

MINUTES

Council Meeting Tuesday, 19 April 2022 at 6:30 PM

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MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER, 135 CANNING HIGHWAY EAST FREMANTLE ON TUESDAY 19 APRIL 2022.

1 OFFICIAL OPENING

The Presiding Member opened the meeting at 6.30pm.

2 ACKNOWLEDGEMENT OF COUNTRY

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

3 ANNOUNCEMENT TO GALLERY

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

4 RECORD OF ATTENDANCE

4.1 ATTENDANCE

The following members were in attendance:

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

The following staff were in attendance:

Mr G Tuffin	Chief Executive Officer
Mr A Malone	Executive Manager Regulatory Services
Mr S Dolzadelli	Manager Finance
Ms J May	Minute Secretary

There was one member of the public in attendance

4.2 APOLOGIES

Mr P Kocian Executive Manager Corporate Services

4.3 APPROVED

Cr L Mascaro
Cr A White

5 DISCLOSURES OF INTEREST

5.1 FINANCIAL

Nil.

5.2 PROXIMITY

Nil.

5.3 IMPARTIALITY

Nil.

6 PUBLIC QUESTION TIME

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

Nil.

6.2 PUBLIC QUESTION TIME

Nil.

7 PRESENTATIONS/DEPUTATIONS

7.1 PRESENTATIONS

Nil.

7.2 DEPUTATIONS

7.2.1 AGENDA ITEM 13.2 - MS M LACEY, 38 STATON ROAD

Addressing the meeting in support of the development application for demolition/additions to 38 Staton Road.

8 APPLICATIONS FOR LEAVE OF ABSENCE

8.1 CR NARDI

Cr Nardi sought leave of absence from 27 April to 10 May 2022.

RECOMMENDATION

Moved Cr Natale, seconded Cr Wilson

That leave of absence be granted to Cr Nardi from 27 April to 10 May 2022.

(CARRIED UNANIMOUSLY)

8.2 CR MCPHAIL

Cr McPhail sought leave of absence from 27 June to 21 July 2022.

RECOMMENDATION

Moved Cr Natale, seconded Cr Wilson

That leave of absence be granted to Cr McPhail from 27 June to 21 July 2022.

(CARRIED UNANIMOUSLY)

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 MEETING OF COUNCIL (15 MARCH 2022)

OFFICER RECOMMENDATION

Moved Cr Donovan, seconded Cr Nardi

That the minutes of the Ordinary meeting of Council held on Tuesday, 15 March 2022 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

9.2 MEETING OF SPECIAL COUNCIL (22 MARCH 2022)

OFFICER RECOMMENDATION

Moved Cr Natale, seconded Cr Wilson

That the minutes of the Special meeting of Council held on Tuesday, 22 March 2022 be confirmed as a true and correct record of proceedings.

(CARRIED UNANIMOUSLY)

10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil.

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil.

12 REPORTS AND RECOMMENDATIONS OF COMMITTEES

Nil.

13 REPORTS - PLANNING

Reports start on the next page

13.1 16 LOCKE CRESCENT - DEMOLITION OF EXISTING RESIDENCE AND CONSTRUCTION OF NEW RESIDENCE

Owner	Marayka Cath & Samir Colakovic
Applicant	Marayka Cath
Report Reference Number	TPR-475
Planning Reference Code	P6/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 19 April 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Plans date stamped 25 January & 4 February 2022
4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for the demolition of the existing dwelling and construction of a new dwelling at 16 (Lot 4991) Locke Crescent, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes the demolition of the existing dwelling and construction of a new double storey dwelling at 16 (Lot 4991) Locke Crescent, East Fremantle. The current dwelling is not heritage listed. It has 5 bedrooms, a flexi-room, 4 bathrooms, 2 living areas and a rear alfresco and balcony area. The following variations to the Residential Design Codes and the Residential Design Guidelines are requested;

- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – North-western Wall – Guest Suite, Stairs, Living, Stairs – Ground Floor – 1.5m required, 1.25m provided
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - North-western Wall – Bed 3, Ensuite, Stairs, Living, Staircase – Upper Floor – 2.7m required, 1.4m provided
- Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - South-eastern Wall – WIR, Ensuite, Bathroom, Bed 5, WIR – Upper Floor – 2.1m required, 1.6m provided
- Clause 3.7.7.3 – Residential Design Guidelines – Lot Boundary Setback - Garage – 1m required, 0m provided
- Clause 3.7.17.4.1.2 – Residential Design Guidelines – Maximum Roof Height – Concealed Roof – 6.5m required, 6.7m provided.

The proposed application is recommended for approval subject to conditions.

BACKGROUND

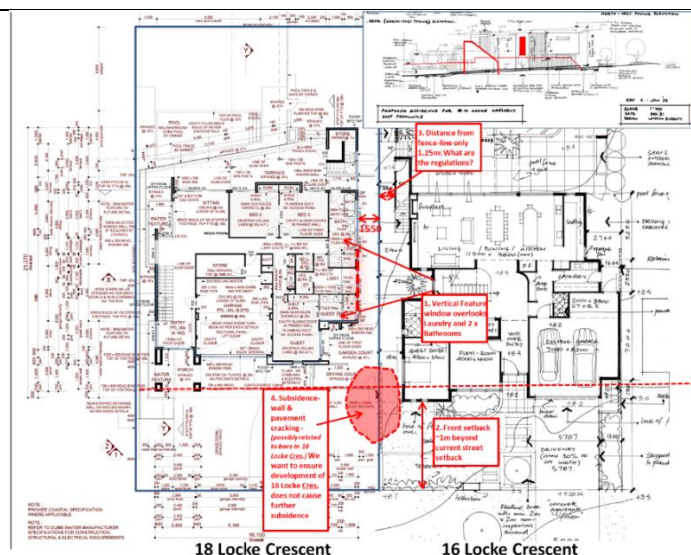
Zoning	Residential R17.5
Site Area	706m ²
Heritage	Not applicable
Fremantle Port Buffer	Not applicable

Previous Decisions of Council and/or History of Issue Onsite	Nil
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CONSULTATION

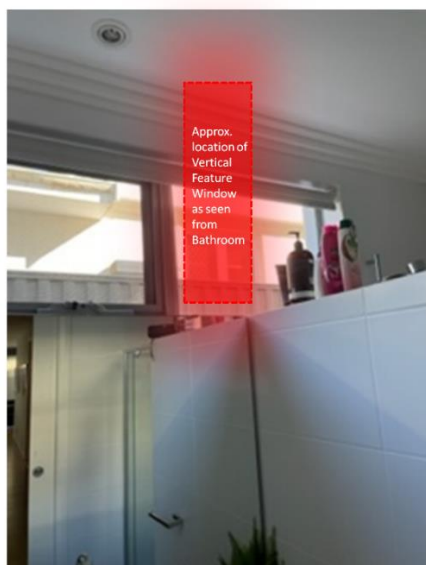
The proposed development was advertised from 27 January to 14 February 2022. Four submissions were received (one submitter made 2 submissions).

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>As discussed during our meeting, we have four concerns that we wish to address:</p> <ol style="list-style-type: none"> 1. A vertical feature window positioned within the stairwell on the western side of the proposed dwelling will overlook into both of our ground floor bathrooms and laundry. We have provided two photos to illustrate the approximate positioning of this vertical feature window as seen from these two bathrooms. We ask the owners of 16 Locke Cres to consider the use of permanent, effective screening (such as opaque glazing) to preserve our privacy whilst still allowing light to enter their stairwell area. 2. The front setback of the proposed building at 16 Locke Cres appears to extend approximately one meter forward beyond the street setback of numerous neighbouring houses. As you pointed out, this reduced setback is consistent with the latest R 17.5 Code. 3. The staircase on the Western side of the house is located only 1.25m from our boundary. As you pointed out, the remaining western boundary setbacks are more generous. 4. We are concerned about the occurrence of subsidence occurring in an area highlighted on the attached plan. This has caused wall and pavement cracking on our property and the previous owner of 16 Locke Cres reported similar issues in this area. We want to ensure that the development at 16 Locke does not cause further subsidence. <p>We have attached the three images we brought to today's meeting:</p> <ol style="list-style-type: none"> 1. Image 1 shows side by side plans of 16 and 18 Locke Cres noting the issues raised above. 	<p>As you are of course well aware, we are under no obligation to provide screening to our staircase, as it is not a habitable space. The staircase, window, and the external feature tree to be planted next to the window are an important and integral part of the design that we have worked on to specifically achieve. We believe that the obvious solution, if they are concerned about privacy to their bathroom and wc, would be to blind their windows appropriately. This is the usual solution to such issues, and the fact that they have not had to do previously given that the existing home is a single storey home, is not a planning concern. We are therefore not willing to compromise our design for their unfounded wishes. Secondly, we shall of course provide a dilapidation report as part of our obligations to both neighbours prior to any construction commencing. This can include the boundary</p>	<ol style="list-style-type: none"> 1. There is no requirement to achieve visual privacy setbacks for staircases as they are not defined as habitable rooms according to the Residential Design Codes. 2. The setback of the proposed dwelling meets the requirements of the R17.5 density code requirements. 3. The reduced setback of the external staircase is marginally less than what is required by the deemed to comply requirements of the Residential Design Codes (1.25m versus 1.5m). There are other parts of this side wall that have greater setbacks than required. 4. The applicant/owner have made a commitment to undertake a dilapidation

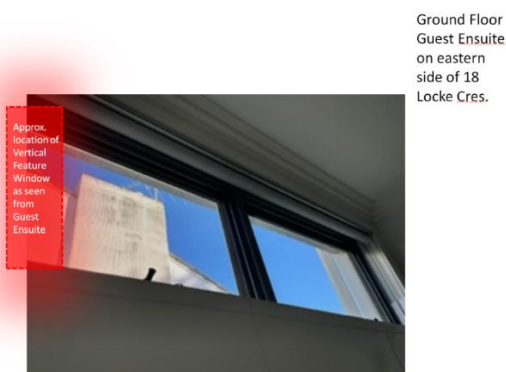


2. Image 2 shows the approximate location of the vertical feature window as viewed from our ground floor Bathroom 1.

Ground Floor Bathroom on eastern side of 18 Locke Cres.



3. Image 3 shows the approximate location of the vertical feature window as viewed from our Bathroom 2.



Ground Floor Guest Ensuite on eastern side of 18 Locke Cres.

state of ground, and areas of their concern. Again, as you would be aware, our proposals do not propose any significant change in existing natural ground levels (all boundary retaining is less than 500mm) and is in accordance with the Towns requirement of equalising dig and fill levels across the site for new development. There is no proposed undercroft or structure that comes significantly close to these neighbours, and therefore trust you are able to appease their concerns. Further to the above, having now seen the photos provided by the neighbour, we are even more minded to not screen or film our staircase window. Firstly, the staircase we propose is set back from the closer building line, and we are also proposing a tree outside this window. We feel we have provided enough counterance to any deemed minor overlooking. We believe that if the neighbours require any more privacy that they indeed screen/film their highlight windows, if still concerned. With regard the previous subsidence, we of course wish to not have any future issues with this, and along with

report prior to the commencement of works.

<p>Thank you for the opportunity to comment on these plans. Overall, we like the design and feel it is in keeping with the character of Locke Crescent.</p>	<p>the dilapidation report will work with the engineer's details to ensure we protect both properties from such a future occurrence, as it is of course in the best interests of both property owners. As mentioned before, our proposals are far from significant, with regard cut and fill levels.</p>	
<p>Submission 2</p> <p>We have reviewed the proposed and offer the following feedback:</p> <ol style="list-style-type: none"> 1. In general, we are supportive of the proposed single residence. We believe that in final built form it will fit in well with the surrounding houses and area. 2. We object to the 7 metre parapet wall adjoining our fence line. We would expect that the usual setback rules from our boundary apply here. The existing property does not have a parapet wall and has the usual setback. We wish for this setback to remain. This will ensure that we don't have reduced airflow down the side of our property and feel boxed in by having the garage right up against our boundary. I further remember when we requested a similar concession 20 plus years ago against the laneway adjoining our property that it was denied by Council. We would expect similar treatment for that aspect of the application. 3. We would request that the owner in selecting appropriate trees for privacy along our rendered brick fence line give favourable consideration not to plant large root system trees close to the fence as the root system of the selected trees could negatively impact the rendered fence down the track. We have already had this issue which resulted in replacement of large sections of the fence at great cost and we don't wish to see it repeated if possible. 4. Are there any concessions outside of Council building rules that the proposed development application is in breach of? 	<ol style="list-style-type: none"> 1. Thank you. 2. As you are aware, we are permitted a parapet wall along one of our boundaries. The proposed boundary wall length is well within the 9metre length permitted. In fact, we have purposefully reduced this length from the previously sketched permitted 9metre long wall, (which allowed for a better laundry size) in order to minimise the length. Height-wise, we are also well within the permitted limit. There will be plenty of airflow down the side of their property still, and the decision they were given 20 years ago with regard a parapet wall is irrelevant. Our proposal does not create any adverse impact on their property with regard over-looking, over-shadowing or create any loss of privacy to this neighbour. We therefore trust you shall dismiss this objection, which carries no planning merit at all. 	<ol style="list-style-type: none"> 1. Noted. 2. A parapet wall is permitted under the acceptable development requirements of the Town's Residential Design Guidelines subject to it being no more than 9m long and 3m high. In this case the wall has an average height of 3m (between 2.8m and 3.2m high) and is no more than 9m long. 3. The applicant/owner and neighbour are encouraged to discuss proposed trees. The type of trees to be planted in the garden of the subject property is ultimately a decision for the owner of the property and is not a matter covered in this

	<p>3. The trees that our clients propose to plant alongside the boundary wall need to have some height, as they are protecting our privacy from the unscreened first floor terrace of this neighbour. If the neighbours are happy to screen their balcony, as we have had to in order to be compliant with planning rules, then we do not have to plant any vegetation along here. That said, we shall of course ensure the planting is favourable with regard tree roots etc., as we of course do not want to damage the existing retaining boundary wall, nor do we want to create unfriendly neighbourly relations.</p> <p>4. No</p>	<p>development application.</p> <p>4. There are a total of 5 variations to the Residential Design Codes and the Residential Design Guidelines that are proposed as part of this development application. Requesting consideration of variations to the Residential Design Codes and the Residential Design Guidelines is an accepted and legitimate part of the development application assessment process. Further discussion of proposed variations is available in this report.</p>
<p>Amendment to Original Submission 2</p> <p>The other issue that I can see with the building plans is that there is no need for the parapet wall to be built as shown as the garage internal area along our fence line could be reduced back to the usual setbacks thus resulting in a walkway down the side of the garage and still allow for the two cars to fit in the garage. They would need to move the position of their bin store area to closer to the front of the property. I note that this would result in slightly less storage area in the garage however would allow for the garage to be setback from our fence line which is our concern. Overshadowing of our laundry dry line is also noted as a consequence of having the parapet wall along the 7 metre section of fence. We are also concerned that cracking of the single brick rendered fence</p>	<p>We are fully compliant and within our full planning rights to propose the parapet boundary wall as currently shown. The changes they suggest are detrimental to the design of our client's home and will not enable 2 cars to fit across the reduced width. The reduced width being proposed so we meet the council</p>	<p>The design of a dwelling on a lot is a matter for the owners and applicants in a development application. It is subject to assessment by the Town and variations to the Residential Design Codes and the Residential Design</p>

<p>will occur during construction if the parapet wall is approved by Council as designed.</p> <p>I understand that this request for the parapet wall by the owner next door is subject to discretionary approval by the Council and we ask the Council for the reasons set out above and below in our earlier email to not allow the parapet wall be built along our fence line.</p>	<p>garage width maximum of 30% of Lot width.</p> <p>Our proposals are not detrimental in any way, to any of the private outdoor living areas of this neighbour and runs along the side of their house.</p> <p>Their land height is higher than our ground levels, which further means that there will be little or no effect to the sunshine received to their drying line. Not that this is a planning issue either!</p> <p>The working drawings/ building license /engineer's drawings will deal with the existing boundary wall and will be confirmed and agreed with the neighbour prior to construction.</p> <p>I trust you understand that these objections are unfounded and have no planning merit, and request that you support our proposals in the forthcoming committee meeting.</p>	<p>Guidelines by considering design principles and performance criteria as alternatives to the deemed to comply and acceptable development provisions of both design codes can be considered.</p>
<p>Submission 3</p> <ol style="list-style-type: none"> 1. We will be overlooked from the upstairs areas of the new property. Our main entertaining area will be in full view. Additional non deciduous trees screening from the applicant would be appreciated. 2. There are long standing asbestos fences adjoining the property. Please ensure these fences are not damaged during demolition and construction. 3. Out of courtesy can all neighbours be given warning of when demolition will commence so they can take appropriate steps to protect their property and contents from dust etc. 4. Ensure all demolition and construction work is carried out within the legal hours allowed. 	<ol style="list-style-type: none"> 1. Our upper floor is more than 10 metres away, with the main bedroom being 13 metres away from the boundary. As you know, this is 3 times the distance we would need to be, to be considered compliant from an upper floor bedroom. We are more than compliant with regard distances necessary under all planning policy requirements. The 	<ol style="list-style-type: none"> 1. The proposed dwelling achieves the deemed to comply requirements for visual privacy from clause 5.4.1 of the Residential Design Codes. Additional conditions have been included that require the minimum necessary visual

	<p>intention is not to gain views into their back entertaining area, but if the neighbour feels more screening is necessary then they should add their own non-deciduous tree screening in their property. This is the reality of living in suburbia.</p> <p>2. Any existing asbestos fences that require removal, shall be professionally removed, and dealt with following all guidance and health standard requirements. Any such fences that are retained (tbc) shall definitely be kept safe and undamaged during all construction.</p> <p>3. Happy to do so.</p> <p>4. Of course.</p>	<p>privacy screening.</p> <p>2. All asbestos must be dealt with in accordance with State government regulations dealing with the treatment and disposal of asbestos.</p> <p>3. Noted.</p> <p>4. All demolition and building contractors are required to work within prescribed working hours.</p>
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Community Design Advisory Committee (CDAC)

The development application was referred to Community Design Advisory Committee members via email due to the covid 19 pandemic. No comments were received.

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken. The Executive Manager of Regulatory Services also attended an adjoining neighbour to view their concerns.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	6m	>6m	A
Minor incursions			
Lot Boundary Setbacks			
Northwestern wall – guest suite, stairs, living, stairs – ground floor	1.5m	1.25m	D
Northeast wall – stairs, living, dining, kitchen, scullery – ground floor	3m	>3m	A
Southeastern wall – scullery, laundry – ground floor	1m	1.6m	A
Southeastern wall - garage and store	0m	0m	A
Northwestern wall – bed 3, ensuite, stairs, living, staircase – upper floor	2.7m	1.4m	D
Northeastern wall – stairs, living, master suite, WIR – upper floor	4.1m	>4.1m	A
Southeastern wall – WIR, ensuite, ensuite, bed 5, WIR	2.1m	1.6m	D
Open Space	50%	64.5%	A
Car Parking	1-2 car bays	2 car bays	A
Site Works	Maximum of 0.5m	<0.5m	A
Overshadowing	25%	9.5%	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	Relevant information demonstrating impact of roof Materials compatible but distinguishable	Roof pitch is hidden by design	A
Materials and colours	Colours and materials shown	Provided	A
Landscaping	Landscaping plan required	Provided	A
Front fence	1.8m high & 60% visual permeability		N/A
Pergolas			N/A
Footpaths and crossovers	Condition		
Wall height (concealed roof)	5.6m	8.1m	D
Garages and carport	Incorporated into front facade	Incorporated into front facade	A

This development application proposes the demolition of the existing dwelling and construction of a new double storey dwelling at 16 (Lot 4991) Locke Crescent East Fremantle. The current dwelling is not heritage listed. It has 5 bedrooms, a flexi-room, 4 bathrooms, 2 living areas and a substantial rear alfresco and balcony area. Five variations to the Residential Design Codes and the Residential Design Guidelines are requested with regards to lot boundary setbacks (3 locations), the parapet wall height and maximum roof height.

Lot Boundary Setback - North-western Wall – Guest Suite, Stairs, Living, Stairs – Ground Floor

The ground floor wall on the north-western side that is over 25m long and approximately 3.1m high without major openings and is required to be set back 1.5m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is 1.25m from the boundary which can be supported on the basis that it achieves design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties, the 0.25 variance is considered minor and does not cause additional adverse impacts on adjoining neighbours,
- Adequate sunlight and ventilation reach the building and open spaces on the site and adjoining properties,
- No overlooking and loss of privacy on adjoining properties.

The reduction of the wall set back is 0.25m. There is adequate space between the building and the boundary for air to move and sunlight to reach. As the wall has no major openings (either highlight windows or windows to non-habitable spaces) there is minimal loss of privacy. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setbacks - North-western Wall – Bed 3, Ensuite, Stairs, Living, Staircase – Upper Floor

The upper floor wall on the north-western side that is over 22.1m long and approximately 6.3m high without major openings and is required to be set back 2.7m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is 1.4m from the boundary which can be supported on the basis that it achieves design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties,

- Adequate sunlight and ventilation reach the building and open spaces on the site and adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties.

The reduction of the wall set back is 1.3m. There is adequate space between the building and the boundary for air to move and sunlight to reach. As the wall has no major openings (either highlight windows or windows to non-habitable spaces) there is minimal loss of privacy. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setbacks - South-eastern Wall – WIR, Ensuite, Bathroom, Bed 5, WIR – Upper Floor

The upper floor wall on the south-eastern side that is over 16.55m long and approximately 6.3m high without major openings and is required to be set back 2.1m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 i. In this case the wall is 1.6m from the boundary which can be supported on the basis that it achieves design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties,
- Adequate sunlight and ventilation reach the building and open spaces on the site and adjoining properties,
- Minimal overlooking and loss of privacy on adjoining properties.

The reduction of the wall set back is 0.5m. There is adequate space between the building and the boundary for air to move and sunlight to reach. As the wall has no major openings (either highlight windows or windows to non-habitable spaces) there is minimal loss of privacy. For these reasons the reduced lot boundary setback can be supported.

Lot Boundary Setback - Garage

In accordance with the Residential Design Guidelines acceptable development provisions 3.7.7.3 A3 i a wall can be located closer to the adjoining residential boundary than the standards prescribed in the Residential Design Codes where:

- walls are not higher than 3m and up to 9m in length up to one side boundary,
- walls are behind the main dwelling,
- subject to the overshadowing provisions of the Residential Design Codes,
- in the opinion of Council, the wall would be consistent with the character of development in the immediate locality, and
- not adversely affect the amenity of the adjoining property having regard for views and where the wall abuts an existing or simultaneously constructed wall of similar or greater dimensions.

In this case the wall is 7m long and has an average height of 3m given that at its lowest point it is 2.8m high and at its highest it is 3.2m. The wall is behind the dwelling and does not affect the amenity of the adjacent property with regards to views. It is not adjacent to an existing parapet wall. In accordance with performance criteria 3.7.7.3 P1.3 and 3.7.7.3 P3 developments are to have side setbacks complementary with the predominant streetscape and wall heights are to reflect the immediate locality respectively. In this case the parapet wall can be supported because the wall height of the garage is not excessive, and significantly less than the second storey wall height with an average height of 3m and the side boundary setbacks are complimentary with the predominant streetscape. The location of the garage wall is not out of character with properties in Locke Crescent as many have garage walls located very close to the boundary. For these reasons the proposed garage parapet wall can be supported.

Maximum Roof Height – Concealed Roof

The proposed design has a concealed roof and because of this has a maximum roof height requirement of 6.5m in accordance with the Residential Design Guidelines acceptable development clause 3.7.17.4.1.2 A1.4. In this case the roof has maximum height of 6.7m which occurs in only a couple of locations as a result of the sloping site that the proposed design is to be constructed. Much of the dwelling is below the maximum height of 6.5m and when compared to the neighbouring properties it is a similar height or lower. In accordance with the Residential Design Guidelines performance criteria the proposed development is of a compatible form, bulk, and scale to traditional development in the immediate locality and as such can be supported. The design is not out of place in the surrounding street being very similar in style to the neighbouring property to the northwest and many other properties in the surrounding area.

Visual Privacy

The proposed development has utilised visual privacy screening along the edge of the ground floor alfresco and the pool deck area. A condition has been imposed to ensure that such screening achieves the minimum requirements of the Residential Design Codes in terms of the installation of adequate visual privacy screening. Amended plans were presented that clearly show additional screening that achieves the privacy requirements for the ground floor. Additional screening will be required for the balcony as well to ensure that the minimum of 7.5m visual privacy setback is achieved for this area in accordance with the Residential Design Codes deemed to comply clause 5.4.1. An additional condition has been included in the final recommendation that achieves this and ensures that adequate visual privacy is achieved to neighbouring properties.

CONCLUSION

Based on the preceding assessment of this development application can be supported subject to conditions being included in the final recommendation.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

Council Resolution 011904

13.1 OFFICER RECOMMENDATION

Moved Cr Collinson, seconded Cr Nardi

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

- (i) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback – Northwestern Wall – Guest Suite, Stairs, Living, Stairs – Ground Floor – 1.5m required, 1.25m provided**
- (ii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Northwestern Wall – Bed 3, Ensuite, Stairs, Living, Staircase – Upper Floor – 2.7m required, 1.4m provided**
- (iii) Clause 5.1.3 – Residential Design Codes – Lot Boundary Setback - Southeastern Wall – WIR, Ensuite, Bathroom, Bed 5, WIR – Upper Floor – 2.1m required, 1.6m provided**
- (iv) Clause 3.7.7.3 – Residential Design Guidelines – Lot Boundary Setback - Garage – 1m required, 0m provided**
- (v) Clause 3.7.17.4.1.2 – Residential Design Guidelines – Maximum Roof Height – Concealed Roof – 6.5m required, 6.7m provided**

for a new dwelling at No. 16 (Lot 4991) Locke Crescent, East Fremantle, in accordance with the plans date stamped received 25 January & 4 February 2022, subject to the following conditions:

- (1) Privacy screening as indicated on the plans is to achieve the requirement of the Residential Design Codes deemed to comply clause 5.4.1 C1.2. The screening is to be at least 1.6m above the finished**

- floor level of the areas requiring screening, at least 75% obscure, permanently fixed, made of durable material, and restrict views in the direction of overlooking into adjoining properties.
- (2) Privacy screening is to be attached to the northern/northeastern rear edge of the upper storey terrace/balcony for an additional length of 1.8m from the end of the existing wall as indicated on the plans. This privacy screening is to be in accordance with the minimum requirements of the Residential Design Codes deemed to comply clause 5.4.1 C1.2 and as stated in condition 1.
 - (3) The crossover widths are not to exceed the width of the crossovers indicated on the plans date stamped received and to be in accordance with Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide.
 - (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.

- a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- b) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- c) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links; Crossover Specifications.*
<https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover Specification 2017.pdf>

Residential Design Guidelines

[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-](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)

[policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf)

Urban Streetscape and Public Realm Style Guide

<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>

Application to Conduct Crossover Works

https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf

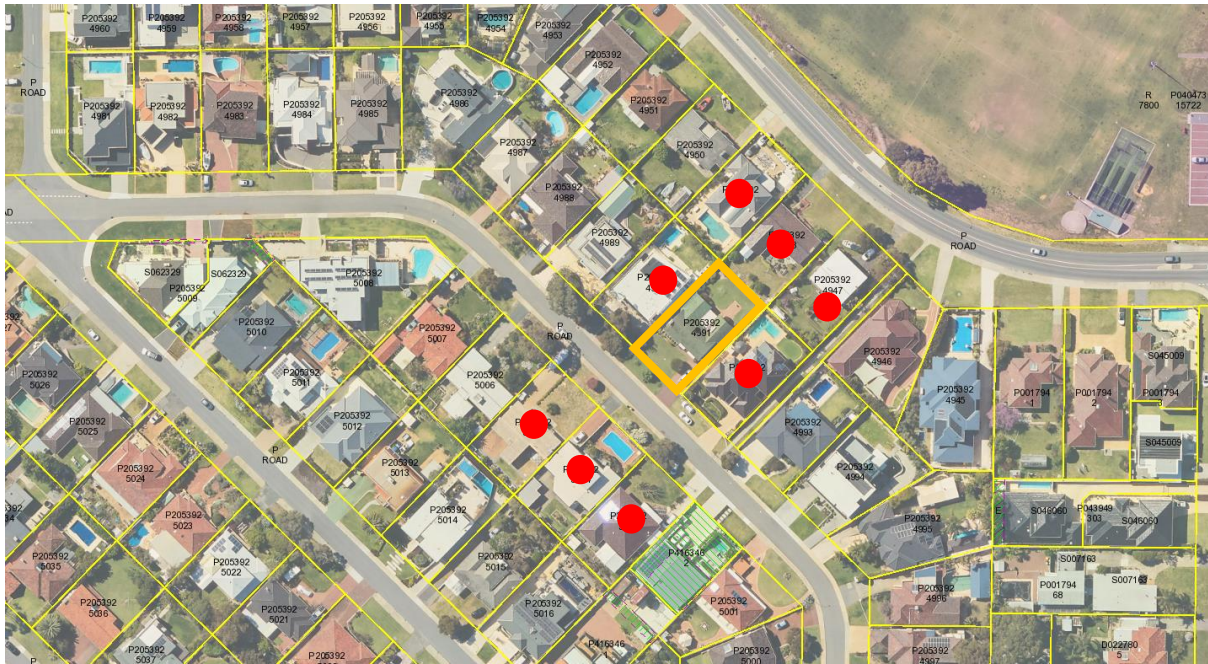
- d) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each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

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

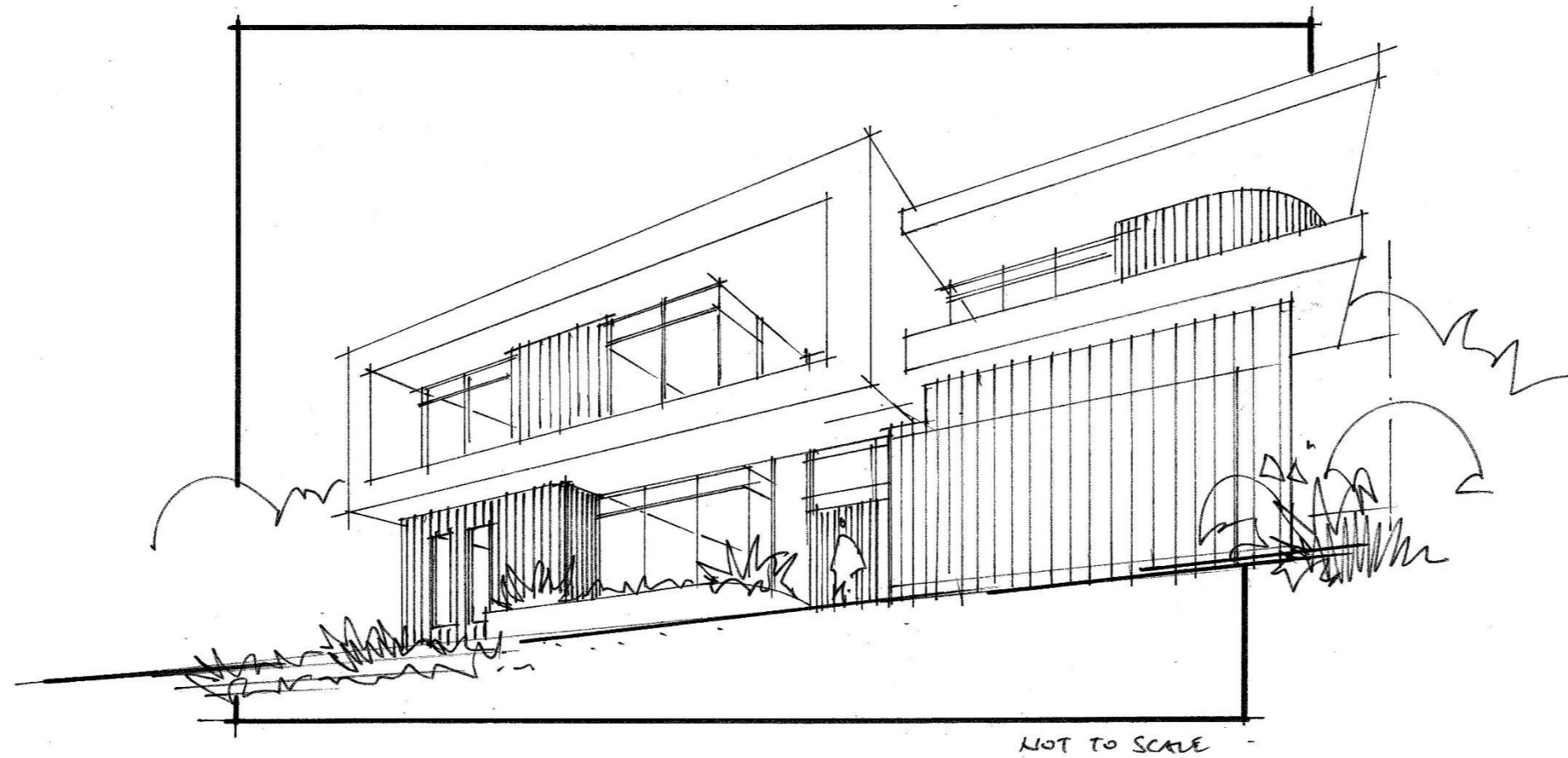
Attachments start on the next page

16 Locke Terrace – Location and Advertising Plan

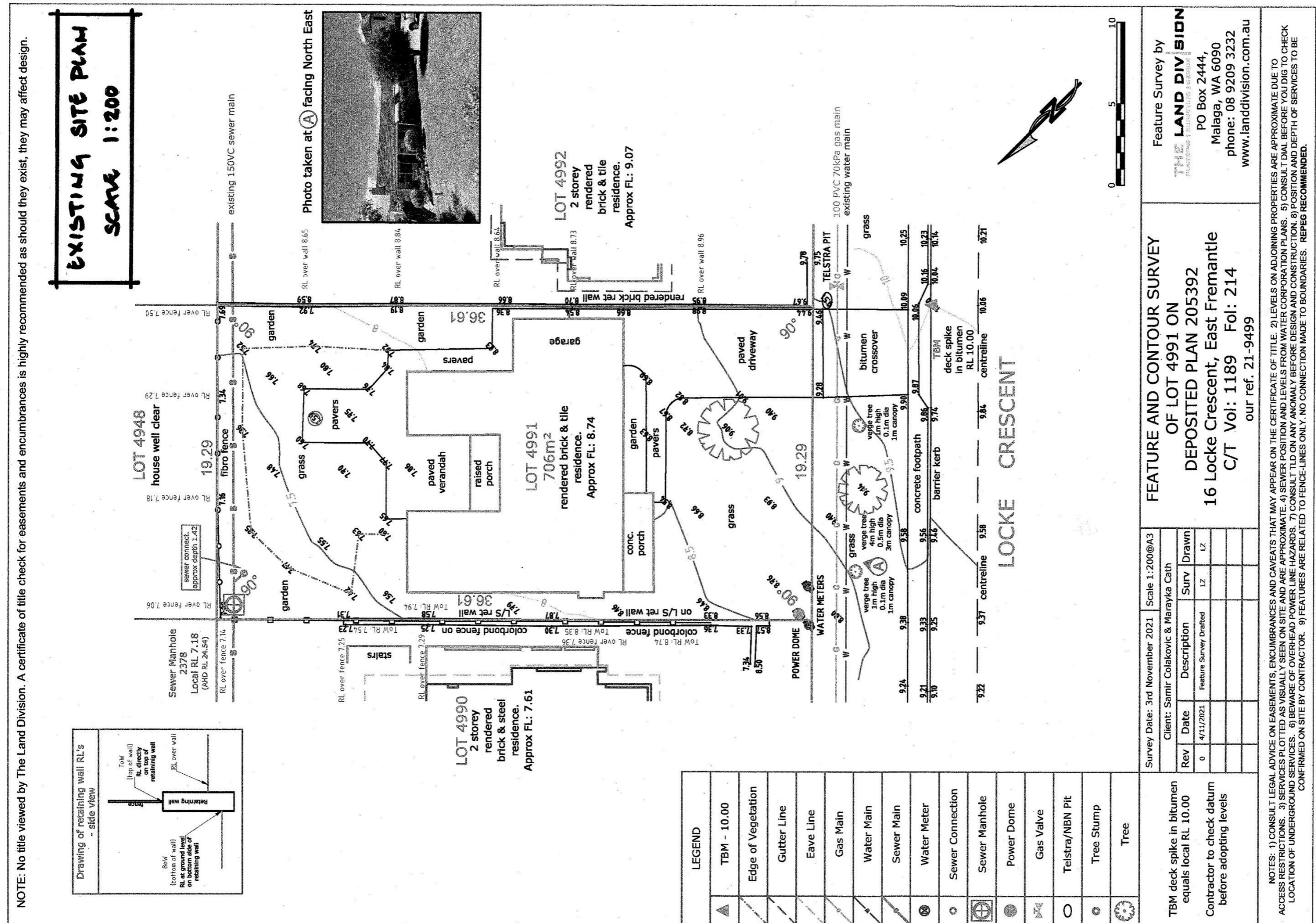


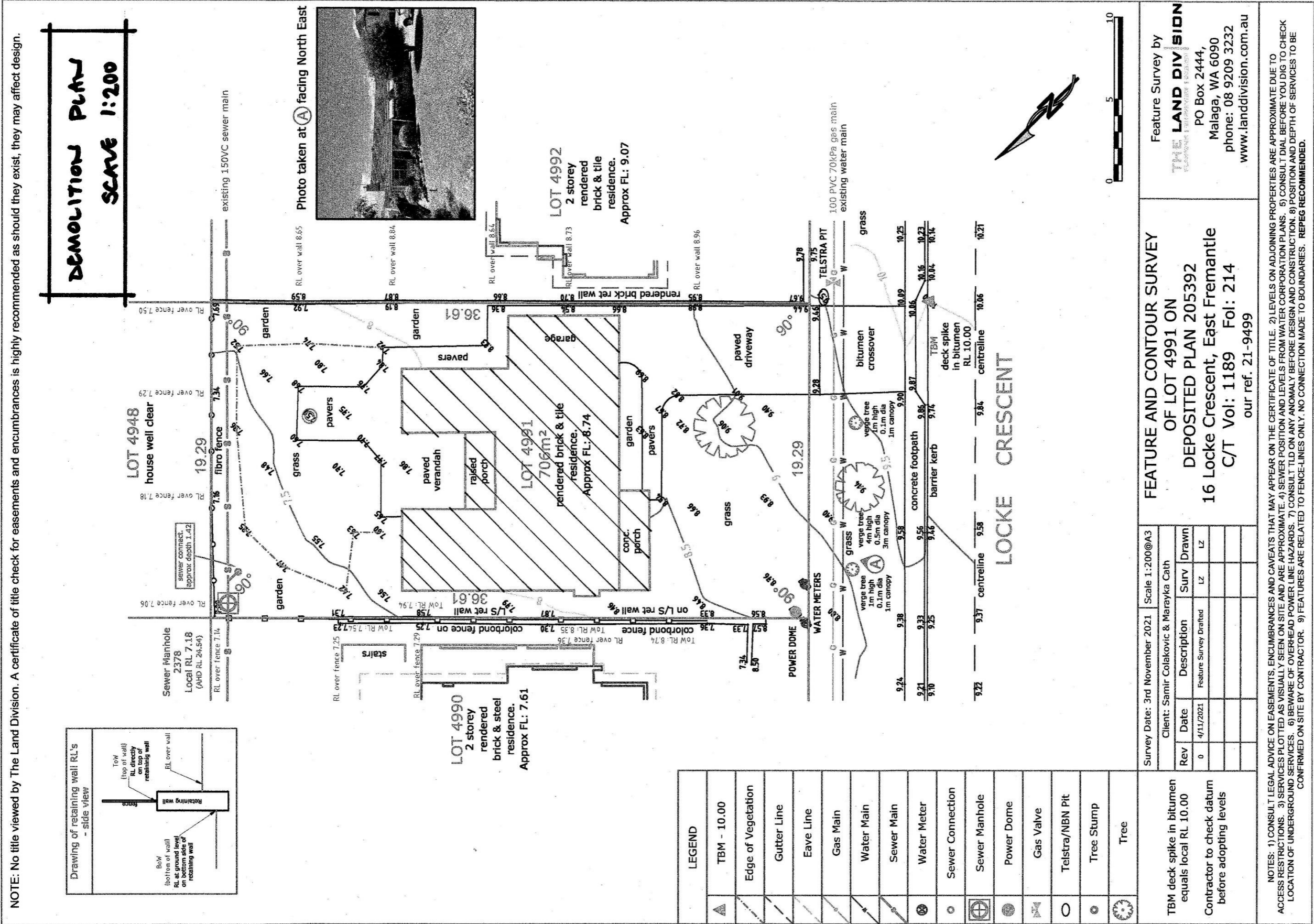
16 Locke Crescent – Photos

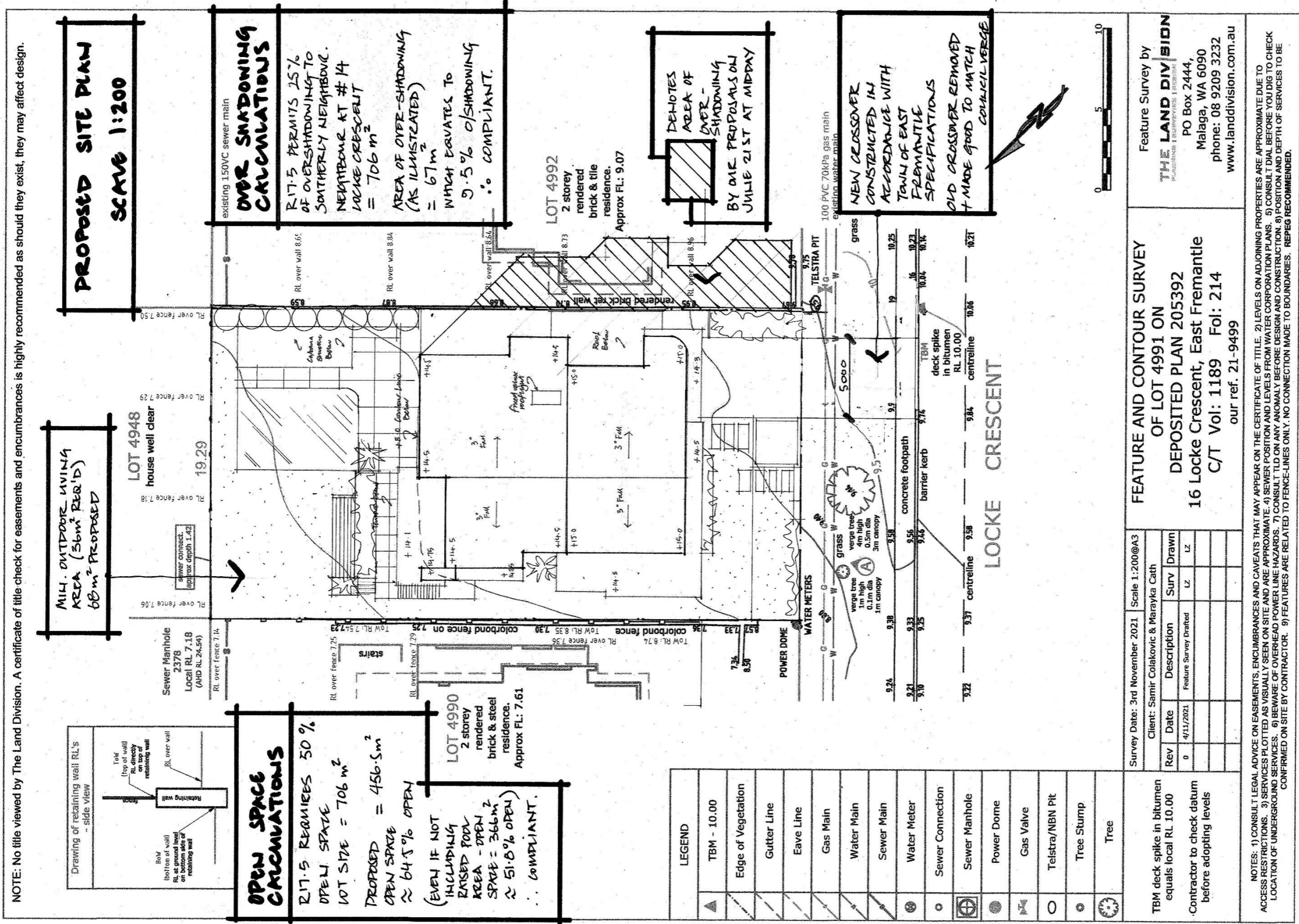




16 LOOKS CRESCENT PERSPECTIVE.
JE.







MATERIAL SCHEDULE

Roof : Colorbond - shale grey
Walls : Render Finish - color
= white
Feature : Composite timber
Cladding Slats - color light
oak timber.

