

# AGENDA

## Council Meeting

Tuesday, 16 August 2022 at 6:30 PM

### **Disclaimer**

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

Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting. Persons should be aware that the provisions of the Local Government Act 1995 (section 5.25 (e)) establish procedures for revocation or rescission of a Council decision. No person should rely on the decisions made by Council until formal advice of the Council decision is received by that person.

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

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

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

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

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

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

A Deputation invited to attend a Council meeting:

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

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

### Procedure for Presentations

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

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

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

### **Procedure for Public Question Time**

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

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

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

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

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

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

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

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## NOTICE OF MEETING

Elected Members

An Ordinary Meeting of the Council will be held on 16 August 2022 at 6:30 PM in the Council Chamber, 135 Canning Highway, East Fremantle and your attendance is requested.



GARY TUFFIN  
Chief Executive Officer  
**12 August 2022**

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# AGENDA

## 1 OFFICIAL OPENING

## 2 ACKNOWLEDGEMENT OF COUNTRY

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

## 3 ANNOUNCEMENT TO GALLERY

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

## 4 RECORD OF ATTENDANCE

### 4.1 ATTENDANCE

### 4.2 APOLOGIES

### 4.3 APPROVED

Cr A Natale

## 5 DISCLOSURES OF INTEREST

### 5.1 FINANCIAL

### 5.2 PROXIMITY

### 5.3 IMPARTIALITY

## 6 PUBLIC QUESTION TIME

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

### 6.2 PUBLIC QUESTION TIME

## 7 PRESENTATIONS/DEPUTATIONS

### 7.1 PRESENTATIONS

Nil.

### 7.2 DEPUTATIONS

## 8 APPLICATIONS FOR LEAVE OF ABSENCE

## 9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

### 9.1 MEETING OF COUNCIL (19 JULY 2022)

#### **OFFICER RECOMMENDATION**

That the minutes of the Ordinary meeting of Council held on Tuesday, 19 July 2022 be confirmed as a true and correct record of proceedings

## 10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

11 UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil.

12 REPORTS AND RECOMMENDATIONS OF COMMITTEES

Reports start on the next page



## 12.1 TOWN PLANNING COMMITTEE REPORT

<b>Report Reference Number</b>	OCR-1262
<b>Prepared by</b>	Andrew Malone Executive Manager Regulatory Services
<b>Supervised by</b>	Gary Tuffin, Chief Executive Officer
<b>Meeting date</b>	Tuesday, 16 August 2022
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	

1. Town Planning Committee Minutes 2 August 2022

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### PURPOSE

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

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### EXECUTIVE SUMMARY

The Committee, at its meeting on 2 August 2022, exercised its delegation in four statutory matters where at least four members voted in favour of the Reporting Officer's recommendation.

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### BACKGROUND

Nil.

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### CONSULTATION

Town Planning Committee

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### STATUTORY ENVIRONMENT

Nil.

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### POLICY IMPLICATIONS

Nil.

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### FINANCIAL IMPLICATIONS

Nil.

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### STRATEGIC IMPLICATIONS

Nil.

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### RISK IMPLICATIONS

Nil.

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### SITE INSPECTION

N/A

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### COMMENT

Nil.

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## CONCLUSION

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

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## 12.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

**Council Resolution** Choose an item. Click or tap to enter a date.

### COMMITTEE RECOMMENDATION

**That the unconfirmed Minutes of the Town Planning Committee Meeting held on 2 August 2022 be received.**



# MINUTES

## Town Planning Committee Tuesday, 2 August 2022 at 6:30 PM

### **Disclaimer**

Whilst Council has the power to resolve such items and may in fact, appear to have done so at the meeting, no person should rely on or act on the basis of such decision or on any advice or information provided by a member or officer, or on the content of any discussion occurring, during the course of the meeting.

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MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



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## MINUTES

### 1 DECLARATION OF OPENING OF MEETING/ANNOUNCEMENTS OF VISITORS

Presiding member opened the meeting at 6.32 pm and welcomed members of the gallery.

### 2 ACKNOWLEDGEMENT OF COUNTRY

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

### 3 ANNOUNCEMENT TO GALLERY

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

### 4 RECORD OF ATTENDANCE

#### 4.1 ATTENDANCE

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

The following staff were in attendance:

A Malone	Executive Manager Regulatory Services
K Culkin	Minutes Secretary

There were 6 members of the public in the gallery.

#### 4.2 APOLOGIES

Cr A White

#### 4.3 APPROVED LEAVE

Nil

### 5 MEMORANDUM OF OUTSTANDING BUSINESS

Nil

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



6 DISCLOSURES OF INTEREST

6.1 FINANCIAL

Nil

6.2 PROXIMITY

Nil

6.3 IMPARTIALITY

Nil

7 7. PUBLIC QUESTION TIME

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

Nil

7.2 PUBLIC QUESTION TIME

Nil

8 PRESENTATIONS/DEPUTATIONS

8.1 PRESENTATIONS

Nil

8.2 DEPUTATIONS

Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

9.1 TOWN PLANNING COMMITTEE (5 JULY 2022)

**9.1 OFFICER RECOMMENDATION**

**Moved Cr Mascaro, seconded Cr Nardi**

**That the minutes of the Town Planning Committee meeting held on 5 July 2022 be confirmed as a true and correct record of proceedings.**

**(CARRIED UNANIMOUSLY)**

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



10 ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil

11 REPORTS OF COMMITTEES

Nil

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



12 REPORTS OF OFFICERS (COMMITTEE DELEGATION)

12.1 2 SURBITON ROAD - ALTERATIONS AND ADDITIONS

<b>Owner</b>	RBLNM Pty Ltd
<b>Applicant</b>	Bravura Design Pty Ltd
<b>Report Reference Number</b>	TPR-1051
<b>Planning Reference Code</b>	P52/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 2 August 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 4 July 2022
4. Community consultation checklist

PURPOSE

The purpose of this report is for Council to consider a development application for proposed alterations and additions at 2 (Lot 502) Surbiton Road, East Fremantle.

EXECUTIVE SUMMARY

This development application proposes alterations and additions at 2 (Lot 502) Surbiton Road, East Fremantle. The property is not on the Town's heritage survey or heritage list. The owners have chosen to retain the existing building with changes being undertaken across the dwelling. A double storey extension is being added to the south, an alfresco area is being installed within the existing roof area, a lift is being added in the east and a balcony and small entry gate (lychgate) is being added near the front entrance of the dwelling. The garage is being extended outwards to provide some additional length to the car bays. Significant internal changes are being undertaken, but these are not relevant from a planning perspective.

There is one variation to the Residential Design Guidelines that is proposed;

- (i) Clause 3.7.18 .4.1.2 – Residential Design Guidelines – Maximum Wall Height – 6.5m required, 6.615m provided.

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

BACKGROUND

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	1036m <sup>2</sup>
<b>Heritage</b>	Not applicable
<b>Fremantle Port Buffer</b>	Area 3




MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022

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

The proposed development was advertised from 8 to 24 June 2022. Three submissions were received.

Submission	Applicant Response	Officer Response
<p><b>Submission 1</b> The proposed addition will impinge on the privacy of 6 Surbiton. There would be no objection if the dividing block wall is raised to the height indicated and ending where indicated in the attached photo 6 Surbiton Dividing wall. Attached are 2 further photos on the wall. The second attachment shows the "2 block" step up where the "new wall" would end.</p> 	<p>Plans modified in response to submissions from advertising</p>	<p>A commitment has been made by the applicant to ensure that any issues relating to visual privacy or overlooking are addressed. Following discussions with the applicant the design was modified to include higher boundary walls that improve privacy between the neighbouring dwellings where the deemed to comply requirements of the Residential Design Codes were not initially met with the design.</p>

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<p><b>Submission 2</b> I have some concerns I wish to address. I am the owner of XXXX which abuts 2 Surbiton on its northern boundary. My concerns with the proposed alterations are the number of increased overlooking issues that the proposal creates on all boundaries except the southern boundary. While the owner is no doubt trying to create additional views and amenity for his property this should not come at the expense of other neighbours when they are not currently impacted. The property at 2 Surbiton currently enjoys significant views to the west and north from its current arrangement, and the proposed incremental increases in views are not justified based on the impact it will have on neighbours. If any of the alterations are to be approved there should be conditions placed that fencing/walls be increased in height to limit the proposed overlooking.</p>	<p>Plans modified in response to submissions from advertising</p>	<p>The proposed development includes minimal increases in the footprint of the building with the addition of an elevated balcony to the west of the existing building and the addition of additional rooms to the south. There are proposed additions to the north of the dwelling which would have an impact on northern neighbouring properties in terms of overlooking or privacy. The minimum setback for visual privacy and to prevent overlooking is 7.5m which the existing dwelling already achieves along the northern boundary of the property. No changes in fencing or walls can be imposed as part of a development application where there are no changes being proposed and the building achieves the deemed to comply requirements of the Residential Design Codes.</p>
<p><b>Submission 3</b> I object to the proposal We strongly object to the proposed balcony extension (6.08m x 2.595m) at 2 Surbiton Rd to be located 1.68m from the western boundary of the applicant's property. Our family room, kitchen and dining area are located immediately below this proposed balcony with windows and doors from these rooms opening on to a 2.7m wide rear courtyard which is located near our eastern boundary wall (i.e. the western boundary of the applicant). Our laundry, second bathroom and bedroom 3 are also located on this eastern side. All doors to the rear courtyard are open glass with the door from the family room being located 1.7m from the boundary and just below the proposed balcony. Our kitchen window will be viewed directly from the proposed balcony. (Note: our residence is single storey and not double storey as shown on the applicants plans.) We object to the balcony extension due to: - loss of amenity and noise concerns due to location of the balcony</p>	<p>Plans modified in response to submissions from advertising</p>	<p>The applicant and owners have made a commitment to include the installation of visual privacy screening to address issues related to visual privacy from the proposed elevated balcony. The proposed balcony achieves the minimum required setback for the wall but does not achieve the minimum required setback for visual privacy (of 7.5m setback from the boundary) due to its elevation more than 0.5m above natural ground level and hence the reason for the privacy screening. The use of visual privacy screening in accordance with the Residential Design Codes requirements is an acceptable design response. The location of the proposed balcony does not stop the submitter from undertaking social and leisure activities from the</p>

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<p>- impact on our ability to entertain, undertake leisure activity plus connecting to the outdoors from our rear courtyard and from within our kitchen, dining, and family rooms.</p> <p>- overlooking and loss of privacy particularly given open nature of our doors and windows which are designed to let in natural light.</p> <p>The floor level (FWH41.43m) of the balcony is such that noise will carry to our residence particularly as the western boundary wall is very low and essentially at the same level as the proposed balcony. (i.e. there is no noise barrier from a fence). We understand following discussions with the planning officer that a privacy screen is proposed to overcome overlooking but this will not overcome our concerns and the impact on us (in many cases these screens are simply removed after initial installation and Council does not police this!).</p> <p>2 Surbiton Rd is a substantial property (1,036M2) with considerable balconies and other open areas. We do not support any variation to setback requirements.</p> <p>Please note that 2 Surbiton Rd, 4 Surbiton Rd and 6 Surbiton Rd were all built by the owner of 2 Surbiton Rd with same design and materials used. As such consideration was given to good design principals and the privacy, amenity, and interests of each residence. It is up to Council to protect those interests as they relate to current and future development, and they do not compromise what we may do with our property.</p>		<p>outdoor entertaining area of the neighbouring property.</p> <p>The proposed structure will still allow light to enter the surrounding area as it is an open balcony and is setback from the boundary approximately 1.68m it achieves the minimum required setback of 1.1m in accordance with deemed to comply clause 5.1.3 of the Residential Design Codes.</p> <p>The Town welcomes any information identifying privacy screens that have been removed from approved structures. The Town regularly undertakes compliance actions against property owners that remove privacy screening in contravention of development approvals.</p> <p>The planning requirements do not consider normal residential noise as part of the assessment process. Excessive noise is dealt with under the Health Act.</p> <p>The owners of 2 Surbiton Road are permitted to submit a development application for alterations and additions irrespective of the current or neighbouring property designs. The Town protects the interests of residents in accordance with the latest planning and development regulations. The rules around development have changed significantly over the years.</p> <p>Development can be proposed in accordance with the current planning framework and for that development application to be assessed and then presented to Town Planning Committee for their consideration and determination.</p>
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Community Design Advisory Committee

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

External Consultation

Nil

Internal Consultation

Nil

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STATUTORY ENVIRONMENT

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

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POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

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FINANCIAL IMPLICATIONS

Nil

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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.*

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RISK IMPLICATIONS

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

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SITE INSPECTION

A site inspection was undertaken.

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COMMENT

Statutory Assessment

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

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

Legend	
A	Acceptable
D	Discretionary
N/A	Not applicable

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Residential Design Codes

Design Element	Required	Proposed	Status
Street Front Setback	Average of neighbouring properties	Matches setback of neighbouring property west and east	A
Minor incursions			N/A
Lot Boundary Setbacks			
No changes to balcony setbacks from amended plans			N/A
Open Space	55%	62.1%	A
Car Parking	2 car bays	2 car bays	A
<b>Maximum wall height (concealed roof)</b>	<b>6.5m</b>	<b>6.615m</b>	<b>D</b>
Site Works			N/A
Visual Privacy			
No change from existing building footprint			N/A
Overshadowing			N/A
Landscaping	2m x 2m deep planting zone & shrub/tree	Indicated on plans	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch			N/A
Materials and colours			A
Front fence	60% visually permeable above 1.2m	Indicated on plans	A
Pergolas			N/A
Footpaths and crossovers			N/A
Garages and carport			A

This development application proposes alterations and additions to an existing dwelling located at 2 (Lot 502) Surbiton Road East Fremantle. This property is not heritage listed. The dwelling is relatively large, being located over 3 levels and maximising use of the elevated and sloping site. As a result of the elevation of the dwelling on the lot it appears much higher and more prominent than properties that are level with the street front. It is proposed to add a new alfresco area inside the footprint of the existing building on the north - western side of the property. A lychgate (a roofed gate normally associated with a church), lift well, balcony, and extended garage are also proposed to be added on the eastern side of the dwelling. To the south a double storey extension is proposed to be added that comprises a laundry and bathroom on the ground floor and an ensuite and dressing room on the upper floor. There are also many internal changes that are proposed which have no planning implications.

The addition to the garage is such that a 4.5m setback to the boundary is maintained and there is still sufficient space for a vehicle to park in front of the garage. The lychgate is a lightweight structure. Although

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it is set a long way forward on the lot, it is in alignment with the carport on the neighbouring property to the north.

There is one variation that is requested to the requirements of the Residential Design Guidelines in relation to maximum wall height.

Maximum Wall Height – Concealed Roof

The proposed development has walls that are up to 6.615m high. In accordance with the Residential Design Guidelines acceptable development clause 3.7.18.4.1.2 A2.4 the maximum height of the roof structure for a concealed roof is required to be 6.5m. In accordance with performance criteria 3.7.18.4.1.2 P1 additions and alterations are to be of a compatible, form, bulk, and scale to traditional development in the immediate locality for additional height to be supported.

Much of the dwelling is less than the maximum 6.5m height requirement but because the site slopes down from south to north there are sections that do exceed the maximum height. The variation in height above the maximum is minimal being only 0.115m higher than permitted under the acceptable development provisions. In this case there has been a desire to give the existing dwelling a more contemporary aesthetic by adding cladding to the exterior of the existing wall of the upper storey of the dwelling. Currently there are sloped walls in place on the upper floor and there is an intention to hide these using the cladding. The double storey addition to the south of the existing building is clad in similar materials to the rest of the building.

Passive Surveillance

There was some concern that visual surveillance of the driveway is difficult from this property. There is minimal passive surveillance of the existing driveway and from habitable rooms, as the view corridor is blocked by the proposed lift shaft and no additional openings are proposed along the eastern wall above the garage. There is a new balcony that is being added to the eastern wall above the garage opening to modify what is currently a large blank wall and this does enable some direct surveillance of the driveway and garage. This is not strictly a variation to the Residential Design Codes as the wall is existing and technically the applicant and owner do not have to make a change to an existing wall.

Submissions from Advertising

There was concern from neighbouring property owners about issues relating to visual privacy and overlooking. After receiving submissions from advertising, the applicant and owner undertook actions to minimise impacts on neighbouring properties. The alfresco that was originally proposed and external to the existing building was removed in the amended plans and a new alfresco area was added within the footprint of the existing building and adjacent to the existing verandah area. As such the visual privacy concerns are not required to be measured as the alfresco area is further from the existing outdoor areas of the building and inside an existing outdoor living area. Note that the Town cannot impose increased visual privacy measures where existing development is already in place and has previously been approved. Likewise, the Town cannot refuse development that meets the deemed to comply requirements of the Residential Design Codes or impose requirements that are not considered as part of the assessment of residential development.

Concerns were raised in submissions about noise produced from the proposed development. Noise from the use of a property is not assessed as part of the development application process. The Town cannot determine the level of noise produced from an area that does not yet exist. It must be accepted that there is always going to be a certain level of noise from everyday activities at residential dwellings. Noise becomes

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



an issue that is assessed under the health regulations or as a Police matter after a development is occupied and being used. It is assessed separately to the formal development application process.

The applicant and owner have worked to minimise the number and extent of the variations that are proposed for this existing dwelling and have responded proactively to the comments made by neighbouring property owners by modifying the design. The proponents have endeavoured to reduce the impact on neighbouring properties, while at the same time modernising the home and adding contemporary architectural features to improve the dwellings street presence.

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**CONCLUSION**

The proposed development (alterations and additions) at 2 Surbiton Road, East Fremantle is recommended for support subject to the conditions that have been included in the final recommendation. The alterations and additions modernise the dwelling and help to improve the external look of the building. The Town welcomes such renovations to ageing and non-heritage listed properties.

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**OFFICER RECOMMENDATION / COMMITTEE RESOLUTION**

**12.1 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP010822**

**Moved Cr Nardi, seconded Mayor O'Neill**

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

- (i) Clause 3.7.18 .4.1.2 – Residential Design Guidelines – Maximum Wall Height – 6.5m required, 6.615m provided

for alterations and additions at No. 2 (Lot 502) Surbiton Road, East Fremantle, in accordance with the plans submitted 4 July 2022, subject to the following conditions:

- (1) The works are to be constructed in conformity with the drawings and written information accompanying the application for development approval other than where varied in compliance with the conditions of this development approval or with Council's further approval.
- (2) 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.
- (3) With regards to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received development approval, without those changes being specifically marked for Council's attention.
- (4) All stormwater is to be disposed of on site, an interceptor channel installed if required and a drainage plan be submitted to the satisfaction of the Chief Executive Officer in consultation with the Building Surveyor prior to the issue of a Building Permit.
- (5) If requested by Council within the first two years following installation, the roofing to be treated to reduce reflectivity. The treatment to be to the satisfaction of the Chief Executive Officer in consultation with relevant officers and all associated costs to be borne by the owner.
- (6) All introduced filling of earth to the lot or excavated cutting into the existing ground level of the lot, either temporary or permanent, shall be adequately controlled to prevent damage to structures on adjoining lots or in the case of fill, not be allowed to encroach beyond the lot boundaries. This shall be in the form of structurally adequate retaining walls and/or sloping of fill at the natural angle of repose and/or another method as approved by the Town of East Fremantle.
- (7) Where this development requires that any facility or service within a street verge (street trees, footpath, crossover, light pole, drainage point or similar) is to be removed, modified, or relocated then such works must be approved by Council and if approved, the total cost

to be borne by the applicant. Council must act reasonably and not refuse any reasonable proposal for the removal, modification or relocation of such facilities or services (including, without limitation any works associated with the proposal) which are required by another statutory or public authority.

- (8) This development approval is to remain valid for a period of 24 months from 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) It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- d) All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- e) Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- f) Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns*

**(CARRIED UNANIMOUSLY)**

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

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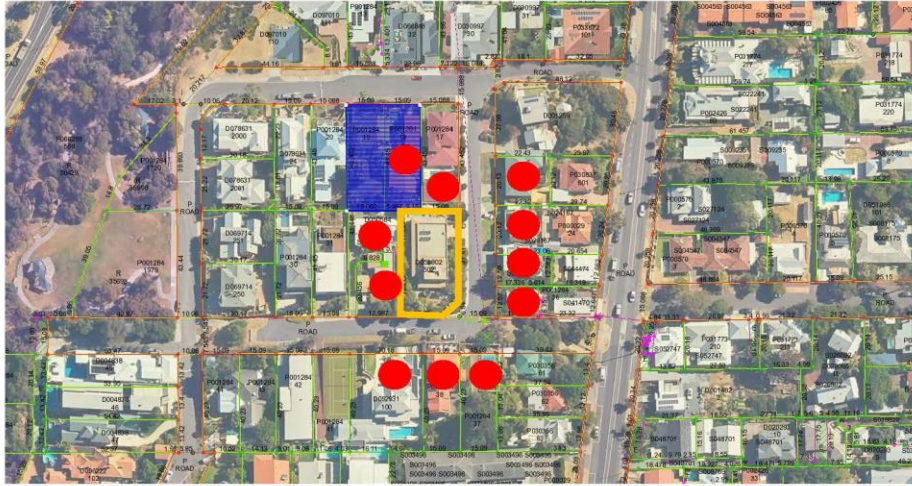
REPORT ATTACHMENTS

Attachments start on the next page



Attachment -1

**2 Surbiton Road – Location and Advertising Plan**

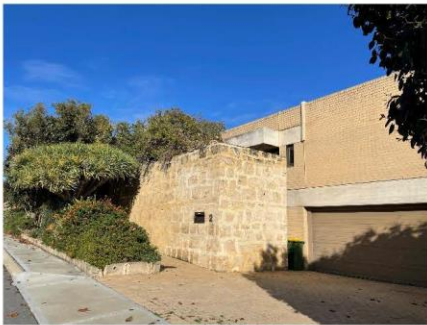


Attachment -2

**2 Surbiton Road – Photos**

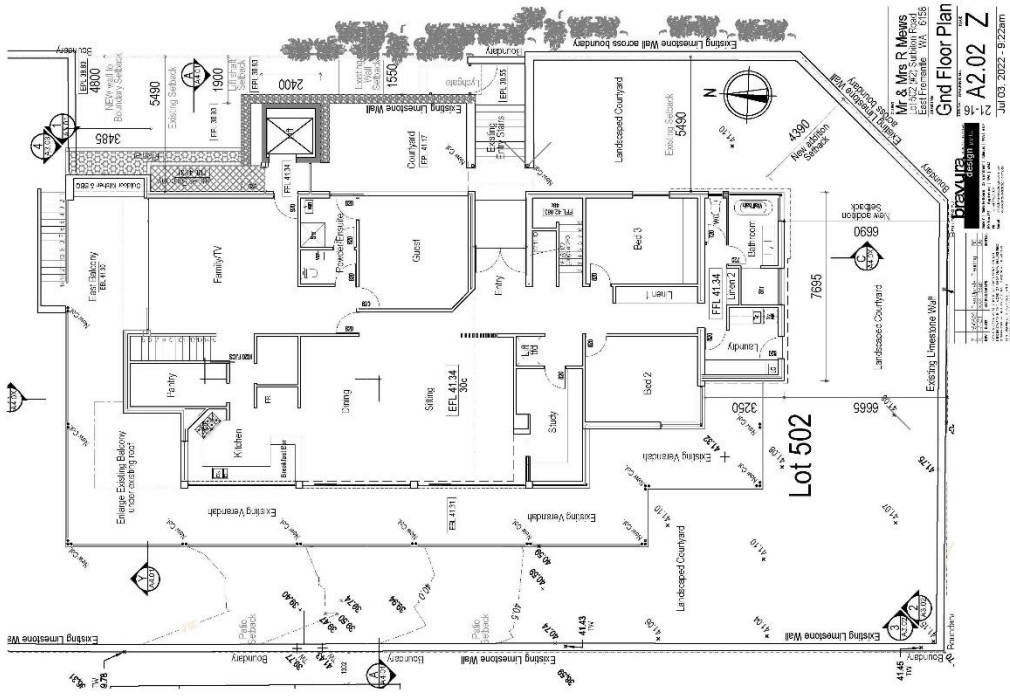


Attachment -2



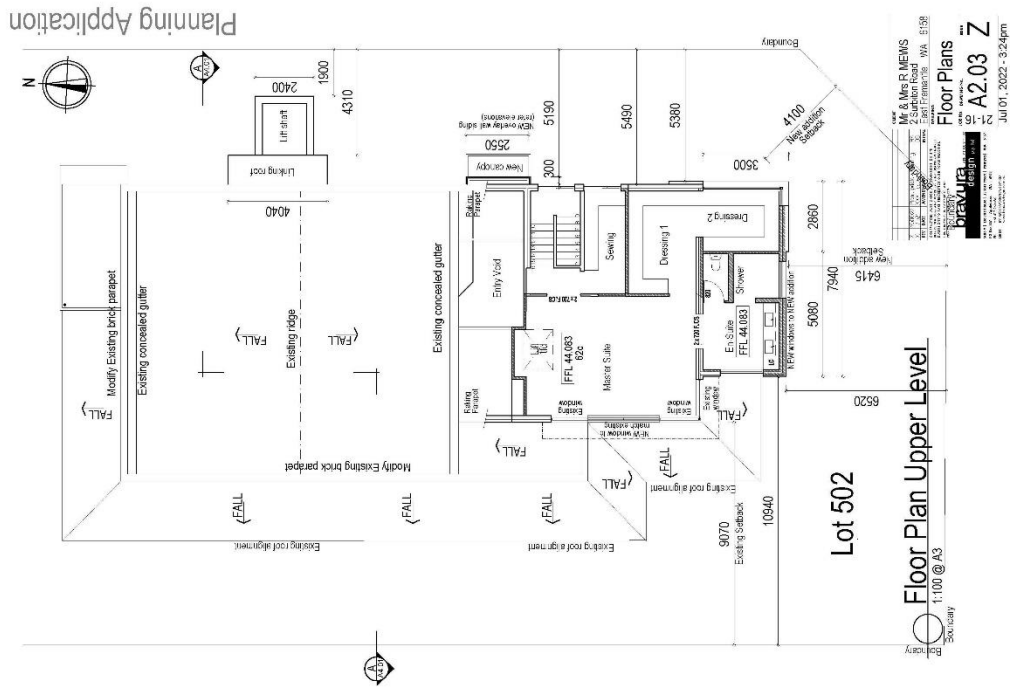


Attachment 3



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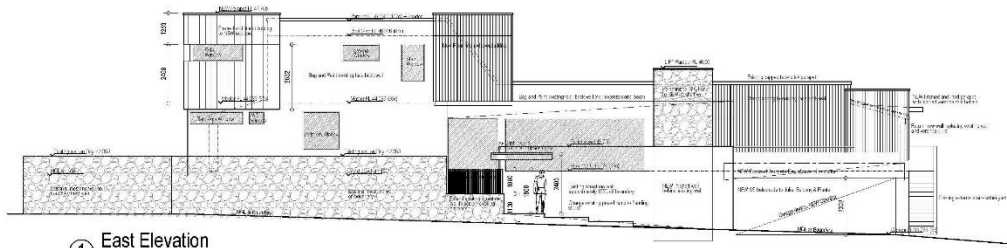
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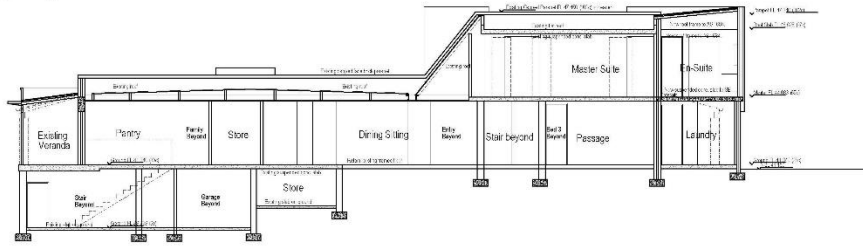
Page 21 of 107

Attachment 3

Planning Application



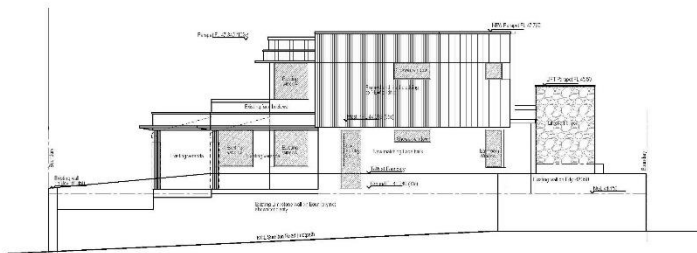
1 East Elevation  
1:100 @ A3



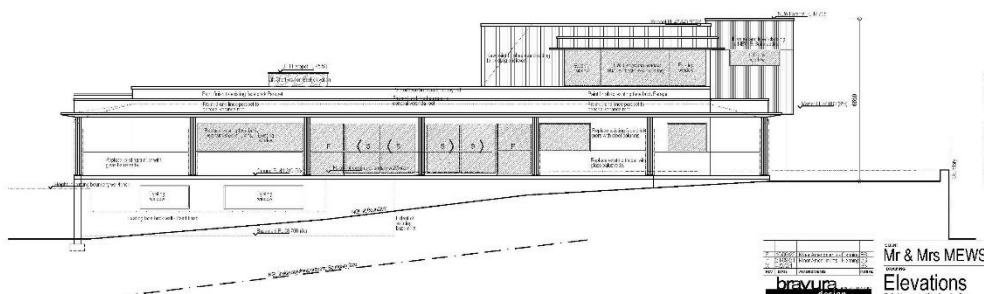
Section AA  
1:100 @ A3

<p>Mr &amp; Mrs MEWS</p> <p><b>bravura design</b></p> <p>1/100 - 21-16 A3.01 Z</p> <p>Jul 01, 2022 - 3:25pm</p>	<p>Mr &amp; Mrs MEWS</p> <p><b>Elevations</b></p> <p>21-16 A3.01 Z</p> <p>Jul 01, 2022 - 3:25pm</p>
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Attachment 3



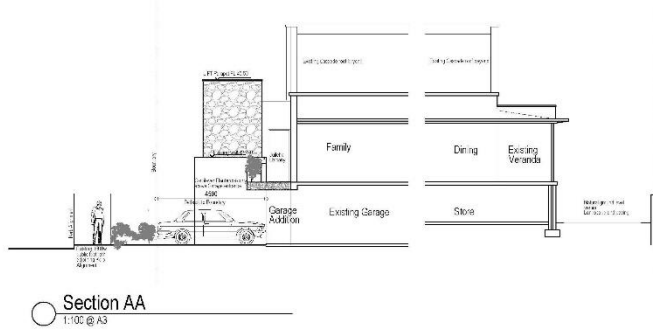
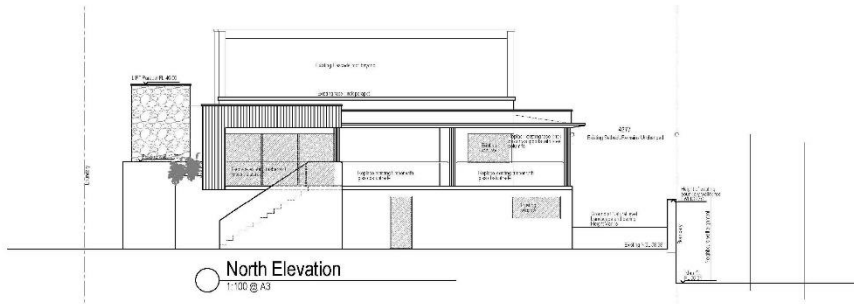
South Elevation  
1:100 @ A3



1 West Elevation  
1:100 @ A3

<p>Mr &amp; Mrs MEWS</p> <p><b>bravura design</b></p> <p>1/100 - 21-16 A3.02 Z</p> <p>Jul 02, 2022 - 3:42pm</p>	<p>Mr &amp; Mrs MEWS</p> <p><b>Elevations</b></p> <p>21-16 A3.02 Z</p> <p>Jul 02, 2022 - 3:42pm</p>
---------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------

Attachment 3



Planning Application

**bravura design**  
 1/111 ...  
 08 9452 8888  
 www.bravuradesign.com.au

NO.	DESCRIPTION	DATE
1	PRELIMINARY	01/07/2022
2	REVISED	01/07/2022
3	REVISED	01/07/2022

Mr & Mrs MEWS  
 Elevations  
 A3.03 Z  
 Jul 01, 2022 - 3:30pm

Attachment -4

### Community Engagement Checklist

#### Development Application P52/22 – 2 Surbiton Road

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <i>Please highlight those to be targeted during engagement</i>	Aged	<input type="checkbox"/>	Ratepayers (all / targeted)	<input type="checkbox"/>
	Businesses	<input type="checkbox"/>	Residents (all / targeted)	<input checked="" type="checkbox"/>
	Children (School / Playground)	<input type="checkbox"/>	Service Providers	<input type="checkbox"/>
	Community Groups	<input type="checkbox"/>	Unemployed	<input type="checkbox"/>
	Disabled People	<input type="checkbox"/>	Visitors	<input type="checkbox"/>
	Environmental	<input type="checkbox"/>	Volunteers	<input type="checkbox"/>
	Families	<input type="checkbox"/>	Workers	<input type="checkbox"/>
	Govt. Bodies	<input type="checkbox"/>	Youth	<input type="checkbox"/>
	Indigenous	<input type="checkbox"/>		<input type="checkbox"/>
	Neighbouring LGs	<input type="checkbox"/>		<input type="checkbox"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
<b>1.1 E News</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.2 Email Notification</b>	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.3 Website</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.4 Facebook</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.5 Advert – Newspaper</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.6 Fact Sheet</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>1.7 Media Rel/Interview</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>2.1 Information Stalls</b>	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>2.2 Public Meeting/Forum</b>	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>2.3 Survey/Questionnaire</b>	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>3.1 Focus Groups</b>	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>3.2 Referendum/Ballot</b>	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>3.3 Workshop</b>	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>4.1 Council Committee</b>	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>4.2 Working Group</b>	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>*Statutory Consultation</b>	<input checked="" type="checkbox"/> Relevant Officer	24/06/2022	<input checked="" type="checkbox"/> Advertised to 11 surrounding properties	
<b>#Heritage Consultation</b>	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>^Mail Out (note: timelines)</b>	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		24/06/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				



MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



12.2 36 OAKOVER STREET - ALTERATIONS AND ADDITIONS

<b>Owner</b>	Elissa & Michael Wallis
<b>Applicant</b>	Elissa & Michael Wallis
<b>Report Reference Number</b>	TPR-963
<b>Planning Reference Code</b>	P40/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 2 August 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Photos
3. Plans submitted 7 July 2022
4. Heritage impact assessment
5. Responses to submissions and advice from the Town
6. Place record form
7. Community consultation checklist

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**PURPOSE**

The purpose of this report is for Council to consider a development application for alterations and additions to an existing Category B heritage dwelling at 36 (Lot 333) Oakover Street, East Fremantle.

