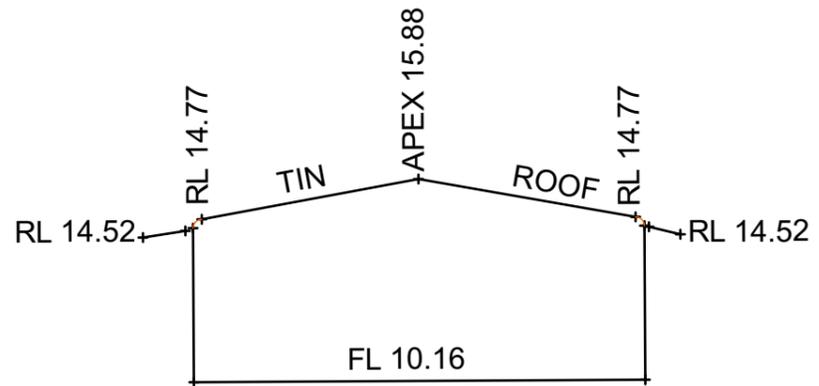
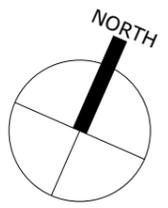
7773
 1402m²

BRICK & IRON
 FL 10.16

ENCLOSED SHED STORAGE AREA

PROPOSED SHED

PROPOSED BUILDING



BUILDING PROFILE
 SCALE 1:200

- NEW INDOOR WALLS
- STRUCTURES TO BE REMOVED

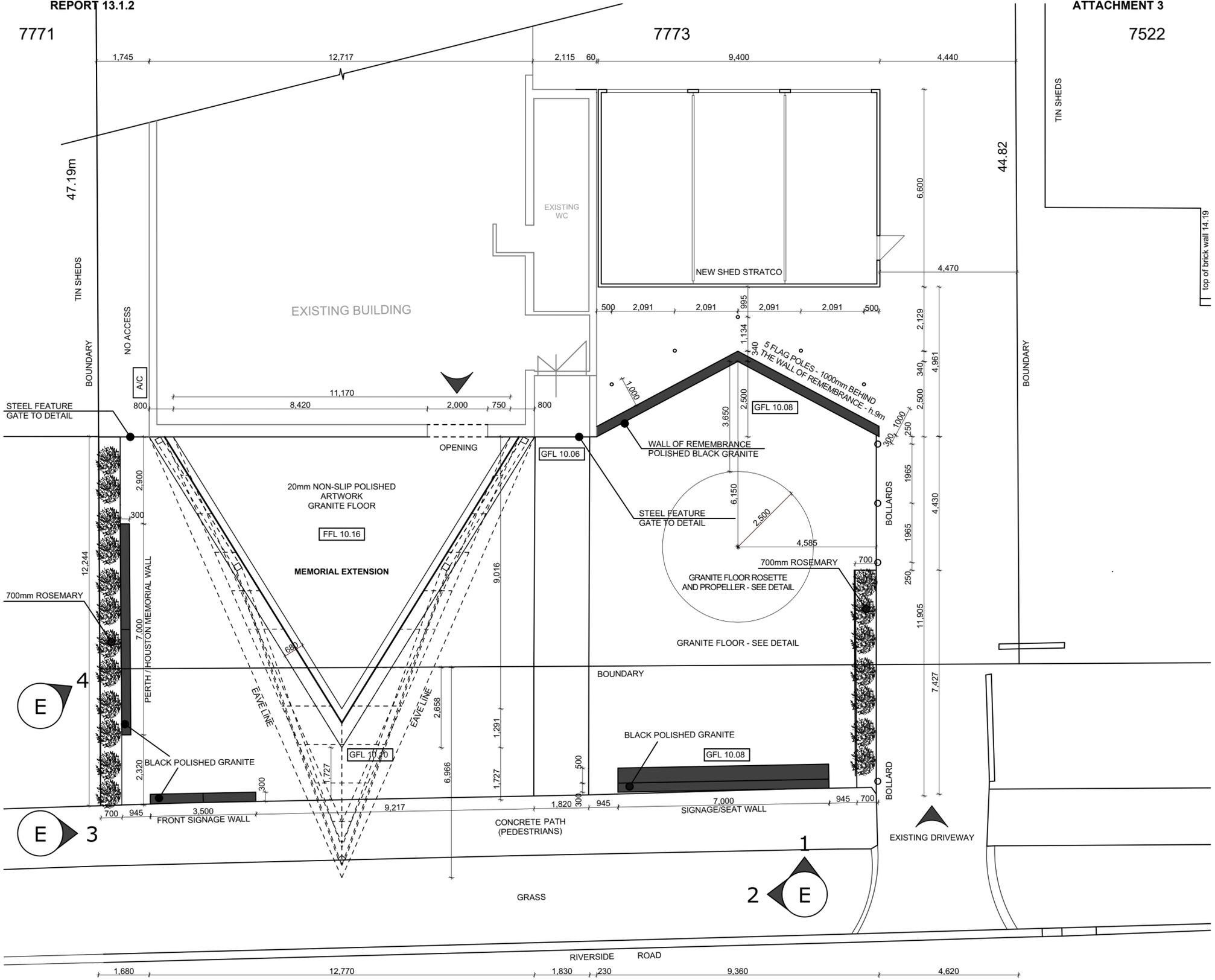
DEMOLITION PLAN

Stage	PLANNING APPROVAL	
Project Title	HMAS PERTH Memorial	
Address	LOT 7773 RIVERSIDE RD EAST FREMANTLE	
Drawing Name	DEMOLITION PLAN	
Designed by	Smiths Sculptors	Contact
Drawn by	ma.tlamsova@gmail.com	
	Martina Tlamsova	0424 295 969
Date	28/04/2021	
Drawing Scale	1: 200 [A3]	
Drawing Number	02 of 05	Revision PA 02

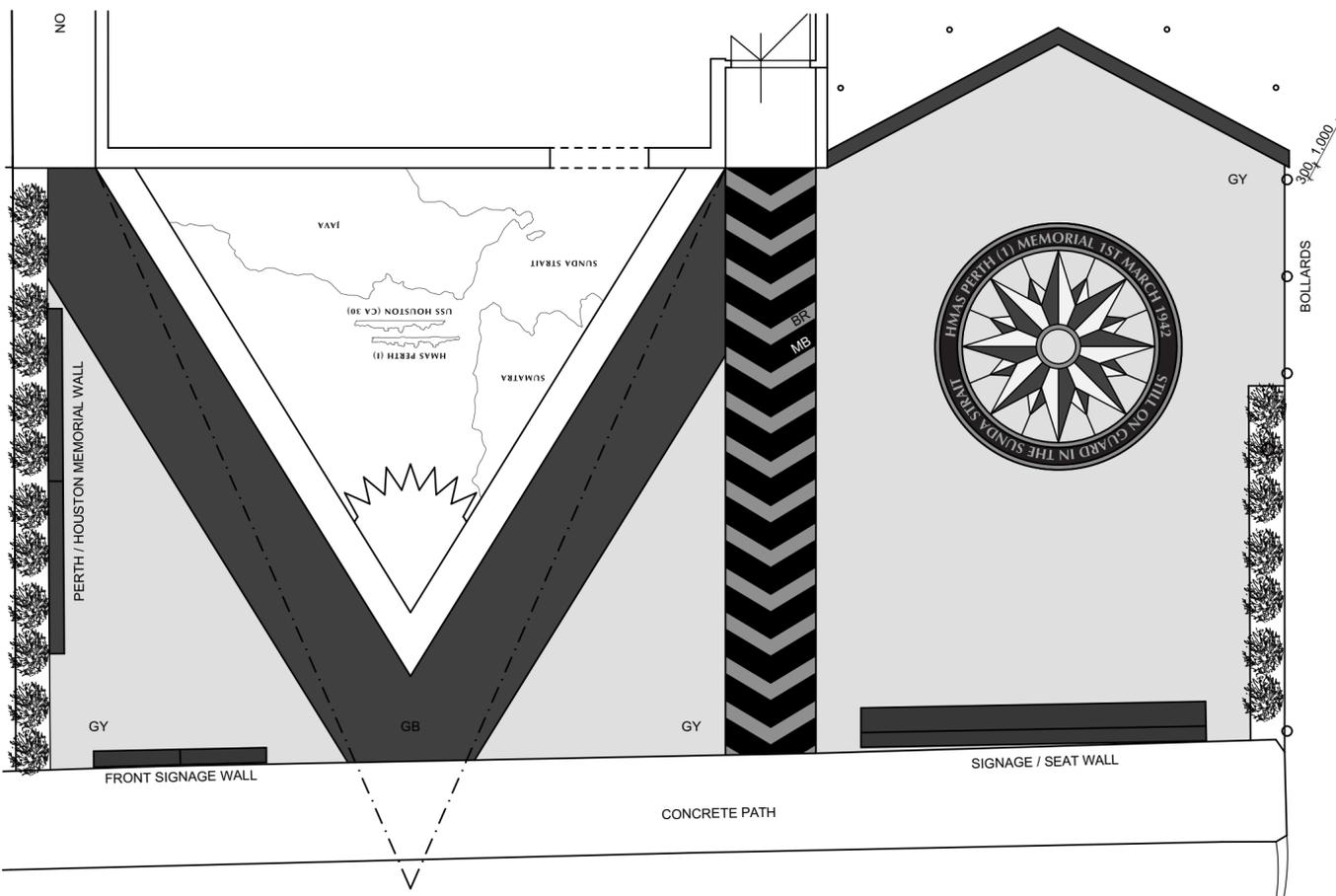
7771

7773

7522



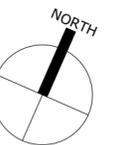
▲ SITE PLAN 1:100



▲ ORNAMENTAL FLOOR INTERNAL AND EXTERNAL - COLOR SCHEME IN DETAIL 1:100

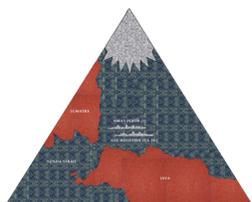
FLOOR AREAS	m ²
MEMORIAL EXTENSION	65,82 m ²
EXTERNAL AREA	253,05 m ²
SHED	62,04 m ²

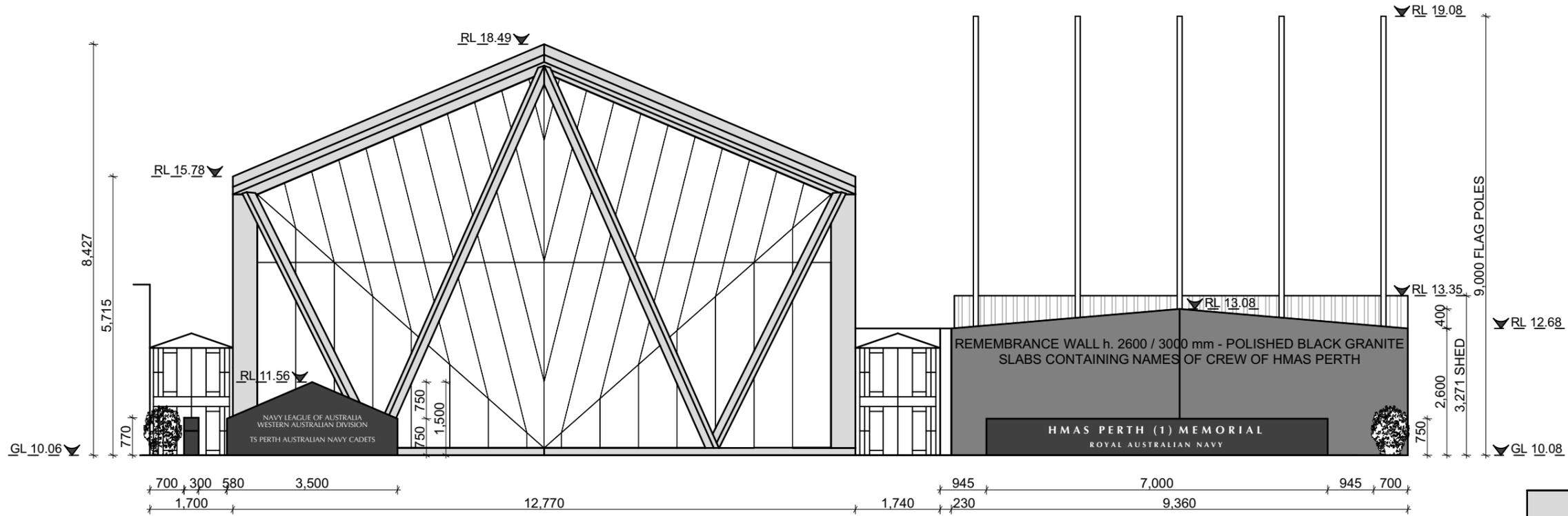
	BROWN	BR
	MONGOLIA BLACK	MB
	GRAY	GY
	GOLD	GL
	GALAXY BLACK	GB



Stage	PLANNING APPROVAL	
Project Title	HMAS PERTH Memorial	
Address	LOT 7773 RIVERSIDE RD EAST FREMANTLE	
Drawing Name	SITE PLAN	
Designed by	Smiths Sculptors	Contact
Drawn by	ma.tlamsova@gmail.com	
	Martina Tlamsova	0424 295 969
Date	28/04/2021	
Drawing Scale	1: 100 [A2]	
Drawing Number	03 of 05	Revision PA 02

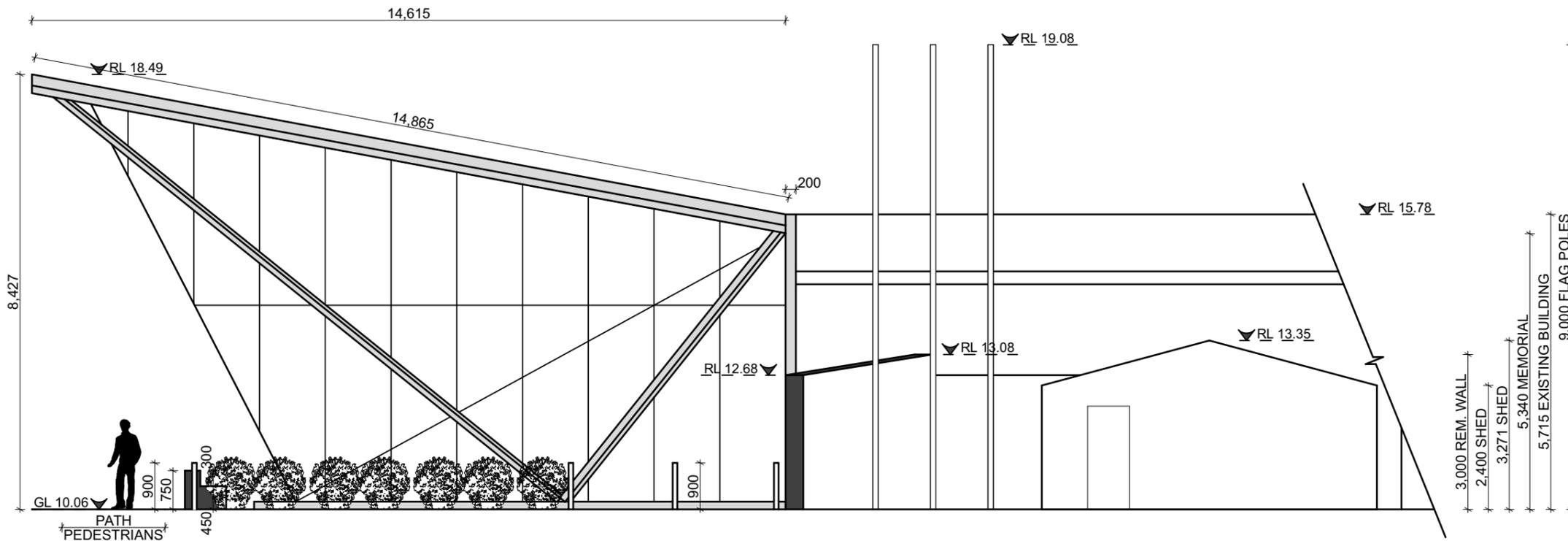
▲ COLOR SCHEME





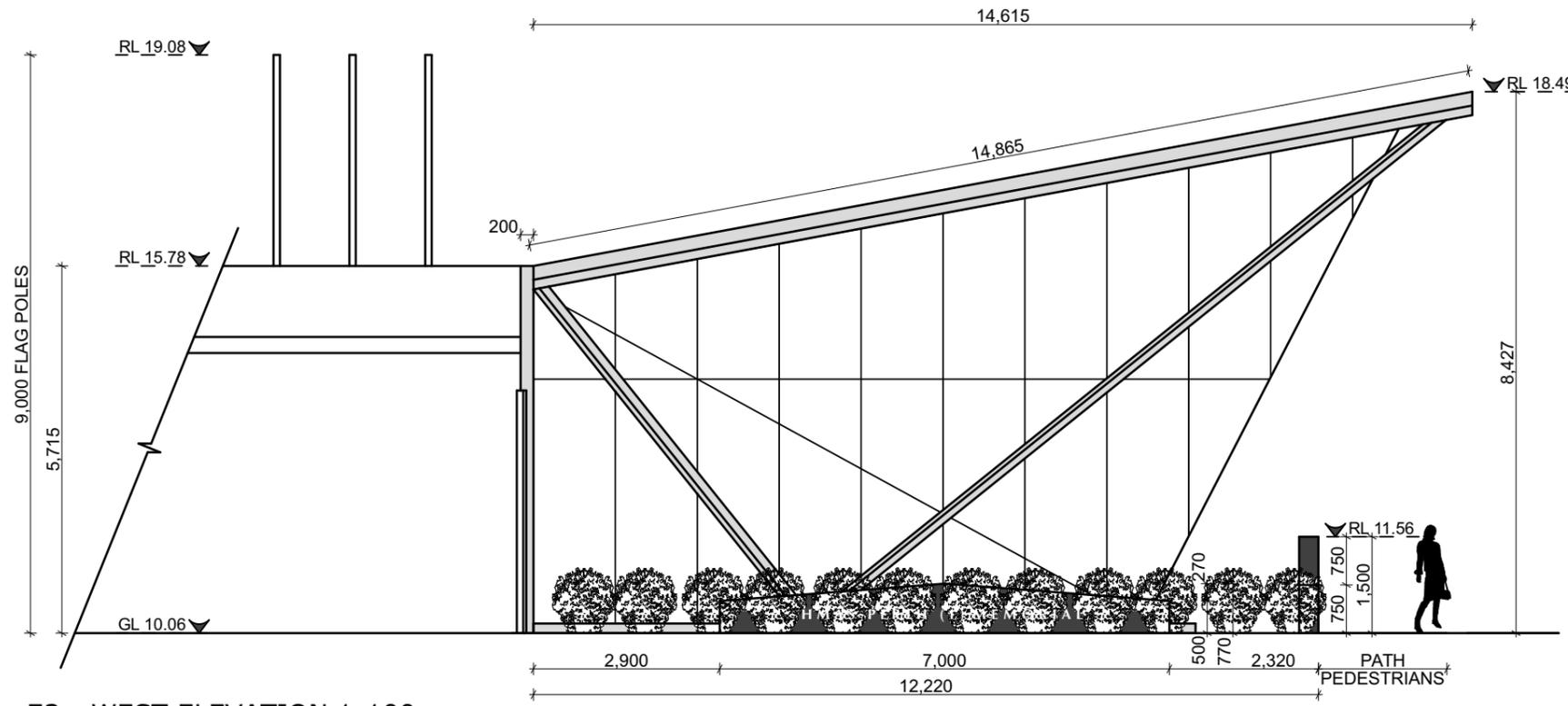
E1 - SOUTH-WEST ELEVATION 1:100

	NAVY GRAY
	POLISHED BLACK GRANITE
	POLISHED BLACK GRANITE WITH ENGRAVED NAMES
	ROSEMARY



E2 - EAST ELEVATION 1:100

Stage	PLANNING APPROVAL	
Project Title	HMAS PERTH Memorial	
Address	LOT 7773 RIVERSIDE RD EAST FREMANTLE	
Drawing Name	ELEVATIONS	
Designed by	Smiths Sculptors	Contact
Drawn by	ma.tlamsova@gmail.com	
	Martina Tlamsova	0424 295 969
Date	28/04/2021	
Drawing Scale	1: 100 [A3]	
Drawing Number	04 of 05	Revision
		PA 02



E3 - WEST ELEVATION 1:100



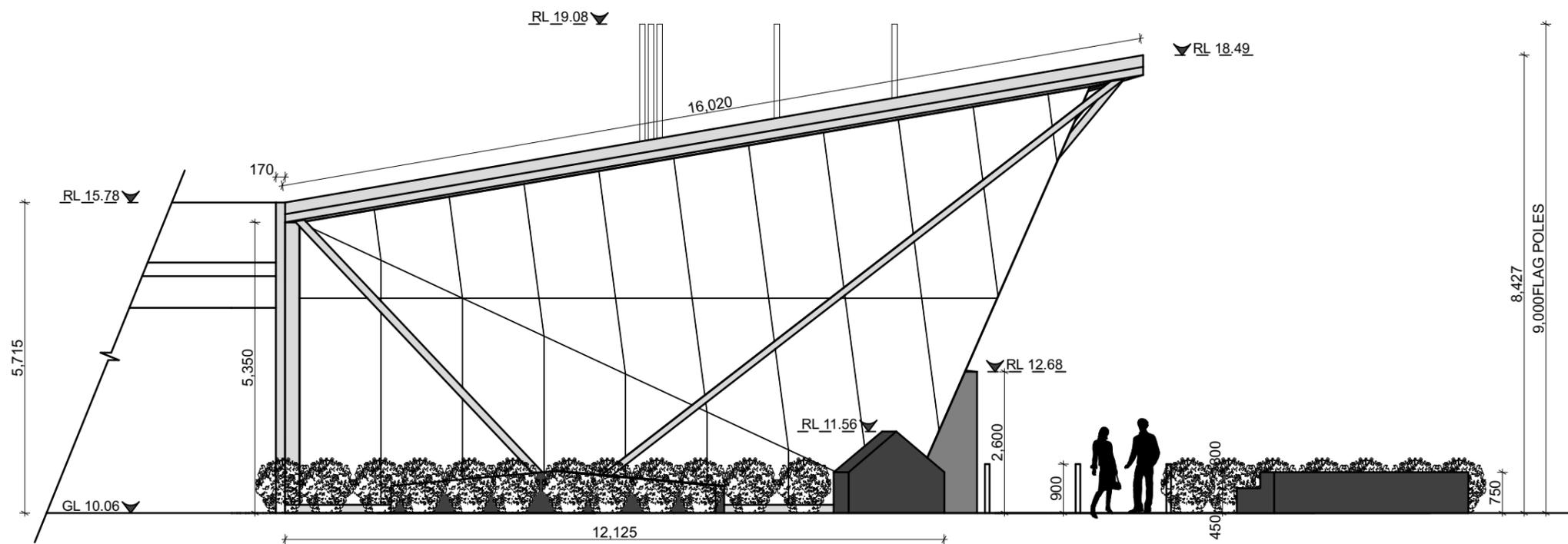
FRONT VIEW



OBVERSE VIEW

PERTH / HOUSTON MEMORIAL WALL

	NAVY GRAY
	POLISHED BLACK GRANITE
	POLISHED BLACK GRANITE WITH ENGRAVED NAMES
	ROSEMARY



E4 - SOUTH ELEVATION 1:100

Stage	PLANNING APPROVAL	
Project Title	HMAS PERTH Memorial	
Address	LOT 7773 RIVERSIDE RD EAST FREMANTLE	
Drawing Name	ELEVATIONS	
Designed by	Smiths Sculptors	Contact
Drawn by	ma.tlamsova@gmail.com	
	Martina Tlamsova	0424 295 969
Date	28/04/2021	
Drawing Scale	1: 100 [A3]	
Drawing Number	05 of 05	Revision
		PA 02