Window : Aluminum
Frames - color white (tba)

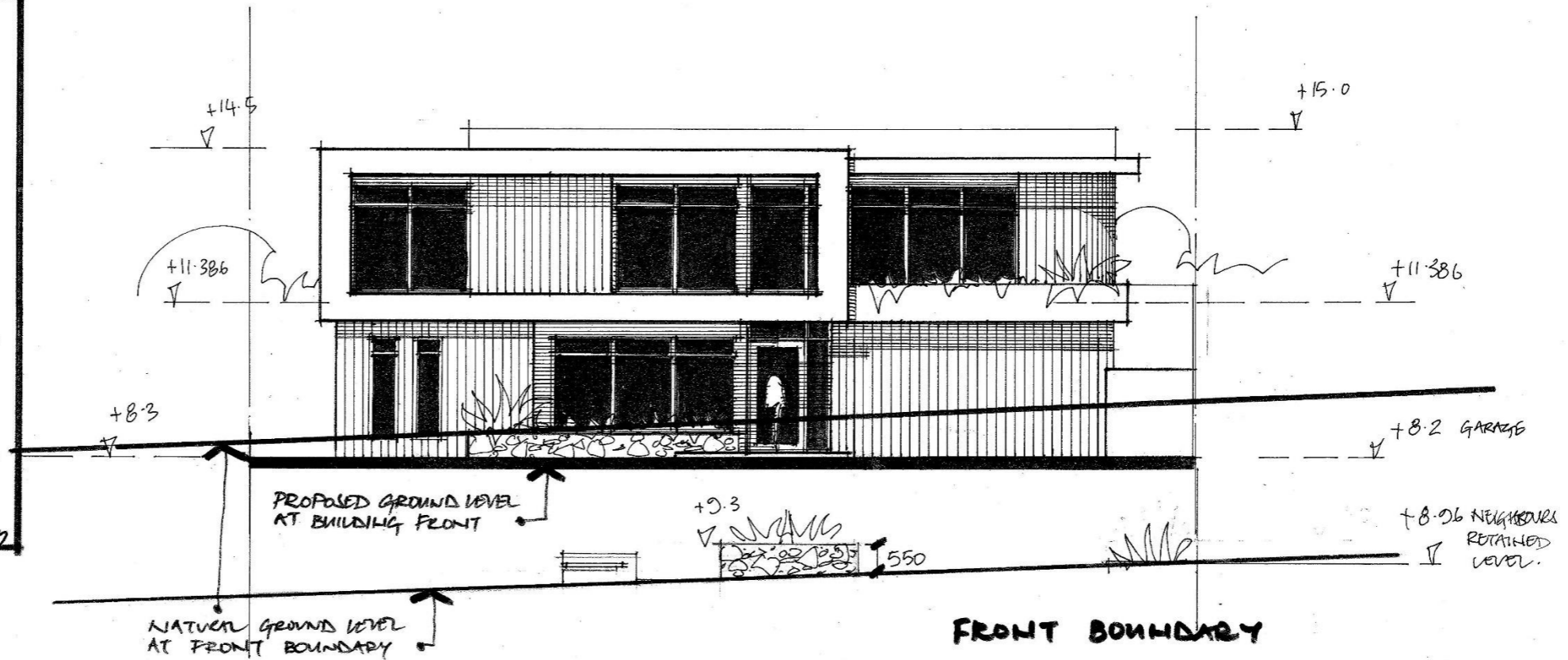
Gavage : Timber clad composite to match color of cladding

Feature Stone : Eco outdoor
planters
'Alpine' - or
equivalent

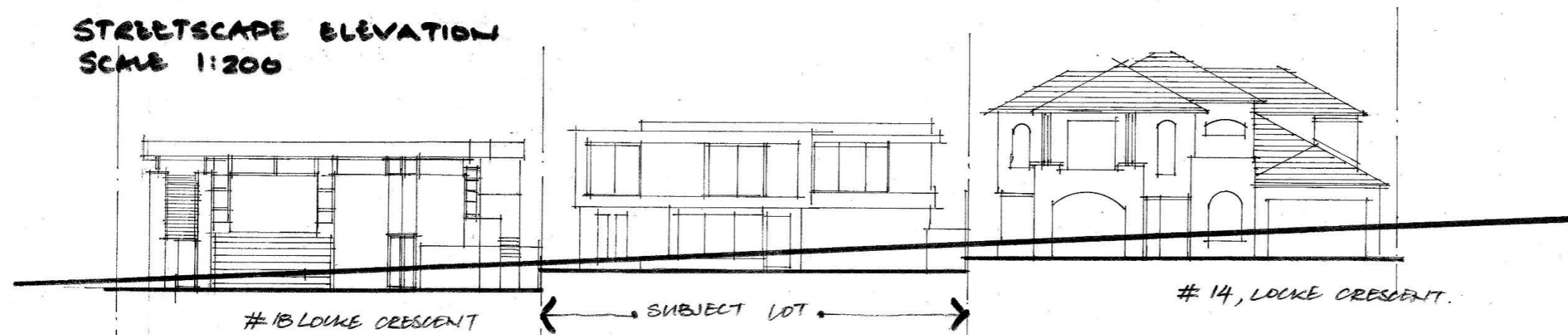
LEACbox : Rende Finish
colour - white

Driveway : Concrete Aggregate - Grey

FRONT ELEVATION.

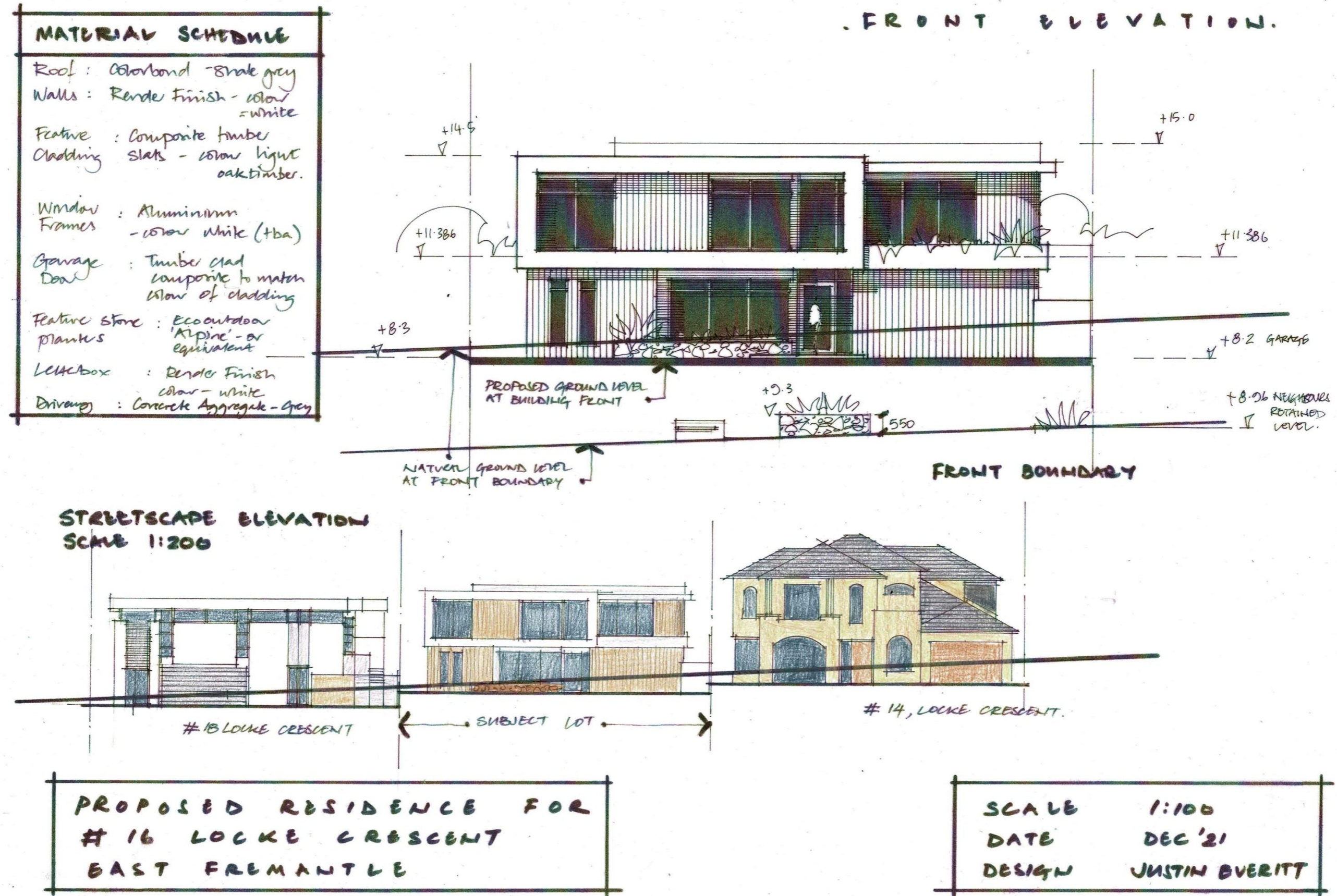


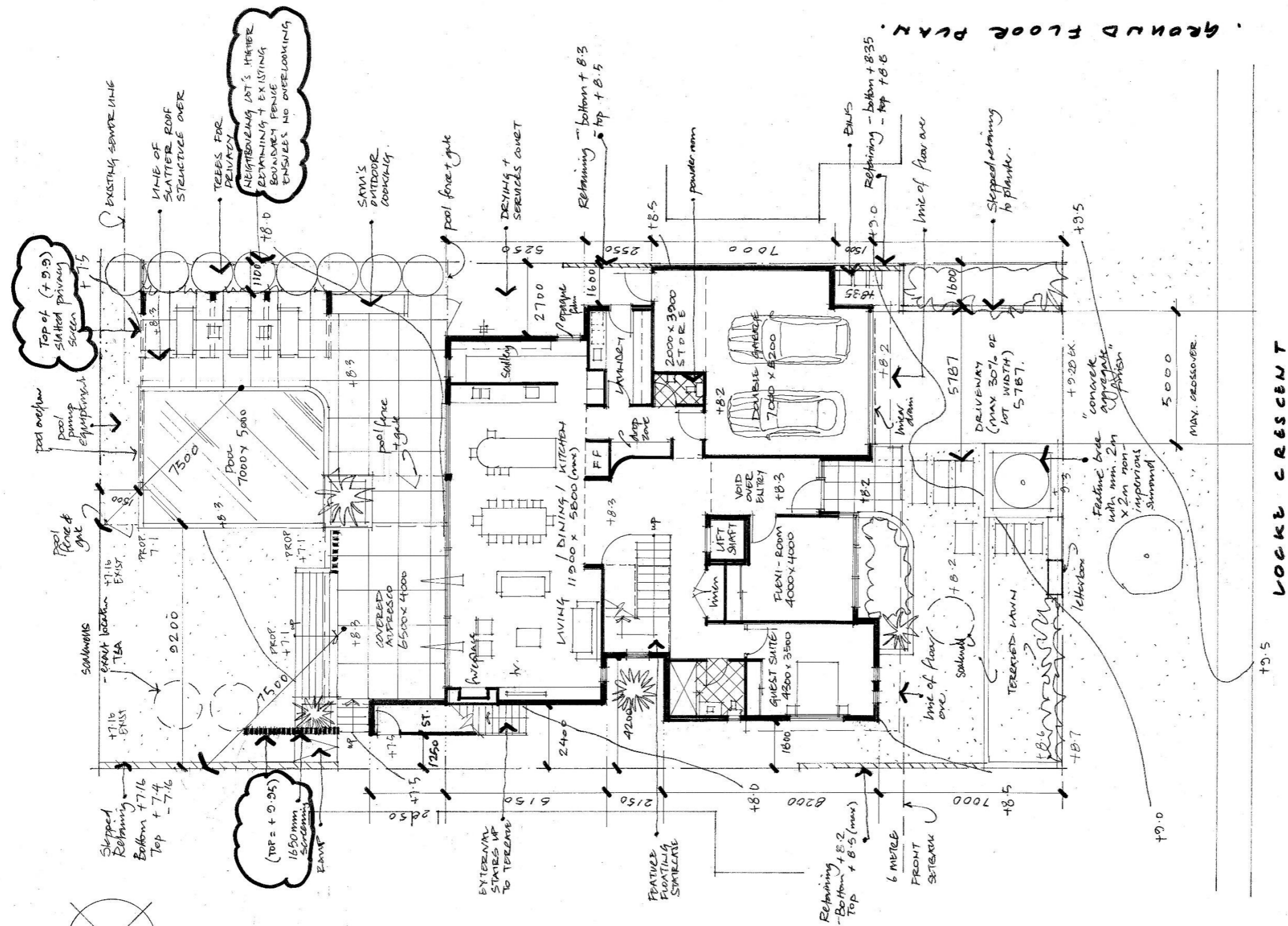
STREETSCAPE ELEVATION
SCALE 1:200



PROPOSED RESIDENCE FOR
16 LOCKE CRESCENT
EAST FREMANTLE

SCALE 1:100
DATE DEC '21
DESIGN JUSTIN EVERITT

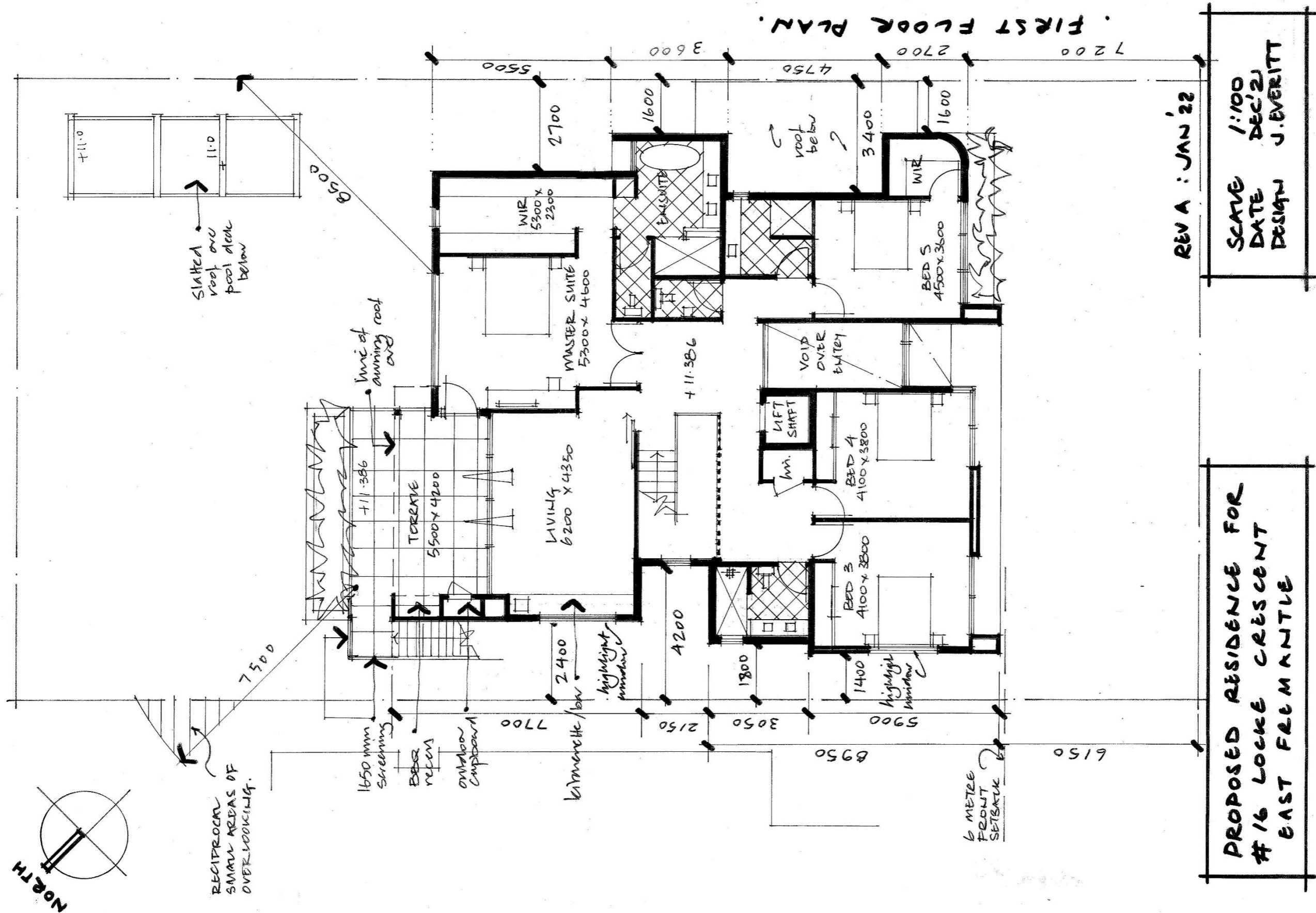


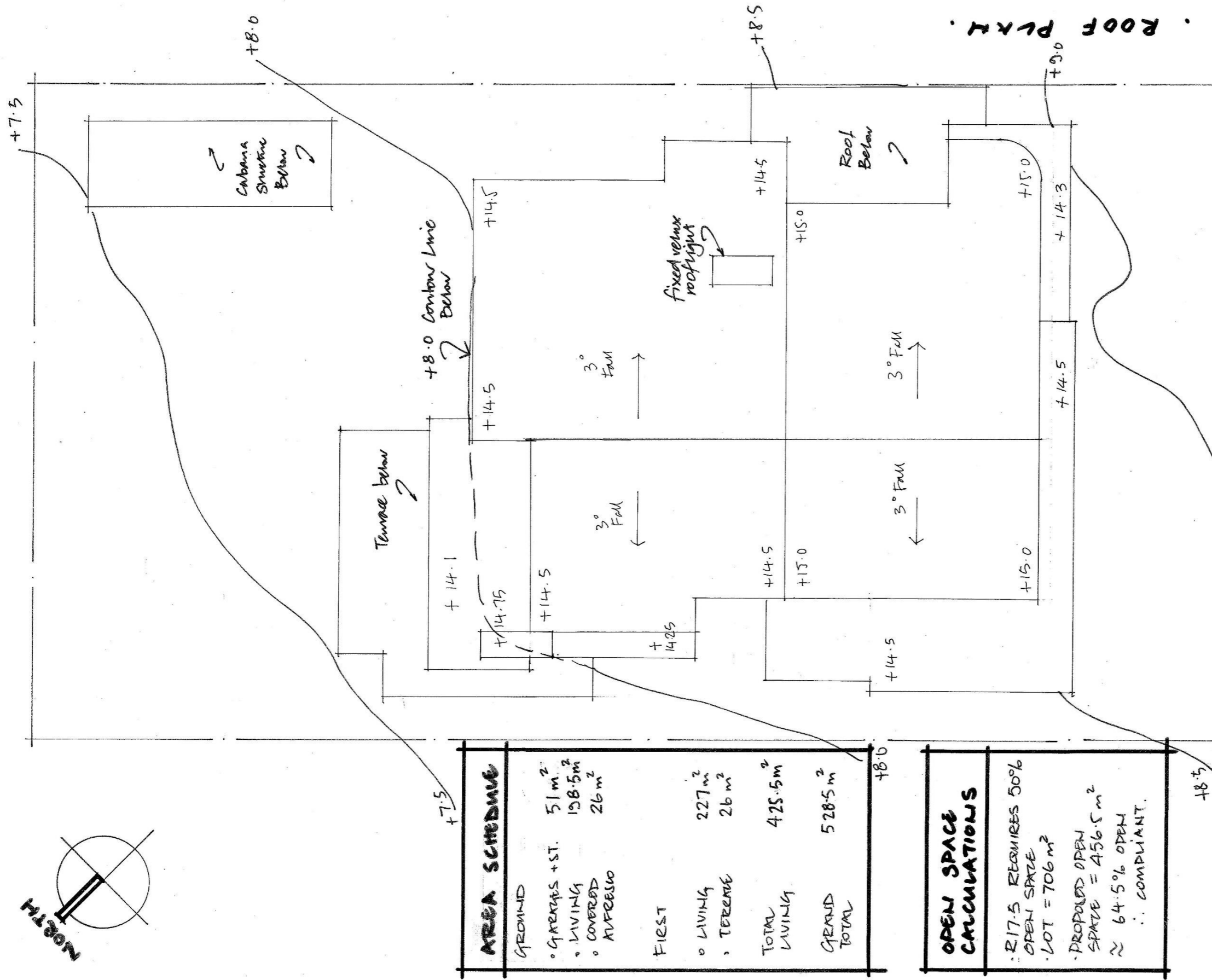
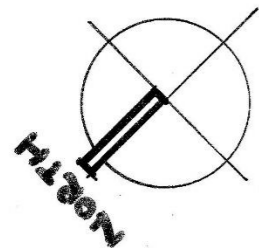


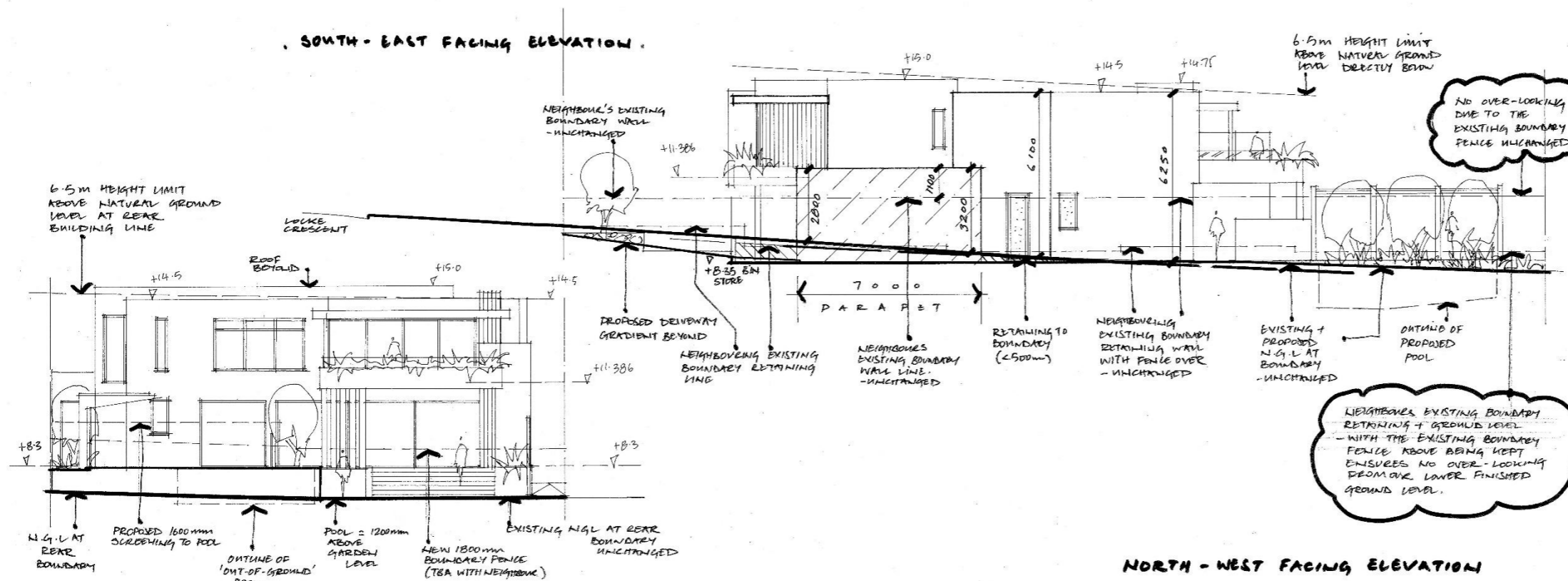
REV B : FEB '22
REV A : JAN 22

SCALE.
DATE.
DESIGN.

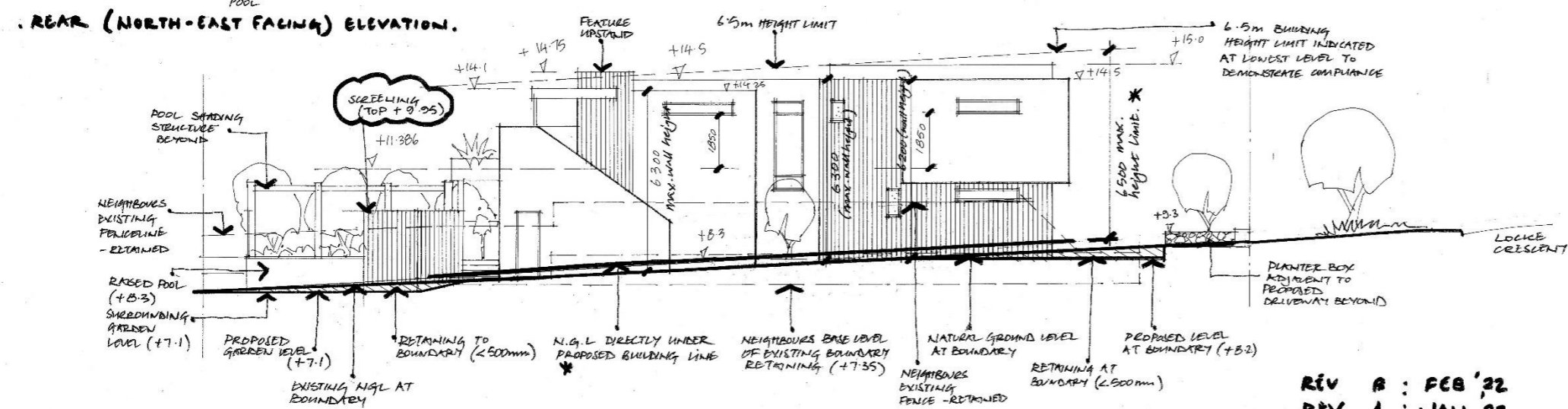
PROPOSED RESIDENCE FOR
#16 LOCKE CRESCENT
EAST FREMANTLE







NORTH - WEST FACING ELEVATION



PROPOSED RESIDENCE FOR #16 LOCKE CRESCENT
EAST FREMANTLE

REV B : FEB '22
REV A : JAN 22

SCALE	1:100
DATE	DEC '21
DESIGN	JUSTIN EVERITT



Community Engagement Checklist

Development Application P6/22 - 16 Locke Crescent

Project Name

Objective of Engagement:	Neighbour consultation			
Lead Officer:	Regulatory Services			
Timeline:	Start Date:	28/1/2022	Outcomes By: 12/2/2022	
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	12/2/2022	<input checked="" type="checkbox"/> Advertised to 8 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"/>	

[https://townofeastfremantle.sharepoint.com/sites/Meetings_Agendas/Town_Planning_Reports/16 Locke Crescent - TPC - 5 April 2022/ToEF_CommunityEngagementChecklist.doc](https://townofeastfremantle.sharepoint.com/sites/Meetings_Agendas/Town_Planning_Reports/16_Locke_Crescent_-_TPC_-_5_April_2022/ToEF_CommunityEngagementChecklist.doc)

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		12/2/2022	
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 38 STATON ROAD -ADDITIONS WITH DEMOLITION OF EXISTING GARAGE AND FRONT RETAINING WALL

Owner	Monica & Clive Lacey
Applicant	Monica & Clive Lacey
Report Reference Number	TPR-485
Planning Reference Code	P12/22
Prepared by	James Bannerman
Supervised by	Andrew Malone
Meeting date	Tuesday, 19 April 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Location and advertising plan
2. Site photos
3. Plans date stamped 8 February 2022
4. Landscape plan
5. Arborist report
6. Place record form
7. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application that proposes a new garage, lift well, retaining wall, and new bathroom, as well as the demolition of the existing garage and front retaining wall that encloses 38 (Lot 1) Staton Road East Fremantle.

EXECUTIVE SUMMARY

This development application proposes a new garage, lift well, retaining wall, and new bathroom, as well as the demolition of the existing garage and front retaining wall that encloses 38 (Lot 1) Staton Road East Fremantle. The property is Category B heritage listed. It is proposed to remove palm trees that are recorded in the place record form and are considered to be an aesthetically significant part of the dwelling as part of the heritage review.

The assessment of the proposed development will be broken into 2 parts: variations to the Residential Design Codes and Residential Design Guidelines and addressing heritage issues around the removal of the palm trees.

The following variations to the Residential Design Codes and the Residential Design Guidelines are requested as well as removal of palm trees which are listed as aesthetically significant in the place record of the subject dwelling;

- (i) Clause 5.1.2 – Residential Design Codes – Secondary Street Setback – Garage – 1.5m required, 0m provided
- (ii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m truncations required, no truncation provided
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided

- (iv) Clause 5.3.7 – Residential Design Codes – Site Works – excavation and retaining walls no more than 0.5m required, excavation and retaining walls more than 0.5m provided
- (v) Landscaping including palm tree removal

The proposed variations are supported subject to the conditions included in the final recommendation.

BACKGROUND


Zoning	Residential R12.5
Site Area	998m ²
Heritage	Category B
Fremantle Port Buffer	N/A
Previous Decisions of Council and/or History of Issue Onsite	Nil

CONSULTATION

Advertising

The proposed development was advertised to surrounding property owners from 14 February to 1 March 2022. The following submissions were received.

Submission	Applicant Response	Officer Response
<p>Submission 1</p> <p>Our house at [REDACTED] looks directly out to the front of [REDACTED]. The driveway leading to [REDACTED] at the rear of our block runs between the boundary of [REDACTED] and 38 Staton Road.</p> <p>Our view is probably the most impacted by the proposed development at 38 Staton Road as our front balcony and dining room look directly over the front yard. Whilst the palm trees are very old and are a good landmark for directions to our house, we fully support the proposed redevelopment at 38 Staton Road.</p> <p>The front yard facing onto Staton Road is impacted significantly by the large palm trees, and the damage to the soil, as reflected in the garden and lawn, and the front wall is evident.</p> <p>We have attached some photos for you to be able to see how prominent the trees and yard are from our house.</p>	<p>Thank-you for forwarding this submission and we appreciate the impact on our neighbours of both the current garden and the palm related damage and our planned changes. We too believe these will result in a much more sustainable and beautiful streetscape.</p>	<p>Noted.</p>

<p>We really look forward to seeing the proposed native landscape and repairs to the fencing, as believe that this will improve our view as well. We are happy to speak to you if required.</p> 		
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Community Design Advisory Committee

The proposed development was referred to the Community Design Advisory Committee by email due to the covid pandemic. No comments were received.

External Consultation

Nil

Internal Consultation

Nil

STATUTORY ENVIRONMENT

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

POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

FINANCIAL IMPLICATIONS

Nil

STRATEGIC IMPLICATIONS

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

Built Environment

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

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

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

3.1.2 Plan for a mix of inclusive diversified housing options.

3.1.3 Plan for improved streetscapes.

3.2 Maintaining and enhancing the Town's character.

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

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

3.3.1 Continue to improve asset management within resource capabilities.

3.3.2 Plan and advocate for improved access and connectivity.

RISK IMPLICATIONS

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

SITE INSPECTION

A site inspection was undertaken.

COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback (secondary street)	2m	5.82m	A
Setback - minor incursions (2 staircases)		0.5m 4.1m	D A
Lot Boundary Setbacks			
			N/A
Open Space	55%	55%	A
Car Parking	1-2 car bays	2 car bays	A
Site Works	Maximum of 0.5m	2.4m	D
Sightlines	Truncated or reduced to no higher than 0.75m	No truncations or height reduction	D
Overshadowing	25%		N/A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	Less than 28 degrees	D
Materials and colours	Colours and materials shown	Provided	A
Landscaping	Landscaping plan required	Provided	A
Front fence			N/A
Pergolas			N/A
Footpaths and crossovers	Condition		
Garages and carport	Incorporated into front facade	Incorporated into secondary street front facade	A

This development application proposes a new garage, lift well, retaining wall and new bathroom as well as the demolition of the existing garage and front retaining wall that encloses 38 (Lot 1) Staton Road East Fremantle. The property is Category B heritage listed. It is proposed to remove palm trees that are recorded in the place record form and are considered to be an aesthetically significant part of the heritage review.

The assessment of the proposed development will be broken into 2 parts: variations to the Residential Design Codes and Residential Design Guidelines and addressing heritage issues around the removal of the palm trees.

Variations to the Residential Design Codes and Residential Design Guidelines

Four variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to secondary street setback of the garage, sightlines, roof pitch and retaining walls respectively.

Secondary Street Setback – Garage

In this case the proposed garage is a replacement for the existing garage that has structural issues because of the planting of palm trees in close proximity (see later discussion). The new garage is proposed to be aligned with the secondary street boundary of the subject property. In accordance with the Residential Design Codes deemed to comply clause 5.1.2 C2.2 the garage should be setback 1.5m from the boundary. The reduced lot boundary setback can be supported according to design principles 5.1.2 because the building mass and form uses design features to minimise the impact on the rest of the dwelling, minor projections do not detract from the character of the streetscape, the garage only takes up minimal proportion of the façade and the garage and significant native landscaping positively contributes to the prevailing and future development context and streetscape as outlined in the local planning framework. The garage is below the floor level of the existing heritage dwelling and will take the place of the existing garage. As a result, there is little impact on the heritage property and minimal additional bulk is added to the streetscape. The garage will have a door that has 60% permeability which will help to break up the mass of the adjacent retaining wall and prevent the garage becoming a single surface with little variation in materials or colour. The surrounding verge and garden above will be heavily landscaped with native plants which will also soften the proposed structures. For these reasons the reduced garage setback can be supported.

Sightlines

There is a requirement for unobstructed sightlines adjacent to a vehicle exit point like a garage in accordance with the Residential Design Codes deemed to comply clause 5.2.5 C5. A corner truncation is typically provided, however, in this case the existing garage is being replaced and a new garage is being constructed in a similar position without corner truncations. The proposed design can be supported as the garage door is a highly visually permeable surface (at a minimum of 60%) and the garage opens onto a verge without a footpath and because of the slope is less likely to have pedestrians walk directly adjacent to garage exit. This

in turn reduces contact between vehicles and pedestrians. The proposed vegetation along the edge of the crossover and the garage is minimised in height also reducing loss of visibility. For these reasons the reduced sightlines can be supported.

Roof Pitch

The roof pitch of the proposed lobby and bathroom is approximately 5 degrees. This is less than the 28 to 36 degrees that is required by the acceptable development provisions of clause 3.7.8.3 A4.1 of the Residential Design Guidelines. The reduced roof pitch can be supported because it complements the traditional form of the surrounding development in the immediate locality. In this case the low pitch does not detract from the heritage building or surrounding heritage buildings and ensures that the addition does not dominate the subject property. For these reasons the reduced roof pitch can be supported.

Site Works

A complete redesign of the existing front yard is proposed and as part of this there are some changes in the levels of the garden which includes excavation, fill and retaining to be undertaken.

Retaining walls are proposed to be constructed along the southern boundary to the west of the proposed garage. This wall is 2.4m long and 8.04m long. This wall replaces an existing wall that is in a similar location but is above the maximum height of 0.5m that achieves the deemed to comply requirements of the Residential Design Codes clause 5.3.7 C7.1. There is some excavation proposed adjacent to the southern retaining wall and on the inside of the front retaining wall and to the west of the garage to provide natural light to the garage.

Likewise, the 2 retaining walls proposed for the northwestern corner of the lot are designed to contain the garden adjacent to the pedestrian footpath. They are approximately 1.4m from ground level and 5.3m and 8.4m long. They do not dominate the front of the garden and house and ensure that the heritage property is not hidden behind high walls.

Significant excavation of the garden is proposed from the southwestern corner of the lot leading up to the staircase entry to the verandah and dwelling. The excavation and associated landscaping will involve the removal of the existing limestone retaining wall around the front of the property and changing the levels such that the garden falls towards the adjacent pedestrian footpath. It is proposed to utilise native plants in the landscaping along with sandstone on walls, paths, and steps. It involves the removal of the existing garden including the palm trees.

In all cases the retaining walls achieve design principles 5.3.7 P7.1, P7.2 and P7.3 in that the development considers and responds to the natural features of the site and requires minimal excavation and fill. All finished levels respect the natural ground level (and established ground levels) at the lot boundary of the site and as viewed from the street. Retaining walls allow the land to be used for the benefit of the residents and do not detrimentally affect adjoining properties. The retaining walls do not impact on the heritage dwelling. The proposed native vegetation is considered to improve the visual appearance of the heritage dwelling and be more sustainable and appropriate for local wildlife. For these reasons the proposed site works can be supported.

