

ANNUAL REPORT

TOWN OF EAST FREMANTLE

For the Year ending 30 June 2014



TOWN OF EAST FREMANTLE

The Municipality of East Fremantle was created in 1897, when it separated from the Town of Fremantle to become an independent local authority. The Town has a population of approximately 7,700 and is 3.2 square kilometres in area. It is bounded to the north and west by the Swan River, across which many properties enjoy expansive views. To the east it shares a common boundary with the City of Melville, to the south and west with the City of Fremantle.

The Town has a rich history. The local Aboriginal tribe known as Nyungar obtained food and drinking water from the river foreshore and open grassy areas. The track that linked the fledgling Swan River Colony based in Fremantle to the future city centre of Perth in 1831 is documented traversing along the East Fremantle cliff edge finishing at the river ferry crossing at Preston Point. Early settlement of the area consisted of large farm holdings, however as the colony prospered during the 1890s gold rush the nature of settlement altered dramatically, rapidly changing to a residential area.

The Plympton precinct today contains many charming worker's cottages which were established largely between 1890 and 1910. Riverside was established by the merchant elite of Fremantle and is perched high on the cliffs overlooking the River. Gracious homes, some from the goldrush era, are dotted along the escarpment. Further northwards, the Preston Point area was developed in the 1950s with houses typical of the period also enjoying the expansive views over the river.

The Woodside and Richmond precincts contain many homes dating from 1900–1940. Described as 'sweetness and light' this area is characterised by its fine brick and tile bungalows on generous sites with mature garden settings.

The Town of East Fremantle has strongly resisted the push for inappropriate infill development and encouraged the retention of the many heritage homes in the municipality. Whilst pressure from various sources to increase densities will continue to occur, the Town will seek to ensure appropriate development takes place, in a way which preserves the Town's character and streetscapes, protects its heritage and maintains residential amenity.

The Town At A Glance

Established as a Municipality:	2 April 1897
Population:	7462
Number of Dwellings:	3,065
Number of Rate Assessments:	3,222
Area:	3.2km ²
Area of Parks & Gardens:	65ha
Location:	25km from Perth GPO
Length of Roads:	46km
Annual Operating Expenditure (actual):	\$8,116,144
Rate Revenue (actual):	\$6,044,466
Employees:	37
Principal Officers as at 30 June 2014	
Chief Executive Officer	Stuart Wearne
Executive Manager Finance & Admin	Les Mainwaring
Manager Planning Services	Jamie Douglas
Environmental Health Officer	Shelley Cocks
Operations Manager	Steve Gallagher
Community Services Officer	Sue Limbert
Office Location:	135 Canning Highway East Fremantle
Telephone:	(08) 9339 9339
Facsimile:	(08) 9339 3399
Email:	admin@eastfremantle.wa.gov.au
Office Hours:	8.30am-5.00pm Monday-Friday

Annual Report 2013/2014

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Financial Statements for the year ended 30 June 2014

Elected Representatives

The following elected members represent the Town's residents and ratepayers. Home addresses and contact details are provided to assist you, if you wish to contact your elected member for information or help you with a council matter.



Mayor Jim O'Neill

72 Allen Street

East Fremantle WA 6158

T: 9339 2425

Mayor.oneill@eastfremantle.wa.gov.au



PRESTON POINT WARD



Cr Michael McPhail

11 Angwin Street

East Fremantle WA 6158

T: 0404 979 273

Cr.mcphail@eastfremantle.wa.gov.au



Cr Julie Amor

17 Habgood Street

East Fremantle WA 6158

T: 9319 1661

Cr.amor@eastfremantle.wa.gov.au

WOODSIDE WARD



Cr Tony Watkins

63 Irwin Street

East Fremantle WA 6158

T: 0427 980 907



Cr Maria Rico

11 Petra Street

East Fremantle WA 6158

T: 9339 4413

Cr.rico@eastfremantle.wa.gov.au

RICHMOND WARD



Cr Matthew Handcock

38 Gill Street

East Fremantle WA 6158

T: 9339 2443

Cr.handcock@eastfremantle.wa.gov.au



Cr Cliff Collinson

48 King Street

East Fremantle WA 6158

T: 9339 6452

Cr.collinson@eastfremantle.wa.gov.au

PLYMPTON WARD



Cr Jenny Harrington (Deputy Mayor)

31 Allen Street

East Fremantle WA 6158

T: 9319 5041

Cr.harrington@eastfremantle.wa.gov.au



Cr Sian Martin

16 Sewell Street

East Fremantle WA 6158

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Town of East Fremantle

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East Fremantle WA 6158

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Mayor's Report

James O'Neill, Mayor

The last 12 months have been extremely busy and Council has many competing priorities. The biggest being the State Government's Amalgamation proposal. Over a month ago the State Government released the report from the Local Government Advisory Board which recommended a bigger City of Fremantle which included the incorporation of the Town of East Fremantle.