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**EXECUTIVE SUMMARY**

This development application proposes alterations and additions to an existing Category B heritage dwelling at 36 (Lot 333) Oakover Street, East Fremantle. It is proposed to demolish structures at the rear of the existing heritage dwelling that is comprised of a lounge room, 3 bedrooms and a wraparound verandah.

The verandah is being restored with a new roof being installed above the southern rear section of the verandah. The new additions consist of a ground floor with 2 bathrooms, laundry, kitchen, dining and living room as well as an outdoor terrace. An upper storey is also proposed with a master bedroom, ensuite, walk in robe and sitting room as well as a balcony facing north.

The following variations to the Residential Design Codes and the Residential Design Guidelines are requested;

- (i) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Eastern Boundary – Drying Area Wall – 6m required, 0m provided
- (ii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Southern Wall – Mudroom, Laundry, Living – 1.5m required, 0m provided
- (iii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Northern Wall – Garage – 1m required, 0m provided
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



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

BACKGROUND

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	983m <sup>2</sup>
<b>Heritage</b>	Category B
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Nil

CONSULTATION

Advertising

The proposed development was advertised from 5 to 20 May 2022. Three submissions were received and are included below.

Submission	Applicant Response	Officer Response
<p><b>Submission 1</b> I have some concerns I wish to address</p> <ol style="list-style-type: none"> <li>Concern over proposed new driveway position causing increased difficulty for vehicles entering and leaving opposite. Our driveway will be directly opposite</li> <li>Proposed tin roof replacement not in keeping with original roofing</li> <li>Mass of new structure dwarfing original dwelling.</li> </ol>	See responses in separate attachment	Noted.
<p><b>Submission 2</b> <b>1 Loss of privacy</b> I object to the loss of privacy caused by the inclusion of a balcony overlooking my property. The balcony in its proposed location directly looks into bedroom 2 of 34B Oakover Street (facing south), the drive, and potentially the lounge. In addition, the balcony will overlook a leisure seating area situated between the lounge window and garage. In front of the entrance to 34B is a small Japanese feature landscape. This space to the front of the house is used for outdoor relaxation in the afternoon as it benefits from the afternoon sun. Furthermore, areas of the rear garden would also be exposed by the line of sight from the balcony. Consequently, there will be a loss of privacy in these areas. Please see attached 'Aerial view image 1' with this submission.</p> <p><b>2 Loss of important Heritage values</b> I am concerned about the loss of the heritage value of the property associated with the proposed development, its impact on the street and East Fremantle's heritage appeal and history. An attractive feature of East Fremantle is its preserved historical heritage. This should be maintained. The proposed development is currently not consistent with the heritage values of the property (<a href="https://www.streetsofeastfreo.com/eastfreohouses/36oakoverstreet">https://www.streetsofeastfreo.com/eastfreohouses/36oakoverstreet</a>) nor that of Oakover Street, a significant listed heritage street in East Fremantle's rich history (<a href="https://www.streetsofeastfreo.com/buildings#/oakover-street/">https://www.streetsofeastfreo.com/buildings#/oakover-street/</a>.) As such, the aesthetics of the property, the choice of materials, and the design of both the original property and any proposed amendments and additions should be in keeping with its and the Street's cultural heritage and history. As proposed, both the ground level extension and the upper-level addition are not in keeping with the heritage values and aesthetics of this property, nor indeed the street which they would front. The design as proposed is visually more consistent with a post-modern building than it is a 'significant-to East Fremantle' heritage residential</p>	See responses in separate attachment	<ol style="list-style-type: none"> <li>Any development will be required to comply with the privacy provisions of the Residential Design Codes or be assessed by Council.</li> <li>The heritage is not being lost as the original heritage dwelling is being retained. The property is heritage listed category B – the street is not heritage listed. It is a requirement of the Residential design Guidelines that proposed alterations and additions do not copy or mimic heritage elements of the existing heritage property and this is in alignment with the Burra Charter which requires that there should be a distinction between the heritage elements and new additions of any development.</li> <li>The proposed development includes metal roofing. The applicant has been advised that the tile roof has to be retained on the original heritage dwelling.</li> <li>Additions to heritage dwellings may utilise</li> </ol>

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<p>property. Specific aspects involved include choice of roof materials (see below) and also choice of wall cladding (see below).</p> <p><b>3 Roof materials</b></p> <p>I am concerned about the loss of heritage value resulting from the choice of roofing materials as well as the inconsistency of suggested materials used as indicated in the proposed plans.</p> <p>The material for the roof should be consistent with the building's values, and moreover, consistent for all roof areas across both the original building and any proposed additions. My understanding is that 'heritage rating' requires an exchange of like for like. Thus, if the hipped tiles are to be removed from the original dwelling, they should be replaced with tiles. In addition, to maintain the heritage appearance of the property, roofing materials throughout the new build should also be tile. Consistency of adopted materials is important. The proposition to include COMCLAD roofing in some areas as well as Custom Orb Zinc sheeting in others, seems more in line with an attempt to 'modernise' the property than it does a desire to ensure that the property maintains its important heritage values. Aside from tiles, of the materials proposed, I believe that Zinalume has been used effectively on other properties.</p> <p><b>4 Wall cladding</b></p> <p>I am concerned about the loss of heritage value resulting from the choice of wall cladding materials as well as the inconsistency of suggested materials used as indicated in the proposed plans.</p> <p>As with the choice of roof materials discussed above, the material for the walls that are not Commons painted brick, should also be consistent with the building's values, and moreover, consistent across any proposed new additions. The proposition to include different wall cladding materials in different areas of the property, with their industrial post-modern look, again suggests an attempt to 'modernise' the property rather than it does demonstrate a desire to ensure that the property maintains its heritage values. Of the materials proposed, I believe that the proposed LINEA weatherboard has been used effectively elsewhere on similar properties. Again, consistency of adopted materials throughout is important.</p> <p><b>5 Proposed double crossovers</b></p> <p>I am concerned about the double crossover leading to a proposed new carport on the south side of the property.</p> <p>The provision of a double crossover to gain access to a proposed new double car port would result in the loss of physical kerb space for parking as well as green frontage and biodiversity. A double crossover may also pose a hazard for pedestrians. Furthermore, it, and the removal of the existing limestone wall would have an adverse effect on the street scene.</p> <p><b>6 Proposed new car port</b></p> <p>I am concerned about the addition of a new double new carport on the south side of the property.</p> <p>The proposed new car port partially obscures the front façade of number 36 and is visually inconsistent with the aesthetic of a heritage property.</p> <p><b>7 Boundary line accuracy</b></p> <p>The position of the boundary line in Elevation 1 (sheet 4 of 7) of the architects' plans appears to be inaccurately presented in this figure. The boundary line between #34b and #36 Oakover Street is represented by an original Hardifence located alongside the garage of 34B. The boundary line runs through the centre of the limestone wall on the south side of 34B (as shown on sheet 2 of 7 of the architects plans for the limestone wall and pillars at the front of the property). The boundary line also similarly cuts through the limestone wall at the rear of 34B which is not shown on sheet 2 of 7. In addition, sheet 4 of 7 (Elevation 1), that shows the boundary line off centre and to the left (north) for the pillar at the front of the drive appears inaccurate.</p>	<p>different materials than the original heritage dwelling.</p> <p>5. The Town will not support a second crossover on the same property.</p> <p>6. The Town will not support a carport in the proposed location.</p> <p>7. The location of property boundaries can only be verified with a site survey completed by a licensed surveyor. It is recommended that if property boundaries are disputed then a licensed surveyor should be engaged to verify the location of the property boundaries.</p>
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MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



		
<p><b>Submission 3</b> Thank you for the opportunity to inspect the plans P40/22. Please find below our comments and concerns related to this proposal.</p> <p><b>1. Heritage Streetscape</b> As 36 Oakover St is included in the East Fremantle Heritage List as a 'Category B Conservation Recommended' property, we are concerned that the streetscape of Oakover Street, and the Woodside Precinct should be retained.</p> <p>Our particular concerns relate to:-</p> <p><b>1.1 The use of a selection of materials for the extension which will be out of keeping with this policy.</b></p> <p><b>Example 1.</b> The current original roof is tiled. Two different roofing materials are shown on the plan – Custom Orb Zinc Sheeting and ComClad sheeting, each of which appear to have a different profile. Consistent use of the same material for the roof would be desirable. Retaining the tiled roof for the original roof and then 'sheeting' for the extension would not be visually compatible, therefore we would support the proposed change to Custom ORB zinc sheeting for the original roof, as well as it being used for all other roofing currently described as ComClad.</p> <p><b>Example 2.</b> Various proposed wall materials are painted commons brick, Linea Cladding board and Axent Batten trim over Matrix Cladding.</p> <p>Our concern is the visual impact of the Axent Batten trim over Matrix Cladding, which has the appearance of a shipping container plonked on top of the extension. In our opinion this is completely unsuitable in terms of the Heritage Policy. We would happily support replacing that cladding with the Linea Weatherboard cladding.</p> <p><b>Example 3.</b> Painted commons bricks at the back of the additions and side walls would not impact on the Heritage Street view. There is still one wall visible from the street which is currently designated as painted commons. Ideally, from a heritage viewpoint it would be best if this were tuckpointed brick to match the rest of the house façade, but realistically, the use of their proposed white colour for wall claddings and commons brick surfaces would tone with the white of the upper storey.</p> <p><b>1.2 Double Carport and double width Verge Crossover –</b> This proposal seems incompatible with Heritage Streetscape recommendations. Installation of the proposed double crossover would impact on available street parking for all nearby houses. There is already an existing Garage and single crossover driveway which could be developed further on the north boundary.</p> <p>Specific impact on 38 Oakover St.</p> <p><b>2. Shadow from Parapet wall and upper storey –</b> There is currently no provision of shadow overlay diagrams included with the current proposal. Therefore, we can only estimate that the shadow would</p>	<p>See responses in separate attachment</p>	<p>1.1 Alterations and additions are required to not mimic or copy the existing heritage building but rather be more contemporary in style so the old and new elements of the development can be clearly distinguished. It has been noted that the original dwelling has a tiled roof, and the proposed development shows the tile roof being replaced with a metal roof and the rest of the additions having a metal roof as well. The tile roof should be retained and the roof for the rest of the additions is a decision for the applicant/owner. The Town would support materials that are utilised in the additions that contrast with the original heritage dwelling.</p> <p>1.2 The Town has a policy of not supporting second crossovers or garages on the same property.</p> <p>2. Overshadowing diagrams were provided with amended plans.</p> <p>3. The Town has a policy of not supporting second crossovers on the same property.</p> <p>3.1 The extent of overshadowing was less than the maximum of 25% permitted by the Residential Design Codes.</p> <p>3.2 The Town has a policy of not supporting second crossovers or garages on the same property.</p>

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



<p>encroach a further 2 metres from the parapet wall and even further from the top storey. This shadow will significantly impact on our native gardens within our north facing leisure area. While the existing jacaranda tree does cast a dappled shade, it is deciduous, whereas the upper storey will be a constant solid shadow throughout the year. 3. Position of the proposed Double crossover and Carport – We oppose the location of this item on the south boundary. 3.1 There will again be a significant shadow cast by the height of the roof beyond that of the boundary fence. 3.2 The Carport structure appears too close to our boundary - from what we can work out from the plans (as there are no measurements) it looks like the pillars would be 60cm from our boundary, while the edge of the roof would be only 30cm from our boundary. 3.3 The roof of the carport will significantly obstruct our view of the streetscape from our verandah where we often sit to enjoy our garden and interact with passers-by. 3.4 Our bedroom is only 5 metres away from this proposed position and we would be adversely affected by the movement and associated noise of vehicles and occupants, particularly at night.</p>		<p>3.3 Noted. The carport has been removed from the amended plans. 3.4 Noted. The carport has been removed from the amended plans.</p>
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Community Design Advisory Committee

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

External Consultation

Nil

Internal Consultation

Nil

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STATUTORY ENVIRONMENT

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

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POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

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FINANCIAL IMPLICATIONS

Nil

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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.*

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



- 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	7.5m	>7.5m	A
Lot Boundary Setbacks			
<b>Northern wall - garage</b>	<b>1m</b>	<b>0m</b>	<b>D</b>
Northern wall - bathroom	1.1m	2.493m	A
Northern wall - porch & terrace	1m	>1m	A
<b>Eastern boundary – drying area wall</b>	<b>6m</b>	<b>0m</b>	<b>D</b>
Southern wall – drying area wall	1m	>1m	A
<b>Southern wall – mudroom, laundry, living</b>	<b>1.5m</b>	<b>0m</b>	<b>D</b>
Upper floor – southern wall - ensuite	1.2m	1.682m	A
Upper floor - eastern wall – ensuite, WIR, master bedroom, balcony	6m	>6m	A
Upper floor – northern wall - balcony	1.2m	5.238m	A
Open Space	55%	67.02% applicant provided	A
Outdoor Living Area	4m x 4m	>4m x 4m	A
Car Parking	2 car bays	2 car bays	A
Site Works			N/A
Sightlines			N/A
Visual Privacy			

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



Balcony	7.5m	<7.5m – screening provided	A
Overshadowing	<25%		
Landscaping	2m x 2m deep planting zone	Provided	A
	Tree/shrub	Existing	A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch	28 to 36 degrees	25 degrees	D
Materials and colours	Colours and materials shown	Colour and materials schedule provided	A
Front fence	60% visual permeability` 1.8m maximum height		N/A
Pergolas			N/A
Footpaths and crossovers	Advice note		
Garages	Maximum width of 30%	22%	A

This development application proposes alterations and additions to an existing Category B heritage dwelling at 36 (Lot 333) Oakover Street, East Fremantle. It is proposed to demolish structures at the rear of the existing heritage dwelling that is comprised of a lounge room, 3 bedrooms and a wraparound verandah. (These structures have no heritage significance). The side verandah is being restored with new roof being installed above the southern rear section of the verandah. The new additions consist of a ground floor with 2 bathrooms, laundry, kitchen, dining and living room as well as an outdoor terrace. An upper storey is also proposed with a master bedroom, ensuite, walk in robe and sitting room, as well as a balcony facing north. Four variations are proposed regarding the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to lot boundary setbacks (in 3 locations), and roof pitch.

Following advertising 3 submissions were received that made comments on visual privacy and overlooking, overshadowing, concerns about heritage values, the choice of building materials, concerns regarding the additional crossover and carport, and the accuracy of boundaries. The applicant/owner responded to these submissions by having amendments made to the design that addressed many of these concerns.

Privacy screening was added to the balcony design that would achieve the visual privacy requirements of the Residential Design Codes. A condition has been included in the final recommendation to ensure that the privacy screening must meet the minimum requirements of the Residential Design Codes. Data was provided that showed that overshadowing did not exceed the maximum level of 25% permitted under the Residential Design Codes. The additional crossover and carport were removed from the amended design.

It should be noted that the proposed materials are considered acceptable as new additions to heritage properties are required to make a distinction between the old and new elements of a heritage dwelling. The same materials do not have to be used across a whole development. This is a choice made by the owners. Boundary location is a matter for the property owners to verify utilising the services of a licensed land surveyor. It is recommended that prior to the commencement of all development boundary locations are verified.

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



Heritage Impact Assessment

Given the extent of development that was proposed a heritage impact assessment was requested to be prepared by the applicant/owner. The heritage impact statement found the following (in summary);

*The proposed development works will ensure the original fabric of the principal section of 36 Oakover Street is conserved. The front of the house and the front four rooms are to be conserved with little modification, and the original tiled roof will be retained. Original door and window joinery is to remain also. The east verandah, currently concealed by a deteriorated sleepout, will be revealed by its removal.*

*The proposed 2 storey addition to the rear, is set off the rear of the existing house by a flat roofed linking section will ensure that the integrity of the existing roof can be retained.*

*The two-storey portion is set back sufficiently to reduce its potential impact, so that the proposed application considered as a whole produces an acceptable outcome.*

Based on the heritage impact statement the changes that are proposed do not denigrate the existing heritage dwelling and allow for the integration of the older original elements of the Category B heritage property with the new alterations and additions to the rear.

Lot Boundary Setback - Eastern Boundary – Drying Area Wall

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 there is a requirement to have a building setback of 6m. In this case there is a low wall that is proposed running from east to west that is 7.3m long and less than 3.5m high without major openings and starts at the boundary. The reduced setback to the boundary can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

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

The wall is designed to hide the clothesline from the pool area. There is minimal impact on sunlight or ventilation. It is hidden from the streetscape as it is located at the rear of the property and presents as a 0.3m wide wall from the eastern boundary. For these reasons, the reduced setback can be supported.

Lot Boundary Setback - Southern Wall – Mudroom, Laundry, Living

In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 there is a requirement to have a building setback of 1.5m for a wall with a length of 15.1m and less than 3.5m high without major openings. In this case the wall is located along the boundary. The reduced setback to the boundary can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

- It makes more effective use of the space for enhanced privacy of for the occupants and the outdoor living areas,
- There is minimal impact of building bulk on adjoining properties,



MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



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

There is minimal impact on sunlight or ventilation. It is hidden from the streetscape as it is located towards the rear of the property. The wall improves privacy between properties. For these reasons, the reduced setback can be supported.

Lot Boundary Setback - Northern Wall - Garage

The garage of the existing dwelling is proposed to be widened such that the garage wall is to be located up to the boundary. This wall which is 6.23m long and 3.373m high without major openings is supposed to be located 1m from the boundary in accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1. The reduced lot boundary setback can be supported in accordance with design principles 5.1.3 P3.2 for the following reasons;

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

There is minimal impact on sunlight or ventilation. The wall does not overshadow the neighbouring property as it is located directly to the south of the boundary. There is increased privacy as the wall is solid and provides a barrier between the neighbouring properties. The widening of the garage is in response to other changes that were included on the amended plans that removed a carport and second crossover that was originally proposed. For these reasons, the reduced setback can be supported.

Roof Pitch

The roof pitch of the additions is less than 28 degrees. In accordance with the Residential Design Guidelines acceptable development provisions 3.7.8.3 A4.1 the roof pitch should be between 28 to 36 degrees. The proposed roof pitch is less than this, however, can be supported based on performance criteria 3.7.8.3 P4. The roof pitch complements the traditional form of surrounding development in the immediate locality. The location of the additions at the rear of the dwelling means that it has minimal impact on the streetscape.

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CONCLUSION

The applicant/owner responded to both submissions from advertising and advice from the Town by presenting an amended plan for assessment which minimised the number of variations to the Residential Design Codes and the Residential Design Guidelines. The proposed development is recommended for support subject to the conditions included in the final recommendation.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

**12.2 OFFICER RECOMMENDATION/COUNCIL RESOLUTION TP020822**

**Moved Cr Nardi, seconded Mayor O’Neill**

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

- (i) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Eastern Boundary – Drying Area Wall – 6m required, 0m provided
- (ii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Southern Wall – Mudroom, Laundry, Living – 1.5m required, 0m provided
- (iii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback - Northern Wall – Garage – 1m required, 0m provided
- (iv) Clause 3.7.8.3 – Residential Design Guidelines – Roof Pitch – 28 to 36 degrees required, less than 28 degrees provided

for alterations and additions at No. 36 (Lot 333) Oakover Street, East Fremantle, in accordance with the plans submitted 7 July 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) All fencing within the street setback area is to meet the front fence provisions of the Residential Design Guidelines. Any proposed new fencing or walls in the front setback area will require the submission of a development application for the consideration of the Town.
- (3) Visual privacy screening 1.6m high from the finished floor level of the balcony is to be installed along the edge of the upper storey balcony. This screening is to be 75% obscure, permanent, durable and restrict viewing in the direction of the overlooking. It is to comply with the requirements of the Residential Design Codes deemed to comply clause 5.4.1.
- (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) Regarding 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 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**

[crossover\\_specification\\_2017.pdf \(eastfremantle.wa.gov.au\)](#)

**Residential Design Guidelines**

[3\\_1\\_1\\_LPP\\_Residential\\_Design\\_Guidelines\\_Amended\\_17\\_May\\_2016.pdf \(eastfremantle.wa.gov.au\)](#)

**Urban Streetscape and Public Realm Style Guide**

[EFUSPR\\_Style\\_Guide\\_FINAL\\_210108.indd \(eastfremantle.wa.gov.au\)](#)

**Application to Conduct Crossover Works**

[Application\\_to\\_conduct\\_crossover\\_works.pdf \(eastfremantle.wa.gov.au\)](#)

- d) *It is recommended that the applicant provides a structural engineer's dilapidation report, at the applicant/owner expense, specifying which structures on adjoining sites may be adversely affected by the works and providing a record of the existing condition of the structures. Two copies of each dilapidation report should be lodged with Council and one copy should be given to the owner of any affected property.*
- e) *All noise levels produced by the construction of the development are to comply with the provisions of the Environmental Protection (Noise) Regulations 1997 (as amended).*
- f) *Matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- g) *Trees on verges are the property of the Town of East Fremantle. They are not to be damaged, pruned or removed. Any actions which harm verge trees will result in the Town taking action against the owners/builders/contractors responsible for such actions. If there are concerns regarding trees owners/builders/contractors are asked to contact the Town to seek further advice.*

**(CARRIED UNANIMOUSLY)**

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

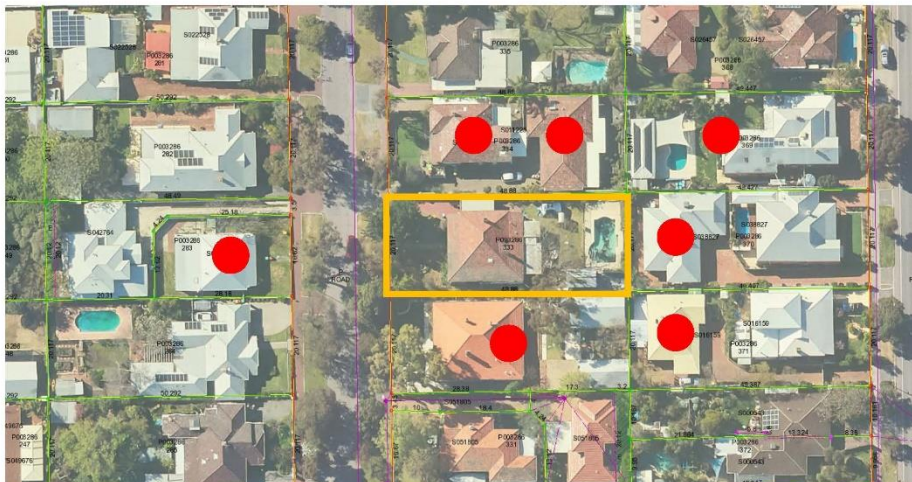
MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



REPORT ATTACHMENTS

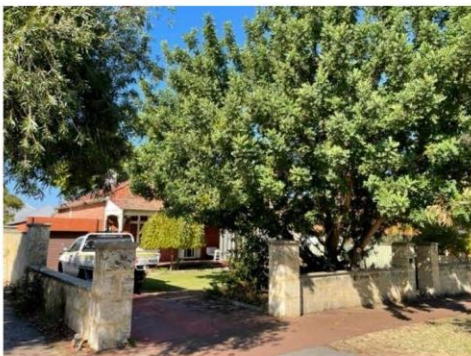
Attachments start on the next page

**36 Oakover Street – Location and Advertising Plan**



Attachment -2

**36 Oakover Street - Photos**



Attachment -2



Attachment -3



**PARAMOUNT DESIGN**

**CONTENTS:**

- PAGE 1 - SITE SURVEY
- PAGE 2 - SITE PLAN
- PAGE 3 - DEMOLITION PLAN
- PAGE 4 - GROUND FLOOR PLAN
- PAGE 5 - UPPER FLOOR PLAN
- PAGE 6 - ELEVATIONS 1 & 2
- PAGE 7 - ELEVATIONS 3 & 4
- PAGE 8 - LANDSCAPING PLAN
- PAGE 9 - WINDOW SCHEDULE 1
- PAGE 10 - WINDOW SCHEDULE 2
- PAGE 11 - 3D STREETSCAPE

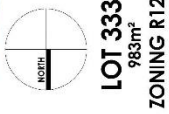


**plans dated 01/07/2022**

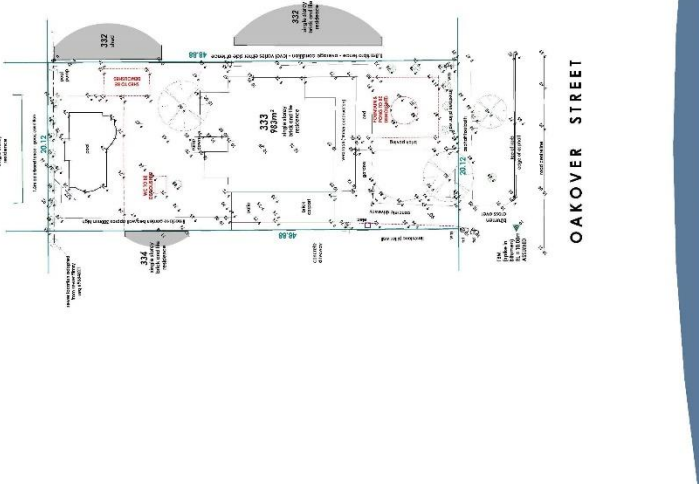
<b>SCALE</b>	<b>CLIENT</b>	<b>JOB NO.</b>	<b>DRAWING NAME</b>	<b>COVER PAGE</b>
PARAMOUNT DESIGN 1111 WILSON ROAD, SUITE 101, EAST FREMANTLE WA 6155 PH: 08 9447 8888 WWW.PARAMOUNTDESIGN.COM.AU	WALLIS	PD 20011	SITE SURVEY	design subject to council approval
	LOT 333 (833) OAKOVER STREET, EAST FREMANTLE			

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Attachment -3



**LOT 333**  
983m<sup>2</sup>  
ZONING R12.5



**OAKOVER STREET**

<b>SCALE</b>	<b>CLIENT</b>	<b>JOB NO.</b>	<b>DRAWING NAME</b>	<b>COVER PAGE</b>
PARAMOUNT DESIGN 1111 WILSON ROAD, SUITE 101, EAST FREMANTLE WA 6155 PH: 08 9447 8888 WWW.PARAMOUNTDESIGN.COM.AU	WALLIS	PD 20011	SITE SURVEY	design subject to council approval
	LOT 333 (833) OAKOVER STREET, EAST FREMANTLE			

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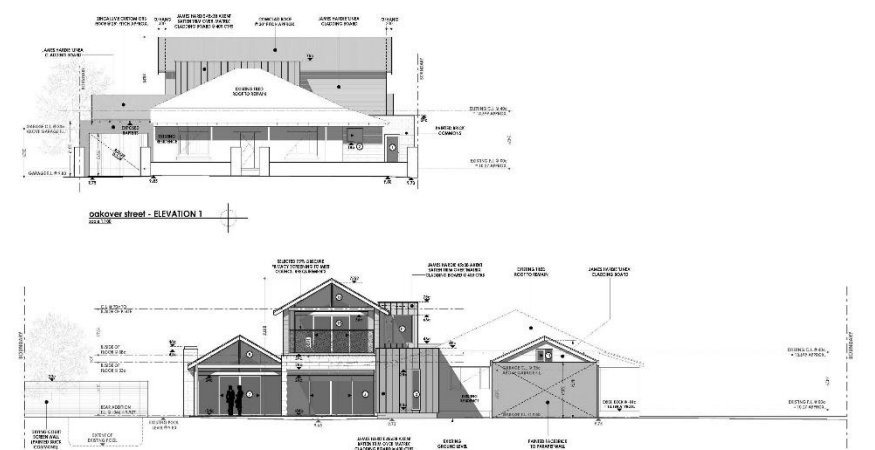




Attachment: -3

design subject to council approval	drawing name: ELEVATIONS 1 & 2	client: PARAMOUNT DESIGN WALLIS
	job no: PD_20011	address: LOT 333 (144) OAKOVER STREET EAST FREMANTLE WA 6155
	scale: 1:100 @ A4	sheet no: 6 of 11
	date: 01/08/22	

# proposed wallis addition



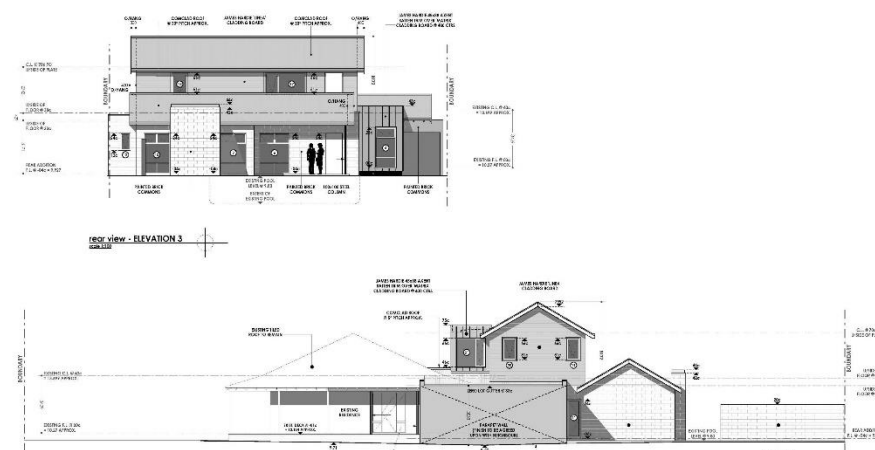
**oakover street - ELEVATION 1**

**side view - ELEVATION 2**

Attachment: -3

design subject to council approval	drawing name: ELEVATIONS 3 & 4	client: PARAMOUNT DESIGN WALLIS
	job no: PD_20011	address: LOT 333 (144) OAKOVER STREET EAST FREMANTLE WA 6155
	scale: 1:100 @ A4	sheet no: 7 of 11
	date: 01/08/22	

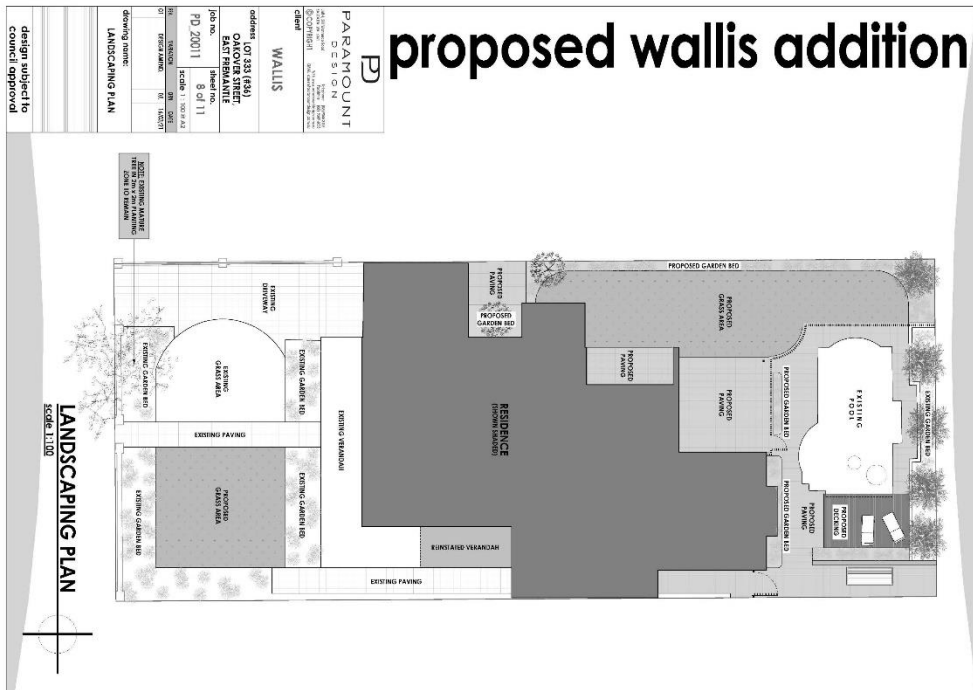
# proposed wallis addition



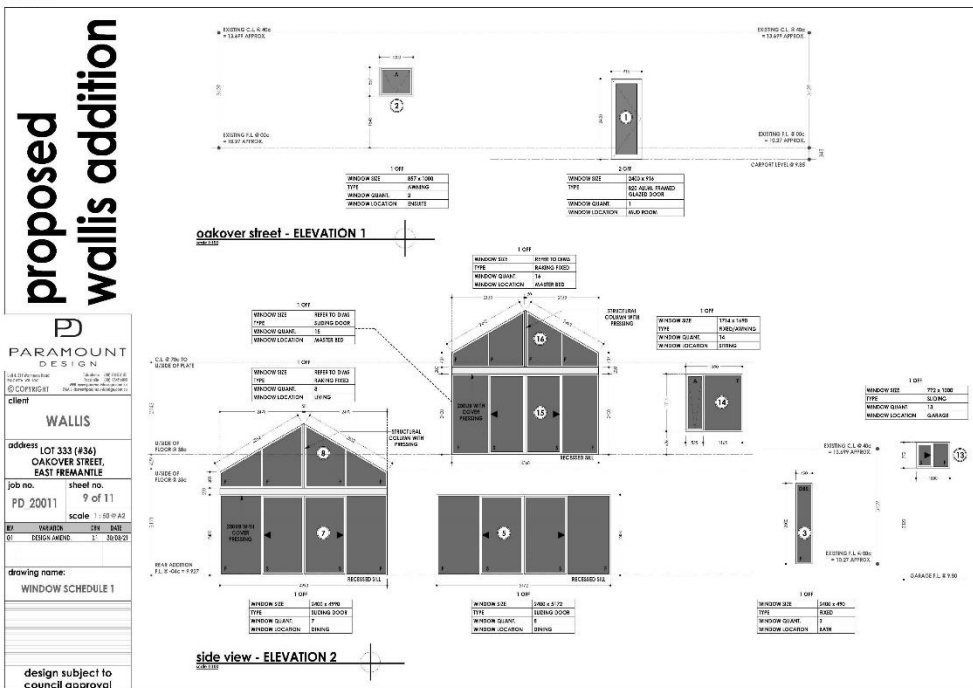
**rear view - ELEVATION 3**

**side view - ELEVATION 4**

Attachment -3



Attachment -3





Attachment -4

Job No. 22159



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36 Oakover Street, East  
Fremantle

Development Application

Heritage Impact Statement

Prepared for:  
Michael Wallis

July 2022

Griffiths Architects



Attachment -4

Griffiths Architects 

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 Western Australia 6008  
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 Facsimile 08 9381 1566  
[mail@griffithsarchitects.com.au](mailto:mail@griffithsarchitects.com.au)  
[www.griffithsarchitects.com.au](http://www.griffithsarchitects.com.au)

Griffiths Architects is a leading architectural firm in Perth, Australia. Griffiths Architects was born out of a practice of which Philip Griffiths was a co-director for over 20 years.