Removal of Palm Trees

The subject property is heritage listed Category B. It is proposed to remove 3 palm trees that are located in the front yard of the property. These palm trees are listed as being of aesthetic value according to the place record of the property. As much as these trees are considered to be of aesthetic value, an arborist report and a landscape plan have been produced by the applicant as part of the development application that shows that the palm trees have become problematic for the heritage dwelling and are of significant safety

and structural concern. According to the applicant there are immediate and long term issues that would be addressed by removal of the palm trees;

1. The structural integrity of the front boundary and retaining walls is being compromised by pressure from the palm tree roots.
2. Roots are penetrating inside the heritage dwelling.
3. The structural integrity of the garage is being compromised by the roots of a palm tree.
4. Rainbow lorikeets are feeding on the palm trees and displacing native birdlife.
5. Rats are attracted to the palm trees.
6. Dangerous and unsafe access to high retaining walls for maintenance purposes – the proposed works remove and reduce the height of retaining walls and open up the garden and dwelling.
7. Façade and entrance of the heritage dwelling is obscured by retaining walls around the property boundary.
8. The palm trees require regular root pruning to protect the structural integrity of the house and retaining walls and root barrier measures explored will not prevent root encroachment
9. Confused entry and approach to front door of the house requires redesign to improve wayfinding and safe access.

The proposed landscape plan states that the aim is to enhance the aesthetics of the heritage dwelling by allowing both sides of the dwelling to be seen from the street and reinstate the prominence of the corner view of the building. It is also to install a waterwise garden that utilises native Western Australian plants, including the use of shrubs and ground covers that bind the soil and reduce soil erosion. Weeds will be removed from the verge and habitat for native wildlife will be improved. The palms that have self-seeded in the verge will also be removed but require the approval of the Town's Operations Department as it is not on private land, but rather on Town owned land. Advice from the Operations Department indicates an in principle support for the proposed verge planting subject to final confirmation of species. It is also noted that the palm trees are not native plants but an introduced species to WA and therefore could be argued actually detract from the heritage value of the dwelling. A native garden and verge is considered a positive outcome for the property, streetscape and the overall greening of the Town.

The proposed development including the addition of the garage, lift and ensuite as well as retaining walls do not significantly impact on the heritage character of the subject property. Although the removal of the palm trees is regrettable it is recognised that it will ensure that the heritage dwelling is protected from further issues and potential dangers and safety issues are avoided. The Palms are considered to dominate the streetscape. The removal of the Palm trees opens up the two frontages to the dwelling, providing clear views to the heritage dwelling restoring the dwelling as the dominant feature to the streetscape. It is noted that the subject property is not being removed from the heritage list and will be enhanced.

It is recommended the Place Record Form be updated to note the removal of the Palm Trees and included as an advice note.

CONCLUSION

Based on the preceding assessment and report the proposed development at 38 (Lot 1) Staton Road, East Fremantle, including a new double garage, ensuite, lift and lobby area, and the removal of 3 palm trees as part of the landscaping onsite can be supported subject to the recommended conditions.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

Council Resolution 021904**13.2 OFFICER RECOMMENDATION**

Moved Cr Collinson, seconded Cr McPhail

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

- (i) Clause 5.1.2 – Residential Design Codes – Secondary Street Setback – Garage – 1.5m required, 0m provided**
- (ii) Clause 5.2.5 – Residential Design Codes – Sightlines – 1.5m truncations required, no truncation provided**
- (iii) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided**
- (iv) Clause 5.3.7 – Residential Design Codes – Site Works – excavation and retaining walls no more than 0.5m required, excavation and retaining walls more than provided**
- (v) Landscaping including palm tree removal**

for alterations and additions at No. 38 (Lot 1) Staton Road, East Fremantle, in accordance with the plans date stamped received 8 February 2022, 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 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:

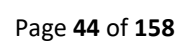
The following are not conditions but notes of advice to the applicant/owner.

- a) *The Town of East Fremantle administration to update the Place Record Form to note the removal of the Palm Trees and the date those palms were removed to accurately record the heritage of the curtilage of the property.*
- b) *This decision does not include acknowledgement or approval of any unauthorised development which may be on site.*
- c) *A copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- d) *An application for a new crossover is to be submitted to the Operations Department of the Town and plans are to be included with the application that meets the requirements of the Council's crossover policy, the Residential Design Guidelines and the Urban Streetscape and Public Realm Style Guide. This application and relevant information are available at the following links;*
Crossover Specifications
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Crossover_Specification_2017.pdf
Residential Design Guidelines
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Document-Centre/local-planning-policies/3_1_1_LPP_Residential_Design_Guidelines_Amended_17_May_2016.pdf
Urban Streetscape and Public Realm Style Guide
<https://www.eastfremantle.wa.gov.au/documents/914/urban-streetscape-and-public-realm-style-guide>
Application to Conduct Crossover Works
https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_to_conduct_crossover_works.pdf
- e) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- f) *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).*
- g) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page



38 Staton Road – Photos







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1 : 1000

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A2112

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6	13/12/21	REVISION FOR COUNCIL
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3	24/09/21	CONCEPT DESIGN
2	02/08/21	CONCEPT DESIGN OPTION 1
1	23/07/21	CHECK MEASURE ISSUE

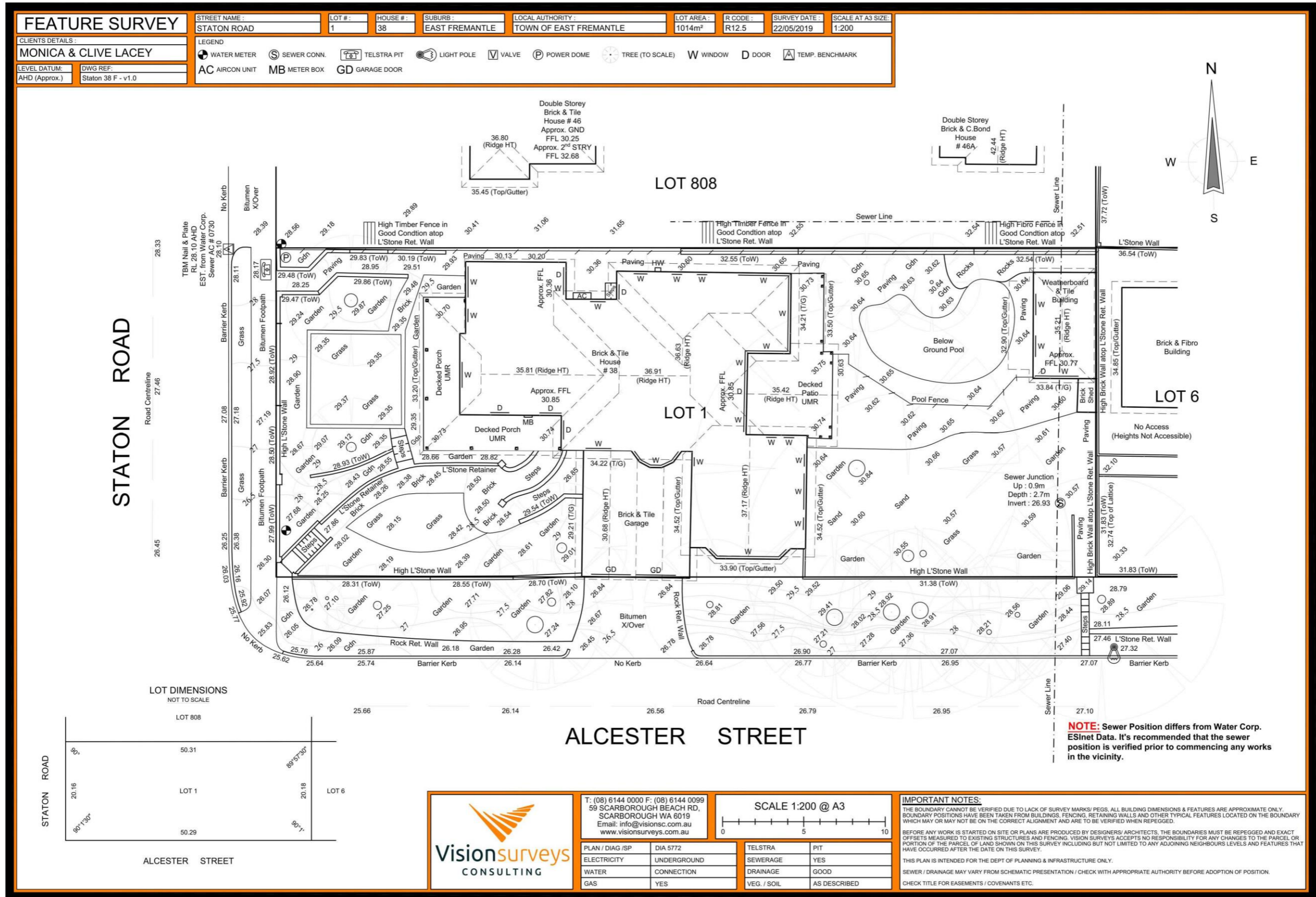
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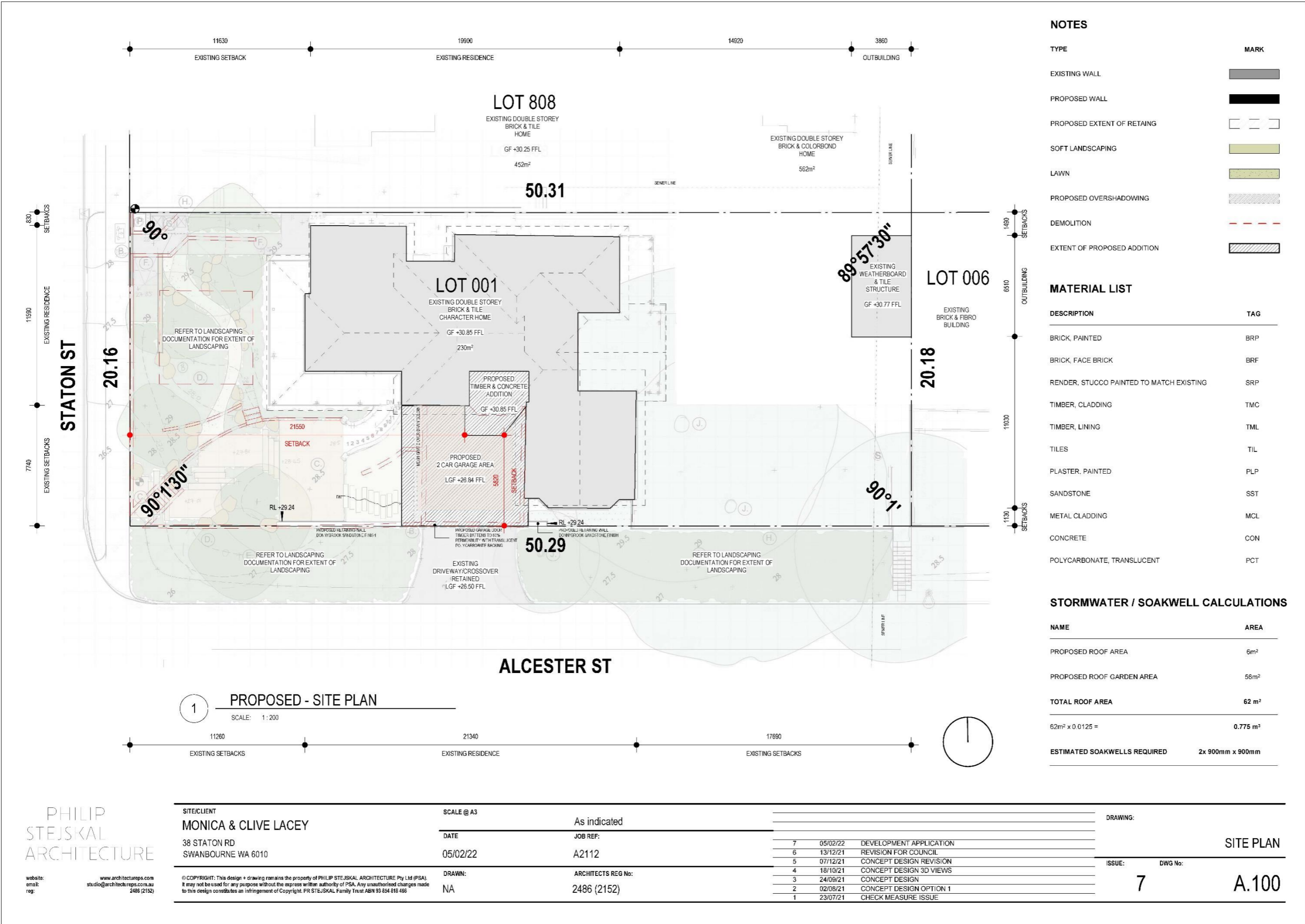
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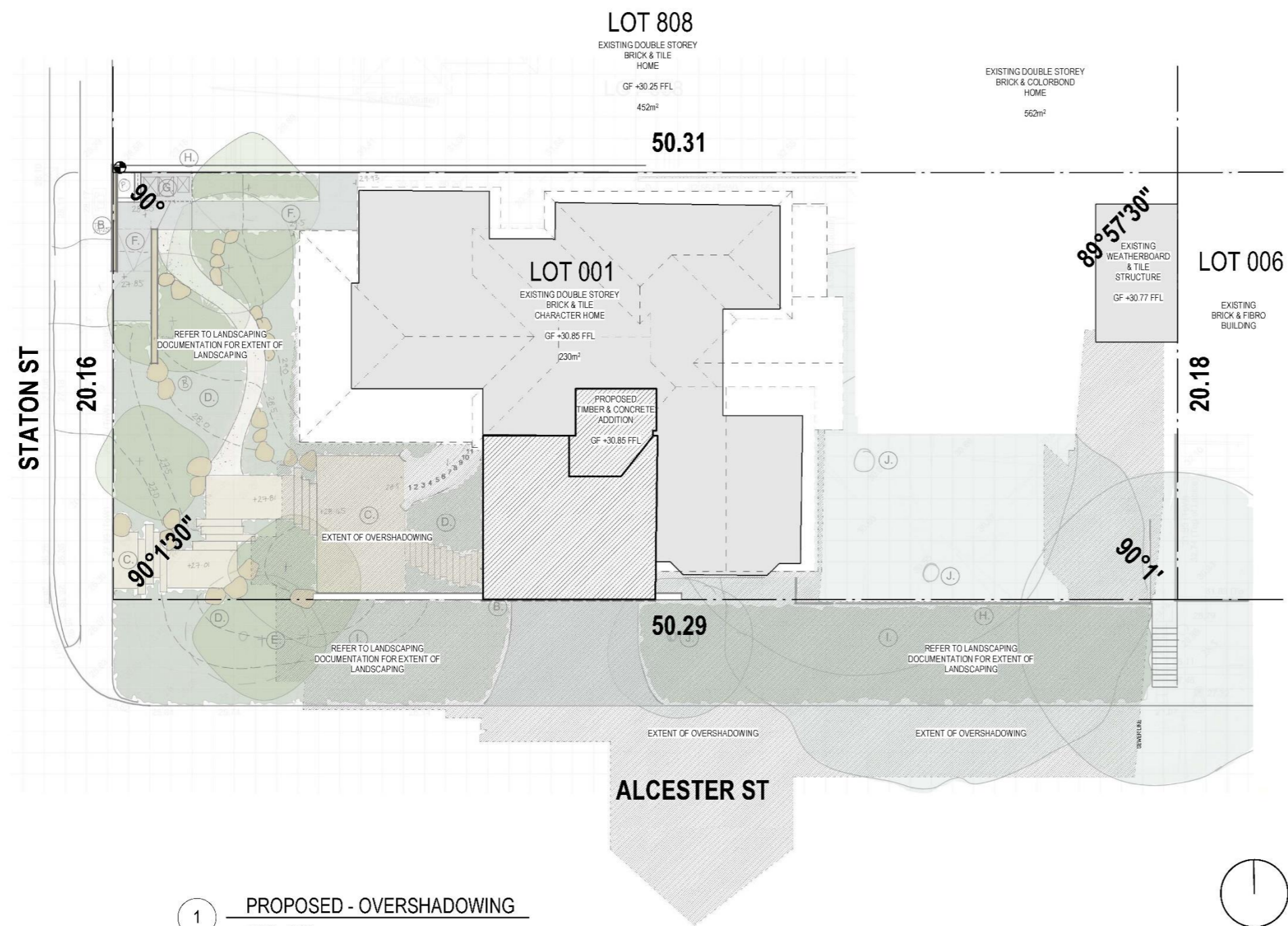
7

CONTEXT

A.01







NOTES

TYPE	MARK
EXISTING WALL	
PROPOSED WALL	
PROPOSED EXTENT OF RETAINING	
SOFT LANDSCAPING	
LAWN	
PROPOSED OVERSHADOWING	
DEMOLITION	
EXTENT OF PROPOSED ADDITION	

OVERSHADOWING - WINTER SOLSTICE

NAME	AREA
LOT 006	810m²
TOTAL OVERSHADOWING AREA	0.00m² - 0.00%
LOT 808 - #46	452 m²
TOTAL OVERSHADOWING AREA	0.00m² 0.00%
LOT 808 - #46A	562 m²
TOTAL OVERSHADOWING AREA	0.00m² 0.00%

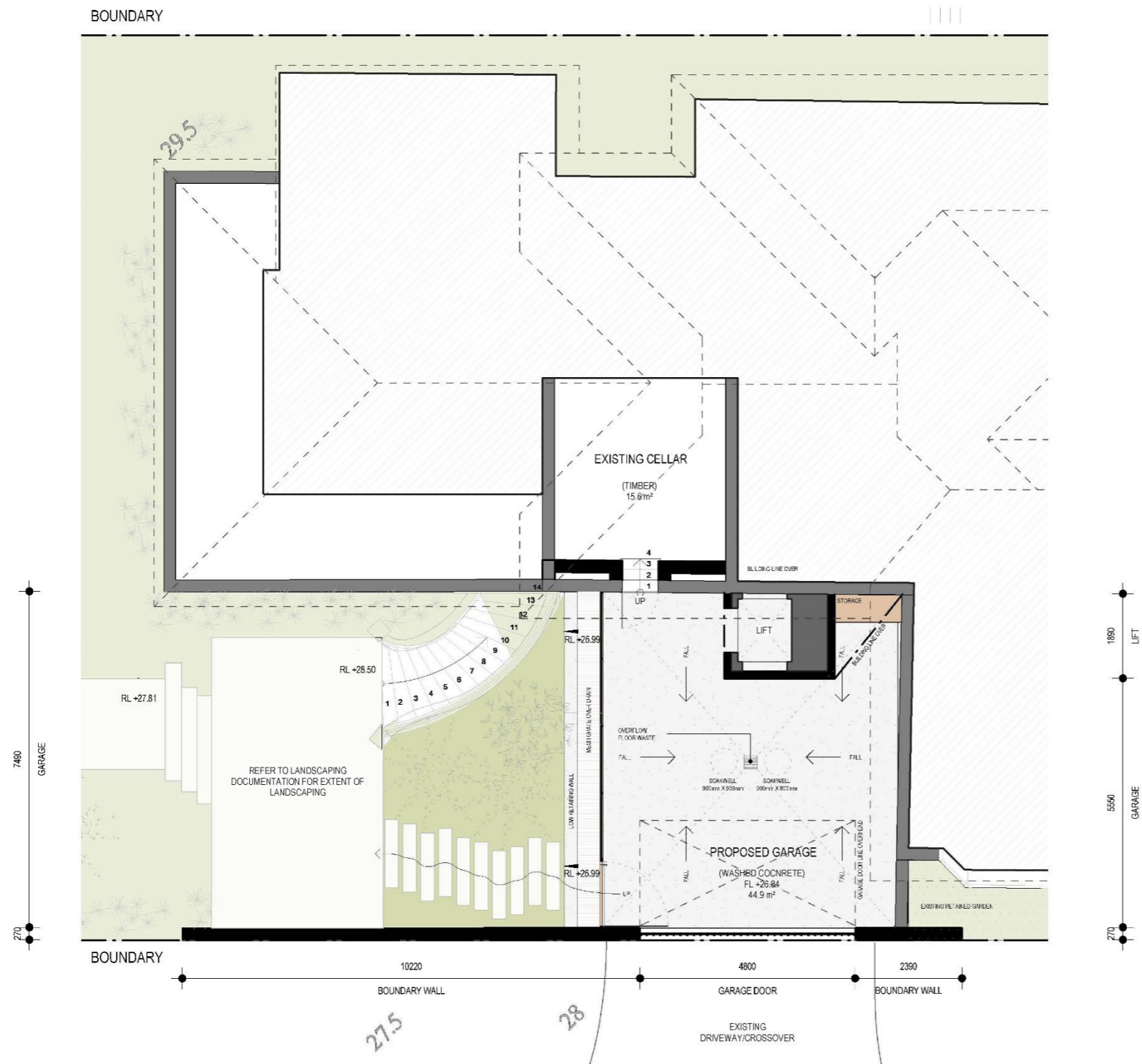
STORMWATER / SOAKWELL CALCULATIONS

NAME	AREA
PROPOSED ROOF AREA	6m²
PROPOSED ROOF GARDEN AREA	56m²
TOTAL ROOF AREA	62 m²
62m² x 0.0125 =	0.775 m³
ESTIMATED SOAKWELLS REQUIRED	2x 900mm x 900mm

1 PROPOSED - OVERSHADOWING
SCALE: 1:200

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SITE/CLIENT MONICA & CLIVE LACEY 38 STATON RD SWANBOURNE WA 6010	SCALE @ A3 As indicated	DRAWING: PROPOSED OVERSHADOWING
DATE 05/02/22	JOB REF: A2112	ISSUE: 7
DRAWN: NA	ARCHITECTS REG No: 2486 (2152)	DWG No: A.101
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7 05/02/22 DEVELOPMENT APPLICATION 6 13/12/21 REVISION FOR COUNCIL 5 07/12/21 CONCEPT DESIGN REVISION 4 18/10/21 CONCEPT DESIGN 3D VIEWS 3 24/09/21 CONCEPT DESIGN 2 02/08/21 CONCEPT DESIGN OPTION 1 1 23/07/21 CHECK MEASURE ISSUE		



NOTES

TYPE	MARK
EXISTING WALL	
PROPOSED WALL	
PROPOSED EXTENT OF RETAIN	
SOFT LANDSCAPING	
LAWN	
PROPOSED OVERSHADOWING	
DEMOLITION	
EXTENT OF PROPOSED ADDITION	

MATERIAL LIST

DESCRIPTION	TAG
BRICK, PAINTED	BRP
BRICK, FACE BRICK	BRF
RENDER, STUCCO PAINTED TO MATCH EXISTING	SRP
TIMBER, CLADDING	TMC
TIMBER, LINING	TML
TILES	TIL
PLASTER, PAINTED	PLP
SANDSTONE	SST
METAL CLADDING	MCL
CONCRETE	CON
POLYCARBONATE, TRANSLUCENT	PCT

PROPOSED FLOOR AREAS

LOT 001 - 38 STATON RD	AREA
EXISTING VERANDAH	67 m²
EXISTING GROUND FLOOR	200 m²
ADDITIONAL GROUND FLOOR	14.6 m²
PROPOSED PARKING	49.7 m²
TOTAL	331.3 m²

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SCALE @ A3
1 : 100

DATE
05/02/22

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3	24/09/21	CONCEPT DESIGN
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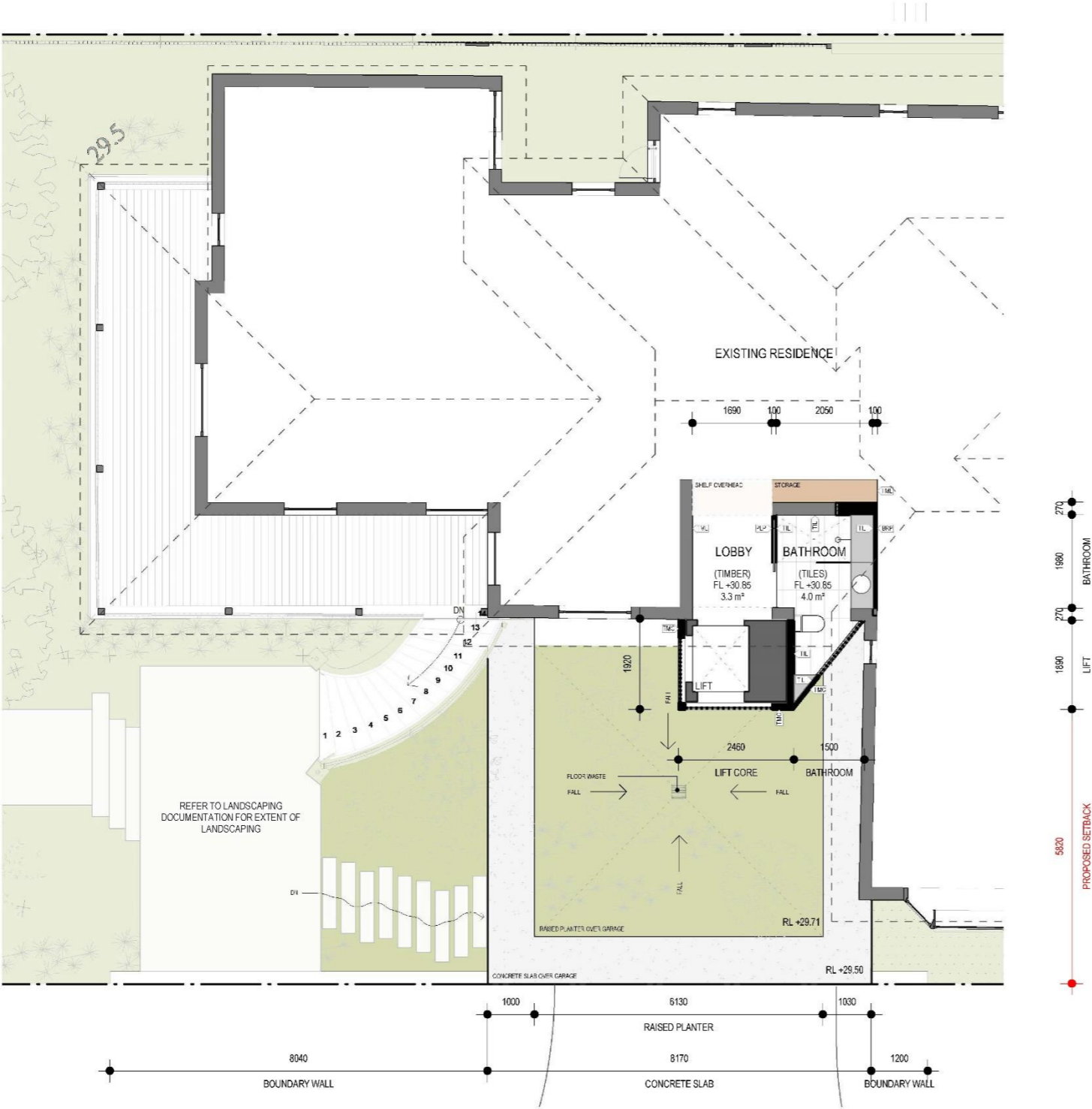
PROPOSED LOWER GROUND

ISSUE:

DWG No:

7

A.102



NOTES

TYPE	MARK
EXISTING WALL	
PROPOSED WALL	
PROPOSED EXTENT OF RETAINING	
SOFT LANDSCAPING	
LAWN	
PROPOSED OVERSHADOWING	
DEMOLITION	
EXTENT OF PROPOSED ADDITION	

MATERIAL LIST

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BRICK, FACE BRICK	BRF
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TIMBER, LINING	TML
TILES	TIL
PLASTER, PAINTED	PLP
SANDSTONE	SST
METAL CLADDING	MCL
CONCRETE	CON
POLYCARBONATE, TRANSLUCENT	PCT

PROPOSED FLOOR AREAS

LOT 001 - 38 STATON RD	AREA
EXISTING VERANDAH	67 m²
EXISTING GROUND FLOOR	200 m²
ADDITIONAL GROUND FLOOR	14.6 m²
PROPOSED PARKING	49.7 m²
TOTAL	331.3 m²

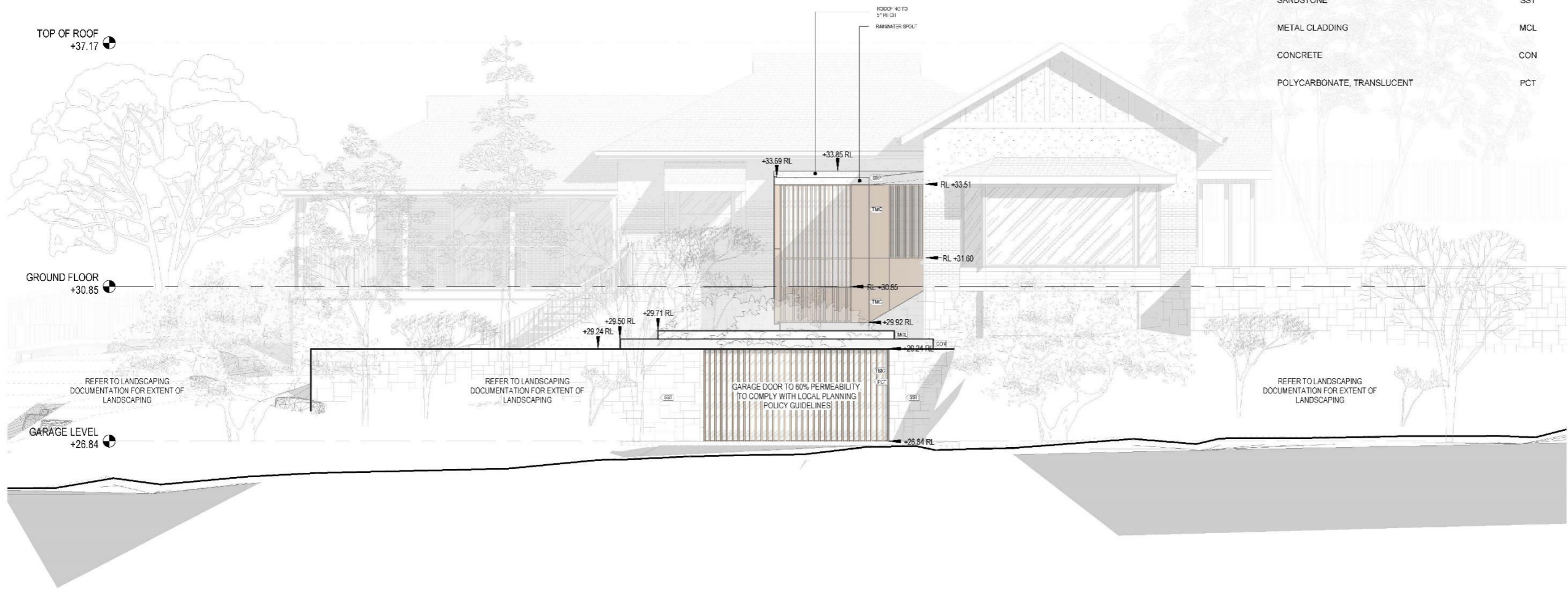
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SITE/CLIENT	SCALE @ A3	1 : 100	DRAWING:
MONICA & CLIVE LACEY	DATE	JOB REF:	PROPOSED GROUND FLOOR
38 STATON RD	05/02/22	A2112	ISSUE: DWG No:
SWANBOURNE WA 6010	DRAWN: NA	ARCHITECTS REG No: 2486 (2152)	7 A.103
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2 02/08/21 CONCEPT DESIGN OPTION 1			
1 23/07/21 CHECK MEASURE ISSUE			

MATERIAL LIST

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BRICK, FACE BRICK	BRF
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TIMBER, CLADDING	TMC
TIMBER, LINING	TML
TILES	TIL
PLASTER, PAINTED	PLP
SANDSTONE	SST
METAL CLADDING	MCL
CONCRETE	CON
POLYCARBONATE, TRANSLUCENT	PCT



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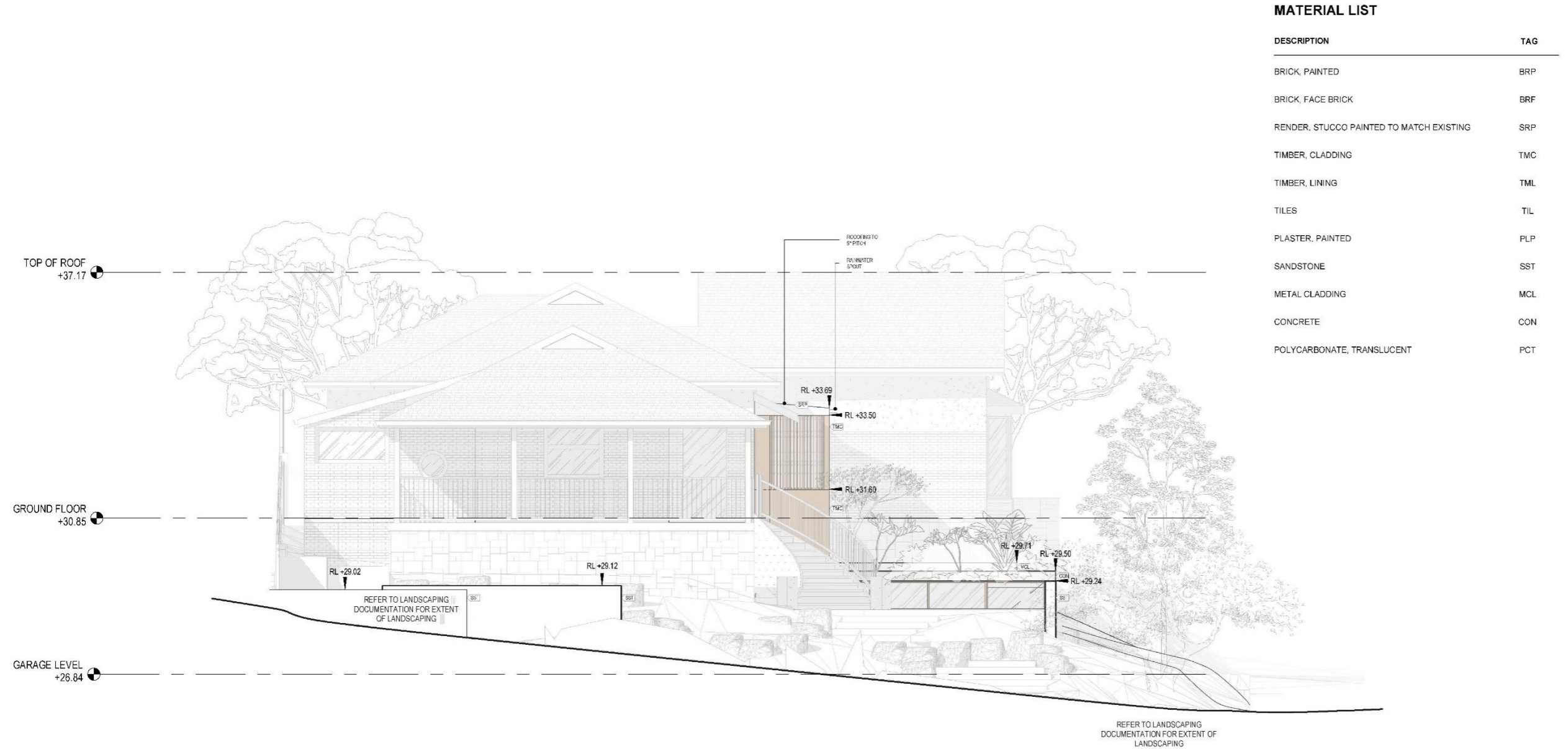
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ALCASTER ST ELEVATION

ISSUE: DWG No:

7

A.104

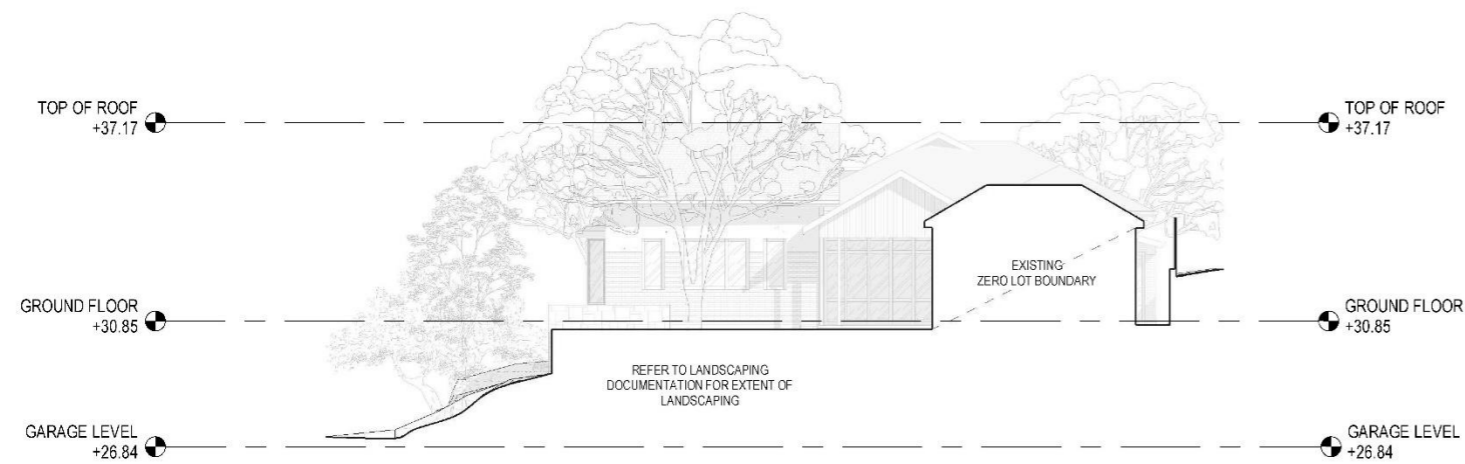


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				3		24/09/21		CONCEPT DESIGN			
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								7		A.105	



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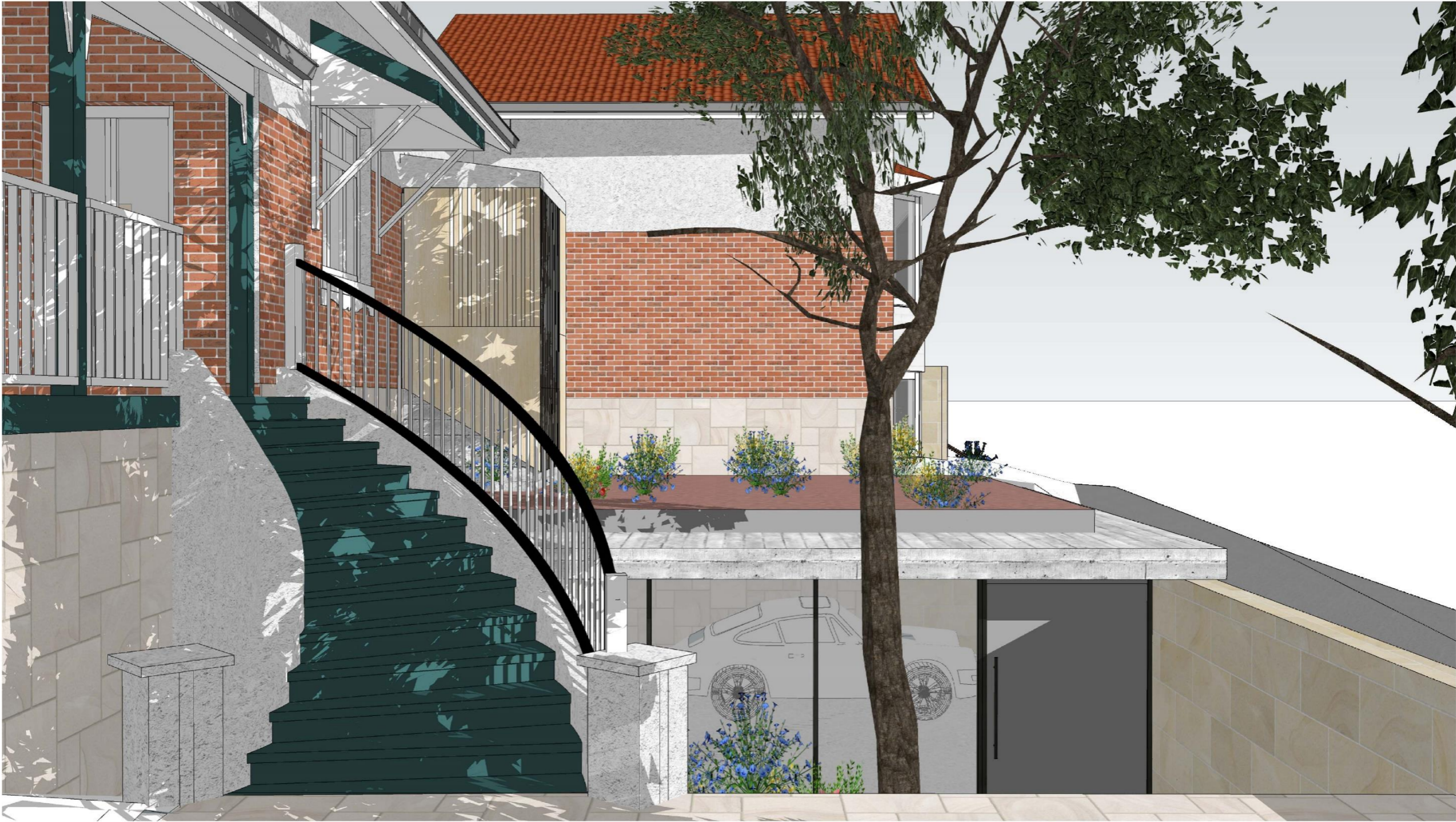
2 PROPOSED NORTH ELEVATION
SCALE: 1:200

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SITE/CLIENT		SCALE @ A3				DRAWING:	
MONICA & CLIVE LACEY		As indicated				ELEVATIONS	
DATE		JOB REF:					
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38 STATON RD
SWANBOURNE WA 6010

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DATE
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A.201



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38 STATON RD
SWANBOURNE WA 6010

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3	24/09/21	CONCEPT DESIGN
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VIEW 2

A.202



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5	07/12/21	CONCEPT DESIGN REVISION
4	18/10/21	CONCEPT DESIGN 3D VIEWS
3	24/09/21	CONCEPT DESIGN
2	02/08/21	CONCEPT DESIGN OPTION 1
1	23/07/21	CHECK MEASURE ISSUE

DRAWING:

ISSUE: DWG No:

7

VIEW 3

A.203



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SITE/CLIENT
MONICA & CLIVE LACEY
38 STATON RD
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SCALE @ A3

DATE
05/02/22

JOB REF:
A2112

DRAWN:
NA

ARCHITECTS REG No:
2486 (2152)

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7	05/02/22	DEVELOPMENT APPLICATION
6	13/12/21	REVISION FOR COUNCIL
5	07/12/21	CONCEPT DESIGN REVISION
4	18/10/21	CONCEPT DESIGN 3D VIEWS
3	24/09/21	CONCEPT DESIGN
2	02/08/21	CONCEPT DESIGN OPTION 1
1	23/07/21	CHECK MEASURE ISSUE

DRAWING:

VIEW 4

ISSUE: DWG No:

7

A.204

38 STATON ROAD, EAST FREMANTLE

LANDSCAPE CONCEPT

Rev C - 27.01.2022



Prepared for Clive & Monica Lacey
By





VIEW. 1 LOOKING NE TOWARDS HOUSE



VIEW. 2 LOOKING EAST DOWN ALCESTER ST



VIEW 3. LOOKING NORTHWARDS UP STATON ROAD

38 STATON ROAD, EAST FREMANTLE

26.01.2022 rev C

IEWS STUDY OF THE HOUSE



The aesthetic and heritage value of this Interwar - Federation bungalow is diminished, as the view to south side is obscured.