This recommendation has caused a dilemma for the Town. As a Council we have had to continue to work hard for the Town whilst acknowledging that this may well be the last year of the existence of our local government. At the time of drafting the Annual report the Town looks like getting 250 signatures which will trigger a poll on the 31 January 2015 regarding amalgamation. The parameters to stop the amalgamation will be extremely difficult to achieve. Should the Town actively oppose this or work with the City of Fremantle to ensure the best possible outcomes for the Town of East Fremantle and its residents? This is a difficult decision for elected members to make. The Government has made it clear that they are determined to introduce this reform. Personally I feel the Town should work positively with the City of Fremantle.

Working with the City of Fremantle, will hopefully, ensure the best outcome for the Town. That way we can ensure the continuation of our planning scheme and densities, services to the elderly, footpath replacement, park and playground improvements, foreshore works and clubs and community groups.

Despite this uncertainty the Town has continued to plan and carry out works to improve both our built environment and services.

Many of our parks and playgrounds have and will be upgraded to ensure parents and children have access to safe, challenging and stimulating physical activity. I also need to acknowledge the Friends of the East Fremantle Foreshore led by Helen Congruous, Frank and Pam Caddy to name but a few. This group has continued to ensure our most important natural resource in our state, the Swan River, is looked after in our Town. The Plympton Steps will be completed soon and many residents may have noticed the renovations to the Council building and Police Station.

To the office bearers of our many community and sporting groups I thank you. Because of your hard work and dedication our Town offers so many different physical and social recreation opportunities for all ages. In a time when social interaction is becoming so important as we work and live longer it is these volunteers that are so important.

We have continued our footpath replacement program and during the mid year budget review intend to see if more paths can be upgraded over the next few months.

The cricket and lacrosse renovation should commence shortly along with the review of the outstanding leases in the Town. This is an important objective for the elected members.

In an attempt to improve our services all households were given the opportunity to comment via our recent survey. These survey results have outlined the things that you regard as important for our Town to keep if amalgamated and areas in services and infrastructure we can improve.

I would like to thank all elected members and staff for their hard work over the last 12 months.

Chief Executive Officer's Report

Gary Clark, Acting Chief Executive Officer

The CEO, Stuart Wearne, is on extended leave and I arrived in September 2014 to relieve him in the role for six months. While I can't comment directly on the achievements of the last financial year the Mayors' and officer's reports provide a comprehensive summary.

The financial report indicates that the Town of East Fremantle remains in a good financial position. Residents would also have noticed that many of the initiatives in the 2014/15 annual budget have already been completed. The restoration of the Town Hall and the Old Police Station will ensure that East Fremantle's civic heritage is preserved. The new footpaths and street resurfacing in Plympton continue the strategy to maintain our infrastructure to a high standard.

Our focus now turns to preparing ourselves for amalgamation with the City of Fremantle and positioning the community to continue to receive a high standard of service from the new local government.

Finance Report

Les Mainwaring, Executive Manager Finance & Administration

The function of the Finance and Administration staff of the Town covers a broad range of activities including financial management and reporting, accounting, information technology, rating, debt collection, asset management, treasury, records management, human resource management, accounts payable, payroll, Council support and in recent times preparations for amalgamation.

The primary focus is financial management and statutory compliance in terms of accountability, disclosure and corporate planning. The major departure from regular activities for this financial year was the revaluation of all building assets and the bringing to account at fair values, which has had a significant effect on the balance sheet.

During the year monthly financial reporting is used to assist the Council in the role of managing Council's financial and physical resources, according to the annual budget, and this is measured in the audited annual financial statements.

FINANCIAL MANAGEMENT

2013/2014 Annual Budget

The Town of East Fremantle's 2013/2014 Budget was adopted at a Special Council meeting held on Tuesday 13 August 2013.

The 2013/2014 budget had capital works totalling \$3,369,000 providing for a number of significant items for the benefit of the community which included:

• Town Hall heritage restoration Yr2	\$383,000
• Plympton footpaths program Yr3	\$364,900
• Hubble Street drainage	\$153,900
• Plympton parking program	\$152,800
• Old Police Station heritage restoration Yr2	\$150,000
• EF Cricket/Lacrosse Club Building	\$150,000
• King Street asphalt resurfacing	\$94,600
• May Street asphalt resurfacing	\$75,900
• Walter Street asphalt resurfacing	\$72,600
• Plympton Steps/Kitson Park conservation	\$49,500
• Outdoor Public Art	\$49,500
• Sumpton Green Building renewal	\$35,000
• Adult exercise equipment W Wayman Park	\$27,500
• Merv Cowan Park Gazebo renewal	\$27,000
• Sumpton Green playground renewal	\$23,100

Operating programs include extensive works on roads, verges, footpaths, street trees, ovals and passive recreation areas.

Council provides a full weekly service for recycling and household mixed waste which achieves a 70% diversion from landfill, together with three green waste, one bulk rubbish collection and one tip pass for additional annual waste requirements.