The company emerged from a desire to diversify the range of work covered by the practice, and to take a fresh approach to design.

The practice undertakes commissions in architecture, heritage, urban, interior design, interpretation and heritage assessments. Griffiths Architects provides professional advice on a range of issues related to these areas of our discipline.

The practice has won architectural, planning, and heritage awards for a wide range of projects located throughout the state.

Griffiths Architects has a great depth of experience across numerous project types and delivers innovative solutions that embrace environmental responsibility with elegant and simple solutions. The projects are the product of working closely with clients, carefully assessing their expectations, and delivering high quality results.

Cover: 36 Oakover Street from the front boundary.

**Revision History**

Date of this revision: 07/07/2022

Document	Version	Author	Status	Date	Distribution
HIS	02	Griffiths Architects	Final	07/07/2021	Wallis
HIS	01	Griffiths Architects	Draft	06/07/2021	Wallis

Attachment -4

Griffiths Architects



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Proposals	6
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Impacts and Mitigations	8
Conclusion	9
References	9
Photographs	10

Attachment -4

Griffiths Architects



## Introduction

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This Heritage Impact Statement (HIS) was prepared by Griffiths Architects and outlines the proposed development works to 36 Oakover Street, East Fremantle and its impact on heritage values.

Most properties on Oakover Street are included in the Heritage Inventory and are included in the Scheme List and the house at 36 is included on the Town of East Fremantle Municipal Inventory and is classed as a Category B.

Griffiths Architects were engaged by the owner to assess the proposed works designed by Paramount Design to ensure that heritage values are not negatively impacted.

The Municipal Inventory documentation (Heritage Place no 19583) for the place has been used as guiding text for this document.

A summarised description of the proposed works was assessed against the identified heritage values of the place to determine potential impacts which may arise and provide mitigation strategies to ensure an acceptable heritage outcome.

This Heritage Impact Statement was prepared in accordance with the standard brief published by the State Heritage Office for places of local heritage value and draws on the stated values to gauge impacts on the heritage area.

## Summary

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The proposed development works will ensure the original fabric of the principal section of 36 Oakover Street is conserved. The front of the house and the front four rooms are to be conserved with little modification, and the original tiled roof will be retained. Original door and window joinery is to remain also. The east verandah, currently concealed by a deteriorated sleepout, will be revealed by its removal.

The proposed 2 storey addition to the rear, is set off the rear of the existing house by a flat roofed linking section will ensure that the integrity of the existing roof can be retained.

The two-storey portion is set back sufficiently to reduce its potential impact, so that the proposed application considered as a whole produces an acceptable outcome.



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## Location



Figure 1 Location plan showing 36 Oakover Street in red. *Google Maps 2021*

## Heritage Listings

The place is listed on the following statutory heritage lists:

Town of East Fremantle Municipal Inventory: Management Category B 15 August 2006

Town of East Fremantle Scheme List 17 November 2015

The Town of East Fremantle describes Category B as:

*Considerable heritage significance at a local level; places generally considered worthy of high level of protection, to be retained and appropriately conserved; provide strong encouragement to owners under the Town of East Fremantle Planning Scheme to conserve the significance of the place. A Heritage Assessment/ Impact Statement to be required as corollary to any development application. Incentives to promote heritage conservation may be considered where desirable conservation outcomes may be otherwise difficult to achieve.*

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## Background

### Brief History

The following short historical description is from the Heritage inventory says:

*Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside. The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.*

There is no specific information on the house.

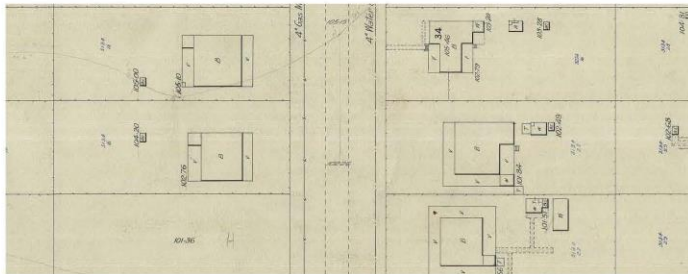


Figure 2 Sewer plan 1928. SROWA\_series634\_cons4156\_item2141

The 1928 Sewer Plan shows the house with a return verandah along the south side, a rear verandah with a part weather board enclosure at the south end and a kitchen at the north end, two tank stands, a weatherboard laundry and earth closet.

The earliest clear aerial photograph is dated 1983 and shows the present garage on the north and the existing additions east of the original verandah line.

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Figure 3 Aerial photograph c1983: Landgate July 2022

#### Brief Physical Description

The following physical description is drawn from the Town of East Fremantle Heritage Inventory entry:

*Interwar*

*Bungalow w Federation / Regency*

*Influences*

*No 36 Oakover Street is a single storey house constructed in brick with a hipped tiled roof. It is a very fine expression of the Inter-War Bungalow style. It is asymmetrically composed with a full width return broken back roofed verandah. The verandah is supported on turned timber posts with post brackets. There is a central door and hopper light flanked by sidelight and sets of casement windows. The windows have decorative sills. The roofscape features a rendered chimney.*

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

*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.*

At a site visit on 5 July, it was noted that the front façade is authentic and intact. The verandah flooring is a good quality replacement.

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The brick garage with a steel roller door is a later addition and not very well-designed. The window to the rear bedroom on the northern elevation is a crude replacement for an original double hung sash window and the scars of the original window can be seen as a three header course arch. The window to the lounge was probably made at the same time as the original house would not have had a window in this location.

The timber framed sleepout to the south side is in very poor condition. There is an early weatherboard section to the rear with double hung sash windows, and a later timber framed asbestos cement clad larger section towards the front with stippled glazing. The original verandah posts remain in place in this section

The original skillion roofed kitchen has had additional windows fitted to the north wall

### Statement of Significance

Below is the 'reasons for inclusion' quoted from the Town of East Fremantle Inventory:

*No 36 Oakover Street is a single storey house constructed in brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.*

*The place has considerable aesthetic value as an Inter-War Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity.*

*The additions and house to the rear have no significance.*

**AESTHETIC SIGNIFICANCE**

*No 36 Oakover Street has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period.*

**HISTORIC SIGNIFICANCE**

*No 36 Oakover Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.*

**SCIENTIFIC SIGNIFICANCE**

*N/A*

**SOCIAL SIGNIFICANCE**

*No 36 Oakover Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.*

**RARITY**

*No 36 Oakover Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.*

The additions to the rear have no significance.

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## Proposals

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The following description of the proposed works and is a general summary.

### Demolition

The Demolition works will include:

- Demolition of the original kitchen and rear verandah.
- Demolition of later additions east of the verandah line.
- Removal of the garage.
- Demolition of the sleepout verandah enclosure.
- Removal of a non-original window in the north walls.
- Blocking in a non-original door to the north-east bedroom.

### Conservation Works

The new works will include:

- Revealing of the southern verandah and its conservation.
- Other conservation works as required.

### New Works

The new works will include:

- A new garage in place of the existing one built to the boundary.
- A ground floor extension comprising service rooms, and living rooms, together with a staircase to the upper floor in brick and framed construction.
- Upgrades to outdoor terrace around existing pool
- An upper floor master bed, bath and sitting room in framed construction.

## Local Planning Scheme No.3

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### Local Heritage Survey

The Town of East Fremantle's list of heritage places has been established for many years and has periodically undergone review. This list is referred to as the Local Heritage Survey or LHS (previously known as the Municipal Heritage Inventory (MHI)). The LHS assists the Town in managing new developments as well as preserving and adapting significant heritage places for the benefit of East Fremantle as a whole. The LHS does not prevent progress from occurring but rather gives the Town a heritage context in which new Development Applications are considered.

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During the course of 2014/15, the Town of East Fremantle's LHS was reviewed. The purpose of this review was to ensure that all places of heritage significance have been identified within the Town and that places with demolition approval are removed from the LHS. Following consultation with landowners and occupiers, a revised LHS was adopted by the Council. The revised LHS has provided the basis for updates and additions to the Local Planning Scheme - Heritage List.

**Local Planning Scheme - Heritage List**

The Town recognises the importance of protecting places of cultural heritage significance as a way to enhance the Town's sense of identity and preserve its history for future generations.

The Town's Heritage List forms part of the Town of East Fremantle Local Planning Scheme No. 3 and identifies properties that are of cultural heritage significance and considered worthy of protection. In 2014 Council resolved that properties categorised as 'A' and 'B' be included on the Scheme's Heritage List and in 2015 the Council determined to formally list these properties in the Planning Scheme.

Development approval is required for demolition, additions and alterations to properties on the Heritage List.

**Development Policies**

In addition to these elements there are local planning policies that deal with residential development generally and make addition provisions for heritage areas, in this case Woodside. It includes Performance Criteria and Acceptable Development Provisions.

The policy objectives are

- i. To conserve and protect individual residences considered to have significant heritage value;
- ii. To provide development and design guidance to landowners wanting to extend or refurbish existing dwellings of heritage significance;
- iii. To guide additions to existing dwellings, which do not adversely affect the significance of the dwelling, or of neighbouring heritage places;
- iv. To guide new dwellings and additions/alterations to existing dwellings (particularly second storey additions), which are compatible with the character, form and scale of existing residential development in the locality, and harmonise with the existing streetscape; and,
- v. To encourage creative design solutions of quality that meet the standards of this Policy, and which enhance the character of the residential precincts and Policy Area.

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## Impacts and Mitigations

In This assessment, the proposal is measured against the heritage values as per the Statement of Significance.

A review of the values and examination of the possible impacts as follows:

### Statement of Significance

Heritage values	Potential Impact Analysis	Heritage Impact Statement - Degree + Intensity of Impact
No 36 Oakover Street has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period.	The front four rooms, corridor, façade and verandah are being retained in their entirety. The sleepout on the southern verandah will be removed to reveal the original design intent. The original tiled roof will be retained. The elements to be removed are of low significance. The side garage will become a less dominant recessive element and the additions kept to the rear as outlined in the planning policy.	The works proposed to the front of the house are predominantly conservation and make a strongly positive impact and good heritage outcome. The works to the rear are visually recessive and have a very low impact on streetscape.
No 36 Oakover Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.	The presentation of the house will be conserved and enhance as noted above so that this value will continue to be represented in physical form.	This is a positive impact and good heritage outcome.
No 36 Oakover Street has some social value. It is associated with a significant area of middle class Federation and Inter-War period development which contributes to the community's sense of place.	The presentation of the house will be conserved and enhance as noted above so that this value will continue to be represented in physical form.	This is a positive impact and good heritage outcome.
No 36 Oakover Street is not rare in the immediate context but Woodside has rarity value as a cohesive middle class suburb.	The place will continue to contribute to the collection of places and an contribute to the cohesive nature of the precinct.	There is no diminution of this value.

Attachment -4

Griffiths Architects



## Conclusion

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The proposed development works will ensure the original fabric of the principal section of 36 Oakover Street is conserved. The front of the house and the front four rooms are to be conserved with little modification, and the original tiled roof will be retained. Original door and window joinery is to remain also. The east verandah, currently concealed by a deteriorated sleepout, will be revealed by its removal.

The proposed 2 storey addition to the rear, is set off the rear of the existing house by a flat roofed linking section will ensure that the integrity of the existing roof can be retained.

The two-storey portion is set back sufficiently to reduce its potential impact, so that the proposed application considered as a whole produces an acceptable outcome.

## References

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Town of East Fremantle, Heritage List, 17 November 2015

Town of East Fremantle, Heritage Inventory, 15 August 2006

Town of East Fremantle, Local Planning Scheme No.3,

Town of East Fremantle, Local Planning Scheme No.3, Local Planning Policy Design Guidelines amended 17 May 2016

Paramount Design Drawings 1-11 as amended. Dated 01/07/2022



Attachment -4

Griffiths Architects



Photographs



Photograph 1 View from the street. *Griffiths Architects July 2022*



Photograph 2 Limestone fence and garage addition. *Griffiths Architects July 2022*

Attachment -4

Griffiths Architects



Photograph 2 Skillion roof kitchen and later additions to the left. *Griffiths Architects July 2022*. This also shows the remains of the arch to the original bedroom window.



Photograph 3 The east tuck-pointed wall and later verandah sleepout. *Griffiths Architects July 2022*

Attachment -4

Griffiths Architects



Photograph 4 The early timber addition to the rear and the more recent one in the foreground. *Griffiths Architects July 2022* Some verandah posts remain and others may be concealed by the cladding.

Attachment -5

Item	Respondent	Description	Statement of Compliance
1	ToEF	A heritage architect or heritage consultant has to be contacted to prepare a heritage impact assessment to be provided to justify the proposed demolition and changes to the existing heritage dwelling.	Heritage Report attached from Griffiths Architects supporting and providing justification for the changes to the dwelling.
2	ToEF	The carport has to be removed from the design. The Town will not support a carport in the front setback area, in front of a Category B heritage listed property.	Car port has been removed from the subsequent submission.
3	ToEF	The total width of garages/carport and the crossover exceeds 30% of the lot width. The Town will support the existing garage and the existing single crossover – an additional crossover will not be supported.	Existing Garage has been maintained and the existing cross over has been maintained. The Additional Cross over has been removed from the subsequent submission.
4	ToEF	A plan of the existing dwelling with the areas and walls of the dwelling that are to be demolished clearly labelled on the plan in red. The plans need to show that the shed and any other parts of the existing dwelling that are to be removed.	Additional Plan Provided showing Areas of dwelling to be demolished. Sheet 3 of 11 Refers.
5	ToEF	Finished floor levels of existing, new ground floor sections and upper floor need to be clearly indicated on the floor plans.	Floor plans have been amended to address request.
6	ToEF	An overshadowing plan of the proposed development needs to be provided – overshadowing is required to be less than 25% of the total neighbouring lot area and outdoor living areas should be avoided for overshadowing.	Plan has been provided showing overshadowing at less than 25%.
7	ToEF	A 7.5m visual privacy setback is required from the northern boundary to the upper storey balcony – the addition of visual privacy screening 1.6m high from the finished floor level and 75% obscure will be required on the balcony or alternatively the design will have to be amended to ensure compliance with this visual privacy setback.	Plan has been amended to include visual privacy screening.
8	ToEF	The roof is being changed from a tile roof – a like for like change is supported rather than a complete change in roof materials – it is acceptable to have tiles roof on the original heritage dwelling and them use alternative roof material for the rear additions.	Tiled Roof on original dwelling is unchanged. Heritage Assessment Report provided included detailed report addressing roof materials and architectural elements and architectural merits of the proposal.
9	ToEF	A notation is required to be included on the plans that states that the parapet wall on the south side of the property will have a finish/texture/colour that is negotiated and agreed with the neighbouring property owners.	Plan has been amended to include notation.
10	ToEF	Verge trees cannot be removed without the express permission of the Town – removal of verge trees is not supported.	The Additional Cross over has been removed from subsequent submission. The verge is not proposed to be amended.
11	ToEF	Setbacks of structures that are being added to the proposed design are required to be clearly indicated on the floor plans.	Plans have been amended to show information requested.
12	ToEF	Wall lengths and overall roof heights are required to be provided on the plans.	Plans have been amended to show information requested.
13	ToEF	A colour and materials schedule is required to be provided.	Colour and Materials Specification has been included.
14	ToEF	A photo montage is required to be submitted showing the proposed dwelling from the street front with the 2 neighbouring properties either side to be able to give Committee members an understanding of how the proposed development fits in with the street.	Photo Montage has been provided.
15	ToEF	A landscape plan is required to be submitted that shows the general location of existing garden/proposed garden and the addition of a 2m x 2m planting zone with a new tree/shrub being planted in accordance with clause 5.3.2 of the Residential Design Codes.	Landscape Plan has been provided. 2x2 Tree Planting Zone has been shown.
16	ToEF	The following matters are generally supportable – roof pitch less than 25 degrees, reduced lot boundary setbacks for the eastern drying area wall and parapet wall on the southern boundary (this may be subject to comment received from neighbouring property owners).	Addressed in items 1 to 15 of this Schedule.

Attachment -5

Item	Respondent	Description	Statement of Compliance
17	Occupant 37 Oakover St	Concern over proposed new driveway position causing increased difficulty for vehicles entering and leaving opposite. Our driveway will be directly opposite.	Addressed in Items 2 & 3 of this Schedule
18	Occupant 37 Oakover St	Proposed tin roof replacement not in keeping with original roofing.	Addressed in Item 8 of this Schedule
19	Occupant 37 Oakover St	Mass of new structure dwarfing original dwelling.	Addressed in Items 1, 6, 8 & 14 of this Schedule.
20	Occupant 38 Oakover St	The current original roof is tiled. Two different roofing materials are shown on the plan – Custom Orb Zinc Sheeting and ComClad sheeting, each of which appear to have a different profile. Consistent use of the same material for the roof would be desirable. Retaining the tiled roof for the original roof and then 'sheeting' for the extension would not be visually compatible, therefore we would support the proposed change to Custom ORB zinc sheeting for the original roof, as well as it being used for all other roofing currently described as ComClad.	Addressed in Item 1 & 8 of this Schedule
21	Occupant 38 Oakover St	Various proposed wall materials are painted commons brick, Linea Cladding board and Axent Batten trim over Matrix Cladding. Our concern is the visual impact of the Axent Batten trim over Matrix Cladding, which has the appearance of a shipping container planked on top of the extension. In our opinion this is completely unsuitable in terms of the Heritage Policy. We would happily support replacing that cladding with the Linea Weatherboard cladding.	Addressed in Item 1 & 8 of this Schedule
22	Occupant 38 Oakover St	Painted commons bricks at the back of the additions and side walls would not impact on the Heritage Street view. There is still one wall visible from the street which is currently designated as painted commons. Ideally, from a heritage viewpoint it would be best if this were ruckpointed brick to match the rest of the house facade, but realistically, the use of their proposed white colour for wall claddings and commons brick surfaces would tone with the white of the upper storey.	Addressed in Item 1 & 8 of this Schedule
23	Occupant 38 Oakover St	Double Carport and double width Verge Crossover – This proposal seems incompatible with Heritage Streetscape recommendations. Installation of the proposed double crossover would impact on available street parking for all nearby houses. There is already an existing Garage and single crossover driveway which could be developed further on the north boundary.	Addressed in Items 2 & 3 of this Schedule
24	Occupant 38 Oakover St	Shadow from Parapet wall and upper storey – There is currently no provision of shadow overlay diagrams included with the current proposal. Therefore we can only estimate that the shadow would encroach a further 2 metres from the parapet wall and even further from the top storey, his shadow will significantly impact on our native gardens within our north facing leisure area. While the existing jacaranda tree does cast a dappled shade, it is deciduous, whereas the upper storey will be a constant solid shadow throughout the year.	Addressed in Item 6 of this Schedule
25	Occupant 38 Oakover St	Position of the proposed Double crossover and Carport – We oppose the location of this item on the south boundary.  There will again be a significant shadow cast by the height of the roof beyond that of the boundary fence.  The Carport structure appears too close to our boundary - from what we can work out from the plans (as there are no measurements) it looks like the pillars would be 60cm from our boundary, while the edge of the roof would be only 30cm from our boundary.  The roof of the carport will significantly obstruct our view of the streetscape from our verandah where we often sit to enjoy our garden and interact with passers-by.  Our bedroom is only 5 metres away from this proposed position and we would be adversely affected by the movement and associated noise of vehicles and occupants, particularly at night.	Addressed in Items 2 & 3 of this Schedule

Attachment - 6

**PLACE RECORD FORM**



PRECINCT	Woodside
ADDRESS	36 Oakover Street
PROPERTY NAME	N/A
LOT NO	Lot 333
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** No 36 Oakover Street is a single storey house constructed in brick with a hipped tiled roof. It is a very fine expression of the Inter-War Bungalow style. It is asymmetrically composed with a full width return broken back roofed verandah. The verandah is supported on turned timber posts with post brackets. There is a central door and hopper light flanked by sidelight and sets of casement windows. The windows have decorative sills. The roofscape features a rendered chimney.

	<p>The place retains its form and most of its details. There are additions to the rear and a garage to the north.</p> <p>The place is consistent with the building pattern in the Precinct. The place plays an important role in the pattern of development of a middle-class suburb.</p>
HISTORICAL NOTES	<p>Woodside is a relatively cohesive precinct where most of the places were constructed following the subdivision of W.D. Moore's Estate commencing in 1912. Most of the lots were sold between 1912 and 1929 and the majority of buildings were completed in this time. Residences were substantial and of various Federation period styles distinguishing the area from the small worker's cottages of Plympton. The Inter-War Californian Bungalow style residence is also represented in Woodside.</p> <p>The Woodside Precinct remains largely intact in terms of original housing with little infill subdivision or replacement housing.</p>
OWNERS	Unknown
HISTORIC THEME	Demographic Settlements - Residential Subdivision
CONSTRUCTION MATERIALS	<p>Walls – Brick</p> <p>Roof – Tile</p>
PHYSICAL SETTING	The residence is situated on a flat site with a low limestone wall on the lot boundary.
STATEMENT OF SIGNIFICANCE	<p>No 36 Oakover Street is a single storey house constructed in brick with a tiled roof. It has historic and aesthetic value for its contribution to Woodside's high concentration of predominantly Federation period houses and associated buildings. The place contributes to the local community's sense of place.</p> <p>The place has considerable aesthetic value as an Inter-War Bungalow. The place retains a moderate to high degree of authenticity and a high degree of integrity.</p> <p>The additions and house to the rear have no significance.</p>
AESTHETIC SIGNIFICANCE	No 36 Oakover Street has considerable aesthetic value as an Inter-War Bungalow. It retains most of the characteristic features of a dwelling of the type and period.
HISTORIC SIGNIFICANCE	No 36 Oakover Street has some historic value. It was part of the suburban residential development associated with the expansion of East Fremantle and the subdivision of W. D. Moore's Woodside Estate from 1912.
SCIENTIFIC SIGNIFICANCE	N/A
SOCIAL SIGNIFICANCE	No 36 Oakover Street has some social value. It is associated with a significant area of middle-class Federation and Inter-War period development which contributes to the community's sense of place.
RARITY	No 36 Oakover Street is not rare in the immediate context, but Woodside has rarity value as a cohesive middle-class suburb.
CONDITION	No 36 Oakover Street is in good condition.
INTEGRITY	No 36 Oakover Street retains a high degree of integrity.
AUTHENTICITY	No 36 Oakover Street retains a moderate to high degree of authenticity.
MAIN SOURCES	

Attachment - 7



**Community Engagement Checklist**

**Development Application P40/22 – 36 Oakover Street**

<b>Objective of Engagement</b>	Neighbour Consultation			
<b>Lead Officer:</b>	Regulatory Services			
<b>Stakeholders</b>				
<b>Stakeholders to be Considered</b>  <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 ( <i>School / Playground</i> )	<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"/>
<b>Staff to be notified:</b>	Office of the CEO	<input type="checkbox"/>	Councillors	<input type="checkbox"/>
	Corporate Services	<input type="checkbox"/>	Consultants	<input type="checkbox"/>
	Development Services	<input type="checkbox"/>		<input type="checkbox"/>
	Operational (Parks/Works)	<input type="checkbox"/>		<input type="checkbox"/>
<b>Community Engagement Plan</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
1.1 E News	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.2 Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.3 Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.4 Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.5 Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.6 Fact Sheet	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
1.7 Media Rel/Interview	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.1 Information Stalls	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.2 Public Meeting/Forum	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
2.3 Survey/Questionnaire	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.1 Focus Groups	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.2 Referendum/Ballot	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
3.3 Workshop	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.1 Council Committee	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
4.2 Working Group	<input type="checkbox"/> Executive Direction	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
*Statutory Consultation	<input checked="" type="checkbox"/> Relevant Officer	20/05/2022	<input checked="" type="checkbox"/> Advertised to 7 surrounding properties	
#Heritage Consultation	<input type="checkbox"/> Regulatory Services	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
^Mail Out (note: timelines)	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
<b>Evaluation</b>				
<b>Summary of...</b>		<b>Date Due</b>	<b>Completed / Attached</b>	
Feedback / Results/ Outcomes / Recommendations		20/05/2022		
<b>Outcomes Shared</b>				
<b>Methods</b>	<b>Responsible</b>	<b>Date Due</b>	<b>Reference / Notes</b>	
E-Newsletter	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Email Notification	<input type="checkbox"/> Relevant Officer	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Website	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Facebook	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Media Release	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
Advert – Newspaper	<input type="checkbox"/> Communications	Click or tap to enter a date.	<input type="checkbox"/> Click or tap here to enter text.	
	<input type="checkbox"/>			
	<input type="checkbox"/>			
<b>Notes</b>				



12.3 40 VIEW TERRACE - NEW DWELLING

<b>Owner</b>	Maria & Ian Hart
<b>Applicant</b>	Delstrat Pty Ltd T/A Seacrest Homes
<b>Report Reference Number</b>	TPR-646
<b>Planning Reference Code</b>	P32/22
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 2 August 2022
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Location and advertising plan
2. Site photos
3. Submission 1 – additional information
4. Plans submitted 8 July 2022
5. Community consultation checklist

**PURPOSE**

The purpose of this report is for Council to consider a development application for the construction of a new dwelling at 40 (Lot 264) View Terrace, East Fremantle.

**EXECUTIVE SUMMARY**

This development application proposes a new 2 storey dwelling to be constructed at 40 (Lot 264) View Terrace. The existing dwelling on site is to be demolished. It is not heritage listed. The existing below ground swimming pool located at the rear of the lot is to be retained along with retaining walls around the site. From the street the driveway slopes down below the street level so the wide garage entrance is obscured from the street. There is a bridge that crosses from the front of the lot over the driveway to the second storey. The dwelling comprises a 4-car garage, 3 bedrooms, bathroom, 2 toilets, laundry, retreat, kitchenette, storeroom and alfresco on the ground floor. The second floor is comprised of a master bedroom and ensuite, office, powder room, kitchen, scullery, family, dining, and a balcony overlooking the rear yard. The proposed design has a mixture of concealed shallow pitch roofing and an exposed skillion roof with a shallow pitch. The following variations to the Residential Design Codes and the Residential Design Guidelines are proposed;

- (i) Clause 5.1.2– Residential Design Codes - Minor Incursions into Front Setback Area – Bridge – 3m setback required, 0m setback provided
- (ii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback – Western Wall – Ground floor – Stairs, Lobby, Lift, Laundry, Ensuite, Bed 2, Drying Court - 1.7m setback required, 1.5m setback provided
- (iii) Clause 5.1.3– Residential Design Codes - Lot Boundary Setback - Western Wall – First floor – Stairs, Lobby, Lift, Scullery, Alfresco, Balcony – 1.5m required, 2.5m provided
- (iv) Clause 5.1.3– Residential Design Codes - Lot Boundary Setback - Eastern Wall – First Floor – Master Bed, Ensuite, WIR – 2.1m required, 1.5m provided
- (v) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – 30% maximum width required, greater than 30% width
- (vi) Clause 3.7.17.4.1.2 – Residential Design Guidelines – Wall Height – 5.6m required, greater than 5.6m provided

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- (vii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 8.1m required, greater than 8.1m provided
- (viii) Clause 5.3.7 – Residential Design Codes – Site Works – Retaining Walls – 1.5m setback from boundary required, less than 1.5m setback provided

The development application is recommended for approval subject to conditions.


BACKGROUND

<b>Zoning</b>	R17.5
<b>Site Area</b>	769m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	N/A
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	N/A

CONSULTATION

Advertising

The development application was advertised to surrounding property owners from 7 April to 3 May 2022. Two submissions were received.