Community Engagement Checklist

Development Application P38/21 - Memorial extension HMAS Perth (I)

Project Name

Objective of Engagement:	Neighbour Consultation			
Lead Officer:	Regulatory Services			
Timeline:	Start Date:	12/05/2021	Outcomes By:	7/06/2021
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 / Playgroup)	<input type="checkbox"/>	Service Providers	<input checked="" 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 checked="" 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"/>	Consultant/s	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operations (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		<input type="checkbox"/>	
1.2 Email Notification ~	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>	
1.3 Website	<input type="checkbox"/> Communications		<input checked="" type="checkbox"/>	Advertised on website
1.4 Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>	
1.5 Advert - Newspaper	<input type="checkbox"/> Communications		<input checked="" type="checkbox"/>	Advertised in Herald 27/05/2021
1.6 Fact Sheet	<input type="checkbox"/> Communications		<input type="checkbox"/>	
1.7 Media Rel./Interview	<input type="checkbox"/> Communications		<input type="checkbox"/>	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>	
3.1 Focus Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>	
3.3 Workshop	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>	
4.1 Council Committee	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>	
4.2 Working Group	<input type="checkbox"/> Executive Direction		<input type="checkbox"/>	
* Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer		<input checked="" type="checkbox"/>	
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>	
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>	
	<input type="checkbox"/>		<input checked="" type="checkbox"/>	Sign on site from 18/05/2021

	<input type="checkbox"/>		<input type="checkbox"/>
Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		7/06/2021	
Outcomes Shared			
Methods	Responsible	Date Due	Complete / Attached
E-Newsletter	<input type="checkbox"/> Communications		<input type="checkbox"/>
Email Notification	<input type="checkbox"/> Relevant Officer		<input type="checkbox"/>
Website	<input type="checkbox"/> Communications		<input type="checkbox"/>
Facebook	<input type="checkbox"/> Communications		<input type="checkbox"/>
Media Release	<input type="checkbox"/> Communications		<input type="checkbox"/>
Advert - Newspaper	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
Notes			

13.2 FINANCE

13.2.1 Statement of Financial Activity for Period Ended 31 August 2021

Applicant	Not Applicable
File ref	F/FNS2
Prepared by	Sam Dolzadelli, Manager Finance
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting Date:	21 September 2021
Voting requirements	Part 6 of the Officer's Recommendation requires an Absolute Majority
Documents tabled	Nil
Attachments	1. Statement of Financial Activity 31 August 2021 2. Capital Works Report 3. Financial Health Check 31 August 2021

Purpose

The purpose of this report is to present to Council the Monthly Financial Report (containing the Statement of Financial Activity) for the month ended 31 August 2021. A Capital Works Report and Financial Health Check summary is also appended.

Executive Summary

A Monthly Financial Report workbook has been prepared to provide an overview of key financial activity. Two Statements of Financial Activity are provided, one by program and the other by nature and type. Both of these Statements provide a projection of the closing surplus position as at 30 June 2022.

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

A Monthly Financial Health Check has also been prepared which provides key financial information against benchmarks. This document is intended to provide a concise summary of the Town's financial performance.

Background

The Town of East Fremantle financial activity reports use a materiality threshold to measure, monitor and report on financial performance and position of the Town.

The monthly Financial Report is appended and includes the following:

- Statement of Financial Activity by Program
- Statement of Financial Activity by Nature and Type
- Statement of Financial Position
- Notes to the Statement of Financial Activity including:
 - Explanation of Material Variances
 - Net Current Funding Position
 - Cash and Investments
 - Receivables
 - Cashed Back Reserves
 - Capital Disposals

- Rating Information
- Grants and Contributions

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

Consultation

Management team

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 manner in which 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 under section 6.16 of the *Local Government Act 1995*. If fees and charges are imposed after the annual budget has been adopted, local public notice must be provided before introducing the fees or charges 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 2021/22 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 2021/22 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

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

Risk Matrix

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	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	4
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Site Inspection

Not applicable.

Comment

This report presents the Statement of Financial Activity for the period 31 August 2021. The following is a summary of headline numbers from the attached financial reports:

	Original Budget	YTD Budget	August Actuals
Opening Surplus	689,520	591,172	577,163
Operating Revenue	11,022,229	9,115,884	9,057,500
Operating Expenditure	(12,194,573)	(2,116,586)	(1,901,802)
Capital Expenditure	(16,495,464)	(145,995)	(51,286)
Capital Income	10,558,322	0	0
Financing Activities	3,997,729	(157,010)	(157,224)
Non-Cash Items	2,422,237	428,529	428,529
Closing Surplus/(Deficit)	0	7,715,994	7,952,880
Unrestricted Cash			6,970,718
Restricted Cash			1,439,794

- A Capital Works Report is being auto generated within the Town's financial system and emailed to Responsible Officer's on a weekly basis to monitor projects. This Report is provided as Attachment 2 and includes actual expenditure as at **31 August 2021**. The full year capital works budget (amended) has been 0.3% expended with \$51,286 in actual expenditure.
- Rates were levied in the month of July with rate notices issued 19th July. At the end of August 60% of rates levied (including arrears) have been receipted. The due date for payment of rates including the election of instalments was the 23rd of August. As at 3rd September, 1,129 assessments were on instalments, which represents 33% of all rateable properties. Of the 40% rates outstanding, instalments account for approximately 66%. The remaining 34% outstanding is made up of 24% of properties to be sent reminder notices and 10% is subject to rebates and payment arrangements/debt recovery.
- The Town is holding unspent grants of \$316,844 as restricted cash, with a corresponding contract liability on the balance sheet. As the Town performs its obligations in the grant agreements, grant income will be recognised, and the contract liability reduced. This will move the unspent grants restricted cash to unrestricted municipal cash.
- There is a variance in the opening surplus position due to an end of financial year accounting entry required for the recognition of expected credit losses on infringements.

Placement of Investments with Westpac

To enable the Town to diversify its investment portfolio in accordance with the objectives of Council's Investment Policy, quotations for term deposits have been sought from Westpac. Westpac has advised that a Council resolution is required in order for the Town to transact with Westpac moving forward. Only a single resolution is required from Council providing authority, and a resolution will not be required each and every time an investment is placed.

Budget Variations

Council is requested to approve the following variations to the 2021/22 Budget, with explanations provided in the Schedule. These variations will result in a projected budget deficit of (\$86,734) as

at 30 June 2022; it will be intended that the budget be brought back to a balanced position during the mid-year review.

Account No.	Description	Original Budget	Amended Budget	Variance Increase / (Decrease) In funding position	Comment
E07228	Swimming Pool Inspections	(\$3,000)	(\$25,000)	(\$22,000)	Swimming pool inspections not complete at 30 June and not budgeted for in 21/22. The original \$3k budget was for new pool inspections.
E11213	East Fremantle Oval – Maintenance	(\$0)	(\$25,000)	(\$25,000)	Annual oval maintenance is prepaid and was not budgeted for due to the oval redevelopment project. Since the construction work commencement date has been pushed back, the Town will pay the East Fremantle Football Club for maintenance for 1 July 2021 to 30 June 2022.
E11297	Dovenby House - Maintenance	(\$10,000)	(\$20,000)	(\$10,000)	Increased budget to fund alarm system upgrade, blinds and other costs.
E14462	Old Police Station – Maintenance	(\$24,000)	(\$12,000)	\$10,000	Transfer budget to the above Dovenby House budget. The Town has sought approval from the Department of Lands for flexibility to allocate the lease proceeds from the Old Police Station into the civic precinct.
E11622	Capex – Lee Park Bore & EF Oval Irrigation Pump	(\$0)	(\$34,000)	(\$34,000)	Budget to fund drilling of new Lee Park bore and repair of irrigation pump at East Fremantle Oval. This project was a carryover from 2020/21 but not included in the adopted budget.
E11246	East Fremantle Oval Masterplan – Opex	(\$0)	(\$19,500)	(\$19,500)	Budget for lobbying of Federal funding for EF Oval redevelopment. This project is a continuation of lobbying activities from the prior financial year.
E04203	Strategic & Business Planning	(\$80,000)	(\$60,500)	\$19,500	Transfer budget to the above EF Oval Masterplan budget
Change in Net Current Assets				(\$81,000)	

13.2.1 OFFICER RECOMMENDATION

That Council:

1. receives the Monthly Financial Report (Containing the Statement of Financial Activity) for the month ended 31 August 2021, as presented as attachment 1 to this report.
2. notes the unrestricted municipal surplus of \$7,952,880 as at 31 August 2021.
3. receives the Capital Works Report dated 31 August 2021, as presented as attachment 2 to this report.
4. receives the Monthly Financial Health Check, as presented as attachment 3 to this report.
5. authorises the placement of investments (including the opening of requisite bank accounts) with Westpac Banking Corporation within the parameters of Council's investment Policy and appoint the Chief Executive Officer (Gary Tuffin) and Executive Manager Corporate Services (Peter Kocian) as primary account signatories and the Manager Finance (Sam Dolzadelli) and the Senior Finance Officer (Natalie McGill) as secondary account signatories.
6. pursuant to section 6.8 of the *Local Government Act 1995*, approve the following schedule of budget variations resulting in a reduction in net current assets of (\$81,000):

Account No.	Description	Original Budget	Amended Budget	Variance Increase/ (Decrease) In funding position	Comment
E07228	Swimming Pool Inspections	(\$3,000)	(\$25,000)	(\$22,000)	Swimming pool inspections not complete at 30 June and not budgeted for in 21/22. The original \$3k budget was for new pool inspections.
E11213	East Fremantle Oval – Maintenance	(\$0)	(\$25,000)	(\$25,000)	Annual oval maintenance is prepaid and was not budgeted for due to the oval redevelopment project. Since the construction work commencement date has been pushed back, the Town will pay the East Fremantle Football Club for maintenance for 1 July 2021 to 30 June 2022.
E11297	Dovenby House - Maintenance	(\$10,000)	(\$20,000)	(\$10,000)	Increased budget to fund alarm system upgrade, blinds and other costs.
E14462	Old Police Station – Maintenance	(\$24,000)	(\$12,000)	\$10,000	Transfer budget to the above Dovenby House budget. The Town has sought approval from the Department of Lands for flexibility to allocate the lease proceeds from the Old Police Station into the civic precinct.
E11622	Capex – Lee Park Bore & EF Oval Irrigation Pump	(\$0)	(\$34,000)	(\$34,000)	Budget to fund drilling of new Lee Park bore and repair of irrigation pump at East

					Fremantle Oval. This project was a carryover from 2020/21 but not included in the adopted budget.
E11246	East Fremantle Oval Masterplan – Opex	(\$0)	(\$19,500)	(\$19,500)	Budget for lobbying of Federal funding for EF Oval redevelopment. This project is a continuation of lobbying activities from the prior financial year.
E04203	Strategic & Business Planning	(\$80,000)	(\$60,500)	\$19,500	Transfer budget to the above EF Oval Masterplan budget
Change in Net Current Assets				(\$81,000)	

Absolute Majority

TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 August 2021

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

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Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.69 M	\$0.59 M	\$0.58 M	(\$0.01 M)
Closing	\$0.00 M	\$7.72 M	\$7.95 M	\$0.24 M

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$8.41 M	82.9%
Restricted Cash	\$6.97 M	13.4%
	\$1.12 M	

Refer to Note 3 - Cash and Investments

Payables		
	\$	% Outstanding
Trade Payables	\$608.6 K	
0 to 30 Days	\$525.8 K	86.4%
30 to 60 Days	\$79.3 K	13.0%
Over 60 Days	\$3.5 K	0.6%

Receivables		
	\$	% Collected
Rates Receivable	\$4.17 M	
Trade Receivable	\$4.03 M	60.02%
30 to 90 Days	\$0.10 M	% Outstanding
Over 90 Days		65.02%
		34.98%

Refer to Note 4 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$1.30 M	\$7.43 M	\$7.58 M	\$0.16 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$8.28 M	
YTD Budget	\$8.28 M	(0.0%)

Refer to Statement of Financial Activity

Operating Grants and Contributions		
	\$	% Variance
YTD Actual	\$0.23 M	
YTD Budget	\$0.22 M	4.3%

Refer to Statement of Financial Activity

Fees and Charges		
	\$	% Variance
YTD Actual	\$0.37 M	
YTD Budget	\$0.44 M	(15.0%)

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)
(\$5.93 M)	(\$0.15 M)	(\$0.05 M)	\$0.09 M

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.00 M	
Adopted Budget	\$0.24 M	0.0%

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	(\$0.05 M)	
Adopted Budget	(\$16.53 M)	0.3%

Refer to Statement of Financial Activity

Capital Grants		
	\$	% Received
YTD Actual	\$0.00 M	
Adopted Budget	\$10.35 M	0.0%

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)
\$4.04 M	(\$0.16 M)	(\$0.16 M)	(\$0.00 M)

Refer to Statement of Financial Activity

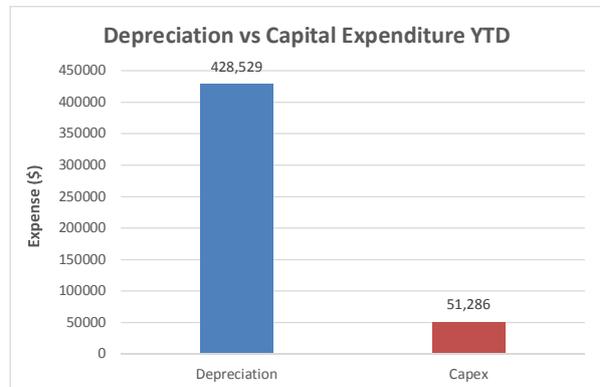
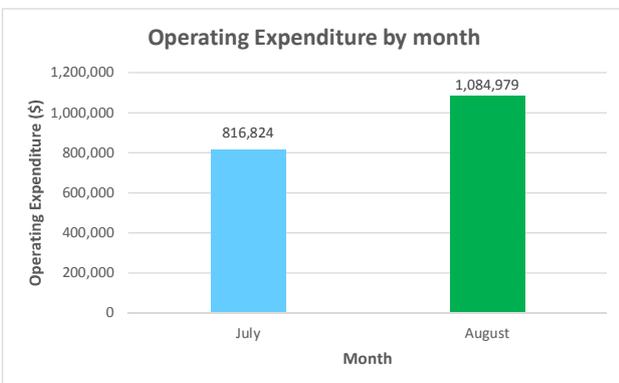
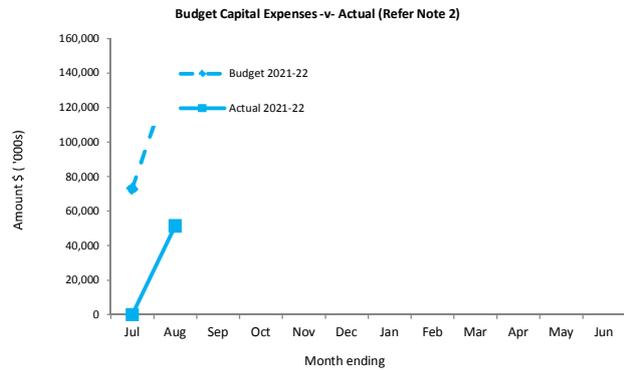
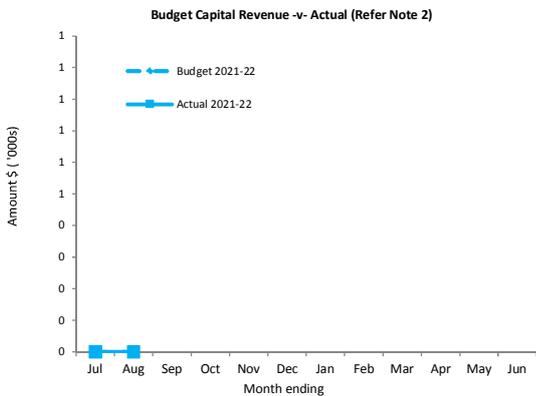
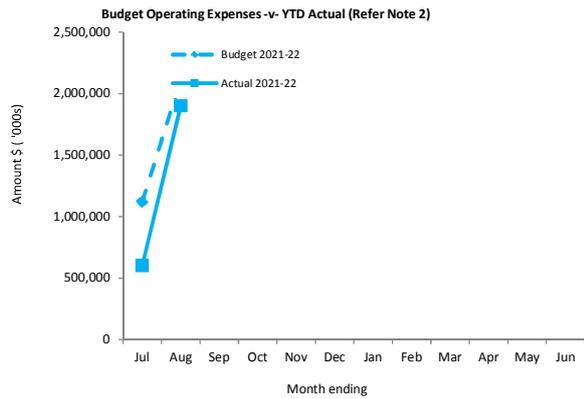
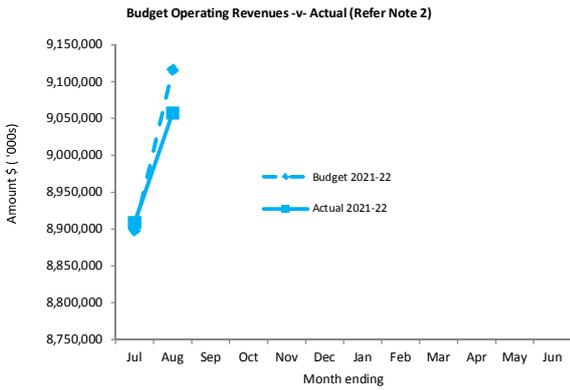
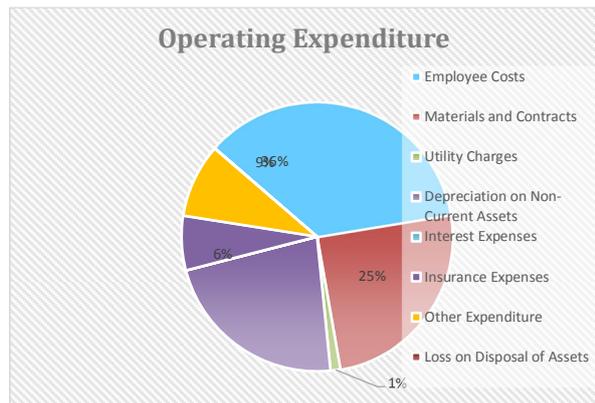
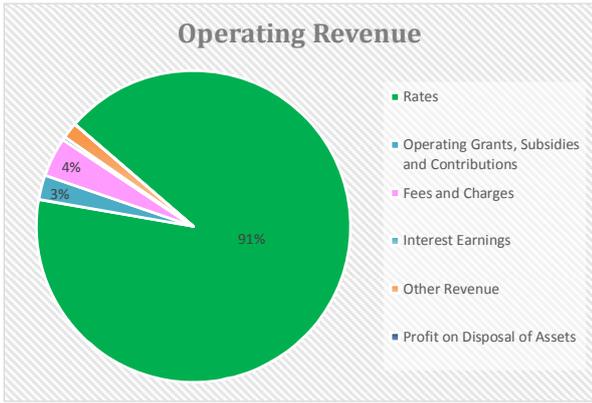
Borrowings	
Principal repayments	\$0.00 M
Interest expense	\$0.00 M
Principal due	\$0.28 M

Reserves	
Reserves balance	\$1.12 M
Interest earned	\$0.00 M

Refer to Note 5 - Cash Backed Reserves

Preparation
Prepared by: Sam Dolzadelli
Reviewed by: Peter Kocian
Date Prepared: 14/09/2021

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



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

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL ACTIVITY
(Statutory Reporting Program)
For the Period Ended 31 August 2021