Support has continued to be provided for community services such as Council's Home and Community Care services; the Fremantle Library; Fremantle Toy Library; the Glyde-In Centre; Infant Health Clinic; Community Midwifery Program; East Fremantle Family

Finance Report

Playgroup; and the colourful George Street Festival, whilst boaties are provided with subsidised annual parking permits at Car Park No1.

Funding for these services was underpinned by an overall rate income increase of 5% for residential and commercial rates.

2013/2014 Annual Financial Statements

The Annual Financial Report for the year ended 30 June 2014 has been issued with an unqualified audit report from Anderson Munroe and Wylie on the 19 November 2014. A copy of the Audited Financial Statements is included at the end of this document.

Operating Statement

The year ended with a small operating surplus of \$250,948. The operating surplus can be attributed to the balance of an additional 15% in operating revenue against an additional 2% of operating expenditure. The areas of significant revenue variation include \$209,000 allocated from the closure of the Fremantle - East Fremantle Tramway Trust which was transferred to reserve; \$75,000 in growth funding for the Home and Community Care program; \$159,000 in collections for the Building Construction Industry Training Fund and Builders Services Levies due to the commencement of major building projects. Areas of significant expenditure variation include additional costs for \$70,000 road maintenance, \$56,000 verge maintenance, and \$58,000 of additional depreciation road infrastructure and works plant.

Consolidated Cash Position

Council invests surplus funds in short term deposits with banks to provide a secure return on its investments, and investments are not subject to market linked variations of the capital sum. Interest earnings for 2013/2014 were \$274,156 (LY \$275,761), and included \$87,034 for the benefit of Council's Reserve Funds. Investment returns were relatively steady during 2013/2014.

The consolidated cash position of the Municipal and Reserve funds for the Town of East Fremantle for the year ended 30 June 2014, has increased to a balance of \$3,230,927. This includes Unrestricted Cash \$829,364 (LY \$659,736) and Reserves funds of \$2,401,563 (LY \$2,284,982). Reserves are used by Council to fund future development and renewal of assets of the Town of East Fremantle.

Statement of Financial Position and Statement of Changes in Equity

Property, Plant and Equipment Assets have a carrying value of \$16,873,817 (LY \$7,928,572), which has increased by approximately \$9,000,000 after revaluing buildings at fair value.

Infrastructure is \$15,067,399 (LY \$14,504,588) has increased by \$500,000 from the annual capital works program, and will be revalued at fair value during 2014/2015.

The statement provides for the net result of the Town of East Fremantle, where the net assets have increased during 2013/2014 by \$9,772,468 (LY \$1,515,323). The majority of this increase is a result of the revaluation of building assets at fair value.

Joint Venture Arrangements

Council has a 2.74% (\$51,846) stake in the Southern Metropolitan Regional Council (SMRC), and a 3.12 (\$507,052) stake in the Regional Resource Recovery Centre, a major trading undertaking of the SMRC, which fulfils a strategic role in Council's recycling objectives.

Finance Report

There is also a 7.38% (\$15,313) stake in the South West Group of Councils which is a Voluntary Regional Organisation of Councils concerned with shared service opportunities.

Financial Ratios

In assessing the performance trends of the Town's financial resources, the financial statements include ratios which provide a comparison between the last three financial years of reporting. For the 2013/2014 reporting year seven ratios measure the financial sustainability of local governments. Generally the ratios give an indication of a low risk organisation with a high level of financial sustainability, which is a sound platform for continuing operations. All ratios include risk benchmarking from the Department of Local Government. The ratios include:-

	2013/14	2012/13	2011/12
<p>Current Ratio Purpose: To assess adequacy of working capital and the ability to satisfy short term obligations.</p> <p>Risk: Low >100%.</p> <p>Comment: The Town has maintained this level at balance date with an increasing trend.</p>	125%	110%	98%
<p>Asset Sustainability Ratio Purpose: Measures the extent to which assets are being renewed/replaced compared to the amount consumed.</p> <p>Risk: Low >110% indicates investment in asset renewal/replacement to the degree that offsets the current consumption of assets 100% plus providing for the effect of inflation. High <90% indicates difficulty undertaking a sustained capital investment program sufficient to renew/replace assets while also negating the effect of inflation on purchasing power over time.</p> <p>Comment: As predicted from last year, this ratio was likely to reduce when fair values for buildings were brought to account though the ratio is still healthy at this point. A further reduction can be expected in 2014/2015 when the infrastructure class of assets are brought to account at fair value.</p>	148%	335%	267%
<p>Debt Service Cover Ratio Purpose: Measures the ability to service debt out of surplus funds available from operations.</p> <p>Risk: WA Treasury suggests a risk range of Low >10 or High <5 for small councils dependant on external funding. The Department of Local Government set a risk profile of Low >5 High <2 which may be a little low.</p> <p>Comment: The Town is a small council, but not dependant on external funding; therefore the current debt service risk is low which indicates that Council has been operating within funding constraints without relying on debt to expand services.</p>	11.3	9.3	10.7
<p>Operating Surplus Ratio Purpose: Effectively highlights the scale/extent of any operating surplus or deficit in relation to the overall size of the local government.</p> <p>Risk: Low >15% provides a strong operating surplus which gives future flexibility in relation to operational service levels and the asset base. High <0% indicates an operating deficit which if sustained will erode the ability to maintain</p>	8%	9%	13%