Submission	Applicant Response	Officer Response
<p><b>Submission 1</b> We have inspected the plans for the proposed dwelling P32/22, and we are quite alarmed at the overall proposed height.</p> <p>With reference to the Town of East Fremantle Local Planning Policy (Clause: 3.7.17.4.1.3, A1.4), we note the Acceptable Development Provisions regarding Building Height in the Richmond Hill precinct are clearly stated to be: <i>“In localities where views are an important part of the amenity of the area and neighbours existing views are to be affected then the maximum building heights are as follows: 8.1m to the top of a pitched roof 6.5m to the top of an external wall (concealed roof) 5.6m to the top of an external wall”</i></p> <p>Below is a photo of the outlook from our Outdoor Living Area towards the existing two storey dwelling at #40 View Terrace.</p>  <p>From the information provided we can see the roof line of the <b>Mid Level</b> of the proposed dwelling will be approximately 1.6m higher than the uppermost roof line of the current dwelling. And, the roof line of the <b>Upper Level</b> of the proposed dwelling will be 4.2m higher than the uppermost</p>	<p>Plans modified in response to submissions from advertising</p>	<p>Amended plans were submitted reducing the height of the development to be consistent with the existing structure.</p> <p>The photograph taken from the balcony of another property claiming that views will be lost is taken diagonally across the street. Unlimited views for the full length of the river are not guaranteed from all rooms of a dwelling. Views of the river are still possible to other portions of the river from other rooms of the dwelling.</p> <p>It is noted that there are parts of the dwelling that are still above the acceptable development provisions of the Residential Design Guidelines. However, applicants have the ability to submit development applications that may not achieve the deemed to comply requirements of the Residential Design Codes or the acceptable development provisions of the Residential Design Guidelines. The applicant has justified elements of development proposals in terms of the design principles of the Residential Design Codes and the performance criteria of the Residential Design Guidelines.</p>

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<p>roof line of the current dwelling. That would eliminate the views we currently have from our Outdoor Living Area. Therefore, with reference to Clause 3.7.17.4.1.3, A1.4, our views would definitely be affected.</p> <p>We have determined the wall heights of the proposed dwelling in various locations to be: Top of Wall RL for Upper Level = 16.415</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Top of Wall RL</th> <th>Natural Level at Boundary</th> <th>Wall Height</th> <th>Height over Maximum Allowed (m)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>16.415</td> <td>6.570</td> <td>9.845</td> <td><b>3.345</b></td> </tr> <tr> <td>B</td> <td>16.415</td> <td>6.900</td> <td>9.515</td> <td><b>3.015</b></td> </tr> <tr> <td>C</td> <td>16.415</td> <td>5.700</td> <td>10.715</td> <td><b>4.215</b></td> </tr> <tr> <td>D</td> <td>16.415</td> <td>6.200</td> <td>10.215</td> <td><b>3.715</b></td> </tr> </tbody> </table> <p>Note: Refer to attached Plans for locations A to H and various levels.</p> <p>In summary, the proposed Upper-Level height is between 3.015m and 4.215m over the maximum allowed. Even the Mid-Level is up to 2.178m over the maximum allowed. Given the magnitude of excess height we confirm our objection to the dwelling height as proposed and request The Town enforce the Local Planning Policy to maintain integrity within the locality.</p> <p>As a final comment, we acknowledge that our own dwelling at #45 View Terrace may appear to be very high from street level, however, our natural ground level is significantly higher than the level of the street. We excavated down in order to obtain our lower two levels.</p> <p>See Attachment 3 for additional information related to this submission</p>	Location	Top of Wall RL	Natural Level at Boundary	Wall Height	Height over Maximum Allowed (m)	A	16.415	6.570	9.845	<b>3.345</b>	B	16.415	6.900	9.515	<b>3.015</b>	C	16.415	5.700	10.715	<b>4.215</b>	D	16.415	6.200	10.215	<b>3.715</b>		
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D	16.415	6.200	10.215	<b>3.715</b>																							
<p><b>Submission 2</b></p> <p>I object to the proposal.</p> <p>The proposed development and new building do not comply with and breach the requirements of the Town of East Fremantle Local Planning Policy and Residential Design Guidelines, the R-Codes for residential development and local laws and policies.</p> <p>This proposal sits within the Richmond Hill precinct and contravenes all of the above-mentioned requirements including setback from rear boundary, height restrictions, % landscaping requirements, overlook and size, height and bulk of building restrictions.</p> <p>In particular, the proposed development would create a substantial overlook of 41 Woodhouse Road, by 40 View Terrace, East Fremantle including destroying any rear yard and house privacy and providing the new development and its occupants with direct and uninterrupted sightlines to our rear yard, pool, pool house, rear outside private shower area, children's play area and sandpit, kitchen windows, first floor bathrooms and bedrooms. The new building contains an increased number of doors, windows, balconies and viewing platforms looking directly into our property.</p> <p>41 Woodhouse Road is the subject of a height restriction on building and vegetation which if this development proceeded would leave us without any fair or equitable means to screen for privacy. The development would erode peace and quiet enjoyment, expose us to greater noise and visual pollution. We are also incredibly concerned with the greater heat sink which would also be created by building more steel, concrete, and tiles on the existing premises. This proposal is in excess of</p>	<p>Plans modified in response to submissions from advertising</p>	<p>Amended plans were submitted to Council for consideration.</p> <p>Applicants have the ability to submit development applications that may not achieve the deemed to comply requirements of the Residential Design Codes or the acceptable development provisions of the Residential Design Guidelines however, they may justify elements of development proposals in terms of the design principles of the Residential Design Codes and the performance criteria of the Residential Design Guidelines.</p> <p>The land is zoned for residential land use and the proposed development is a residential dwelling.</p>																									

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<p>R-Code allowances. Given community and government concerns and the open knowledge about global warming and the known effects of reducing landscaping to make way for greater build is contrary to all sensible views when dealing with heat build-up. In addition to the increased visual and noise intrusions, we are also extremely worried about water and pollutant run off given the very steep topography. We invite an East Fremantle Council inspection to view and assess these impacts.</p>		
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Community Design Advisory Committee

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

Internal Consultation

Nil

External Consultation

Nil

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STATUTORY ENVIRONMENT

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

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POLICY IMPLICATIONS

Town of East Fremantle Residential Design Guidelines 2016

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FINANCIAL IMPLICATIONS

Nil

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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.*

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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	6m	7.492m	A
Minor incursions (bridge)	3m	0m	D
Lot Boundary Setbacks			
Western wall – ground floor – stairs, lobby, lift, laundry, ensuite 3bed 2, drying court	1.7m	1.5m	D
Western wall – first floor – stairs, lobby, lift, scullery, alfresco, balcony	2.5m	1.5m	D
Western wall - cabana	1m	1.182m	A
Northern wall - cabana	1m	3.057m	A
Northern wall – ground floor - drying court, alfresco, bed 3, bed 4	3.7m	11.073m	A
Northern wall – first floor – alfresco balcony	5m	11m	A
Northern wall – first floor – master bed 1	4.3m	14.5m	A
Eastern wall - ground floor – bed 4, powder 1, bathroom, garage	1.6m	1.6m	A
Eastern wall – first floor – master bed, ensuite, WIR	2.1m	1.5m	D
Open Space	50%	60%	A
Car Parking	1-2 car bays	4 car bays	A
Site Works	Western fill and retaining wall adjacent to side walls and boundary is required to be setback approximately 1.5m	<1.5m	D
Overshadowing			N/A
Drainage	To be conditioned		

Residential Design Guidelines

Design Element	Required	Proposed	Status
Roof form and pitch		5 degrees	A
Materials and colours			A
Landscaping			A
Front fence			N/A
Pergolas			N/A
Footpaths and crossovers	To be conditioned		
Roof height	8.1m	9.1m	A
Wall height	5.6m	7.96m	A
<b>Garages and carport</b>	<b>30%</b>	<b>61%</b>	<b>D</b>

This development application proposes a new 2 storey dwelling to be constructed at 40 (Lot 264) View Terrace, East Fremantle. The existing dwelling on site is to be demolished. It is not heritage listed. The existing below ground swimming pool located at the rear of the lot is to be retained, along with retaining walls around the site. From the street the driveway slopes down below the street level so the wide garage entrance is obscured from the street. There is a bridge that crosses from the front of the lot over the driveway to the upper storey. The dwelling comprises a 4 car garage, 3 bedrooms, bathroom, 2 toilets, laundry, retreat, kitchenette, storeroom and alfresco on the ground floor. The upper storey is comprised of a master bedroom and ensuite, office, powder room, kitchen, scullery, family, dining, and a balcony overlooking the rear yard. The proposed design has a mixture of concealed shallow pitch roofing and an exposed skillion roof with a shallow pitch.

Multiple variations are requested to the requirements of the Residential Design Codes and the Residential Design Guidelines in relation to minor incursions in the front setback area, lot boundary setbacks (3 locations), wall and roof height, garage width, retaining walls and excavation. The current plans were amended to reduce the number of variations and ensure a more acceptable design outcome.

Minor Incursions into Front Setback Area - Bridge

A bridge is proposed to be constructed across from the front boundary to the front entry of the proposed dwelling over the driveway. Given that the site and the ground level of the building is well below the street, and the owners wish to have a front entry that can access the street, a bridge built in the front setback area is reasonable proposal. The Residential Design Guidelines deemed to comply clause 5.1.2 C2.4 permits an unenclosed porch, balcony, verandah or equivalent to project into the primary street setback area to a maximum of half the required primary setback (3m) without having to apply the compensating clause. In this case the bridge is built to the boundary. Design principles 5.1.2 P2.2 allows for such structures for the following reasons;

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

The bridge is a relatively subtle proposal. It connects the dwelling to the street and does not detract from the streetscape. It contributes positively to the local area. For these reasons, the reduced setback of the bridge can be supported.

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Lot Boundary Setback - Western Wall – Ground floor – Stairs, Lobby, Lift, Laundry, Ensuite, Bed 2, Drying Court

The western wall on the ground floor is 19.685m long and 3.6m high (average height through this section) without major openings and is 1.5m from the western boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 1.7m from the boundary. The reduced setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

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

The walls of the building have no major openings so do not present a privacy issue for the neighbouring property and there is sufficient gap between the wall and the boundary to ensure the area receives sunlight and is well ventilated. For these reasons, the reduced lot boundary setback can be supported.

Lot Boundary Setback - Western Wall – First floor – Stairs, Lobby, Lift, Scullery, Alfresco, Balcony

The western wall on the first floor is 19.725m long and 6.92m high without major openings and is 1.5m from the western boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 2.5m from the boundary. The reduced setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties,
- The lot has existing retaining and is already significantly excavated into the lot, therefore exacerbating wall heights,
- Adequate sunlight and ventilation can reach the building and open spaces on the site and adjoining properties, and
- Minimal overlooking or loss of privacy on adjoining properties.

Whilst a variation to the Deemed to Comply provisions of 1 metre may seem excessive the walls of the building have no major openings so do not present a privacy issue for the neighbouring property and there is sufficient gap between the wall and the boundary to ensure the area receives sunlight and is well ventilated. The bulk of the dwelling is not considered excessive. For these reasons, the reduced lot boundary setback can be supported.

Lot Boundary Setback - Eastern Wall – First Floor – Master Bed, Ensuite, WIR

The eastern wall on the first floor is 13.852m long and 7.2m high without major openings and is 1.5m from the eastern boundary. In accordance with the Residential Design Codes deemed to comply clause 5.1.3 C3.1 the wall should be located 2.1m from the boundary. The reduced setback can be supported in accordance with design principles 5.1.3 P3.1 for the following reasons;

- Minimal impacts of building bulk on adjoining properties,
- The lot has existing retaining and is already significantly excavated into the lot, therefore exacerbating wall heights,
- Adequate sunlight and ventilation can reach the building and open spaces on the site and adjoining properties, and
- Minimal overlooking or loss of privacy on adjoining properties.

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

Garage Width

Although a 4-car garage is proposed the location of the garage is below street level and its width of 61% of the lot width (12.21m of 20.12 m wide lot) compared to a much narrower driveway means that much of the garage is hidden from the street. In accordance with acceptable development provision 3.7.17.3.3 A4 the width of the garage is clearly demonstrated. Performance criteria 3.7.17.3.3.P4 requires that garages are designed to be incorporated into and compatible with the design of the dwelling. In this case it is compatible as the impact of the garage on the streetscape has been reduced by using the much lower site levels where

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the building is to be constructed and hiding the garage width behind the proposed retaining walls of the much higher front yard. In this instance there is limited adverse streetscape and design impacts cause from the proposed garage width. It is considered the garage width can be supported.

#### Wall Height

The Residential Design Guidelines acceptable development clause 3.7.17.4.1.2 A1.4 requires that the maximum wall height is 5.6m. In this case the wall height is as much as 7.96m from the existing site levels. In accordance with the performance criteria 3.7.17.4.1.2 P1 the new development is of a compatible form, bulk, and scale to the traditional development in the immediate locality. The dwelling will have a consistent bulk, form and scale as the current dwelling on site. Although the walls are over height the development uses the sunken site levels to hide much of the bulk and scale of the development from the street. For these reasons, the over height walls can be supported

#### Roof Height

The Residential Design Guidelines acceptable development clause 3.7.17.4.1.3 A1.4 requires that the maximum height of the roof is 8.1m. In this case the roof height is 9.1m. This is part of a shallow pitch skillion roof with a clerestory window facing east. The design of the upper storey and the associated roof is such that there are only small sections of the roof that are over height. This is not unusual in this part of the Richmond Hill precinct where development typically maintains a certain level that results in parts of the building being over height due to the slope of the lot.

In accordance with the performance criteria 3.7.17.4.1.2 P1 the new development is of a compatible form, bulk, and scale to the traditional development in the immediate locality. Although the roof is over height the development utilises the sunken site levels to hide much of the bulk and scale of the development from the street. For these reasons, the over height roof can be supported.

It is noted that the original proposal was three storeys high, but following submissions received after advertising, the applicant and owner worked with the Town to redesign the dwelling such that it was reduced to 2 storeys in height. Although it is still over height the removal of the third storey has significantly reduced the impact of the development on surrounding properties and attempted to preserve the view corridor of submitters.

#### Site Works – Retaining Walls

A new retaining wall is proposed on the edge of the western side of the lot. This retaining wall is 11.38m long, more than 0.5m high (up to 1.26m from ground level), and less than 0.5m from the boundary. In accordance with the Residential Design Codes deemed to comply clause 5.3.7 C7.2 retaining walls that are between 1m and 1.5m high should be located 1.5m from the boundary. In this case the reduced lot boundary setback can be supported in accordance with design principles clause 5.3.7 P7.3. The retaining walls in this location result in land which can be used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered, and landscaped having due regard to clauses 5.3.7 and 5.4.1 (visual privacy).

The proposed retaining walls allow for access from the front yard to the rear yard along the western side of the house. There is a wall between the neighbouring properties that is much higher than the ground level and the garden bed created by the retaining wall and as such ensures considerable privacy between the properties. For these reasons, the proposed retaining wall can be supported.

Excavation is to be undertaken to create a reversing bay in the front setback area below the street level. This is at the same level as the rest of the driveway but does see the need for a retaining wall. This retaining wall is existing and no higher than the current front yard levels. The excavation is less than 0.5m in height.



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Landscaping

A 2m-by-2m deep planting zone is required along with a tree for this proposal in accordance with the Residential Design Codes deemed to comply clause 5.3.2 C2.2. A condition has been included in the final recommendation that requires a 2m by 2m planting zone and a tree to be planted prior to occupation of the site.

Visual Privacy

Visual privacy is achieved from all living areas whether indoor or outdoor. Screening on the upper storey alfresco balcony, positioning of the windows, and adequate setbacks from the boundary have achieved the required visual privacy setbacks.

**CONCLUSION**

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

**OFFICER RECOMMENDATION / COMMITTEE RESOLUTION**

**12.3 OFFICER RECOMMENDATION/COUNCIL RESOLUTION TP030822**

**Moved Cr Mascaro, seconded Mayor O'Neill**

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

- (i) Clause 5.1.2– Residential Design Codes - Minor Incursions into Front Setback Area – Bridge – 3m setback required, 0m setback provided
- (ii) Clause 5.1.3– Residential Design Codes – Lot Boundary Setback – Western Wall – Ground floor – Stairs, Lobby, Lift, Laundry, Ensuite, Bed 2, Drying Court - 1.7m setback required, 1.5m setback provided
- (iii) Clause 5.1.3– Residential Design Codes - Lot Boundary Setback - Western Wall – First floor – Stairs, Lobby, Lift, Scullery, Alfresco, Balcony – 1.5m required, 2.5m provided
- (iv) Clause 5.1.3– Residential Design Codes - Lot Boundary Setback - Eastern Wall – First Floor – Master Bed, Ensuite, WIR – 2.1m required, 1.5m provided
- (v) Clause 3.7.17.3.3 – Residential Design Guidelines – Garage Width – 30% maximum width required, greater than 30% width
- (vi) Clause 3.7.17.4.1.2 – Residential Design Guidelines – Wall Height – 5.6m required, greater than 5.6m provided
- (vii) Clause 3.7.17.4.1.3 – Residential Design Guidelines – Roof Height – 8.1m required, greater than 8.1m provided
- (viii) Clause 5.3.7 – Residential Design Codes – Site Works – Retaining Walls – 1.5m setback from boundary required, less than 1.5m setback provided

for a new dwelling at No. 40 (Lot 264) View Terrace, East Fremantle, in accordance with the plans submitted 8 July 2022, subject to the following conditions:

- (1) Written permission is to be sought from the Water Corporation and submitted to the Town prior to the submission of a building permit application.
- (2) A 2m-by-2m deep planting area is to be created in a location as indicated on the submitted plans and a tree or shrub is to be planted in this area.
- (3) All privacy screening as indicated on the submitted plans is to be 1.6m high from the finished floor level, durable, permanent, fixed in place and have 75% obscuration to limit viewing in the direction of overlooking.
- (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) Regarding 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](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](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>

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



**Application to Conduct Crossover Works**

**[https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application\\_to\\_conduct\\_crossover\\_works.pdf](https://www.eastfremantle.wa.gov.au/Profiles/eastfremantle/Assets/ClientData/Documents/works-reserves/Application_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)**

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

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REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

40 View Terrace – Location and Advertising Plan



Attachment -2

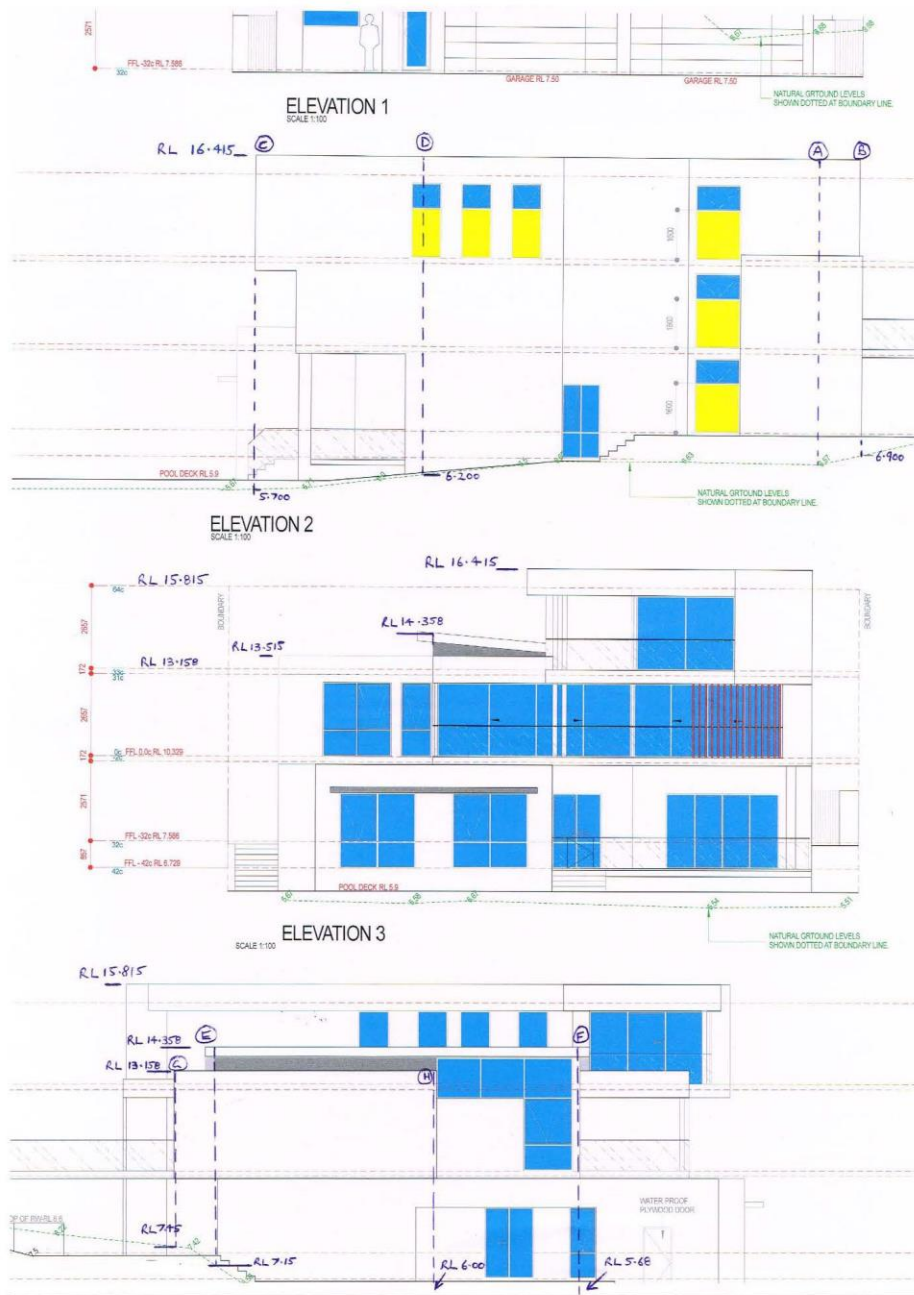
40 View Terrace – Site Photos







Attachment -3

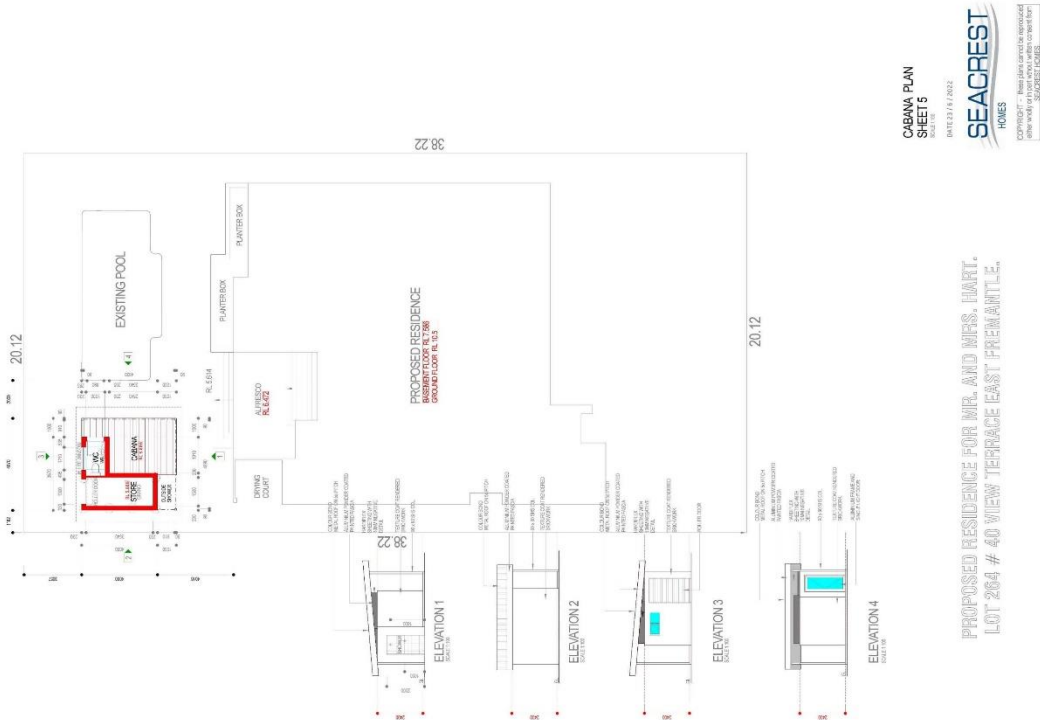








Attachment -4



Attachment -4



Overhead (overlaid) view for Proposed Residence  
Client: Hart Lot 264 (#40) View Terrace, East Fremantle 30/06/22  
NOTE: THIS IMAGE IS AN ARTIST'S IMPRESSION AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

Attachment -4



Streetview (left) for Proposed Residence  
Client: Hart Lot 264 (#40) View Terrace, East Fremantle 30/06/22  
NOTE: THIS IMAGE IS AN ARTIST'S IMPRESSION AND IS FOR ILLUSTRATIVE PURPOSES ONLY.




Attachment -4



Streetview (right) for Proposed Residence  
Client: Hart Lot 264 (#40) View Terrace, East Fremantle 30/06/22  
NOTE: THIS IMAGE IS AN ARTIST'S IMPRESSION AND IS FOR ILLUSTRATIVE PURPOSES ONLY.



Attachment -5



**Community Engagement Checklist**

Development Application P32/22 - 40 View Terrace

Project Name

<b>Objective of Engagement:</b>	Neighbour consultation		
<b>Lead Officer:</b>	Regulatory Services		
<b>Timeline:</b>	<b>Start Date:</b>	8/04/2022	<b>Outcomes By:</b> 3/05/2022
Stakeholders			
<b>Stakeholders to be considered.</b>  <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"/>
<b>Staff to be notified:</b>	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	3/05/2022	<input checked="" type="checkbox"/> Advertised to 6 surrounding properties
# Heritage Consultation	<input type="checkbox"/> Regulatory Services		<input type="checkbox"/>
^ Mail out (note: timeliness)	<input type="checkbox"/> Communications		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>

Y:\Regulatory\DCU PLANS\View 40 P32-22 - TPC 5 July 2022 (advertised)\Advertising\40 View Community Engagement Checklist.doc

Attachment -5

Evaluation			
Summary of...	Date Due	Complete / Attached	
Feedback / Results / Outcomes / Recommendations	3/05/2022		
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			

Y:\Regulatory\DCU PLANS\View 40 P32-22 - TPC 5 July 2022 (advertised)\Advertising\40 View Community Engagement\Checklist.doc

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



12.4 6 HILLSIDE ROAD - HOME BUSINESS RENEWAL

<b>Owner</b>	Amanda Stonehouse
<b>Applicant</b>	Colin Stonehouse
<b>Report Reference Number</b>	TPR-1070
<b>Planning Reference Code</b>	P20/20
<b>Prepared by</b>	James Bannerman
<b>Supervised by</b>	Andrew Malone
<b>Meeting date</b>	Tuesday, 2 August 2022
<b>Voting requirements</b>	Simple majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	
	1. Location plan
	2. Photos
	3. Plans submitted 28 June 2022

PURPOSE

The purpose of this report is to present an application for the renewal of approval to operate a home business at 6 (Lot 11) Hillside Road East Fremantle.

EXECUTIVE SUMMARY

This assessment proposes the renewal of an additional use to allow for the operation of a home business from a residential dwelling located at 6 (Lot 11) Hillside Road, East Fremantle. This business has been operating since the original approval was granted in 2020. The proposed business is a consultancy that specialises in renewable energy and energy storage systems. It is fully compliant with the requirements of the home business as required by Local Planning Scheme No 3 Schedule 1 Section 2 Land Use Definitions;

- No more than 2 people not members of the occupier's household are employees,
- The business is considered to not adversely affect the amenity of the neighbourhood,
- The business will occupy less than 50m<sup>2</sup> within the dwelling,
- There is no retail sale or hire of goods,
- There is no impact on parking or increased traffic volumes, and
- Only standard essential services are required.

The proposed renewal of the home business is supported subject to the conditions that are included in the final recommendation.

BACKGROUND

<b>Zoning</b>	Residential R12.5
<b>Site Area</b>	1390m <sup>2</sup>
<b>Heritage</b>	N/A
<b>Fremantle Port Buffer</b>	Area 2
<b>Previous Decisions of Council and/or History of Issue Onsite</b>	Originally approved by Town Planning Committee 5 May 2020, reapproved 7 July 2021

MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



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CONSULTATION

No advertising or consultation was undertaken for this application.

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STATUTORY ENVIRONMENT

Local Planning Scheme No 3

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POLICY IMPLICATIONS

Nil

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FINANCIAL IMPLICATIONS

Nil

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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.*

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RISK IMPLICATIONS

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

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SITE INSPECTION

A site inspection was undertaken.

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COMMENT

This assessment proposes the renewal of an additional use to allow for the operation of a home business from a residential dwelling located at 6 (Lot 11) Hillside Road, East Fremantle. The proposed business is a consultancy that specialises in renewable energy and energy storage systems. It has been operating with Council approval since 2020. Low impact consultancies that use modern telecommunications infrastructure that allow businesses to operate from home with minimal impacts on the surrounding environment are well-suited to residential homes.

Home businesses are a "D" use within an area that is zoned residential according to the Zoning Table in the Town's Local Planning Scheme No 3. A "D" use means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

The business is located within a large residential home located on a 1390m<sup>2</sup> lot that has a significant area that is allocated for parking. This parking area is located a significant distance from the front boundary adjacent to



MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



the existing dwelling. The business employs 2 additional people that are not family members. The business provides consulting services and is a low impact operation that does not create any significant amenity issues for surrounding neighbours. It does not produce significant noise, vehicle traffic, parking issues, fumes, or dust. Whilst Hillside Road is considered constrained due to its narrowness with respect to vehicular access, the additional vehicular movements created by this home business will not have significant safety or amenity impacts. In this case the hours of operation are limited to the working week from 9am to 5pm with no work being undertaken on weekends and an area within the dwelling of approximately 40m<sup>2</sup> is dedicated to the business.

The proposed business is fully compliant with the requirements of the home business as required by Local Planning Scheme No 3 Schedule 1 Section 2 Land Use Definitions;

- No more than 2 people not members of the occupier's household are employees,
- The business is considered to not adversely affect the amenity of the neighbourhood,
- The business will occupy less than 50m<sup>2</sup> within the dwelling,
- There is no retail sale or hire of goods,
- There is no impact on parking or increased traffic volumes, and
- Only standard essential services are required.

A condition is included in the final recommendation that requires the applicant to re-apply for the approval to operate the home business in 12 months to ensure that there is compliance with the recommended conditions of approval. Another condition has also been recommended to ensure only 2 employees that are not members of the direct family can be employed.

Council still retains the ability to revoke the approval to operate the home business if the business owners fail to comply with the conditions of approval or there are significant impacts on the amenity of the neighbourhood as a result of business operations.

The re-approval of the home business was not advertised as there have been no reports of issues emanating from the residence as a result of the business operations.

In this case the proposed business meets the criteria for a home business and is therefore recommended for conditional approval.

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#### CONCLUSION

Based on the preceding assessment that has been completed and the explanation provided in this report, the proposed renewal of approval to operate a home business as an additional use from a residential dwelling is recommended to be supported subject to planning conditions.

OFFICER RECOMMENDATION / COMMITTEE RESOLUTION

**12.4 OFFICER RECOMMENDATION/COMMITTEE RESOLUTION TP040822**

**Moved Cr Natale, seconded Cr Nardi**

That Council approve the renewal of a home business as an additional use to operate from an existing residential dwelling at No. 6 (Lot 11) Hillside Road, East Fremantle, in accordance with the plans and information submitted 28 June 2022, subject to the following conditions:

- (1) All employees' vehicles are to be parked on site and are not to be parked on the verge, crossover, or street.
- (2) No signage shall be displayed that is exceeding 0.2 square metres. All other signage proposals shall require the submission of a development application for the consideration of Council.
- (3) The hours of operation of the home business are limited to 9am to 5pm Monday to Friday. The home business is not to operate on a Saturday or Sunday.
- (4) The home business is not to occupy any other area of the dwelling other than the rooms indicated on the submitted plans date stamped received 3 May 2021.
- (5) All parking associated with the home business is to be accommodated within the subject property only and as indicated on the submitted plans date stamped received 3 May 2021. On-street parking is not permitted.
- (6) No equipment, supplies or materials relating to the home business shall be stored on site at any time.
- (7) No goods shall be sold or hired from the subject site at any time.
- (8) The home business shall not occupy an area in excess of 50m<sup>2</sup>.
- (9) A maximum of 2 employees not members of the occupier's household shall be employed by the home business and use the premises at any time.
- (10) The approval may be revoked by Council, prior to the expiration of the 12-month period referred to in (11) below if there are any adverse impacts involving noise, parking, vehicle traffic and surrounding amenity which are unable to be controlled by the applicant in a timely and effective manner which is to the satisfaction of the Council.
- (11) The home business approval is valid for 12 months only from the date of the "Approval to Commence Development" and the applicant is required to seek renewals thereafter to enable continuance of the business. During the review of the renewal process, assessment of car parking, noise, and vehicle traffic to and from 6 Hillside Road will be undertaken.

**Footnote:**

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

- (a) *This decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) *A copy of the approved plans as stamped by Council are attached.*
- (c) *Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.*
- (d) *An Annual Renewal Fee for this Home Business is required to be paid prior to the expiry date to enable continuation of the practice.*
- (e) *The applicant is advised that failure to comply with the above conditions of this approval or if the activity causes a nuisance or annoyance to owners or occupiers of land in the neighbourhood, Council may revoke its approval of the home business.*

**(CARRIED UNANIMOUSLY)**

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



MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



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REPORT ATTACHMENTS

Attachments start on the next page

Attachment -1

**6 Hillside Road – Location Plan**

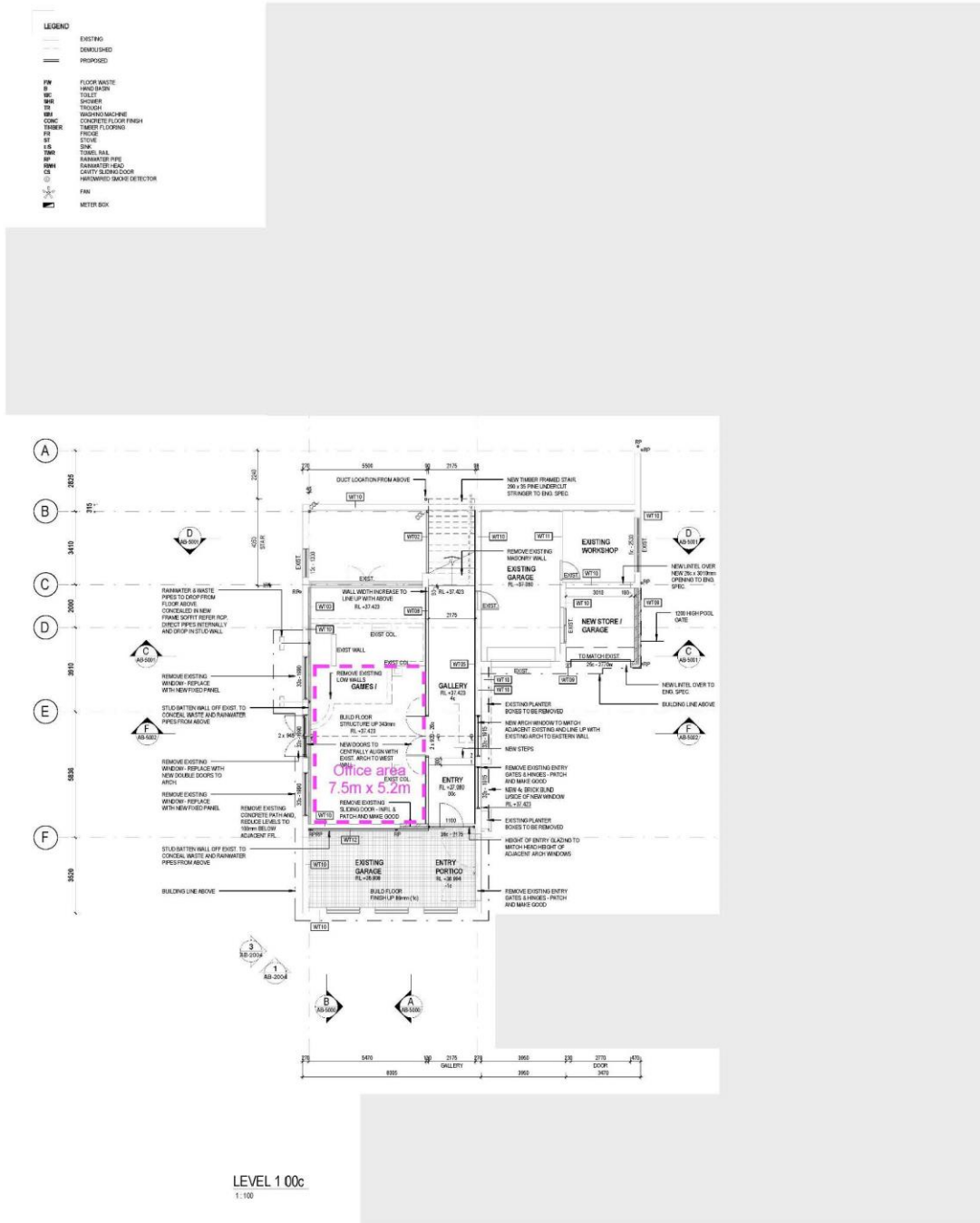


Attachment -2

**6 Hillside Road – Photos**



Attachment -3





MINUTES OF TOWN PLANNING MEETING TUESDAY, 2 AUGUST 2022



13 MATTERS BEHIND CLOSED DOORS

Nil

14 CLOSURE OF MEETING

There being no further business, the Presiding member declared the meeting closed at 7.08 pm.