SITE ANALYSIS

IMMEDIATE ISSUES

A. Front boundary wall

Retaining walls' structural stability is undermined by ongoing pressure of palm roots;

Wall requires significant rectification/ rebuild to prevent public safety hazard; (refer to Structural & Heritage Engineer's assessment 16.09.2021)

B. Internal house damage

Roots from palm have penetrated through to internal house tiles

(refer to Structural & Heritage Engineer's assessment 16.09.2021)

C. Garage walls

Pressure from palm roots have undermined structural stability of garage;

Garage will need to be replaced.; Necessary construction works will undermine stability of palm tree due to proximity of the two elements; (refer to Arboricultural assessment- TreeCare WA Feb 2021, Structural & Heritage Engineer's assessment 16.09.2021)

D. Wildlife

Palm trees attract a large population of Rainbow lorikeets by providing food and roost which out-compete native bird-life; Rats are also attracted to the palm.

E. Verge palms

Self seeded palms in verge have undermined limestone wall and present a safety hazard; Damaged limestone wall to be repaired.



LONG TERM ISSUES

F. Unsafe access for maintenance due to high retaining wall;
Retention of current garden height will necessitate a new balustrade along front boundary;
This will detract from the aesthetic value of the heritage elevation.

G. Facade and entrance of heritage house is obscured by retaining walls and dense vegetation.

H. Palm trees require routine root pruning to safeguard structural integrity of house and garden retaining walls; root barrier measures explored will not prevent root encroachment on structures below. (refer to Arboricultural assessment - TreeCare WA Feb 2021)

I. Confused entry and approach to front door of house requires redesign to improve wayfinding and safe access.

LANDSCAPE CONCEPT PLAN



38 STATON ROAD, EAST FREMANTLE

26.01.2022 rev C

0 2 4 6 8 10m

Anngi Tran
Landscape Architecture Studio



Note : Refer to Architectural drawings by Philip Stejskal Architecture for house, garage and garage wall proposals

SKETCH VIEW OF STATON ROAD & ALCESTER ST ELEVATION LOOKING NORTH-EAST

38 STATON ROAD, EAST FREMANTLE

26.01.2022 rev C



SKETCH VIEW OF ALCESTER ST ELEVATION LOOKING NORTH

Note : Refer to Architectural drawings by Philip Stejskal Architecture for house, garage and garage wall proposals

GARDEN INSPIRATION



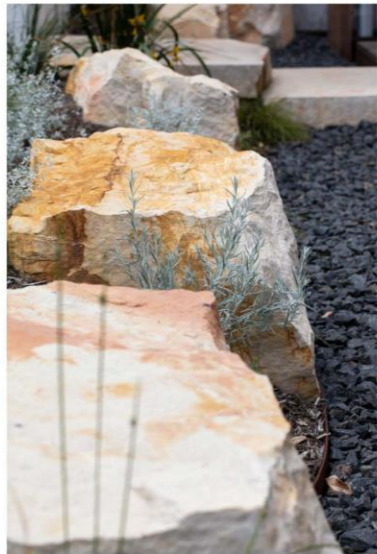
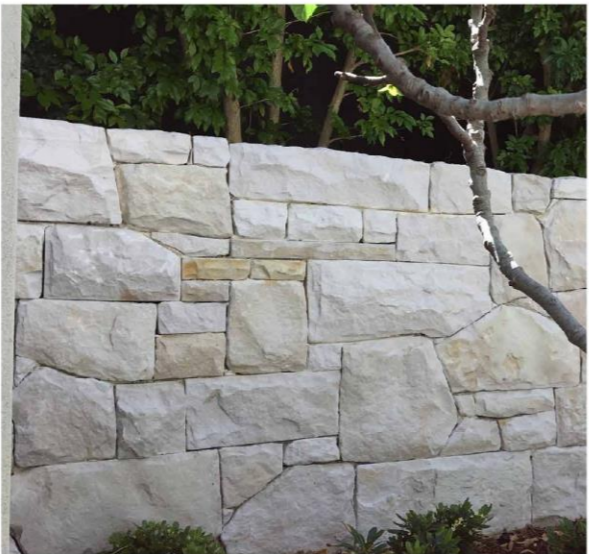
40 Irwin St (local precedent)



MATERIALS



Donnybrook sandstone walling



Sandstone Boulders



sandstone pavings

PRINCIPLES FOR THE FRONT GARDEN

- Create a landscape setting which enhances the aesthetic heritage value of the house; allowing both sides of the house to be view from the street, instating the corner view prominence
- Create a waterwise native garden to provide habitat for native birds and wildlife with endemic shrubs and ground covers
- Landscape must safeguard the structural integrity of the house for long term preservation
- Specimen tree selection reflects the list recommended by the Australian Garden Society (WA) *A Guide to Conserving and Interpreting Gardens in Western Australia* 2007

SPECIMEN TREE



Silver Princess - Eucalyptus caesia



Red capped mallee - Eucalyptus erythrocorys

SHRUBS & GROUND COVERS



Olearia axillaris



Conostylis candicans



Westringia dampieri



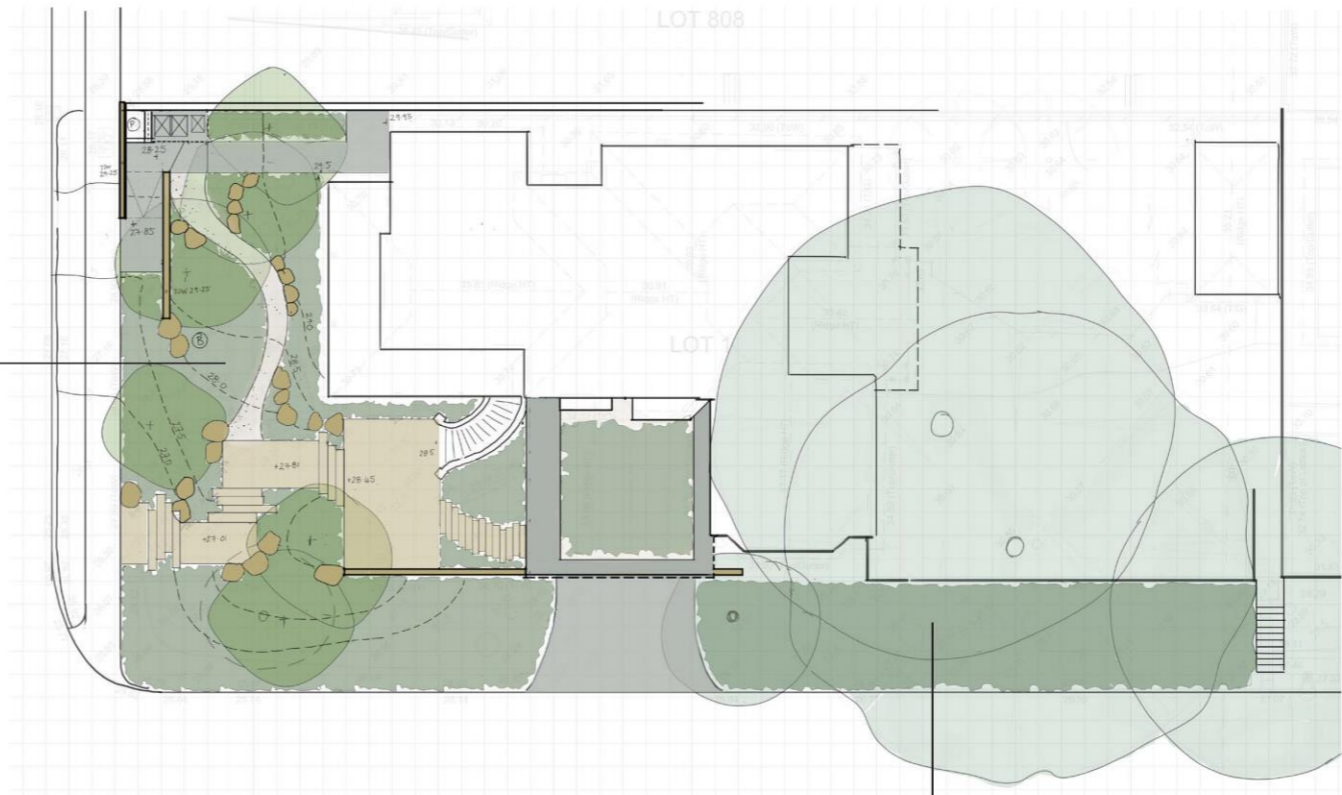
Scaevola crassifolia



Austrostipa elegantissima



Dianella revoluta



SHRUBS & GROUND COVERS



Ficinia nodosa



Kennedia prostrata



Hemiandra pungens



Acacia lasiocarpa



Westringia dampieri

VERGE RESTORATION

- Remove all weed species trees and palms
- Manage rocky embankments with endemic shrubs & ground covers which possess soil binding and erosion control value
- Endemic planting selection to provide habitat for native wildlife
- Waterwise, low maintenance planting design



*Preliminary Tree Assessment
38 Staton Road, East Fremantle*



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TRAQ CERTIFIED

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Scope of report

On Thursday the 25th of February 2021 James Jordan, Arboricultural Consultant from Tree Care WA undertook a preliminary tree assessment at 38 Staton Road, East Fremantle.

The assessment was required to give the client an understanding of how three *Phoenix canariensis* (Canary Island Date Palms) will be impacted in the course of proposed landscaping works.

The Preliminary Tree Assessment is the first assessment in accordance with AS4970 – 2009 Protection of trees on development sites. This assessment outlines the basic information which is required to be understood as part of the design stage.

Introduction

A Basic Visual Tree Assessment (VTA) was completed on three *Phoenix canariensis* on Thursday the 25th of February 2021.

The assessment consisted of -

- Visual assessment, observing and documenting the trees health in brief, condition and recording the trees details.
- To provide details of the required Tree Protection Zone. (TPZ)
- To provide details of the Structural Root Zone. (SRZ)
- To provide written details on problems associated with the tree if found.
- Provide written advice of any recommendations.

Assessment methodology

The tree assessment consisted of a ground based basic tree assessment principal of the Visual Tree Assessment (VTA) outlined by C. Mattheck and H. Breloer (1994) and Lonsdale's approach (1999).

The trees were assessed against age, health, structure, height, canopy spread, ULE (useful Life Expectancy), Origin and inspected from ground level for any evidence of pest and disease.

A typical visual tree assessment -

- Starts at the base of the tree looking for damaged roots or abnormal trunk flare.
- Moving up the trunk observing any indication of decay or cavities.
- Assess the Primary Branches for cracks or other noticeable defects.
- Finally assess the general canopy including lateral Branches and foliage for pests and disease.

Trunk diameter (Diameter at Breast Height = DBH) is measured at 1.4m above ground level.

The tree was not climbed or inspected at height and no soil samples were taken for analysis on the day of the assessment.

The following tools were used in the visual tree assessment -

- Acoustic hammer.
- Digital Range Finder.
- Forestry Workers Measuring Tape.
- Camera.

Age assessment methodology

The subject trees age was assessed against the following categories.

Juvenile: Recently planted or self-set and relatively small

Semi Mature: The tree is established and approaching its expected mature size.

Mature: Has reached its full potential in size for the species in that area.

Early Veteran: Characterized by both a very slow growth rate and the trees inability to withstand disturbances with its limited energy reserves to fight off invading pests and diseases.

Veteran: The tree is entering a phase where it has lost its ability to defend itself against pest and diseases and structural integrity may be compromised.

Tree health methodology

The subject trees health was assessed against the following categories.

Good: The tree will show good to excellent vigour throughout the tree for the species. The tree will exhibit a full and healthy canopy of foliage with only minimal pest or diseases evident.

Fair: The tree is growing in a reasonable condition and shape with adequate canopy foliage for that species. Minor dead wood may be present throughout the crown, with only minor fauna feeding in the foliage, with reasonable colour and density when compared to a typical healthy specimen of that species.

Poor: The tree appears stunted and not growing to its full capability with the canopy potentially visibly showing signs of openness and thinning with excessive amounts of dead or dying limbs. Evidence of established pest and disease issues will be evident or symptoms of stress indicating the tree is in decline.

Very poor: The tree is in a state of decline with the canopy visibly open with considerable deadwood with pest and diseases being present throughout the tree as it enters the final stages of senescing.

Dead: No more living tissue evident.

Useful Life Expectancy (ULE)/Retention Value methodology

The Useful Life Expectancy (ULE) category provides a guide as to how long a tree might continue to make a positive contribution to the place in which it situated.

A. Long (Greater than 40 years)

A high quality and high value tree that would hold such a condition to make it a valuable part of the environment. The tree would be considered to hold a Useful Life Expectancy (ULE) of 40 years or greater.

B. Medium (Between 20 and 40 years)

A medium quality and medium value tree of this category are thought of as making a significant contribution to the area they are situated in and would be considered to hold an ULE of a minimum of 20 years.

C. Short (Between 5 and 20 years)

A low quality and low value tree. This tree would be regarded as being in a fair condition that would see them being retained for a period that would allow new plantings to establish. A tree in this category would be considered as having an ULE of 5 to 10 years.

D. Transient (Less than 5 years)

A very low quality and very low value, this tree would be regarded as having a poor form, displaying a low vitality and may be exhibiting initial signs of decline. The tree would be considered to have an ULE of less than 5 years and should be included within a plan for replacement.

R. Dead or hazardous (no remaining ULE)

Removal most often is required for this tree. A tree in this category would be considered to hold such a condition that would potentially hold no value in their current state.

Species origin methodology

This category advises whether or not the assessed tree is Endemic, Native or an Exotic species to Australia.

➤ **Endemic**

This is a species of tree that is known to grow naturally within the location of the assessment and is not introduced from other parts of Australia.

➤ **Native**

This is a species of tree that is native to Australia but is not found naturally within the location of the assessment.

➤ **Exotic**


A species of tree that has been introduced to Australia from other countries.

Site Map




Figure 1 Site map

Tree Assessments

Tree Number	1	
Species	<i>Phoenix canariensis</i> (Canary Island Palm)	
Age class	Mature	
Health	Good	
Structure	Good	
Height	16m	
Canopy Spread North – South	8m	
Canopy Spread East - West	8m	
Trunk diameter at breast height (DBH)	0.69m	
Trunk diameter at ground height (DGL)	0.91m	
Tree Protection Zone (TPZ)	8.3m	
Structural Root Zone (SRZ)	3.1m	
Useful Life Expectancy/Retention Value	B	
Origin	Exotic	
<p style="text-align: center;">Comments –</p> <p>The palm is located within close proximity to the limestone retaining wall. There was evidence to suggest that the palm's root system along with tree's two and three is impacting the walls throughout the property which was the leading discussion point prior planning occurs.</p>		

Tree Number	2	
Species	<i>Phoenix canariensis</i> (Canary Island Palm)	
Age class	Mature	
Health	Good	
Structure	Good	
Height	15m	
Canopy Spread North – South	7.5m	
Canopy Spread East - West	7.5m	
Trunk diameter at breast height (DBH)	0.65m	
Trunk diameter at ground height (DGL)	0.67m	
Tree Protection Zone (TPZ)	7.9m	
Structural Root Zone (SRZ)	2.8m	
Useful Life Expectancy/Retention Value	B	
Origin	Exotic	
Comments – N/A		

Tree Number	3	
Species	<i>Phoenix canariensis</i> (Canary Island Palm)	
Age class	Mature	
Health	Good	
Structure	Good	
Height	16m	
Canopy Spread North – South	7.5m	
Canopy Spread East - West	7.5m	
Trunk diameter at breast height (DBH)	0.59m	
Trunk diameter at ground height (DGL)	0.60m	
Tree Protection Zone (TPZ)	7.1m	
Structural Root Zone (SRZ)	2.6m	
Useful Life Expectancy/Retention Value	B	
Origin	Exotic	
<p>Comments –</p> <p>The palm is located within close proximity to the garage wall. The initial thought process would be to create a suitable root barrier system to prevent detrimental damage to the property as a result from root encroachment, however given the distance that the palm is located from the wall, this would not be feasible as it would damage a significant percentage of the Palm's root system causing health and structural issues as a result.</p>		

Discussion

The main topic of the discussion on the 25th was based upon methods of retaining the palm's whilst a new landscape design can be implemented which would see all new and refurbished infrastructure remain undisturbed from root encroachment for as long as practicable.

The three palms have all been assessed and allocated an area of no disturbance, namely a Structural Root Zone (SRZ), this area of root mass even though the palms are monocotyledons are not to be damaged or encroached given their ages and size.

Outside of the SRZ it is advised that root pruning occurs adjacent all retained walls with the installation of a 300mm wide trench to a depth of a minimum of 1.2m that is filled with a 15-20mm coarse aggregate and the final outer layer being an approved root barrier system comprised of high-density polyethylene sheeting. This root barrier system will keep the encroachment of roots at bay for an extended period, however will never stop the palms roots from developing.

In regards to palm three, this may not be achievable given the close proximity to the wall and consideration as to what is more valuable to the client needs to be considered as either the palm requires to be removed or drastic changes to the garage walls needs to occur. It is of this consulting Arborist opinion that the palm requires removal as a root barrier system is not feasible in this instance.

A simple list of trees in order of importance has been placed under this discussion for the client to understand which of the palms have more significance or worthy of retention.

Tree Number	Good	Medium	Bad
1	✓		
2	✓		
3		✗	



11th of April 2021

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Appendixes

Tree Protection Zones (TPZ)

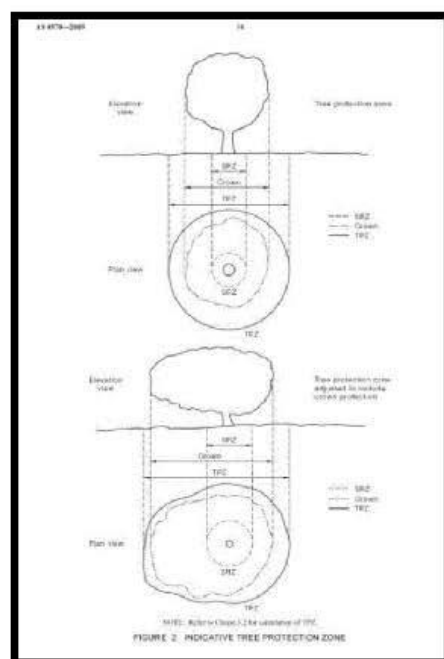
Based on AS 4970 – 2009 Protection of trees on development sites, Tree Protection Zones (TPZ) have been determined for each tree. The TPZ is designed to protect trees whilst development occurs and to ensure that the trees survive the construction process.

The radius of the TPZ is calculated by multiplying the DBH $\times 12$. TPZ should be no less than 2m nor greater than 15m (Except where crown protection is required)

The SRZ (Structural Root Zone) only need to be calculated when major encroachment into a TPZ is proposed.

$$SRZ = (DGL \times 50 \text{ to the power of } 0.42 \times 0.64)$$

NOTE: The minimum SRZ for trees with a DGL (Diameter at Ground Level) less than 0.15m will be 1.5m. There shall be no trenching or root pruning to trees within the TPZ.



Tree Protection Measures

Within the Tree Protection Zones (TPZ) and Structural Root Zones (SRZ), site workers and contractors are NOT to allow the following to occur-

- Mechanical excavation including trenching without consulting the site Arborist.
- Excavation for silt fencing.
- Cultivation.
- Storage.
- Preparation of chemicals, including preparation of cement products.
- Parking of vehicles and plant.
- Refuelling.
- Dumping of waste.
- Placement of fill.
- Lighting of fires.
- Soil level changes.
- Temporary or permanent installation of utilities and signs.
- Physical damage to the tree.

TPZ control measures

- Where practical, always trench outside the TPZ. Impacting more than 10% of the TPZ can affect the long-term health of the tree.
- Where it is not possible to work outside the TPZ and an encroachment of more than 10% is required the site Arborist must be contacted prior further works being completed.
- Within the TPZ, minimise the extent impacted and for significant encroachments, under bore/directional drill at least 600 mm beneath the ground surface, or if excavating, hand dig or use an air knife.
- Always where possible, establish and work outside the TPZ. Fence off the TPZ to avoid physical damage to trees.

Tree protection fencing

An exclusion zone should be established along the TPZ perimeters (or as nominated) of retained trees and cordoned off with a physical barrier of ridged chain mesh fence, 1.8m in height, which is securely anchored. The role of these fences is to prevent any damage to the complete tree including root system, stem and branch structure as well as the crown or canopy.

The site Arborist must be consulted at any time entry into a TPZ of the retained trees is required. No routing of services, parking of vehicles, stacking of builder's materials, equipment etc is to occur within the TPZ of retained trees, nor disposal of fuels, paints, chemicals etc within the protected TPZ area which could otherwise cause injury and or adversely affect the health of a retained tree.



Activity outside of the Tree Protection Zone

Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including piling rigs), in order that they can operate without coming into contact with retained trees. Such contact can result in severe damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees should be conducted under supervision/spotter, to ensure that adequate clearance from trees is maintained at all times.

Additional precautions outside the exclusion zone - Materials whose accidental spillage would cause damage to a tree should be stored and handled well away from the outer edge of its TPZ.

Avoiding physical damage to roots

To avoid damage to tree roots, existing ground levels should be retained within the TPZ. Intrusion into soil (other than for piling) within the TPZ is generally not acceptable, and topsoil within it should be retained in situ. However, limited manual excavation within the TPZ might be acceptable, subject to justification. Such excavation should be undertaken carefully, using hand-held tools and preferably by compressed air soil displacement.

Roots, whilst exposed, should immediately be wrapped or covered to prevent desiccation and to protect them from rapid temperature changes. Any wrapping should be removed prior to backfilling, which should take place as soon as possible and always within a maximum of 8hrs exposure.

Roots smaller than 25 mm diameter may be pruned back, making a clean cut with a suitable sharp tool (e.g. secateurs or handsaw), except where they occur in clumps. Roots occurring in clumps or of 25 mm diameter and over should be severed only following consultation with the project Arborist, as such roots might be essential to the tree's health and stability.

Prior to backfilling retained roots should be surrounded with topsoil or uncompacted sharp sand (builders' sand should not be used because of its high salt content, which is toxic to tree roots), or other loose inert granular fill,

before soil or other suitable material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

Glossary of Arboricultural terminology

Abscission - The shedding of a leaf or other short-lived part of a woody plant, involving the formation of a corky layer across its base; in some tree species twigs can be shed in this way.

Abiotic - Pertaining to non-living agents; e.g. environmental factors.

Absorptive roots - Non-woody, short-lived roots, generally having a diameter of less than one millimetre, the primary function of which is uptake of water and nutrients.

Access facilitation pruning - One off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.

Adaptive growth - In tree biomechanics, the process whereby the rate of wood formation in the cambial zone, as well as wood quality, responds to gravity and other forces acting on the cambium. This helps to maintain a uniform distribution of mechanical stress.

Adaptive roots - The adaptive growth of existing roots; or the production of new roots in response to damage, decay or altered mechanical loading.

Adventitious shoots - Shoots that develop other than from apical, axillary or dormant buds; see also 'epicormic'.

Anchorage - The system whereby a tree is fixed within the soil, involving cohesion between roots and soil and the development of a branched system of roots which withstands wind and gravitational forces transmitted from the aerial parts of the tree.

Arboricultural Method Statement - Methodology for the implementation of any aspect of development that is within the root protection area or has the potential to result in loss of or damage to a tree to be retained.

Arboriculturist - Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

Architecture - In a tree, a term describing the pattern of branching of the crown or root system.

Axil - The place where a bud is borne between a leaf and its parent shoot.

Bacteria - Microscopic single-celled organisms, many species of which break down dead organic matter, and some of which cause diseases in other organisms.

Bark - A term usually applied to all the tissues of a woody plant lying outside the vascular cambium, thus including the phloem, cortex and periderm; occasionally applied only to the periderm or the phellerm.

Basidiomycotina (Basidiomycetes) - One of the major taxonomic groups of fungi; their spores are borne on microscopic peg like structures (basidia), which in many types are in turn borne on or within conspicuous fruit bodies, such as brackets or toadstools. Most of the principal decay fungi in standing trees are basidiomycetes.

Bolling - A term sometimes used to describe pollard heads.

Bottle-butt - A broadening of the stem base and buttresses of a tree, in excess of normal and sometimes denoting a growth response to weakening in that region, especially due to decay involving selective delignification.

Bracing - The use of rods or cables to restrain the movement between parts of a tree.

Branch:

- **Primary** - A first order branch arising from a stem
- **Lateral** - A second order branch, subordinate to a primary branch or stem and bearing sub-lateral branches
- **Sub-lateral** - A third order branch, subordinate to a lateral or primary branch, or stem and usually bearing only twigs

Branch bark ridge - The raised arc of bark tissues that forms within the acute angle between a branch and its parent stem.

Branch-collar - A visible swelling formed at the base of a branch whose diameter growth has been disproportionately slow compared to that of the parent stem; a term sometimes applied also to the pattern of growth of the cells of the parent stem around the branch base.

Brown-rot - A type of wood decay in which cellulose is degraded, while lignin is only modified.

Buckling - An irreversible deformation of a structure subjected to a bending load.

Buttress zone - The region at the base of a tree where the major lateral roots join the stem, with buttress-like formations on the upper side of the junctions.

Cambium - Layer of dividing cells producing xylem (woody) tissue internally and phloem (bark) tissue externally.

Canker - A persistent lesion formed by the death of bark and cambium due to colonisation by fungi or bacteria.

Canopy species - Tree species that mature to form a closed forest canopy.

Cleaning out - The removal of dead, crossing, weak, and damaged branches, where this will not damage or spoil the overall appearance of the tree.

Compartmentalisation - The confinement of disease, decay or other dysfunction within an anatomically discrete region of plant tissue, due to passive and/or active defences operating at the boundaries of the affected region.

Competent person - A person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

Compression fork - An acute angled fork that is mechanically optimised for the growth pressure that two or more adjacent stems exert on each other.

Compression strength - The ability of a material or structure to resist failure when subjected to compressive loading; measurable in trees with special drilling devices.

Compressive loading - Mechanical loading which exerts a positive pressure; the opposite to tensile loading.

Condition - An indication of the physiological condition of the tree. Where the term 'condition' is used in a report, it should not be taken as an indication of the stability of the tree.

Construction - Site based operations with the potential to affect existing trees.

Tree Protection Zone - Area based on the Root Protection Area from which access is prohibited for the duration of the project.

Crown/Canopy - The main foliage bearing section of the tree.

Crown lifting - The removal of limbs and small branches to a specified height above ground level.

Crown thinning - The removal of a proportion of secondary branch growth throughout the crown to produce an even density of foliage around a well-balanced branch structure.

Crown reduction/shaping - A specified reduction in crown size whilst preserving, as far as possible, the natural tree shape.

Crown reduction/thinning - Reduction of the canopy volume by thinning to remove dominant branches whilst preserving, as far as possible the natural tree shape.

Deadwood - Branch or stem wood bearing no live tissues. Retention of deadwood provides valuable habitat for a wide range of species and seldom represents a threat to the health of the tree. Removal of deadwood can result in the ingress of decay to otherwise sound tissues and climbing operations to access deadwood can cause significant damage to a tree. Removal of deadwood is generally recommended only where it represents an unacceptable level of hazard.

Decurrent - In trees, a system of branching in which the crown is borne on a number of major widely spreading limbs of similar size (cf. excurrent). In fungi with toadstools as fruit bodies, the description of gills which run some distance down the stem, rather than terminating abruptly.

Defect - In relation to tree hazards, any feature of a tree which detracts from the uniform distribution of mechanical stress, or which makes the tree mechanically unsuited to its environment.

Delamination - The separation of wood layers along their length, visible as longitudinal splitting.

Dieback - The death of parts of a woody plant, starting at shoot-tips or root-tips.

Disease - A malfunction in or destruction of tissues within a living organism, usually excluding mechanical damage; in trees, usually caused by pathogenic micro-organisms.

Distal - In the direction away from the main body of a tree or subject organism (cf. proximal)

Dominance - In trees, the tendency for a leading shoot to grow faster or more vigorously than the lateral shoots; also, the tendency of a tree to maintain a taller crown than its neighbours.

Dormant bud - An axial bud which does not develop into a shoot until after the formation of two or more annual wood increments; many such buds persist through the life of a tree and develop only if stimulated to do so.

Dysfunction - In woody tissues, the loss of physiological function, especially water conduction, in sapwood.

DBH (Diameter at Breast Height) - Stem diameter measured at a height of 1.4 metres or the nearest measurable point. Where measurement at a height of 1.4 metres is not possible, another height may be specified.

Endophytes - Micro-organisms that live inside plant tissues without causing overt disease, but in some cases capable of causing disease if the tissues become physiologically stressed, for example by lack of moisture.

Epiconic shoot - A shoot having developed from a dormant or adventitious bud and not having developed from a first-year shoot.

Excrescence - Any abnormal outgrowth on the surface of tree or other organism.

Excurrent - In trees, a system of branching in which there is a well-defined central main stem, bearing branches which are limited in their length, diameter and secondary branching (cf. decurrent).

Fastigate - Having upright, often clustered branches.

Flush cut - A pruning cut which removes part of the branch bark ridge and/or branch-collar.

Girdling root - A root which circles and constricts the stem or roots possibly causing death of phloem and/or cambial tissue.

Habit - The overall growth characteristics, shape of the tree and branch structure.

Haloing - Removing or pruning trees from around the crown of another (usually mature or post-mature) tree to prevent it becoming suppressed.

Hazard beam - An upwardly curved part of a tree in which strong internal stresses may occur without being reduced by adaptive growth; prone to longitudinal splitting.

Heartwood/false-heartwood - The dead central wood that has become dysfunctional as part of the ageing processes and being distinct from the sapwood.

Heave - A term mainly applicable to a shrinkable clay soil which expands due to re-wetting after the felling of a tree which was previously extracting moisture from the deeper layers; also, the lifting of pavements and other structures by root diameter expansion; also, the lifting of one side of a wind-rocked root-plate.

High canopy tree species - Tree species having potential to contribute to the closed canopy of a mature forest.

Incipient failure - In wood tissues, a mechanical failure which results only in deformation or cracking, and not in the fall or detachment of the affected part.

Included bark (ingrown bark) - Bark of adjacent parts of a tree (usually forks, acutely joined branches or basal flutes) which is in face-to-face contact.

Infection - The establishment of a parasitic micro-organism in the tissues of a tree or other organism.

Internode - The part of a stem between two nodes; not to be confused with a length of stem which bears nodes but no branches.

Lever arm - A mechanical term denoting the length of the lever represented by a structure that is free to move at one end, such as a tree or an individual branch.

Lignin - The hard, cement-like constituent of wood cells; deposition of lignin within the matrix of cellulose microfibrils in the cell wall is termed Lignification.

Lions tailing - A term applied to a branch of a tree that has few if any side branches except at its end and is thus liable to snap due to end-loading.

Loading - A mechanical term describing the force acting on a structure from a particular source; e.g. the weight of the structure itself or wind pressure.

Longitudinal - Along the length (of a stem, root or branch).

Lopping - A term often used to describe the removal of large branches from a tree, but also used to describe other forms of cutting.

Minor deadwood - Deadwood of a diameter less than 25mm and or unlikely to cause significant harm or damage upon impact with a target beneath the tree.

Mulch - Material laid down over the rooting area of a tree or other plant to help conserve moisture; a mulch may consist of organic matter or a sheet of plastic or other artificial material.

Mycelium - The body of a fungus, consisting of branched filaments (hyphae).

Occluding tissues - A general term for the roll of wood, cambium and bark that forms around a wound on a woody plant or tree.

Occlusion - The process whereby a wound is progressively closed by the formation of new wood and bark around it.

Pathogen - A micro-organism which causes disease in another organism.

Photosynthesis - The process whereby plants use light energy to split hydrogen from water molecules and combine it with carbon dioxide to form the molecular building blocks for synthesizing carbohydrates and other biochemical products.

Phytotoxic - Toxic to plants.

Pollarding - The removal of the tree canopy, back to the stem or primary branches, usually to a point just outside that of the previous cutting. Pollarding may involve the removal of the entire canopy in one operation or may be phased over several years. The period of safe retention of trees having been pollarded varies with species and individuals. It is usually necessary to re-pollard on a regular basis, annually in the case of some species.

Primary branch - A major branch, generally having a basal diameter greater than 0.25 x stem diameter.

Probability - A statistical measure of the likelihood that a particular event might occur.

Pruning - The removal or cutting back of twigs or branches, sometimes applied to twigs or small branches only, but often used to describe most activities involving the cutting of trees or shrubs.

Radial - In the plane or direction of the radius of a circular object such as a tree stem.

Rams-horn - In connection with wounds on trees, a roll of occluding tissues which has a spiral structure as seen in cross section.

Rays - Strips of radially elongated parenchyma cells within wood and bark. The functions of rays include food storage, radial translocation and contributing to the strength of wood.

Reactive Growth/Reaction Wood - Production of woody tissue in response to altered mechanical loading; often in response to internal defect or decay and associated strength loss (cf adaptive growth).

Residual wall - The wall of non-decayed wood remaining following decay of internal stem, branch or root tissues.

Rib - A ridge of wood that has usually developed because of locally increased mechanical loading. Often associated with internal cracking in the wood of the stem, branch or root.

Ring-barking (girdling) - The removal of a ring of bark and phloem around the circumference of a stem or branch, normally resulting in an inability to transport photosynthetic assimilates below the area of damage. Almost inevitably results in the eventual death of the affected stem or branch above the damage.

Ripewood - The older central wood of those tree species in which sapwood gradually ages without being converted to heartwood.

Root-collar - The transitional area between the stem/s and roots.

Root-collar examination - Excavation of surfacing and soils around the root-collar to assess the structural integrity of roots and/or stem.

Root zone - Area of soils containing absorptive roots of the tree/s described. The Primary root zone is that which we consider of primary importance to the physiological well-being of the tree.

Sapwood - Living xylem tissues.

Secondary branch - A branch, generally having a basal diameter of less than 0.25 x stem diameter.

Selective delignification - A kind of wood decay (white-rot) in which lignin is degraded faster than cellulose.

Services - Any above- or below-ground structure or apparatus required for utility provision e.g. drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.

Shedding - In woody plants, the normal abscission, rotting off or sloughing of leaves, floral parts, twigs, fine roots and bark scales.

Shrub species - Woody perennial species forming the lowest level of woody plants in a forest or garden and not normally considered to be trees.

Simultaneous white rot - A kind of wood decay in which lignin and cellulose are degraded at about the same rate.

Soft-rot - A kind of wood decay in which a fungus degrades cellulose within the cell walls, without any general degradation of the wall as a whole.

Spores - Propagules of fungi and many other life-forms; most spores are microscopic and dispersed in air or water.

Sporophore - The spore bearing structure of fungi.

Stem/s - Principle above-ground structural component(s) of a tree that supports its branches.

Stress - In plant physiology, a condition under which one or more physiological functions are not operating within their optimum range, for example due to lack of water, inadequate nutrition or extremes of temperature.

- Stress** - In mechanics, the application of a force to an object.
- Stringy white-rot** - The kind of wood decay produced by selective delignification.
- Structural roots** - Roots, generally having a diameter greater than ten millimetres, and contributing significantly to the structural support and stability of the tree.
- Structural root zone (SRZ)** - The zone of the root plate most likely to contain roots that are critical for anchorage and the stability of the tree.
- Structure** - Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
- Subsidence** - In relation to soil or structures resting in or on soil, a sinking due to shrinkage when certain types of clay soil dry out, sometimes due to extraction of moisture by tree roots.
- Subsidence** - In relation to branches of trees, a term that can be used to describe a progressive downward bending due to increasing weight.
- Taper** - In stems and branches, the degree of change in girth along a given length.
- Target canker** - A kind of perennial canker, containing concentric rings of dead occluding tissues.
- Targets** - In tree risk assessment (with slight misuse of normal meaning) persons or property or other things of value which might be harmed by mechanical failure of the tree or by objects falling from it.
- Topping/ Lopping** - In arboriculture, the removal of the crown of a tree, or of a major proportion of it.
- Torsional stress** - Mechanical stress applied by a twisting force.
- Translocation** - In plant physiology, the movement of water and dissolved materials through the body of the plant.
- Transpiration** - The evaporation of moisture from the surface of a plant, especially via the stomata of leaves; it exerts a suction which draws water up from the roots and through the intervening xylem cells.
- Tree Protection Plan** - Scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.
- Tree Protection Zone (TRZ)** - This is an area left around a tree to ensure protection of the above and below ground parts of the tree during construction works. It will usually include the SRZ and is usually recommended to be fenced off for the period of the works.
- Tree Risk Assessment** - An assessment and description of the risks and where appropriate the values associated with a tree or trees. The primary risk being considered is that from falling trees. Other risks, such as damage to infrastructure, interruption of service and building subsidence may also be considered
- **Walkover** – A general view of the tree population considered in the context of the adjacent land-use to identify trees that present significantly elevated risks
 - **Drive-by** - A general view of the tree population from a moving vehicle and considered in the context of the adjacent land-use to identify trees that present significantly elevated risks
 - **Individual** – the assessment of risks from a single tree considered in the context of the adjacent land-use to identify trees that present significantly elevated risks
- Understorey** - This layer consists of younger individuals of the dominant trees, together with smaller trees and shrubs which are adapted to grow under lower light conditions.
- Understorey tree species** - Tree species not having potential to attain a size at which they can contribute to the closed high canopy of a forest or garden.
- Vascular wilt** - A type of plant disease in which water-conducting cells become dysfunctional.
- Vessels** - Water-conducting cells in plants, usually wide and long for hydraulic efficiency; generally, not present in coniferous trees.
- Vigour** - The expression of carbohydrate expenditure to growth (in trees).