	Note	Annual Budget - Hardcoded	Annual Budget - Synergy	Current Budget	Amended YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	\$	\$	%	
Opening Funding Surplus(Deficit)	3	689,520	689,520	591,172	591,172	577,163	(14,009)	(2%)	
Revenue from operating activities									
Governance		25,194	25,194	25,194	833	32	(801)	(96%)	
General Purpose Funding - Rates	9	8,289,211	8,289,211	8,299,919	8,279,919	8,277,194	(2,725)	(0%)	
General Purpose Funding - Other		308,828	308,828	308,828	101,374	95,615	(5,759)	(6%)	
Law, Order and Public Safety		27,000	27,000	27,000	3,250	2,004	(1,246)	(38%)	
Health		36,420	36,420	36,420	10,423	13,057	2,634	25%	
Education and Welfare		799,290	799,290	810,290	180,287	176,636	(3,651)	(2%)	
Housing		78,500	78,500	78,500	13,083	15,310	2,227	17%	
Community Amenities		247,835	247,835	227,835	113,708	116,326	2,618	2%	
Recreation and Culture		527,552	527,552	571,700	174,002	138,185	(35,817)	(21%)	▼
Transport		493,060	493,060	494,055	210,422	182,817	(27,605)	(13%)	▼
Economic Services		130,000	130,000	130,000	21,667	17,027	(4,640)	(21%)	
Other Property and Services		59,339	59,339	59,339	6,917	23,297	16,380	237%	▲
		11,022,229	11,022,229	11,069,080	9,115,885	9,057,500			
Expenditure from operating activities									
Governance		(1,308,739)	(1,308,739)	(1,308,739)	(262,648)	(271,425)	(8,777)	(3%)	
General Purpose Funding		(134,050)	(134,050)	(134,050)	(22,342)	(23,144)	(802)	(4%)	
Law, Order and Public Safety		(192,744)	(192,744)	(192,744)	(29,232)	(25,175)	4,057	14%	
Health		(210,931)	(210,931)	(210,931)	(34,357)	(38,574)	(4,217)	(12%)	
Education and Welfare		(1,160,391)	(1,160,391)	(1,160,391)	(218,215)	(204,023)	14,192	7%	
Housing		(40,650)	(40,650)	(40,650)	(7,182)	(9,535)	(2,353)	(33%)	
Community Amenities		(3,010,434)	(3,010,434)	(3,010,434)	(484,885)	(390,730)	94,155	19%	▲
Recreation and Culture		(2,954,981)	(2,954,981)	(2,954,981)	(511,261)	(394,740)	116,521	23%	▲
Transport		(2,847,092)	(2,847,092)	(2,847,092)	(460,686)	(429,299)	31,387	7%	
Economic Services		(156,050)	(156,050)	(156,050)	(26,008)	(20,007)	6,001	23%	
Other Property and Services		(178,511)	(178,511)	(178,511)	(59,770)	(95,150)	(35,380)	(59%)	▼
		(12,194,573)	(12,194,573)	(12,194,573)	(2,116,586)	(1,901,802)			
Operating activities excluded from budget									
Add back Depreciation		2,571,177	2,571,177	2,571,177	428,529	428,529	0	0%	
Adjust (Profit)/Loss on Asset Disposal	8	(148,940)	(148,940)	(148,940)	0	0	0	0%	
		2,422,237	2,422,237	2,422,237	428,529	428,529	0	0%	
Amount attributable to operating activities		1,249,893	1,249,893	1,296,744	7,427,828	7,584,227			
Investing Activities									
Non-operating Grants, Subsidies and Contributions	11	10,317,662	10,317,662	10,352,894	0	0	0		
Proceeds from Disposal of Assets	8	240,660	240,660	240,660	0	0	0		
Purchase of Property, Plant and Equipment		(15,730,400)	(15,730,400)	(15,730,400)	(51,167)	(24,266)	26,901	53%	▲
Purchase and Construction of Infrastructure		(765,064)	(765,064)	(795,064)	(94,828)	(27,020)	67,808	72%	▲
		(5,937,142)	(5,937,142)	(5,931,910)	(145,995)	(51,286)			
Financing Activities									
Transfers from Reserves	7	1,264,366	1,264,366	1,304,897	0	0	0		
Transfer from Restricted Cash		0	0	0	0	0	0		
Payments for principal portion of lease liabilities		(45,000)	(45,000)	(45,000)	(20,000)	(20,066)	(66)	(0%)	
Repayment of borrowings	10	(95,160)	(95,160)	(95,160)	0	0	0		
Proceeds from new borrowings		5,000,000	5,000,000	5,000,000	0	0	0		
Transfers to Reserves	7	(2,126,477)	(2,126,477)	(2,126,477)	(137,010)	(137,158)	(148)	(0%)	
		3,997,729	3,997,729	4,038,260	(157,010)	(157,224)	(214)	(0%)	
Closing Funding Surplus(Deficit)	3	0	0	(5,734)	7,715,995	7,952,880	236,885		

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 August 2021

	Note	Annual Budget - Hardcoded	Annual Budget - Synergy	Current Budget	Amended YTD Budget	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
Opening Funding Surplus (Deficit)	3	\$ 689,520	689,520	591,172	591,172	\$ 577,163	\$ (14,009)	% (2%)	
Revenue from operating activities									
Rates	9	8,289,211	8,289,211	8,299,919	8,279,919	8,277,194	(2,725)	(0%)	
Operating grants, subsidies and contributions		984,759	984,759	1,007,902	219,911	229,271	9,360	4%	
Fees and Charges		1,328,630	1,328,630	1,341,630	435,719	370,285	(65,434)	(15%)	▼
Interest Earnings		105,000	105,000	105,000	40,833	31,072	(9,761)	(24%)	
Other Revenue		165,689	165,689	165,689	139,502	149,678	10,176	7%	
Profit on asset disposals	8	148,940	148,940	148,940	0	0	0	0%	
		11,022,229	11,022,229	11,069,080	9,115,884	9,057,500			
Expenditure from operating activities									
Employee Costs		(4,429,855)	(4,429,855)	(4,429,855)	(705,316)	(684,353)	20,963	3%	
Materials and Contracts		(3,893,041)	(3,893,041)	(3,893,041)	(648,842)	(473,089)	175,753	27%	▲
Utility Charges		(287,750)	(287,750)	(287,750)	(47,958)	(22,643)	25,315	53%	▲
Depreciation on Non-Current Assets		(2,571,177)	(2,571,177)	(2,571,177)	(428,529)	(428,529)	0	0%	
Interest Expenses		(22,500)	(22,500)	(22,500)	(1,333)	0	1,333	100%	
Insurance Expenses		(215,216)	(215,216)	(215,216)	(107,608)	(124,212)	(16,604)	(15%)	▼
Other Expenditure		(775,034)	(775,034)	(775,034)	(177,000)	(168,976)	8,024	5%	
Loss on asset disposals	8	0	0	0	0	0	0	0%	
		(12,194,573)	(12,194,573)	(12,194,573)	(2,116,586)	(1,901,802)			
Operating activities excluded from budget									
Add back Depreciation		2,571,177	2,571,177	2,571,177	428,529	428,529	0	0%	
Adjust (Profit)/Loss on Asset Disposal	8	(148,940)	(148,940)	(148,940)	0	0	0	0%	
		2,422,237	2,422,237	2,422,237	428,529	428,529	0	0%	
Amount attributable to operating activities		1,249,893	1,249,893	1,296,744	7,427,827	7,584,227			
Investing activities									
Non-operating Grants, Subsidies and Contributions	11	10,317,662	10,317,662	10,352,894	0	0	0	0%	
Proceeds from Disposal of Assets	8	240,660	240,660	240,660	0	0	0	0%	
Purchase of Property, Plant and Equipment		(15,730,400)	(15,730,400)	(15,730,400)	(51,167)	(24,266)	26,901	53%	▲
Purchase and Construction of Infrastructure		(765,064)	(765,064)	(795,064)	(94,828)	(27,020)	67,808	72%	▲
Amount attributable to investing activities		(5,937,142)	(5,937,142)	(5,931,910)	(145,995)	(51,286)			
Financing Activities									
Transfers from Reserves	7	1,264,366	1,264,366	1,304,897	0	0	0	0%	
Payments for principal portion of lease liabilities		(45,000)	(45,000)	(45,000)	(20,000)	(20,066)	(66)	(0%)	
Repayment of borrowings	10	(95,160)	(95,160)	(95,160)	0	0	0	0%	
Proceeds from new borrowings		5,000,000	5,000,000	5,000,000	0	0	0	0%	
Transfers to Reserves	7	(2,126,477)	(2,126,477)	(2,126,477)	(137,010)	(137,158)	(148)	(0%)	
Amount attributable to financing activities		3,997,729	3,997,729	4,038,260	(157,010)	(157,224)			
Closing Funding Surplus (Deficit)	3	0	0	(5,734)	7,715,994	7,952,880	236,886	3%	

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL POSITION
For the Period Ended 31 August 2021

	Aug-21 \$
CURRENT ASSETS	
Cash and cash equivalents	8,410,512
Trade and other receivables	4,167,771
Other assets	15,224
TOTAL CURRENT ASSETS	12,593,507
NON-CURRENT ASSETS	
Trade and other receivables	64,586
Other financial assets	73,807
Investment in associate	1,094,618
Property, plant and equipment	32,371,393
Infrastructure	38,948,845
Right of use assets	276,841
TOTAL NON-CURRENT ASSETS	72,830,090
TOTAL ASSETS	85,423,597
CURRENT LIABILITIES	
Trade and other payables	2,212,346
Contract liabilities	316,844
Lease liabilities	17,433
Borrowings	76,976
Employee related provisions	671,644
TOTAL CURRENT LIABILITIES	3,295,243
NON-CURRENT LIABILITIES	
Lease liabilities	253,765
Borrowings	204,842
Employee related provisions	95,032
TOTAL NON-CURRENT LIABILITIES	553,639
TOTAL LIABILITIES	3,848,882
NET ASSETS	81,574,715
EQUITY	
Retained surplus	40,919,210
Reserves - cash backed	1,122,951
Revaluation surplus	39,532,554
TOTAL EQUITY	81,574,715

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 2021/22 year is \$10,000 or 10% whichever is the greater.

Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Recreation and Culture	(35,817)	(21%)		Timing	\$16k unfavourable in mooring pen fees and \$16k accrued income reversed in August to be invoiced in September (timing).
Transport	(27,605)	(13%)		Timing	Reduced parking fees and infringements YTD.
Other Property and Services	16,380	237%		Permanent	Workers comp paid from LGIS (offset by workers comp paid by the Town to employees).
Operating Expense					
Community Amenities	94,155	19%		Timing	Favourable - Underspend ytd
Recreation and Culture	116,521	23%		Timing	Favourable - Underspend ytd
Other Property and Services	(35,380)	(59%)		Timing	\$11k LSL paid and \$11k workers comp paid not budgeted for. LSL will be recouped from the balance sheet at EOFY and the workers comp is recouped from LGIS as above.
Capital Expenses					
Purchase Property, Plant and Equipment	26,901	53%		Timing	Capital works program to fully commence.
Purchase and Construction of Infrastructure	67,808	72%		Timing	Capital works program to fully commence.
Nature and Type Classifications:					
Fees and Charges	(65,434)	(15%)		Timing	Increase in vacant mooring pens, less parking fees and infringements
Materials and Contracts	175,753	27%		Timing	Favourable - Underspend ytd.
Utility Charges	25,315	53%		Timing	Favourable - Utility bills to be paid in September
Insurance Expenses	(16,604)	(15%)		Timing	Second instalment to be paid in October. Actuals will align with budget.

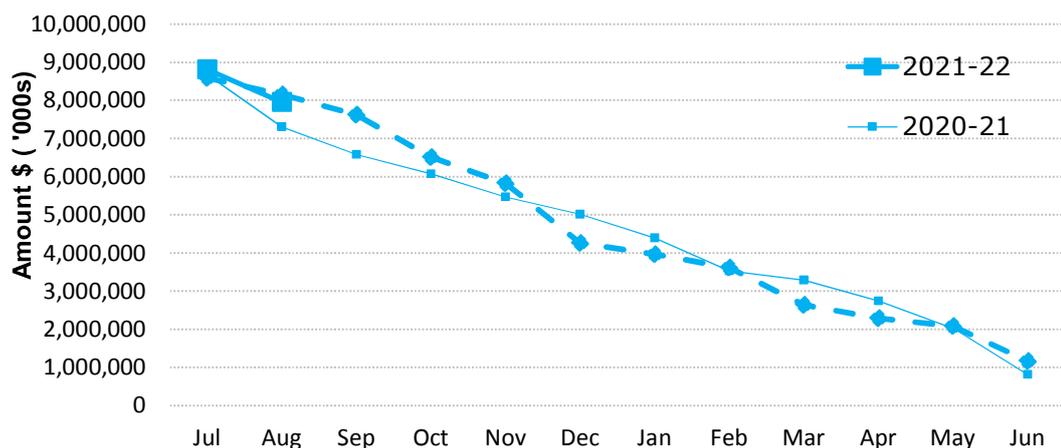
TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 August 2021

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

	Note	Last Years Closing 30 June 2021	Current 31 Aug 2021
		\$	\$
Current Assets			
Cash Unrestricted	4	2,409,249	6,970,718
Cash Restricted - Reserves	4	985,793	1,122,951
Cash Restricted - Unspent Grants		316,844	316,844
Receivables - Rates	6	162,222	4,003,347
Receivables - Other	6	120,836	118,393
Interest/ATO Receivable/Trust		73,736	61,256
Inventories		0	0
		4,068,680	12,593,509
Less: Current Liabilities			
Payables		(1,192,932)	(2,212,346)
Contract Liabilities - Unspent grants		(316,844)	(316,844)
Contract Liabilities - Income in advance		(11,309)	0
Provisions		(667,795)	(671,644)
		(2,188,880)	(3,200,834)
Less: Restricted Cash - Reserves	7	(985,793)	(1,122,951)
Less: Restricted Cash - Unspent Grants		(316,844)	(316,844)
Less: Trust Interfund Transfer Account		0	0
		(1,302,637)	(1,439,795)
Net Current Funding Position		577,163	7,952,880

Note 3 - Liquidity Over the Year



TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 3: Cash and Investments

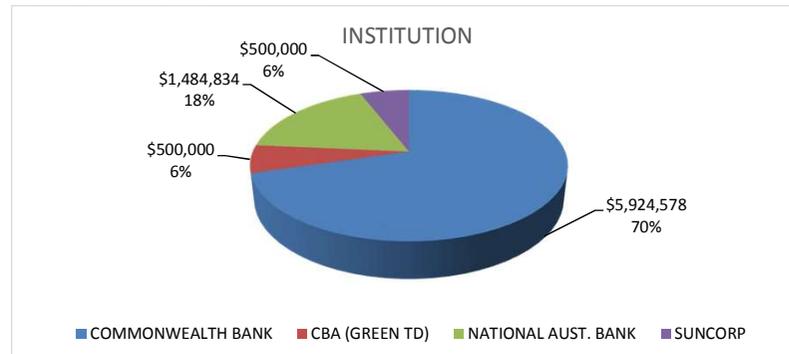
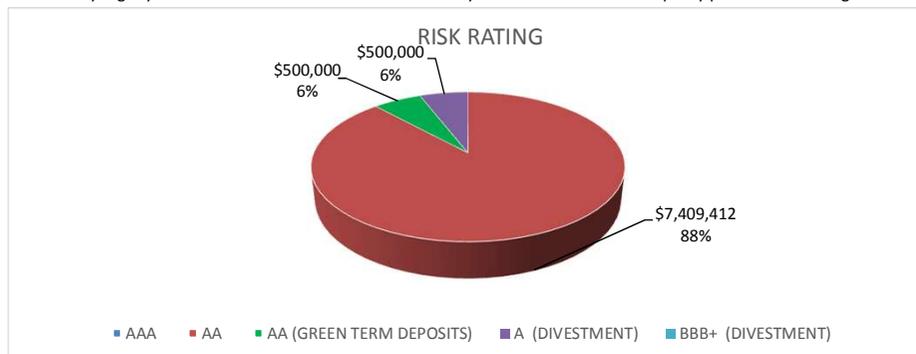
	Unrestricted	Restricted	Trust	Total Amount	Institution	Risk Rating (LT)	Interest Rate	Maturity Date	Interest \$
	\$	\$	\$	\$					
(a) Cash Deposits									
Municipal Bank Account - On-Call	1,335,984			1,335,984	CBA	AA-	0.01%	At Call	
Municipal Bank Account	3,692,458			3,692,458	CBA	AA-		At Call	
Municipal Bonds & Deposits Account	441,134			441,134	CBA	AA-		At Call	
Reserve Bank Account (Reserves)		138,158		138,158	CBA	AA-		At Call	
Reserve Bank Account (Unspent Grants)		316,844		316,844	CBA	AA-		At Call	
Cash On Hand	1,100			1,100	Petty Cash/Till Float		Nil	On Hand	
(b) Term Deposits									
Municipal	500,041			500,041	NAB	AA-	0.05%	13-Sep-21	250
Municipal	500,000			500,000	Suncorp	A+	0.27%	10-Nov-21	1,350
Municipal	500,000			500,000	CBA (Green)	AA-	0.27%	10-Nov-21	1,350
Reserves		984,793		984,793	NAB	AA-	0.09%	13-Sep-21	886
Total	6,970,718	1,439,794	0	8,410,512			0.15%		3,836
Less: Cash on hand				(1,100)					
Total Investments and Cash Deposits				8,409,412					

Comments/Notes - Investments and Cash Deposits

(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0.00%
AA	MAX 100%	\$7,409,412	88.11%
AA (GREEN TERM DEPOSITS)	MAX 100%	\$500,000	5.95%
A (DIVESTMENT)	MAX 80%	\$500,000	5.95%
BBB+ (DIVESTMENT)	MAX 80%	\$0	0.00%
		\$8,409,412	100.00%

INSTITUTION	\$	%	(LT) RISK
COMMONWEALTH BANK	\$5,924,578	70.45%	AA-
CBA (GREEN TD)	\$500,000	5.95%	AA-
NATIONAL AUST. BANK	\$1,484,834	17.66%	AA-
SUNCORP	\$500,000	5.95%	A+
	\$8,409,412	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 low-interest rate environment. Indicative pricing from financial institutions show that terms of 90 days are equivalent to 180 days and only slightly lower than terms between 180 and 365 days. The Town's investment policy precludes investing in term deposits for more than 12 months.



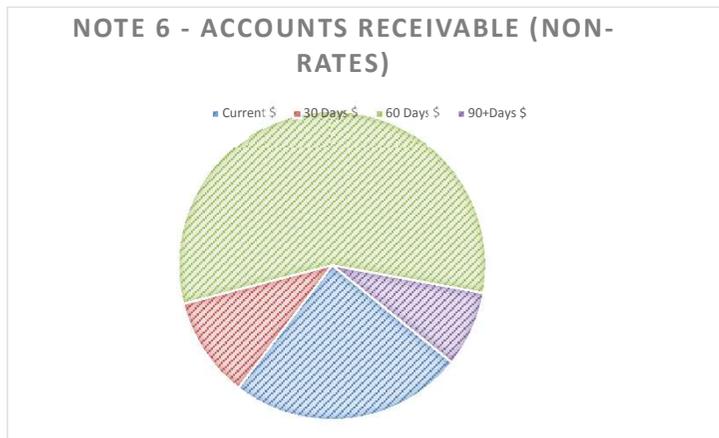
TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 4: Receivables

Receivables - Rates Receivable	31 August 2021	30 June 2021	Receivables - General	Current	30 Days	60 Days	90+Days	Credit Balances	Total
	\$	\$		\$	\$	\$	\$		
Opening Arrears Previous Years	102,602	270,487	Receivables - General	9,450	4,056	21,869	3,057	-100	38,332
			Receivables - Infringements						57,481
Rates, ESL and Service Charges Levied this year	9,967,084	9,921,457	East Fremantle Lawn & Tennis Club						21,000
Less Collections to date	-6,043,455	-9,818,854							
Net Rates Collectable	4,026,232	102,602	Total Receivables General Outstanding						116,813
% Outstanding	39.98%								

Amounts shown above include GST (where applicable)

Control Account	GL	Balance
Sundry Debtors	104	38,332
SSL - Current EFTC	114	3,000
SSL - Non-Current EFTC	1684	18,000
Infringement Debtors	180	57,481
		116,813

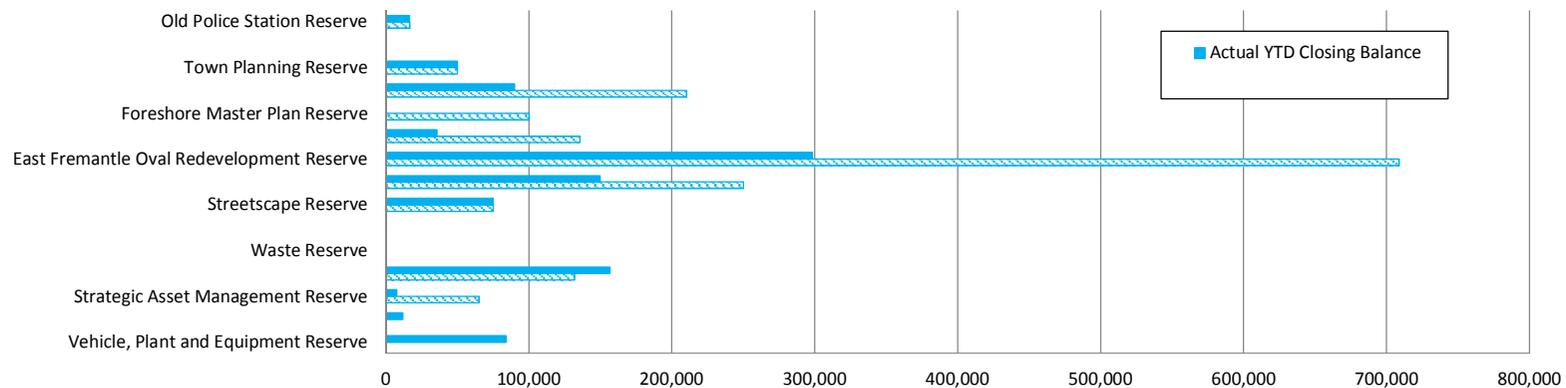


TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 5: Cash Backed Reserve

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	10,000	0	0	0	0	(10,000)	0	0	10,000
Unspent Grants and Restricted Cash Reserve	0	0	0	0	0	(22,186)	0	(22,186)	0
Vehicle, Plant and Equipment Reserve	84,127	0	0	0	0	(84,127)	0	0	84,127
Aged Services Reserve	11,803	0	0	0	0	(11,803)	0	0	11,803
Strategic Asset Management Reserve	7,542	0	0	57,378	0	0	0	64,920	7,542
Arts and Sculpture Reserve	156,772	0	0	45,000	0	(70,000)	0	131,772	156,772
Waste Reserve	0	0	0	1,042,250	0	(1,042,250)	0	0	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	150,000	0	0	100,000	0	0	0	250,000	150,000
East Fremantle Oval Redevelopment Reserve	298,228	10,000	75	400,502	148	0	0	708,730	298,376
Preston Point Facilities Reserve	35,821	0	0	100,000	0	0	0	135,821	35,821
Foreshore Master Plan Reserve	0	0	0	100,000	0	0	0	100,000	0
Sustainability and Environmental Reserve	90,000	0	0	120,337	0	0	0	210,337	90,000
Town Planning Reserve	50,000	0	0	0	0	0	0	50,000	50,000
Business Improvement Reserve	0	0	0	0	0	0	0	0	0
Old Police Station Reserve	16,500	0	0	24,000	0	(24,000)	0	16,500	16,500
Payment in Lieu of Parking Reserve	0	0	0	137,010	137,010	0	0	137,010	137,010
Payment in Lieu of Public Open Space Reserve	0	0	0	0	0	0	0	0	0
	985,793	10,000	75	2,126,477	137,158	(1,264,366)	0	1,857,904	1,122,951

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



TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 6: Disposal of Assets

Asset Number	Plant Number	Asset Description	2021/22 Budget				2021/22 Actuals			
			Net Book Value	Proceeds	Profit	(Loss)	Net Book Value	Proceeds	Profit	(Loss)
			\$	\$	\$	\$	\$	\$	\$	\$
		Plant and Equipment								
PEMV273	P5013	CEO Vehicle	22,938	32,340	9,402					
PEMV272	P5012	EMRS Vehicle	14,641	20,400	5,759					
PEMV268	P5003	EMCS Vehicle	9,608	20,400	10,792					
PEMV269	P5006	EMTS Vehicle	9,608	20,400	10,792					
PEMV264	P4093	PEHO Vehicle	0	14,520	14,520					
PEMV266	P4098	Works Supervisor Vehicle	7,473	14,520	7,047					
PEMV262	P4091	Ford Ranger Single Cab Ute (Ovals & Verges)	0	17,160	17,160					
PEMV257	P4088	CHSP Coordinator Vehicle	0	26,400	26,400					
PEMV255	P4085	CHSP Officer Vehicle	0	14,520	14,520					
PEMV245	P4072	Mitsubishi Fuso Tip Truck (Parks)	27,452	60,000	32,548					
			91,720	240,660	148,940	0	0	0	0	0

TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 7: Rating Information

RATE TYPE	YTD Actual						Adopted Budget			
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rates	Total Revenue	Rate Revenue	Interim Rate	Back Rate	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$	\$	\$	\$	\$
Residential GRV	0.076377	2,961	86,072,665	6,573,972	(2,725)	6,571,247	6,570,498	20,000	0	6,590,498
Commercial GRV	0.113749	114	11,541,395	1,312,822		1,312,822	1,304,450	0	0	1,304,450
Sub-Totals		3,075	97,614,060	7,886,794	(2,725)	7,884,070	7,874,948	20,000	0	7,894,948
Minimum Payment	\$									
Residential GRV	1,138.00	329	4,219,274	374,402		374,402	375,540	0	0	375,540
Commercial GRV	1,702.00	11	117,220	18,722		18,722	18,722	0	0	18,722
Sub-Totals		340	4,336,494	393,124	-	393,124	394,262	0	0	394,262
		3,415	101,950,554	8,279,918	(2,725)	8,277,194	8,269,210	20,000	0	8,289,210
Amount from General Rates						8,277,194				8,289,210
Less Concessions						0				0
Totals				8,279,918		8,277,194	8,269,210	20,000	0	8,289,210

TOWN OF EAST FREMANTLE
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
 For the Period Ended 31 August 2021

Note 8: Grants and Contributions

	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Type	Current Budget		YTD Budget	YTD Actual Revenue
						Operating	Capital		
						\$	\$	\$	\$
General Purpose Funding									
Grants Commission - General	WALGCC	Untied - General Purpose	NA	NA	Operating	75,450		18,863	20,965
Grants Commission - Roads	WALGCC	Untied - Road	NA	NA	Operating	33,378		8,345	9,340
Education and Welfare									
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	31-Oct	Financial Declaration Acquittal	Operating - Tied	591,000		147,750	155,846
Home and Community Care	State Government	Commonwealth Home Support Programme	NA	NA	Operating - Tied	11,000		1,834	0
Community Amenities									
Recycling Grant	Dept. Regional Development	Better Bins Program	31 July annually	Audited financial statement	Operating - Tied	31,976		0	0
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	NA	NA	Operating	4,100		0	0
Local Government Heritage Consultancy	Dept. Planning, Lands and Heritage	Review of Town's Municipal Heritage Inventory	NA	NA	Operating - Tied	0		0	0
Recreation and Culture									
East Fremantle Festival	Port Authority	East Fremantle Festival Funding	NA	NA	Operating - Tied	7,273		0	0
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	NA	NA	Non-operating	0	10,000,000	0	0
Foreshore Erosion	DBCA	Various seawall works	NA	NA	Operating - Tied	75,000		0	0
Henry Jeffery Resurfacing	CSRFF	Lacrosse lighting	NA	NA	Non-operating	0	15,000	0	0
Urban Canopy Grant Program	WALGA/Water Corp	Implementation of urban canopy program	30/9/21 and 25/7/22	Financial statement/budget reconciliation	Operating - Tied	70,805		0	0
State Government Election Commitment	DLGSC	Removing of fencing around HMAS Leeuwin Playing Fields	NA	NA	Operating - Tied	52,000		0	0
CMPAP Funding	WAPC - Dept. Planning	Coastal Hazard Risk Management Plan	22/23	Financial statement	Operating - Tied	23,875		23,875	23,875
Transport									
Direct Grant	Main Roads	Direct Grant	July	Certificate of completion	Operating	19,245		19,245	19,245
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	337,894	0	0
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	NA	NA	Operating	4,800		0	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	NA	NA	Operating	8,000		0	0
TOTALS						1,007,902	10,352,894	219,912	229,271
SUMMARY									
Operating	Operating Grants, Subsidies and Contributions					144,973	0	46,453	49,550
Operating - Tied	Tied - Operating Grants, Subsidies and Contributions					862,929	0	173,459	179,721
Non-operating	Non-operating Grants, Subsidies and Contributions					0	10,352,894	0	0
TOTALS						1,007,902	10,352,894	219,912	229,271

COA	Description	Budget							Variance (\$)	Variance (%)	Indicator	Completion %
		Original Budget	Amendments	Current Budget	YTD Actual	Order Value	Total Actual					
E04629	Plant & Equipment - Light Fleet - Capex - Renewal - Administration	\$80,200.00	\$0.00	\$80,200.00	\$0.00	\$0.00	\$0.00	-\$80,200.00	-100.00%		0%	
E07404	Plant & Equipment - Light Fleet - Capex - Renewal - Health Inspection & Admin	\$24,200.00	\$0.00	\$24,200.00	\$0.00	\$0.00	\$0.00	-\$24,200.00	-100.00%		0%	
E08626	Plant & Equipment - Light Fleet - Capex - Renewal - Care of Families & Children	\$68,200.00	\$0.00	\$68,200.00	\$0.00	\$0.00	\$0.00	-\$68,200.00	-100.00%		0%	
E10648	Plant & Equipment - Light Fleet - Capex - Renewal - Town Planning & Regional Development	\$34,000.00	\$0.00	\$34,000.00	\$0.00	\$0.00	\$0.00	-\$34,000.00	-100.00%		0%	
E11622	Capex - Lee Park - Bore Renewal	\$0.00	\$0.00	\$0.00	\$24,980.00	\$9,090.91	\$34,070.91	\$24,980.00				
E11637	Miscellaneous Sports and Recreation Infrastructure - Youth Facilities Upgrades	\$70,000.00	\$0.00	\$70,000.00	\$0.00	\$0.00	\$0.00	-\$70,000.00	-100.00%		0%	
E11685	P&E - Acquisition of Public Art (Outdoor Sculpture) - CapEx - Other Culture	\$45,000.00	\$0.00	\$45,000.00	\$0.00	\$31,500.00	\$31,500.00	-\$45,000.00	-100.00%		0%	
E11715	Buildings - Specialised - Capex - New - Other Recreation & Sport	\$15,262,000.00	\$0.00	\$15,262,000.00	\$24,266.20	\$0.00	\$24,266.20	-\$15,237,733.80	-99.84%		0%	
E11716	Plant & Equipment - Light Fleet - Capex - Renewal - Other Recreation & Sport	\$28,600.00	\$0.00	\$28,600.00	\$0.00	\$0.00	\$0.00	-\$28,600.00	-100.00%		0%	
E11718	Plant & Equipment - Heavy Fleet - Capex - Renewal - Other Recreation & Sport	\$100,000.00	\$0.00	\$100,000.00	\$0.00	\$89,560.00	\$89,560.00	-\$100,000.00	-100.00%		0%	
E11724	Infrastructure - Parks & Ovals - Lighting - Capex - New - Other Recreation & Sport	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	-\$30,000.00	-100.00%		0%	
E11726	Infrastructure - Parks & Ovals - Irrigation/Bores - Capex - New - Other Recreation & Sport	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	-\$30,000.00	-100.00%		0%	
E11727	Infrastructure - Parks & Ovals - Turf - Capex - New - Other Recreation & Sport	\$121,594.00	\$0.00	\$121,594.00	\$0.00	\$105,712.50	\$105,712.50	-\$121,594.00	-100.00%		0%	
E11728	Infrastructure - Parks & Ovals - Ancilliary - Capex - Renewal - Other Recreation & Sport	\$44,500.00	\$0.00	\$44,500.00	\$0.00	\$0.00	\$0.00	-\$44,500.00	-100.00%		0%	
E12810	Plant & Equipment - Light Fleet - Capex - Renewal - Maintenance Streets, Roads & Bridges	\$30,000.00	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	-\$30,000.00	-100.00%		0%	
E12823	Infrastructure - Drainage - Pipes - Capex - Renewal - Maintenance Streets, Roads & Bridges	\$326,370.00	\$0.00	\$326,370.00	\$2,040.00	\$0.00	\$2,040.00	-\$324,330.00	-99.37%		1%	
E12824	Infrastructure Footpaths - Surface/Pavement - Capex - Renewal - Maintenance Streets, Roads & Bridges	\$172,600.00	\$0.00	\$172,600.00	\$0.00	\$0.00	\$0.00	-\$172,600.00	-100.00%		0%	
E14601	Buildings - Renewals and Electrical Services	\$0.00	\$0.00	\$0.00	\$0.00	\$4,989.09	\$4,989.09	\$0.00				
E14609	Plant & Equipment - Light Fleet - Capex - Renewal - Unclassified Property	\$58,200.00	\$0.00	\$58,200.00	\$0.00	\$30,903.02	\$30,903.02	-\$58,200.00	-100.00%		0%	
		\$16,495,464.00	\$30,000.00	\$16,525,464.00	\$51,286.20	\$271,755.52	\$323,041.72	-\$16,474,177.80	-100%		0%	

YTD Actual < Current Budget 

No Current Budget 

No YTD Actual 

YTD Actual > Current Budget 



MONTHLY FINANCIAL HEALTH CHECK

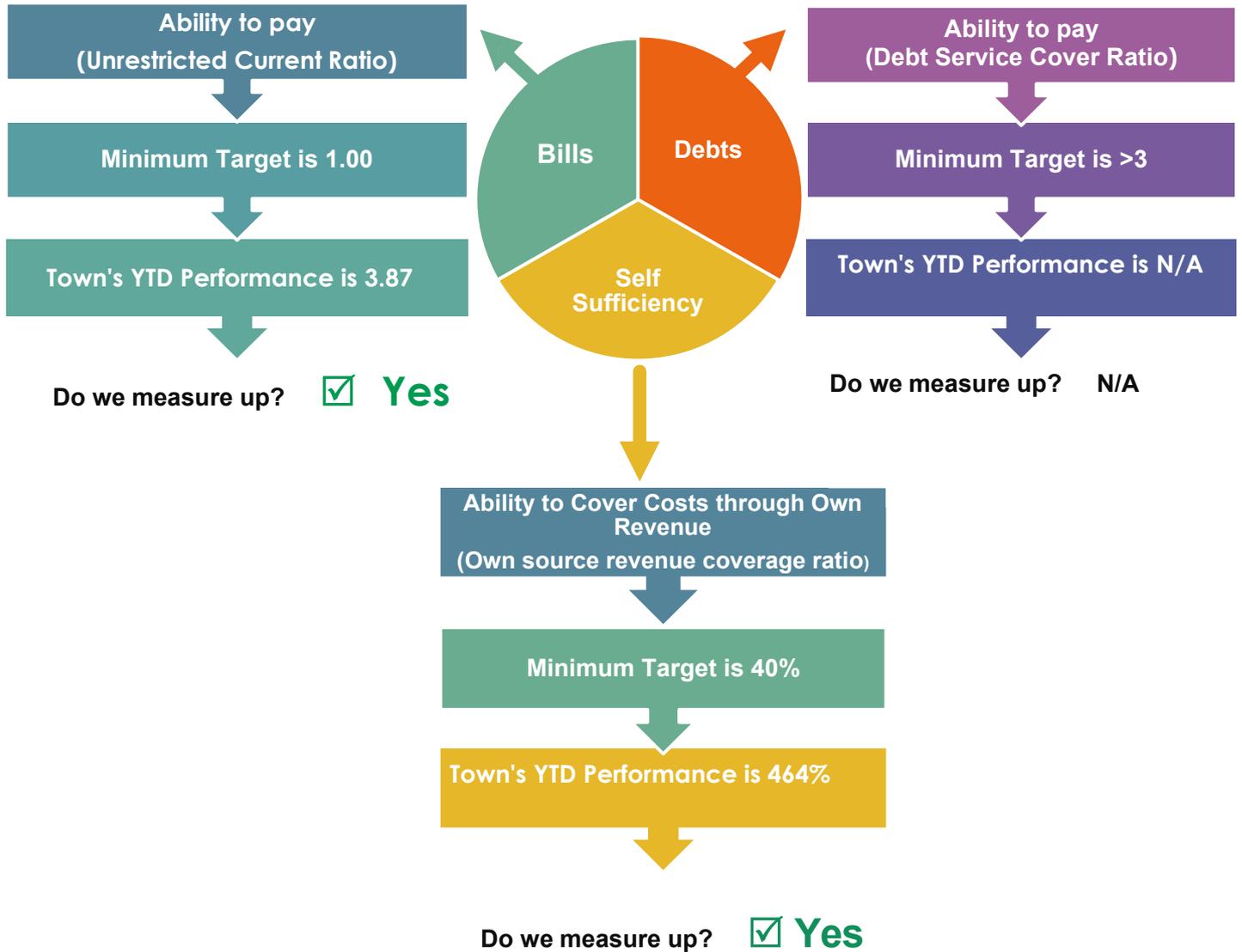
As at 31 August 2021

Highlighting how the Town of East Fremantle is tracking against financial ratios



Financial Snapshot (Year to Date)	Actual
Operating Revenue	\$9,057,500
Operating Expenditure (Including Non-Cash Items)	(\$1,901,802)
Non-Cash Items	\$428,529
Capital Revenue	\$0
Capital Expenditure	(\$51,286)
Loan Repayments	\$0
Lease Liability Principal Repayments	(\$20,066)
Transfers (to)/from Reserves	(\$137,158)
Surplus Brought Forward 1 July 2020	\$577,163
Current Municipal Surplus	\$7,952,880

Financial health indicators



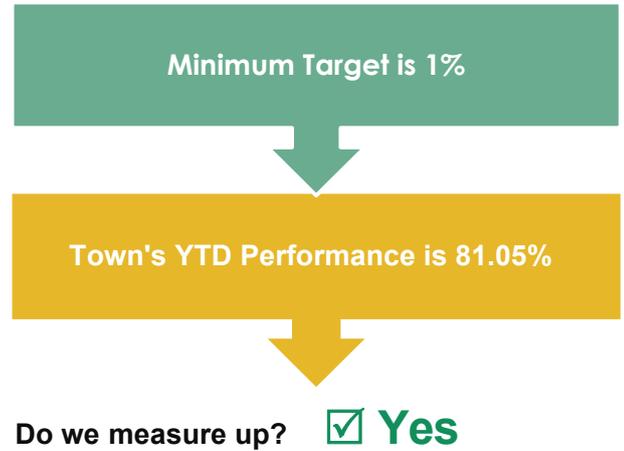
Cash in the bank



▶ How are we tracking against our budgeted targets?

Adjusted Operating Surplus

A measure of the Town’s ability to cover its operational costs including depreciation and have funds left over to cover capital expenditure (including principal loan repayments) without relying on debt or reserves.



- Adjusted operating surplus and self-sufficient ratios are high in the earlier part of the year due to rates being fully invoiced in July. However, as the year progresses, operating expenditure will continue to draw on this revenue source reducing to target by 30 June 2022.

Asset Sustainability Ratio

Measures if the Town is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out.



- Capital works program is yet to significantly commence, this ratio will increase as the year goes on and more capital works are completed.

13.2.2 Accounts for Payment – August 2021

File ref	F/FNS2
Prepared by	Sam Dolzadelli Manager, Finance
Supervised by	Peter Kocian, Executive Manager, Corporate Services
Meeting Date	21 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly List of Payments – August 2021

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 ended 31 August 2021 as recorded in the minutes of the Council.

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 Lists of Accounts paid for the period 1 August to 31 August 2021, as per the summary table.

Background

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

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

The bulk of payments are processed by electronic funds transfer (EFT) with the exception of Water Corporation accounts which are paid by cheque and the 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 on a monthly basis.

Policy Implications

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

Financial Implications

Accounts for Payment are sourced from budget allocations.

All amounts quoted in this report are inclusive of GST.

Risk Implications

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	
		1	2	3	4	5	
Likelihood	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	3
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Strategic Implications

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

STRATEGIC PRIORITY 5: Leadership and Governance

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

5.1 Strengthen organisational accountability and transparency

5.3 Strive for excellence in leadership and governance

Site Inspection

Not applicable.

Comment

Payments for the period include the following significant items:

Payee	Particulars	Amount (GST Inc)
Western Irrigation	New Irrigation Bore – Lee Park	27,478.00
Suez Recycling & Recovery	Waste Collection June	36,179.67
Protec Asphalt	Fortescue/Angwin Street Footpath Upgrades	88,707.12
LGIS	Insurance 2021/2022	170,101.64
Aust Taxation Office	BAS July 2021	45,382.00
SMRC	Contributions	29,704.40

13.2.2 OFFICER RECOMMENDATION

That Council, in accordance with regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, **RECEIVES** the list of payments made under delegated authority for the month ended 31 August 2021 as recorded in the Minutes of the Council.

AUGUST 2021		
Voucher No	Account	Amount
EFT31742– EFT31902	Municipal (EFT)	\$677,686.59
Payroll	Municipal (EFT)	\$296,544.35
Direct Debits	Municipal (Direct Debit)	\$62,389.95
	Total Payments	\$ 1,036,620.89

TOWN OF EAST FREMANTLE

List of Accounts paid by the Chief Executive for August 2021 & submitted for the information of the Council Meeting to be held on Tuesday, 21 September 2021

Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
CHEQUE					
			NO CHEQUES DRAWN FOR AUGUST 2021		
			CHEQUE TOTAL	\$ -	\$ -
EFTs		Supplier	Description	Inv Amount	EFT
EFT31742	05/08/2021	APACE AID (INC)	APACE - NATIVE PLANT SUBSIDY 2021	1,673.00	1,673.00
EFT31743	05/08/2021	ENVIRONMENTAL HEALTH AUSTRALIA	ENVIRONMENTAL HEALTH AUSTRALIA ANNUAL MEMBERS FEE AND FOODSAFE ONLINE ANNUAL SUBSCRIPTION 21/22	900.00	900.00
EFT31744	05/08/2021	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS AUGUST 21	216.72	216.72
EFT31745	05/08/2021	CONSTRUCTION TRAINING FUND	BCITF PAYMENT JUNE 2021	791.25	791.25
EFT31746	05/08/2021	BUNNINGS BLDG SUPPLIES LTD	VARIOUS HARDWARE - INC PLYERS, DRILL BITS, MOTAR ETC	253.52	253.52
EFT31747	05/08/2021	CITY OF MELVILLE	BETTER BINS - FOGO LINERS X 300	1,362.00	1,362.00
EFT31748	05/08/2021	INSTANT WINDSCREENS	REPLACEMENT REAR WINDOW PLUS TINT TO TOYOTA CAMRY	815.00	815.00
EFT31749	05/08/2021	IT VISION	RATES BILLING 2021/2022 (RAISE RATES AND LEVIES FOR THE NEW FINANCIAL YEAR)	7,700.00	7,700.00
EFT31750	05/08/2021	LOCAL HEALTH AUTHORITIES ANALYTICAL COMM	ANALYTICAL SERVICES 2021/22	2,003.76	2,003.76
EFT31751	05/08/2021	MCLEODS	PROFESSIONAL FEES - RATES DEBT RECOVERY A30020 - 12C ALCESTER STREET	406.89	406.89
EFT31752	05/08/2021	MAYOR JIM O'NEILL	SITTING FEES - AUGUST 2021, ICT ALLOWANCE - AUGUST 2021, MAYORAL ALLOWANCE - AUGUST 2021	4,708.34	4,708.34
EFT31753	05/08/2021	TELSTRA CORPORATION LIMITED	SUMPTON GREEN PHONE TO 07/07/21, TOEF DIRECTORY LISTINGS	359.95	359.95
EFT31754	05/08/2021	WATER CORPORATION	WATER SUPPLY AND SERVICE CHARGES VARIOUS LOCATIONS	1,090.81	1,090.81
EFT31755	05/08/2021	WESTERN IRRIGATION	DRILL NEW IRRIGATION BORE AT LEE PARK	27,478.00	27,478.00
EFT31756	05/08/2021	SYNERGY	POWER SUPPLY J DOLAN PARK 29/04/21 - 25/06/21	385.74	
			POWER SUPPLY TOWN HALL 15/06/21 - 20/07/21	1,641.74	2,027.48
EFT31757	05/08/2021	YOUNGS PLUMBING SERVICE P/L	CLEAR BLOCKED SEWER FROM MENS WC - CAMP WALLER - 13/07/21	206.80	
			UNBLOCK SEPTICS - CROQUET CLUB 13/07/21	295.00	501.80
EFT31758	05/08/2021	ELLENBY TREE FARM	SUPPLY AND DELIVER 25 JACARANDA,10 CALLISTEMON KPS,10 PEPPERMINT, 10 EUCALYPTUS LEUCOXYLON AND 10 CORYMBIA FICIFOLIA	14,283.50	14,283.50
EFT31759	05/08/2021	ALCHEMY TECHNOLOGY	ADDITIONAL USER LICENCE SMS INCLUDING ANNUAL SOFTWARE MAINTENANCE AND SUPPORT TO 30 JUNE 22	3,850.64	3,850.64
EFT31760	05/08/2021	FLEXI STAFF PTY LTD	LABOUR HIRE OPERATIONS W.E 09/07/21	2,092.15	
			LABOUR HIRE OPERATIONS W.E 16/07/21	1,203.35	
			LABOUR HIRE OPERATIONS W.E 23/07/21	2,092.15	5,387.65
EFT31761	05/08/2021	KOOL LINE ELECTRICAL & REFRIGERATION	SUMPTON GREEN - DISCONNECTION & DISPOSAL OF OLD DUCTED A/C UNIT	2,165.00	
			SUMPTON GREEN - SUPPLY & INSTALL REPLACEMENT DUCTED A/C	4,230.00	6,395.00
EFT31762	05/08/2021	SOUTHERN METROPOLITAN REGIONAL COUNCIL	REGIONAL COMPOSITION AUDITS 2021-2022 - STAGE 2 (GRANT FUNDING - BETTER BINS PLUS)	11,000.00	11,000.00
EFT31763	05/08/2021	DEPT OF MINES, INDUSTRY REGULATION & SAFETY (FORMALLY BUILDING COMMISSION)	BUILDINGS SERVICES LEVY JULY 2021	3,249.72	3,249.72
EFT31764	05/08/2021	LOCAL GOVERNMENT PRO AUSTRALIA WA	MEMBERSHIP SUBSCRIPTION	531.00	
			2021-2022 1 X STAFF AFFILIATE MEMBERSHIP RENEWAL	185.00	716.00
EFT31765	05/08/2021	SATELLITE SECURITY SERVICES	ALARM CODE UPDATES - ALL SITES	200.00	200.00
EFT31766	05/08/2021	STRATA GREEN	1 X 100 PACK OF JARRAH TREE STAKES JTS50502400P, 3 X 20LITRE SLASHER HERBICIDE SOH20, 1 X WOLF POWER CUT TELESCOPIC BYPASS LOPPER RR900T	1,977.83	1,977.83
EFT31767	05/08/2021	CR. JENNY HARRINGTON	SITTING FEES , ICT ALLOWANCE & DEPUTY MAYORAL ALLOWANCE - AUGUST 2021	2,167.00	2,167.00
EFT31768	05/08/2021	WOOLWORTHS GROUP LIMITED	RESPIRE CENTRE GROCERIES 27/06/2021	186.76	
			SHOP BY LIST FOR HACC CLIENT 26/07/2021 - CLIENT TO REIMBURSE	78.50	
			RESPIRE CENTRE GROCERIES 02/08/21	139.57	404.83
EFT31769	05/08/2021	CR. CLIFF COLLINSON	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31770	05/08/2021	DAVID GRAY & CO. PTY LTD	TWO CARTONS RODENTICIDE	240.90	240.90
EFT31771	05/08/2021	ASSA ABLOY ENTRANCE SYSTEMS AUSTRALIA P/L	2021 - 2022 TOWN HALL AUTOMATIC DOOR QUARTERLY MAINTENANCE	160.89	160.89
EFT31772	05/08/2021	CR. DEAN NARDI	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31773	05/08/2021	HYDRO JET	GRAFFITI REMOVAL - SILAS STREET, UNDERPASSES, CANNING HIGHWAY, LOCKE PARK AND 1X CARTON GRAFFITI WIPES	1,287.00	1,287.00
EFT31774	05/08/2021	LANDSCAPE YARD O'CONNOR	LAWN SAND - RIVERSIDE ROAD RESERVE	114.00	114.00
EFT31775	05/08/2021	CARINYA OF BICTON	RESPIRE CENTRE MEALS FOR JULY 2021	917.28	917.28
EFT31776	05/08/2021	SUNNY SIGN COMPANY PTY LTD	STREET SIGNS - 1 x BEDFORD ST & 1 x HAMILTON ST	122.10	
			SIGNAGE - DOGS PROHIBITED	284.90	407.00
EFT31777	05/08/2021	PROMPT GLASS	BUS SHELTER - REPLACE BROKEN GLASS PANELS - PRESTON POINT ROAD	1,286.00	1,286.00
EFT31778	05/08/2021	CR. MICHAEL MCPHAIL	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31779	05/08/2021	CR. TONY WATKINS	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31780	05/08/2021	JANINE MAY	REIMBURSEMENT OF COSTS - CATERING 26/07/2021 & COUNCILLOR PRESENTATION	249.50	249.50
EFT31781	05/08/2021	VOCUS COMMUNICATIONS	ADSL INTERNET - TRICOLORE CENTRE - AUGUST 2021	50.00	50.00
EFT31782	05/08/2021	SNAP PRINTING	BETTER BINS PLUS FOGO A3 BIN STICKERS AND A3 POSTERS FOR MUDS WASTE EDUCATION.	1,891.70	
			REPRINT PARKING BROCHURE x 500	417.44	2,309.14
EFT31783	05/08/2021	CR. ANDREW MCPHAIL	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31784	05/08/2021	FREMANTLE CHAMBER OF COMMERCE	FREMANTLE CHAMBER OF COMMERCE AWARD APPLICATION FEE	170.00	170.00
EFT31785	05/08/2021	IAN SILVER COST MANAGEMENT INTELLIGENCE (NATSHILL PTY LTD)	PROFESSIONAL FEES - UPDATED COSTINGS PLAN AND STAGE COSTINGS - SCOPE 1 ESCALATION & SCOPE 2 STAGE COSTING - EAST FREMANTLE OVAL PRECINCT REDEVELOPMENT	2,194.50	
			PROFESSIONAL FEES - REVIEW & ANALYSIS OF INDEPENDENT COST PLAN. ADJUSTMENT TO STEELWORK & UPDATING COST PLAN TO CURRENT COST PLAN NO. 5 - EAST FREMANTLE OVAL REDEVELOPMENT	2,640.00	4,834.50
EFT31786	05/08/2021	CR. TONY NATALE	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31787	05/08/2021	SUEZ RECYCLING & RECOVERY PTY LTD	JUNE 2021 FOGO GREEN BIN RESIDENTIAL, YELLOW BINS - RESIDENTIAL & PRIORITY SERVICES & COMMERCIAL, GENERAL WASTE RED BINS RESIDENTIAL & PRIORITY, TRF BINS COMMERCIAL FORTNIGHTLY, GENERAL WASTE RED BINS PARK & RESERVES & STREET LITTER BINS. 48-50 ALEXANDRA ROAD	36,179.67	36,179.67
EFT31788	05/08/2021	WINC	WINC CREDIT NOTE 9034947564	-7.67	
			YELLOW SHARPS CONTAINERS 1.7 LT X 6	116.03	
			YELLOW SHARPS CONTAINERS 1.7 LT X 3	58.01	
			OFFICE STATIONERIES ORDERED ON 14.07.2021	138.29	