*I hereby certify that the Minutes of the ordinary meeting of the **Town Planning Committee** of the Town of East Fremantle, held on **2 August 2022**, Minute Book reference **1. to 14.** were confirmed at the meeting of the Committee on:*

.....

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



13 REPORTS - PLANNING

Reports start on the next page

## 13.1 PROPOSED STANDARD AMENDMENT NO. 19 TO LOCAL PLANNING SCHEME

<b>Report Reference Number</b>	OCR-1143
<b>Prepared by</b>	Andrew Malone
<b>Supervised by</b>	Gary Tuffin
<b>Meeting date</b>	Tuesday, 16 August 2022
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil
<b>Attachments</b>	

1. Proposed Scheme Amendment Report prepared by Tuscom Subdivision Consultants

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### PURPOSE

The proposed report is to consider a 'standard' amendment in accordance with the descriptions set out under Regulation 35 (2) of the Planning and Development (Local Planning Schemes) Regulations 2015. The proposed Scheme Amendment has been prepared by consultants (Tuscom Subdivision Consultants) on behalf Ante and Branka Musulin, the owners of the site. Amendment No. 19 proposes to rezone Lot 700 (No. 2) Philip Street from Residential R17.5 to a Residential R25 zone.

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### EXECUTIVE SUMMARY

This Scheme Amendment proposes to rezone No. 2 (Lot 700) Philip Street, East Fremantle from Residential 'R17.5' to 'R25'. The intent of the Scheme Amendment is to facilitate subdivision of the subject site.

To ensure that the subject land is zoned appropriately for the proposed subdivision to be compliant with the minimum lot requirements as required by the Residential Design Codes, the initiation of an Amendment to rezone the subject land from its existing Residential zoning with a density of 'R17.5' to a Residential density code of 'R25' is necessary.

It is recommended that Council initiate the Scheme Amendment for the purposes of advertising.

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### BACKGROUND

The background to the subject site and previous parent lot is extensive and dates back to 2014.

In 2014 the Council initiated Scheme Amendment No. 10. Part of the Amendment proposed to rezone the area (Richmond Hill) to R20. At that time, the minimum lot sizes in place under the R-Codes meant that effectively no further subdivision could occur unless the lot sizes were greater than 1000m<sup>2</sup>. This approach aligned with the objectives of the draft Local Planning Strategy prepared at that time. During the period of Amendment No. 10 being considered, the WAPC amended the R-Codes. The minimum lot size required for subdivision at R20 was decreased to 900m<sup>2</sup>. The impact of the R-Code changes was considered quite significant and would have resulted in a far greater potential for subdivision in this area. This was contrary to the original intent of the draft Local Planning Strategy, as under the previous R20 density code standards, no lots in the Richmond or Richmond Hill Precincts would have been large enough for subdivision, with most lots being between 900m<sup>2</sup> and 1000m<sup>2</sup> and only three lots between 1000m<sup>2</sup> and 1100m<sup>2</sup> in the Richmond Hill Precinct.

Considering the above, it was subsequently proposed to modify the R-Code from R20 to R17.5 (minimum lot size 500m<sup>2</sup>, similar to the original R20 minimum lot size). This was considered a substantial modification, so the Town

sought the views of the residents. Accordingly, the Council determined that this aspect of Scheme Amendment No. 10 should not proceed.

In March 2015 the Council, amongst other matters, resolved to:

- Endorse the modifications of draft Scheme Amendment No. 10 by the deletion of the proposed R-Code density change from R12.5 to R20 in respect to the Richmond and Richmond Hill Precincts.
- Endorse the public notification (including a mail out to all affected property owners) of Amendment No. 11 to Local Planning Scheme No. 3 (LPS No. 3) comprising the change of R-Code density zone for the Richmond and Richmond Hill Precincts from R12.5 to R17.5.”

The subject site previously under the Town’s LPS No. 3 had a density of R12.5. Clause 5.3.1 of LPS No. 3, allows corner lots to have a density bonus and permits the Local Government to approve developments up to a density of R20 where dwellings are designed to face each of the two street frontages.

Clause 5.3.1 reads as follows:

*“Density Bonus for Corner Lots: In areas with a density coding of R12.5, the local government may approve development up to a density of R20 on corner lots where the dwellings are designed to face each of the two street frontages, and in the opinion of local government, there will be an improvement in the overall amenity of the streets as a result of the development.”*

Based on the provisions of the clause the Town recommended subdivision approval for a two lot subdivision of the parent lot in February 2018. The subdivision created two freehold lots with lot sizes of 368m<sup>2</sup> and 745m<sup>2</sup> respectively which complied with the subdivision requirements. The 368m<sup>2</sup> site is now known as No. 11 (Lot 699) Gordon Street, East Fremantle and the 745m<sup>2</sup> site is the subject of this amendment.

The Council recommended approval for a corner lot subdivision on the parent lot (under the R 12.5 zoning, utilising the density bonus provisions of Clause 5.3.1) just prior to Scheme Amendment No. 11 being gazetted in June 2017 (introduction of R 17.5 zoning over the subject lot). In 2019 the original dwelling at 2 Philip Street was demolished and in 2020 a second new dwelling was constructed on the northern portion of the subdivided lot (now 9 Gordon Street) leaving the southernmost section of the lot vacant.

In 2021, the owners of the subject site applied for further subdivision of Lot 700 by seeking to create two freehold title lots with lot sizes of 368m<sup>2</sup> and 377m<sup>2</sup> respectively. The application was considered by the Town Planning Committee on 6 April 2021 and recommended for refusal. The application was subsequently refused on the 31 May 2021 by the WAPC. It is noted the Town could no longer utilise Clause 5.3.1 of the Scheme and therefore could not support the subdivision application as it did not comply with the zoning and Scheme provisions based on a density of R17.5.

The owners were informed that should they wish to continue to pursue subdivision of the lot that a review of the WAPC decision by the State Administrative Tribunal or a Scheme Amendment would be the two available options. The matter was considered by the Tribunal at mediation, however, was subsequently withdrawn by the owners to facilitate a Scheme Amendment to be submitted to the Town. The Scheme Amendment was submitted to the Town on 1 August 2022.

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## CONSULTATION

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

Should the WAPC determine the Amendment to be a 'complex' amendment a 60 day advertising period will apply.

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

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## STATUTORY ENVIRONMENT

Planning and Development Act, 2005  
Planning and Development (Local Planning Schemes) Regulations, 2015  
Metropolitan Region Scheme (MRS) – Urban  
State Planning Policy 7.3 – Residential Design Codes Vol. 1 (R-Codes)  
Local Planning Scheme No. 3 (LPS 3)

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## POLICY IMPLICATIONS

Local Planning Strategy 2022.

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## FINANCIAL IMPLICATIONS

If an additional lot is created through subdivision of the property, there will be a favorable impact on rates received by the Town. The owner has also submitted a Scheme Amendment fee of \$6,000.

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## STRATEGIC IMPLICATIONS

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

### Built Environment

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

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

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

*3.1.2 Plan for a mix of inclusive diversified housing options.*

*3.1.3 Plan for improved streetscapes.*

*3.2 Maintaining and enhancing the Town's character.*

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

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

*3.3.1 Continue to improve asset management within resource capabilities.*

*3.3.2 Plan and advocate for improved access and connectivity.*

### Natural Environment

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

RISK IMPLICATIONS

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

Risk Matrix

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

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

Risk Rating

Risk Rating	6
Does this item need to be added to the Town’s Risk Register	No
Is a Risk Treatment Plan Required	No

SITE INSPECTION

Various visits to the site, including on-site mediation with the State Administrative Tribunal.

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**COMMENT**

This Scheme Amendment proposes to rezone No. 2 (Lot 700) Philip Street, East Fremantle from Residential 'R17.5' to 'R25'. The intent of the Scheme Amendment is to facilitate subdivision of the subject site.

To ensure that the subject land is zoned appropriately for the proposed subdivision to be compliant with the minimum lot requirements as required by the Residential Design Codes, the initiation of an Amendment to rezone the subject land from its existing Residential zoning with a density of 'R17.5' to a Residential density code of 'R25' is necessary.

Notwithstanding the previous subdivision of the parent lot (1,113sqm), the applicant is requesting a rezoning of the subject lot to facilitate further subdivision. The parent lot and subject site have a long history in terms of this process dating back to 2018.

Previously under the Town's LPS No. 3, parent lot had a density of R12.5. Clause 5.3.1 of LPS No. 3, allows corner lots to have a density bonus and permits the Local Government to approve developments up to a density of R20 where dwellings are designed to face each of the two street frontages. Based on the provisions of the clause the Town recommended subdivision approval for a two lot subdivision of the parent lot to be created in February 2018. The subdivision created two freehold lots with lot sizes of 368m<sup>2</sup> and 745m<sup>2</sup> respectively which complied with the subdivision requirements. The 368m<sup>2</sup> site is now known as No. 11 (Lot 699) Gordon Street and the 745m<sup>2</sup> site is the subject of this amendment.

The applicant is now seeking to rezone the 745m<sup>2</sup> from R17.5 to R25 to facilitate the further subdivision of the lot. Scheme Amendment No.19 report (refer to attachment 1) outlines in detail justification for the amendment. A summary of the three specific reasons for justification of the proposed increase in density is outlined below.

**State Policy Consideration:**

*Perth and Peel @ 3.5 Million estimates by 2031 an additional 520 dwellings will be provided and by 2050 another 890 within the Town. According to the Town's draft Local Planning Strategy (2019), whilst the Town may be on track to achieve these targets by 2031, in the short term (3 to 5 years), it will struggle to meet this demand. Perth and Peel @ 3.5 million strongly encourages urban consolidation and infill development. Both of these options are contained within this Scheme Amendment.*

*The State Government recognises corner properties are a good way to meet the expected population increase and utilising infill initiatives, by providing these properties with special provisions which allows subdivision without the need to meet the average lot size requirements of the Residential Design Codes of Western Australia ('R-Codes').*

*The subject amendment proposes to rezone the site from R17.5 to R25 which will see the minimum lot size at 300m<sup>2</sup>. It is considered this proposed density is consistent with that prevailing in the surrounding residential zone.*

*East Fremantle has a strong stance on preservation of heritage housing stock, hence there is no correlation to suggest that the subdivision of the subject site would encourage others to follow suit, particularly sites that contains dwellings with heritage significance.*

*There is still a large market that would prefer established family homes, however, this Scheme Amendment offers housing choices not common in the Town but will assist to realise the Town's target to provide for additional dwelling types to a changing population without the need to demolish the existing housing stock.*

**The Site's Uniqueness**

*The study area is largely defined by the area bound by Petra Street to the east, Preston Point Road to the west and north and View Terrace to the south. The properties that are studied in this area are all zoned R17.5. Of the 42 corner properties in the study area, thirteen properties have already been subdivided, into 25 properties. The remaining properties are either too small to be considered for further subdivision (even if they were afforded the*

*R25 coding) or currently contain significant dwellings that are very unlikely to be demolished or modified in the foreseeable future to facilitate further subdivision.*

Two other potential sites which do have subdivision potential are 27 View Terrace and 38 Locke Crescent, however based on the lot configuration, shape and location of the site these are unlikely to be subdivided.

#### Future Development on the Subject Site

*If the scheme amendment is supported, the owners intend to construct a two-storey dwelling on the 368m<sup>2</sup> site. Please refer to Figure 4 below for the proposed design of the future dwelling.*

*The layout of the future dwelling will be designed to address both Philip and Gordon Streets, by way of large windows and balconies, this will not only enhance the amenity of the existing streetscape but also increase passive surveillance of both Philip and Gordon Streets. The two adjoining dwelling are designed to be consistent and to provide a high-quality streetscape, that will include substantial vegetation and quality materials.*

The applicant has provided justifications as to the benefits of the rezoning, such as additional density and a potential new dwelling to address State Policy considerations. Whilst the Town does not generally support 'spot rezonings' in this instance it is considered appropriate to initiate the Amendment for the purposes of advertising to enable community engagement to be undertaken. The administration does have concerns regarding the proposed rezoning, primarily relating to the mechanisms used by the owner to attempt to achieve the development of three dwellings on the parent lot. Notwithstanding those concerns, the administration does consider there is merit in the Scheme Amendment and the proposed three lot development will be constructed to a high standard. The potential for this amendment to be a precedent for further subdivisions in the area is limited. A significant number of lots in the locality have been subdivided. The northern side of Philip Street has 7 of the 10 parent lots subdivided as side-by-side or as battle-axe lots. A significant number of the corner lots in the area has also already been subdivided, therefore the likelihood of setting an undesirable precedent is limited.

Under the provisions of the MRS, the subject land is zoned 'Urban', which is appropriate to facilitate the Amendment.

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#### CONCLUSION

The Amendment is for the purpose of rezoning the land from its current 'Residential' zone with a coding of R17.5 to a 'Residential' zone with a coding of R25. Based on the detailed discussions outlined above and those contained in the Scheme Amendment Report, it is recommended Council adopts (initiates) Scheme Amendment No. 19 for the purpose of advertising.

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## 13.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

**Council Resolution** Choose an item. Click or tap to enter a date.

### OFFICER RECOMMENDATION

**That Council in accordance with:**

1. **Section 75 of the Planning and Development Act 2005, resolves to:**
  - (i) **adopt (initiate) Amendment No. 19 to the Town of East Fremantle Local Planning Scheme No. 3 in order to rezone Lot 700 (No. 2) Philip Street, East Fremantle from Residential R17.5 to Residential R25; and**
  - (ii) **amend the Scheme Map accordingly; and**
2. **Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, determines that Amendment No. 19 to the Town of East Fremantle Local Planning Scheme No. 3 is a standard amendment for the following reasons as listed in the Regulations:**
  - (i) **an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;**
  - (ii) **an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;**
  - (iii) **an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and**
  - (iv) **any other amendment that is not a complex or basic amendment.**

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## REPORT ATTACHMENTS

Attachments start on the next page



**TOWN OF EAST FREMANTLE**

**LOT 700 (NO. 2) PHILIP STREET,**  
**EAST FREMANTLE**

**LOCAL  
PLANNING  
SCHEME NO. 3**

Amendment No. 19

*Planning and Development Act 2005*

**RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME**

**TOWN OF EAST FREMANTLE – LOCAL PLANNING SCHEME NO. 3**

**AMENDMENT NO. 19**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by

- (1) Rezoning Lot 700 (No. 2) Philip Street, East Fremantle from Residential 'R17.5' to 'R25'; and
- (2) Amend the Scheme Maps accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- (i) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
- (ii) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (iii) an amendment that does not result in any significant environmental, social, economic or governance impacts on the land in the scheme area; and
- (iv) any other amendment that is not a complex or basic amendment.

Dated this .....day of .....2022

\_\_\_\_\_  
(Chief Executive Officer)

## SCHEME AMENDMENT REPORT

### INTRODUCTION

This Scheme Amendment proposes to rezone No. 2 (Lot 700) Philip Street, East Fremantle ('herein referred to as the subject site) from Residential 'R17.5' to 'R25'.

The intent of the Scheme Amendment is to facilitate subdivision on the subject site.

The proposed rezoning represents the most appropriate use for the subject site and is reflective of that within the immediate surrounding 'Residential' zoned area.

The proposed amendment is considered to be a 'standard' amendment in accordance with the descriptions set out under Regulation 35 (2) of the Planning and Development (Local Planning Schemes) Regulations 2015, on the basis that it is consistent with the following criteria:

- (i) An amendment relating to a zone or reserve that is consistent with the objectives identified in the Scheme for that zone or reserve;
- (ii) An amendment that would have minimal impact on land in the scheme area that is not the subject of an amendment;
- (iii) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- (iv) Any other amendment that is not a complex or basic amendment.

### SITE DETAILS

Suburb/Location:	No. 2 (Lot 700) Philip Street, East Fremantle
Applicant:	Tuscom Subdivision Consultants
Owners:	Ante and Branka Musulin
Zoning:	Residential R17.5 – Local Planning Scheme No. 3 Urban – Metropolitan Region Scheme
Site Area:	The subject site has a total lot area of approximately 745m <sup>2</sup> , with frontages to both Philip and Gordon Streets.

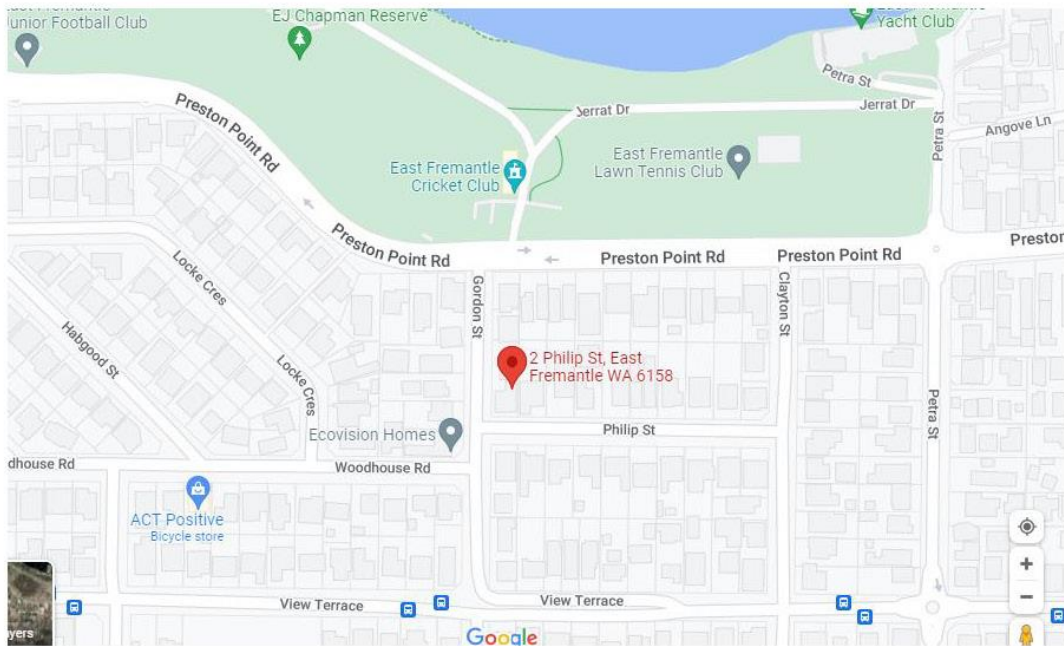


Figure 1 –Map showing No. 2 Philip Street, East Fremantle

The subject site is within 1.0km of the following amenities:

- 1.0km or 10 minutes walking distance to the Petra Street shops. The Petra Street shops comprise a district centre on the border of the Town of East Fremantle and the City of Melville, it includes, grocery shopping, various restaurants, cafes, and service shops such as hairdressers and offices;
- 400m or 6 minutes walking distance to the East Fremantle Lawn Tennis Club;
- 200m or 4 minutes walking distance to the East Fremantle Cricket Club;
- 600m or 8 minutes walking distance to the East Fremantle Yacht Club;
- 750m or 9 minutes walking distance to the Bicton Baths; and
- 450m or 6 minutes walking distance to the E J Chapman Reserve.

The subject site is well-placed in terms of proximity to public open space, sporting facilities and local shops.

**DETAILS**

The subject site currently contains one double storey dwelling. The dwelling is situated on the northern portion of the site, facing Gordon Street. The owners have intentionally situated the dwelling such that there is adequate area (approximately 368m<sup>2</sup>) to contain an additional dwelling. The new dwelling will have its frontage to Philip Street.

Whilst ‘spot rezonings’ are not generally supported by local governments, it is considered the proposed amendment warrants special consideration.

## BACKGROUND

In 2014 the Council initiated Scheme Amendment No. 10. Part of the Amendment proposed to rezone the area (Richmond Hill) to R20. At that time, the minimum lot sizes in place under the R-Codes meant that effectively no further subdivision could occur unless the lot sizes were greater than 1000m<sup>2</sup>. This approach aligned with the objectives of the draft Local Planning Strategy prepared at that time. During the period of Amendment No. 10 being considered, the WAPC amended the R-Codes. The minimum lot size required for subdivision at R20 was decreased to 900m<sup>2</sup>. The impact of the R-Code changes was considered quite significant and would have resulted in a far greater potential for subdivision in this area. This was contrary to the original intent of the draft Local Planning Strategy, as under the previous R20 density code standards, no lots in the Richmond or Richmond Hill Precincts would have been large enough for subdivision, with most lots being between 900m<sup>2</sup> and 1000m<sup>2</sup> and only three lots between 1000m<sup>2</sup> and 1100m<sup>2</sup> in the Richmond Hill Precinct.

Considering the above, it was proposed to modify the R-Code from R20 to R17.5 (minimum lot size 500m<sup>2</sup>, similar to the original R20 minimum lot size). This was considered a substantial modification, so the Town sought the views of the residents. Accordingly, the Council determined that this aspect of Scheme Amendment No. 10 should not proceed.

In March 2015 the Council, amongst other matters, resolved to:

- Endorse the modifications of draft Scheme Amendment No. 10 by the deletion of the proposed R-Code density change from R12.5 to R20 in respect to the Richmond and Richmond Hill Precincts.
- Endorse the public notification (including a mail out to all affected property owners) of Amendment No. 11 to LPS No. 3 comprising the change of R-Code density zone for the Richmond and Richmond Hill Precincts from R12.5 to R17.5.”

The subject site has a long history in terms of subdivision applications. Previously under the Town’s Local Planning Scheme No. 3 (LPS No. 3), the subject site had a density of R12.5. Clause 5.3.1 of LPS No. 3, allows corner lots to have a density bonus and permits the Local Government to approve developments up to a density of R20 where dwellings are designed to face each of the two street frontages.

Clause 5.3.1 reads as follows:

*“Density Bonus for Corner Lots: In areas with a density coding of R12.5, the local government may approve development up to a density of R20 on corner lots where the dwellings are designed to face each of the two street frontages, and in the opinion of local government, there will be an improvement in the overall amenity of the streets as a result of the development.”*

Based on the provisions of the clause the Town gave subdivision approval for a two lot subdivision of the parent lot to be created in February 2018. The subdivision created two freehold lots with lot sizes of 368m<sup>2</sup> and 745m<sup>2</sup> respectively which complied with the subdivision requirements. The 368m<sup>2</sup> site is now known as No. 11 (Lot 699) Gordon Street, East Fremantle and the 745m<sup>2</sup> site is the subject of this amendment.

The Council granted approval for a corner lot subdivision on the parent lot (under the R 12.5 zoning, utilising the density bonus provisions of Clause 5.3.1) just prior to Scheme Amendment No. 11 being gazetted in June 2017 (introduction of R 17.5 zoning over the subject lot). In 2019 the original dwelling at 2 Philip Street was demolished and in 2020 a second new dwelling was constructed on the northern resubdivided lot (now 9 Gordon Street) leaving the southernmost section of the subdivided lot vacant.

In 2021, the owners of the subject site applied for further subdivision of Lot 700 by seeking to create two freehold title lots with lot sizes of 368m<sup>2</sup> and 377m<sup>2</sup> respectively. The application was considered by the Town Planning Committee on 6 April 2021 and recommended for refusal by Council and the application was subsequently refused on the 31 May 2021 by the WAPC. It is noted the Town could no longer utilise Clause 5.3.1 of the Scheme and therefore could not support the subdivision application as it did not comply with the zoning and Scheme provisions based on a density of R17.5. The Town's Officer presented two options within the report for consideration by the Council and one of the options was for the owners of the subject site to submit a Scheme Amendment to rezone the site to facilitate future subdivision. The endorsed resolution was as per the Officer's recommendation to refuse the subdivision.

The owners were then informed that should they wish to continue to pursue subdivision of the lot that a review of the WAPC decision by the State Administrative Tribunal or a Scheme Amendment would be the two available options. The matter was considered by the Tribunal at mediation, however, was subsequently withdrawn by the owners to facilitate a Scheme Amendment to be submitted to the Town.

Given the above, the owners of the subject site are submitting the subject amendment request.

## **JUSTIFICATION**

### **1. State Policy Consideration**

The Town of East Fremantle is one of the oldest suburbs in Perth. The Town is characterised by large lots around 800m<sup>2</sup> to 1,000m<sup>2</sup> with single family homes. This is the result of the traditional lower dwelling density coding prevalent throughout the Town.

The 2016 Census (latest published census) shows that 48.4% of East Fremantle's population is made up of family groups, and 38.5% of the population were couples without children. Whilst the family groups are well catered for in terms of housing choices with 66.7% of houses in the area as 'single/separate houses' only 19.3% were semi-detached, row or terrace houses.

It is clear, due to the historically lower coding, the area is heavily catered for the traditional family groups rather than the emerging ageing population or couples without children.

The Town of East Fremantle is one of the most sought after suburbs in Perth. Not only due to its proximity to Perth's famous beaches (Cottesloe, Leighton) but also the main hub of Fremantle, and connections to the Perth CBD via main arterial roads such as Canning Highway and Stirling Highway.

In light of the ideal surrounds, it is not surprising many residents (empty nesters) are keen to reside in the Town. However, given limited housing stock and even less vacant land (in 2019 the Town could only account for 55 vacant sites), the possibility of staying in familiar surrounds is not always achievable.

This Scheme Amendment aims to provide for more flexibility of housing choice within the Town and for the current owner and his family. Given the Town is also characterised by established heritage houses, the demolition of such to provide for vacant land to build new houses is not an option that should be encouraged within the Town. Subdivision of suitable lots such as the subject lot should be encouraged.

Furthermore, the *Perth and Peel @ 3.5 million* states that by 2031 an additional 520 dwellings will be required to be provided and by 2050 another 890 will be required within the Town. According to the Town's draft Local Planning Strategy (July 2021), whilst the Town may be on track to achieve these targets by 2031, in the short term (3 to 5 years), it will struggle to meet this demand. *Perth and Peel @ 3.5 million* strongly encourages urban consolidation and infill development. Both of these objectives are

contained within this Scheme Amendment. Council endorsed the Local Planning Strategy in February 2022 and included in its 'Schedule of Submissions' a recommendation to include an additional action in Part 1, Table 2:

*Planning Direction 1 that as part of the local planning scheme review process, Council may consider proposals for additional areas for infill development further to those identified in the strategy, provided they relate to groups of properties or single larger development sites (rather than multiple applications relating to individual lots) and it can be demonstrated that the capacity of service infrastructure could support this and the principles of urban consolidation are upheld. Other considerations would include effects on traffic/access; streetscape; surrounding character and transitioning density; heritage and privacy/views*

In this instance, the subject lot can be subdivided without impact to traffic/access; streetscape; surrounding character and transitioning density; heritage and privacy/views. As is demonstrated by the street montage attached it is considered the proposed subdivision and subsequent development will improve the streetscape. There will be no impact to services or infrastructure.

The State Government recognises corner properties are a good way to meet the expected population increase and utilise infill initiatives, by providing these properties with special provisions which allows subdivision, without the need to meet the average lot size requirements of the Residential Design Codes of Western Australia ('R-Codes').

The subject amendment proposes to rezone the site from R17.5 to R25 which will see the minimum lot size reduced to 300m<sup>2</sup>. It is considered the proposed density is consistent with that prevailing in the surrounding residential zone.

East Fremantle has a strong stance on preservation of heritage housing stock, hence there is no correlation to suggest that the subdivision of the subject site would encourage others to follow suit, particularly sites that contains dwellings with heritage significance.

There is still a large market that would prefer established family homes, however, this Scheme Amendment offers housing choices not common in the Town and it will assist to realise the Town's aim to provide for additional dwelling types for a changing population without the need to demolish the existing housing stock.

## **2. The Site's Uniqueness**

The subject site is unique. If subdivision approval was to be granted, this situation cannot be replicated by other properties within the vicinity. For the purpose of this Scheme Amendment, the following study area is provided.



Figure 2 – Study Area for the Scheme Amendment

The study area is largely defined by the area bound by Petra Street to the east, Preston Point Road to the west and north and View Terrace to the south. The properties that are studied in this area are all zoned R17.5.

Of the 45 corner properties in the study area, seven properties have already been subdivided, these includes:

1. No. 179 Petra Street, East Fremantle



Two lot subdivision with lot sizes of 453m<sup>2</sup> and 545m<sup>2</sup>



2. No. 182 Preston Point Road and No. 70 Clayton Street, East Fremantle



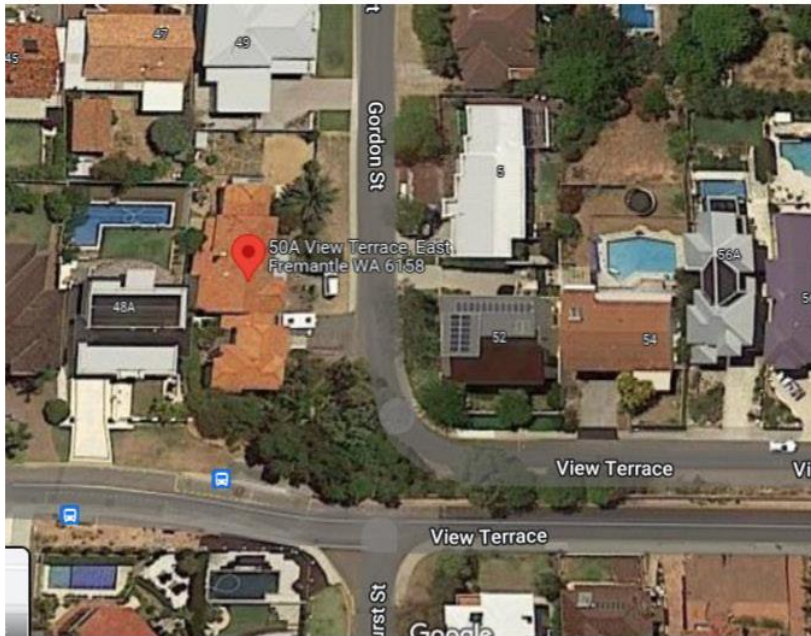
Subdivision of two lots with lot sizes of 523m<sup>2</sup> and 445m<sup>2</sup>

3. No. 162 Preston Point Road and 13 Gordon Street, East Fremantle



Subdivision of two lots with lot sizes of 538m<sup>2</sup> and 440m<sup>2</sup>

4. No. 50A View Terrace, East Fremantle



Two lot subdivision with lot sizes of 629m<sup>2</sup> and 291m<sup>2</sup>

5. No. 160 Preston Point Road and 10 Gordon Street, East Fremantle



Two lot subdivision with lot sizes of 593m<sup>2</sup> and 454m<sup>2</sup>

6. No. 20 Philip Street and No. 59 Clayton Street, East Fremantle



Subdivision of two lots with lot sizes of 539m<sup>2</sup> and 556m<sup>2</sup>

7. No. 1 Philip Street and No. 7 Gordon Street, East Fremantle

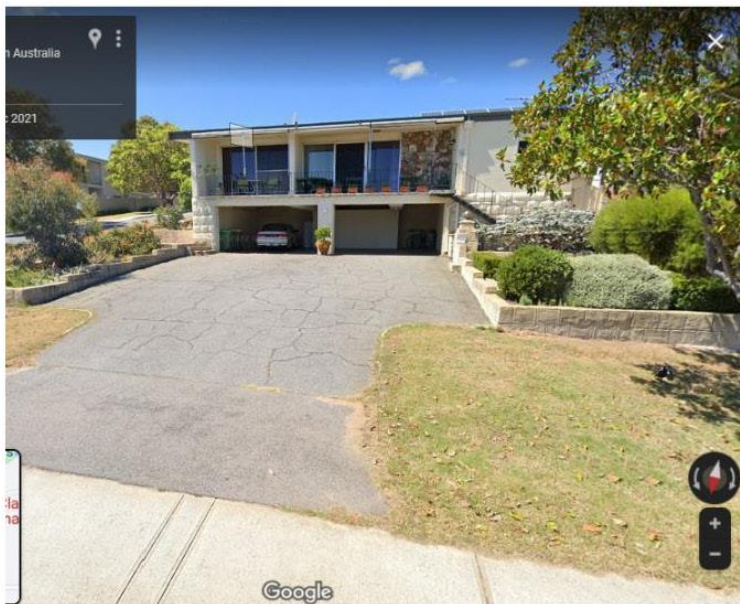


Strata lot with lot size of 1062m<sup>2</sup>

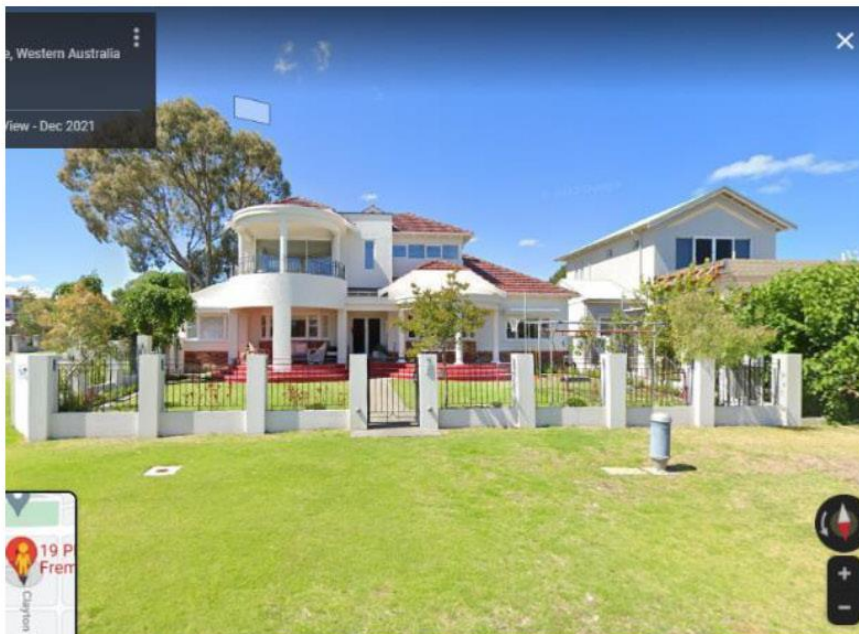
The other 36 properties are either too small to be considered for further subdivision (even if they were afforded the R25 coding) or currently contain significant dwellings that are very unlikely be demolished or modified in the foreseeable future to facilitate further subdivision.