Finance Report

	2013/14	2012/13	2011/12
operational service levels and the asset base. Comment: The Town's position indicates a medium risk where we need to be watchful that this ratio does not continue to decline, and that we need to maintain or improve operating surpluses if we are to continue into the future.			
Own Source Revenue Coverage Ratio Purpose: Measures the ability to cover operating expenses from own source revenue. The higher the ratio the more self reliant allowing greater flexibility as less external funds are required for operational purposes. Risk: WA Treasury use a risk range of Low >90% High <60%, however there are no Department of Local Government guidelines for this risk assessment. Comment: The Town has a low risk ratio that indicates a high level of financial self-autonomy and a low reliance on external funding providers.	97%	95%	100%
Asset Consumption Ratio Purpose: Measures the extent to which depreciable assets have been consumed by comparing their written down value to their replacement cost, highlighting the aged condition of depreciable assets. Risk: Low >60% indicates investment in asset renewal to a level where a high percentage of assets are in "as new" condition. High <50% indicates difficulty in undertaking a sustained capital investment program sufficient to maintain the average "aged" condition of the assets. Comment: The current risk indicator is very low however the true position of the Town will be known when fair values for infrastructure are brought to account in 2014/2015.	88%	87%	N/A
Asset Renewal Funding Ratio Purpose: Measures the extent to which assets are being renewed compared to the amount consumed, providing an indication of financial capacity to fund asset renewals. Risk: Low >95% indicates investment in asset renewal to the degree that offsets the current consumption of assets. High <75% indicates difficulty in undertaking a sustained capital investment program sufficient to renew assets while also negating the effect of inflation on purchasing power over time. Comment: The current risk indicator is very low however the true position of the Town will be known when fair values for infrastructure are brought to account in 2014/2015 and analysed within the long term financial plan.	220%	N/A	N/A

RATING

The Town of East Fremantle levied \$6.0m of rates in 2013/2014 and also collected an Emergency Services Levy for the state government of \$930,000. An outstanding rates ratio of less than 1% has been maintained and is well under the previous guidelines of 5%, indicating the sustained efforts of staff in maintaining effective debt collection control, whilst continuing the endeavour to provide excellent customer service in a cost effective manner.

Finance Report

To ensure Council's continued compliance with rating legislation and procedures, Council is an active member of the Local Government Rates Officer Group. The group meets regularly to discuss compliance and clarification of current issues.

RECORDS MANAGEMENT

The Town of East Fremantle has demonstrated its ongoing commitment to good and compliant record keeping practices by adhering to its Record Keeping Plan which was submitted to the State Records Office in December 2013.

As a component of the approval of the Town's Record Keeping Plan the Town is required by the State Records Office to remain compliant with the State Records Act 2000. A part of the actions necessary to maintain those requirements the Town adopted record keeping guidelines to assist elected members to manage the official records created or received by them in the course of their work for the Town of East Fremantle.

All correspondence is registered in Council's electronic document management records system and stored electronically for distribution and archival purposes. For the year ending 30 June 2014, approximately 8,000 individual items of correspondence were recorded, scanned and processed through this system.

INFORMATION COMMUNICATION TECHNOLOGY

Council has completed a strategy to upgrade the existing server infrastructure, improve Depot ICT communications and provide for a more robust disaster recovery capability. This project plan was formulated from a review of the IT Strategy in 2012/2013 with server upgrade and has continued into 2013/2014 with a substantial desktop and software upgrade.

Further initiatives for consideration are review and upgrade of the website design, as well as taking advantage of other IT initiatives that will improve customer services such as Facebook.

LOCAL LAWS

Council concluded its 8 year review of the Town's Local Laws in 2011. The next major review is scheduled for 2019.

RISK MANAGEMENT

Council has utilised the resources of the South West Group (SWG) to undertake an independent review of insurance arrangements for SWG member councils.

Work has proceeded with the preparation of the IT Disaster Recovery Plan which covers all aspects of managing the recovery of a disaster directly affecting IT capability. The plan activates a Crisis Management Team and sub-team activities focus on physical restoration of an office environment site, together with restoration of computing services at a restored original facility or an alternate facility.