Vitality - A measure of physiological condition.

White-rot - A range of kinds of wood decay in which lignin, usually together with cellulose and other wood constituents, is degraded.

Wind exposure - The degree to which a tree or other object is exposed to wind, both in terms of duration and velocity.

Wind pressure - The force exerted by a wind on a particular object.

Windthrow - The blowing over of a tree at its roots.

Woundwood - Wood with atypical anatomical features, formed in the vicinity of a wound.

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Disclaimer of limitations

- a. References in this report to the Arborist means James Jordan as an employee of Tree Care WA.
- b. References in this report to Tree Care WA means Westworks Group Pty Ltd as trustee for Ussheridan Trust trading as Tree Care WA (ACN 156 131 010 ABN 46 156 131 010).
- c. In this report a reference to a group of persons includes a reference to all of them collectively, any two or more collectively and each of them individually.
- d. The releases and limitations in this report apply to the Arborist, Tree Care WA and any employees, directors, contractors and agents of the Arborist and/or Tree Care WA.
- e. This report only covers identifiable defects present at the time of inspection. The Arborist and Tree Care WA accept no responsibility and cannot be held liable for any structural defect or unforeseen event/situation that may occur after the time of inspection.
- f. The Arborist and Tree Care WA cannot and do not guarantee trees contained within this report will be structurally sound under all circumstances and cannot and do not guarantee that the recommendations made will categorically result in the tree being made 'safe'. Unless specifically mentioned this report will only be concerned with above ground inspections, that will be undertaken visually from ground level.
- g. Trees are living organisms and as such cannot be classified as "safe" under any circumstances.
- h. Failure events can occur for any number of reasons at any time and cannot always reasonably be foreseen, as any number of circumstances can come about at any time before or after an inspection that the Arborist and Tree Care WA may not be aware of.
- i. All recommendations are made based on what can be reasonably identified at the time of inspection therefore the author accepts no liability for any recommendations made.
- j. Care has been taken to obtain all information from reliable sources. All data has been verified or as much as possible; however, the Arborist and Tree Care WA can neither guarantee nor be responsible for the accuracy of information provided by others.
- k. Booking of re-assessment after the prescribed period is the responsibility of the land manager/owner only. The Arborist and Tree Care WA are not responsible for providing reminders or notification that re assessment may be due and will not be held responsible to reinspect the listed trees until requested.
- l. The Arborist and Tree Care WA make no express warranties under this report.
- m. Except as the report specifically states, or as contained in any express warranty provided in relation to any goods or services provided or to be provided, the report does not include by implication any other term, condition or warranty in respect of the quality, merchantability, acceptability, fitness for purpose, condition, description, assembly, manufacture, design or performance of the goods or services or any contractual remedy for their failure.
- n. If the client is a consumer nothing in the Report restricts, limits or modifies the client's rights or remedies against Tree Care WA for failure of a statutory guarantee under the ACL save to the extent lawfully permissible.
- o. To the greatest extent permitted under law the Arborist and Tree Care WA are not liable to the client or any third party in any way under or in connection with the Report or in connection with the goods or services provided by them to the client or any third party.
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- q. The client expressly acknowledges and agrees that:
 - i. it has not relied upon, any service involving skill and judgement, or on any advice, recommendation, information or assistance given by the Arborist or Tree Care WA, their agents, contractors or employees in relation to any goods or services or their use or purpose,
 - ii. it has not made known, whether expressly or by implication, to the Arborist and Tree Care WA any purpose for which it requires the goods or services and it has the sole responsibility of satisfying itself that any goods or services as suitable for the use of the client,
 - iii. nothing in this Report is to be interpreted as excluding, restricting or modifying the application of any non-excludable State or Federal legislation applicable to the sale of goods or supply of services.

PLACE RECORD FORM

PRECINCT	Richmond
ADDRESS	38 Staton Street
PROPERTY NAME	N/A
LOT NO	Lot 1
PLACE TYPE	Residence
CONSTRUCTION DATE	C 1925
ARCHITECTURAL STYLE	Inter-War Bungalow
USE/S	Original Use: Residence/ Current Use: Residence
STATE REGISTER	N/A
OTHER LISTINGS	N/A
MANAGEMENT CATEGORY	Category B
PHYSICAL DESCRIPTION	<p>No 38 Staton Street is a single storey house constructed in limestone, brick and rendered brick with a hipped tiled roof. It is a fine expression of the Inter-War Bungalow style with Federation Filigree influences. The place sits on a corner lot that addresses both Staton Road and Alcester Street. It is asymmetrically composed with a full width return skillion roofed verandah. The verandah is supported on timber posts. There is a decorative valance and a vertical timber balustrade between the posts. The house is elevated and on a sloping site. There is a long curved set of steps leading from the verandah to the garden. The verandah terminates at a thrust bay on the south side of the house. The entrance door is</p>

located on the south elevation under the return verandah. The front elevation features a set of casement windows and a hopper light and a roundel window. The lower walls are brick and upper walls rendered. The place sits on limestone foundations.

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

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.

HISTORICAL NOTES

In September 1883 Stephen Henry Parker and James Morrison of Perth commenced subdivision of 65 acres of land to the north of Canning Road. The subdivision occurred at Swan Locations 63, 176, 219 and the south western portion of Swan Location 306. The subdivision included Preston Point Road, Alcester Gardens, Wolsely Gardens, Victoria Road, Alexandra Road, Parry Avenue, and Salvado Avenue.

The Richmond Precinct was owned by Walter Easton and was named after the town of Richmond where Easton lived in England. In 1901 Easton's sons subdivided Windsor Estate. New streets to the subdivision of the Windsor Estate were named after various members of the Easton family; Walter, Gill, Stratford and Morgan (later Osborne Road).

Initially lot sizes were generous but sold at a slow rate. The initial development of the Richmond Precinct occurred at Canning Highway and Preston Point Road. Substantial residences were developed on these streets giving precedence to the future development of Richmond. The distinct architecture of Canning Highway and Preston Point Road distinguish Richmond from the surrounding area.

By 1913 there were approximately 40 residences in the area between Preston Point Road and Alexandra Road. Osborne Road, Windsor Road and Gill Street had several buildings apiece by 1913. By 1931 approximately half the lots were developed. In 1921 Richmond Primary School was developed between Windsor and Osborne Road and several Inter-War residences were developed in the immediate area. In the 1930s the Workers' Homes' Board developed a number of weatherboard, asbestos, brick and tiled residences. Inter-War style front porches were preferred over Federation style full width verandahs.

Redevelopments have occurred throughout the Richmond Precinct. Large lot sizes have allowed Richmond to be subject to the redevelopment of group and multiple housing. However, significant clusters of heritage dwellings remain throughout.

OWNERS

Unknown

HISTORIC THEME

Demographic Settlements - Residential Subdivision

CONSTRUCTION MATERIALS

Walls – Brick and rendered brick

Roof – Tiles

PHYSICAL SETTING

The residence is on a sloping site which increases its prominence, combined with its palm trees and garden walls the place has a strong aesthetic impact.

STATEMENT OF SIGNIFICANCE

No 38 Staton Street is a single storey house constructed brick and rendered tiled with an iron roof. It has considerable historic and aesthetic value for its contribution to Richmond's high concentration of middle class mainly federation period houses and associated buildings. The place contributes to the local community's sense of place.

The place has considerable aesthetic value as an Inter-War Bungalow style house with influences of the Federation Filigree style. The place

	retains a moderate to high degree of authenticity and a high degree of integrity.
	Its palm trees are part of its aesthetic value.
	The additions have no significance.
AESTHETIC SIGNIFICANCE	No 38 Staton Street has considerable aesthetic value an Inter-War Bungalow style house. It retains most of the characteristic features of a dwelling of the type and period.
	Its palm trees are part of its aesthetic value.
HISTORIC SIGNIFICANCE	No 38 Staton Street has considerable 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.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 38 Staton Street has considerable 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 38 Staton Street is not rare in the immediate context, but Richmond has rarity value as a cohesive middle class suburb.
CONDITION	No 38 Staton Street is in good condition.
INTEGRITY	No 38 Staton Street retains a high degree of integrity.
AUTHENTICITY	No 38 Staton Street retains a moderate to high degree of authenticity.
MAIN SOURCES	



Community Engagement Checklist

Development Application P12/22 - 38 Staton Road

Project Name

Objective of Engagement:	Neighbour consultation			
Lead Officer:	Regulatory Services			
Timeline:	Start Date:	14/02/2022	Outcomes By: 1/03/2022	
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	1/3/2022	<input checked="" type="checkbox"/> Advertised to 9 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"/>	

https://townofeastfremantle.sharepoint.com/sites/Meetings_Agendas/Town_Planning_Reports/38 Staton Road - TPC April 2022/ToEF_CommunityEngagementChecklist.doc

Evaluation			
Summary of...		Date Due	Complete / Attached
Feedback / Results / Outcomes / Recommendations		1/03/2022	
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			

https://townofeastfremantle.sharepoint.com/sites/Meetings_Agendas/Town_Planning_Reports/38 Staton Road - TPC April 2022/ToEF_CommunityEngagementChecklist.doc

14 REPORTS – FINANCE

Reports start on the next page

14.1 MONTHLY FINANCIAL REPORT 31 MARCH 2022

Report Reference Number	OCR-767
Prepared by	Sam Dolzadelli, Manager Finance
Supervised by	Peter Kocian, Executive Manager Corporate Services
Meeting date	Tuesday, 19 April 2022
Voting requirements	Part 5 of the Officer's Recommendation requires an Absolute Majority

Documents tabled**Attachments**

1. Statement of Financial Activity 31 March 2022
2. Capital Works Report 31 March 2022
3. Financial Health Check 31 March 2022

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 March 2022. 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*.

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

Risks

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

Risk Matrix

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

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

Risk Rating

Risk Rating	9
Does this item need to be added to the Town's Risk Register	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 March 2022. The following is a summary of headline numbers from the attached financial reports:

	Original Budget	YTD Budget	March Actuals
Opening Surplus	689,520	893,093	893,093
Operating Revenue	11,022,229	10,502,217	10,586,466
Operating Expenditure	(12,194,573)	(8,540,082)	(8,166,775)
Capital Expenditure	(16,495,464)	(1,191,791)	(810,578)
Capital Income	10,558,322	516,788	514,990
Financing Activities	3,997,729	(247,251)	(255,321)
Non-Cash Items	2,422,237	1,521,099	1,518,176
Closing Surplus/(Deficit)	0	3,454,073	4,280,051
Unrestricted Cash			5,147,439
Restricted Cash			3,721,229

- The Capital Works Report is provided as Attachment 2 and includes actual expenditure as at **31 March 2022**. The full year capital works budget (amended) has been 18% expended with \$810,578 in actual expenditure.
- Rates were levied in the month of July with rate notices issued 19 July. At the end of March 96.01% of rates levied (including arrears and excluding prepayments) have been receipted. The due date for payment of rates including the election of instalments was the 23 of August. As at 31 March 2022, 1,245 assessments were on instalments, which represents 36% of all rateable properties. Of the \$404k rates outstanding, instalments account for approximately \$72k (18%). The remaining \$332k (82%) outstanding is made up of properties who are in debt recovery action or to be sent to debt recovery (10%), properties subject to rebates who have the full year to pay (52%), on payment arrangements (17%) or interims/awaiting further action (3%). Final demands were issued on 12 October, with a due date of 19 October. The Town has provided a listing of outstanding accounts to an external debt recovery agent. They issued notice to commence legal action letters on 26 November 2021, with a due date of 10 December 2021. The 4th and final instalments were issued on 28 January 2022 with a due date of 4 March 2022. For the comparative period last financial year, the Town's rates and ESL outstanding was \$472k.
- As at 31 March 2022, the Town is holding unspent grants of \$2,329,285 as restricted cash (note the \$268,874 expenditure against the East Fremantle Oval Redevelopment Project is yet to be transferred from restricted cash, as it is currently sitting in a term deposit), 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. At 1 July 2021, the balance of unspent grants was \$316,844.

Contract Liabilities (Unspent Grants)

Grant	Amount	Received	Spent	Unspent (Liability)
LRCIP Phase 1	\$84,181	\$75,763	(\$84,181)	\$0
LRCIP Phase 2	\$262,131	\$183,492	(\$103,565)	\$79,927
Urban Canopy Program	\$70,805	\$35,403	(\$21,315)	\$14,088
Better Bins Plus GO: FOGO	\$49,976	\$22,186	(\$18,042)	\$4,144

EF Oval Redevelopment	\$20,000,000	\$2,500,000	(\$268,874)	\$2,231,126
Total	\$20,467,093	\$2,816,844	(\$495,977)	\$2,329,285

Breakdown of LRCIP funding allocations

Project	Phase 1 allocation	Phase 2 allocation	Total allocation
Silas St Drainage	\$76,149	\$0	\$76,149
Locke Crescent Drainage	\$8,032	\$69,475	\$77,507
Fortescue St Footpath	\$0	\$97,557	\$97,557
Drainage Rationalisation	\$0	\$50,000	\$50,000
Leeuwin Carpark	\$0	\$45,099	\$45,099
Total	\$84,181	\$262,131	\$346,312

Budget Variations

Council is requested to approve the following variations to the 2021/22 Budget, with explanations provided in the Schedule. Note that the budget review was undertaken based on 31 December financial information.

Account No.	Description	Current Budget	Amended Budget	Variance Increase/ (Decrease) in funding position	Comment
I03070	Operating grants – FA Grants - General	\$83,858	\$213,983	\$130,125	Payment in advance of Federal Assistance Grants
I03071	Operating grants – FA Grants - Roads	\$37,361	\$104,028	\$66,667	Payment in advance of Federal Assistance Grants
E13206	Other expenditure – BSL	(\$25,000)	(\$40,000)	(\$15,000)	Increase in building applications/permits post budget review
E13207	Other expenditure – BCITF	(\$10,000)	(\$25,000)	(\$15,000)	Increase in building applications/permits post budget review
I13182	Fees and charges – BCITF Receipts	\$15,000	\$25,000	\$10,000	Increase in building applications/permits post budget review
I13181	Fees and charges – Building Permits	\$50,000	\$60,000	\$10,000	Increase in building applications/permits post budget review
E12255	Materials and contracts - Tree replacements	(\$40,000)	(\$30,000)	\$10,000	Move portion of budget for tree replacements to Niergarup track for tree planting maintenance
E11270	Materials and contracts – Niergarup Track Maintenance	(\$10,000)	(\$20,000)	(\$10,000)	Move portion of budget for tree replacements to Niergarup track for tree planting maintenance
Change in Net Current Assets				\$186,792	

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 031904**14.1 OFFICER RECOMMENDATION**

Moved Cr McPhail, seconded Cr Wilson

That Council:

1. receives the Monthly Financial Report (Containing the Statement of Financial Activity) for the month ended 31 March 2022, as presented as attachment 1 to this report.
2. notes the unrestricted municipal surplus of \$4,280,051 as at 31 March 2022.
3. receives the Capital Works Report dated 31 March 2022, as presented as attachment 2 to this report.
4. receives the Monthly Financial Health Check, as presented as attachment 3 to this report.
5. pursuant to section 6.8 of the *Local Government Act 1995*, approve by absolute majority the following schedule of budget variations resulting in an increase in the amended budget net current assets of \$186,792 as at 30 June 2022.

Account No.	Description	Current Budget	Amended Budget	Variance Increase/ (Decrease) in funding position	Comment
I03070	Operating grants – FA Grants - General	\$83,858	\$213,983	\$130,125	Payment in advance of Federal Assistance Grants
I03071	Operating grants – FA Grants - Roads	\$37,361	\$104,028	\$66,667	Payment in advance of Federal Assistance Grants
E13206	Other expenditure – BSL	(\$25,000)	(\$40,000)	(\$15,000)	Increase in building applications/permits post budget review
E13207	Other expenditure – BCITF	(\$10,000)	(\$25,000)	(\$15,000)	Increase in building applications/permits post budget review
I13182	Fees and charges – BCITF Receipts	\$15,000	\$25,000	\$10,000	Increase in building applications/permits post budget review
I13181	Fees and charges – Building Permits	\$50,000	\$60,000	\$10,000	Increase in building applications/permits post budget review
E12255	Materials and contracts - Tree replacements	(\$40,000)	(\$30,000)	\$10,000	Move portion of budget for tree replacements to Niergarup track for tree planting maintenance
E11270	Materials and contracts – Niergarup Track Maintenance	(\$10,000)	(\$20,000)	(\$10,000)	Move portion of budget for tree replacements to Niergarup track for tree planting maintenance
Change in Net Current Assets				\$186,792	

(CARRIED ABSOLUTE MAJORITY/UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 March 2022

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

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MONTHLY FINANCIAL REPORT
For the Period Ended 31 March 2022

EXECUTIVE SUMMARY

Funding surplus / (deficit) Components

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.69 M	\$0.89 M	\$0.89 M	\$0.00 M
Closing	\$0.00 M	\$3.45 M	\$4.28 M	\$0.83 M

Refer to Statement of Financial Activity

Cash and cash equivalents			Payables			Receivables		
	\$8.87 M	% of total		\$75.2 K	% Outstanding		\$0.46 M	% Collected
Unrestricted Cash	\$5.15 M	58.0%	Trade Payables			Rates Receivable	\$0.40 M	96.01%
Restricted Cash	\$3.72 M	42.0%	0 to 30 Days	\$75.2 K	100.0%	Trade Receivable	\$1.6 K	% Outstanding
			30 to 60 Days	\$0.0 K	0.0%	Current	\$1.2 K	77.77%
			Over 60 Days	\$0.0 K	0.0%	30 to 90 Days	\$0.4 K	22.23%
						Over 90 Days	\$0.0 K	0.00%
						Infringements	\$58.8 K	

Refer to Note 3 - Cash and Investments

Refer to Note 4 - Receivables

Key Operating Activities

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$1.58 M	\$3.48 M	\$3.94 M	\$0.45 M

Refer to Statement of Financial Activity

Rates Revenue			Operating Grants and Contributions			Fees and Charges		
YTD Actual	\$8.30 M	% Variance	YTD Actual	\$868.2 K	% Variance	YTD Actual	\$1,119.4 K	% Variance
YTD Budget	\$8.29 M	0.1%	YTD Budget	\$886.5 K	(2.1%)	YTD Budget	\$1,034.2 K	8.2%

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Refer to Statement of Financial Activity

Key Investing Activities

Amount attributable to investing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$0.79 M)	(\$0.68 M)	(\$0.30 M)	\$0.38 M

Refer to Statement of Financial Activity

Proceeds on sale			Asset Acquisition			Capital Grants		
YTD Actual	\$66.8 K	%	YTD Actual	(\$0.81 M)	% Spent	YTD Actual	\$0.45 M	% Received
Amended Budget	\$136.8 K	48.8%	Amended Budget	(\$4.51 M)	18.0%	Amended Budget	\$3.58 M	12.5%

Refer to Note 6 - Disposal of Assets

Refer to Statement of Financial Activity

Refer to Note 8 - Grants and Contributions

Key Financing Activities

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$1.68 M)	(\$0.25 M)	(\$0.26 M)	(\$0.01 M)

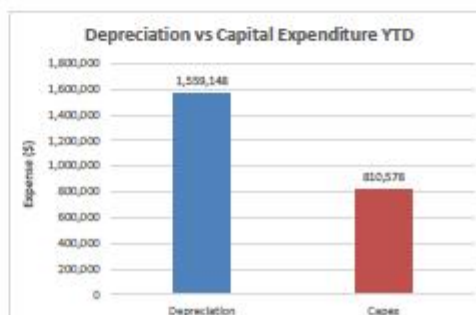
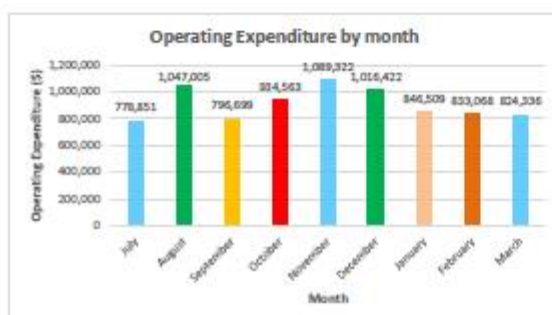
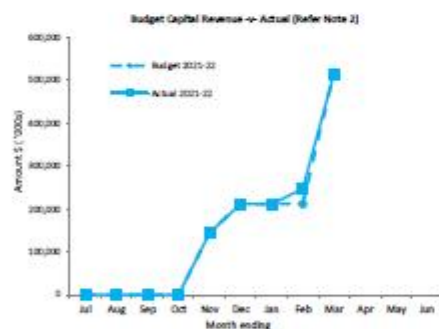
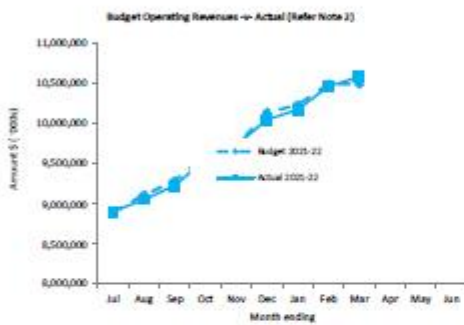
Refer to Statement of Financial Activity

Borrowings			Reserves			Preparation		
Principal repayments	\$76.9 K		Reserves balance	\$1.12 M		Prepared by:	Sam Dolzadelli	
Interest expense	\$5.5 K		Interest earned	\$0.3 K		Reviewed by:	Peter Kodan	
Principal outstanding	\$125.4 K					Date Prepared:	06/04/2022	

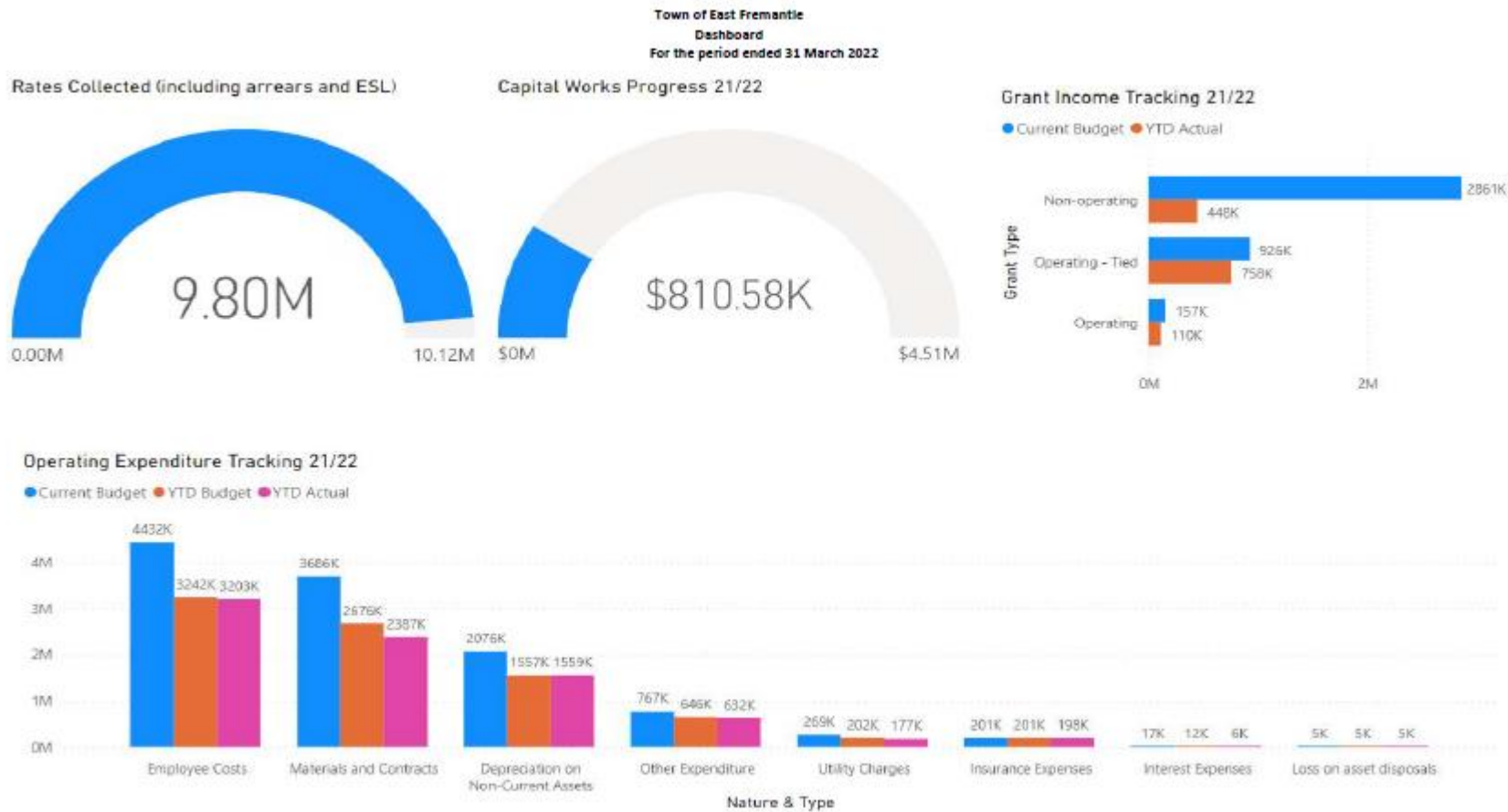
Refer to Note 5 - Cash Backed Reserves

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

**Town of East Fremantle
Information Summary
For the Period Ended 31 March 2022**



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 March 2022

		Annual Budget -	Annual Budget -	Current	Amended YTD	YTD	Var. \$	Var. %	
	Note	Hardcoded	Synergy	Budget	Budget (a)	Actual (b)	(b)-(a)	(b)-(a)/(a)	Var.
		\$			\$	\$	\$	%	
Opening Funding Surplus(Deficit)	3	689,520	689,520	893,093	893,093	893,093	0	0%	
Revenue from operating activities									
Governance		25,194	25,194	19,000	14,247	19,625	5,378	38%	
General Purpose Funding - Rates	9	8,289,211	8,289,211	8,299,919	8,294,913	8,301,788	6,875	0%	
General Purpose Funding - Other		308,828	308,828	268,219	201,141	204,733	3,592	2%	
Law, Order and Public Safety		27,000	27,000	23,157	17,361	25,466	8,105	47%	
Health		36,420	36,420	18,483	13,842	18,532	4,690	34%	
Education and Welfare		799,290	799,290	725,536	698,026	708,440	10,414	1%	
Housing		78,500	78,500	88,500	66,366	64,914	(1,452)	(2%)	
Community Amenities		247,835	247,835	229,632	197,010	198,203	1,193	1%	
Recreation and Culture		527,552	527,552	616,937	424,097	424,065	(32)	(0%)	
Transport		493,060	493,060	494,055	409,587	439,916	30,329	7%	
Economic Services		130,000	130,000	110,900	83,151	100,525	17,374	21%	▲
Other Property and Services		59,339	59,339	155,000	82,476	80,259	(2,217)	(3%)	
		11,022,229	11,022,229	11,049,338	10,502,217	10,586,466			
Expenditure from operating activities									
Governance		(1,308,739)	(1,308,739)	(1,299,556)	(937,993)	(885,428)	52,565	6%	
General Purpose Funding		(134,050)	(134,050)	(116,072)	(87,039)	(74,597)	12,442	14%	▲
Law, Order and Public Safety		(192,744)	(192,744)	(176,301)	(131,230)	(127,251)	3,979	3%	
Health		(210,931)	(210,931)	(229,653)	(170,749)	(167,620)	3,129	2%	
Education and Welfare		(1,160,391)	(1,160,391)	(1,138,058)	(867,826)	(846,256)	21,570	2%	
Housing		(40,650)	(40,650)	(38,650)	(29,292)	(32,415)	(3,123)	(11%)	
Community Amenities		(3,010,434)	(3,010,434)	(2,744,069)	(1,963,900)	(1,868,559)	95,341	5%	
Recreation and Culture		(2,954,981)	(2,954,981)	(2,881,327)	(2,244,528)	(2,037,258)	207,270	9%	
Transport		(2,847,092)	(2,847,092)	(2,546,125)	(1,900,517)	(1,750,237)	150,280	8%	
Economic Services		(156,050)	(156,050)	(118,072)	(88,542)	(95,960)	(7,418)	(8%)	
Other Property and Services		(178,511)	(178,511)	(165,252)	(118,466)	(281,194)	(162,728)	(137%)	▼
		(12,194,573)	(12,194,573)	(11,453,135)	(8,540,082)	(8,166,775)			
Operating activities excluded from budget									
Add back Depreciation		2,571,177	2,571,177	2,075,935	1,556,838	1,559,148	2,310	0%	
Adjust (Profit)/Loss on Asset Disposal	8	(148,940)	(148,940)	(87,914)	(35,739)	(27,913)	7,826	(22%)	
Movement in Deferred Rates		0	0	0	0	863	863		
Movement in accrued income (non-current)		0	0	0	0	(13,922)			
		2,422,237	2,422,237	1,988,021	1,521,099	1,518,176	10,999	(0%)	
Amount attributable to operating activities		1,249,893	1,249,893	1,584,224	3,483,234	3,937,867			
Investing Activities									
Non-operating Grants, Subsidies and Contributions	11	10,317,662	10,317,662	3,581,312	450,000	448,202	(1,798)	(0%)	
Proceeds from Disposal of Assets	8	240,660	240,660	136,788	66,788	66,788	0	0%	
Purchase of Property, Plant and Equipment		(15,730,400)	(15,730,400)	(3,653,891)	(615,395)	(482,496)	132,899	22%	▲
Purchase and Construction of Infrastructure		(765,064)	(765,064)	(858,589)	(576,396)	(328,082)	248,314	43%	▲
Amount attributable to investing activities		(5,937,142)	(5,937,142)	(794,380)	(675,003)	(295,588)			
Financing Activities									
Transfers from Reserves	7	1,264,366	1,264,366	1,385,937	0	0	0		
Payments for principal portion of lease liabilities		(45,000)	(45,000)	(45,000)	(33,750)	(41,105)	(7,355)	(22%)	
Repayment of borrowings	10	(95,160)	(95,160)	(101,996)	(76,491)	(76,939)	(448)	(1%)	
Proceeds from new borrowings		5,000,000	5,000,000	0	0	0			
Transfers to Reserves	7	(2,126,477)	(2,126,477)	(2,921,878)	(137,010)	(137,277)	(267)	(0%)	
Amount attributable to financing activities		3,997,729	3,997,729	(1,682,937)	(247,251)	(255,321)	(8,070)	(3%)	
Closing Funding Surplus(Deficit)	3	0	0	0	3,454,073	4,280,051	825,978		

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL ACTIVITY
(By Nature or Type)
For the Period Ended 31 March 2022

	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	893,093	893,093	893,093	0	0%	
Revenue from operating activities									
Rates	9	8,289,211	8,289,211	8,299,919	8,294,913	8,301,788	6,875	0%	
Operating grants, subsidies and contributions		984,759	984,759	1,083,852	886,500	868,223	(18,277)	(2%)	
Fees and Charges		1,328,630	1,328,630	1,284,055	1,034,214	1,119,409	85,195	8%	
Interest Earnings		105,000	105,000	70,000	52,488	56,577	4,089	8%	
Other Revenue		165,689	165,689	218,860	198,363	207,818	9,455	5%	
Profit on asset disposals	8	148,940	148,940	92,652	35,739	32,651	(3,088)	(9%)	
		11,022,229	11,022,229	11,049,338	10,502,217	10,586,466			
Expenditure from operating activities									
Employee Costs		(4,429,855)	(4,429,855)	(4,432,265)	(3,242,035)	(3,203,017)	39,018	1%	
Materials and Contracts		(3,893,041)	(3,893,041)	(3,686,365)	(2,675,623)	(2,386,938)	288,685	11%	▲
Utility Charges		(287,750)	(287,750)	(269,350)	(201,897)	(177,227)	24,670	12%	▲
Depreciation on Non-Current Assets		(2,571,177)	(2,571,177)	(2,075,935)	(1,556,838)	(1,559,148)	(2,310)	(0%)	
Interest Expenses		(22,500)	(22,500)	(16,500)	(12,366)	(5,503)	6,863	55%	
Insurance Expenses		(215,216)	(215,216)	(201,225)	(200,850)	(197,780)	3,070	2%	
Other Expenditure		(775,034)	(775,034)	(766,757)	(645,735)	(632,424)	13,311	2%	
Loss on asset disposals	8	0	0	(4,738)	(4,738)	(4,738)	0	0%	
		(12,194,573)	(12,194,573)	(11,453,135)	(8,540,082)	(8,166,775)			
Operating activities excluded from budget									
Add back Depreciation		2,571,177	2,571,177	2,075,935	1,556,838	1,559,148	2,310	0%	
Adjust (Profit)/Loss on Asset Disposal	8	(148,940)	(148,940)	(87,914)	(35,739)	(27,913)	7,826	(22%)	
Movement in Deferred Rates		0	0	0	0	863	863		
Movement in accrued income (non-current)		0	0	0	0	(13,922)			
		2,422,237	2,422,237	1,988,021	1,521,099	1,518,176	10,999	(0%)	
Amount attributable to operating activities		1,249,893	1,249,893	1,584,224	3,483,234	3,937,867			
Investing activities									
Non-operating Grants, Subsidies and Contributions	11	10,317,662	10,317,662	3,581,312	450,000	448,202	(1,798)	(0%)	
Proceeds from Disposal of Assets	8	240,660	240,660	136,788	66,788	66,788	0	0%	
Purchase of Property, Plant and Equipment		(15,730,400)	(15,730,400)	(3,653,891)	(615,395)	(482,496)	132,899	22%	▲
Purchase and Construction of Infrastructure		(765,064)	(765,064)	(858,589)	(576,396)	(328,082)	248,314	43%	▲
Amount attributable to investing activities		(5,937,142)	(5,937,142)	(794,380)	(675,003)	(295,588)			
Financing Activities									
Transfers from Reserves	7	1,264,366	1,264,366	1,385,937	0	0	0		
Payments for principal portion of lease liabilities		(45,000)	(45,000)	(45,000)	(33,750)	(41,105)	(7,355)	(22%)	
Repayment of borrowings	10	(95,160)	(95,160)	(101,996)	(76,491)	(76,939)	(448)	(1%)	
Proceeds from new borrowings		5,000,000	5,000,000	0	0	0			
Transfers to Reserves	7	(2,126,477)	(2,126,477)	(2,921,878)	(137,010)	(137,277)	(267)	(0%)	
Amount attributable to financing activities		3,997,729	3,997,729	(1,682,937)	(247,251)	(255,321)			
Closing Funding Surplus (Deficit)	3	0	0	0	3,454,073	4,280,051	825,978	24%	▲

TOWN OF EAST FREMANTLE
STATEMENT OF FINANCIAL POSITION
For the Period Ended 31 March 2022

	Mar-22
	\$
CURRENT ASSETS	
Cash and cash equivalents	8,868,667
Trade and other receivables	447,045
Other assets	11,086
TOTAL CURRENT ASSETS	<u>9,326,798</u>
NON-CURRENT ASSETS	
Trade and other receivables	77,645
Other financial assets	73,807
Investment in associate	1,429,853
Property, plant and equipment	31,717,158
Infrastructure	38,794,091
Right of use assets	247,098
TOTAL NON-CURRENT ASSETS	<u>72,339,652</u>
TOTAL ASSETS	<u>81,666,450</u>
CURRENT LIABILITIES	
Trade and other payables	918,267
Contract liabilities	2,329,285
Lease liabilities	- 3,606
Borrowings	27,404
Employee related provisions	676,126
TOTAL CURRENT LIABILITIES	<u>3,947,476</u>
NON-CURRENT LIABILITIES	
Lease liabilities	253,765
Borrowings	174,953
Employee related provisions	95,032
TOTAL NON-CURRENT LIABILITIES	<u>523,750</u>
TOTAL LIABILITIES	<u>4,471,226</u>
NET ASSETS	<u>77,195,224</u>
EQUITY	
Retained surplus	36,529,132
Reserves - cash backed	1,123,070
Revaluation surplus	39,543,022
TOTAL EQUITY	<u>77,195,224</u>

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

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.

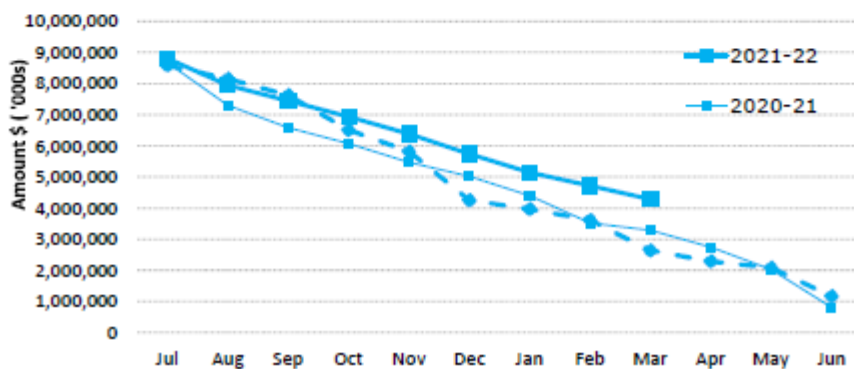
Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
Operating Revenues	\$	%			
Economic Services	17,374	21%		Timing	Under-budgeted, budget variation recommended. Budget review undertaken based on 31 December figures, subsequent to that there has been more building applications/permits than estimated.
Operating Expense					
General Purpose Funding	12,442	14%		Timing	Favourable - Rate debt recovery costs to be accounted for in future period. Contra with legal fees recovered.
Other Property and Services	(162,728)	(137%)		Timing	\$14k workers comp paid not budgeted for (offset by recoup from LGIS). \$141k timing - Under-allocation of overheads (non-cash), accounting entry to be completed in future period.
Capital Expenses					
Purchase Property, Plant and Equipment	132,899	22%		Timing	See attachment 2 - Capital Works Report
Purchase and Construction of Infrastructure	248,314	43%		Timing	See attachment 2 - Capital Works Report
Nature and Type Classifications:					
Materials and Contracts	288,685	11%		Timing	Favourable - Underspend ytd. Largest underspends - \$60k Town Planning consultancy, \$38k Strategic & Business Planning, \$32k Urban Canopy Program, \$23k boat pens, \$27k Traffic management study, \$36k Communications strategy
Utility Charges	24,670	12%		Timing	Favourable - Utility bills paid in arrears

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

Note 2: Net Current Funding Position

Positive=Surplus (Negative=Deficit)

		Last Years Closing	Current
	Note	30 June 2021	31 Mar 2022
		\$	\$
Current Assets			
Cash Unrestricted	4	2,409,250	5,147,439
Cash Restricted - Reserves	4	985,793	1,123,070
Cash Restricted - Unspent Grants		316,844	2,598,159
Receivables - Rates	6	162,222	357,790
Receivables - Other	6	119,829	57,048
Interest/ATO Receivable/Trust		73,736	43,293
Inventories		0	0
		<u>4,067,674</u>	<u>9,326,799</u>
Less: Current Liabilities			
Payables		(1,192,840)	(918,267)
Contract Liabilities - Unspent grants		(316,844)	(2,329,285)
Contract Liabilities - Income in advance		(11,309)	0
Provisions		<u>(667,795)</u>	<u>(676,126)</u>
		<u>(2,188,788)</u>	<u>(3,923,678)</u>
Less: Restricted Cash - Reserves	7	(985,793)	(1,123,070)
Less: Restricted Cash - Unspent Grants		(316,844)	(2,598,159)
Less: Trust Interfund Transfer Account		0	0
Add: Contract Liabilities held in restricted cash		<u>316,844</u>	<u>2,598,159</u>
		<u>(985,793)</u>	<u>(1,123,070)</u>
Net Current Funding Position		893,093	4,280,051

Note 3 - Liquidity Over the Year

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

Note 3: Cash and Investments

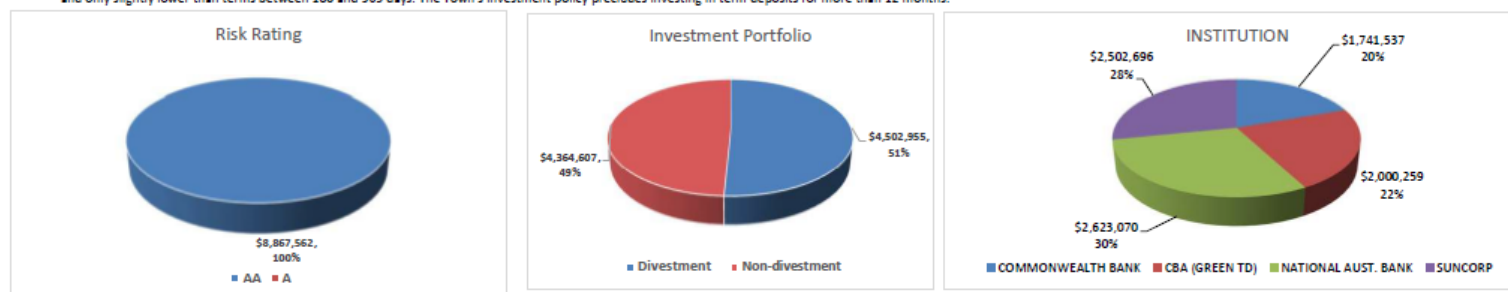
	Unrestricted	Restricted	Trust	Total Amount	Institution	Risk Rating (LT)	Interest Rate	Maturity Date	Interest \$
	\$	\$	\$	\$					
(a) Cash Deposits									
Municipal Bank Account - On-Call	336,028			336,028	CBA	AA-	0.01%	At Call	
Municipal Bank Account	765,566			765,566	CBA	AA-		At Call	
Municipal Bonds & Deposits Account	541,784			541,784	CBA	AA-		At Call	
Reserve Bank Account (Reserves)		0		0	CBA	AA-		At Call	
Reserve Bank Account (Unspent Grants)		98,159		98,159	CBA	AA-		At Call	
Cash On Hand	1,100			1,100	Petty Cash/Till Float		Nil	On Hand	
(b) Term Deposits									
Municipal	500,703			500,703	Suncorp	AA-	0.30%	09-May-22	1,502
Municipal	500,711			500,711	Suncorp	AA-	0.35%	14-Jun-22	1,752
Municipal	1,501,282			1,501,282	Suncorp	AA-	0.30%	03-May-22	4,504
Municipal	500,259			500,259	CBA (Green - ESGTD)	AA-	0.27%	19-Apr-22	1,351
Municipal	500,000			500,000	CBA (Green - ESGTD)	AA-	0.27%	21-Apr-22	1,350
Municipal - Unspent Grants (EF Oval)		1,500,000		1,500,000	NAB	AA-	0.42%	28-Apr-22	6,300
Municipal - Unspent Grants (EF Oval)		1,000,000		1,000,000	CBA (Green - ESGTD)	AA-	0.27%	28-Apr-22	2,700
Reserves		1,123,070		1,123,070	NAB	AA-	0.30%	12-May-22	3,369
Total	5,147,433	3,721,229	0	8,868,662			0.32%		22,828
Less: Cash on hand				(1,100)					
Total Investments and Cash Deposits				8,867,562					

Comments/Notes - Investments and Cash Deposits

(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0.00%
AA	MAX 100%	\$4,364,607	49.22%
AA (GREEN TERM DEPOSITS)	MAX 100%	\$2,000,259	22.56%
AA (DIVESTMENT)	MAX 100%	\$2,502,696	28.22%
BBB+ (DIVESTMENT)	MAX 80%	\$0	0.00%
		\$8,867,562	100.00%

INSTITUTION	\$	%	(LT) RISK
COMMONWEALTH BANK	\$1,741,537	19.64%	AA-
CBA (GREEN TD)	\$2,000,259	22.56%	AA-
NATIONAL AUST. BANK	\$2,623,070	29.58%	AA-
SUNCORP	\$2,502,696	28.22%	AA-
WESTPAC	\$0	0.00%	AA-
	\$8,867,562	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.