			OFFICE STATIONERIES ORDERED ON 14.07.2021-BACKORDER	90.42	395.08
EFT31789	05/08/2021	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - JULY 2021	145.20	145.20
EFT31790	05/08/2021	HAZEL DICKSON	CHSP VOLUNTEER MEALS REIMBURSEMENT 23/07/21	14.00	14.00
EFT31791	05/08/2021	DANTHONIA DESIGNS	TOWN ENTRY STATEMENT - REPLACEMENT PARTS FOR STOLEN SOLAR PANEL LIGHTING SYSTEM	2,779.71	2,779.71
EFT31792	05/08/2021	JAKO INDUSTRIES PTY LTD	TOWN HALL - A/C FAULT FIND & REPAIR	103.40	
			TOWN HALL - A/C FAULT FIND & REPAIR	206.80	310.20
EFT31793	05/08/2021	IT VISION USER GROUP	USER GROUP MEMBERSHIP SUBSCRIPTION 2021-2022	748.00	748.00
EFT31794	05/08/2021	FRESH PROVISIONS BICTON	CATERING - 26 JULY 2021	265.97	265.97
EFT31795	05/08/2021	CR KERRY DONOVAN	SITTING FEES & ICT ALLOWANCE AUGUST 2021	1,583.66	1,583.66
EFT31796	05/08/2021	C'EST BIEN THAI	CATERING - AUDIT COMMITTEE	241.60	241.60
EFT31797	05/08/2021	NATALIE MCGILL	REIMBURSEMENT - COMSOL DISPLAY PORT TO HDMI CABLE	53.95	53.95
EFT31798	05/08/2021	NATURAL AREA CONSULTING MANAGEMENT SERVICES	REVEGETATION WORKS AT JOHN TONKIN FORESHORE - PROGRESS CLAIM 2	8,368.80	8,368.80
EFT31799	05/08/2021	SOUTHERN BINS	BULK BINS - WAUHOP ROAD - 09/07/21	1,140.00	1,140.00
EFT31800	05/08/2021	PAUL ROSE	LEAF LITTER CLEAN UP - MAY 2021	1,300.00	1,300.00
EFT31801	05/08/2021	NICU HELPING LITTLE HANDS INCORPORATED	STAFF CHARITY DONATION - HELPING LITTLE HANDS	450.00	450.00
EFT31802	05/08/2021	ROBERT KENNETH ROACH	PROFESSIONAL FEES - RIVERSIDE ROAD SURVEY PICK UP - DRAINAGE ISSUES	330.00	
			PROFESSIONAL FEES - RIVERSIDE ROAD DRAINAGE SURVEY NEAR WAYMAN RESERVE	1,320.00	
			PROFESSIONAL FEES - RIVERSIDE ROAD SURVEY PICK UP - DRAINAGE ISSUES	594.00	2,244.00
EFT31803	05/08/2021	PROTEC ASPHALT	FORTESCUE ST FOOTPATH UPGRADE, WEST SIDE BTW CANNING & FLETCHER	78,334.30	
			ANGWIN ST FOOTPATH UPGRADE - EAST SIDE NEAR CANNING HWY	10,372.82	88,707.12
EFT31804	05/08/2021	THE NAPPY GURU	CLOTH NAPPY WORKSHOPS - FUNDS TAKEN FROM BETTER BINS PLUS FUNDING	390.00	390.00
EFT31805	05/08/2021	INSTANT TREE NURSERY PTY LTD	SUPPLY 7 X 500L JACARANDA, SUPPLY 5 X 90 L TUCKEROO, SUPPLY 7 X 500L JACARANDA TREES PLUS DELIVERY TO DEPOT	5,197.50	5,197.50
EFT31806	05/08/2021	JANICE ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 15/07/21	15.00	15.00
EFT31807	05/08/2021	KEITH MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 21/07/21	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 29/07/21	15.00	30.00
EFT31808	05/08/2021	JANE CLARKE	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/07/21	15.00	15.00
EFT31809	05/08/2021	AAA ASPHALT SURFACES	1 PALLET COLD MIX ASPHALT BAGS (1/2 BLACK & 1/2 RED) FOR PAVEMENT REPAIRS	1,347.50	1,347.50
EFT31810	05/08/2021	BROLLY AUSTRALASIA PTY LTD	ARCHIVING OF SOCIAL MEDIA RECORDS 01/07/2021 - 30/06/2022	1,306.80	1,306.80
EFT31811	05/08/2021	TERESA ABELHA	CHSP VOLUNTEER MEAL REIMBURSEMENT 22/06/21	15.00	15.00
EFT31812	05/08/2021	SWAN LOCK SERVICE (RAMSAY & SONS PTY LTD)	ABLOY DISKLOCK KEY - SUMPTON GREEN + POSTAGE	59.50	59.50
EFT31813	05/08/2021	ALLSPORTS TROPHIES (RG & JM DAVIS TRADING AS)	PRESENTATION - CR M MCPHAIL	142.70	142.70
EFT31814	05/08/2021	MAY STREET LARDER (AMS COMPANY PTY LTD ATF RMR TRUST)	CATERING 29/07/21	225.00	225.00
EFT31815	05/08/2021	E GOODLET	REFUND OVERPAYMENT OF PARKING TICKET - LEEUWIN LAUNCHING RAMP CAR PARK	54.00	54.00
EFT31816	05/08/2021	HAYLEY CLARK	DOVENBY HOUSE - OFFICER CHAIR	289.00	289.00
EFT31817	05/08/2021	EFTSURE PTY LTD	EFTSURE SET UP FEE - VENDOR MASTER FILE - HEALTH CHECK.	2,750.00	2,750.00
EFT31818	06/08/2021	LGISWA	LGIS COMMERCIAL CRIME AND CYBER LIABILITY INSURANCE RENEWAL 30/06/21 - 30/06/22	4,457.51	
			MANAGEMENT LIABILITY INSURANCE RENEWAL 30/06/21 - 30/06/22	25,750.44	
			LGIS MOTOR VEHICLE INSURANCE RENEWAL 30/06/21 - 30/06/22	20,084.27	
			LGIS LIABILITY INSURANCE RENEWAL 30/06/21 - 30/06/22	52,780.24	
			LGIS WORKCARE WORKERS COMP INSURANCE RENEWAL 30/06/21 - 30/06/22	34,834.94	
			LGIS TRAVEL INSURANCE 30/06/21 - 30/06/22	825.00	
			LGIS PERSONAL ACCIDENT INSURANCE RENEWAL 30/06/21 - 30/06/22	467.50	
			LGIS PROPERTY INSURANCE RENEWAL 30/06/21 - 30/06/22 - INSTALLMENT 1	30,901.74	170,101.64
EFT31819	06/08/2021	PAATSCH CONSULTING PTY LTD	RFT01-2020/21 EAST FREMANTLE OVAL REDEVELOPMENT CLIENT PROJECT LEAD - 32HRS FOR JULY FOR B PAATSCH AND 54.5HRS FOR JULY FOR S DART	14,420.32	14,420.32
EFT31820	13/08/2021	AUSTRALIAN TAXATION OFFICE	BAS JULY 2021	45,382.00	45,382.00
EFT31821	13/08/2021	APACE AID (INC)	WEED TREATMENT AT JOHN TONKIN FORESHORE	1,237.50	1,237.50
EFT31822	13/08/2021	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS AUGUST 21	214.23	214.23
EFT31823	13/08/2021	CONSTRUCTION TRAINING FUND	BCITF FOR JULY 21 PLUS ADJUSTMENT FOR UNDERPAYMENT OF BCITF FOR JUNE	1,443.40	1,443.40
EFT31824	13/08/2021	BENARA NURSERIES	14 X ANGOPHORA COSTATA IN 30 LITRE	730.58	730.58
EFT31825	13/08/2021	CITY OF COCKBURN	TIP FEES - JULY 2021	1,300.00	1,300.00
EFT31826	13/08/2021	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE 22/06/21 - 21/07/21	280.53	280.53
EFT31827	13/08/2021	WATER CORPORATION	WATER USE AND SERVICE CHARGES VARIOUS LOCATIONS	4,418.23	4,418.23
EFT31828	13/08/2021	SYNERGY	POWER SUPPLY STREET LIGHTS - 02/07/21 - 02/08/21	10,266.05	10,266.05
EFT31829	13/08/2021	YOUNGS PLUMBING SERVICE P/L	DOVENBY HOUSE - 2X REPLACEMENT DISABLED TOILET SEATS & INSTALLATION	660.00	
			CLEAR BLOCKED TOILET	282.70	942.70
EFT31830	13/08/2021	FORESTVALE TREES	10 X JACARANDA 35LITRE, 12 X EUCALYPTUS GOMPHOCEPHALA 90 LITRE, 12 X MELALEUCA LEUCADENDRA 90 LITRE, 6 X MELALEUCA QUINQUENERVIA 90 LITRE, 16 X EUCALYPTUS LEUCOXYLON 35 LITRE, 8 X AGONIS FLEXUOSA 90 LITRE, DELIVERY	9,724.00	9,724.00
EFT31831	13/08/2021	FLEXI STAFF PTY LTD	LABOUR HIRE OPERATIONS - W.E 14/05/21	2,092.15	
			LABOUR HIRE OPERATIONS - W.E 30/07/21	1,203.35	3,295.50
EFT31832	13/08/2021	TOTAL PACKAGING (WA) PTY LTD	15 CARTONS (60 BOXES) OF BIODEGRADABLE DOG BAGS	3,775.20	3,775.20
EFT31833	13/08/2021	SOUTHERN METROPOLITAN REGIONAL COUNCIL	RED BIN WASTE GATE FEE FOR JULY 21 - DIVERSION TO SUEZ	12,081.64	
			MRF GATE FEES FOR JULY 21 - RECYCLABLES FOGO (3 BIN) - MEMBER COUNCIL	7,113.74	
			GREEN WASTE GATE FEE - BUND GREENWASTE	60.00	19,255.38
EFT31834	13/08/2021	LOCAL GOVERNMENT PRO AUSTRALIA WA	MEMBER SUBSCRIPTION 2021-2022	185.00	
			STAFF REGISTRATION FOR COMMUNITY DEVELOPMENT CONFERENCE	550.00	735.00
EFT31835	13/08/2021	WESTERN AUSTRALIA LOCAL GOVERNMENT ASSOCIATION (WALGA)	CREDIT NOTE C3012503 - 22/04/21	-158.82	
			STAFF REGISTRATION FOR WALGA - LOCAL GOVERNMENT ACT 1995 ADVANCED 6/8/21	578.00	419.18
EFT31836	13/08/2021	PETRA CLEAN	CLEANING OF SUMPTON GREEN, DEPOT, TOWN HALL, HACC, GLASSON PARK & VARIOUS CONSUMABLES - JULY 2021 & DOVENBY HOUSE - VACATE CLEAN	8,199.65	8,199.65
EFT31837	13/08/2021	BATTERY WORLD	SUPPLY 8 X 6 VOLT BATTERIES FOR JOHN DEERE GATOR	2,392.00	2,392.00
EFT31838	13/08/2021	WOOLWORTHS GROUP LIMITED	RESPIRE CENTRE GROCERIES 09/08/2021	153.18	153.18
EFT31839	13/08/2021	RAC BUSINESSWISE	RAC ROADSIDE ASSISTANCE RENEWAL 21/22 - FLEET VEHICLES	2,420.00	2,420.00

EFT31840	13/08/2021	KONICA MINOLTA BUSINESS SOLUTIONS	KONICA MINOLTA PHOTOCOPIER CONTRACT - HACC 4130730. 01/07/21 - 31/07/21	15.58	15.58
EFT31841	13/08/2021	FOODWORKS EAST FREMANTLE	ADMIN, MEETING & WORKS CONSUMABLES JULY 2021	312.83	312.83
EFT31842	13/08/2021	FOCUS NETWORKS	MANAGED PROACTIVE SERVICE 21-22- ADDITIONAL TIME CHARGED OUT OF SCOPE OF AGREEMENT - JULY 21	1,499.30	
			MANAGED PROACTIVE SERVICE 21-22 - AUGUST 21	4,160.20	
			OFFICE 365 LICENCE - G TETI	30.39	5,689.89
EFT31843	13/08/2021	THE TURBAN INDIAN RESTURANT	CATERING - TOWN PLANNING COMMITTEE MEETING 3/8/21	310.15	310.15
EFT31844	13/08/2021	FREMANTLE ASBESTOS REMOVAL	REMOVAL AND DISPOSAL OF FLOOR TILES CONTAINING ASBESTOS IN COACHES ROOM EAST FREMANTLE TENNIS CLUB	1,694.00	1,694.00
EFT31845	13/08/2021	LANDGATE	CREDIT FROM PAYMENT ON 12/05/2021	-78.40	
			LANDGATE - GROSS RENTAL VALUATIONS - DATED 12/06/2021 - 25/06/2021	70.40	
			LANDGATE - GROSS RENTAL VALUATIONS - DATED 26/06/2021 - 09/07/2021	70.40	62.40
EFT31846	13/08/2021	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	ONGOING MONTHLY CHARGE - HOST CMS INCLUDING LICENCE AND COMMUNICATION COSTS, COMPREHENSIVE MAINTENANCE, PARTS - JULY 21	165.00	
			CREDIT CARD TRANSACTION SERVICE FEE - JULY 21	86.86	251.86
EFT31847	13/08/2021	FREMANTLE CHAMBER OF COMMERCE	ANNUAL CORPORATE MEMBERSHIP SUBSCRIPTION 21/22	2,860.00	2,860.00
EFT31848	13/08/2021	KEYS THE MOVING SOLUTION	FURNITURE STORAGE - HISTORIC AND CHAMBER FURNITURE 1/8/21 TO 28/08/21	260.00	260.00
EFT31849	13/08/2021	SUEZ RECYCLING & RECOVERY PTY LTD	LEEUWIN BOAT RAMP - BULK BIN COLLECTION JULY 2021	952.70	952.70
EFT31850	13/08/2021	WINC	OFFICE STATIONERIES ORDERED ON 14.07.2021	134.92	134.92
EFT31851	13/08/2021	HURRICANE DRAGON BOAT AND OUTRIGGER CANOE CLUB INC	REFUND OF TOEF INVOICE NUMBER 15285 - FEE AND CHARGES 29/06/2021 - 02/08/2021	150.00	150.00
EFT31852	13/08/2021	HAZEL DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/07/21	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 06/08/21	14.90	26.90
EFT31853	13/08/2021	GRACE RECORDS MANAGEMENT (AUSTRALIA)	TRANSPORT AND STORAGE OF RECORDS 01/08/21 - 31/08/21	401.76	
			SCAN ON DEMAND FOR SERVICES FOR PLANNING AND BUILDING JULY 2021	493.59	895.35
EFT31854	13/08/2021	JAKO INDUSTRIES PTY LTD	TOWN HALL - AIRCONDITIONING MAINTENANCE SERVICE AGREEMENT 2021/22 - 1 OF 4	846.45	846.45
EFT31855	13/08/2021	FRESH PROVISIONS BICTON	CATERING 3/8/21	14.99	
			CATERING 4/8/21	165.93	
			CATERING 12/8/21	22.99	203.91
EFT31856	13/08/2021	KYOCERA DOCUMENT SOLUTIONS	FINANCE COPY CHARGES JULY 21	79.95	79.95
EFT31857	13/08/2021	SOUTHERN BINS	BULK BINS - WAUHOP ROAD - AUGUST 2021	1,140.00	1,140.00
EFT31858	13/08/2021	M2M ONE PTY LTD	TOWN HALL LIFT EMERGENCY SIM CARD - AUGUST 2021	13.20	13.20
EFT31859	13/08/2021	TPG NETWORK PTY LTD	FAST FIBRE AND IP LINK, TOWN HALL, DEPOT, TRICOLORE 01/07/21 - 31/07/21	1,920.60	1,920.60
EFT31860	13/08/2021	JANICE ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 29/07/2021	10.00	10.00
EFT31861	13/08/2021	KEITH MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 05/08/21	10.00	10.00
EFT31862	13/08/2021	JANE CLARKE	CHSP VOLUNTEER MEAL REIMBURSEMENT 28/07/2021	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 04/08/21	15.00	45.00
			CHSP VOLUNTEER MEAL REIMBURSEMENT 06/08/2021	15.00	
EFT31863	13/08/2021	M EDWARDS	RATES REFUND	894.54	894.54
EFT31864	13/08/2021	SCOUTS WA	REPLACEMENT OF GUTTERS AND REMOVAL OF RAIN TANK FROM CAMP WALLER	1,870.00	1,870.00
EFT31865	13/08/2021	C BLAKELY	RATES REFUND	86.60	86.60
EFT31866	13/08/2021	JAMES MORRISON	STAFF REIMBURSEMENT - FUEL PURCHASE	100.90	100.90
EFT31867	13/08/2021	C GALLAGHER	REIMBURSEMENT FOR OVERPAYMENT OF PARKING FEES - LEEUWIN CAR PARK 05/08/21	18.00	18.00
EFT31868	13/08/2021	MARKET CREATIONS AGENCY PTY LTD	DESIGN TOEF 2021/22 ANNUAL REPORT AND BUDGET	1,980.00	1,980.00
EFT31869	13/08/2021	F TORRES	REFUND DOG REGISTRATION FEE	25.00	25.00
EFT31870	13/08/2021	AMPOL AUSTRALIA PETROLEUM PTY LTD (CALTEX)	FUEL PURCHASE JULY 2021	4,540.62	4,540.62
EFT31871	18/08/2021	AUSTRALIA POST	POSTAGE AND FREIGHT FOR 01/07/2021 - 30/07/2021	4,035.04	4,035.04
EFT31872	18/08/2021	FREMANTLE HERALD	ADVERTISEMENT CANDIDATE INFORMATION NIGHT 14/08/2021	284.90	284.90
EFT31873	18/08/2021	MCLEODS	PROFESSIONAL FEES - LOCAL GOVERNMENT RESPONSE TO 'WHADIJK' AND 'SWAN RIVER PEOPLE 2' NATIVE TITLE CLAIMS 1/22 SHARE OF TOTAL FEES	535.28	535.28
EFT31874	18/08/2021	SOUTHERN METROPOLITAN REGIONAL COUNCIL	RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTION FOR JULY 2021	21,939.50	
			MEMBER CONTRIBUTION JULY - SEPTEMBER 2021	7,764.90	29,704.40
EFT31875	18/08/2021	LOCAL GOVERNMENT PRO AUSTRALIA WA	LOCAL GOVERNMENT PROFESSIONALS GOLD ANNUAL MEMBERSHIP	3,300.00	
			STAFF REGISTRATION FOR COMMUNITY DEVELOPMENT CONFERENCE 09/09/2021	495.00	
			STAFF REGISTRATION FOR EXECUTIVE LEADERSHIP TRAINING	2,440.00	6,235.00
EFT31876	18/08/2021	RENOWN TYRE COMPANY	4 X REPLACEMENT TYRES FOR TOYOTA TARAGO	880.00	880.00
EFT31877	18/08/2021	WOOLWORTHS GROUP LIMITED	TOWN HALL GROCERY ITEMS - 31/07/2021,	5.60	
			TOWN HALL GROCERY ITEMS - 03/08/2021,	7.50	
			RESPIRE CENTRE GROCERIES - 16/08/21	47.46	60.56
EFT31878	18/08/2021	KONICA MINOLTA BUSINESS SOLUTIONS	DEPOT PHOTOCOPIER - KONICA MINOLTA BIZHUB C224E - PRINTING COSTS - AUGUST 2021	111.30	111.30
EFT31879	18/08/2021	FOCUS NETWORKS	MANAGED PROACTIVE SERVICE 21-22 - JULY 2021	2,343.88	
			IT SERVICES PURSANT TO MANAGED SERVICES AGREEMENT 21-22 - EMAIL PROTECTION SERVICE, HOSTED ANTI VIRUS, WIFI MANAGEMENT, MICROSOFT CSP PRODUCTS SUBSCRIPTION & RECOVERY - JULY 2022	5,244.40	7,588.28
EFT31880	18/08/2021	THE TURBAN INDIAN RESTURANT	CATERING - 3 AUGUST 2021	233.05	233.05
EFT31881	18/08/2021	VOCUS COMMUNICATIONS	TRICOLORE ADSL 01/09/21 - 01/10/21	50.00	50.00
EFT31882	18/08/2021	MARKETFORCE	CREDIT FOR EARLY SETTLEMENT DISCOUNT	-25.36	
			SEEK ADVERTISEMENT -30/06/21	341.00	
			SEEK ADVERTISEMENT - 08/07/2021	341.00	656.64
EFT31883	18/08/2021	SNAP PRINTING	100 x PRINTED PARKING PERMITS - LEEUWIN CAR PARK	126.60	126.60
EFT31884	18/08/2021	WINC	RANGERS' HP LASER PRINTER PRO TONER CARTRIDGES	556.18	556.18
EFT31885	18/08/2021	AMBIUS (RENTOKIL INITIAL PTY LTD)	PLANT HIRE - TOWN HALL 27/08/2021 - 26/09/2021	278.58	278.58
EFT31886	18/08/2021	KELVIN WONG	REIMBURSEMENT FOR CATERING EXPENSES 17/08/21	57.74	57.74
EFT31887	18/08/2021	HAZEL DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 11/08/2021	10.00	10.00
EFT31888	18/08/2021	GRA PARTNERS PTY LTD	STRATEGIC GOVERNMENT RELATIONS PLAN (FEDERAL GOV) - EF OVAL REDEVELOPMENT FOR JULY 2021	7,150.00	7,150.00
EFT31889	18/08/2021	THE FRUIT BOX GROUP	FRUIT BOX - TOWN HALL AND DEPOT JULY 2021	211.20	211.20
EFT31890	18/08/2021	JAKO INDUSTRIES PTY LTD	TOWN HALL - FAULT FIND & REPAIR A/C FAULT 27/07/2021	220.00	220.00
EFT31891	18/08/2021	XIA (VICKY) WANG	CHSP VOLUNTEER MEAL REIMBURSEMENT 05/08/2021	8.00	8.00
EFT31892	18/08/2021	JANICE ENGLAND	CHSP VOLUNTEER MEAL REIMBURSEMENT 05/08/2021	13.40	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 12/08/2021	15.00	28.40