With funding from LGIS Risk Services, Council has accessed a comprehensive range of staff health checks including skin tests, movement, respiratory, blood tests and strength testing. This is designed to educate staff about their immediate health and encourage a healthier lifestyle and hence a healthier workplace. A broader range of health and wellbeing options will be offered to staff in the following year

PLANT AND LIGHT FLEET REPLACEMENT

The Town continues a regular replacement program for light and heavy fleet items in accordance with the plant replacement program, with sufficient funding made available to the Plant Reserve to cover the net cost of changeover.

Finance Report

During the 2013/14 period the Town replaced one Parks mower and three light fleet vehicles.

Plant replacement proposed for 2014/15 is set to include one Works wheel loader and one light fleet item.

OTHER ADMINISTRATIVE REVIEWS

Following last year's review of Easements, Plant and Equipment and Furniture and Equipment, in accordance with new legislative requirements, the Town undertook a review of all building assets to determine the fair value. This is disclosed in the Annual Financial Statements and had a significant effect on the value of assets. Further fair value activities will continue in the following year with the infrastructure classes of assets.

Operations Report

Stephen Gallagher, Operations Manager

TRAFFIC MANAGEMENT

Preston Point Road/Pier Street Roundabout

After the works were completed in March 2013, and landscaping in May 2013, the only remaining item, the street light, was installed in March 2014.

King Street

To help address speeding issues in King Street, Council installed a speed hump in May 2014. This has since proven to be an effective option.

Traffic Monitoring

Traffic studies have also been carried on various other streets around the Town to assist with the continually changing needs of the community. Traffic counts were taken on George Street, Speedy Cheval Street, and Silas Street. As a result of these counts we have since applied for a 40km/h speed limit on George Street.

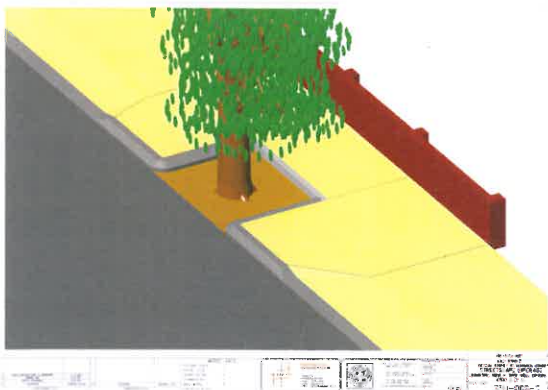
TRANSPORT INFRASTRUCTURE

Bus Stop Upgrades

The Canning Highway bus stop immediately west of Allen Street was removed in late June 2014 to be replaced by one that is of disability standard along with the placement of tactile paving. This was subject to 50% funding from the Department of Transport.

After a request from the Town of East Fremantle the Public Transport Authority completed an investigation into the installation of bus stop timetables around the Town. As a result we have had 6 timetables installed at various bus stops along Canning Highway. Due to public concern we are continuing to put pressure on the PTA to install more, especially along Marmion Street.

FOOTPATH IMPROVEMENTS



Plympton Precinct Style Foot Path/Verge Upgrade

The program of footpaths and roads in the Plympton Precinct continued this year with completion expected in the 2014/15 financial year. The follow street sections were upgraded during the 2012/13 financial year with the same treatment as shown above.

Operations Report

Hubble Street

Both sides of Hubble Street from Marmion Street to George Street and the eastern side of Hubble Street from George Street to Canning Highway.

Sewell Street

Both sides of Sewell Street from George Street to Marmion Street.

To address other footpath concerns around the Town the following works were also completed.

Locke Crescent

The southern side of Locke Crescent between Chauncy Street and Munro Street. The precast concrete slabs were removed and replaced with standard grey concrete.

Preston Point Road

The eastern side of Preston Point Road between Coolgardie Avenue and Fraser Street. The precast concrete slabs were removed and replaced with red asphalt with a flush kerb edging.

DRAINAGE UPGRADES

Moss Street

Due to localised flooding of adjacent properties an additional side entry stormwater pit was installed on the eastern side of Moss Street opposite Tondarup Way. This has proven to be addressing the problem.

Surbiton Road

A large grated culvert was placed across Surbiton Road to remove water from the roadway. This was connected by pipe work down into Angwin Street's drainage line and eventually out into the Swan River.

Riverside Road

The existing stormwater pit grates along Riverside Road have been replaced due to rust.

Hubble Street

The ceiling in the box culvert between George Street and Canning Highway was replaced due to structural failure.

RIVER FORSHORE FACILITIES

A tender for foreshore protection works adjacent to John Tonkin Park which incorporated an extension to the existing gabion baskets was prepared on the Town's behalf by MP Rogers. Construction is due to start in September 2014.

BUILDINGS WORKS

Sumpton Green Playgroup

New roof and beams replaced where necessary.

Allen Street Units

Upgrade of sewerage systems.

East Fremantle Oval Buildings

Assessed and reported for budget.

Operations Report

BUILDING HERITAGE WORKS

Old Police Station

Restoration works completed on the old Police Station included a new galvanised iron roof, roof tie downs, gutters, downpipes and re-furbished verandah posts.