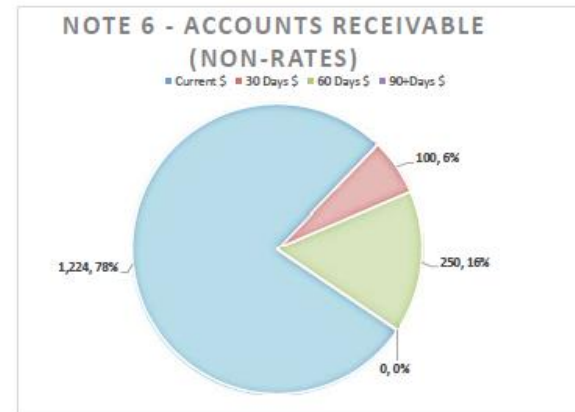
TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

Note 4: Receivables

Receivables - Rates Receivable	31 March 2022	30 June 2021	Receivables - General	Current	30 Days	60 Days	90+Days	Total
	\$	\$		\$	\$	\$	\$	
Opening Arrears Previous Years	208,809	270,487	Receivables - General	1,224	100	250	0	1,574
Rates, ESL and Service Charges Levied this year	9,914,288	9,650,970	Receivables - Infringements					58,787
Less Collections to date	-9,802,572	-9,818,854	East Fremantle Lawn & Tennis Club					21,000
Add: Excess rates (credit balances - prepayments)	82,987	106,206						
Net Rates Collectable	403,512	208,809	Total Receivables General Outstanding					81,362
% Outstanding	3.99%							

Amounts shown above include GST (where applicable)

Control Account	GL	Balance
Sundry Debtors	104	1,574
SSL - Current EFTC	114	3,000
SSL - Non-Current EFTC	1684	18,000
Infringement Debtors	180	58,787
		81,362

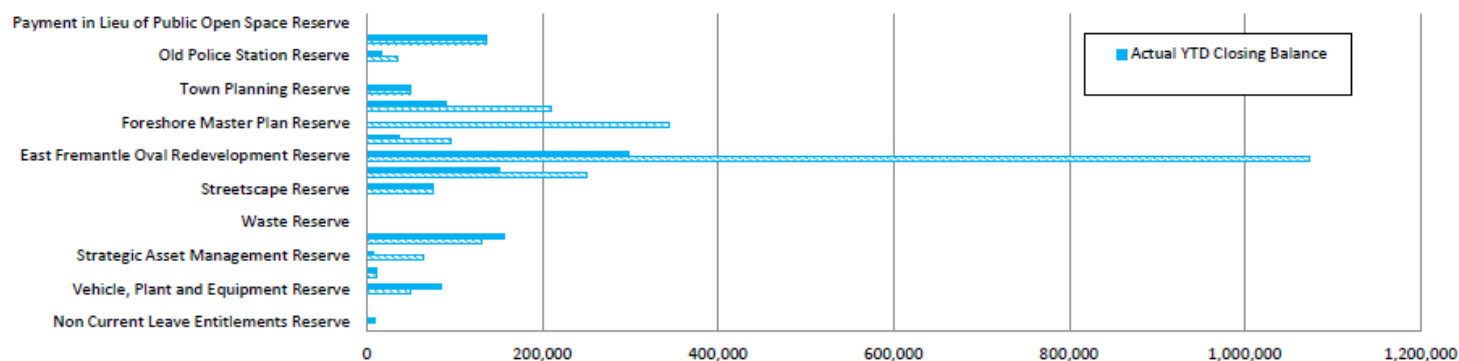


TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

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	0	0	0	0
Vehicle, Plant and Equipment Reserve	84,127	0	0	0	0	(33,720)	0	50,407	84,127
Aged Services Reserve	11,803	0	0	0	0	0	0	11,803	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	(71,250)	0	130,522	156,772
Waste Reserve	0	0	0	1,220,436	0	(1,220,436)	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	7,000	194	768,717	267	0	0	1,073,945	298,495
Preston Point Facilities Reserve	35,821	0	0	100,000	0	(40,531)	0	95,290	35,821
Foreshore Master Plan Reserve	0	0	0	345,000	0	0	0	345,000	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	28,000	0	(10,000)	0	34,500	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	7,000	194	2,921,878	137,277	(1,385,937)	0	2,528,734	1,123,070

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 March 2022

Note 6: Disposal of Assets

Asset Number	Plant Number	Asset Description	2021/22 Original Budget				2021/22 Current Budget			2021/22 Actuals			
			Net Book Value	Proceeds	Profit	(Loss)	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		25,000	18,000					
PEMV264	P4093	PEHO Vehicle	0	14,520	14,520		-	-					
PEMV266	P4098	Works Supervisor Vehicle	7,473	14,520	7,047		30,000	27,000					
PEMV262	P4091	Ford Ranger Single Cab Ute (Ovals & Verges)	0	17,160	17,160		15,000	15,000					
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		56,364	32,652		23,712	56,364	32,652	
PE279	P5011	John Deere Green Gator	0	0	0		10,424		(4,738)	15,162	10,424		(4,738)
			91,720	240,660	148,940	0	136,788	92,652	(4,738)	38,874	66,788	32,652	(4,738)

TOWN OF EAST FREMANTLE
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31 March 2022

Note 7: Rating Information

RATE TYPE	Rate in	Number of Properties	Opening Rateable Value	YTD Actual	Rate Revenue	Interim Rates	Total Revenue	Adopted Budget			
				Current Rateable Value				Rate Revenue	Interim Rate	Back Rate	Total Revenue
Differential General Rate	\$		\$	\$	\$	\$	\$	\$	\$	\$	\$
Residential GRV	0.076377	2,961	86,072,665	86,422,453	6,573,972	22,074	6,596,046	6,570,498	20,000	0	6,590,498
Commercial GRV	0.113749	114	11,541,395	11,541,395	1,312,822	(205)	1,312,617	1,304,450	0	0	1,304,450
Sub-Totals		3,075	97,614,060	97,963,848	7,886,794	21,869	7,908,663	7,874,948	20,000	0	7,894,948
Minimum Payment	\$										
Residential GRV	1,138.00	329	4,219,274	4,219,274	374,402		374,402	375,540	0	0	375,540
Commercial GRV	1,702.00	11	117,220	117,220	18,722		18,722	18,722	0	0	18,722
Sub-Totals		340	4,336,494	4,336,494	393,124	-	393,124	394,262	0	0	394,262
		3,415	101,950,554	102,300,342	8,279,918	21,869	8,301,787	8,269,210	20,000	0	8,289,210
Amount from General Rates							8,301,787				8,289,210
Less Concessions							0				
Totals					8,279,918		8,301,787	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 March 2022

Note 8: Grants and Contributions

	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Type	Current Budget Operating	Capital	YTD Budget	YTD Actual Revenue
						\$	\$	\$	\$
General Purpose Funding									
Grants Commission - General	WALGGC	Untied - General Purpose	NA	NA	Operating	83,858		62,892	62,894
Grants Commission - Roads	WALGGC	Untied - Road	NA	NA	Operating	37,361		28,017	28,021
Education and Welfare									
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	31-Oct	Financial Declaration Acquittal	Operating - Tied	606,371		606,371	606,371
Home and Community Care	State Government	Commonwealth Home Support Programme	NA	NA	Operating - Tied	9,188		9,188	9,188
Community Amenities									
Recycling Grant	Dept. Regional Development	Better Bins Program	31 July annually	Audited financial statement	Operating - Tied	31,976		23,976	18,042
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	NA	NA	Operating	4,100		3,069	0
Recreation and Culture									
East Fremantle Festival	Port Authority	East Fremantle Festival Funding	NA	NA	Operating - Tied	27,273		27,273	27,273
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	NA	NA	Non-operating	0	2,500,000	0	268,874
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
				Financial statement/budget					
Urban Canopy Grant Program	WALGA/Water Corp	Implementation of urban canopy program	30/9/21 and 25/7/22	reconciliation	Operating - Tied	70,805		21,000	21,315
State Government Election Commitment	DLGSC	Removing of fencing around HMAS Leeuwin Playing Fields	NA	NA	Operating - Tied	52,000		52,000	52,000
CHRMAP Funding	WAPC - Dept. Planning	Coastal Hazard Risk Management Plan	22/23	Financial statement	Operating - Tied	53,875		23,875	23,875
Transport						0			
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	346,312	180,000	179,328
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	NA		Operating	4,800		3,600	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	NA		Operating	8,000		5,994	0
TOTALS						1,083,852	2,861,312	1,066,500	1,316,425
SUMMARY									
Operating	Operating Grants, Subsidies and Contributions					157,364	0	122,817	110,159
Operating - Tied	Tied - Operating Grants, Subsidies and Contributions					926,488	0	763,683	758,063
Non-operating	Non-operating Grants, Subsidies and Contributions					0	2,861,312	180,000	448,202
TOTALS						1,083,852	2,861,312	1,066,500	1,316,425

Attachment -2

TOWN OF EAST FREMANTLE - CAPITAL WORKS REPORT - 31 MARCH 2022

COA/ Job	Description	Original Budget	Budget Amendments	Current Budget	YTD Actual	Order Value	Total Actual	Variance (\$)	Variance (%)	Indicator	Completion %	Comments
E04629	Plant & Equipment - CEO and EM Corporate Services Vehicle Replacement	\$80,200	-\$80,200	\$0	\$0	\$0	\$0					Put funds into reserve due to vehicle delays into the Country
E04632	Plant & Equipment - Electric Bikes	\$0	\$6,000	\$6,000	\$0	\$0	\$0				0%	Purchasing one electric bike to assess usage, in May 2022
E04635	Plant & Equipment - Charging station - Town hall carpark	\$0	\$10,000	\$10,000	\$0	\$0	\$0		-100.00%		0%	Procurement ongoing, to be completed by June
E07404	Plant & Equipment - Principal Environmental Health Officer Vehicle Replacement	\$24,200	-\$24,200	\$0	\$0	\$0	\$0					Carried forward to 22-23
E08626	Plant & Equipment - CHSP Coordinator and CHSP Support Officer Vehicle Replacement	\$68,200	-\$68,200	\$0	\$0	\$0	\$0					Carried forward to 22-23
E10648	Plant & Equipment - EM Regulatory Services Vehicle Replacement	\$34,000	-\$34,000	\$0	\$0	\$0	\$0					Put into reserve due to vehicle delays into the Country
E11716	Plant & Equipment - Parks Ute replacement	\$28,600	\$0	\$28,600	\$0	\$0	\$0				0%	Delay in procuring, hope to have before July 2022
E11718	Plant & Equipment - Parks Truck replacement	\$100,000	-\$9,916	\$90,084	\$90,084.05	\$0	\$90,084				100%	Truck arrived 26/11/21
E14609	Plant & Equipment - EM Technical Services vehicle replacement and works supervisor ute replacement	\$58,200	\$0	\$58,200	\$0	\$33,993	\$33,993				0%	EMTS vehicle on order, delay ongoing, hoping to have arrived before July 2022
E11605	Plant & Equipment - Public Art	\$45,000	\$0	\$45,000	\$18,410	\$13,390	\$31,800				41%	
E11741	Plant & Equipment - Public Art - Capex - New - Other Culture - EF Oval Commemoration Artwork	\$0	\$26,250	\$26,250	\$13,000	\$39,500	\$52,500				50%	
E12810	Plant & Equipment - Works Ute replacement	\$30,000	-\$3,443	\$26,557	\$26,557.30	\$0	\$26,557				100%	Completed
	Plant & Equipment	\$468,400	-\$177,709	\$290,691	\$148,051	\$86,883	\$234,935	-\$142,640	-49.07%		51%	
E04634	Furniture & Equipment - IT Equipment - Capex - New - Administration	\$0	\$13,200	\$13,200	\$13,325	\$0	\$13,325				101%	
	Furniture & Equipment	\$0	\$13,200	\$13,200	\$13,325	\$0	\$13,325	\$125	0.94%		101%	
E11736	Buildings - Upgrades - Various Locations	\$80,000	-\$80,000	\$0	\$0	\$500	\$500					Condition assessments being undertaken in 2022
E14605	Buildings - Upgrades - Various Locations	\$0	\$80,000	\$80,000	\$0	\$0	\$0	-\$80,000	-100.00%		0%	Changed account
E11737	Buildings - Camp Waller Upgrades	\$50,000	\$0	\$50,000	\$46,161	\$0	\$46,161				92%	Works on track to be completed by January 2022
E11738	Buildings - East Fremantle Oval Precinct Redevelopment	\$15,132,000	-\$12,632,000	\$2,500,000	\$268,874	\$1,598,024	\$1,866,898				11%	
E11739	Buildings - Specialised - Capex - Fremantle Women's Football Club	\$0	\$720,000	\$720,000	\$6,085	\$7,080	\$13,165				1%	Architect on board, works progressing
	Buildings	\$15,262,000	-\$12,632,000	\$3,350,000	\$321,120	\$1,598,524	\$1,913,559	-\$3,028,880	-90.41%		10%	
E11622	Infrastructure - Parks & Ovals - Lee Park - Bore Renewal	\$0	\$24,980	\$24,980	\$24,980.00	\$0	\$24,980				100%	Completed
E11637	Infrastructure - Miscellaneous Sports and Recreation - Youth Facilities Upgrades	\$70,000	\$50,000	\$120,000	\$0	\$0	\$0				0%	Includes \$50k for proposed Nature play area - Gourley Park, part funded by DLGSC
E11733	Infrastructure - Parks & Ovals - Preson Point Oval Lighting Upgrade	\$30,000	\$0	\$30,000	\$0	\$0	\$0				0%	
E11727	Infrastructure - Parks & Ovals - Henry Jeffery Oval Resurfacing & reticulation upgrades	\$121,594	\$11,406	\$133,000	\$120,540	\$683	\$121,223				91%	Works on track to be completed by February 2022
E11731	Infrastructure - Parks & Ovals - Stratford Park Fencing Replacement	\$10,000	\$0	\$10,000	\$0	\$0	\$0				0%	
E11732	Infrastructure - Parks & Ovals - Softfall - Exercise equipment near Dome	\$12,000	\$3,000	\$15,000	\$0	\$0	\$0				0%	Seeking quotes to undertake replacement, December 2021
E11734	Infrastructure - Parks & Ovals - Tricolore BBQ replacement	\$10,000	-\$10,000	\$0	\$0	\$0	\$0				0%	Soccer club BBQ to be moved to 22-23
E11735	Infrastructure - Parks & Ovals - Bench seats - various locations	\$12,500	\$0	\$12,500	\$4,471	\$0	\$4,471				36%	Ongoing, sourcing more bench seats
E12832	Infrastructure - Drainage - Silas Street	\$196,000	-\$119,850	\$76,150	\$76,149	\$0	\$76,149				100%	Completed.
E12833	Infrastructure - Drainage - Foreshore Rationalisation	\$50,370	-\$370	\$50,000	\$2,040	\$18,000	\$20,040				4%	GPT Purchased in March 2022, being made and ready for delivery by May 2022
E12838	Infrastructure - Drainage - Locke Crescent	\$80,000	\$15,000	\$95,000	\$12,000	\$85,352	\$97,352				13%	Quotes received December 2021, works to begin Jan 2022
E12834	Infrastructure - Footpaths - Gill Street	\$64,200	\$4,660	\$68,860	\$34,430	\$34,430	\$68,860				50%	Works progressing, to be completed by April 2022
E12835	Infrastructure - Footpaths - Irwin Street Kerbing	\$10,000	\$0	\$10,000	\$0	\$0	\$0				0%	Works to be undertaken in May 2022
E12836	Infrastructure - Footpaths - Angwin Street	\$8,400	-\$8,400	\$0	\$0	\$0	\$0					
E12837	Infrastructure - Footpaths - Canning Highway	\$90,000	\$0	\$90,000	\$0	\$0	\$0				0%	Traffic management approvals submitted, RFQ undertaken through WALGA Equotes, works to be undertaken in May 2022
E12839	Infrastructure - Footpaths - Riverside Rd and Pier St Intersection	\$0	\$15,000	\$15,000	\$0	\$0	\$0				0%	River wall design consultant being engaged in Dec 2021
E12688	Infrastructure - Footpaths - Fortescue St	\$0	\$27,000	\$27,000	\$26,344	\$0	\$26,344				98%	Completed
E12739	Infrastructure - Leeuwin Carpark Upgrades - Paid Parking Management Solution	\$0	\$45,099	\$45,099	\$0	\$0	\$0				0%	
E11726	Infrastructure - Parks & Ovals - Locke Park Pump	\$0	\$36,000	\$36,000	\$27,127.80	\$0	\$27,128				75%	Completed
	Infrastructure	\$765,064	\$93,525	\$858,589	\$328,082	\$138,464	\$466,546	-\$530,507	-61.79%			
		\$16,495,464	-\$11,969,784	\$4,512,480	\$810,578	\$1,830,951	\$2,654,854	-\$3,781,902	-82.04%		18%	

Total Actual < Current Budget

No Current Budget

No YTD Actual

Total Actual > Current Budget





MONTHLY FINANCIAL HEALTH CHECK

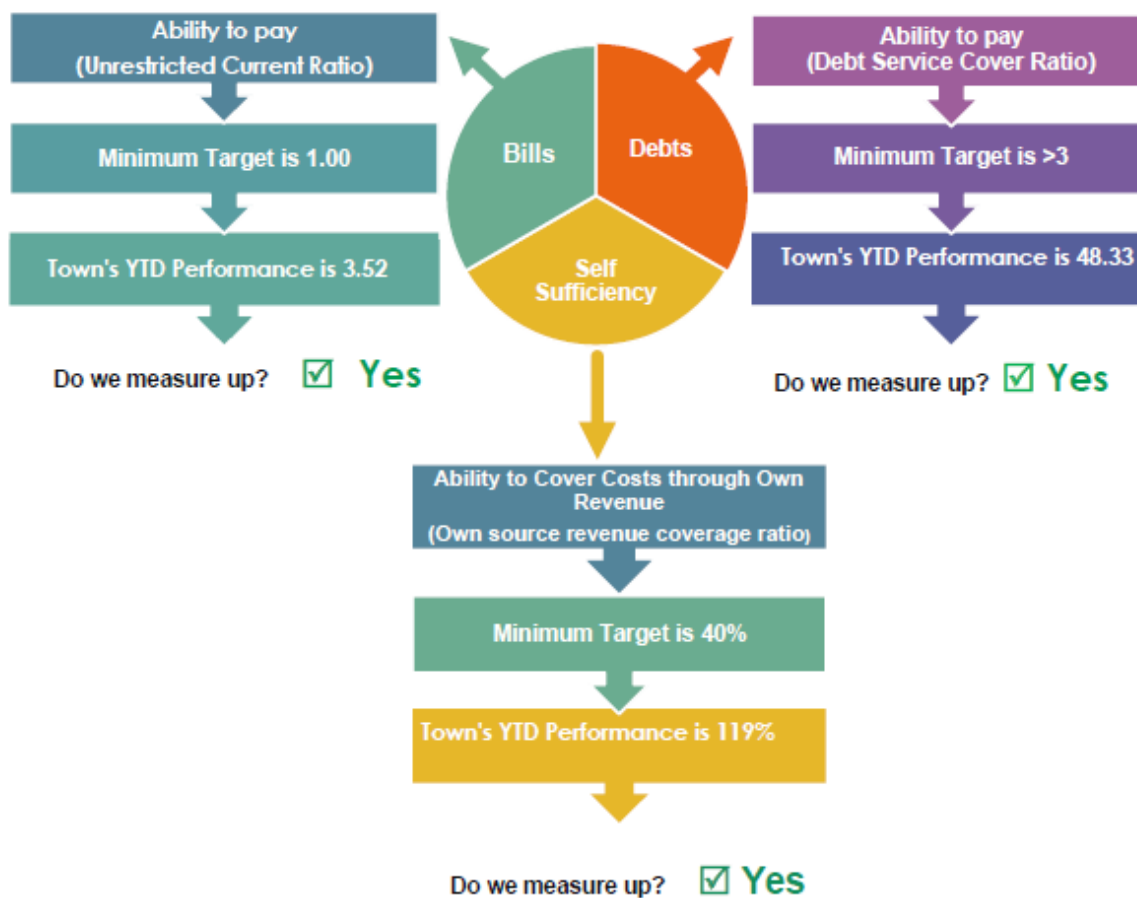
As at 31 March 2022

Highlighting how the Town of East Fremantle is
tracking against financial ratios

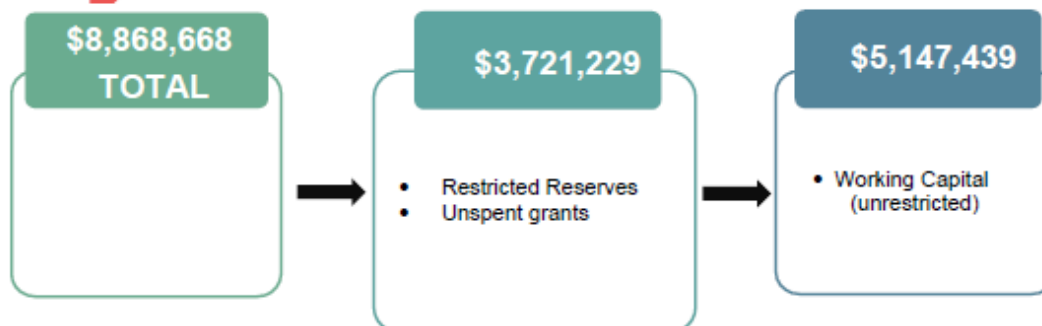


Financial Snapshot (Year to Date)	Actual
Operating Revenue	\$10,586,466
Operating Expenditure (Including Non-Cash Items)	(\$8,166,775)
Non-Cash Items	\$1,518,176
Capital Revenue	\$514,990
Capital Expenditure	(\$810,578)
Loan Repayments	(\$76,939)
Lease Liability Principal Repayments	(\$41,105)
Transfers (to)/from Reserves	(\$137,277)
Surplus Brought Forward 1 July 2021	\$893,093
Current Municipal Surplus	\$4,280,051

▶ 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.

Minimum Target is 1%

Town's YTD Performance is 24.98%

Do we measure up? ☒ Yes

- 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.

Minimum Target is 90%

Town's YTD Performance is 43.03%

Do we measure up? ☐ No

- Capital works program is yet to significantly commence, this ratio will increase as the year goes on and more capital works are completed.

14.2 ACCOUNTS FOR PAYMENT – MARCH 2022

Report Reference Number	OCR-818
Prepared by	Sam Dolzadelli Manager Finance
Supervised by	Peter Kocian Exe Manager Corporate Services
Meeting date	Tuesday, 19 April 2022
Voting requirements	Simple
Documents tabled	Nil
Attachments	

1. Monthly List of Payments – March 2022

PURPOSE

That Council, in accordance with regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, receives the list of payments made under delegated authority for the month ending 31 March 2022.

EXECUTIVE SUMMARY

Council has an Executive role in receiving the list of payments pursuant to Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*. It is therefore recommended that Council receives the List of Accounts paid for the period 1 March to 31 March 2022, as per the summary table.

BACKGROUND

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

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

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

STRATEGIC IMPLICATIONS

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

5.1 Strengthen organisational accountability and transparency

5.2 Strive for excellence in leadership and governance

RISK IMPLICATIONS

Risks

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

Risk Matrix

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

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

Risk Rating

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

SITE INSPECTION

N/A

COMMENT

Payments for the period include the following significant items:

Payee	Particulars	Amount (GST Inc)
Focus Network	Equipment/IT Services	22,216.61
Paatsch Consulting	EF Oval Redevelopment – Client Project Lead	26,563.28
Aust Tax Office	BAS February 22	26,311.00
Resource Recovery Group	Waste Services Feb 22	47,328.14
Dpt Fire & Emergency Services	ESL Quarter 3 21/22	422,437.65
Suez Recycling & Recovery	Waste Collection Feb 22	32,227.46
Office of Auditor General	Audit Services 20/21	48,730.00
Carabiner Pty Ltd	EF Oval Redevelopment – Architectural Services	70,793.25

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 041904

14.2 OFFICER RECOMMENDATION

Moved Cr Wilson, seconded Cr Natale

That Council, in accordance with regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, receives the list of payments made under delegated authority for the month ended 31 March 2022.

MARCH 2022		
Voucher No	Account	Amount
5351	Municipal (Cheques)	\$ 374.05
EFT32864-EFT33011	Municipal (EFT)	\$1,019,736.73
Payroll	Municipal (EFT)	\$ 206,349.26
	Municipal (Direct Debit)	\$ 54,005.47
	Credit Card	\$ 2,786.25
	Total Payments	\$1,283,251.76

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page

TOWN OF EAST FREMANTLE					
List of Accounts paid by the Chief Executive for March 2022 & submitted for the information of the Council Meeting to be held on Tuesday, 19 April 2022.					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
5351	24/03/2022	TOWN OF EAST FREMANTLE	PETTY CASH - OFFICE EXPENSES - ADMINISTRATION	374.05	374.05
			CHEQUE TOTAL	374.05	374.05
EFTs		Supplier	Description	Inv Amount	EFT
EFT32864	04/03/2022	CHILD SUPPORT AGENCY	PAYROLL DEDUCTION - CHILD SUPPORT	211.20	211.20
EFT32865	04/03/2022	BUNNINGS BLDG SUPPLIES LTD	MATERIALS FOR FOOTPATH WORKS	727.54	727.54
	20/02/2022	BOORAGOON TYRE SERVICE	TYRE REPAIR FOR TRAILER	423.00	
EFT32866	28/02/2022	BOORAGOON TYRE SERVICE	REPLACEMENT OF TYRES FOR P5015 - KUBOTA FRONT DECK MOWER	80.00	503.00
EFT32867	04/03/2022	BOC LIMITED	CONTAINER SERVICE - FEBRUARY 2022	21.63	21.63
EFT32868	04/03/2022	CITY OF FREMANTLE	POSITIVE AGING EXPO - PARTNERSHIP FEE	3,300.00	3,300.00
EFT32869	04/03/2022	FREMANTLE HERALD	ADVERTISEMENT - REVISED CHSP FEES	189.83	189.83
EFT32870	04/03/2022	SUE LIMBERT	CHSP/HACC MEAL REIMBURSEMENT 28/02/2022	15.00	15.00
			LEGAL ADVICE EARLY CONTRACTOR INVOLVEMENT (ECI) PROCUREMENT PROCESS - EF OVAL REDEVELOPMENT PROJECT	8,778.00	
EFT32871	22/12/2021	MCLEODS	PROFESSIONAL FEES FOR DRAFT LEASE BETWEEN THE TOWN AND HURRICANES FOR LEEUWIN HALL AND BOAT SHED	898.76	9,676.76
	31/01/2022	MCLEODS			
EFT32872	25/01/2022	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE FOR JANUARY AND FEBRUARY 2022	459.96	459.96
EFT32873	04/03/2022	MAYOR JIM O'NEILL	SITTING FEE - FEBRUARY 2022	4,708.34	4,708.34
			MONTHLY DATA FEES FOR OPERATIONS/RANGERS TABLETS AND PHONES, RETIC, VMS TRAILER 04/02/2022 - 03/03/2022	813.37	813.37
EFT32874	04/03/2022	TELSTRA CORPORATION LIMITED			
EFT32875	15/02/2022	SYNERGY	POWER SUPPLY - TOWN HALL 18/01/2022 - 15/02/2022	1,510.62	
	21/02/2022	SYNERGY	POWER SUPPLY - GLASSON PARK 21/12/2021 - 25/02/2022	239.86	
	21/02/2022	SYNERGY	POWER SUPPLY - LEE PARK 21/12/2021 - 21/02/2022	230.24	
	22/02/2022	SYNERGY	POWER SUPPLY - JOHN TOKIN PARK 21/12/2021 - 25/02/2022	162.69	
	22/02/2022	SYNERGY	POWER SUPPLY - LEEUWIN CAR PARK 22/12/2021 - 22/02/2022	1,224.05	
	22/02/2022	SYNERGY	POWER SUPPLY - LEEUWIN SCOTT HALL 22/12/2021 - 22/02/2022	421.85	
	22/02/2022	SYNERGY	POWER SUPPLY - HENRY JEFFERY OVAL 22/12/2021 - 22/02/2022	479.30	
	22/02/2022	SYNERGY	POWER SUPPLY - GOURLEY PARK 22/12/2021 - 22/02/2022	280.58	
	22/02/2022	SYNERGY	POWER SUPPLY - LACROSSE CLUB 22/12/2021 - 22/02/2022	1,666.37	
	25/02/2022	SYNERGY	POWER SUPPLY - RICHMOND PARK 21/12/2021 - 28/02/2022	524.92	
	25/02/2022	SYNERGY	POWER SUPPLY - 128 GEORGE STREET 21/12/2021 - 25/02/2022	325.13	
	25/02/2022	SYNERGY	POWER SUPPLY - DEPOT 21/12/2021 - 25/02/2022	1,651.72	
	25/02/2022	SYNERGY	POWER SUPPLY - SUBWAY STREET LIGHT 21/12/2021 - 25/02/2022	219.40	
	25/02/2022	SYNERGY	POWER SUPPLY - LOCKE PARK 21/12/2021 - 25/02/2022	2,160.52	
	25/02/2022	SYNERGY	POWER SUPPLY - EAST FREMANTLE OVAL 21/12/2021 - 25/02/2022	123.88	
	28/02/2022	SYNERGY	POWER SUPPLY - STRATFORD STREET PARK 22/12/2021 - 28/02/2022	163.32	
	28/02/2022	SYNERGY	POWER SUPPLY - DOVENBY HOUSE 21/12/2021 - 28/02/2022	388.36	
	28/02/2022	SYNERGY	POWER SUPPLY - INFANT HEALTH CENTRE 21/12/2021 - 28/02/2022	141.24	
	28/02/2022	SYNERGY	POWER SUPPLY - ROADSIDE BOAT RAMP & PENS 22/12/2021 - 28/02/2022	549.24	12,463.29
EFT32876	04/03/2022	TREE PLANTING & WATERING	TREE WATERING UNTIL MARCH 2022	8,500.80	8,500.80
EFT32877	04/03/2022	CROMMELINS MACHINERY	SERVICING OF GENERATOR	450.47	450.47
EFT32878	04/03/2022	MCGEES NATIONAL PROPERTY CONSULTANTS	SEABED LEASE - PRINCIPAL REPAYMENT 01/03/2022 - 31/05/2022	12,256.92	12,256.92
EFT32879	04/03/2022	RESOURCE RECOVERY GROUP (SMRC)	RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTION FOR JANUARY 2022	13,404.99	13,404.99
				806.73	806.73
EFT32880	04/03/2022	DEPT OF MINES, INDUSTRY REGULATION & SAFETY (FORMALLYBUILDING COMMISSION)	BSL FEBRUARY 2022		
EFT32881	19/01/2022	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	FINANCE PROFESSIONALS CONFERENCE REGISTRATION 3X STAFF OF FINANCE DEPARTMENT	3,360.00	3,360.00
EFT32882	04/03/2022	SATELLITE SECURITY SERVICES	ONSITE INSPECTION OF CCTV CAMERA SET UP 01/01/2022 - 30/04/2022	764.58	764.58
EFT32883	04/03/2022	PETRACLEAN	TOWN HALL - CLEANING - FEBRUARY 2022	8,783.99	8,783.99
EFT32884	28/02/2022	FRANK GILMOUR PEST CONTROL	ALLEN STREET UNITS - IN-GROUND TERMITE TREATMENT BAITS - ALL UNITS	2,450.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	ALLEN STREET UNITS - IN-GROUND TERMITE TREATMENT BAITS - ALL UNITS	1,260.60	
			DOVENBY HOUSE - ANNUAL PEST CONTROL INSPECTION & TREATMENT (SUBFLOOR & TOILETS TERMITE TREATMENT ALSO)	2,244.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	TOWN HALL - ANNUAL PEST CONTROL INSPECTION & TREATMENT	451.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	EH GRAY MIDWIFE CENTRE - ANNUAL PEST CONTROL INSPECTION & TREATMENT	220.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	DEPOT - ANNUAL PEST CONTROL INSPECTION & TREATMENT	385.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	SUMPTON GREEN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	325.60	
	28/02/2022	FRANK GILMOUR PEST CONTROL	OLD POLICE STATION - ANNUAL PEST CONTROL INSPECTION & TREATMENT	320.10	
	28/02/2022	FRANK GILMOUR PEST CONTROL	128 GEORGE STREET - ANNUAL PEST CONTROL INSPECTION & TREATMENT	280.50	
	28/02/2022	FRANK GILMOUR PEST CONTROL	GLYDE-IN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	270.60	
	28/02/2022	FRANK GILMOUR PEST CONTROL	CAMP WALLER SCOUTS - ANNUAL PEST CONTROL INSPECTION & TREATMENT	260.70	
	28/02/2022	FRANK GILMOUR PEST CONTROL	TRICOLORE - ANNUAL PEST CONTROL INSPECTION & TREATMENT	550.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	HENRY JEFFERY CLUBROOM - ANNUAL PEST CONTROL INSPECTION & TREATMENT	231.00	
	28/02/2022	FRANK GILMOUR PEST CONTROL	CROQUET CLUB - ANNUAL PEST CONTROL INSPECTION & TREATMENT	220.00	9,469.10
EFT32885	04/03/2022	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASE - CHSP/HACC 18/02/2022	215.61	215.61
EFT32886	04/03/2022	CITY OF SOUTH PERTH	IMPOUND DOG FEES FOR JANUARY 2022	99.00	99.00
EFT32887	04/03/2022	CR. CLIFF COLLINSON	SITTING FEE - FEBRUARY 2022	1,583.66	1,583.66
EFT32888	04/03/2022	CR. DEAN NARDI	SITTING FEE - FEBRUARY 2022	1,583.66	1,583.66
EFT32889	04/03/2022	HYDRO JET	GRAFFITI REMOVAL - VARIOUS LOCATION	849.20	849.20
EFT32890	04/03/2022	KONICA MINOLTA BUSINESS SOLUTIONS	HACC PHOTOCOPIER PRINTING COSTS - FEBRUARY 2021	25.85	25.85
EFT32891	04/03/2022	SUNNY SIGN COMPANY PTY LTD	STREET SIGNS	135.30	135.30
EFT32892	23/02/2022	T-QUIP	SERVICE TORO Z7000, SERVICE TORO GROUNDMASTER 7210	1,167.10	1,167.10
EFT32893	04/03/2022	FOODWORKS EAST FREMANTLE	WORKS CONSUMABLES FOR THE MONTH OF JANUARY 2022	285.98	285.98
EFT32894	16/02/2022	FOCUS NETWORKS	LAPTOPS FOR EXECUTIVE LEADERSHIP TEAM	14,657.08	
	17/02/2022	FOCUS NETWORKS	EXCHANGE ONLINE MIGRATION	6,935.50	
	24/02/2022	FOCUS NETWORKS	MANAGED PROACTIVE SERVICE FEBRUARY 20222	624.03	22,216.61
EFT32895	18/02/2022	ADCO SERVICES	DOVENBY HOUSE - REPAIR EXTERNAL STEPS & NON-SLIP STRIPS	924.00	
	18/02/2022	ADCO SERVICES	DOVENBY HOUSE VERANDAH, RAILINGS & STAIRS - SANDING & FINISHING	5,445.00	6,369.00
EFT32896	04/03/2022	ENVIRO SWEEP	STREET SWEEPING - FEBRUARY 2022	4,158.00	4,158.00
EFT32897	07/02/2022	THE TURBAN INDIAN RESTURANT	COUNCIL MEETING CONSUMABLE 07/02/2022 & 22/02/2022	716.15	716.15
EFT32898	04/03/2022	CARING PHARMACY EAST FREMANTLE	KN95 MASKS FOR RESPITE CENTRE DAY CARE	50.00	50.00
EFT32899	03/02/2022	THE WORKWEAR GROUP	2021 - 2022 STAFF UNIFORM ALLOWANCE - 1 X STAFF	48.47	
	07/02/2022	THE WORKWEAR GROUP	2021 - 2022 STAFF UNIFORM ALLOWANCE - 1 X STAFF	149.50	197.97
EFT32900	04/03/2022	ANDREW MCPHAIL	CR SITTING FEES FOR THE MONTH OF FEBRUARY 2022	1,583.66	1,583.66
EFT32901	04/03/2022	ANDREW WHITE	CR SITTING FEES FOR THE MONTH OF FEBRUARY 2022	1,583.66	1,583.66
			MONTHLY CHARGES FOR PARKING MACHINE INCLUDING LICENCE AND COMMUNICATION FEBRUARY 2022	165.00	165.00
EFT32902	04/03/2022	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD			
EFT32903	04/03/2022	CELLARBRATIONS AT EAST FREMANTLE	REFRESHMENTS	137.00	137.00
EFT32904	04/03/2022	STATE WIDE TURF SERVICES	HENRY JEFFERY OVAL - SUPPLY AND INSTALL SYNTHETIC CRICKET WICKET 30M X 2.8	7,392.00	7,392.00
EFT32905	21/02/2022	TREE'S A CROWD TREE CARE	STREET TREE PRUNING - VARIOUS LOCATIONS	4,895.00	
	28/02/2022	TREE'S A CROWD TREE CARE	STREET TREE PRUNING - VARIOUS LOCATIONS	4,345.00	9,240.00
EFT32906	04/03/2022	CR. TONY NATALE	SITTING FEE - FEBRUARY 2022	2,167.00	2,167.00
EFT32907	04/03/2022	PAUL DAVIES	ENTERTAINMENT FOR GEORGE STREET FESTIVAL - BLUEMANS BUSKER 2PM-6PM	400.00	400.00
EFT32908	24/12/2021	COASTLINE MOWERS	SERVICE AND REPAIR STIHL MS 261 CHAINSAW	198.35	
	16/02/2022	COASTLINE MOWERS	SERVICE AND REPAIR AS NECESSARY 2 X STIHL MS 261 CHAINSAWS	396.35	
	25/02/2022	COASTLINE MOWERS	2 X TYRES FOR KUBOTA 3690	560.00	1,154.70
EFT32909	18/01/2022	WINC	OFFICE STATIONERY	7.47	
	10/02/2022	WINC	A4 COPYING RECYCLED PAPER 80GM - PLANET ARK CARBON NEUTRAL X 50 REAMS	343.31	350.78
EFT32910	04/03/2022	AMBIUS (RENTOKIL INITIAL PTY LTD)	PLANT HIRE - TOWN HALL	278.58	278.58
EFT32911	04/03/2022	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - FEB 2022	145.20	145.20
EFT32912	04/03/2022	HAZEL DICKSON	REIMBURSEMENT OF CHSP VOLUNTEER LUNCH	15.00	15.00
EFT32913	04/03/2022	PTC IRRIGATION	IRRIGATION REPAIRS JOHN TONKIN PARK AND FORESHORE	1,436.68	1,436.68
EFT32914	04/03/2022	COLLEAGUESNAGELS	ZEBRA ZQ-510 INFRINGEMENT ROLLS	1,836.65	1,836.65
EFT32915	04/03/2022	THE FRUIT BOX GROUP	FRUIT BOX - TOWN HALL & DEPOT FEBRUARY 2022	272.60	272.60
EFT32916	04/03/2022	GRACE RECORDS MANAGEMENT (AUSTRALIA)	SCAN ON DEMAND FOR SERVES FOR PLANNING AND BUILDING SERVICES FEBRUARY 2022	217.54	217.54
			N95 MASKS 30 PER BOX & 18.91*SURGICAL FACE MASKS BOX OF 50, RAT TEST, SURICAL MASK + PRIMEON GOWN BLUE	620.74	
EFT32917	03/02/2022	EQUIP HEALTH SYSTEMS PTY LTD			
	03/02/2022	EQUIP HEALTH SYSTEMS PTY LTD	SURGICAL FACE MASKS BOX OF 10, PRIMEON GOWN BLUE	85.50	
	03/02/2022	EQUIP HEALTH SYSTEMS PTY LTD	SURGICAL FACE MASKS BOX OF 50	66.00	772.24
EFT32918	04/03/2022	WH LOCATION SERVICES T/AS ABAXA	SERVICE LOCATING FOR DRAINAGE MAINTENANCE WORK	787.71	787.71
				2,088.83	2,088.83
EFT32919	04/03/2022	E & MJ ROSHER PTY LTD	9X BLADES FOR KUBOTA 3690, 10 X BLADES FOR BARONESS GM2800 AND 1 X LIFT ARM SHAFT		