These include:

1. No. 61 Clayton Street, East Fremantle



2. No. 19 Philip Street, East Fremantle – house is unlikely to be demolished, in addition the site has already been subdivided



3. No. 53 View Terrace, East Fremantle



4. No. 49 Woodhouse Road, East Fremantle



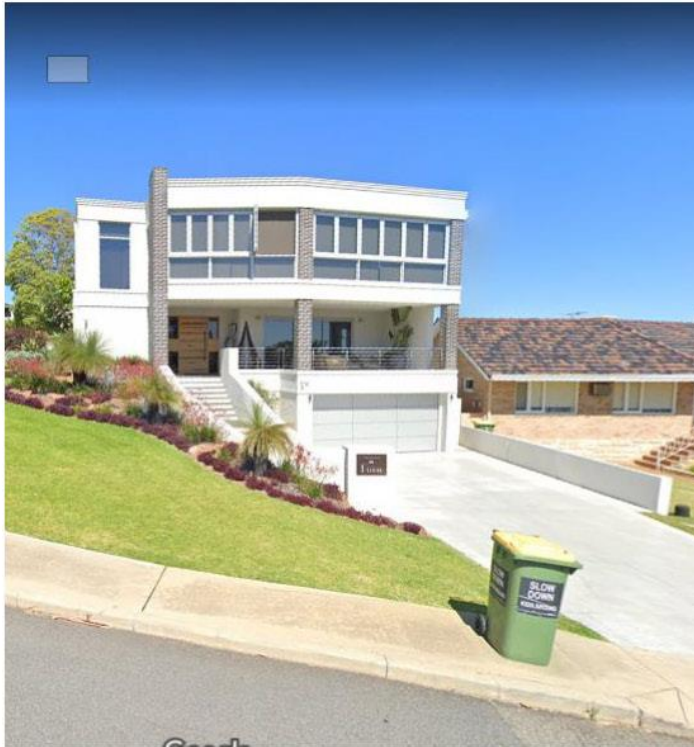
5. No. 2 Gordon Street, East Fremantle (Ecovision House)



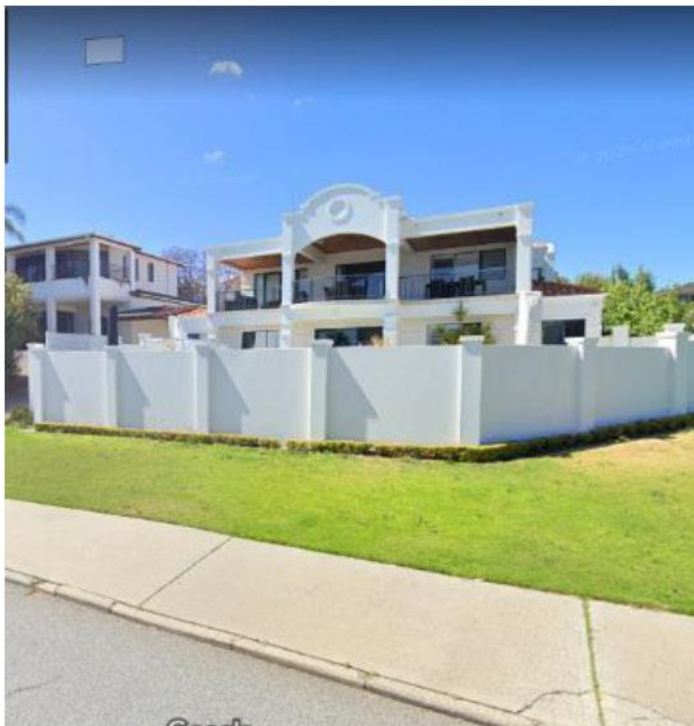
6. No. 2 Locke Crescent, East Fremantle



7. No. 1 Locke Crescent, East Fremantle



8. No. 27 Easton Street, East Fremantle



9. No. 25 Woodhouse Road, East Fremantle

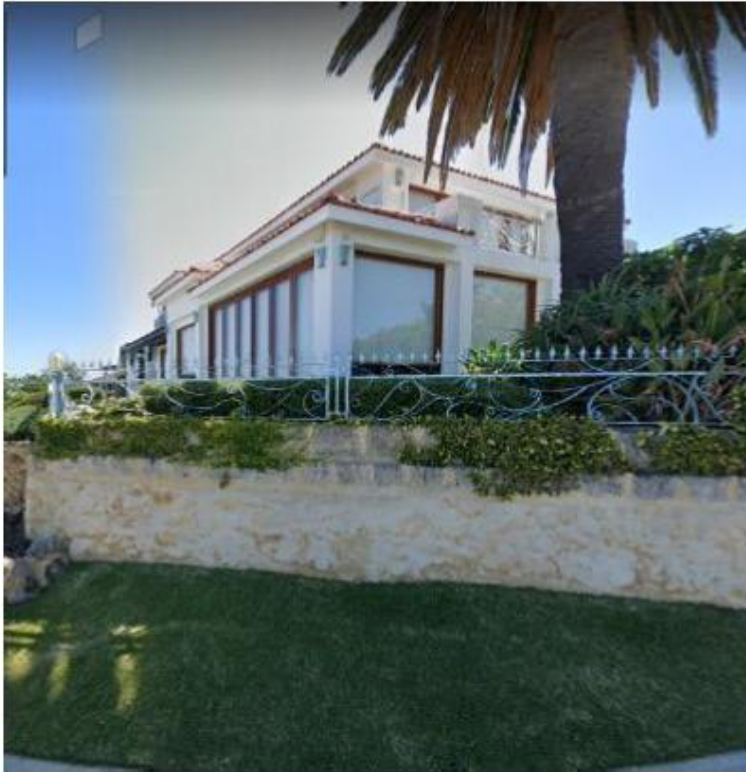


10. No. 28 View Terrace, East Fremantle





11. No. 35 Locke Crescent, East Fremantle



12. No. 2 View Terrace, East Fremantle



13. No. 19 Parker Street, East Fremantle



14. No. 1 Woodhouse Road, East Fremantle



15. No. 1C Woodhouse Road, East Fremantle



16. No. 26 View Terrace, East Fremantle



17. 11 Munro Street, East Fremantle



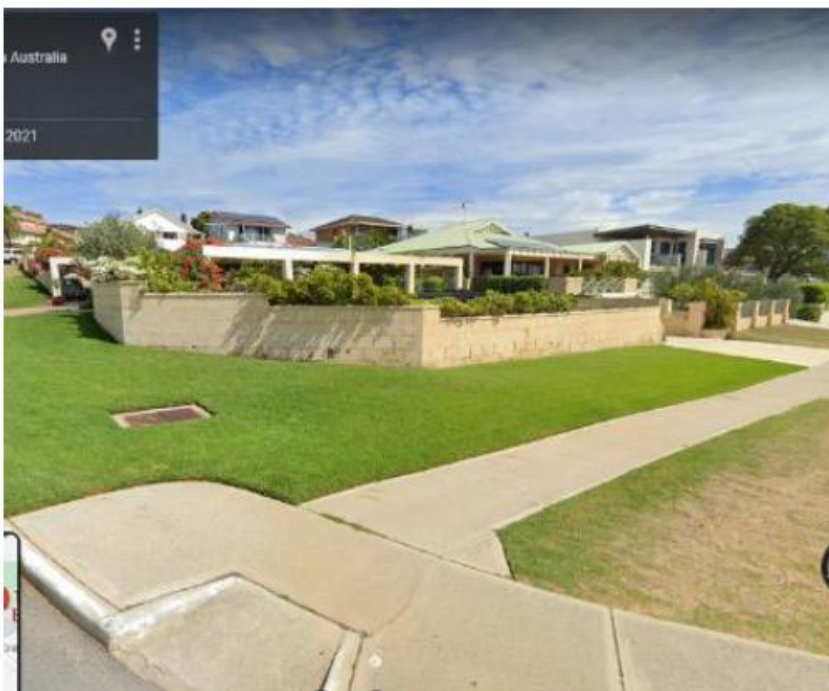
18. No. 18 Munro Street, East Fremantle



19. No. 104 Preston Point Road, East Frem antle



20. No. 122 Preston Point Road, East Frem antle



21. No. 27 Locke Street, East Fremantle



22. No. 25 Locke Street, East Fremantle



23. No. 23 Locke Street, East Fremantle



24. No. 124 Preston Point Road, East Fremantle



25. No. 36 Locke Street, East Fremantle



26. No. 21 Locke Street, East Fremantle





27. No. 1 Habgood Street, East Fremantle



28. No. 2 Chauncy Street, East Fremantle



29. No. 1 Chauncy Street, East Fremantle



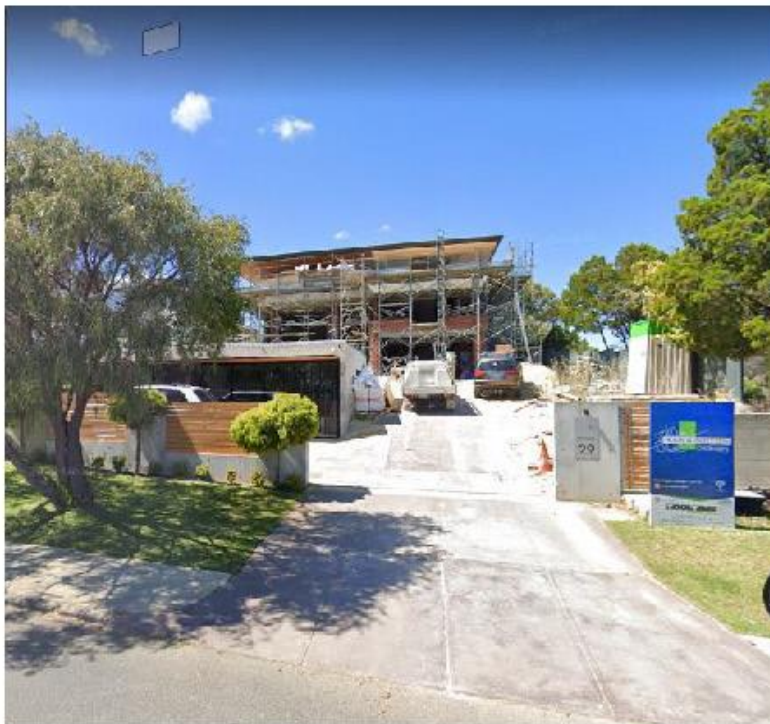
30. No. 2 Munro Street, East Fremantle



31. No. 1 Munro Street, East Fremantle



32. No. 29 Mew Terrace, East Fremantle



33. No. 1 Philip Street, East Fremantle – the house is unlikely to be demolished in the foreseeable future and it has already been subdivided



34. No. 1 View Terrace, East Fremantle



35. No. 19 Locke Crescent, East Fremantle



36. No. 56 Locke Crescent, East Fremantle



There are only two other properties in the study area that have not been subdivided and contain what are in the applicant's view, dilapidated dwellings – No. 27 View Terrace, East Fremantle and No. 38 Locke Street, East Fremantle. No. 27 View Terrace is located approximately 450m from the subject site and has a lot area of approximately 1,348m<sup>2</sup>.

One could argue that should the subject Scheme Amendment be supported, No. 27 View Terrace could potentially seek a similar higher coding thereby having the potential to create three lots. Notwithstanding, there is a significant difference between the two lots, No. 27 View Terrace, East Fremantle sits on a very high limestone hill. Please refer to Photo 1 below.

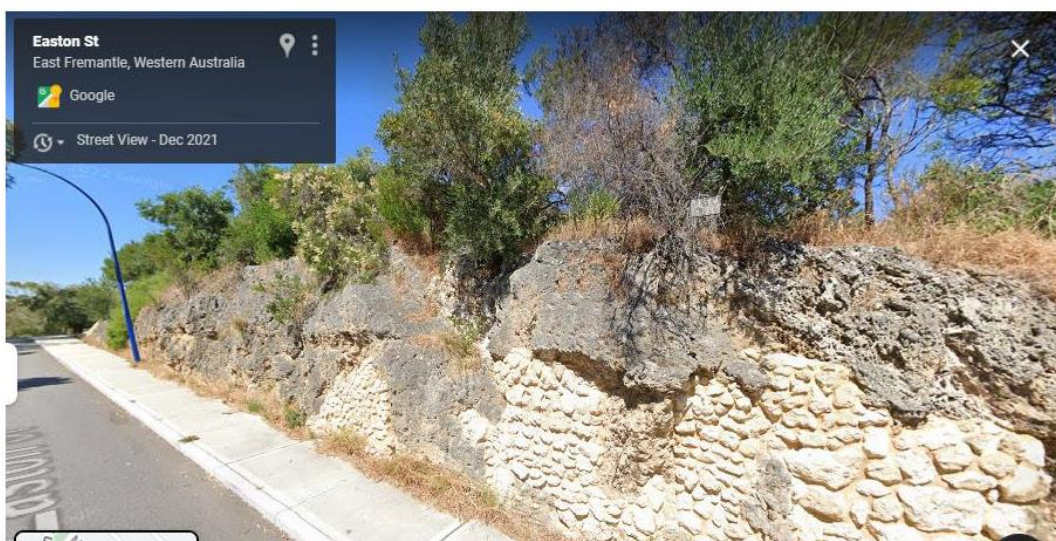


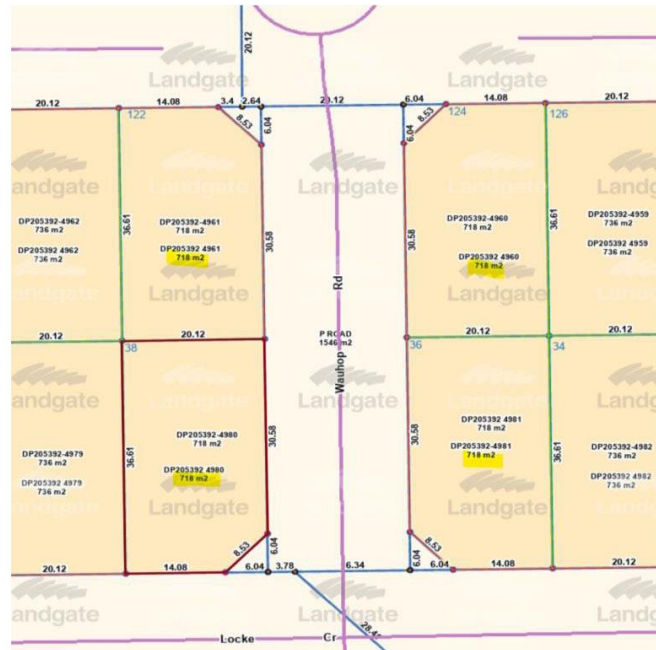
Photo 1 – No. 27 View Terrace, East Fremantle

Any future dwellings constructed on this site will be in an elevated position on the hill and will have no direct relationship with the street (Easton Street). At present, access to the site is via View Terrace, should further subdivision be contemplated, additional access will need to be from Easton Street. Access from this street is unlikely due to the height of the existing limestone hill. Consequently, whilst No. 27 View Street has the potential for further subdivision 'on paper', in reality the physical constraints of the site will be an encumbrance and as such it is not comparable with the subject site.

The subject site has no site constraints in terms of access and if approved, the relationship between the houses and the street will be enhanced as the proposed dwelling on the corner will have a view to the street and this will be an improvement on the overall amenity for the street.

No. 38 Locke Crescent, East Fremantle is located approximately 500m from the subject site. It has a lot area of approximately 718m<sup>2</sup> and contains a simple single storey dwelling bound by Locke Crescent and Wauhop Road. Should No. 38 Locke Crescent seek and be given approval for the R25 code to be applied there is potential for an additional lot to be created. No. 38 Locke Crescent, however, is unlike the subject site, it belongs to a group of four corner lots including No. 36 Locke Crescent, No's 122 and 124 Preston Point Road. All four corner lots have lot sizes of 718m<sup>2</sup>. No. 38 Locke Crescent is the only corner lot that does not have a substantial, recently constructed dwelling. Therefore, if No. 38 Locke Crescent was to be subdivided it would be out of character with the existing streetscape as the resultant lot sizes would be incomparable with the prevailing lot sizes. It would be unlikely that the rezoning of No. 38 Locke Crescent would be supported on the basis that it is out of character with the surrounding developments. As detailed above and included in the Study Area Plan, six (6) properties in close proximity to the subject

lot have already been subdivided, including four (4) on Philip Street itself which are battle axe subdivisions that do not lend themselves to improving the streetscape, as proposed by these proposed subdivisions and development.



Other than the above properties that are located on the corner of streets, the streetscape of Philip Street is also characterised by existing subdivisions, particularly properties on the northern side of the street. Please refer to the below map showing properties that are already subdivided.



Figure 3 – Properties on Philip Street that have been subdivided

### 3. Future Development on the Subject Site

If the scheme amendment is supported, the owners intend to construct a two-storey dwelling on the 368m<sup>2</sup> site. Please refer to Figure 4 below for the proposed design of the future dwelling.

The layout of the future dwelling will be designed to address both Philip and Gordon Streets, by way of large windows and balconies, this will not only enhance the amenity of the existing streetscape but also increase passive surveillance of both Philip and Gordon Streets. The two adjoining dwelling are designed to be consistent and to provide a high-quality streetscape, that will include substantial vegetation and quality materials.



Figure 4 – Artist impression of the future development on No. 2 Phillip Street, East Fremantle

### CONCLUSION

Approval of a Scheme Amendment to the Town of East Fremantle Local Planning Scheme No. 3 by rezoning No. 2 (Lot 700) Philip Street, East Fremantle from Residential 'R17.5' to 'R25' is requested for the following reasons:

- The amendment represents the most optimal use of the land;
- The subject site is unique; approval of a higher dwelling density code will not create an undesirable precedent;
- The amendment will provide for a range of housing types for a changing population; and
- The amendment will provide a vacant site that can be developed for an additional dwelling which will assist the Town in achieving its target 520 additional dwellings by 2031..



**Planning and Development Act 2005**

**RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

**TOWN OF EAST FREMANTLE LOCAL PLANNING SCHEME NO. 3**

**Amendment No. 19**

That Council:

- A. In accordance with section 75 of the Planning and Development Act, 2005 amend the above Local Planning Scheme by:
  - (i) rezoning Lot 700 (No. 2) Philip Street, East Fremantle from Residential 'R17.5' to 'R25'; and
  - (ii) amending the Scheme Map accordingly; and
  
- B. The Amendment is a standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations, 2015* for the following reasons:
  - (i) An amendment relating to a zone or reserve that is consistent with the objectives identified in the Scheme for that zone or reserve;
  - (ii) An amendment that would have minimal impact on land in the scheme area that is not the subject of an amendment;
  - (iii) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
  - (iv) Any other amendment that is not a complex or basic amendment.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Town of East Fremantle at the Ordinary Meeting of the Council held on the.....day of .....2022

.....  
.....MAYOR

.....  
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Town of East Fremantle at the Ordinary Meeting of the Council held on the .....day of .....2022, proceed to advertise this Amendment.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Town of East Fremantle, at the Ordinary Meeting of the Council held on the.....day of..... 2022 and the Common Seal of the Town of East Fremantle was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
..... MAYOR

.....  
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....  
DELEGATED UNDER S. 16 OF  
THE PLANNING AND DEVELOPMENT ACT, 2005

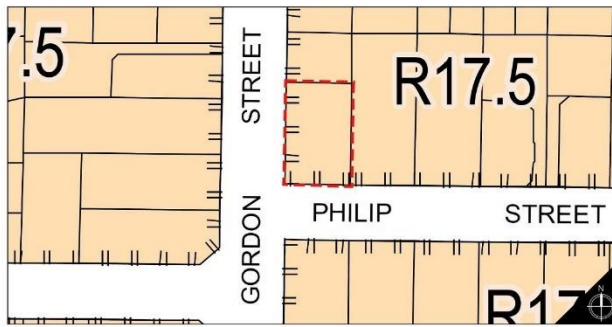
APPROVAL GRANTED

.....  
DATE

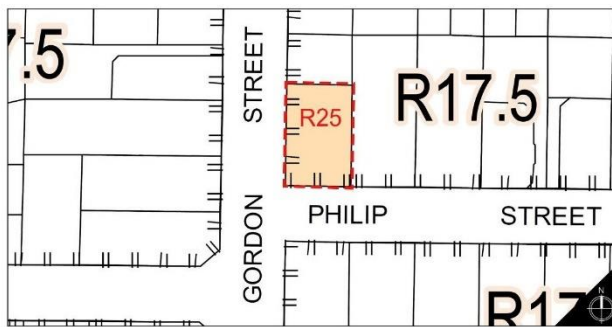
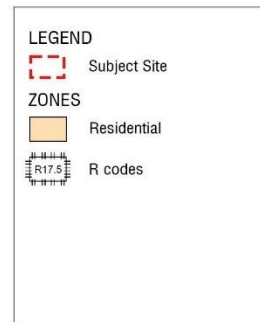
.....  
... MINISTER FOR PLANNING

.....  
DATE.....

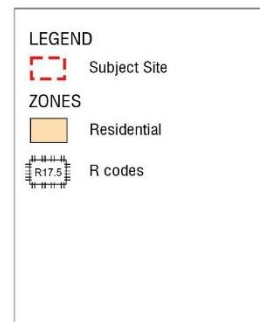
Town of East Fremantle  
Local Planning Scheme No.3  
Amendment No.19



Existing Zoning



Proposed Zoning



14 REPORTS – FINANCE

Reports start on the next page

## 14.1 MONTHLY FINANCIAL REPORT - JULY 2022

<b>Report Reference Number</b>	OCR-1239
<b>Prepared by</b>	Peter Kocian, Executive Manager Corporate Services
<b>Supervised by</b>	Gary Tuffin, Chief Executive Officer
<b>Meeting date</b>	Tuesday, 16 August 2022
<b>Voting requirements</b>	Part 3 of the Officer's Recommendation requires an Absolute Majority
<b>Documents tabled</b>	Nil

**Attachments**

1. Statement of Financial Activity – July 2022

**PURPOSE**

The purpose of this report is to present to Council the Monthly Financial Report (containing the Statement of Financial Activity by Nature and Type) for the month ended 31 July 2022. The Capital Works report has been incorporated into the workbook.

**EXECUTIVE SUMMARY**

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

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

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

**BACKGROUND**

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 Nature and Type
- 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

Budget Managers are provided with a monthly Responsible Officer report for review.

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

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

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

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

## STRATEGIC IMPLICATIONS

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

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

## RISK IMPLICATIONS

### Risks

Risk	Risk Likelihood (based on history & with existing controls)	Risk Impact / Consequence	Risk Rating (Prior to Treatment or Control)	Principal Risk Theme	Risk Action Plan (Controls or Treatment proposed)
Inadequate oversight of the financial position of the Town may result in adverse financial trends	Rare (1)	Major (4)	Low (1-4)	FINANCIAL IMPACT \$50,000 - \$250,000	Manage by monthly review of financial statements and key financial information

Grant funding received for specific purpose is not spent in current financial year and funds cannot be acquitted in a timely matter	Possible (3)	Moderate (3)	Moderate (5-9)	FINANCIAL IMPACT \$250,000 - \$1,000,000	Manage by reviewing unspent grant funding each month and responsible department to ensure timely delivery of projects against funding.
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*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 by Nature and Type for the period ended 31 July 2022.

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

	Original Budget	YTD Budget	July Actuals
<b>Opening Surplus</b>	<b>517,692</b>	<b>517,692</b>	<b>756,151</b>
Operating Revenue	11,622,370	9,177,456	9,006,617
Operating Expenditure	(12,148,015)	(1,181,114)	(842,171)
Capital Expenditure	(15,363,577)	(609,011)	(146,420)
Capital Income	15,766,681	2,225,068	0
Financing Activities	(1,996,976)	(11,250)	0
Non-Cash Items	1,601,825	161,366	1,675

Closing Surplus/(Deficit)	0	10,280,207	8,778,852
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The Executive Summary in the workbook provides an overview of key indicators for the month. Further comments are provided below:

- Rate Notices were issued on the 19 July. The Town receipted \$1.2m in rates and charges revenue (including rates, ESL, service charges) by the end of July, equating to 12% of total rates and charges paid.
- Capital works has yet to substantially commence. The Town has received a cash flow forecast from the Project Managers for the East Fremantle Oval Redevelopment Project, which is provided below. The Town has added in approximate timings for funding drawdowns, confirming that cash flows will be largely positive. The cost plan is still to be reduced to \$32.5m. And given the accelerated 62-week construction schedule, there may be a period in September/October 2023 where the Town may need to fund cashflow from own source funds, prior to the fixed loan funding date of 1 November 2023. Planned expenditure will be accrued at the end of month (commencing in August) as there will be a lag in receiving/processing invoices, and this expenditure will be reflected in the capital works report.

	Expenditure	Cumulative Expenditure	State Govt Grant	Reserves	Loan Funding	AFL Facilities Fund	Cumulative Funding	Net Cash Flow
		1,010,826	2,500,000				2,500,000	1,489,174
Jul-22	434,505	1,445,331					2,500,000	1,054,669
Aug-22	451,355	1,896,686					2,500,000	603,314
Sep-22	350,694	2,247,380	8,000,000				10,500,000	8,252,620
Oct-22	708,882	2,956,262					10,500,000	7,543,738
Nov-22	1,159,604	4,115,866	5,000,000				15,500,000	11,384,134
Dec-22	1,787,867	5,903,733					15,500,000	9,596,267
Jan-23	1,669,758	7,573,491					15,500,000	7,926,509
Feb-23	1,934,542	9,508,033					15,500,000	5,991,967
Mar-23	2,199,325	11,707,358					15,500,000	3,792,642
Apr-23	2,331,717	14,039,075					15,500,000	1,460,925
May-23	2,617,065	16,656,140	9,000,000				24,500,000	7,843,860
Jun-23	2,808,326	19,464,466					24,500,000	5,035,534
Jul-23	2,861,283	22,325,749					24,500,000	2,174,251
Aug-23	2,728,892	25,054,641		600,000			25,100,000	45,359
Sep-23	2,464,108	27,518,749		1,900,000			27,000,000	-518,749
Oct-23	2,199,325	29,718,074					27,000,000	-2,718,074
Nov-23	2,030,542	31,748,616			4,800,000		31,800,000	51,384
Dec-23	1,007,199	32,755,815					31,800,000	-955,815
Jan-24	17,722	32,773,537	500,000			250,000	32,550,000	-223,537
Feb-24	17,722	32,791,259					32,550,000	-241,259
Mar-24	17,722	32,808,981					32,550,000	-258,981
Apr-24	17,722	32,826,703					32,550,000	-276,703
May-24	17,722	32,844,425					32,550,000	-294,425
Jun-24	17,722	32,862,147					32,550,000	-312,147
Jul-24	17,722	32,879,869					32,550,000	-329,869
Aug-24	17,722	32,897,591					32,550,000	-347,591
Sep-24	17,722	32,915,313					32,550,000	-365,313
Oct-24	17,722	32,933,035					32,550,000	-383,035
Nov-24	17,722	32,950,757					32,550,000	-400,757
Dec-24	18,283	32,969,040					32,550,000	-419,040
			25,000,000	2,500,000	4,800,000	250,000		

- The auction for 128 George Street is set for Saturday 13 August. Proceeds from sale are to be transferred to the respective Reserves as per Council resolution. The above cash flow forecast indicates that drawdown from the East Fremantle Oval Redevelopment Reserve will occur in the 23/24 financial year.



- There will be an investment window between September 2022 and July 2023 based on the East Fremantle Oval Redevelopment Project cash flow forecast above. Council can expect to see an increase in the investment portfolio during this time, and based on current interest rates, a conservative estimate of \$110,000 in interest earnings is provided. This is a favourable result compared to budgeted interest earnings, and the budget will be amended later as investment earnings are realised.
- End of year accounting process for 21/22 are continuing, and there will be further adjustment to the carried forward surplus of \$756k. As the fixed asset register has not been finalised, no depreciation has been run in 22/23.

Budget Variation

The Community Team has been successful in securing a grant of \$10k for the East Fremantle Festival under the Plastic Free Riverpark program. The funding will be used to cover Go2Cups at this year’s event with any remaining funds used for other Plastic free initiatives. Council is requested to amend the budget accordingly.

CONCLUSION

That Council receives this report and consider the recommendations below.