The following additional works began in 2012/2013 and will be completed in 2013/2014:

- Primer treatment and painting of the building and the holding cells.
- Protection and redecoration to all external timbers including doors and window frames.
- Cleaning, re-pointing and some re-construction of the external limestone block work.
- Repair, replaster and apply protective coatings to the areas of damaged walls and ceilings of the upper floor internal rooms.
- Refurbish old external toilet and make operative.
- Install new electrical wiring to comply with Australian Standards.
- Refurbish internal floor areas.

Town Hall

The following works began in 2012/2013 and will be completed in 2013/2014:

- Exterior redecoration and crack repair.
- Re-coat the exterior of the building.

PARKS & RESERVES

Playground - Parks Equipment

The Glasson Park playground equipment and play area were renewed during this financial year. The playground equipment was chosen to provide opportunities for children of all age groups to enjoy the park's facilities.

A smaller playground was installed between the Zephyrs Café in John Tonkin Park and the existing larger boat playground. Zephyrs Café – small playground installed

The Sumpton Green Playgroup playground was replaced due to the poor condition of the existing one. Working with Playgroup members, a design was chosen that best suited their needs.

Parks – Exercise Equipment

Due to the positive response received for the exercise equipment adjacent to the Red Herring on Riverside Road a second exercise area was installed at WW Wayman Reserve that included six exercise stations.

Parks – Amenities

The four gazebos at Merv Cowan Park were repaired due to severe white ant damage. This park is a popular wedding venue.

Tree Planting/Pruning

The annual planting of street trees was carried out in July 2013:

- Approximately 60 trees planted throughout the Town.
- Trees are continually monitored and pruning was carried out as required.

Sporting Grounds Turf Management

As per the previous year annual turf renovations were carried out to all our sports grounds around September/October. Turf replacement was again carried out on sections of Upper and Lower Wauhop Park, Henry Jeffrey Oval, Preston Point Reserve and East Fremantle

Operations Report

Oval. To maximise the fertiliser treatment, soil testing was carried out prior to any application. Water retention aid was also applied to all sports grounds.

Verge Maintenance

Council continues to provide a verge mowing service throughout the Town.

Health & Community Services Report

Shelley Cocks, Environmental Health Officer

Health and community services encompasses legislation including Health Act 1911 (as amended), Environmental Protection Act 1986 (as amended), Food Act 2008, Disability Services Act 1993, Emergency Management Act 2005, Tobacco Products Control Act 2006 and regulations made pursuant to those Acts; and Health Local Laws. It also implements the Disability Access and Inclusion Plan, liaises with Fremantle Library Services, Sumpton Green Community Centre, Glyde-In Community Centre, East Fremantle Community Health Services, East Fremantle Neighbourhood Watch and the East Fremantle Festival.

Technical matters coordinated by health and community services include environmental monitoring and projects such as the APACE subsidised native plant scheme, waste management including verge collections, hazardous waste and waste reduction workshops, graffiti management including urban art projects and liaison with sporting clubs in respect of grant opportunities and projects such as Kidsport.

All routine programs associated with the above issues progressed well throughout the year, and I draw your attention to the following achievements in the 2013-14 financial year.

Waste Management & Recycling

The tonnes of waste collected for composting totalled 2,544 tonnes. Recycling totalled 1088.2 tonnes. The waste composting and recycling program at the SMRC's Regional Resource Recovery Centre continues to provide agreed services to the Town of East Fremantle.

Waste reduction workshops were held throughout the year, conducted by Living Smart facilitators, Barry Healy and Annalise Truman. The workshops advised participants on the correct use of green and yellow bins, construction of a worm farm and compost bin was demonstrated, and then afternoon tea enjoyed. The workshops were held at Glyde Inn, East Freo Farm Inc and Sumpton Green. A tour of the SMRC was also conducted.

In July 2013 the Town of East Fremantle received funding from the Office of the Waste Authority through its *Engagement in Action: Communications and Promotion Program* to develop a communication program to reduce bulk waste going to landfill. At least 75% of the waste collected from verges during the Town's annual bulk-waste collection ends up in landfill. There is significant scope to increase recovery and re-use of materials that residents put on verges including construction and demolition waste from household renovations, wood products that can be recycled, and mattresses which constitute a big problem in landfill because of the amount of airspace they take up.

Funding from the Waste Authority was used to carry out two projects:

- A pilot home renovators program aimed at increasing recycling of C&D waste (Project 1)
- A community based recovery program to generate and promote local solutions to the recovery and diversion of timber, mattresses and e-waste and other household items (Project 2)

Project 1 culminated in the production of a Construction and Demolition Recycling Directory which can be found on the Waste Authority Website. Project 2 has resulted in Council extending the scope of its resident tip passes to include Garbologie, a

Health & Community Services Report

recycling company based in O'Connor. Residents will now have an alternative to landfill in respect of their general junk and bulk verge collection.