EFT32920	04/03/2022	CR KERRY DONOVAN	SITTING FEE - FEBRUARY 2022	1,583.66	1,583.66
EFT32921	04/03/2022	ZEDS MECHANICAL AND MAINTENANCE	MECHANICAL SERVICE FOR BUS 1HHZ 552	468.65	468.65
EFT32922	01/02/2022	PAATSCH CONSULTING PTY LTD	SERVICE BOOKED ON 22/02/2022		
	28/02/2022	PAATSCH CONSULTING PTY LTD	EAST FREMANTLE OVAL REDEVELOPMENT CLIENT PROJECT LEAD JANUARY 2022,	10,802.34	
EFT32923	04/03/2022	M2M ONE PTY LTD	EAST FREMANTLE OVAL REDEVELOPMENT CLIENT PROJECT LEAD FEBRUARY 2022	15,760.94	26,563.28
EFT32924	01/02/2022	TPG NETWORK PTY LTD	TOWN HALL LIFT EMERGENCY SIM CARD - MARCH 2022	13.20	13.20
	01/03/2022	TPG NETWORK PTY LTD	FAST FIBRE AND IP LINK, TOWN HALL, DEPT, TRICOLORE MONTHLY CHARGES JANUARY 2022	1,920.60	
EFT32925	04/03/2022	THE ROYAL LIFE SAVING SOCIETY WA INC	FAST FIBRE AND IP LINK, TOWN HALL, DEPT, TRICOLORE FEBRUARY 2022	1,920.60	3,841.20
EFT32926	04/03/2022	GRILLEX PTY LTD	INSPECTIONS OF POOLS ON BEHALF OF TOWN OF EAST FREMANTLE JANUARY 2021	321.20	321.20
EFT32927	04/03/2022	DEPARTMENT OF THE PREMIER AND CABINET	SILAS STREET RESERVE - REVIVA DRINKING FOUNTAIN WITH DOG BOWL	3,668.50	3,668.50
EFT32928	04/03/2022	MICHAEL LIMBERT	COST OF PUBLISHING / GAZETAL OF AMENDMENT 17	571.20	571.20
EFT32929	17/02/2022	KEITH MCDONALD	CHSP HACC MEAL REIMBURSEMENT 28/02/2022	15.00	15.00
	24/02/2022	KEITH MCDONALD	REIMBURSEMENT FOR CHSP VOLUNTEER LUNCH	15.00	
EFT32930	04/03/2022	MARKET CREATIONS AGENCY PTY LTD	REIMBURSEMENT FOR CHSP VOLUNTEER LUNCH	15.00	30.00
EFT32931	04/03/2022	CR. MARK WILSON	TOEF 2021/22 ANNUAL REPORT AND BUDGET	968.00	968.00
EFT32932	04/03/2022	PRACSYS MANAGEMENT SYSTEMS	SITTING FEE - FEBRUARY 2022	1,583.66	1,583.66
EFT32933	04/03/2022	CR. LAURA MASCARO	EXTERNAL CONTRACTOR - REGULATORY SERVICES - LOCAL COMMERCIAL CENTRES NEEDS	11,924.00	11,924.00
EFT32934	23/11/2021	B ROBERTS	ASSESSMENT STRATEGY		
EFT32935	04/03/2022	SPORTENG	SITTING FEE - FEBRUARY 2022	1,583.66	1,583.66
EFT32936	04/03/2022	JONES LANG LASALLE ADVISORY SERVICES PTY LTD	RATE REFUND	634.87	634.87
EFT32937	04/03/2022	FACTORY POOLS PERTH	EF OVAL SITE INVESTIGATION & FEASIBILITY (PLAYING OVAL)	2,395.80	2,395.80
EFT32938	04/03/2022	K PALMER	VALUATION REPORT FOR 128 AND 128A GEORGE STREET EAST FREMANTLE	2,750.00	2,750.00
EFT32939	04/03/2022	K WILLIAMS	REFUND FOR OVERCHARGING BUILDING APPLICATION FEES	6.36	6.36
EFT32940	04/03/2022	R ZAPPIA	PARKING FEES REFUND	54.00	54.00
EFT32941	04/03/2022	J FINGLETON	PARKING FEES REFUND	36.00	36.00
EFT32942	17/03/2022	AUSTRALIA POST	PARKING FEES REFUND	36.00	36.00
EFT32943	17/03/2022	AUSTRALIAN TAXATION OFFICE	REFUND DEVELOPMENT APPLICATION FEE	480.00	480.00
EFT32944	23/02/2022	APACE AID (INC)	POSTAGE AND FREIGHT FOR FEBRUARY 2022	1,000.87	1,000.87
	14/03/2022	APACE AID (INC)	BAS FOR FEBRUARY 2022	26,311.00	26,311.00
	14/03/2022	APACE AID (INC)	NATIVE TUBESTOCK FOR GUEST SPEAKERS	72.50	
EFT32945	17/03/2022	BUNNINGS BLDG SUPPLIES LTD	WEED CONTROL AT JOHN TONKIN FORESHORE 21/02/2022,	390.50	
EFT32946	17/03/2022	CITY OF COCKBURN	CARRY OUT WEED CONTROL ON NIERGARUP TRACK 03/03/2022	1,127.50	1,590.50
EFT32947	17/03/2022	CITY OF MELVILLE	PURCHASE OF VARIOUS REPAIRS MATERIALS AS REQUIRED	225.30	225.30
			TIP FEES - FEBRUARY 2022	455.00	455.00
			COMPOSTABLE LINER SUPPLIES MARCH 2022 BETTER BINS PLUS GRANT	1,362.00	1,362.00
EFT32948	28/02/2022	MCLEODS	PROFESSIONAL FEES FOR DRAFT LEASE BETWEEN THE TOWN AND HURRICANES FOR LEEUWIN HALL AND BOAT SHED	780.91	
EFT32949	17/03/2022	SWAN YACHT CLUB	PREPARATION OF DRAFT CONTRACT - ICT SERVICES	3,083.90	3,864.81
EFT32950	17/03/2022	TITAN FORD	CONSUMABLE FOR CARG SEMINAR FOR ENERGY SESSION -10/3/22	100.00	100.00
			FLEET SERVICE FOR FORD FOCUS	320.00	320.00
EFT32951	17/03/2022	WATER CORPORATION	WATER USAGE 29-11-2021 TO 02- 02-2022 - DRINKING TAP AT RIVERSIDE RD EAST FREMANTLE LOT ROAD RESERVE.	21.17	21.17
EFT32952	17/03/2022	WORK CLOBBER	UNIFORM VARIOUS	1,436.80	1,436.80
EFT32953	01/03/2022	SYNERGY	POWER SUPPLY NORM MCKENZIE PARK FOR 22/12/2022- 01/03/2022	219.19	
	01/03/2022	SYNERGY	POWER SUPPLY WAUHOP PARK FOR 22/12/2021 - 01/03/2022	2,651.63	
	04/03/2022	SYNERGY	POWER SUPPLY STREET LIGHTS FOR 01/02/2022- 04/03/2022	10,670.55	13,541.37
EFT32954	17/03/2022	ZIPFORM PTY LTD	RATE DATA FORMATTING	264.00	264.00
			SILAS STREET DOG PARK - INSTALL WATER FOUNTAIN, CONCRETE PAD & CONNECT TO MAINS	7,700.00	7,700.00
EFT32955	17/03/2022	YOUNGS PLUMBING SERVICE P/L	WATER SUPPLY		
EFT32956	17/03/2022	FASTA COURIERS	COURIER SERVICES FOR ENVIRONMENTAL SAMPLING PROGRAM	35.70	35.70
EFT32957	02/03/2022	STEANN PTY LTD	GREENWASTE REMOVAL FROM BUND & DISPOSAL - FEBRUARY 2022	5,261.85	
	15/03/2022	STEANN PTY LTD	GREENWASTE VERGE COLLECTION - MARCH 2022 - TRANSPORT & DISPOSAL TO SMRC	14,181.75	19,443.60
EFT32958	17/03/2022	FLEXI STAFF PTY LTD	LABOUR HIRE 1 X CONTRACTOR	1,580.87	1,580.87
EFT32959	28/02/2022	RESOURCE RECOVERY GROUP (SMRC)	RECYCLING BIN GATE FEES FOR WASTE DISPOSAL FOR FEB 2022	5,466.72	
	28/02/2022	RESOURCE RECOVERY GROUP (SMRC)	GREEN WASTE TRAILER PASS, WCF GATE FEES GREEN FOGO FOR FEB 2022	18,877.92	
	28/02/2022	RESOURCE RECOVERY GROUP (SMRC)	GENERAL WASTE DIVERSION TO SUEZ FOR FEB 2022	11,706.30	
	28/02/2022	RESOURCE RECOVERY GROUP (SMRC)	RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTION FOR FEBRUARY 2022	11,277.20	47,328.14
EFT32960	17/03/2022	WESTERN AUSTRALIA LOCAL GOVERNMENT ASSOCIATION (WALGA)	INTRODUCTION TO LOCAL GOVERNMENT (EARNING) - 1 X STAFF	214.50	214.50
EFT32961	17/03/2022	WATERLOGIC AUSTRALIA PTY LTD	RENTAL - MAINTENANCE OF EQUIPMENT - MARCH APRIL MAY 2022	188.33	188.33
EFT32962	17/03/2022	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	ESL QUARTER 3 2021/2022	422,437.65	422,437.65
EFT32963	17/03/2022	PETRA CLEAN	TOWN HALL - CLEANING - JANUARY 2022	6,863.56	6,863.56
EFT32964	17/03/2022	HIND'S TRANSPORT SERVICES PTY LTD	5m3 LIMESTONE SPALLS - 150mm-300mm (DELIVERED)	861.30	861.30
EFT32965	17/03/2022	STRATA GREEN	PURCHASE OF VARIOUS REPAIRS MATERIALS AS REQUIRED	1,172.01	1,172.01
EFT32966	02/03/2022	FRANK GILMOUR PEST CONTROL	LOCKE PARK - ANNUAL PEST CONTROL INSPECTION & TREATMENT	60.50	
	02/03/2022	FRANK GILMOUR PEST CONTROL	GEORGE BOOTH PARK - ANNUAL PEST CONTROL INSPECTION & TREATMENT	60.50	
	02/03/2022	FRANK GILMOUR PEST CONTROL	MARJORIE GREEN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	160.60	
	02/03/2022	FRANK GILMOUR PEST CONTROL	RACEWAY PARK - ANNUAL PEST CONTROL INSPECTION & TREATMENT	60.50	
	02/03/2022	FRANK GILMOUR PEST CONTROL	VW WAYMAN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	121.00	
	02/03/2022	FRANK GILMOUR PEST CONTROL	NORM MCKENZIE - ANNUAL PEST CONTROL INSPECTION & TREATMENT	121.00	
	02/03/2022	FRANK GILMOUR PEST CONTROL	JOHN TONKIN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	110.00	
	02/03/2022	FRANK GILMOUR PEST CONTROL	J DOLAN / KITSON - ANNUAL PEST CONTROL INSPECTION & TREATMENT	100.10	
	02/03/2022	FRANK GILMOUR PEST CONTROL	MERV COWAN - ANNUAL PEST CONTROL INSPECTION & TREATMENT	160.60	954.80
EFT32967	17/03/2022	NUMERO UNO CATERING	CATERING FOR COUNCIL MEETING FOR FEB 2022	1,568.00	1,568.00
EFT32968	17/03/2022	WOOLWORTHS GROUP LIMITED	WOOLWORTHS PURCHASE - CHSP 02/03/2022	180.80	180.80
EFT32969	17/03/2022	CARROLL & RICHARDSON - FLAGWORLD	1 x UKRAINE FLAG SIZE 1800 X 900 + POSTAGE	104.75	104.75
			COMPLETE SETS - 240L LIGHT GREEN BASE WITH RED LIDS GENERAL WASTE BINS, REPLACEMENT PARTS - BIN LID PINS	1,220.78	
EFT32970	08/03/2022	DAVID GRAY & CO. PTY LTD	30X 360L RECYCLING BINS (COMPLETE SETS) & 10X SPARE LIDS	2,607.00	3,827.78
EFT32971	15/12/2021	HYDRO JET	GRAFFITI REMOVAL - VARIOUS LOCATION	1,639.00	1,639.00
			PHOTOCOPY SERVICES KONICA MINOLTA - REGULATORY SERVICES FOR THE PERIOD OF 13/02/2022 TO 12/03/2022	104.89	104.89
EFT32972	17/03/2022	KONICA MINOLTA BUSINESS SOLUTIONS	CBDC RESPITE MEALS FOR FEBUARY 2022	1,075.89	1,075.89
EFT32973	17/03/2022	CARINYA OF BICTON	MEETING CONSUMABLES FEBRUARY 2022	340.39	340.39
EFT32974	17/03/2022	FOODWORKS EAST FREMANTLE	DISCLOSURE OF INFORMATION FEES - 2021/2022 - FEBRUARY 2022	512.50	512.50
EFT32975	17/03/2022	DEPARTMENT OF TRANSPORT	ADDITIONAL TIME CHARGE FOR TICKET EXCESS OF 1 HOUR FEBRUARY 2022	852.50	
EFT32976	27/01/2022	FOCUS NETWORKS	MANAGED PROACTIVE SERVICE FEBRUARY 2022	7,384.30	
	06/03/2022	FOCUS NETWORKS	IT SERVICES PURSANT TO MANAGED SERVICES FEBRUARY 2022	5,904.24	14,141.04
	07/03/2022	FOCUS NETWORKS	MEALS FOR TOWN PLANNING COMMITTEE MEETING DT 01/03/2022	213.65	213.65
EFT32977	17/03/2022	THE TURBAN INDIAN RESTURANT	EAST FREMANTLE FESTIVAL VOLUNTEER DONATION WORK	787.50	787.50
EFT32978	17/03/2022	EAST FREMANTLE JUNIOR CRICKET CLUB INC	2021 - 2022 STAFF UNIFORM ALLOWANCE - 1 X STAFF	87.92	87.92
EFT32979	17/03/2022	THE WORKWEAR GROUP	LANDGATE - GROSS RENTAL VALUATIONS - SCHEDULES 05/02/2022 - 18/02/2022	106.56	106.56
EFT32980	17/03/2022	LANDGATE	ADSL INTERNET - TRICOLORE CENTRE - APRIL 2022	50.00	
EFT32981	01/03/2022	VOCUS COMMUNICATIONS	SESSION INITIATION PROTOCOL (SIP) LINES / SERVICES CHARGES FOR VOICE OVER INTERNET PROTOCOL (VOIP) - FEBRUARY 2022	670.85	720.85
	03/03/2022	VOCUS COMMUNICATIONS	PRINT A4 CLIMATE ENERGY STRATEGY BOOK	147.97	147.97
EFT32982	17/03/2022	SNAP PRINTING	MONTHLY CHARGES FOR PARKING MACHINE INCLUDING LICENCE AND COMMUNICATION FEBRUARY 2022	378.58	378.58
EFT32983	17/03/2022	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	RE-LEVEL HENRY JEFFERY OVAL - CAPEX	1,892.00	1,892.00
EFT32984	17/03/2022	STATE WIDE TURF SERVICES	20 X EDGER BLADES, 5 X AIR FILTER FOR STIHL FS 131, 5 X SPARK PLUG FOR STIHL FS 131.	405.30	405.30
EFT32985	17/03/2022	COASTLINE MOWERS	FOGO - GREEN BINS RESIDENTIAL FEBRUARY 2022	31,478.23	
EFT32986	28/02/2022	SUEZ RECYCLING & RECOVERY PTY LTD	46 EAST STREET GENERAL WAST PICK UP FOR FEBRUARY 2022	749.23	32,227.46
	28/02/2022	SUEZ RECYCLING & RECOVERY PTY LTD	TRAFFIC MANAGEMENT FOR LOCKE CR DRAINAGE WORKS 28/2/2022 - 04/03/2022	1,464.76	
EFT32987	04/03/2022	CONTRA-FLOW PTY LTD	TRAFFIC MANAGEMENT FOR LOCKE CR DRAINAGE WORKS) 08/02/2022 - 23/02/2022	3,607.51	5,072.27
	23/03/2022	CONTRA-FLOW PTY LTD	BOWLING CLUB - AIR CONDITIONER FAULT FIND & REPAIR	170.00	170.00
EFT32988	17/03/2022	CENTURY AIR CONDITIONING	CARRY OUT IRRIGATION REPAIRS AT LEE PARK	572.00	572.00
EFT32989	17/03/2022	PTC IRRIGATION	SCAN ON DEMAND FOR SERVES FOR PLANNING AND BUILDING SERVICES MARCH 2022	311.84	311.84
EFT32990	17/03/2022	GRACE RECORDS MANAGEMENT (AUSTRALIA)	REGISTRATION FEES FOR SHADE SEMINAR ON 17 MARCH 2022 - 6 X STAFF	200.00	200.00
EFT32991	17/03/2022	PLANNING INSTITUTE OF AUSTRALIA PTY LTD	PROFESSIONAL FEES FOR THE ATTEST AUDIT FOR THE YEAR ENDED 30/06/2021	48,730.00	48,730.00
EFT32992	17/03/2022	OFFICE OF THE AUDITOR GENERAL OAG	CATERING FOR CARG SEMINAR WEDNESDAY 16 FEBRUARY 2022	947.50	947.50
EFT32993	17/03/2022	EAST FREMANTLE THE LEFT BANK BAR & RESTAURANT	BULK BINS - WAUHOP ROAD - MARCH 2022	1,160.00	
EFT32994	02/03/2022	SOUTHERN BINS	BULK BINS (MATTRESS)- WAUHOP ROAD - MARCH 2022	70.00	
	14/03/2022	SOUTHERN BINS	BULK BINS - WAUHOP ROAD - MARCH 2022 FOR DT 15/03/2022	1,160.00	2,390.00
	14/03/2022	SOUTHERN BINS	HIRE OF MINI EX WITH POST HOLE DIGGER FOR BOLLARD INSTALLATION	453.75	
EFT32995	11/01/2022	CLASSIC HIRE	HIRE OF GRINDER FOR FOOTPATH MAINTENANCE	471.90	925.65
	19/01/2022	CLASSIC HIRE	INSPECTIONS OF POOLS ON BEHALF OF TOWN OF EAST FREMANTLE FOR THE PERIOD OF DECEMBER 2021	5,701.30	5,701.30
EFT32996	17/03/2022	THE ROYAL LIFE SAVING SOCIETY WA INC	LOCKE CR DRAINAGE SURVEYING	858.00	
EFT32997	02/03/2022	ROBERT KENNETH ROACH			

	14/03/2022	ROBERT KENNETH ROACH	GOURLEY PARK - SURVEY PICKUP	1,287.00	2,145.00
EFT32998	17/03/2022	THE NAPPY GURU	CLOTH NAPPY WORKSHOPS - 15/03/2022	300.00	300.00
EFT32999	17/03/2022	ALLSPORTS TROPHIES (RG & JM DAVIS TRADING AS)	ENGRAVED AWARDS - 2 X COUNCILLORS	225.36	225.36
EFT33000	17/03/2022	SYSTEM MAINTENANCE	PRESTON POINT RESERVE - SEPTIC PUMP - REPLACE TRANSDUCER, CONTROLLER & ISOLATION SWITCH	2,816.79	2,816.79
EFT33001	17/03/2022	HMAS PERTH (I) MEMORIAL FOUNDATION INC	COMMUNITY ASSISTANCE GRANT 2021/2022	3,516.00	3,516.00
EFT33002	17/03/2022	SPORTENG	EF OVAL SITE INVESTIGATION & FEASIBILITY (PLAYING OVAL)	21,540.20	21,540.20
EFT33003	17/03/2022	CARABINER PTY LTD	ARCHITECTURAL SERVICES - EF OVAL PRECINCT REDEVELOPMENT PROJECT	70,793.25	70,793.25
EFT33004	17/03/2022	LEMON LIGHT PRODUCTIONS	EAST FREMANTLE OVAL AND MARCUS BEILBY MINI DOCUMENTARY	1,200.00	1,200.00
EFT33005	17/03/2022	FORTH CONSULTING PTY LTD	EAST FTLE OVAL REDEVELOPMENT CIVIL ENGINEERING FEBRUARY 2022	4,400.00	4,400.00
EFT33006	17/03/2022	F KANCUK	DOG REGISTRATION FEE REFUND	150.00	150.00
EFT33007	17/03/2022	E BRADLEY	DOG REGISTRATION FEE REFUND	150.00	150.00
EFT33008	17/03/2022	E FRASER	PARKING FEE REFUND	36.00	36.00
EFT33009	17/03/2022	MARK TOOMATH	BUILDING PERMIT FEE REFUND	231.65	231.65
EFT33010	17/03/2022	ALINTA ENERGY	GAS USAGE 26/11/2021 - 04/03/2022 RESPITE CENTRE	150.45	150.45
EFT33011	17/03/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD (CALTEX)	FUEL USE FEBRUARY 2022	5,231.70	5,231.70
			EFT TOTAL	1,019,736.73	1,019,736.73
	Direct Debit	Supplier	Description	Inv Amount	EFT
		SHERIFF'S OFFICE PERTH	INFRINGEMENT LODGEMENT FEE	795.00	795.00
		EXETEL	EXETEL INTERNET TOWN HALL	229.00	229.00
		SUPERCHOICE PTY LTD	EMPLOYEE SUPERANNUATION - MARCH 2022	50,546.36	50,546.36
		TILL	TILL SIMPLEPAY FEE	671.86	671.86
		CBA	AMEX FEE	22.45	22.45
		CBA	CBA MERCHANT FEE	700.61	700.61
		CBA	ACCOUNT SERVICE TRANSACTION FEES	31.53	31.53
		CBA	OVERDRAFT FEE	493.15	493.15
		CBA	REJECT FEE	2.50	2.50
		CBA	BPAY TRANSACTION FEES	356.40	356.40
		CBA	COMMBIZ TRANSACTION FEES	86.68	86.68
		CBA	BPOINT TRANSACTION FEES	69.93	69.93
			DIRECT DEBIT TOTAL	54,005.47	54,005.47
	Credit Cards	CREDIT CARD - PETER KOCIAN	ANNUAL FEE	40.00	40.00
			MOORE AUSTRALIA - RATES COMPARISON REPORT 21/22	440.00	440.00
			SCULPTURES BY THE SEA - 3 X COUNCILLOR ATTENDANCE	150.00	150.00
			MAILCHIMP - SUBSCRIPTION	62.24	62.24
			ZOOM - SUBSCRIPTION	138.53	138.53
		CREDIT CARD - GARY TUFFIN	ANNUAL FEE	40.00	40.00
		CREDIT CARD - ANDREW DRIVER	ANNUAL FEE	40.00	40.00
			BUNNINGS - CRAYONS FOR MARKING TYRES	35.10	35.10
		CREDIT CARD - LONG LE	ANNUAL FEE	40.00	40.00
			JB HI-FI - BLUETOOTH KARAOKE MACHINE	149.00	149.00
		CREDIT CARD - ANDREW MALONE	ANNUAL FEE	40.00	40.00
			PLACEMAKING EDUCATION - CURTIN UNIVERSITY - 4 X STAFF	275.00	275.00
			EVENT AND CONFERENCE CO - WASTESORTED AWARDS 2022	1116.50	1116.50
		CREDIT CARD - NICHOLAS KING	ANNUAL FEE	40.00	40.00
			OFFICEWORKS - PRINTING OF MAPS FOR ROAD CONDITION AUDIT	80.00	80.00
			OFFICEWORKS - HDMI CABLE	29.88	29.88
		CREDIT CARD - JANINE MAY	ANNUAL FEE	40.00	40.00
			WOOLWORTHS - REFRESHMENTS	30.00	30.00
			CREDIT CARD TOTAL	2,786.25	2,786.25
			Description	NET PAY	EFT
			PAYROLL FORTNIGHT ENDING 08/03/2022	102,901.76	102,901.76
			PAYROLL FORTNIGHT ENDING 22/03/2022	103,447.50	103,447.50
			PAYROLL TOTALS	206,349.26	206,349.26
			GRAND TOTAL	1,283,251.76	1,283,251.76

14.3 2022-23 BUDGET - RATE SETTING

Report Reference Number	OCR-771
Prepared by	Peter Kocian, Executive Manager Corporate Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting date	Tuesday, 19 April 2022
Voting requirements	Simple Majority
Documents tabled	Nil

Attachments

1. Statement of Rating Objects and Reasons
2. Local Public Notice
3. WALGA Economic Briefing – March 2022
4. Full Model Results – SynergySoft Output (Confidential)

PURPOSE

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

EXECUTIVE SUMMARY

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

It is recommended that Council resolves to endorse the following differential general rates and minimum payments with a 3.5% increase in the rate in the dollar and minimum payments across all rating categories and calls for public submissions under Section 6.36 of the *Local Government Act 1995*.

Rate Category	Proposed Rate in \$	Proposed Minimum Payment
Residential	7.9050 cents	\$1,178
Commercial	11.7730 cents	\$1,762

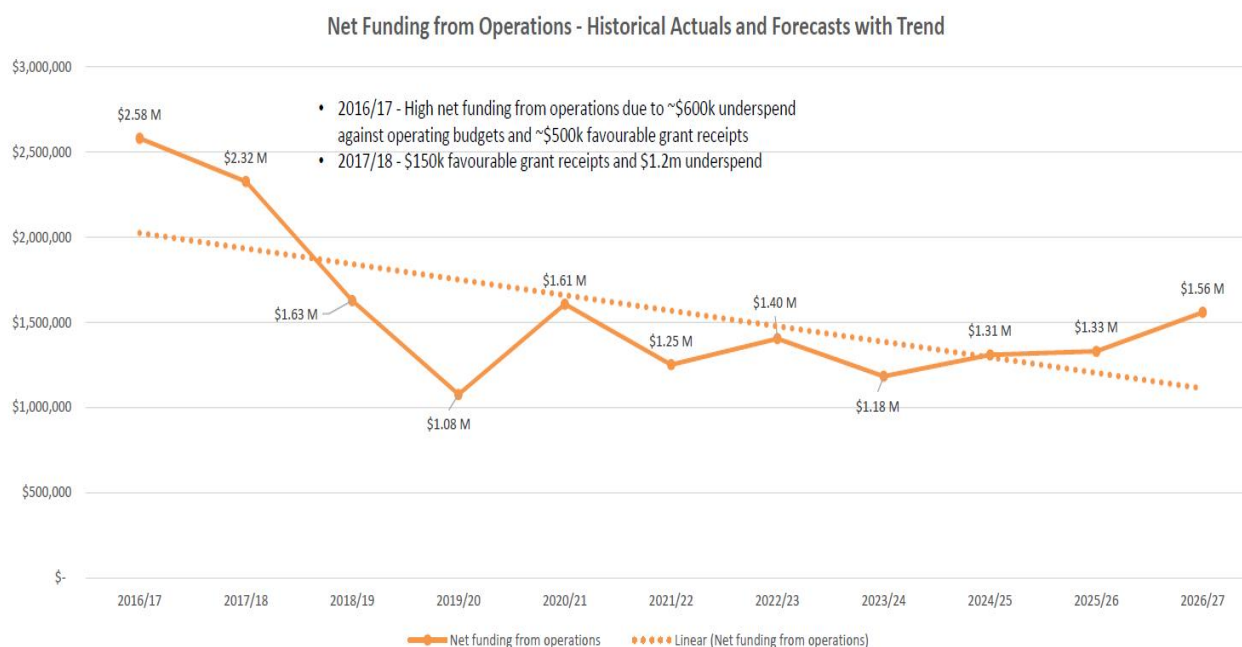
BACKGROUND

The following principles have been considered when setting the level of rates:

- Council's adopted Strategic Resource Plan (SRP) is underpinned by a **3%** annual increase in rate revenue against actual rate yield in the prior year.
- A re-balanced SRP will be presented to Council in June along with the Corporate Business Plan and Annual Budget. A Rating Strategy has also been prepared and will be submitted to the June Meeting. The Rating Strategy identifies that there is a \$4.2m shortfall in revenue over a ten-year period between a 2% annual rate increase and a 3% annual rate increase.

- Increases in the general rate yield for the last 6 financial years were 4.15%, 2.0%, 2.5%, 2.4%, 0% (COVID relief), and 2.9%. Thus, in the last five financial years, the increase in rate yield has been below the stable pricing pathway assumed in the SRP.
- In setting rates for the next financial year, Council needs to be cognizant of longer-term variables such as:
 - The cumulative difference in total revenue over 10 years between a 2% annual rate increase and 3% annual rate increase is \$4.2m. This additional rate revenue would go a long way to funding capex requirements (or debt obligations) associated with the implementation of the East Fremantle Oval Redevelopment project, Preston Point Facilities Master Plan and Foreshore Master Plan, to name a few.
 - The East Fremantle Oval Business Plan indicates that the Town may be required to provide an operational subsidy and contribution to start-up capital, which will require an own source funding contribution.
 - As detailed in the SRP, the Current Ratio, Operating Surplus Ratio and Asset Sustainability Ratios are all projected to be below the Department's benchmark for several years. The adverse trends in ratios have featured as a significant audit finding in the last 3 financial years. The Town needs to grow its revenue base relative to expenditure to create available funding for investing and financing activities as depicted in the following illustrations:

Net Funding from Operations



Operating Expenses (Cash) v Operating Revenue



- (iv) Total Cash-Backed Reserves will be circa \$2.3m at the end of this financial year, reducing to \$1.5m in 2023/24. To meet the objectives and future funding requirements as outlined in Council's Cash Backed Reserves Policy, a replenishment strategy of Reserves should be considered.
- The Local Government Cost Index (LGCI) is an accurate indicator of cost movements affecting Local Governments as it makes better distinction between operating and capital costs and uses price indices that align more closely to the nature of goods and services used by Local Governments. The LGCI predicts that costs will rise by 5.7% in 2021/22, 2.5% in 2022/23 and 2.2% in 2023/24, and reflects an expected increase in wage, construction and machinery and equipment costs, as the economic recovery gathers pace.

CONSULTATION

Council Workshop 24 March 2022

Council Concept Forum 12 April 2022

STATUTORY ENVIRONMENT

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

6.33. Differential general rates

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics —
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*;
 - (b) a purpose for which the land is held or used as determined by the local government;
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.

- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.*

6.36. Local government to give notice of certain rates

- (1) *Before imposing any differential general rates or a minimum payment applying to a differential rate category under section 6.35(6)(c) a local government is to give local public notice of its intention to do so.*
- (2) *A local government is required to ensure that a notice referred to in subsection (1) is published in sufficient time to allow compliance with the requirements specified in this section and section 6.2(1).*
- (3) *A notice referred to in subsection (1) —*
 - (a) *may be published within the period of 2 months preceding the commencement of the financial year to which the proposed rates are to apply on the basis of the local government's estimate of the budget deficiency;*
 - (b) *is to contain —*
 - (i) *details of each rate or minimum payment the local government intends to impose;*
 - (ii) *an invitation for submissions to be made by an elector or a ratepayer in respect of the proposed rate or minimum payment and any related matters within 21 days (or such longer period as is specified in the notice) of the notice; and*
 - (iii) *any further information in relation to the matters specified in subparagraphs (i) and (ii) which may be prescribed; and*
 - (c) *is to advise electors and ratepayers of the time and place where a document describing the objects of, and reasons for, each proposed rate and minimum payment may be inspected.*
- (4) *The local government is required to consider any submissions received before imposing the proposed rate or minimum payment with or without modification.*
- (5) *Where a local government —*
 - (a) *in an emergency, proposes to impose a supplementary general rate or specified area rate under section 6.32(3)(a); or*
 - (b) *proposes to modify the proposed rates or minimum payments after considering any submissions under subsection (4),*

it is not required to give local public notice of that proposed supplementary general rate, specified area rate, modified rate or minimum payment.

POLICY IMPLICATIONS

Council Policy 2.1.13 states that Council will not levy separate charges for rubbish or recycling collections for household/domestic properties.

FINANCIAL IMPLICATIONS

A 5-year financial model was presented to the Council Workshop on the 24 March 2022, including indicative budget allocations for 2022/23.

The estimated 2022/23 budget deficiency to be funded from rates is **\$8,598,477** as per the indicative budget funding statement below:

Description	Draft 2021/22 Budget
Estimated Surplus Brought Forward	\$591,255
Operating Revenue (excluding Rates)	\$2,356,399
Operating Expenditure (excluding Depreciation)	(\$9,768,593)
Capital Expenditure	(\$15,205,327)
Non-Operating Grants	\$8,960,751
Proceeds from Disposal of Plant and Equipment	\$146,485
Proceeds from Loan Borrowings	\$5,000,000
Loan Repayments	(\$95,160)
Lease Payments	(\$45,000)
Net Reserve Transfers	(\$539,288)
Deficiency to be Funded from Rates	\$8,598,477

STRATEGIC IMPLICATIONS

Strategic Priority 5: Leadership and Governance

5.1 Strengthen organisational accountability and transparency.

5.3 Strive for excellence in leadership and governance.

RISK IMPLICATIONS

Risks

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Rate revenue is inadequate to provide for sufficient net funding from operations to meet capex and finance requirements	Possible (3)	Major (4)	High (10-16)	SERVICE INTERRUPTION - Indeterminate prolonged interruption of services - non-performance >1 month	Accept Officer Recommendation

Risk Matrix

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

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

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

Risk Rating

Risk Rating	12
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

Rate Revenue is a substantial source of discretionary revenue for the Town, accounting for approximately 79% of total operating revenue. As such, the overall objective of the Town's rating strategy is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital requirements of the Town as outlined in the Strategic Community Plan, Corporate Business Plan and Long-Term Financial Plan.

Section 6.32 (1) of the *Local Government Act 1995* states that when adopting the annual budget, a Local Government, to make up the budget deficiency, is to impose a general rate and minimum payment on rateable land.

The rates model has been applied in the Town's ERP, SynergySoft, with an output of the model below. The variance of 3.61% in total rate yield against residential properties is attributable to interim rates in 2021/22. The full model results confirm that the proposed increase is 3.5% for all properties where valuations did not change in 2021/22.

Code	Total Props	GRV Value	Min Amts	GRV %	Calculated Rates	Props on Min	Concession	Actual Rates to Raise	% Var LY
01	3290	90,659,227	1178.00	7.9050	7,166,613	328	0.00	7,220,625	3.61
02	15	1,454,246	0.00	0.0000	0		0.00	0	
05	119	10,083,115	1762.00	11.7730	1,187,085	12	0.00	1,194,429	3.49
06	6	1,558,000	1762.00	11.7730	183,423		0.00	183,423	3.49
	3430	103,754,588			8,537,122	340	0	8,598,477	

Domestic Waste Charges Included

It is noted that the general rates for 3,290 residential properties are inclusive of the refuse & recycling collection charges and ratepayers are also provided with a tip pass valued at \$55.00. For Commercial properties the waste and recycling service charge is added separately where collection services are provided.

Neighbouring local governments

Feedback from neighbouring local governments indicates minimum rate increases of 3%, but could be as high as 5% in some instances.

CONCLUSION

The budget rates model for 2022/23 is presented to Council for endorsement. Council is required to consider any public submissions, and there still exists the opportunity to amend the rate in the dollar and minimum rates as part of budget adoption.

OFFICER RECOMMENDATION / COUNCIL RESOLUTION

Council Resolution 051904

OFFICER RECOMMENDATION

Moved Cr Natale, seconded Cr Donovan

That Council, with respect to the 2022/23 Budget endorse:

1. the Statement of Rating Objects and Reasons as per Attachment 1.
2. an indicative 3.5% increase in the rate in the dollar and minimum payments for all differential general rate categories, which will derive \$8,598,477 in total rate revenue.
3. the following differential general rates and minimum payments for advertising, and calls for public submissions pursuant to section 6.36 of the *Local Government Act 1995*:

Rate Category	Proposed Rate in \$	Proposed Payment	Minimum
Residential	7.905 cents	\$1,178	
Commercial	11.773 cents	\$1,762	

(CARRIED UNANIMOUSLY)

REPORT ATTACHMENTS

Attachments start on the next page



TOWN OF EAST FREMANTLE

DIFFERENTIAL GENERAL RATES AND MINIMUM PAYMENTS OBJECTS & REASONS FOR THE 2022/23 RATING YEAR

In accordance with section 6.36 of the *Local Government Act 1995* and Council's 'Notice of Intention to Levy Differential General Rates and Minimum Payments', the following information details the objectives and reasons for those proposals.