13.2.3 125th Anniversary Celebrations Project Proposal

File ref	C/HIS1
Prepared by	Libby Collett, Communications and Marketing Officer (CMO) and Carly Filbey, Community Engagement Officer (ComEO)
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	21 September 2021
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	1. Town of East Fremantle Commemorative Logo Design 125 th anniversary 2. Discussion Paper, August 2021

Purpose

This report seeks clear guidance and approval as to how Council should approach marking the 125th anniversary of the founding of the Town of East Fremantle on 2 April 2022.

Executive Summary

That the Town adopt an approach to commemorating this milestone that is scaled and appropriate, respectful of the Town's heritage and in keeping with residents' expectations for a tasteful and meaningful marking of the date and year but without being overly draining on the Town's resources.

Background

At the Concept Forum meeting held in August 2021, a discussion paper was tabled that brought together suggestions from elected members on how the anniversary could be commemorated and sought nominations from elected members to participate in a committee to oversee the project.

Anniversary Committee Meeting

To discuss the options listed in the Discussion Paper, a meeting was held on 24 August 2021 attended by CMO and ComEO with Deputy Mayor Cr Jenny Harrington and Cr Dean Nardi, as committee members. Suggestions put forward by staff were discussed (as tabled and discussed at Concept Forum) and after further discussion, an approach was agreed, including:

- **Development of a commemorative logo** that can be used for Council events and publications, reports, website and social media.
 - This has already been actioned and approved by the CEO and will be applied (please see attached) – cost of design was \$600.
 - A commemorative flag was also suggested that could be flown at Town Hall – this idea was also supported. Indicative costs circa \$500 (quote received).
- **Commemorative events**
It was agreed that the anniversary can be **woven into our existing calendar of events**, including:

Event	Location	Audience	Timing	Lead	Budget
Anniversary reception	Dovenby House Garden Reception	State/Federal members ToEF Mayor, Elected Members past and present Freemen of Town Reps for all community clubs	2 April 2022, or a date close to (WA School holidays 9-25 April 2022)	EA/CO	Within existing civic events budget (up to a maximum value of \$5,000)
Australia Day	Town Hall or other	Citizenship inductees and families	January 2022	EA/CO	Within existing civic events budget
Youth Week Event	TBC	Young people in the Town Fremantle Youth Network (City of Fremantle in partnership with ToEF)	(during Youth Week 8-16 April 2022)	ComEO	Separate allocation for this event (ComEO)
ANZAC Day event	Digital event plus possible installation at Town Hall or elsewhere	ToEF residents Veterans General public History/veteran enthusiasts RSL	25 April 2022 or close to	ComEO	Within existing civic events budget
Seniors' Christmas Lunch	EFYC	Long-standing residents of the Town	5 December 2022	EA/GO	Within existing civic events budget
East Fremantle's George Street Festival	George Street unless otherwise advised	ToEF residents Local business Neighbouring LGAs General public	4 December 2022 (tentative date)	ComEO	EFGSF budget

- **Messaging**
 - Media statements (where appropriate) and speeches by the Mayor and Deputy Mayor as well as major reports (Annual Report, Budget, Budget Bulletin) and publications should make reference to this milestone and use the commemorative logo.
- **Heritage Partnerships**
 - Potential was identified for the gathering of commemorative material (audio histories, images provided by the community including photographs) that can be collected and curated by the Streets of East Freo (SoEF), with the potential for a display at the new Fremantle Library (requires further action in partnership with SoEF and City of Fremantle).

Other suggestions

- Deputy Mayor Harrington made specific mention of several other initiatives including:
 - Collection of Town historic memorabilia from residents that could be curated into a display and housed in Locke Park.

- A commemorative rose garden, possibly at Dovenby House, that could be planted in and designed with community support.
- A picnic event along Riverside Road, possibly including fireworks, where the residents would be invited to bring a picnic. A potential date was identified for Sunday 24 April, being a date when many residents would be enjoying the long weekend and those who stay in Town would be free to enjoy.
 - o Cr Nardi was supportive of these ideas.
 - o Note: For all of the items listed above under the heading ‘**other suggestions**’, there is no budget allocation or staff complement to support and would require additional resources. For these to take place, an additional budget and staff time would need to be allocated, recognising that CMO and ComEO are already fully allocated with their time.

Consultation

Staff were consulted via email (see **Background**) and an item was put to the Agenda Forum in August 2021. Elected members were consulted at the Agenda Forums in August and September 2021.

Statutory Environment

Not applicable.

Policy Implications

Sustainable Events Policy (2021)
Communications and Engagement Strategy (2020)

Financial Implications

It is recommended that Council set a project budget allocation of \$7,000, which is to be funded from the existing Community Events account (E11228). Overall, the budgetary implications for this project are negligible if the **commemorative events** items are deployed as detailed above.

Strategic Implications

Community Strategic Plan 2020-2030

Strategic Priority 1 – Social – A socially connected, inclusive and safe community

1.1 Facilitate appropriate local services for the health and wellbeing of the community

1.1.1 Strengthen the sense of place and belonging through inclusive community interaction and participation

1.3 Strong community connection within a safe and vibrant lifestyle

1.3.1 Partner and educate to build a strong sense of community safety

1.3.2 Facilitate opportunities for people to people to develop community connections and foster local pride

1.3.3 Enrich identity, culture and heritage through programs, events and celebrations

1.3.4 Facilitate community group capacity building

Site Inspection

Not applicable.

Comment

During discussion of this project at the August Agenda Forum, some reservations were expressed by Cr Andrew McPhail and by the Acting CEO that as the anniversary was the 125th (not the centenary or bicentenary) that the marking of the occasion should be scaled appropriately.

Therefore, Council is requested to set a maximum project budget of \$7,000 to support the 125th anniversary events and activities (excludes the seniors Christmas lunch gift). There is no need to amend the budget as it is proposed this will be funded from the current Community Events account (E11228)

It must be acknowledged by Council that given the limited budget and internal resources, these celebrations will be scaled accordingly, as the CMO and ComEO's times are fully allocated to the Town's events calendar for the year.

13.2.3 OFFICERS' RECOMMENDATION

That Council:

- note this report and endorse the following planned 125th Anniversary initiatives and event:

Event	Location	Audience	Timing	Lead	Budget
Anniversary reception	Dovenby House Garden Reception	State/Federal members ToEF Mayor, Elected Members past and present Freemen of East Fremantle Reps for all community clubs	2 April 2022, or a date close to (WA School holidays 9-25 April 2022)	EA/CO	Within existing civic events budget
Australia Day	Town Hall or other	Citizenship inductees and families	January 2022	EA/CO	Within existing civic events budget
Youth Week Event	TBC	Young people in the Town Fremantle Youth Network (City of Fremantle in partnership with ToEF)	(during Youth Week 8-16 April 2022)	ComEO	Separate allocation for this event (ComEO)
ANZAC Day event	Digital event plus possible installation at Town Hall or elsewhere	ToEF residents Veterans General public History/veteran enthusiasts RSL	25 April 2022 or close to	ComEO	Within existing civic events budget

Seniors' Christmas Lunch	EFYC	Long-standing residents of the Town	5 December 2022	EA/GO	Within existing civic events budget
East Fremantle's George Street Festival	George Street unless otherwise advised	ToEF residents Local business Neighbouring LGAs General public	4 December 2022 (tentative date)	ComEO	EFGSF budget

2. set a 125th Anniversary Budget allocation of \$7,000 to support the planned events and activities.

125

1897 - 2022

YEARS²⁴⁰



Discussion Paper



August 2021

125th Anniversary of Town Founding

Document Control

Owner Unit	Office of the CEO
Originator	Libby Collett (CMO)/Carly Filbey (CommEngO)
Additional Comments	Discussion Paper for Council Forum August 2021

Purpose

This paper seeks direction from elected members as to how the Town's 125th anniversary should be celebrated. The paper proposes some ideas, seeks additional suggestions and nominations from the elected member group to sit on a planning committee for the event/s.

Executive Summary

Council direction is sought on:

1. Enclosed ideas as to an appropriate way to mark the anniversary.
2. Additional ideas that may be considered and included in the plan.
3. Nominations for members of the organising committee.

Background

The Municipality of East Fremantle was gazetted on 2 April 1897, which makes Saturday 2 April 2022 the 125th anniversary of this occasion. This is an important milestone in the life of our Town and one that should be celebrated. This paper presents options on how celebrations might be planned and seeks the participation of elected officials (with staff) in the planning and hosting.

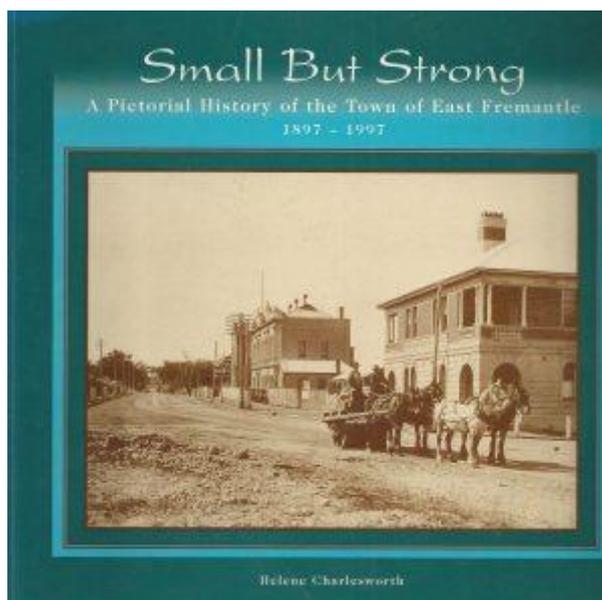
Consultation

Emails were sent to all elected officials canvassing options for the anniversary and seeking their input. A similar email was sent to all staff and a group of Town officers from various parts of the administration have volunteered to help and have submitted ideas for inclusion.

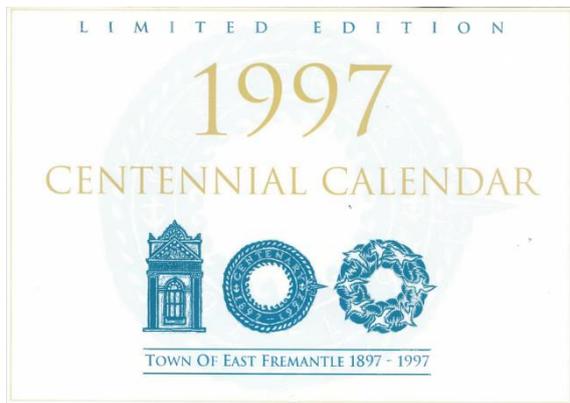
Comment

The ideas gathered so far include:

- Commissioning an update to the book "Small But Strong" by Helene Charlesworth that adds in the Town's history from 1997 until now.



- Creating a Community Calendar similar to the one created in 1997 for the centenary, that compares the Town then and now (see below).



- A plaque or stone (similar to the foundation stones now at Town Hall) marking the occasion.
- A formal reception-style event with VIP attendees including the Governor, Premier, State Ministers and local members, representatives of SMRC, SWG and neighbouring LGAs.
- A street party on or close to the date (Saturday 2 April 2022) perhaps similar to the “Long Table Lunch” that is hosted by the City of Fremantle.
- The commissioning of a piece of artwork that depicts the occasion. The work could be installed at the Town Hall, or a mural be installed somewhere in the Town.
- The creation and display of a special occasion flag to be flown outside the Town Hall, and/or banners for the main streets in the Town, featuring a 125th anniversary symbol/logo.
- A display of Town historical artefacts/photographs at the Fremantle Library.
- The installation of placemaking plaques throughout the Town that depict main sites on the Town’s Heritage Trail, with links to QR codes for a digital heritage trail.
- Inviting the local schools to develop a curriculum item on the history of the Town such as a story, song, poem or performance depicting the Town’s development, with the Town providing a prize.
- Recognition of and inclusion of the event during the year, including at the Pioneer’s Lunch and in the George Street Festival in December 2022.
- Working with Museum of Perth/Streets of East Freo on a special feature archive of the Town – then and now, featuring photos and videos recording the Town’s history and how it has evolved. Noting they are already working on an update of the WW1 Honour Roll to be unveiled on ANZAC Day 2022.
- Creating a new audio/video archive for residents to record and share their recollections of growing up in/living in East Fremantle.
- A time capsule recording how the Town is now to be opened at the 150th or 200th anniversary.
- Commemorative items such as a tea towel, as was made for the Heritage Trail.
- Replacement of the antique post box that once was situated at the entrance to the Town Hall.
- Planting of commemorative tree/trees for the occasion with signage or plaque/s as appropriate, with the help of volunteers.

Direction Sought

This paper seeks input from elected members on the ideas listed above, seeks new ideas to be included, and seeks nominees for an organising committee for the celebrations.

13.3 GOVERNANCE

13.3.1 Elections – Caretaker Period Policy

File ref	C/POL1 & C/ELE1
Prepared by	Janine May, Executive Assistant.
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	21 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Draft Elections - Caretaker Period Policy

Purpose

To consider adopting a policy which ensures that during the period from the close of nominations until Election Day:

- no major decisions are passed that bind incoming Council members
- public resources are not used in any way that may be perceived as advantageous to, or promoting candidates
- staff remain impartial to all candidates.

Executive Summary

This Policy has implications for major decision making, public consultation, publications, publishing of information, the use of Town resources and access to information and advice.

The proposed policy ensures Council avoids making major decisions, prior to an election, that would bind an incoming Council, prevent the use of public resources in ways that are seen as advantageous or disadvantageous to, or promoting, sitting Council Members who are seeking re-election or new candidates, and recognising the requirement for the Town's administration to act impartially in relation to all candidates.

Background

In August 2018, the WA Local Government Association (WALGA) developed a Draft Electoral Caretaker Period Policy for local government, to ensure that any perceptions of Council decisions being made for the advantage and / or disadvantage of candidates at Council elections would be addressed.

Many metropolitan local governments have introduced a caretaker period prior to biennial Council elections, and it is recommended that the draft Policy be adopted.

Consultation

September Concept Forum

Statutory Environment

Local Government Act 1995

Local Government (Election) Regulations 1996

Local Government (Model Code of Conduct) Regulations 2021

Code of Conduct Elected Members, Committee Members & Candidates

Policy Implications

Information Request Register

An Information Request Register will be maintained by the CEO, or delegate, during the Caretaker Period. The Register will be a public document that records all requests for information made by candidates for local, state or federal elections, and the response given to those requests during the Caretaker Period. Staff will be required to provide details of requests to the CEO, or delegate, for inclusion in the Register.

Financial Implications

No significant financial implications identified.

Risk Implications

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)
Not providing clear rules to staff and Elected Members around the caretaker period resulting in confusion and inappropriate activity.	Unlikely (2)	Minor (2)	Low (1-4)	REPUTATIONAL Unsubstantiated, low impact, low profile or 'no news' item	Accept Officer Recommendation

Risk Matrix

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	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	4
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2020 – 30 states as follows:

Strategic Priority 5 Leadership and Governance

5.1 Strengthen organisational accountability and transparency

Site Inspection

Not applicable.

Comment

The Caretaker Period proposes to take effect from the close of nominations, being 37 days prior to the Council Election Day in accordance with section 4.49(a) of the *Local Government Act 1995*, until 6pm on Election Day.

The Policy will apply to elected members and employees of the Town during the Caretaker Period and will pertain to:

- Notices of Motions and Matters for Investigation submitted by elected members and specific decisions that are made by the Council
- Information and material published by the Town
- Attendance and participation at some functions and events
- Use of the Town's resources
- Access to information held by the Town
- Staff engagement with candidates and/or elected members.

Adopting this policy will provide staff and Elected Members with clear guidelines and candidates with equality during the election period.

13.3.1 OFFICER RECOMMENDATION

That Council resolve to adopt the attached Policy 1.1.11 Elections – Caretaker Period
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1.1.11 Elections – Caretaker Period

Type:	Office of the CEO – Elected Members
Legislation:	<i>Local Government Act 1995 Local Government (Election) Regulations 1996</i> <i>Local Government (Model Code of Conduct) Regulations 2021</i> <i>Meeting Procedures Local Law 2016</i> Model Code of Conduct – Elected Members
Delegation:	N/A
Other Related Document:	

Objective

The policy will provide guidance in the lead up to Election Day, ensuring that major decisions which would bind an incoming Council are avoided where possible, preventing the use of public resources in ways that can be seen to be advantageous to, or promoting candidates and also ensuring staff act impartially in relation to candidates.

This Policy has implications for major decision making, public consultation, publications, publishing of information, the use of Town of East Fremantle resources and access to information and advice.

This policy is to be applied in conjunction with all other relevant legislation, local laws, delegations, policies, procedures and processes of the Town, providing guidance to ensure the continuation of ordinary business.

Policy

The Caretaker Period for Local Government Elections will take effect at the period of time from the close of nominations being 37 days prior to the Ordinary Election Day (4pm) in accordance with section 4.49(a) of the *Local Government Act 1995*, until 6pm on Election Day.

1. Scope

1. This Policy applies to Elected Members and employees of the Town of East Fremantle during the Caretaker Period and covers:
 - (a) Notices of Motions and Matters for Investigation submitted by Elected Members and specific decisions that are made by the Council;
 - (b) Information and material published by the Town;
 - (c) Attendance and participation at functions and events;
 - (d) Use of the Town's resources;
 - (e) Access to information held by the Town;
 - (f) Staff engagement with candidates and/or Elected Members.

2. The Chief Executive Officer(CEO) will ensure as far as possible that all Elected Members and employees are aware of the Caretaker Period Policy and practices, at least 30 (thirty) days prior to the start of the Caretaker Period.
3. It is prohibited under this policy, except where the process has substantially commenced and/or approvals are in place, for public consultation to be commenced during the Caretaker Period on an issue which is contentious, unless the consultation is a mandatory statutory process or required under existing policy.
4. This Policy only applies to decisions made during the Caretaker Period and not the announcement of decisions made prior to the Caretaker Period, however, as far as practicable any such announcements should be made before the Caretaker Period begins.