Garage Sale Trail

The Garage Sale Trail was introduced to Western Australia on Saturday 26 October 2013. The Town of East Fremantle, with funding support from The Office of the Waste Authority, hosted 28 registered garage sales with many businesses in George St participating. Glasson Park proved a popular hub, and we intend to get bigger and better in 2014. It was estimated that each seller sold an average of 8 standard shopping trolleys which resulted in a lot of items being re-distributed on the day.

Urban Art Project

The Town of East Fremantle continues the implementation of its Community Safety and Crime Prevention Plan in alignment with the State Community Safety and Crime Prevention Strategy (2004), local police and Neighbourhood Watch Groups, the local business community and residents.

A grant from the WA Police Strategic Crime Prevention Fund resulted in \$20,000 becoming available for bus shelter urban art projects. These were completed in Canning Highway by artists Graeme Richardson and Monique Richards and have been well received by local residents.

Neighbourhood Watch

Under the guidance of our Neighbourhood Watch Coordinator Noel Nimmo, ably assisted by area coordinators Barry Renouf and Rod Francis, Committee members Myrtle Nimmo and Joan Donaldson and volunteers, Neighbourhood Watch had another successful and busy year.

Monthly meetings were held in conjunction with Fremantle and Community Police and the Office of Road Safety and all matters related to crime, road safety, disability access and graffiti were considered and discussed.

Information on general safety and security especially for Seniors, home security information and methods of reporting crime can now be accessed online at the new website www.nhwa.com.au.

The Town would like to thank all involved in Neighbourhood Watch in East Fremantle.

Library Services

Over 266,000 people visited the library during 2013/14, an 18% increase on the previous year. Also up was the number of loans, almost 236,000 over the year. 25,000 people used the in house PCs and 54,000 took advantage of the wireless internet access in the library. 247,000 searches were conducted on the library's online databases and staff dealt with 38,000 enquiries from customers.

A new Library Policy was adopted to guide the service, and Library Advisory Committee member, Gerard MacGill was elected as the City's representative on the Library Board of Western Australia.

The library participated in the East Fremantle Festival with a pirate themed stand in Glasson Park, delighting hundreds of children who made badges and learnt about the library and Toy Library. The History Centre was able to assist the Town with advice following a request from a commercial photographer to electronically enhance

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their historic photographs. East Fremantle primary school students conducted a project interviewing residents of an aged care facility and the resulting 'Great women Great girls' display was mounted in the library.

Partnerships with the Meeting Place and the One Stop Shop saw specialist librarians provide information sessions for clients of those services. The completion of artwork for the new teen section of the library by Fremantle Fast Track students has significantly enhanced that area. Staff were able to provide an extra service for a few months by engaging a TAFE Auslan student to translate storytime to a hearing impaired couple who wanted to bring their hearing child along.

East Fremantle Festival.

George Street became a buzz on Sunday 1 December 2013 with the Town of East Fremantle's annual street festival.

Glasson Park was turned into a nautical paradise. There was a pirate ship to bounce on, treasure hunts for the children, a parade of the best dressed child in a 'nautical' costume, pirate hat and eye patch making, the painting of sea creatures, face painting by a pirate and a mermaid and pirate storytelling shows. The baby animals, a festival favourite were also at the festival again this year.

A mix of entertainment was on the main stage located on the corner of George Street and Sewell Street. In keeping with the nautical theme, a belly dancer performed with swords. Local bands the Charisma Brothers and Mambo Chic amongst others performed and 'grooved' the crowd throughout the afternoon. Rock 'n' Roll band Chain Reaction finished the festival off in style on the main stage.

There was a great vibe up the eastern end of George Street, with a variety of well-versed buskers performing throughout the afternoon. Seasoned performers, local band Acid Tea amongst others, entertained the crowds while they enjoyed the sun and food in the alfresco areas. Roving performers entertained the festival crowds including local favourite, the Ozmosis Catalan Street Band.

Many of the George Street businesses opened their doors and invited the festival crowds in and some even 'peddled their wares' out on the street.

Over 70 artisan market stalls lined the street selling handmade items. There was also a Fair Trade corner at the festival again this year, as the Town of East Fremantle continues to demonstrate its commitment to being a fair trade town.

The food was once again a highlight of the festival with offerings from the George Street cafes and restaurants and multicultural food stalls selling Spanish paella, Italian pizza, Malaysian satays, Turkish gozlemes, Argentinian BBQ ribs, Japanese pastries, Australian baked spuds, German gourmet sausages, French crepes, Mexican popsicles, South East Asian street food, freshly made juices, slushies, ice creams and other festival treats. The popular Wine Bar also offered eclectic tastings for festival attendees this year.

Community Events

Residents once again enjoyed movies in the park at John Tonkin Park. The Best Exotic Marigold Hotel was shown on the 7 March and Despicable Me 2 was shown on 8 March.