EXECUTIVE SUMMARY

The following rating principles are proposed in this Statement of Rating Objects and Reasons for the 2022/23 rating year:

- Gross Rental Values apply to the following differential general rate categories; Residential and Commercial.
- Properties are rated according to Town Planning zonings, predominant land use, whether the land is vacant land, and any other characteristic or combination of characteristics prescribed, with each having a separate calculated rate in the dollar to achieve greater equity across all sectors.
- The Town of East Fremantle currently charges rates to six sporting clubs that are categorized as 'Sporting Clubs – Commercial' and rated under the Commercial GRV category. They are the East Fremantle Lawn Tennis Club, East Fremantle Bowling Club, East Fremantle Football Club, Fremantle Rowing Club, East Fremantle Yacht Club and Swan Yacht Club. These clubs generate income through food and beverage, as well as hire of facilities.
- The current Gross Rental Values have a date of valuation of 1 August 2018– that is, the Town received a general valuation with valuations to come into force on 1 July 2020. The Town is subject to a triennial revaluation, with the next valuation date being 1 August 2021, with values coming into force on 1 July 2023.
- It is very important for ratepayers to recognize that changes in land values do not automatically drive changes to your rate bill. Council amends the rate in the dollar to offset any significant movement in valuations to maintain the rate yield, and the relative rates burden placed on each category.
- The rate in the dollar for Residential GRVs has been amended from 7.6377 cents to 7.9050 cents, an increase of 3.5%.
- The rate in the dollar for Commercial GRVs has been amended from 11.3749 cents to 11.7730 cents, an increase of 3.5%.
- The proposed rates model will yield \$8,598,477 in total revenue, which is a 3.5% increase in rates payable for all properties.

WHAT ARE RATES?

Rates are a tax levied on all rateable properties within the boundaries of the Town of East Fremantle in accordance with the *Local Government Act 1995*.

The overall objective of the proposed rates in the 2022/23 Budget is to provide for the net funding requirements of the Town's services, activities, financing costs and the current and future capital

requirements of the Town, after taking into account all other forms of revenue.

The formulation of a rating system is about achieving a means by which Council can raise sufficient revenue to pay for the services it provides. Throughout Australia, the basis of using property valuations has been found to be the most appropriate means of achieving rating equity; however, the achievement of a wholly equitable rating system for all properties, in all areas, is a difficult task if it is based on the property valuations alone. For this reason there are refinement options made available, such as differential rating, the Town of East Fremantle has elected to use.

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

LOCAL GOVERNMENT ACT 1995 – RATING PROVISIONS

The *Local Government Act 1995* sets out the basis on which differential general rates may be based as follows:

Section 6.32 (1) of the *Local Government Act 1995* states:

- (1) When adopting the annual budget, a local government –
 - a. In order to make up the budget deficiency, is to impose* a general rate on rateable land within its district, which rate may be imposed either –
 - i. Uniformly; or
 - ii. Differentially

DIFFERENTIAL GENERAL RATES

- (1) A local government may impose differential general rates according to any, or a combination, of the following characteristics –
 - (a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or
 - (b) a purpose for which the land is held or used as determined by the local government; or
 - (c) whether or not the land is vacant land; or
 - (d) any other characteristic or combination of characteristics prescribed.
- (2) Regulations may –
 - (a) specify the characteristics under subsection (1) which a local government is to use; or
 - (b) limit the characteristics under subsection (1) which a local government is permitted to use.
- (3) In imposing a differential general rate a local government is not to, without the approval of the Minister, impose a differential general rate which is more than twice the lowest differential general rate imposed by it.
- (4) If during a financial year, the characteristics of any land which form the basis for the imposition of a differential general rate have changed, the local government is not to, on account of that change, amend the assessment of rates payable on that land in respect of that financial year but this subsection does not apply in any case where section 6.40(1)(a) applies.

- (5) A differential general rate that a local government purported to impose under this Act before the *Local Government Amendment Act 2009* section 39(1)(a) came into operation is to be taken to have been as valid as if the amendment made by that paragraph had been made before the purported imposition of that rate.

MINIMUM PAYMENTS

- (1) Subject to this section, a local government may impose on any rateable land in its district a minimum payment which is greater than the general rate which would otherwise be payable on that land.
- (2) A minimum payment is to be a general minimum but, subject to subsection (3), a lesser minimum may be imposed in respect of any portion of the district.
- (3) In applying subsection (2) the local government is to ensure the general minimum is imposed on not less than —
- 50% of the total number of separately rated properties in the district; or
 - 50% of the number of properties in each category referred to in subsection (6),
- on which a minimum payment is imposed.
- (4) A minimum payment is not to be imposed on more than the prescribed percentage of —
- the number of separately rated properties in the district; or
 - the number of properties in each category referred to in subsection (6), unless the general minimum does not exceed the prescribed amount.
- (5) If a local government imposes a differential general rate on any land on the basis that the land is vacant land it may, with the approval of the Minister, impose a minimum payment in a manner that does not comply with subsections (2), (3) and (4) for that land.
- (6) For the purposes of this section a minimum payment is to be applied separately, in accordance with the principles set forth in subsections (2), (3) and (4) in respect of each of the following categories —
- to land rated on gross rental value; and
 - to land rated on unimproved value; and
 - to each differential rating category where a differential general rate is imposed.

2022/23 BUDGET PROPOSAL

The following are the proposed Differential General Rates and Minimum Payments for the Town of East Fremantle for the 2022/23 financial year, to be effective from 1 July 2022:

Rate Category	Proposed Rate in \$	Proposed Minimum Payment	Budget Rate Yield 21/22	Budget Rate Yield 22/23
Residential	7.9050 Cents	\$1,178	\$6,968,838	\$7,220,625
Commercial	11.7730 cents	\$1,762	\$1,331,339	\$1,377,852
TOTAL			\$8,300,177	\$8,598,477

The following principles have been considered when setting the level of rates:

- Council's adopted Strategic Resource Plan (SRP) is underpinned by a **3%** annual increase in rate revenue against actual rate yield in the prior year.
- A re-balanced SRP will be presented to Council in June along with the Corporate Business Plan and Annual Budget. A Rating Strategy has also been prepared and will be submitted to the June Meeting. The Rating Strategy identifies that there is a \$4.2m shortfall in revenue over a ten-year period between a 2% annual rate increase and a 3% annual rate increase.
- Increases in the general rate yield for the last 6 financial years were 4.15%, 2.0%, 2.5%, 2.4% and 0% (COVID) and 2.9%. Thus, in the last five financial years, the increase in rate yield has been below the stable pricing pathway assumed in the SRP.
- In setting rates for the next financial year, Council needs to be cognisant of longer-term variables such as:
 - (i) The cumulative difference in total revenue over 10 years between a 2% annual rate increase and 3% annual rate increase is \$4.2m. This additional rate revenue provides greater capacity to fund capex requirements (or debt obligations) associated with the implementation of the East Fremantle Oval Redevelopment project, Preston Point Facilities Master Plan and Foreshore Master Plan, to name a few.
 - (ii) The East Fremantle Oval Business Plan indicates that the Town may be required to provide an operational subsidy and contribution to start-up capital, which will require an own source funding contribution.
 - (iii) As detailed in the SRP, the Current Ratio, Operating Surplus Ratio and Asset Sustainability Ratios are all projected to be below the Department's benchmark for several years. The adverse trends in ratios have featured as a significant audit finding in the last 3 years. The Town needs to grow its revenue base relative to expenditure to create available surplus for investing and financing activities.
 - (iv) Total Cash-Backed Reserves will be circa \$2.3m at the end of this financial year, reducing to \$1.5m in 2023/24. To meet the objectives and future funding requirements as outlined in Council's Cash Backed Reserves Policy, a replenishment strategy of Reserves should be considered.
- The Local Government Cost Index (LGCI) is an accurate indicator of cost movements affecting Local Governments as it makes better distinction between operating and capital costs and uses price indices that align more closely to the nature of goods and services used by Local Governments. The LGCI predicts that costs will rise by 5.7% in 2021/22 and 2.5% in 2022/23 and 2.2% in 2023/24, and reflects an expected increase in wage, construction and machinery and equipment costs, as the economic recovery gathers pace.

Residential Improved and Not Improved

Characteristics:

This differential general rate category imposes a general rate on land valued on a gross rental value basis, which is zoned, held or used for residential purposes and having improvements erected on it.

Reasons and Objects:

The object of this proposed rate is to apply a base differential general rate to land zoned and used for residential purposes and to act as the Town's benchmark differential rate by which all other GRV rated properties are assessed. The reason for this rate is to ensure that all ratepayers make a reasonable or minimum contribution towards the ongoing maintenance and provision of works, services and facilities throughout the Town. The proposed rate in the dollar of GRV value for this category is 0.07905 with a minimum payment amount of \$1,178. 328 properties or 10% of

residential properties will receive the minimum payment.

Commercial Improved and Not Improved

Characteristics:

This differential rate category imposes a rate on land valued on a gross rental value basis, which is zoned, held or used for commercial purposes and having improvements erected on it.

This category also includes 'Sporting Clubs – Commercial'. They are the East Fremantle Lawn Tennis Club, East Fremantle Bowling Club, Fremantle Rowing Club, East Fremantle Football Club, East Fremantle Yacht Club and Swan Yacht Club. These clubs generate commercial revenue through food and beverage, as well as hire of facilities. The Town has tenure agreements in place with each of these organisations which entitles the Town to levy rates and service charges.

Reasons and Objects:

The object of this differential rate category is to apply a rate to Commercial properties in order to raise additional revenue to offset the costs associated higher levels of services to properties in this category, such as parking infrastructure, road construction, maintenance (including building maintenance) and refurbishment including road drainage systems, urban style guides and parking compliance. The proposed rate in the dollar of GRV value for this category is 0.11773 with a minimum payment amount of \$1,762. 12 properties or 10% of commercial properties will receive the minimum payment.

The object of the differential rate category for Sporting Clubs – Commercial is to ensure that sporting clubs are contributing to the capital and maintenance expenses associated with the provision of dedicated infrastructure and facilities for the use of all community groups and sporting clubs. The Town has finalised the Preston Point Facilities Master Plan which identifies over \$11m worth of capital projects. The East Fremantle Tennis Club and East Fremantle Yacht Club are located within this precinct. The Town will also be budgeting circa \$13m of capital expenditure in 2022/23 to commence the East Fremantle Oval Redevelopment Project. This is a \$26.5m project over 2 years; and incorporates dedicated facilities for the East Fremantle Bowling Club and East Fremantle Football Club.

SUBMISSIONS:

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter, within a minimum 21 days of the date of this notice. Submissions should be addressed to the Chief Executive Officer, Town of East Fremantle, PO Box 1097, FREMANTLE WA6959, by 4pm Monday 16 May 2022.

Submissions should be clearly marked 'Submission – 2022/2023 Differential Rates'.

Gary Tuffin
Chief Executive Officer



NOTICE OF INTENTION TO IMPOSE DIFFERENTIAL RATES

The Town of East Fremantle is in the process of finalising the 2022/23 annual budget. In accordance with Section 6.36 of the *Local Government Act 1995*, the Town invites public submissions in respect of the intention to Levy Differential General Rates and Minimum Payments.

The overall objective of the proposed rates in the 2022/23 Budget is to provide for the net funding requirements of the Town's services, activities, financing costs, and the current and future capital requirements of the Town, after taking into account all other forms of revenue.

The following are the proposed Differential General Rates and Minimum Payments for the 2022/23 financial year.

Residential (GRV)	7.9050 cents in the dollar
Commercial (GRV)	11.7730 cents in the dollar
Minimum Payment (Residential)	\$1,178
Minimum Payment (Commercial)	\$1,762

A statement of the Rating Objects and Reasons has been prepared and is available to view on the Town's website www.eastfremantle.wa.gov.au and a hard copy is available from the Town Administration Centre located at 135 Canning Highway, East Fremantle.

Submissions are invited from any elector or ratepayer with respect to the proposed rates, and any related matter, within 21 days of the date of this notice. They should be clearly marked 'Submission – 2022/23 Differential Rates' and emailed to admin@eastfremantle.wa.gov.au or received by the CEO, Town of East Fremantle, PO Box 1097, FREMANTLE WA 6959, by 4.00pm Monday 16 May 2022.

Gary Tuffin
Chief Executive Officer

WALGA Economic Briefing

March 2022



Overview



- **Australian GDP bounced back to 3.4% growth in the December quarter** after falling 1.9% in the September quarter as household spending in NSW, Victoria and the ACT recovered from their Delta COVID-19 lockdowns. Despite the much higher case numbers arising from Omicron, it is expected that the national economic impact in the current quarter will be far less severe as border restrictions ease.
- **In WA, domestic demand was flat**, increasing 0.1% in the December quarter. Whilst household spending (+1.5%) and Government spending (+1.0%) increased, it was offset by reductions in business investment (-2.8%) and Government investment (-4.1%) both which fell from high levels in the previous quarter. State Final Demand (SFD) remains well above pre-pandemic levels, having grown 6.3% in the last two years, similar to QLD and SA and well above NSW and Victoria who experienced more severe lockdowns. However SFD growth is slowing as labour and supply constraints take hold.
- The **Perth Consumer Price Index (CPI) increased 1.44% for the December quarter** driven by increases in housing costs, petrol prices and domestic travel costs. Annualised this is 5.66% for the year to December 2021, the first time Perth CPI has been above 5% since 2001. This is above the Australian CPI of 1.3% for the quarter and 3.5% for the year. The Reserve Bank of Australia's preferred measure of underlying inflation excludes larger price rises and falls and is 2.6%, in the middle of the RBA's target range of 2-3%. The RBA continues to leave the cash rate target at 0.1%
- **The labour market in WA remains tight although the unemployment rate increased to 4.1% in February**, compared to 8.5% at the height of the pandemic and 5.4% in February 2020 before the impact of the pandemic. Underemployment fell slightly to 6.8%. The labour force participation rate, which measures the proportion of people aged fifteen years and older who are employed or seeking work, rose to a record 70.0% which indicates that there is little spare capacity in the labour market within WA. The opening of the State and International borders is expected to provide some relief to hiring businesses, although it is expected that this will not be immediate. Without access to the necessary skills, businesses may miss opportunities to expand.
- **COVID-19 is now spreading in all regions of Western Australia** with the peak for case numbers expected to be later in March with hospitalisations lagging around a week. Whilst there will be an economic impact from the Omicron wave, the magnitude of this remains to be seen and will depend on the when the peak is reached and how long restrictions are enforced.

2

Overview

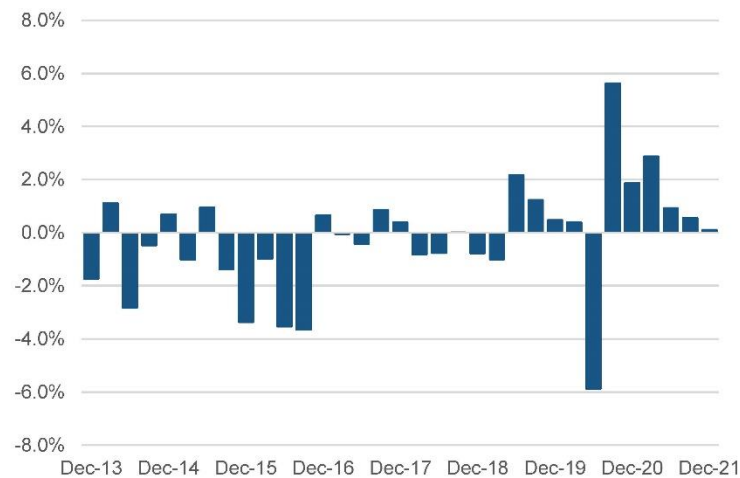


- **Costs for Local Governments continue to rise at a fast pace.** In particular construction costs are increasing at a speed similar to that experienced during the mining boom.
- WALGA forecasts the **Local Government Cost Index (LGCI) to increase 5.7% in 2021-22** as supply constraints in materials and labour continue to place upwards pressure on prices. Demand too remains high as Government stimulus continues to wash through the economy.
- The rate of growth in Local Government costs is expected to slow to **2.5% in 2022-23 and 2.2% in 2023-24** although this is dependent on how quickly the supply constraints are resolved, the impact that opening the borders has on labour supply and the influence of global pressures such as the Russian invasion of Ukraine and its inflationary impact on oil prices, transportation and the cost of goods.
- It should be noted that there are significant challenges with forecasting in the current economic environment, and so **the LGCI should be used with caution.**
- **It is important that Local Governments take into account their own local issues and experiences when considering cost pressures.** It would also be prudent for Local Governments to prepare for multiple scenarios for cost increases coming years.

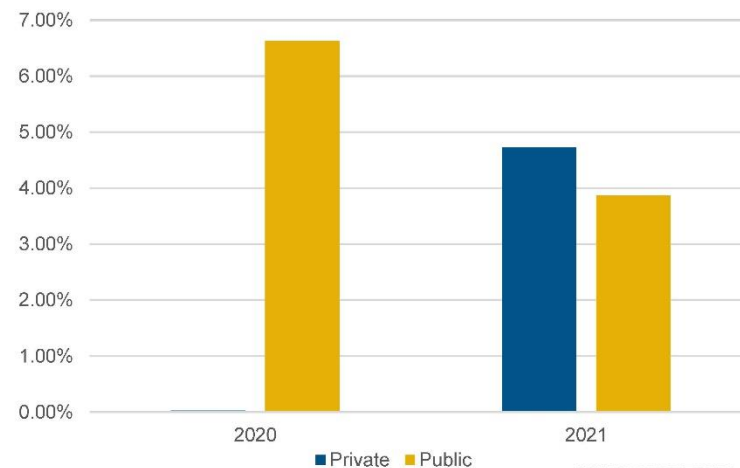
WA's domestic economic growth slowing



WA State Final Demand, Quarterly % Change



Private v Public Contribution to State Final Demand, Annual % Change



SOURCE: ABS CAT 5242.0; WALGA

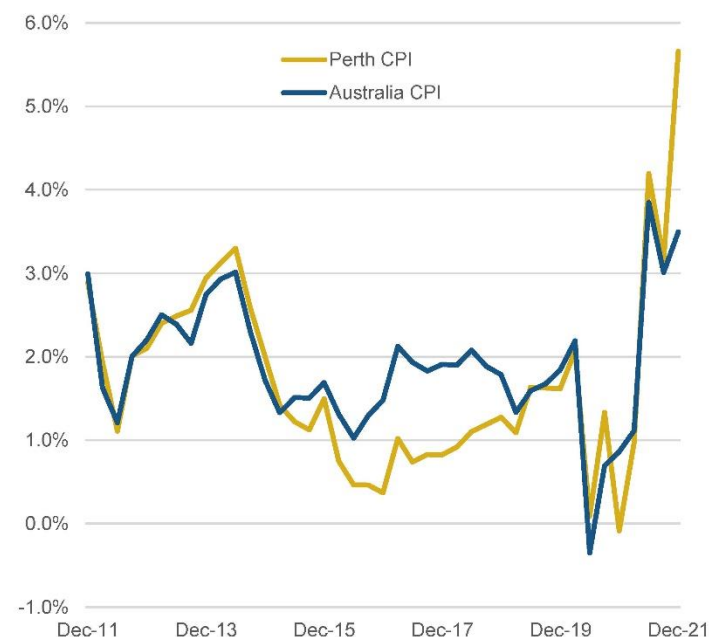
- Recent quarters have seen a slowing in WA's domestic economy measured by State Final Demand (SFD).
- As Government stimulus continues to ease, it has been steady growth in household consumption of goods and services that has kept SFD from contracting.
- In 2020, private sector growth was flat and the public sector drove the growth in the domestic economy. This dynamic shifted in 2021 as the private sector grew faster thanks to a recovery in household consumption and a surge in housing construction and additions. At the same time, Government stimulus switched from providing direct support for individuals and businesses to infrastructure and investment.
- As the impact of Government stimulus fades and expenditure on dwellings eases, it will be business investment that will drive economic growth. To invest, firms will need to be confident that they can access the labour and materials needed to grow their business.

Inflation on the rise, impacting all sectors



- Headline inflation in Australia rose 1.3% in the December quarter and 3.5% year-on-year. Major contributors to CPI in the December quarter include the cost of new homes and housing rents, petrol prices, and discretionary goods like clothing and footwear. Woolworths have reported shelf price increases of 2-3% in the last month.
- Headline Perth CPI increased 1.4% for the quarter and 5.7% for the year after a dip in the corresponding quarter in 2020. This is the first time Perth CPI has risen above 5% since 2001.
- The Reserve Bank's preferred measure of underlying inflation which excludes large price rises and falls increased 2.6%, the highest result since 2014 and comfortably inside the RBA's target range of 2-3%. The RBA expects this to rise to 3.25% in coming quarters, before dropping to 2.75% in 2023.
- During the pandemic, Government stimulus and low interest rates have increased demand within the economy. At the same time, the economy has experienced supply issues from disruptions in global trade and closed borders. It is expected that increased demand and supply challenges will normalise in the medium-term. How long this takes will dictate the inflationary impact and the timing of any future interest rate rises.

**Perth CPI vs Australia CPI,
Annual % Change**



SOURCE: ABS CAT 6401.0; WALGA

Interest rates at record lows, but may rise



- Whilst the Reserve Bank of Australia has not yet increased the cash rate, it has changed its messaging to suggest that increases could be considered this year, with the markets and major banks expecting multiple rate rises in 2022. The likelihood of this has increased with the Russian invasion of Ukraine likely to force prices higher.
- Whilst interest rates are likely to rise in the medium-term, the RBA does not expect there to be multiple increases in quick succession and rates are likely to remain low by historic standards.
- There are still times when borrowing can be appropriate to fill gaps in outlays and available funds or to fund investment. Local Governments should consider their individual circumstances when considering debt funding.
- This may be particularly relevant for Local Governments seeking to cover the cost increases in infrastructure projects.
- There will also be impacts for cash based investments such as term deposits as low returns in recent years will likely increase in-line with the cash rate.

Construction costs increasing at rates not seen since the mining boom



- Construction has been the fastest growing sector for Local Government costs in recent quarters.
- After a decade of little growth, Building Construction costs as measured by the Producer Price Index have increased 14.5% in WA in the last year, including more than 5% in the December quarter alone.
- Similarly Road and Bridge Construction costs grew more than 9% in the last year and more than 3% in the December quarter.
- The construction sector has been hit particularly hard by constraints in the supply of materials and fierce competition for trade services and labour, which has been exacerbated by the closed borders and record levels of Government stimulus spending in response to the COVID-19 pandemic. The opening of the State's borders is expected to ease some of the pressures in coming years
- However, pressures will still exist from global factors such as shipping constraints and oil price inflation, which are expected to keep prices elevated in the short term.
- **Construction costs are particularly susceptible to local pressures and supply constraints. Given the lack of data available at a regional level, it is recommended that Local Governments consult their local suppliers to understand the specific issues for their region.**

The Russian invasion of Ukraine adds to global inflation

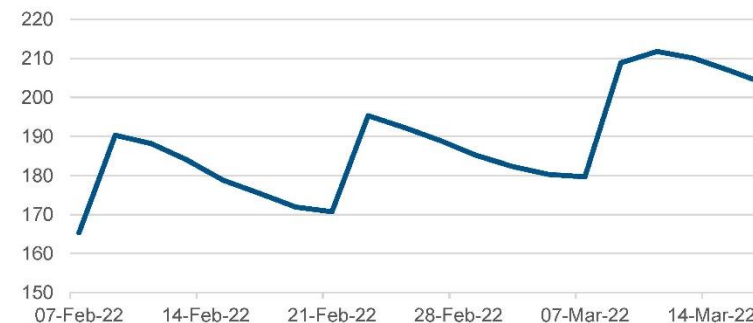


- As in Australia, inflation across the globe has been on the rise as a result of elevated demand and global supply issues.
- It was expected that as Australia's international and state borders normalised, some of these inflationary pressures would ease.
- However the Russian invasion of Ukraine has changed the expected trajectory of inflation in the short-term.
- Most critically, Russia is a major energy supplier, accounting for 11% of global oil and 17% of global gas production.
- As global oil prices rise, Australians will not just notice this at the bowser, increased costs will flow through to food prices, aviation, transportation and the cost of goods. Higher global volatility may also drive down the Australian Dollar, putting additional upwards pressure on prices for imports.
- Russia is also a major supplier of commodities with price shocks already being experienced in nickel, copper, palladium and zinc.
- Whilst consumers will see further price inflation, the Australian economy will also see positive impacts in the short-term as Australia benefits on balance from higher commodity prices where it competes with Russia and Ukraine such as wheat and gas.

Crude Oil WTI, US Dollars per Barrel



Perth Average ULP Price, Cents per Litre



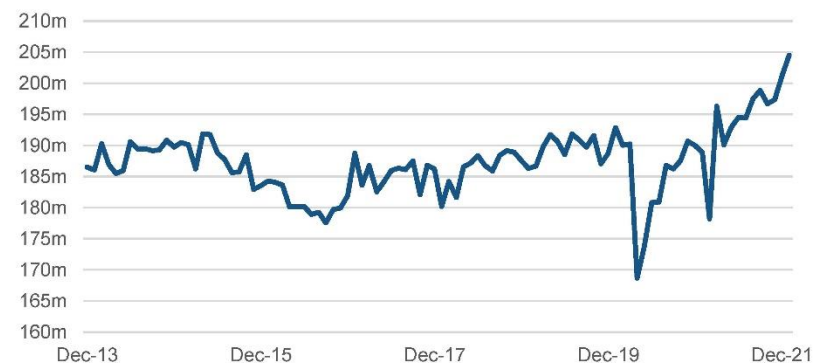
8

Labour constraints persist...



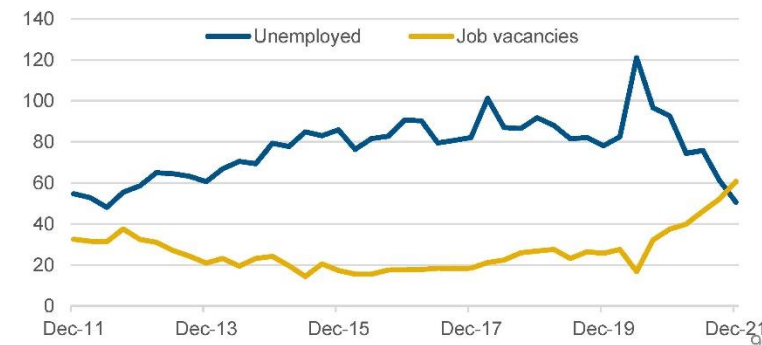
- There is little spare capacity within the WA labour market, as demonstrated by the number of job vacancies now exceeding the number of unemployed persons in WA, a phenomenon that was not seen even at the height of the mining boom.
- In February, WA's unemployment rate rose slightly to 4.1% as more people entered the labour market to drive the participation rate up to 70.0% for the first time in history.
- Monthly hours worked in WA are well back above pre-pandemic levels.
- The great hope for businesses is that the reopening of the state and international borders will bring in workers, but this will not be an immediate solution to the State's labour force needs.
- An example is the Working Holiday Makers (WHM) program.
 - 34,000 offshore WHMs have been granted visas in the last four months, with 5,600 already in Australia.
 - WHMs fill critical labour gaps with 60% working for at least half their trip, the most common occupations being farm hand, food service and construction. One third of WHM jobs were located outside of the major centres
 - WHMs spent \$2.6 billion in Australia in 2019, staying on average for 5 months according to Austrade

Monthly Hours Worked, WA, Millions



SOURCE: ABS CAT 6202.0; WALGA

Job Vacancies vs Unemployed Persons, WA Public and Private, '000s



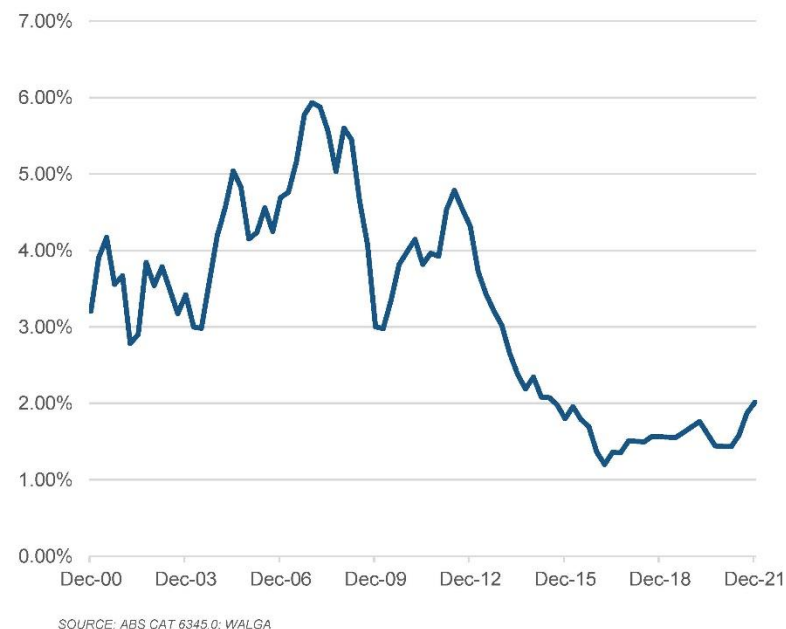
SOURCE: ABS CAT 6202.0 & 6354.0; WALGA

... but this is not yet leading to wages growth



- Although the labour market is strong, wage prices have been slow to react.
- In WA the Wage Price Index is up 2.0% for the year to December, the lowest of the states despite the strongest labour market.
- Price freezes in the public sector have kept wage growth at 1.4%, while the private sector is growing at 2.1% in annual terms
- Despite these tepid figures, this was the first time since 2015 that wage growth has hit 2%.
- Wages are a lagging indicator as it takes time to for wage rises to increase through the enterprise bargaining process and in the public sector.
- The State Government has now unfrozen wages announcing that public sector employees will receive a 2.5% increase per annum with a further increase subject to negotiated reforms.
- The WA Treasury anticipates wages growth of 2.75% in 2022-23.
- With CPI increasing faster than wages, employees are seeing their wages decrease in real terms. This is expected to place pressure on wages going forward and may see forecasts revised upwards.
- Without an increase in real wages, this will act as a brake on the WA economy as household consumption accounts for close to a third of Gross State Product.

Wage Price Index, WA, Annual % Change

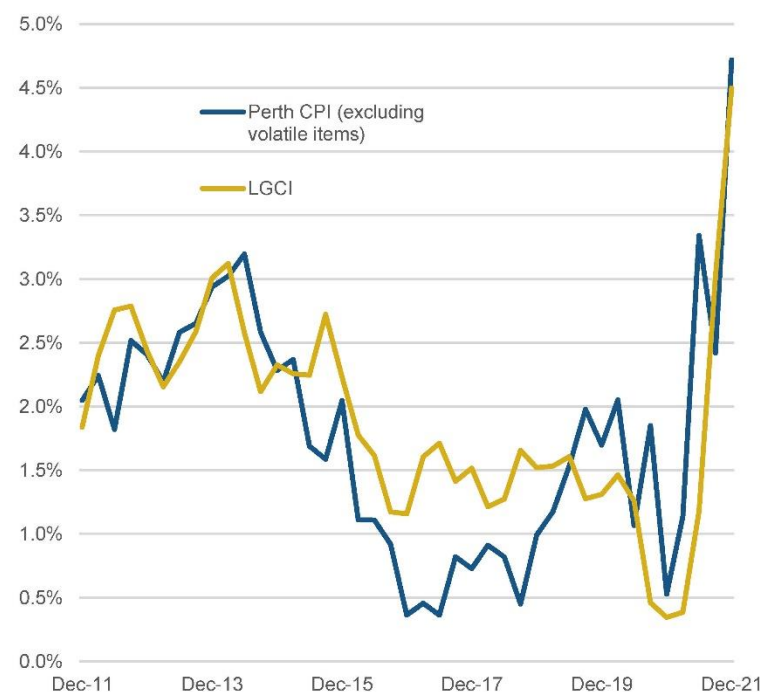


Local Government costs rising at record speed



- **Inflationary pressures are now starting to flow through to the Local Government Cost Index (LGCI)**, which has climbed rapidly as the increase in costs that had been experienced across the State has become reflected in official data.
- **The LGCI grew 1.7% for the quarter** to reach 4.5% annualised growth, the highest since 2008. This annual increase of the LGCI is in-line with the Perth CPI (excluding volatile items) annual growth of 4.72%.
- This increase was driven by **big jumps in Building Construction costs** of 5.3% for the quarter (14.5% year-on-year), and **Road and Bridge Construction** up 3.3% for the quarter (9.2% year-on-year).
- **Large increases** are also being experienced in Materials and Contracts, Furniture, Machinery and Equipment and Insurance costs.
- These sectors are experiencing **strong demand** driven by low interest rates and large Government stimulus programs. At the same time, firms are competing for a **limited supply** of materials and labour, driving up prices.
- In Western Australia, global shipping and supply chain issues have been compounded in recent months by the **closure of the freight rail link** to the East Coast and the border closures.
- On top of the high growth in 2021-22, it is expected that **Local Government costs will increase a further 2.5% in 2022-23 and 2.2% in 2023-24.**

LGCI vs Perth CPI, Annual % Change



SOURCE: ABS CAT 6401.0; WALGA

LGCI Components – Forecast % Change



Component	2020-21(a)	2021-22(f)	2022-23(f)	2023-24(f)
Employee costs	1.5	2.50	2.75	2.75
Materials and contracts	-0.9	6.7	2.3	1.4
Furniture	-0.1	5.7	1.8	1.7
Non-residential building	5.6	11.7	3.1	2.6
Machinery and Equipment	-0.5	5.7	1.1	1.0
Non-road infrastructure	5.2	11.1	3.1	2.6
Road and bridge construction	3.5	8.9	2.9	2.6
Utilities	0.0	1.4	1.4	1.4
Insurance	2.2	6.0	2.9	2.9
Other costs	2.9	3.8	2.8	2.3
LGCI	1.4	5.7	2.5	2.2

SOURCE: WALGA
 (a) Actual figures
 (f) Forecast figures

Data volatility means that the LGCI forecasts should be used with caution



- The significant challenges of forecasting in the current economic environment, mean **the LGCI should be used with caution.**
- The LGCI is a guide for economy-wide cost pressures, and **doesn't take into account local or regional issues** which may impact costs for individual Local Governments. This is particularly relevant in a inflationary environment where prices are changing regularly.
- In recent months, Local Governments have reported **significantly higher costs**, particularly in relation to construction. These increases continue to be reflected in the backwards looking datasets and as prices rise, the LGCI will be revised upwards.
- **It is important that Local Governments take into account their own local issues and experiences when considering cost pressures.** It will also be prudent for Local Governments to prepare for multiple scenarios for cost increases coming years.
- WALGA will continue to **monitor cost pressures** and provide updates to the forecasts as more information becomes available.

Treasury forecasts WA's economy to continue growing but at a slower rate



	2020-21	2021-22	2022-23	2023-24	2024-25
	%	%	%	%	%
Gross State Product	2.6	3.5	1.0	1.25	1.5
Household Consumption	2.6	2.75	2.25	3.0	2.5
Business Investment	4.6	8.5	8.0	1.25	0.75
Dwelling Investment	2.4	23.5	-16.25	-1.75	6.75
Exports	0.6	1.75	1.0	0.5	0.25
Imports	4.7	3.25	3.0	1.75	1.5
Employment Growth	1.8	3.75	1.25	1.25	1.25
Unemployment Rate	6.1	4.25	4.25	4.0	4.0
Participation Rate	68.0	68.6	68.6	68.3	68.1

- In their mid-year review released in December, Treasury upgraded their labour market measures of employment growth, the participation rate and the unemployment rate as the jobs market surges ahead of expectation
- Economic growth is expected to continue but at a slower rate over the next three years as Government stimulus is eased and the housing construction boom slows.
- Business Investment projections for 2021-22 were lowered, reflecting challenges with supply chains and skills constraints, but were increased for 2022-23 as investment is delayed, not abandoned.

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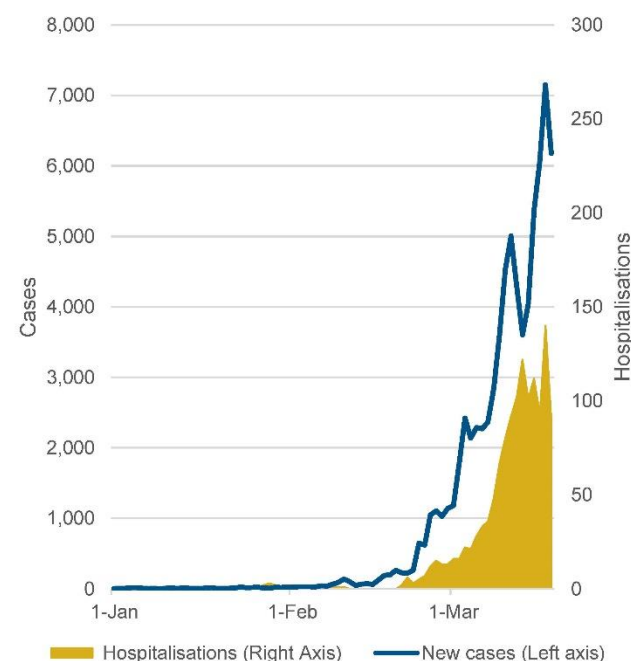
Omicron is spreading across WA



- To date, case numbers and hospitalisations have developed in-line with WA Health modelling and the health system has coped with the impact.
- The economic impact of the Omicron wave will depend on the length of the outbreak and the level of restrictions.
- Case numbers are on the rise again in other states with further waves possible in WA.

Region	Active Cases (18 March)	New Cases (18 March)
Metropolitan	28,545	5,271
Goldfields	433	86
Great Southern	276	64
Kimberley	305	65
Mid West	344	76
Pilbara	603	157
South West	800	123
Wheatbelt	352	75

WA COVID-19 daily cases vs current hospitalisations



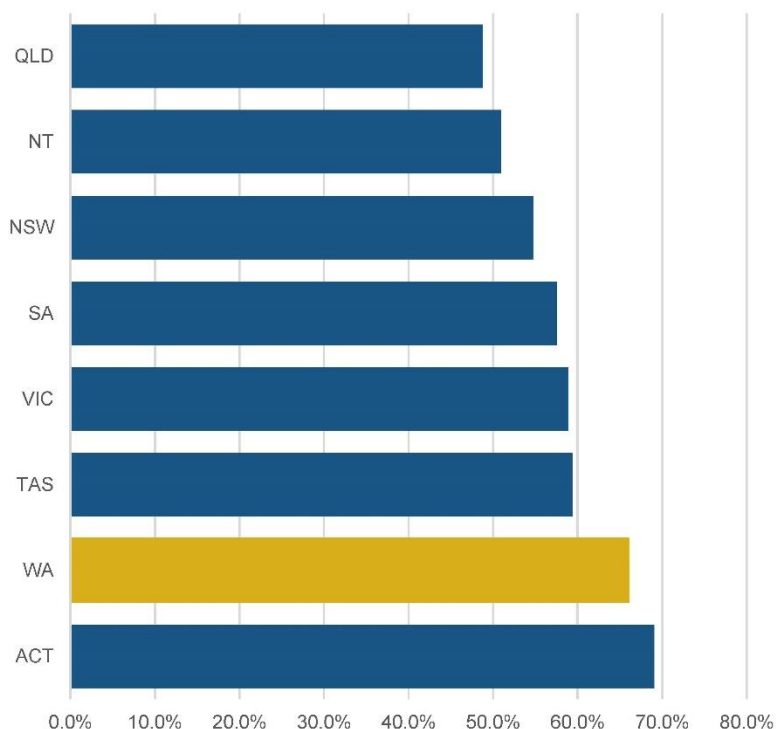
SOURCE: WA Health; WALGA

15

After a slow start, WA is a leader in 2nd and 3rd dose vaccination rates



Third dose vaccination %, Age 12+



SOURCE: Commonwealth of Australia Department of Health, ABC

- Vaccination remains the best protection against hospitalisation. NSW Health found that unvaccinated people were more than five times more likely to be hospitalised and nearly eight times more likely to be in ICU.
- WA now leads the mainland states for second dose rates with >95% of people aged 12+ double-dosed.
- Booster rates continue to rise with 66% of Western Australians aged 12+ boosted, ahead of the national rate of 57%.
- All Regions in WA have 16+ double-dose rates above 95% with the exception of Outback (north) where West Pilbara is at 61%, East Pilbara at 64% and the Kimberley at 82%.
- Data is not currently released by the WA Government for hospitalisation rates at Regional or Local Government level. With COVID-19 now spreading through the community the focus will shift from vaccinations to the impact on health service provision.

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Questions



If you have any question on the contents of this report, please direct them to the WALGA Economics team:

- Daniel Thomson – dthomson@walga.asn.au or (08) 9213 2015
- Dana Mason – dmason@walga.asn.au or (08) 9213 2020

Confidential Attachment – Full Model Results

15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

16 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

Nil.

17 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

18 NEW BUSINESS OF AN URGENT NATURE

Nil.

19 MATTERS BEHIND CLOSED DOORS

Nil.

20 CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.54pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Council** of the Town of East Fremantle, held on **19 April 2022**, Minute Book reference **1. to 20.** were confirmed at the meeting of the Council on*

17 MAY 2022



Presiding Member