14.1 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

**Council Resolution** Choose an item. Click or tap to enter a date.

**OFFICER RECOMMENDATION:**

**That Council:**

1. receives the **Monthly Financial Report for the month ended 31 July 2022**, as presented as **attachment 1** to this report, inclusive of:
  - (i) **Statement of Financial Activity by Nature and Type**
  - (ii) **Capital Expenditure Report**
2. notes the unrestricted municipal surplus of **\$8,778,852** for the month ended **31 July 2022**.
3. pursuant to section 6.8 of the Local Government Act 1995, approve the following schedule of budget variations resulting in a nil change in net current assets as at **30 June 2023**:

Account Number	Description	Original Budget	Amended Budget	Increase / (Decrease in Funding Position)	Comment
E11263	East Fremantle Festival	(\$142,898)	(\$152,898)	(\$10,000)	Plastic free initiatives
I11205	Operating Grants and Contributions – EF Festival	\$28,000	\$38,000	\$10,000	DBCA Plastic Free Riverpark program

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 July 2022**

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

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**MONTHLY FINANCIAL REPORT**  
For the Period Ended 31 July 2022

**EXECUTIVE SUMMARY**

**Funding surplus / (deficit) Components**

Funding surplus / (deficit)				
	Adopted Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
Opening	\$0.52 M	\$0.52 M	\$0.76 M	\$0.24 M
Closing	\$0.00 M	\$10.28 M	\$8.78 M	(\$1.50 M)

Refer to Statement of Financial Activity

Cash and cash equivalents		
	\$	% of total
Unrestricted Cash	\$7.47 M	66.7%
Restricted Cash	\$4.99 M	33.3%
	\$2.48 M	

Refer to Note 3 - Cash and Investments

Payables		
	\$	% Outstanding
Trade Payables	\$2,995.8 K	
0 to 30 Days	\$2,995.8 K	100.0%
30 to 60 Days	\$0.0 K	0.0%
Over 60 Days	\$0.0 K	0.0%

Receivables		
	\$	%
Rates Receivable	\$9.32 M	% Collected
	\$9.18 M	11.98%
Trade Receivable	\$88.8 K	% Outstanding
Current	\$88.7 K	99.89%
30 to 90 Days	\$0.1 K	0.11%
Over 90 Days	\$0.0 K	0.00%
Infringements	\$49.1 K	

Refer to Note 4 - Receivables

**Key Operating Activities**

Amount attributable to operating activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
\$1.08 M	\$8.16 M	\$8.17 M	\$0.01 M

Refer to Statement of Financial Activity

Rates Revenue		
	\$	% Variance
YTD Actual	\$8.64 M	
YTD Budget	\$8.64 M	0.0%

Refer to Statement of Financial Activity

Operating Grants and Contributions		
	\$	% Variance
YTD Actual	\$51.8 K	
YTD Budget	\$174.6 K	(70.3%)

Refer to Statement of Financial Activity

Fees and Charges		
	\$	% Variance
YTD Actual	\$308.9 K	
YTD Budget	\$350.7 K	(11.9%)

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)
\$0.40 M	\$1.62 M	(\$0.15 M)	(\$1.76 M)

Refer to Statement of Financial Activity

Proceeds on sale		
	\$	%
YTD Actual	\$0.0 K	
Amended Budget	\$1,667.6 K	0.0%

Refer to Note 6 - Disposal of Assets

Asset Acquisition		
	\$	% Spent
YTD Actual	\$0.15 M	
Amended Budget	\$15.36 M	1.0%

Refer to Statement of Financial Activity

Capital Grants		
	\$	% Received
YTD Actual	\$0.00 M	
Amended Budget	\$14.10 M	0.0%

Refer to Note 8 - Grants and Contributions

**Key Financing Activities**

Amount attributable to financing activities			
Amended Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)
(\$2.00 M)	(\$0.01 M)	\$0.00 M	\$0.01 M

Refer to Statement of Financial Activity

Borrowings	
	\$
Principal repayments	\$0.0 K
Interest expense	\$0.0 K

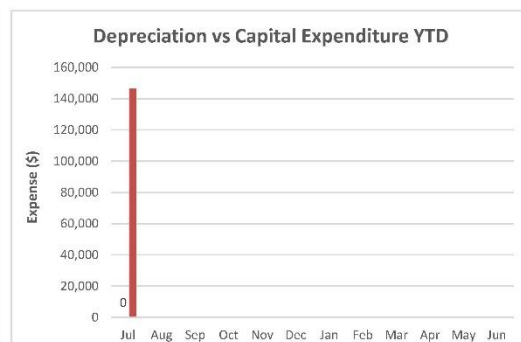
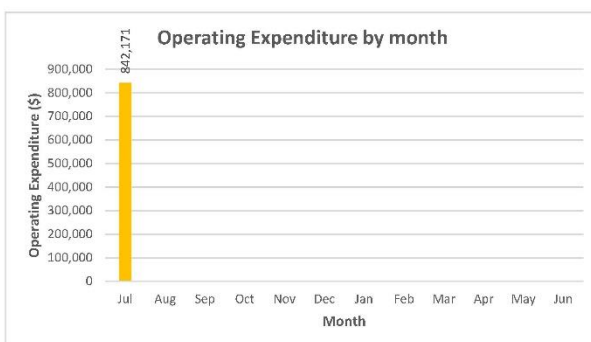
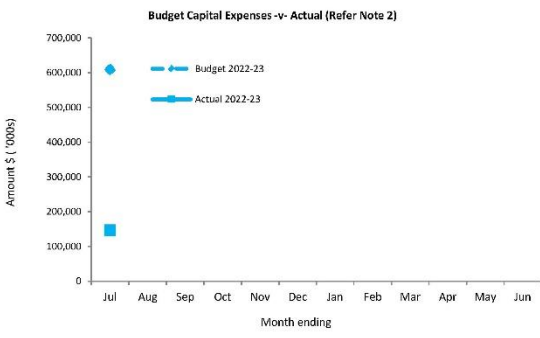
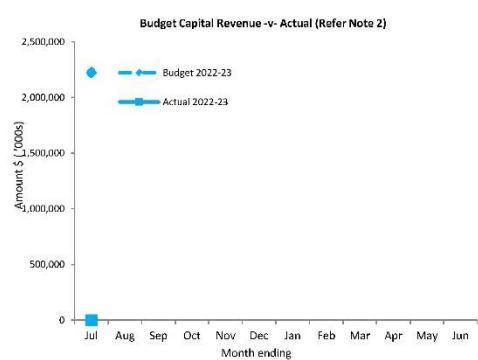
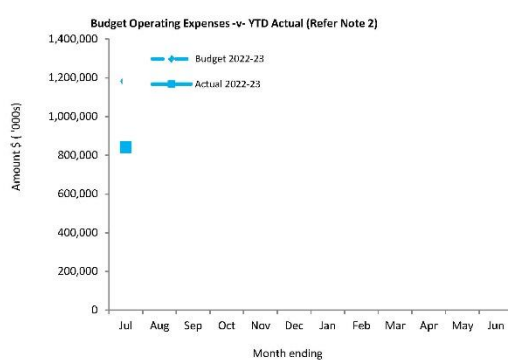
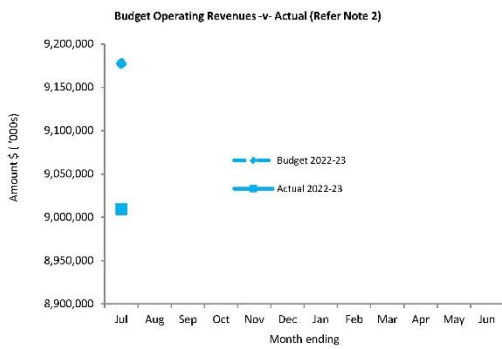
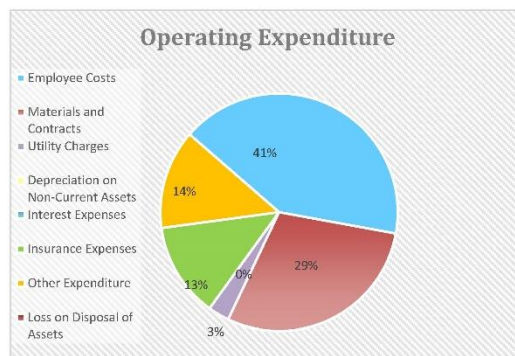
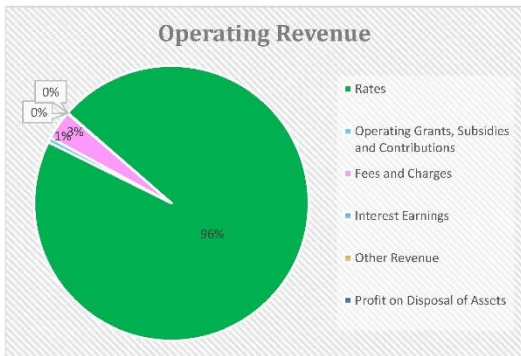
Reserves	
	\$
Reserves balance	\$2.48 M
Interest earned	\$0.0 K

Refer to Note 5 - Cash Backed Reserves

Preparation
Prepared by:
Reviewed by: Peter Kocian
Date Prepared:

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 July 2022**



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

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

	Note	Annual Budget -		Amended YTD Budget	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		Synergy	Current Budget	\$	\$	\$	%	
<b>Opening Funding Surplus (Deficit)</b>	3	517,692	517,692	517,692	756,151	238,459	-46%	▲
<b>Revenue from operating activities</b>								
Rates	9	8,660,135	8,660,135	8,641,802	8,642,996	1,194	0%	
Operating grants, subsidies and contributions		907,014	907,014	174,566	51,815	(122,751)	(70%)	▼
Fees and Charges		1,442,358	1,442,358	350,658	308,925	(41,733)	(12%)	▼
Interest Earnings		98,000	98,000	8,166	6,039	(2,127)	(26%)	
Other Revenue		27,170	27,170	2,264	(158)	(2,422)	(107%)	
Profit on asset disposals	8	487,693	487,693	0	0	0		
		<b>11,622,370</b>	<b>11,622,370</b>	<b>9,177,456</b>	<b>9,009,617</b>			
<b>Expenditure from operating activities</b>								
Employee Costs		(4,736,197)	(4,736,197)	(391,574)	(349,403)	42,171	11%	▲
Materials and Contracts		(4,028,396)	(4,028,396)	(333,573)	(245,783)	87,790	26%	▲
Utility Charges		(259,034)	(259,034)	(21,593)	(24,466)	(2,873)	(13%)	
Depreciation on Non-Current Assets		(2,103,440)	(2,103,440)	(175,288)	0	175,288	100%	▲
Interest Expenses		(16,250)	(16,250)	(1,355)	0	1,355	100%	
Insurance Expenses		(228,901)	(228,901)	(114,454)	(108,620)	5,834	5%	
Other Expenditure		(775,797)	(775,797)	(143,277)	(113,900)	29,377	21%	▲
Loss on asset disposals	8	0	0	0	0	0		
		<b>(12,148,015)</b>	<b>(12,148,015)</b>	<b>(1,181,114)</b>	<b>(842,171)</b>			
<b>Operating activities excluded from budget</b>								
Add back Depreciation		2,103,440	2,103,440	175,288	0	(175,288)	(100%)	▼
Adjust (Profit)/Loss on Asset Disposal	8	(487,693)	(487,693)	0	0	0		
Movement in Deferred Rates		0	0	0	1,675	1,675		
Movement in accrued income (non-current)		(13,922)	(13,922)	(13,922)	0	0		
		<b>1,601,825</b>	<b>1,601,825</b>	<b>161,366</b>	<b>1,675</b>	<b>(173,613)</b>	<b>(99%)</b>	
<b>Amount attributable to operating activities</b>		<b>1,076,180</b>	<b>1,076,180</b>	<b>8,157,708</b>	<b>8,169,121</b>			
<b>Investing activities</b>								
Non-operating Grants, Subsidies and Contributions	11	14,099,113	14,099,113	557,500	0	(557,500)	(100%)	▼
Proceeds from Disposal of Assets	8	1,667,568	1,667,568	1,667,568	0	(1,667,568)	(100%)	▼
Purchase of Property, Plant and Equipment		(14,220,450)	(14,220,450)	(513,750)	(129,355)	384,395	75%	▲
Purchase and Construction of Infrastructure		(1,143,127)	(1,143,127)	(95,261)	(17,065)	78,196	82%	▲
<b>Amount attributable to investing activities</b>		<b>403,104</b>	<b>403,104</b>	<b>1,616,057</b>	<b>(146,420)</b>			
<b>Financing Activities</b>								
Transfers from Reserves	7	494,250	494,250	0	0	0		
Payments for principal portion of lease liabilities		(45,000)	(45,000)	(11,250)	0	11,250	100%	▲
Repayment of borrowings	10	(102,000)	(102,000)	0	0	0		
Transfers to Reserves	7	(2,344,226)	(2,344,226)	0	0	0		
<b>Amount attributable to financing activities</b>		<b>(1,996,976)</b>	<b>(1,996,976)</b>	<b>(11,250)</b>	<b>0</b>			
<b>Closing Funding Surplus (Deficit)</b>	3	<b>0</b>	<b>0</b>	<b>10,280,207</b>	<b>8,778,852</b>	<b>(1,501,355)</b>	<b>(15%)</b>	▼

**TOWN OF EAST FREMANTLE**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 July 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 2022/23 year is \$10,000 or 10% whichever is the greater.

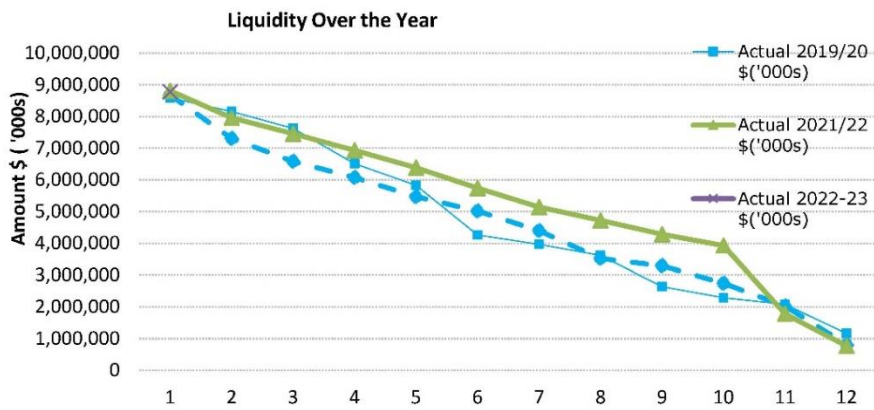
Reporting Program	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
<b>Depreciation</b>	(175,288)	(100%)		Timing	Depreciation cannot be run until end of financial year processes have been completed.
<b>Capital Revenues</b>					
Grants, Subsidies and Contributions	(557,500)	(100%)		Timing	\$13m EF Oval Grant expected to be receipted in Sep, although revenue will only be recognised as expenditure is incurred
Proceeds from Disposal of Assets	(1,667,568)	(100%)		Timing	George Street Auction 13 August
<b>Capital Expenses</b>					
Purchase Property, Plant and Equipment	384,395	75%			See Capital Works Report
Purchase and Construction of Infrastructure	78,196	82%			See Capital Works Report
<b>Financing</b>					
Transfers from Reserves	-				
Payments for principal portion of lease liabilities	-				
Repayment of borrowings	11,250	100%		Timing	
Transfers to Reserves	-				
<b>Nature and Type Classifications:</b>					
Rates	1,194	0%			Rates Raised in July, in accordance with Budget.
Operating Grants, Subsidies and Contributions	(122,751)	(70%)		Timing	CHSP Operating Grant YTD budget to be re-phased due to instalments
Fees and Charges	(41,733)	(12%)		Timing	
Interest Earnings	(2,127)	(26%)		Timing	Not Material
Other Revenue	(2,422)	(107%)		Timing	Not Material
Profit on asset disposals	-				
Employee Costs	42,171	11%		Timing	Favourable
Materials and Contracts	87,790	26%		Timing	Favourable
Utility Charges	(2,873)	(13%)		Timing	Favourable
Depreciation on Non Current Assets	175,288	100%		Timing	Non-Cash
Interest Expenses	1,355	100%		Timing	Favourable
Insurance Expenses	5,834	5%		Timing	Favourable
Other Expenditure	29,377	21%		Timing	Favourable

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

**Note 2: Net Current Funding Position**

Positive=Surplus (Negative=Deficit)

	Last Years Closing	Current
Note	30 June 2022	31 Jul 2022
	\$	\$
<b>Current Assets</b>		
Cash Unrestricted	4,583,457	4,985,893
Cash Restricted - Reserves	2,484,208	2,484,208
Cash Restricted - Unspent Grants	0	0
Receivables - Rates	79,109	9,166,385
Receivables - Other	77,449	163,102
Interest/ATO Receivable/Trust	96,117	73,073
Inventories	0	0
	7,320,341	16,872,660
<b>Less: Current Liabilities</b>		
Payables	(1,467,192)	(2,995,794)
Contract Liabilities - Unspent grants	(1,933,105)	(1,933,105)
Loan/Lease Liability	5,927	5,927
Provisions	(686,852)	(687,867)
	(4,081,221)	(5,610,839)
Less: Restricted Cash - Reserves	(2,484,208)	(2,484,208)
Less: Restricted Cash - Unspent Grants	0	0
Add: Current Loan Liability	1,239	1,239
Add: Contract Liabilities held in restricted cash	0	0
	(2,482,969)	(2,482,969)
<b>Net Current Funding Position</b>	<b>756,151</b>	<b>8,778,852</b>



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

**Note 3: Cash and Investments**

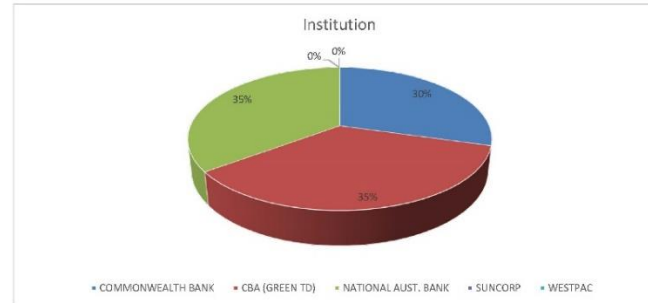
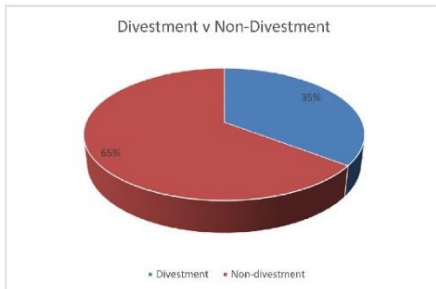
	Unrestricted	Restricted	Trust	Total Amount	Term Deposit Reference	Institution	Risk Rating (LT)	Interest Rate	Maturity Date	Interest \$
(a) <b>Cash Deposits</b>	\$	\$	\$	\$						
Municipal Bank Account - On-Call	0			0		CBA	AA-	0.01%	At Call	
Municipal Bank Account	1,816,325			1,498,918		CBA	AA-		At Call	
Municipal Bonds & Deposits Account	635,684			578,693		CBA	AA-		At Call	
Reserve Bank Account (Reserves)		0		0		CBA	AA-		At Call	
Reserve Bank Account (Unspent Grants)		0		0		CBA	AA-		At Call	
Cash On Hand	1,100			1,100		Petty Cash/Till Float		Nil	On Hand	
(b) <b>Term Deposits</b>										
Municipal	1,001,153			1,001,153	220704110099	CBA (ESGTD)	AA-	1.36%	03-Aug-22	1,119
Unspent Grants	500,544			500,544	220718133030	CBA (ESGTD)	AA-	2.29%	16-Sep-22	1,884
Unspent Grants	500,000			500,000	220617076614	CBA (ESGTD)	AA-	1.78%	16-Aug-22	1,463
Unspent Grants	500,000			500,000	220617076942	CBA (ESGTD)	AA-	2.22%	15-Sep-22	2,737
Reserves		1,125,294		1,125,294	44-984-9223	NAB	AA-	1.30%	10-Aug-22	3,607
Reserves		1,358,914		1,358,914	77-983-7858	NAB	AA-	1.49%	10-Aug-22	2,996
<b>Total</b>	<b>4,954,806</b>	<b>2,484,208</b>	<b>0</b>	<b>7,062,920</b>				<b>1.60%</b>		<b>12,499</b>
Less: Cash on hand				(1,100)						
<b>Total Investments and Cash Deposits</b>				<b>7,061,820</b>						

**Comments/Notes - Investments and Cash Deposits**

(LT) RISK RATING	PORTFOLIO	\$	%
AAA	MAX 100%	\$0	0.00%
AA	MAX 100%	\$4,561,820	64.60%
AA (GREEN TERM DEPOSITS)	MAX 100%	\$2,500,000	35.40%
AA (DIVESTMENT)	MAX 100%	\$0	0.00%
BBB+ (DIVESTMENT)	MAX 80%	\$0	0.00%
		<b>\$7,061,820</b>	<b>100.00%</b>

INSTITUTION	\$	%	(LT) RISK
COMMONWEALTH BANK	\$2,077,612	29.42%	AA-
CBA (GREEN TD)	\$2,500,000	35.40%	AA-
NATIONAL AUST. BANK	\$2,484,208	35.18%	AA-
SUNCORP	\$0	0.00%	AA-
WESTPAC	\$0	0.00%	AA-
	<b>\$7,061,820</b>	<b>100.00%</b>	

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.





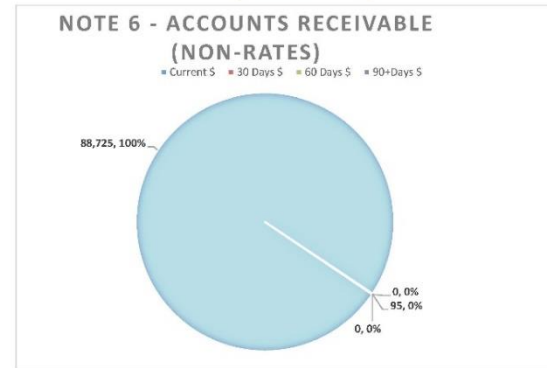
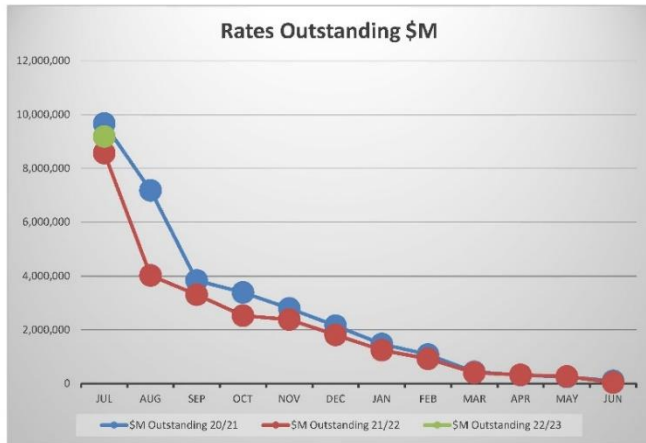
**TOWN OF EAST FREMANTLE  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022**

**Note 4: Receivables**

Receivables - Rates Receivable	30 June 2023	30 June 2022	Receivables - General	Current	30 Days	60 Days	90+Days	Total
	\$	\$		\$	\$	\$	\$	
Opening Arrears Previous Years		44,860	Receivables - General	88,725	95			88,820
Rates, ESL and Service Charges Levied this year	10,390,320	10,124,477	Receivables - Infringements					49,125
<u>Less</u> Collections to date	-1,205,405	-10,079,617	East Fremantle Lawn & Tennis Club					18,000
<b>Net Rates Collectable</b>	<b>9,184,916</b>	<b>44,860</b>	<b>Total Receivables General Outstanding</b>					<b>155,945</b>
% Outstanding	88.02%							

Amounts shown above include GST (where applicable)

Control Account	GL	Balance
Sundry Debtors	104	88,820
SSL - Current EFTC	114	
SSL - Non-Current EFTC	1684	18,000
Infringement Debtors	180	49,125
		<u>155,945</u>

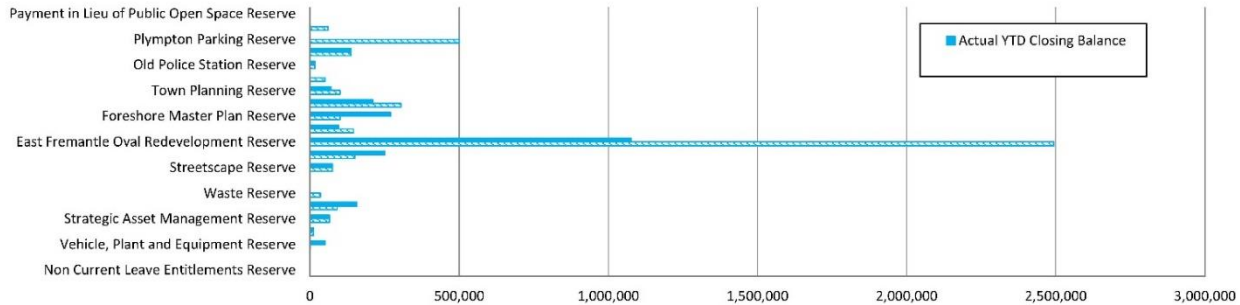


**TOWN OF EAST FREMANTLE  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 July 2022**

**Note 5: Cash Backed Reserves**

Name	Opening Balance	Amended Budget Interest Earned	Actual Interest Earned	Amended Budget Transfers In (+)	Actual Transfers In (+)	Amended Budget Transfers Out (-)	Actual Transfers Out (-)	Amended Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Non Current Leave Entitlements Reserve	0	0	0	0	0	0	0	0	0
Unspent Grants and Restricted Cash Reserve	0	0	0	0	0	0	0	0	0
Vehicle, Plant and Equipment Reserve	50,407	0	0	0	0	(50,000)	0	407	50,407
Aged Services Reserve	11,803	0	0	0	0	0	0	11,803	11,803
Strategic Asset Management Reserve	64,920	0	0	0	0	0	0	64,920	64,920
Arts and Sculpture Reserve	156,772	0	0	45,000	0	(111,250)	0	90,522	156,772
Waste Reserve	0	0	0	35,000	0	0	0	35,000	0
Committed Works Reserve	0	0	0	0	0	0	0	0	0
Streetscape Reserve	75,000	0	0	0	0	0	0	75,000	75,000
Drainage Reserve	250,000	0	0	0	0	(100,000)	0	150,000	250,000
East Fremantle Oval Redevelopment Reserve	1,076,170	30,000	0	1,416,938	0	0	0	2,493,108	1,076,170
Preston Point Facilities Reserve	95,290	0	0	50,000	0	0	0	145,290	95,290
Foreshore Master Plan Reserve	270,000	0	0	0	0	(170,000)	0	100,000	270,000
Sustainability and Environmental Reserve	210,337	0	0	129,288	0	(35,000)	0	304,625	210,337
Town Planning Reserve	70,000	0	0	30,000	0	0	0	100,000	70,000
Business Improvement Reserve	0	0	0	50,000	0	0	0	50,000	0
Old Police Station Reserve	16,500	0	0	28,000	0	(28,000)	0	16,500	16,500
Payment in Lieu of Parking Reserve	137,010	0	0	0	0	0	0	137,010	137,010
Plympton Parking Reserve	0	0	0	500,000	0	0	0	500,000	0
Strategic Waste Reserve	0	0	0	60,000	0	0	0	60,000	0
Payment in Lieu of Public Open Space Reserve	0	0	0	0	0	0	0	0	0
	<b>2,484,208</b>	<b>30,000</b>	<b>0</b>	<b>2,344,226</b>	<b>0</b>	<b>(494,250)</b>	<b>0</b>	<b>4,334,184</b>	<b>2,484,208</b>

**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 30 June 2023

Note 6: Rating Information

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

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

**Note 7: Disposal of Assets**

Asset Number	Plant Number	Asset Description	2022/23						
			Net Book Value	Forecast Proceeds	Budget Profit	Budget Loss	Proceeds	Profit	(Loss)
			\$				\$	\$	\$
<b>Plant and Equipment</b>									
PEMV273	P5013	CEO Vehicle	13,418	36,700	23,282				
PEMV272	P5012	EMRS Vehicle	<b>8,000</b>	24,000	16,000				
PEMV268	P5003	EMCS Vehicle	5,250	21,082	15,832				
PEMV269	P5006	EMTS Vehicle	5,250	21,082	15,832				
PEMV264	P4093	PEHO Vehicle	0	11,962	11,962				
PEMV266	P4098	Works Supervisor Vehicle	0	21,142	21,142				
PEMV236		Toyota Hilux Dual Cab Ute	0	8,400	8,400				
PEMV262		Ford Ranger Single Cab Ute (Oval and Verges)	0	11,200	11,200				
PE268		Toro Z Master 7000	0	12,000	12,000				
VARIOUS		128 George Street Land and Buildings	1,147,957	1,500,000	352,043				
			<b>1,179,875</b>	<b>1,667,568</b>	<b>487,693</b>		<b>0</b>	<b>0</b>	<b>0</b>

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

**Note 8: Grants and Contributions**

	Grant Provider	Purpose of Grant	Acquittal Date	Acquittal Requirement	Type	Current Budget	YTD	YTD Actual
						Operating	Budget	Revenue
						\$	\$	\$
<b>General Purpose Funding</b>								
Grants Commission - General	WALGGC	Untied - General Purpose	NA	NA	Operating	40,125	0	0
Grants Commission - Roads	WALGGC	Untied - Road	NA	NA	Operating	12,145	0	0
<b>Education and Welfare</b>								
Commonwealth Home Support Programme	Commonwealth Dep. Health	Commonwealth Home Support Programme	31-Oct	Financial Declaration Acquittal	Operating - Tied	621,284	155,321	51,815
<b>Community Amenities</b>								
Bus Shelter - Maintenance Assistance Scheme	Public Transport Authority	Bus Shelter Maintenance	NA	NA	Operating	4,100	0	0
Recycling Grant	Dept. Regional Development	Better Bins Program	31 July annually	Audited financial statement	Operating - Tied	18,440	0	0
<b>Recreation and Culture</b>								
CHRMAP Funding	WAPC - Dept. Planning	Coastal Hazard Risk Management Plan	22/23	Financial statement	Operating - Tied	23,875	0	0
Foreshore Erosion	DBCAs	Various seawall works	NA	NA	Operating - Tied	75,000	0	0
State Government Election Commitment	DLGSC	Nature Play - Gourley Park	NA	NA	Operating - Tied	52,000	0	0
East Fremantle Festival	Port Authority	East Fremantle Festival Funding	NA	NA	Operating - Tied	28,000	0	0
East Fremantle Oval Redevelopment	State Government	Election Commitment - EF Oval Redevelopment	NA	NA	Non-operating	0	13,000,000	500,000
Fremantle City Womens Football Club	State Government	Election Commitment			Non-operating		690,000	57,500
Urban Canopy Grant Program	WALGA/Water Corp	Implementation of urban canopy program	30/9/21 and 25/7/22	Financial statement/budget reconciliation	Operating - Tied	0	0	0
<b>Transport</b>								
Direct Grant	Main Roads	Direct Grant	July	Certificate of completion	Operating	19,245	19,245	0
Regional Road Group	Main Roads	Marmion Street Upgrade	July	Certificate of completion	Non-operating		240,751	0
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	168,362	0
Street Lighting Subsidy	Main Roads	Street Lighting Subsidy	NA		Operating	4,800	0	0
Stirling Bridge Verge Maintenance Agreement	Main Roads	Stirling Highway Verge Maint. Agreement	NA		Operating	8,000	0	0
<b>TOTALS</b>						<b>907,014</b>	<b>14,099,113</b>	<b>732,066</b>
<b>SUMMARY</b>								
Operating	Operating Grants, Subsidies and Contributions					88,415	0	19,245
Operating - Tied	Tied - Operating Grants, Subsidies and Contributions					818,599	0	155,321
Non-operating	Non-operating Grants, Subsidies and Contributions					0	14,099,113	557,500
<b>TOTALS</b>						<b>907,014</b>	<b>14,099,113</b>	<b>732,066</b>

TOWN OF EAST FREMANTLE - CAPITAL WORKS REPORT - 30 June 2023

COA/ Job	Description	Budget			YTD Actual	Order Value	Total Actual	Variance (\$)	Variance (%)	Indicator	Completion %
		Original Budget	Amendments	Current Budget							
E04629	Plant & Equipment - Light Fleet - Capex - Renewal - Administration	\$86,200	\$0	\$86,200	\$0	\$0	\$0				0%
E04635	Capex - New - Ev Charging Station - Town Hall	\$0	\$0	\$0	\$0	\$0	\$0				0%
E07405	Plant & Equipment - Light Fleet - Capex - New - Health Inspection & Admin	\$40,000	\$0	\$40,000	\$0	\$0	\$0				0%
E10648	Plant & Equipment - Light Fleet - Capex - Renewal - Town Planning & Regional Development	\$40,000	\$0	\$40,000	\$0	\$0	\$0				0%
E11716	Plant & Equipment - Light Fleet - Capex - Renewal - Other Recreation & Sport	\$56,000	\$0	\$56,000	\$0	\$0	\$0				0%
E14609	Plant & Equipment - Light Fleet - Capex - Renewal - Unclassified Property	\$62,000	\$0	\$62,000	\$0	\$33,993	\$33,993				0%
E11685	Plant and Equipment - Public Art - Capex - New - Other Culture	\$85,000	\$0	\$85,000	\$0	\$13,090	\$13,090				0%
E11720	Plant & Equipment - Mobile Plant - Capex - Renewal - Other Recreation & Sport	\$30,000	\$0	\$30,000	\$0	\$0	\$0				0%
E11741	Plant & Equipment - Public Art - Capex - New - Other Culture - EF Oval Commemoration Artwork	\$26,250	\$0	\$26,250	\$0	\$26,500	\$26,500				0%
<b>Plant &amp; Equipment</b>		<b>\$425,450</b>	<b>\$0</b>	<b>\$425,450</b>	<b>\$0</b>	<b>\$73,583</b>	<b>\$73,583</b>	<b>-\$425,450</b>	<b>-100.00%</b>		0%
E04634	Furniture & Equipment - IT Equipment - Capex - New - Administration	\$25,000	\$0	\$25,000	\$0	\$0	\$0				0%
<b>Furniture &amp; Equipment</b>		<b>\$25,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$25,000</b>	<b>-100.00%</b>		0%
E14605	Buildings - Specialised - Capex - Renewal - Unclassified Property	\$80,000	\$0	\$80,000	\$0	\$0	\$0	-\$80,000	-100.00%		0%
E11738	Buildings - East Fremantle Oval Precinct Redevelopment	\$13,000,000	\$0	\$13,000,000	\$126,655	\$1,555,966	\$1,682,622				1%
E11739	Buildings - Specialised - Capex - Fremantle Women's Football Club	\$690,000	\$0	\$690,000	\$2,700	\$0	\$2,700				0%
<b>Buildings</b>		<b>\$13,770,000</b>	<b>\$0</b>	<b>\$13,770,000</b>	<b>\$129,355</b>	<b>\$1,555,966</b>	<b>\$1,685,322</b>	<b>-\$13,640,645</b>	<b>-99.06%</b>		1%
E11743	Infrastructure - Parks & Ovals - Playground - Various Upgrades	\$30,000	\$0	\$30,000	\$0.00	\$0	\$0				0%
E11744	Infrastructure - Parks & Ovals - Playgrounds - Nature Playground	\$120,000	\$0	\$120,000	\$13,000	\$65,000	\$78,000				1%
E11727	Infrastructure - Parks & Ovals - Turf - Capex - New - Other Recreation & Sport	\$0	\$0	\$0	\$0	\$0	\$0				0%
E11741	Infrastructure - Parks & Ovals - Retic Upgrades	\$50,000	\$0	\$50,000	\$0	\$8,736	\$8,736				0%
E11742	Infrastructure - Parks & Ovals - Retic Controllers	\$32,000	\$0	\$32,000	\$0	\$0	\$0				0%
E11740	Infrastructure - Parks & Ovals - Turf - Wauhop Oval	\$150,000	\$0	\$150,000	\$0	\$0	\$0				0%
E11734	Capex - Tricolore - Bbq Replacement	\$10,000	\$0	\$10,000	\$0	\$0	\$0				0%
E11735	Capex - Bench Seats - Various Locations	\$15,000	\$0	\$15,000	\$4,065	\$0	\$4,065				27%
E11745	Infrastructure - Parks & Ovals - Ancillary - Drink Fountains	\$10,000	\$0	\$10,000	\$0	\$0	\$0				0%
E12827	Infrastructure - Car Parks - Surface/Pavement - Capex - Renewal - Maintenance Streets, Roads & Bridges	\$15,000	\$0	\$15,000	\$0	\$0	\$0				0%
E12833	Capex - Drainage Rationalisation - Foreshore	\$100,000	\$0	\$100,000	\$0	\$0	\$0				0%
E12840	Infrastructure - Roads - Renewal - Marmion St - East St	\$361,127	\$0	\$361,127	\$0	\$1,545	\$1,545				0%
E12841	Infrastructure - Footpaths - Renewal - Canning Hwy (Fortescue - Irwin)	\$66,000	\$0	\$66,000	\$0	\$0	\$0				0%
E12842	Infrastructure - Footpaths - Renewal - Canning Hwy (Irwin - Oakover)	\$80,000	\$0	\$80,000	\$0	\$0	\$0				0%
E12843	Infrastructure - Footpaths - Renewal - Petra St (View Tce - Preston Point Rd)	\$68,000	\$0	\$68,000	\$0	\$0	\$0				0%
E12844	Infrastructure - Footpaths - Renewal - George St (East St - Glyde St)	\$36,000	\$0	\$36,000	\$0	\$0	\$0				0%
E12648	TRAFFIC MANAGEMENT - MOSS/FLETCHER & MAY/ST PETERS	\$0	\$0	\$0	\$0	\$4,364	\$4,364				0%
E12835	Capex - Irwin Street Kerbing	\$0	\$0	\$0	\$0	\$0	\$0				0%
E12739	Infrastructure - Leeuwin Carpark Upgrades - Paid Parking Management Solution	\$0	\$0	\$0	\$0	\$2,306	\$2,306				0%
<b>Infrastructure</b>		<b>\$1,143,127</b>	<b>\$0</b>	<b>\$1,143,127</b>	<b>\$17,065</b>	<b>\$81,951</b>	<b>\$99,015</b>	<b>-\$1,126,062</b>	<b>-98.51%</b>		1%
		<b>\$15,363,577</b>	<b>\$0</b>	<b>\$15,363,577</b>	<b>\$146,420</b>	<b>\$1,711,501</b>	<b>\$1,857,920</b>	<b>-\$15,217,157</b>	<b>-99.05%</b>		1%

Total Actual < Current Budget  
 No Current Budget  
 No YTD Actual  
 Total Actual > Current Budget



## 14.2 ACCOUNTS FOR PAYMENT JULY 2022

<b>Report Reference Number</b>	OCR-1245
<b>Prepared by</b>	Natalie McGill Senior Finance Officer
<b>Supervised by</b>	Peter Kocian Executive Manager Corporate Services
<b>Meeting date</b>	Tuesday, 16 August 2022
<b>Voting requirements</b>	Simple Majority
<b>Documents tabled</b>	Nil.
<b>Attachments</b>	

1. Monthly List of Payments – July 2022

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### 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 30 June 2022.