2. Scheduling consideration of major policy decisions or Council commitments during Local Government Caretaker Period

As far as reasonably practicable, the Chief Executive Officer should avoid scheduling major policy decisions, major consultations or major commitments for consideration during a Caretaker Period and instead should ensure that such decisions are either:

- (a) Considered by the Council prior to the local government Caretaker Period; or
- (b) Scheduled for determination by the incoming Council.

3. Prevailing Circumstances

1. Council Reports

In some circumstances, the CEO may permit a matter defined as a major policy decision, major consultation or major commitment to be submitted to the Council during the Caretaker Period. The CEO is to have regard to a number of circumstances including, but not limited to:

- (a) whether the decision is significant
- (b) the urgency of the issue
- (c) whether the process has substantially commenced and/or approvals are in place
- (d) the possibility of legal and/or financial repercussions if it is deferred
- (e) unless the consultation is a mandatory statutory process or required under existing policy
- (f) whether the decision is likely to be controversial or contentious, and;
- (g) the best interests of the Town of East Fremantle.

2. Council Forums, Workshops or Briefings

Where during the Caretaker Period, the CEO determines that Prevailing Circumstances apply, the CEO may include matters relating to a Major Policy Decision for elected members discussion at Council Forums, Workshops or Briefings.

The CEO is required to provide Elected Members with advice as to why Prevailing Circumstances apply and how potential electoral impacts will be managed or mitigated. Details of this advice are to be retained, with the Forum, Workshop or Briefing Notes, as a Local Government record.

4. Elected Member Interactions

During the caretaker period, Elected Members should take particular care when:

1. considering planning matters before the Council in its role as a responsible authority, under the *Planning and Development Act 2005*. It should be noted that items considered by the Joint Development Assessment Panel are done so under an independent process and this policy does not apply;
2. undertaking a consultation or advocacy role on behalf of members of the community;
3. representing the Town's communications with State or Federal Government entities; and
4. information received in the role of an Elected Member, is not to be used for campaigning purposes. This includes claiming personal credit of previous council decisions in their marketing material.

5. Marketing

1. Publishing Electoral Material

The Town will not print, publish or distribute, or authorise others to print, publish or distribute on behalf of the Town anything that contains 'electoral material' during the Caretaker Period, other than announcing the election, encouraging residents to ensure they are enrolled on the Electoral Roll and encouraging them to vote. The Town will also publish the electoral related biographies of all candidates on its website.

Information on the Town's website about current Elected Members who are standing for re-election will be restricted to current names and contact details together with a link to their electoral biography.

2. Candidate and/or Elected Member Publications

Candidates and/or Elected Members are permitted to publish campaign material on their own behalf but cannot claim for that material to be originating from or authorised by the Town. They must not use the Town of East Fremantle logo or crest or anything resembling them in their campaign material.

3. Town of East Fremantle Publications

There will be no interviews with Councillors or images of any Councillor in the Town's printed material during the Caretaker Period.

This clause does not apply to information published prior to the Caretaker Period.

4. Media

- (a) Elected Members will not use their position as an elected representative or their access to Town staff or resources to gain media attention in support of their or any candidate's election campaign.
- (b) During the Caretaker Period there will be no proactive publicity shots used by the Town in any form involving any Elected Member, except the Mayor.
- (c) The Mayor will still be quoted in media responses during the Caretaker Period when providing information as spokesperson on behalf of the Town.
- (d) Proactive statements in the media realm will be monitored under the direction of the CEO during the Caretaker Period to ensure compliance with these provisions.
- (e) Proactive media during the Caretaker Period will be restricted to operational matters or issues already resolved by Council.
- (f) Candidates may not use the Town's social media accounts to profile themselves, their campaign or provide any responses or comments to questions or statements on the Town's social media pages.

6. Attendance and Participation at Events/Functions

1. Public Events Hosted by External Bodies

Elected Members may continue to attend events and functions hosted by external bodies during the Caretaker Period and may appear on externally managed social media pages.

2. Town of East Fremantle organised Civic Events/Functions/Official Openings

Events and/or functions organised by the Town and held during the Caretaker Period will be limited to only those that the Chief Executive Officer, in conjunction with the Mayor, considers essential to the operation of the Town.

Elected Members nominating as a candidate for local, state or federal government elections should not, where practicable, have any formal role at events/functions organised or sponsored by the Town during the Caretaker Period, other than the provision of a short welcome, when appropriate. Any determination of whether it is otherwise appropriate for a Councillor to officiate at a Town arranged event/function will be at the discretion of the CEO, in conjunction with the Mayor.

Elected Members must not distribute any campaign material or promote their campaign at any Town of East Fremantle organised Civic Events/Functions/Official Openings, or similar.

3. Delegates to Community and Advisory Groups

Elected Members appointed to community groups and other external organisations as representatives of the Town shall not use their attendance at meetings of these groups to either recruit assistance with electoral campaigning or to promote their personal or other candidate's electoral campaigns.

7. The use of Town of East Fremantle Resources

1. The Council's adopted Model Code of Conduct (Elected Members) provide that the Town's resources are only to be utilised for authorised activities and prohibits the use of equipment, stationery or hospitality for non-Council related business. Note that prohibiting the use of resources for electoral purposes is not restricted to the Caretaker Period.

2. The Town's employees must not be asked to undertake any tasks connected directly or indirectly with an election campaign, unless it is undertaken in conjunction with a function related to the election.

3. In any circumstances where the use of Town resources might be construed as being related to a candidate's election campaign, advice is to be sought through the Chief Executive Officer.

4. Community groups who wish to hire Town owned premises to interview or record (audio visual) election candidates in a public forum may do so, subject to the relevant venue hire charge being paid in accordance with the Town's normal practices.

8. Access to Town Held Information

1. Candidate Access to Information

All candidates will have equal rights to access publicly available information from the Town's administration.

2. Use of information accessed from the Town

Information, briefing material and advice prepared or secured by staff for an Elected Member must be necessary to the carrying out of the Elected Member's role. Any Town held information accessed must not be used for election purposes.

3. Information Request Register

An Information Request Register will be maintained by the CEO, or delegate, during the Caretaker Period. The Register will be a public document that records all requests for information made by candidates for local, state or federal elections, and the response given to those requests during the Caretaker Period. Staff will be required to provide details of requests to the CEO, or delegate, for inclusion in the Register.

4. Media Advice

Any requests for media advice or assistance from Elected Members during the Caretaker Period will be referred to the CEO. No media advice will be provided in relation to election issues or in regard to publicity that involves specific Elected Members participating in the relevant election. If satisfied that advice sought by an Elected Member during the Caretaker Period does not relate to the election or publicity involving any specific Elected Member, the CEO may authorise the provision of a response to such a request. Any media opportunities for Elected Members will not be arranged by the Town during the Caretaker Period.

5. Town of East Fremantle Employees

- (a) During the Caretaker Period no Town employee may make any public statement that relates to an election issue.
- (b) Employees must avoid assisting Elected Members in ways that could create a perception of being used for electoral purposes.
- (c) Employees must not accept employment (voluntary or paid) related to local elections for any candidate.
- (d) Employees must not interact with Elected Members or candidates on their social media pages during the Caretaker Period.

9. Local Government Election Process Enquiries

All election process enquiries from candidates, whether current Elected Members or not, will initially be directed to the Returning Officer, or, where the matter is outside the responsibility of the Returning Officer, to the CEO or delegate.

10. Electoral Signs

1. Electoral signage is not permitted within road reserves (this includes Council verges outside private properties). This is based on a requirement for:
 - (a) Pedestrian safety;
 - (b) Risk aversion and exposed liability to the Town for injuries or damage; and
 - (c) Vehicle safety for manoeuvrability and sightlines.
2. Electoral signage is not permitted on Town Reserves or Town infrastructure.
3. The installation of signage on private property requires permission from the owner.

11. Implementation of Caretaker Practices during State and Federal Government Elections

1. Elected Members who nominate, or are pre-selected by a political party to contest a state or federal election, should avoid any appearance that their position on Council is being used as a platform for their state or federal election campaign during the election period.
2. An Elected Member may choose to take leave of absence from the Council for such period as they see fit and should, as soon as practicable after nominating or being pre-selected, notify the CEO in writing, who in turn will advise the other Elected Members
3. For state or federal elections, the Caretaker Period commences from the date of the election writ issued by the Governor or Governor General, as is relevant.

12. Definitions

Election Day means the day fixed under the *Local Government Act 1995* for the holding of any poll needed for an election.

Electoral Material means any advertisement, handbill, pamphlet, notice, letter or article that is intended or calculated to affect the result of an election, but does not include:

1. An advertisement in a newspaper announcing the holding of a meeting in accordance with section 4.87(3) of the *Local Government Act 1995*.
2. Any materials exempted under Regulation 78 of the *Local Government (Elections) Regulations 1997*.
3. Any materials produced by the Town relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purpose of conducting an election.

Events and Functions means gatherings of internal or external stakeholders conducted by the Town to discuss, review, acknowledge, communicate, celebrate or promote a program, strategy or issue which is of relevance to the Town and its stakeholders and may take the form of conferences, workshops, forums, launches, promotional activities, social occasions such as dinner and receptions.

Local Government Caretaker Period means for local government elections, the period of time from the close of nominations being 37 days prior to the Ordinary Election Day in accordance with section 4.49(a) of the *Local Government Act 1995*, until 6pm on Election Day;

Major Policy Decision means any:

1. Decisions relating to the employment, termination or remuneration of the CEO or any other designated senior officer, other than a decision to appoint an Acting CEO, if relevant.
2. Decisions relating to the Town entering into a sponsorship arrangement with Town of East Fremantle residents or community organisations.
3. Irrevocable decisions that commit the Town to substantial expenditure or significant unforeseen action.
4. Irrevocable decisions that will have unforeseen significant impact on the Town of East Fremantle or the community.
5. Reports requested or initiated by an Elected Member, Candidate or member of the public that, in the CEO's opinion, may be perceived within the general community as an issue that adversely reflects upon the Council's decisionmaking process and has the potential to call

into question whether decisions are soundly based and in the best interests of the community.

Public Consultation means a process which involves an invitation to individuals, groups or organisations, or the community generally, to comment on an issue, proposed action or proposed policy.

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

13.3.2 Southern Metropolitan Regional Council (SMRC) Rebrand

File ref	H/HRW3
Prepared by	Nick King, Executive Manager Technical Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date:	21 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Variation Deed – Establishment Agreement of the Southern Metropolitan Regional Council

Purpose

This report recommends that Council endorse and support the Southern Metropolitan Regional Council (SMRC) intention to change its name and rebrand to the 'Resource Recovery Group'.

The report also seeks Council agreement to a subsequent amendment of the Establishment Agreement to incorporate the name change.

Executive Summary

The SMRC during a strategic workshop in March 2021 agreed to continue its services for participants and stakeholders, as a key strategic asset in resource recovery and waste management. One of the objectives that came from that workshop was create and promote a brand that reflects the vision of the SMRC, which it was agreed for this to occur a re-branding was needed to enhance brand awareness.

Following this two brand development workshops were facilitated by market creations, with all council members, executive committee members and delegates in attendance. The workshop discussed a new logo and name change for the SMRC, in an attempt to re-vitalise the brand.

Background

The SMRC held a Strategic Workshop on 18 March 2021, where it was agreed to continue to provide regional services for participants and other stakeholders recognising the Regional Resource Recovery Centre as a key strategic asset in delivering on Participants, State and Community resource recovery and circular economy aspirations.

One of six key strategies adopted at the strategic workshop was to create and promote a brand that reflects the vision and objectives of SMRC. It was further agreed that consideration be given to re-brand the regional local government and its projects to re-vitalise and enhance brand awareness.

Consultation

All Council members and members of the Regional Executive Committee or delegates attended the Brand Development workshops and provided input and feedback to arrive at a consensus view with variations presented to the CEO for consideration in conjunction with the Chair.

Statutory Environment

In order to formally change the name, it needs to be incorporated into a review of the Establishment Agreement which, once finalised, requires approval of the Minister.

LOCAL GOVERNMENT ACT 1995

s3.65 . *Establishment agreement, amendment of:*

- (1) *The participants may amend the establishment agreement for a regional local government by agreement made with the Minister's approval, and a reference in this Division to the establishment agreement includes a reference to the establishment agreement as so amended.*

- (2) *The establishment agreement can be amended under subsection (1) to include another local government as a further participant if that local government is a party to the amending agreement.*

- (3) *Section 3.61(2) and (3) apply, with any necessary modifications, to an agreement amending the establishment agreement.*

The SMRC has been advised by the Department of Water and Environmental Regulation that the name change is a relatively simple process and could be progressed quickly. The SMRC will be proposing other amendments for consideration in the near future but as these are more complex and would take longer the SMRC has elected to progress the name change first. This will assist in terms of legal, contract and record keeping requirements.

In the interim the SMRC is able trade with the new name and logo and maintain the name SMRC for formal documents and other matters until this occurs.

Policy Implications

Nil

Financial Implications

There are no financial implications for the Town of East Fremantle. There is no cost to replace the name and logo for electronic media. The main cost is for building signage namely the Regional Resource Recovery Centre (RRRC) and Booragoon office which are estimated to be \$5,000-\$10,000, this will be covered by SMRC operational budgets.

Risk Implications

No significant risk identified.

Strategic Implications

Strategic Priority 4: Natural Environment

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices

Site Inspection

Nil

Comment

A key aspect of the outcomes from the strategic workshop (18 March) included recognition of the need to focus on the SMRC's brand, better articulating its value proposition and forming alliances and partnerships.

The SMRC subsequently engaged the 'Market Creations Agency' to undertake a re-branding exercise. This consisted of two focused workshops, provision and review of branding options and final selection. The exercise includes provision of style guide and various templates once the concept is endorsed.

All Council members and members of the Regional Executive Committee or delegates attended the Brand Development workshops and were actively engaged throughout the process, the output was a consensus view that the existing name and logo required changing.

The unanimous view of attendees was that the existing brand was outdated, insular, did not evoke the vision and objectives of SMRC or even provide a signal as to who or what they are as an organisation.

The new brand proposal has been reviewed, tested and amended as a result of workshop feedback. The final brand design was collectively agreed as being more contemporary, inclusive and evocative of what the SMRC do.

The SMRC at its Special Meeting of Council on the 5 August 2021 resolved:

THAT THE NAME "RESOURCE RECOVERY GROUP" AND ASSOCIATED LOGO BEING CONCEPT A AND PARENT BRAND 1 REPLACE THE NAME AND LOGO OF "SOUTHERN METROPOLITAN REGIONAL COUNCIL".

THAT THE NAME "RESOURCE RECOVERY GROUP" BE REFLECTED IN THE REVIEW OF THE ESTABLISHMENT AGREEMENT.

The SMRC now require formal approval from each of the Participant Councils to progress with the name change and associated update of the Establishment Agreement.

The final brand selection name and associated logo is Concept A detailed below:



Concept A

The final selection for the Parent Brand is detailed below:



Parent Brand 1

13.3.2 OFFICER RECOMMENDATION

That Council approve:

1. the new name 'Resource Recovery Group' and associated logo (being concept A and parent brand 1 as detailed in this report) to replace the current name and logo of the 'Southern Metropolitan Regional Council'.
2. the replacement of the name 'Southern Metropolitan Regional Council' with 'Resource Recovery Group' in a review of the Establishment Agreement.



Variation Deed

Establishment Agreement of the Southern Metropolitan
Regional Council

—

Town of East Fremantle

City of Fremantle

City of Melville

—

Variation Deed

Establishment Agreement of the Southern Metropolitan Regional Council

Details	3
Agreed terms	4
1. Defined terms & interpretation	4
2. Commencement	4
3. Amendments to the Establishment Agreement	4
4. Further Assurance	4
5. No waiver	4
6. Variation	4
7. Counterparts	4
8. Governing Law	4
Signing page	5

Details

Date

Name	Town of East Fremantle
ABN	80 052 365 032
Notice details	135 Canning Highway, East Fremantle

Name	City of Fremantle
ABN	74 680 272 485
Notice details	William Street, Fremantle

Name	City of Melville
ABN	81 152 433 900
Notice details	Almondbury Road, Ardross, Perth

Background

- A On 22 January 1998, the City of Canning, City of Cockburn, Town of East Fremantle, City of Fremantle, Town of Kwinana, City of Melville, and City of Rockingham (**Original Parties**) entered into the "Establishment Agreement of the Southern Metropolitan Regional Council" (**Establishment Agreement**).
- B On 30 October 1998 the Original Parties entered into the "Deed of Variation of the Establishment Agreement of the Southern Metropolitan Regional Council", which varied the Establishment Agreement.
- C City of Canning, City of Cockburn, Town of Kwinana and City of Rockingham have subsequently withdrawn from the Southern Metropolitan Regional Council (**SMRC**) and the Establishment Agreement.
- D By this deed the Parties agree to vary the Establishment Agreement on the terms and conditions set out below.

Agreed terms

1. Defined terms & interpretation

In this deed:

- (a) **Establishment Agreement** is defined in the Background section of this deed; and
- (b) **Parties** means the Town of East Fremantle, City of Fremantle and City of Melville.

2. Commencement

This deed takes effect from the date it is signed by all of the Parties (**Effective Date**).

3. Amendments to the Establishment Agreement

- (a) On and from the date of this deed:
 - (i) the name of the regional local government is amended to Resource Recovery Group; and
 - (ii) all references to the Southern Metropolitan Regional Council in the Establishment Agreement are to be read as references to Resource Recovery Group.
- (b) The Parties each acknowledge and agree that the terms of the Establishment Agreement (as amended by this deed) shall otherwise continue in full force and effect.

4. Further Assurance

The Parties agree that they shall execute and deliver all necessary documents and do all necessary acts and things in order to give full effect to this deed.

5. No waiver

This deed shall not have the effect of (nor shall the amendments to the Establishment Agreement have the effect of) amending or waiving any provision of the Establishment Agreement except as expressly provided in this deed.

6. Variation

This deed cannot be altered or varied by the Parties except by deed.

7. Counterparts

This deed may consist of a number of executed counterparts and, if so, the counterparts taken together constitute one document.

8. Governing Law

This deed is governed by and is to be construed in accordance with the laws of Western Australia. Each Party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the Courts of Western Australia.

Signing page

EXECUTED as a deed.

**THE COMMON SEAL of TOWN OF EAST
FREMANTLE** was hereunto affixed by authority of a
resolution of the Council in the presence of:
)
)
)

Mayor

Chief Executive Officer

THE COMMON SEAL of CITY OF FREMANTLE was
hereunto affixed by authority of a resolution of the Council
in the presence of:
)
)
)

Mayor

Chief Executive Officer

THE COMMON SEAL of CITY OF MELVILLE was
hereunto affixed by authority of a resolution of the Council
in the presence of:
)
)
)

Mayor

Chief Executive Officer

13.3.3 Southern Metropolitan Regional Council (SMRC) Withdrawal Arrangements for a Project Participant (City of Kwinana)

File ref	H/HRW3
Prepared by	Peter Kocian, Executive Manager Corporate Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date:	21 September 2021
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Final Office Accommodation Project Amended Business Plan 2. Participant Letter to WATC & SMRC

Purpose

Council is requested to provide its consent to the withdrawal of the City of Kwinana from the Office Accommodation Project of the Southern Metropolitan Regional Council.

Executive Summary

In accordance with the Establishment Agreement and Office Project Agreement of the Southern Metropolitan Regional Council (SMRC), an amended Office Project Business Plan and notional winding up report has been prepared following the withdrawal of the City of Kwinana from the Office Project effective from 30 June 2021.

Background

1. The Town of East Fremantle is a participant in the SMRC which is a statutory local government authority for providing environmentally sustainable waste management solutions for the communities of East Fremantle, Fremantle, Kwinana and Melville.
2. The City of Kwinana gave notice of its intention to withdraw from the SMRC on 29 June 2020, resulting in an effective withdrawal date of 30 June 2021.
3. As a result of the notice of withdrawal of a Project Participant, the SMRC prepared an Amended Business Plan for the Office Project that the City of Kwinana is a participant;
4. In addition to the above, and in accordance with Clause 2.7 of the Office Project Participants' Agreement, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project.
5. The proportional entitlement of the withdrawing Project Participant is then to be applied to this amount. Following quantification of the proportional entitlement, SMRC is to distribute to, or collect from, the withdrawing Project Participant the relevant amount.

Statutory Environment

Establishment Agreement and Office Project Agreement of the Southern Metropolitan Regional Council.

Policy Implications

There are no Council Policies relevant to this item.

Financial Implications

There are no direct financial implications for the Town as the payment to the City of Kwinana will be funded from the Office Accommodation Reserve held by the SMRC.

Risk Implications

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 the valuation of the Land and Building Assets comprising the office accommodation depreciates over time, resulting in a net liability for the Town upon winding up.	Possible (3)	Minor (2)	Moderate (5-9)	FINANCIAL IMPACT \$10,000 - \$50,000	Accept Risk

Risk Matrix

Consequence		Insignificant	Minor	Moderate	Major	Extreme	
		1	2	3	4	5	
Likelihood	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	3
Does this item need to be added to the Town's Risk Register	No
Is a Risk Treatment Plan Required	No

Strategic Implications

Strategic Priority 4: Natural Environment

4.2 Enhance environmental values and sustainable natural resource use.

4.2.1 Reduce waste through sustainable waste management practices

Strategic Priority 5: Leadership and Governance

5.2 Proactively collaborate with the community and other stakeholders

5.2.1 Foster and promote strategic collaborative relationships with neighbouring LGAs, NGOs, State and Federal government representatives and agencies.

Comment

In accordance with Clause 2.7, the SMRC has determined a notional winding up surplus of \$136,252. The proportional entitlement of the withdrawing Project Participant is \$26,629 less costs for the preparation of the amended business plan and valuation (\$8,025) resulting in a net entitlement amount of \$17,801.50 to be payable to the City of Kwinana.

The details are contained in the attached Business Plan (Attachment 1).

The office project has a loan with the Western Australian Treasury Corporation (WATC). The loan agreement requires continuing participants to give consent to allow withdrawing participants to retire from their obligations to pay the debt.

As there is no longer an obligation for the City of Kwinana to pay any further loan repayments under the Project Agreement, it is recommended that the Town of East Fremantle resolve to consent and instruct the SMRC to issue a new share percentage to the WATC as part of the withdrawal process.

The SMRC is to notify the WATC of the percentages by furnishing a new Exhibit 'B' certificate with the following revised percentage shares.

Impact of Kwinana's withdrawal on loan liability proportions

	FY21		FY22	
	%	\$	%	\$
East Fremantle	4.21%	75,712	5.53%	99,537
Fremantle	16.68%	300,296	22.04%	396,701
Kwinana	24.20%	435,625	0.00%	-
Melville	54.91%	988,367	72.43%	1,303,762
Total	100.00%	1,800,000	100.0%	1,800,000

The proportional share in the asset investment will also increase by these new percentages.

The draft letter (see Attachment 2) has been prepared by the WATC as a requirement for the consent to retire the City of Kwinana from the lending facility from the Office Project loan.

13.3.3 OFFICER RECOMMENDATION

That:

1. Council consents that the City of Kwinana be retired from its obligations under the \$2 million secured lending facility (known as the Office Project Loan) between the Western Australian Treasury Corporation, the participants and the Southern Metropolitan Regional Council from 1 July 2021.
2. the Southern Metropolitan Regional Council be requested to submit a revised Exhibit B Certificate to the Western Australian Treasury Corporation as required under the terms and conditions of the loan agreement specified in (1) above indicating the new percentages of the debt being apportioned to the remaining participants following the withdrawal of the City of Kwinana effective 1 July 2021.

SOUTHERN METROPOLITAN REGIONAL COUNCIL



OFFICE ACCOMMODATION PROJECT AMENDED BUSINESS PLAN 2021 (DRAFT)

30 June 2021

TABLE OF CONTENTS

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2.	Executive Summary _____	4
3	Financial Model_____	6
4	Notional Winding Up of Project _____	10

INTRODUCTION

1. Introduction

1. BACKGROUND

Southern Metropolitan Regional Council (SMRC) is a statutory local government authority consisting of four local governments in the southern part of metropolitan Perth.

Town of East Fremantle City of Fremantle

City of Kwinana City of Melville

The SMRC is responsible for developing environmentally sustainable waste management solutions and climate change abatement measures for the communities of the Participants.

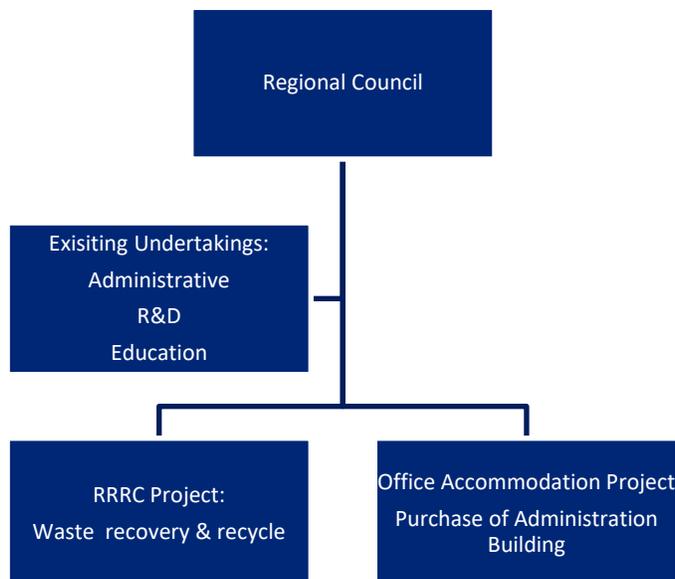
Underlying SMRC are two core projects, being;

1. the Regional Resources Recovery Centre (RRRC) Project (the RRRC Project) and,
2. the Office Accommodation Project (the Office Project).

Each of these projects was established via a separate project agreement, and not all Participants are parties to each project agreement. In addition to the two core projects, the support activities of SMRC, such as education and marketing, research and development and administrative activities, are referred to as Existing Undertakings.

Existing Undertakings include Education and Marketing, Research and Development and Administrative activities.

The following diagram illustrates the organisational structure of SMRC:



INTRODUCTION

2. CITY OF KWINANA WITHDRAWAL FROM THE PROJECT

Pursuant to a resolution of the City of Kwinana (City) on 24 June 2020, the City has given notice of its intention to withdraw from the SMRC Establishment Agreement and the Office Accommodation Project Agreement effective from 30 June 2021.

Clause 8.10 of the Establishment Agreement states that a Project Participant may, at any time, give notice of its intention to withdraw from the Project.

Clause 8.11 of the Establishment Agreement states the withdrawal of a Project Participant shall take effect:

- a) From the end of the financial year after the financial year in which notice under clause 8.10 has been given by the Project Participant to the Regional Local Government; or
- b) On any earlier date agreed by the Project Participants.

Upon withdrawal of a participant from a project, each project agreement stipulates that an Amended Business Plan is to be prepared for the related project. The Establishment Agreement further stipulates that upon withdrawal of a Participant from SMRC that the amount of any surplus funds or deficit be calculated as if SMRC was wound up. The winding up of SMRC includes:

- a) Winding up of each Project separately
- b) Winding up of each Existing Undertaking.

This Amended Business Plan addresses the Office Project and the withdrawal of the City from that project.

3. OFFICE ACCOMMODATION PROJECT

In May 2003, The Regional Council adopted the Office Project Business Plan for the purposes of purchasing office accommodation. All its Member Councils entered into a Project Participants Agreement as a joint investment venture.

In 2004 the SMRC purchased freehold land and building situated at 9 Aldous Place, Booragoon, Western Australia for its administration office.

The Office Project pertains to SMRC's office located at 9 Aldous Place, Booragoon, Western Australia.

The expenditure of the Office Project covers the following:

- Costs associated with financing, maintaining and operating (utilities and outgoings) the office accommodation.

The assets and liabilities that relate to the Office Project are the land and buildings and the associated loan facility.

The office accommodates 15 full time employees who are employed in relation to the Existing Undertaking and the RRRC Project (serving a variety of functions such as engineering services, administration and finance, business development and communications). The office has meeting rooms, a rear warehouse and garage.

INTRODUCTION

Current participants in the Office Project include:

- Town of East Fremantle
- City of Fremantle
- City of Kwinana
- City of Melville

(collectively, **the Project Participants** – the **Remaining Project Participants** is defined as all Project Participants excluding the City of Kwinana)

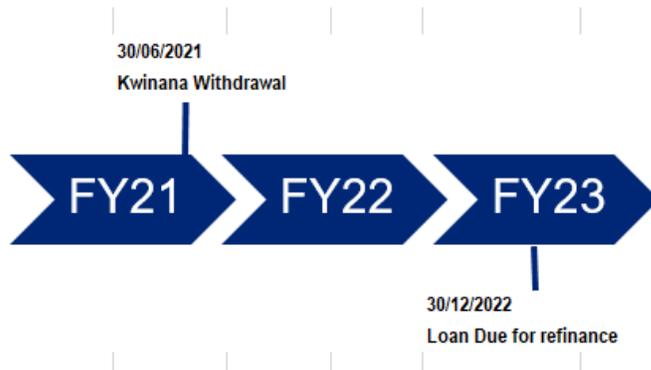
4. AMENDED BUSINESS PLAN

As outlined in the Office Project Agreement, this Amended Business Plan addresses the following:

- The effect of the withdrawal of the City of Kwinana
- Details of any changes to the annual contributions payable by the remaining Project Participants after the withdrawal takes effect.

Accordingly, this Amended Business Plan incorporates the outcome of a financial model which models the effect of the City of Kwinana’s withdrawal on the Remaining Project Participants and further provides an indicative estimate of the proportional entitlement payable to the City of Kwinana, based on a notional winding up of the Office Project on 30 June 2021.

Figure 1. Office Project Events



EXECUTIVE SUMMARY

2. Executive Summary

1. ANNUAL CONTRIBUTIONS

The impact of the City of Kwinana's withdrawal is to change the proportion of annual participant contributions and spreads the City's contribution across the Remaining Project Participants proportionately.

The following table indicates the change in annual member contribution proportions to 30 June 2025 assuming prevailing interest rates are applicable for the term of the loan.

A fixed interest rate to 30 December 2022 is 0.35% + 0.70% govt guarantee fee.

For modelling purposes a forecast interest rate from 1 January 2022 is 1.5% + 0.70%.

Table 1

Project Expenses	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	30-Jun-24
	30-Jun-21	30-Jun-22	30-Jun-23	29-Jun-24	29-Jun-25
Loan Interest Payment	18,900	18,900	42,300	48,600	48,600
Participants' Contribution					
East Fremantle	795	1,045	2,334	2,334	2,334
Fremantle	3,153	4,165	9,335	9,335	9,335
Kwinana	4,574	-	-	-	-
Melville	10,378	13,690	30,631	30,631	30,631
Total Income	18,900	18,900	42,300	42,300	42,300

2. LOAN CAPITAL CONTRIBUTIONS

The change for the remaining Project Participants (percentage and dollar changes) for contingent liability for the \$1.8 million loan in FY22 is provided in the following table:

Table 2

	FY21		FY22	
	%	\$	%	\$
East Fremantle	4.21%	75,712	5.53%	99,537
Fremantle	16.68%	300,296	22.04%	396,701
Kwinana	24.20%	435,625	0.00%	-
Melville	54.91%	988,367	72.43%	1,303,762
Total	100.00%	1,800,000	100.0%	1,800,000

EXECUTIVE SUMMARY

3. NOTIONAL WINDING UP

The Project Agreement states that following the withdrawal of a project participant, SMRC shall determine the amount equal to the proportional entitlement or proportional liability payable to/collectable from the withdrawing project participant. Following quantification of the proportional entitlement or liability, SMRC is to distribute to or collect from the withdrawing project participant the relevant amount.

The notional winding up includes a sworn property valuation within six months prior to withdrawal, and costs associated with winding up the project at the withdrawal date, 30 June 2021.

1. An independent sworn market valuation dated 1 June 2021 values the property at \$1.8 million.
2. Notional winding up costs is estimated at \$135,000.

Conclusion:

1. In accordance with Clause 2.7, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project is a surplus of \$136,252. The proportional entitlement of the withdrawing project participant is \$26,629 and the SMRC is to pay the withdrawing project participant the relevant amount less costs associated with the preparation of this plan.
2. In accordance with the Lending Agreement between Western Australian Treasury Corporation (WATC), SMRC and its remaining Participants shall:
 - a. Pass a resolution giving its consent to the City of Kwinana withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as “the Loan Agreement”) with the WATC with effect from 30 June 2021.
 - b. Accordingly the remaining Participants hereby requests that SMRC deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Kwinana from the SMRC effective 30 June 2021.

Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:-

<u>Name of Participant</u>	<u>Old Share</u>	<u>New Share</u>
City of Fremantle	16.70%	22.04%
City of Melville	55.82%	72.43%
Town of East Fremantle	4.25%	5.53%
City of Kwinana	23.23%	0%
TOTAL⁽¹⁾	100.00%	100.00%

3 FINANCIAL MODEL

3 Financial Model

1. INTRODUCTION

The cost estimates provided in this Amended Business Plan are based on the SMRC's most recent estimates of ongoing loan interest payments. The assumptions with regards to the Amended Business Plan are discussed further below.

2. ASSUMPTIONS

Project length

The Office Project is an ongoing project and accordingly does not have a finite completion date. The project will cease when the building is sold. For the purpose of the Amended Business Plan the Office Project has been modelled over a two-year period to FY23, in line with the fixed borrowing and future transition plan of the SMRC.

Population growth

Data from the Australian Bureau of Statistics (ABS) combined with Forecast.ID growth rates has been used to estimate participants' population growth during the plan period. SMRC uses the ABS's Estimated Population by Local Government Region for calculating actual annual contributions.

Project income

There is currently no additional income received for this Project, other than member contributions.

Project expenses

- The annual loan interest payments are fixed to 31 December 2020 at \$58,500pa. Should the loan be re-financed after this period interest rates will be at the prevailing rates from December 2020.
- Major repairs & maintenance are to be funded from the purpose reserve fund. The building will require internal and external repainting, general repairs and maintenance and landscaping prior to any disposal of the building in the short-term.

Member proportions

The annual loan interest payments of the Office Project are to be shared amongst the Project Participants based on their proportional populations.

3 FINANCIAL MODEL

Reserve Fund

The Office Accommodation Reserve was established and maintained in accordance with section 6.11 of the Local Government Act 1995.

The purpose of the reserve is for funding capital renewal expenditure and non-recurrent maintenance expenditure for the SMRC property located at 9 Aldous Place Booragoon.

Table 3

Project Reserve Fund	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	30-Jun-24
	30-Jun-21	30-Jun-22	30-Jun-23	29-Jun-24	29-Jun-25
Office Accommodation Reserve					
Balance as at 1 July	271,252.	271,252.	271,252.	271,252.	271,252.
Transfers to Reserve					
Transfers from Reserve					
Balance as at 30 June	271,252.	271,252.	271,252.	271,252.	271,252.

3 FINANCIAL MODEL

3. OUTPUTS

Annual contributions

Pursuant to the Agreement, the Project Participants shall pay to the Regional Local Government:

- a. an annual contribution towards the cost of the acquisition of any asset of a capital nature for the Project; and
- b. an annual contribution towards all other expenditure relating to the Project including:
 - i. the cost of acquisition of any asset of a non-capital nature for the Project; and
 - ii. all operating expenditure, including administrative expenses, relating to the Project,

The annual contribution towards the Office Project are to be shared amongst the Project Participants based on their proportional populations.

The Office Project budget is in two parts;

1. Expenditure towards the cost of the borrowings for the acquisition of the assets. Eg Interest Expense. Participants pay this via an annual contribution forming part of the Governance Contribution.
2. Income and Expenses towards the running of the Asset eg, warehouse rent, maintenance, rates, rubbish charges, cleaning, utilities, etc.

Participants' indirectly pay the proportional net costs through allocations to the existing undertakings and the RRRC Project and is not an additional contribution payable by the remaining participants.

The financial model indicates that the following changes in participant contributions, by way of percentage contribution, will result following the withdrawal of the City of Kwinana:

Table 4

Impact of withdrawal on remaining participants' proportions					
Participants	FY21	FY22	FY23	FY24	FY25
East Fremantle	4.2%	5.5%	5.5%	5.5%	5.5%
Fremantle	16.7%	22.0%	22.1%	22.1%	22.1%
Kwinana	24.2%	0.0%	0.0%	0.0%	0.0%
Melville	54.9%	72.4%	72.4%	72.4%	72.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Table 5

Project Expenses	01-Jul-20	01-Jul-21	01-Jul-22	01-Jul-23	30-Jun-24
	30-Jun-21	30-Jun-22	30-Jun-23	29-Jun-24	29-Jun-25
Loan Interest Payment	18,900	18,900	42,300	48,600	48,600
Participants' Contribution					
East Fremantle	795	1,045	2,334	2,334	2,334
Fremantle	3,153	4,165	9,335	9,335	9,335
Kwinana	4,574	-	-	-	-
Melville	10,378	13,690	30,631	30,631	30,631
Total Income	18,900	18,900	42,300	42,300	42,300

3 FINANCIAL MODEL

4. LOAN CAPITAL CONTRIBUTIONS

SMRC has a \$1,800,000 loan owing to Western Australian Treasury Corporation relating to the original purchase and fit out of the office accommodation. The Project Participants each have a contingent liability in relation to their guarantee of repayment of their portion of the loan. Upon withdrawal of the City of Kwinana, the Remaining Project Participants are required under the Project Agreement to take on the guarantee for repayment of the loan in the revised proportions.

In accordance with the Participants' Agreement, a withdrawing participant no longer is liable for the borrowing and it is a requirement of the continuing participants to consent to the withdrawing participant's retirement from the loan obligations with the Western Australian Treasury Corporation.

Currently there is no requirement for the participants to pay annual capital contributions towards the repayment of the principal loan. Interest repayments are included in the operating annual contributions.

The loan is an interest only fixed borrowing and any reduction of the principal or loan balance will be in consultation with Project Participants.

The loan is fixed to 31 December 2022. At that date the loan can either be repaid or refinanced. Early retirement of the loan during its fixed period is allowable however, may attract lender discount charges.

The change in contingent liability in FY22 for the remaining Project Participants (percentage and dollar changes) is provided in the following table:

Table 6

	FY21		FY22	
	%	\$	%	\$
East Fremantle	4.21%	75,712	5.53%	99,537
Fremantle	16.68%	300,296	22.04%	396,701
Kwinana	24.20%	435,625	0.00%	-
Melville	54.91%	988,367	72.43%	1,303,762
Total	100.00%	1,800,000	100.0%	1,800,000

4 Notional Winding Up of Project

1. INTRODUCTION

The Office Project Participants' Agreement outlines in clause 2.6 that in the event of the withdrawal of a project participant from the Office Project that SMRC shall prepare an amended business plan for that Project. The amended business plan is to have regard to the effect of the withdrawal of the project participant giving the notice.

Clause 2.7 further states that following the withdrawal of a project participant that SMRC shall determine the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project. The proportional entitlement of the withdrawing project participant is then to be applied to this amount. Following quantification of the proportional entitlement, SMRC is to distribute to or collect from the withdrawing project participant the relevant amount.

2. METHODOLOGY AND ASSUMPTIONS

- The percentage of the total contributions paid by the remaining participants since the commencement of the Project.
- A sworn property market value within six months prior to withdrawal date.
- The outstanding WATC loan is \$1.8 million.
- Office Accommodation Reserve \$271,252 million
- Winding up costs \$135,000

NOTIONAL WINDING UP OF PROJECT

The following table shows the annual contributions expressed as a percentage since the commencement of the Project.

The percentage of contributions have been adjusted following the withdrawal of Canning, Rockingham and Cockburn to determine a 100% share equity between the remaining four participants.

Table 6

OFFICE PROJECT								
Year of contribution	CANNING	COCKBURN	EAST FREMANTLE	FREMANTLE	KWINANA	MELVILLE	ROCKINGHAM	Total
FY	%	%	%	%	%	%	%	
2007	20.81%	18.75%	1.80%	7.11%	5.88%	25.80%	19.85%	100%
2008	20.81%	18.75%	1.80%	7.11%	5.88%	25.80%	19.85%	100%
2009	20.14%	19.40%	1.74%	6.47%	6.04%	24.23%	21.97%	100%
2010	20.14%	19.40%	1.74%	6.47%	6.04%	24.23%	21.97%	100%
2011		24.30%	2.18%	8.10%	7.57%	30.34%	27.51%	100%
2012		24.30%	2.18%	8.10%	7.57%	30.34%	27.51%	100%
2013		35.43%	2.92%	11.07%	11.47%	39.11%	0.00%	100%
2014		36.39%	2.79%	10.81%	11.98%	38.03%		100%
2015		36.63%	2.74%	10.74%	12.20%	37.69%		100%
2016		36.91%	2.71%	10.70%	12.52%	37.16%		100%
2017		37.09%	2.67%	10.70%	12.80%	36.74%		100%
2018		37.29%	2.65%	10.61%	13.22%	36.23%		100%
2019		37.67%	2.68%	10.52%	14.34%	34.79%		100%
2020			4.24%	16.76%	23.63%	55.36%		
2021			4.21%	16.68%	24.20%	54.91%		
			2.60%	10.13%	11.69%	35.38%		60%
Excl Canning, Rockingham, Cockburn			4.35%	16.94%	19.54%	59.16%		100%

NOTIONAL WINDING UP OF PROJECT

Table 7 – Excerpt of Sworn Valuation Report dated 1 June 2021

2105047619
9 Aldous Place, Booragoon WA 6154



10 Valuation

Subject to the conditions, limitations and qualifications contained within the body of this report, we assess the Market Value exclusive of GST of the subject property, for Internal Transfer purposes, as at 1 June 2021, to be:

Market Value – As Is

\$1,800,000

(ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS)

Valuer Tony Gorman
FAPI CPV 64979
WA Licence No. 42002
Entity Acumentis (WA) Pty Ltd trading as Acumentis
Office Perth

Co-signatory Matthew Crofts
AAPI CPV 65149
WA Licence No. 44324
Position Director

Table 8 – Winding up costs

Winding Up costs		
Sale Agent Fees	2%	36,000.
Sale Marketing Fees		10,000.
Conveyancing		5,000.
External & Internal Painting		40,000.
General building repairs		20,000.
Landscaping for sale		5,000.
Relocation Costs		15,000.
Other		4,000.
Total		135,000.

NOTIONAL WINDING UP OF PROJECT

Table 9 - Proportional calculation:

2021 Market Valuation		1,800,000.
Office Reserve		271,252.
Less winding up costs		(135,000)
Less Loan		(1,800,000)
Balance		136,252.
Participants' Share		
Based on past contributions		
East Fremantle	4.36%	5,934.
Fremantle	16.94%	23,080.
Kwinana	19.54%	26,629.
Melville	59.16%	80,609.
Total Income	100.00%	136,252.

3. CONCLUSION

- In accordance with Clause 2.7, the SMRC has determined the amount equal to the value of all assets of the Office Project less the amount of all borrowings and other liabilities with respect to the Office Project is a surplus of \$136,252. The proportional entitlement of the withdrawing project participant is \$26,629 and the SMRC is to pay the withdrawing project participant the relevant amount less costs associated with the preparation of this plan.
- In accordance with the Lending Agreement between Western Australian Treasury Corporation (WATC), SMRC and its remaining Participants shall:
 - Pass a resolution giving its consent to the City of Kwinana withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as "the Loan Agreement") with the WATC with effect from 30 June 2021.
 - Accordingly the remaining Participants hereby requests that SMRC deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Kwinana from the SMRC effective 30 June 2021.

Southern Metropolitan Regional Council hereby certifies that as at the date hereof, the Share of the Facility (expressed as a percent) owed by each Participant is as follows:-

<u>Name of Participant</u>	<u>Old share</u>	<u>New share</u>
City of Fremantle	16.70%	22.04%
City of Melville	55.82%	72.43%
Town of East Fremantle	4.25%	5.53%
City of Kwinana	23.23%	0%
TOTAL⁽¹⁾	100.00%	100.00%

Draft – letter to be addressed to WATC & SMRC by the continuing participants

Western Australian Treasury Corporation
Level 12, St Georges Square
225 St Georges Terrace
Perth WA 6000

And

Southern Metropolitan Regional Council
9 Aldous Place
Booragoon WA 6154

Dear

City of Kwinana withdrawal from Southern Metropolitan Regional Council

The [*City of /Town of*] has passed a resolution (Certified copy of resolution attached) giving its consent to the City of Kwinana withdrawing from its obligations under the \$2 Million Secured Lending Facility Agreement (known as the Office Project Loan) (hereinafter referred to as “the Loan Agreement”) with the Western Australian Treasury Corporation (WATC) with effect from 30 June 2021.

Accordingly the [*City of /Town of*] hereby requests that Southern Metropolitan Regional Council (SMRC) deliver a revised Exhibit B Certificate to WATC as required under the provisions of the Loan Agreement to notify WATC of the new percentages of the SMRC debt being apportioned to the remaining participants following the withdrawal of City of Kwinana from the SMRC effective 30 June 2021.

Yours Sincerely

Signed on behalf of the [*City of /Town of*]

Name: _____

Title: _____

Date: _____

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