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### 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 June to 30 June 2022, as per the summary table.

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### 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.

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### CONSULTATION

Nil.

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### 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.

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### 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.

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### FINANCIAL IMPLICATIONS

All expenditure is incurred by authorised officers and made in accordance with the adopted Annual Budget.

All amounts quoted in this report are inclusive of GST.

## STRATEGIC IMPLICATIONS

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

*5.1 Strengthen organisational accountability and transparency*

*5.2 Strive for excellence in leadership and governance*

## RISK IMPLICATIONS

### Risks

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

### Risk Matrix

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

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

### Risk Rating

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)
JV Earthmoving Contractors	Canning Highway Footpath Upgrade & WW Wayman reserve drainage works	\$91,326.40
Resource Recovery Group	Waste & Recycling fees	\$48,121.76
Paatsch Consulting Pty Ltd	RFT01-2020/21 – EF Oval Redevelopment	\$24,397.66
Protec Asphalt	Leeuwin Car Park Works	\$32,450.00
Indianic Group	Mooring pen inspection & replacement pylon works	\$26,284.50
Forth Consulting	RFQ16-2021/22 EF Oval Redevelopment	\$17,600.00
East Fremantle Lacrosse Club	Contribution to Lighting upgrade	\$15,000.00
Apace Aid	Native Plant subsidy and plants for roundabouts and verges and Niergarup Track	\$15,946.85
Envirosweep	Street and Carpark sweeping and Drainage educting as part of RFQ- 20-21	\$16,555.82
Jackson McDonald Barristers & Solicitors	RFQ11-2021/22 Legal Services EF Oval Redevelopment	\$14,972.50

CONCLUSION

Nil

14.2 OFFICER RECOMMENDATION / COUNCIL RESOLUTION

**Council Resolution** Choose an item. Click or tap to enter a date.

**OFFICER RECOMMENDATION:**

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

JULY 2022		
Voucher No	Account	Amount
5358,5359	Municipal (Cheques)	\$9,351.30
EFT33493-33665	Municipal (EFT)	\$612,590.95
Payroll	Municipal (EFT)	\$214,213.65
	Municipal (Direct Debit June 2022)	\$81,859.24
	Municipal (Direct Debit July 2022)	\$56,467.63
	Credit Card June 2022	\$1,437.14
	Credit Card July 2022	\$1,252.30
	<b>Total Payments</b>	<b>\$836,155.90</b>

REPORT ATTACHMENTS

Attachments start on the next page

<b>TOWN OF EAST FREMANTLE</b>					
List of Accounts paid by the Chief Executive for July 2022 & submitted for the information of the Council Meeting to be held on Tuesday,					
Cheque	Payment Date	Supplier	Description	Inv Amount	Cheque
5357	07/07/2022	CANCELLED	CANCELLED - POSTING PERIOD ERROR	0.00	0.00
5358	07/07/2022	F HACKETT	DONATION - YOUTH SPORTING GRANT INTERNATIONAL TRAVEL	500.00	500.00
5359	20/07/2022	DEPARTMENT OF TRANSPORT	12 MONTHS FLEET VEHICLES REGISTRATION RENEWAL	8,851.30	8,851.30
			<b>CHEQUE TOTAL</b>	<b>9351.30</b>	<b>9351.30</b>
EFTS		Supplier	Description	Inv Amount	EFT
33493-33561	07/07/2022	CANCELLED	CANCELLED - POSTING PERIOD ERROR	0.00	0.00
EFT33562	07/07/2022	AUSTRALIA POST	POSTAGE AND FREIGHT FOR JUNE 2022	1,301.32	1,301.32
EFT33563	07/07/2022	APACE AID (INC)	APACE NATIVE PLANT SUBSIDY - 2022	5,152.00	
			PLANTS FOR ROUNDABOUTS AND VERGES	202.00	
			SUPPLY AND INSTALL PLANTS ON NIERGARUP TRACK	6,198.95	
			SUPPLY PLANTS FOR ZONE 2 ON NIERGARUP TRACK, INSTALL PLANTS INCLUDING TERRACOTTEM ZONE 2 ON NIERGARUP TRACK	4,411.90	15,964.85
EFT33564	07/07/2022	ENVIRONMENTAL HEALTH AUSTRALIA	1 X STAFF ANNUAL MEMBERSHIP ENVIRONMENTAL HEALTH AUSTRALIA 1 JULY 2022 30 JUNE 2023	355.00	355.00
EFT33565	07/07/2022	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS JUNE 22	426.08	426.08
EFT33566	07/07/2022	BUNNINGS BLDG SUPPLIES LTD	2 X GAS CYLINDER EXCHANGE AND MIXER TAP	277.77	
			PROPS AND GEAR TO INSTALL AT INTERPRETIVE NODE	456.03	733.80
EFT33567	07/07/2022	BOC LIMITED	CONTAINER SERVICE - JUNE 2022	23.17	23.17
EFT33568	07/07/2022	CITY OF COCKBURN	TIP FEES - JUNE 2022	910.00	910.00
EFT33569	07/07/2022	CITY OF FREMANTLE	FEES FOR RESIDENTS OF THE TOWN OF EAST FREMANTLE TO ACCESS THE CITY OF FREMANTLE RECYCLING CENTRE	47,850.00	47,850.00
EFT33570	07/07/2022	GLYDE IN COMMUNITY GROUP (INC)	ANNUAL GRANT 2022/23 - 1ST & 2ND PORTION	49,490.10	49,490.10
EFT33571	07/07/2022	GRONBEK SECURITY	SERVICE CALL TO OPEN SAFE	370.00	370.00
EFT33572	07/07/2022	LO-GO APPOINTMENTS	LABOUR HIRE OPERATIONS PE 18/06/22	1,865.35	
			LABOUR HIRE CONTRACT RANGER PE 18/06/22	2,189.09	
			LABOUR HIRE CONTRACT RANGER PE 25/06/22	3,625.62	7,680.06
EFT33573	07/07/2022	S LIMBERT	CHSP VOLUNTEER MEAL REIMBURSEMENT 30/05/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 13/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 20/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 27/06/2022	14.50	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 04/07/2022	12.00	71.50
EFT33574	07/07/2022	MCLEODS	PROFESSIONAL FEES - LEGAL ADVICE- EARLY CONTRACTOR INVOLVEMENT (ECI) PROCUREMENT PROCESS - EF OVAL REDEVELOPMENT PROJECT	1,098.71	1,098.71
EFT33575	07/07/2022	OPTUS ADMINISTRATION PTY LTD	MOBILE PHONE USE 22/05/2022 - 21/06/2022	368.93	368.93
EFT33576	07/07/2022	WORK CLOBBER	UNIFORMS - OPERATIONS	1,199.79	1,199.79
EFT33577	07/07/2022	SYNERGY	POWER SUPPLY VARIOUS LOCATIONS	9,922.43	9,922.43
EFT33578	07/07/2022	YOUNGS PLUMBING SERVICE P/L	LEAK REPAIR AT THE BOWLING CLUB	1,550.40	1,550.40
EFT33579	07/07/2022	FASTA COURIERS	COURIER SERVICES FOR ENVIRONMENTAL SAMPLING PROGRAM JUNE 2022	131.65	131.65
EFT33580	07/07/2022	TOTAL PACKAGING (WA) PTY LTD	15 CARTONS (60) BOXES OF BIODEGRADABLE DOG BAGS	3,775.20	3,775.20
EFT33581	07/07/2022	KOOL LINE ELECTRICAL & REFRIGERATION	REPLACE AIR CONDITIONER DEPOT	1,530.00	
		KOOL LINE ELECTRICAL & REFRIGERATION	RELOCATION OF DRAINAGE ITEMS FROM DEPOT TO TRICOLORE	445.00	
		KOOL LINE ELECTRICAL & REFRIGERATION	128 GEORGE STREET - REPLACE SMOKE DETECTORS & FLURO LIGHTS, GLASSON PARK - RESET TIMING CLOCK ON AUTOMATED TOILET DOORS, DEPOT - REPLACE FAULTY LIGHTS IN SHED, TRICOLORE - REPAIR FAULTY EVAPORATIVE A/C UNIT, NORM MCKENZIE - REPLACE FAULTY LIGHT OVER BBQ AREA, MERV COWAN - REPLACE FAULTY LIGHTING IN GAZEBO AND STAIRS	3,440.00	5,415.00
EFT33582	07/07/2022	RESOURCE RECOVERY GROUP (SMRC)	GATE FEE WASTE DISPOSAL (GENERAL WASTE) JUNE 2022 - DIVERSIONS TO SUEZ	11,381.78	
			GATE FEES - WASTE DISPOSAL (RECYCLING) JUNE 2022	5,685.93	
			GREEN WASTE TRAILER PASS & BUND GREENWASTE	60.00	
			GREEN WASTE TRAILER PASS, WCF GATE FEES GREEN LOGO	19,579.51	
			RRRC OVERHEADS & WCF FIXED COSTS CONTRIBUTION FOR JUNE 2022	11,414.54	48,121.76
EFT33583	07/07/2022	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	1 X STAFF REGISTRATION - EXECUTIVE LEADERSHIP PROGRAM - SEPTEMBER 22	2,440.00	
			1 X STAFF REGISTRATION -GRANT WRITING AND BUSINESS CASE WORKSHOP	850.00	
			1 X STAFF REGISTRATION -GRANT WRITING AND BUSINESS CASE WORKSHOP	850.00	
			5 x JOB VACANCY ADVERTISEMENTS	775.00	
			2022-2023 LOCAL GOVT PROFESSIONAL GROUP ANNUAL SUBSCRIPTION	3,300.00	
			2022- 2023 FULL MEMBERSHIP - CEO	531.00	8,746.00
EFT33584	07/07/2022	WESTERN AUSTRALIA LOCAL GOVERNMENT ASSOCIATION (WALGA)	1 X STAFF REGISTRATION - PD CLASSIFICATION WORKSHOP	1,155.00	
			TRAINING REGISTRATION MAYOR O'NEILL - UNDERSTANDING LOCAL GOVERNMENT (E-LEARNING)	214.50	
			TRAINING REGISTRATION MAYOR O'NEILL - CONFLICTS OF INTEREST (E-LEARNING)	214.50	
			TRAINING REGISTRATION MAYOR O'NEILL - SERVING ON COUNCIL	990.00	2,574.00
EFT33585	07/07/2022	WATERLOGIC AUSTRALIA PTY LTD	RENTAL & SERVICE - FREESTANDING WATER FILTER - JUNE JULY AUGUST 2022	376.66	376.66
EFT33586	07/07/2022	KENNARDS HIRE	HIRE 2 X ENCLOSED TRAILERS	425.48	425.48

EFT33587	07/07/2022	PETRA CLEAN	CLEANING SERVICES - SUMPTON GREEN, TOWN HALL, DEPOT, DOVENBY HOUSE, TRICOLORE, GLASSON PARK & CONSUMABLES JUNE 2022	8,822.23	8,822.23
EFT33588	07/07/2022	WOOLWORTHS GROUP LIMITED	ADMIN GROCERY ITEMS 23/06/2022	141.70	141.70
EFT33589	07/07/2022	CITY OF SOUTH PERTH	MONTHLY FEE FOR ANIMAL CARE FACILITY APRIL 2022	132.00	132.00
EFT33590	07/07/2022	WEST COAST SHADE	SHADE SAIL DISMANTLE FOR WINTER 2022 - EI CHAPMAN, ULRICH PARK, NORM MCKENZIE PARK, STRATFORD STREET PARK, GLASSON PARK, JOHN TONKIN PARK, LOCKE PARK, LEE PARK & RACEWAY PARK	3,080.00	3,080.00
EFT33591	07/07/2022	HYDRO JET	GRAFFITI REMOVAL - VARIOUS LOCATIONS	759.00	
			GRAFFITI - VARIOUS LOCATIONS	1,529.00	
			GRAFFITI REMOVAL - VARIOUS LOCATIONS	1,529.00	3,817.00
EFT33592	07/07/2022	LANDSCAPE YARD O'CONNOR	MATERIAL FOR KERB REPAIRS - SAND	119.70	
			LAWN MIX SAND	136.80	
			MATERIAL FOR BACKFILL BEHIND KERB - SAND	119.70	376.20
EFT33593	07/07/2022	MP ROGERS & ASSOCIATES P/L	PROFESSIONAL FEES - RIVER WALL 10 YEAR UPGRADE PLAN	3,080.55	3,080.55
EFT33594	07/07/2022	D.J. PALMER (WA) PTY LTD	2 X FENCE RAIL LENGTHS AND FITTINGS	204.20	204.20
EFT33595	07/07/2022	FOODWORKS EAST FREMANTLE	DEPOT, ADMIN & MEETING CONSUMABLES - JUNE 2022,	359.45	359.45
EFT33596	07/07/2022	FOCUS NETWORKS	ICT POLICY DOCUMENT LIBRARY	3,690.50	3,690.50
EFT33597	07/07/2022	FREMANTLE CHAMBER ORCHESTRA	ANNUAL SPONSORSHIP 2022-2023	2,000.00	2,000.00
EFT33598	07/07/2022	ENVIRO SWEEP	CREDIT ADJUSTMENT	-1,838.38	
			SWEEPING OF CARPARKS- RFQ12-2020/21 - JANUARY - MAY 22	5,566.00	
			STREET SWEEPING - RFQ12-2020/21 - JUNE 2022	4,908.20	
			DRAINAGE EDUCTING AS PART OF RFQ - 2020-21	7,920.00	16,555.82
EFT33599	07/07/2022	THE TURBAN INDIAN RESTURANT	CATERING -TOWN PLANNING COMMITTEE MEETING 22/06/2022	444.15	444.15
EFT33600	07/07/2022	EAST FREMANTLE LACROSSE CLUB	CONTRIBUTION TO LIGHTING UPGRADE	15,000.00	15,000.00
EFT33601	07/07/2022	SONIC HEALTH PLUS	PRE EMPLOYMENT MEDICAL - OPERATIONS	148.50	
			PRE EMPLOYMENT MEDICAL - OPERATIONS	148.50	297.00
EFT33602	07/07/2022	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	MONTHLY CHARGES FOR PARKING MACHINE INCLUDING LICENCE AND COMMUNICATION JUNE 2022	165.00	165.00
EFT33603	07/07/2022	SUEZ RECYCLING & RECOVERY PTY LTD	46 EAST ST GENERAL WASTE PICK UP JUNE 2022	811.67	811.67
EFT33604	07/07/2022	AMBIUS (RENTOKIL INITIAL PTY LTD)	TOWN HALL PLANT HIRE 27/07/2022 - 26/08/2022	295.85	295.85
EFT33605	07/07/2022	LINXIO (READY TRACK PTY LTD)	GPS VEHICLE TRACKING - JUNE 2022	145.20	145.20
EFT33606	07/07/2022	H. DICKSON	CHSP VOLUNTEER MEAL REIMBURSEMENT 01/06/2022	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 15/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 22/06/2022	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 24/06/2022	14.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 29/06/2022	12.50	65.50
EFT33607	07/07/2022	CONTRA-FLOW PTY LTD	TRAFFIC MANAGEMENT PLAN AND CREW FOR CANNING HIGHWAY FOOTPATH WORKS	1,510.60	
			TRAFFIC MANAGEMENT PLAN AND CREW FOR CANNING HIGHWAY FOOTPATH WORKS	1,243.56	2,754.16
EFT33608	07/07/2022	PTC IRRIGATION	REPAIR IRRIGATION FAULT AT LEE PARK	511.50	511.50
EFT33609	07/07/2022	THE FRUIT BOX GROUP	FRUIT BOX - TOWN HALL & DEPOT JUNE 22	282.00	282.00
EFT33610	07/07/2022	GRACE RECORDS MANAGEMENT (AUSTRALIA)	ANNUAL DESTRUCTION OF RECORDS AND FILE RETRIEVAL - 01/07/2022 - 31/07/2022	633.31	
			SCAN ON DEMAND SERVICES FOR PLANNING AND BUILDING - JUNE 2022,	442.68	1,075.99
EFT33611	07/07/2022	KYOCERA DOCUMENT SOLUTIONS	PRINTING COSTS JUNE 2022	68.50	68.50
EFT33612	07/07/2022	PAATSCH CONSULTING PTY LTD	RFT01-2020/21 EAST FREMANTLE OVAL REDEVELOPMENT CLIENT PROJECT LEAD FOR JUNE 2022	24,397.66	24,397.66
EFT33613	07/07/2022	TPG NETWORK PTY LTD	FAST FIBRE AND IP LINK, TOWN HALL, DEPT, TRICOLORE MONTHLY CHARGES JUNE 2022	1,920.60	1,920.60
EFT33614	07/07/2022	THE ROYAL LIFE SAVING SOCIETY WA INC	STANDING ORDER FOR ROYAL LIFE SAVING SOCIETY - POOL FENCE INSPECTIONS - 01/05/2022 - 31/05/2022	2,007.50	
			STANDING ORDER FOR ROYAL LIFE SAVING SOCIETY - POOL FENCE INSPECTIONS - 01/06/2022 - 26/06/2022	963.60	2,971.10
EFT33615	07/07/2022	STANDARDS AUSTRALIA	ROYALTY FEES & LICENCE FEE 09/06/2021 - 08/06/2022- AS4122 & AS4000	5,412.82	
			ROYALTY FEES & LICENCE FEE 09/06/2022 - 08/06/2023 - AS4000-1997	659.47	6,072.29
EFT33616	07/07/2022	PROTEC ASPHALT	LEEUWIN CAR PARK WORKS - PRE PARKING SOLUTION, INC KERB, EARTHWORKS, ASPHALT, LINEMARKING, CONDUITS	32,450.00	32,450.00
EFT33617	07/07/2022	SERVICEFM PTY LTD	WORKPLACE ELECTRICAL TESTING AND TAGGING - TOWN HALL	827.20	
			WORKPLACE ELECTRICAL TESTING AND TAGGING - DOVENBY HOUSE	265.76	
			WORKPLACE ELECTRICAL TESTING AND TAGGING - SUMPTON GREEN CENTRE	181.06	
			WORKPLACE ELECTRICAL TESTING AND TAGGING - TRICOLORE	466.62	
			WORKPLACE ELECTRICAL TESTING AND TAGGING - COUNCIL DEPOT	507.76	2,248.40
EFT33618	07/07/2022	M LIMBERT	CHSP VOLUNTEER MEAL REIMBURSEMENT 13/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 20/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 27/06/2022	14.50	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 04/07/2022	12.00	56.50
EFT33619	07/07/2022	HOCKING HERITAGE & ARCHITECTURE	RFQ22- 2020/21 - REVIEW OF LOCAL HERITAGE CATEGORY C, PROPOSED HERITAGE AREAS AND UPDATE/CREATE NOMINATED PLACE RECORD FORMS	9,695.40	9,695.40
EFT33620	07/07/2022	K MCDONALD	CHSP VOLUNTEER MEAL REIMBURSEMENT 26/05/2022	13.80	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 16/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 23/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 30/06/2022	15.00	58.80
EFT33621	07/07/2022	J CLARKE	CHSP VOLUNTEER MEAL REIMBURSEMENT 01/06/2022	12.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 08/06/2022	15.00	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 15/06/2022	15.00	

			CHSP VOLUNTEER MEAL REIMBURSEMENT 22/06/2022	15.00	57.00
EFT33622	07/07/2022	J V EARTHMOVING CONTRACTORS	CANNING HWY FOOTPATH UPGRADE STH SIDE, WEST OF PETRA ST 124M2, CANNING HWY FOOTPATH UPGRADE - ADDITIONAL WORKS 52M2	62,726.40	
			WAYMAN RESERVE - REMOVE/UPDATE DRAINAGE PIT & INSTALLATION OF POLLUTANT TRAP. INCL LARGE CRANE HIRE	28,600.00	91,326.40
EFT33623	07/07/2022	JACKSON MCDONALD BARRISTERS & SOLICITORS	RFQ11-2021/22 LEGAL SERVICES EF OVAL REDEVELOPMENT - JUNE 2022	14,972.50	14,972.50
EFT33624	07/07/2022	ROMAIOR ENTERPRISES PTY LTD T/A CONCRETE HIRE	HIRE OF SCARIFIER & VACUUM FOR FOOTPATH MAINTENANCE 27/06/2022 - 01/07/2022	2,145.00	2,145.00
EFT33625	07/07/2022	LEMON LIGHT PRODUCTIONS	FILMING OF CARG SESSION	200.00	
			STAFF PHOTOS AND KNOW THY NEIGHBOUR #3 PHOTOSHOOT	420.00	
			EAST FREMANTLE OVAL AND MARCUS BEILBY MINI DOCUMENTARY - SECOND INSTALMENT	1,200.00	1,820.00
EFT33626	07/07/2022	ALZHEIMER'S AUSTRALIA WA LTD	MEANINGFUL ENGAGEMENT WORKSHOP FOR STAFF AND VOLUNTEERS	715.00	715.00
EFT33627	07/07/2022	P TSEN	CHSP VOLUNTEER MEAL REIMBURSEMENT 01/06/2022	12.50	
			CHSP VOLUNTEER MEAL REIMBURSEMENT 08/06/2022	15.00	27.50
EFT33628	07/07/2022	S MORRISON	REFUND - OVERPAYMENT OF PARKING FEES LEEUWIN LAUNCHING RAMP CAR PARK	54.00	54.00
EFT33629	07/07/2022	D YOUNG	PARTIAL DOG REGISTRATION REFUND - DOG STERILISED WITH THE FIRST YEAR	150.00	150.00
EFT33630	07/07/2022	AMPOL AUSTRALIA PETROLEUM PTY LTD (CALTEX)	FUEL PURCHASE JUNE 2022	6,609.29	6,609.29
EFT33631	18/07/2022	CHILD SUPPORT AGENCY	PAYROLL DEDUCTIONS JULY 22	371.32	371.32
EFT33632	18/07/2022	MARTINS TRAILER PARTS	MATERIALS FOR TRAILER REPAIRS	88.88	88.88
EFT33633	18/07/2022	CANNON HYGIENE AUSTRALIA PTY LTD	SANITARY UNIT SERVICES - LAUNCHING RAMP, SUMPTON GREEN, TRICOLORE 24/04/22 - 23/10/22	241.23	241.23
EFT33634	18/07/2022	YOUNGS PLUMBING SERVICE P/L	BOWLING CLUB - REPAIR WATER LEAK UNDER ASPHALT	529.34	529.34
EFT33635	18/07/2022	STEANN PTY LTD	REMOVAL OF GREENWASTE FROM BUND AS PER RFQ11-2020/21-JUNE 2022 13.32T	3,296.70	3,296.70
EFT33636	18/07/2022	PETRA CLEAN	COMMERCIAL CARPET STEAM CLEAN TRICOLORE CENTRE	759.00	759.00
EFT33637	18/07/2022	INDIANIC GROUP PTY LTD	MOORING PENS & JETTIES - ANNUAL INSPECTION 2022	11,984.50	
			MOORING PENS - REPLACE 2 X FAILED/DAMAGED PYLONS	14,300.00	26,284.50
EFT33638	18/07/2022	KONICA MINOLTA BUSINESS SOLUTIONS	PRINTING COSTS DEPOT - JUNE 2022	102.34	102.34
EFT33639	18/07/2022	MP ROGERS & ASSOCIATES P/L	PROFESSIONAL FEES - RIVER WALL 10 YEAR UPGRADE PLAN	3,542.63	3,542.63
EFT33640	18/07/2022	DEPARTMENT OF TRANSPORT	DISCLOSURE OF INFORMATION FEES - JUNE 2022	168.10	168.10
EFT33641	18/07/2022	DOUGLAS PARTNERS PTY LTD	RFQ25 - GEOTECH SERVICES EF OVAL REDEVELOPMENT: PRELIMINARIES, SITE INVESTIGATION, UNDERGROUND SERVICES LOCATOR, GEOTECHNICAL LAB TESTING , REPORTING - MAY 2020	9,075.00	9,075.00
EFT33642	18/07/2022	BARBARA STEPHENSON	ENTERTAINMENT @ CHSP ON 13/05/22	120.00	120.00
EFT33643	18/07/2022	SNAP PRINTING	PRINTING OF WOODSIDE ADVERTISING SIGNS - A0,A1	383.90	383.90
EFT33644	18/07/2022	APARC AUSTRALIAN PARKING & REVENUE CONTROL PTY LTD	MONTHLY CHARGES FOR CREDIT CARD TRANSACTION PAYMENT FOR JUNE 2022	158.93	158.93
EFT33645	18/07/2022	WINC	OFFICE STATIONERY ORDER ON 09/06/22	247.63	
			OFFICE STATIONERY ORDER ON 09/06/22 - BACKORDER	239.47	487.10
EFT33646	18/07/2022	ZIP HEATERS (AUST) PTY LTD	2 x WATER FILTERS (93702) FOR ZIP HYDROTAPS TOWN HALL	330.77	330.77
EFT33647	18/07/2022	Z-CARD POCKET MEDIA SOLUTIONS	HERITAGE TRAIL MAPS REPRINT x1000	2,772.00	2,772.00
EFT33648	18/07/2022	LEE SYMINTON ARCHITECT	RFQ06-2021/22 - FREMANTLE CITY SOCCER CLUB - STAGE 1 ARCHITECTURAL CONCEPT DESIGN	13,101.00	13,101.00
EFT33649	18/07/2022	AZILITY	QUARTERLY PERFORMANCE REVIEWS AND EMISSIONS REPORTING TO NGER STANDARDS	8,019.00	8,019.00
EFT33650	18/07/2022	ONEMUSIC AUSTRALIA	MUSIC FOR COUNCILS LICENCE - URBAN 1 JULY 22 - 30 JUNE 23	1,354.66	1,354.66
EFT33651	18/07/2022	SOUTHERN BINS	SKIP BIN HIRE FOR CLEANUP - CAMP WALLER	600.00	600.00
EFT33652	18/07/2022	PAPERSCOUT	GEORGE STREET FESTIVAL - 1/3 PAGE AD FOR MENU MAGAZINE. DESIGN AND DEVELOPMENT OF AD, INCLUDING TWO ROUNDS OF CLIENT AMENDMENTS AND PRINT PREPARATION. PDF SUPPLIED TO CLIENT	206.25	
			DESIGN AND PRINT 3,600 COLOUR COPIES OF JUNE TALK OF THE TOWN - PLUS PREPARATION OF AUSTRALIA POST LODGEMENT (TO BE DISTRIBUTED BY AUSTRALIA POST TO ALL RESIDENTIAL AND COMMERCIAL PROPERTIES)	2,442.00	
			DESIGN OF EV CHARGER WRAP	275.00	2,923.25
EFT33653	18/07/2022	BROLLY AUSTRALASIA PTY LTD	BROLLY - RENEWAL OF 12 MONTH SOCIAL MEDIA ARCHIVING PLAN 30/06/22 - 30/06/23	1,306.80	1,306.80
EFT33654	18/07/2022	SPORTENG	PROFESSIONAL FEES- EF OVAL SITE INVESTIGATION & FEASIBILITY (PLAYING OVAL) - PRELIMINARY SITE INVESTIGATION	6,732.00	6,732.00
EFT33655	18/07/2022	JACKSON MCDONALD BARRISTERS & SOLICITORS	PROFESSIONAL FEES - RFQ11-2021/22 LEGAL SERVICES EF OVAL REDEVELOPMENT - JUNE 2022	1,497.25	1,497.25
EFT33656	18/07/2022	MARCUS BEILBY	EAST FREMANTLE OVAL COMMISSIONED PAINTING - 2ND INSTALMENT PAYMENT	14,300.00	14,300.00
EFT33657	18/07/2022	FORTH CONSULTING PTY LTD	PROFESSIONAL FEES - RFQ16-2021/22 EAST FTLE OVAL REDEVELOPMENT CIVIL ENGINEERING - COMPLETE DESIGN DEVELOPMENT -JUNE 2022	17,600.00	17,600.00
EFT33658	18/07/2022	EXECUTIVE COMPASS PTY LTD	FINANCIAL PROJECTIONS - EAST FREMANTLE OVAL PRECINCT REDEVELOPMENT- 30% DEPOSIT	1,567.50	1,567.50
EFT33659	18/07/2022	EV UP PTY LTD	ELECTRIC CAR CHARGING STATION - AURIGA DUAL PORT 22Kw c/w OCPP, INSTALLATION/ COMMISSIONING, CUSTOM BRANDING, 12 MONTH SOFTWARE SUBSCRIPTION - CLIENT PORTAL , EVUP MANAGEMENT & MONITORING & DELIVERY	14,556.30	14,556.30
EFT33660	18/07/2022	A BRIGNOLI	PARTIAL REFUND OF DOG REGISTRATION FEES - DOG DECEASED	56.67	56.67



15 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

16 NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

17 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

18 NEW BUSINESS OF AN URGENT NATURE

19 MATTERS BEHIND CLOSED DOORS

**PROCEDURAL MOTION**

**That the meeting be closed to the public to discuss confidential items “RFT07-2021/22 Building Cleaning Services” and “RFT03-2022/23 Marmion Street Resurfacing” under the terms of the Local Government Act 1995, Section 5.23 (2)(c) and (e).**

**19.1 RFT07-2021/22 BUILDING CLEANING SERVICES (CONFIDENTIAL)**

(Confidential Report)

**19.2 RFT03 2022-23 MARMION STREET RESURFACING PROJECT (CONFIDENTIAL)**

(Confidential Report)

20 CLOSURE