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Greenhouse Gas Emissions

Emissions Detail by Year

FINANCIAL YEAR	ENERGY	STREET LIGHTING	FLEET	WASTE	TOTAL
2012-2013	391.4	308.3	133	4	836 T Co2e
2013-2014	330	331	119	4	784T Co2e

Emissions by Source (Averaged)

Street lighting 38%

Energy 45 %

Fleet (Fuel) 16%

Waste 0.5%

Note that energy is comprised of electricity and gas supply to buildings and water usage.

Planet Footprint reports tracking energy efficiency and renewable energy measures for the 2013/14 financial year equates to a financial savings of \$3,878 and a resource saving of 52 GJ energy.

The cumulative projects being tracked include new roofs on the Town Hall and Tricolore Community Centre and solar panel installations on Dovenby House and Tricolore Community Centre.

Kidsport

Our Kidsport funding from the Department of Sport and Recreation assisted in 6 children playing for the East Fremantle Junior Football Club, 4 children playing for the Melville City Hockey Club, 2 children playing for the Fremantle Rugby League Club, 2 children playing for the East Fremantle Tennis Club, 2 children playing for the Palmyra Rebels Netball Association, one playing for Tricolore Soccer Club and one joining the Fremantle Surf Life Saving Club.

Councils pay eligible residents' registration fees at a Kidsport registered club, which may be out of the Council area. Council now has a new agreement with the Department of Sport and Recreation for the next financial year

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NEIGHBOURHOOD LINK

Sue Limbert, Community Services Officer

I am delighted to report on Neighbourhood Link's activities. Another year has quickly passed, again with much achieved over that time. I am very proud to be part of this organisation and to have had the opportunity to make a difference to so many people's lives.

The Neighbourhood Link program constantly strives to provide quality HACC support services, to ensure community members can remain living independently with access to quality care programs such as;

- Domestic Assistance
- Social Support
- Respite Care
- Centre-based Day Care-Aged
- Centre-based Day Care-Young Adult Summer Holiday Program
- Transport-Bus Shopping service
- Transport CBDC
- Counselling/Support/Advocacy (Care Recipients)
- Gardening/Home Maintenance

In 2014, the Neighbourhood Link program continues to blossom with good networks and partnerships that are respected across the community services sector. In achieving this, we owe our many thanks and appreciation to Jenny Logan our HACC Contracts Officer who has been extremely supportive.

Neighbourhood Link staff have worked positively as part of a united sector with Commonwealth Respite and Care Link Centre and our two regional Assessment Services (Care Options and Silver Chain) to ensure that the best possible outcomes are achieved for our clients.

Key achievements for Neighbourhood Link included:

- All staff of Neighbourhood Link worked as an effective team towards achieving our purpose.
- Service was provided to all clients.
- Continued support was provided to Care-Options and Volunteer Home Support by sitting on the various boards and committees.
- Continued links and networking with other agencies within the disability and frail aged sectors.
- Provided support, supervision and assessment for students on fieldwork placements from Central TAFE and Challenger TAFE
- We were successful with our HACC growth funding application 2013-2014 and received additional recurrent funds of \$98,520 to enable us to expand our Social Support Program and Transport Service.
- We updated our promotional materials.

In closing, I would like to sincerely thank the staff, students and volunteers, for the great contribution they have made to ensuring Neighbourhood Link continues its great services to the community assisting and aspiring people to step up to a better quality of life. They give unstinting care and great passion to their busy roles. Finally, I would like to thank the CEO Stuart Wearne, the Mayor Jim O'Neill and Councillors for their continued leadership, commitment and support.

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RANGER SERVICES

Andrew Driver, Senior Ranger

OVERVIEW

For the year ending 30 June 2014, Ranger Services were manned by one full time Senior Ranger and one Casual Ranger based on 1.7 FTE's per week.

SERVICES AND RESPONSIBILITIES

Rangers are Authorised Officers under the following Acts and Regulations:

- Dog Act
- Cat Act
- Animal Welfare Act
- Caravan Parks and Camping Grounds Act
- Litter Act
- Bush Fires Act
- Off Road Vehicles Act
- Local Government Act
- Local Government(Miscellaneous Provisions Act
- Department of Agriculture authorised Animal Welfare Inspectors (Animal Welfare Act) Authorised Inspector
- Department of Environment Inspector (Environment Protection Act) (Senior Ranger only)
- Metropolitan Water Supply, Sewerage and Drainage Act
- Fish Resources Management Act
- Town of East Fremantle's Local Laws

Council's Ranger Services are also responsible for:

- Fines Enforcement Registry
- Assisting with road closures
- After hours emergency response
- Assisting emergency services at traffic accidents
- Parking
- Mooring pens / Launching Ramp
- Cash collections and banking
- Courier duties
- Community education programs
- Safety and security of Council property
- Liaising with emergency services
- Liaising with school authorities
- Liaising with business holders
- Liaising with residents and community members
- Liaising with community youth groups
- Liaising with Defence Department

DOG STATISTICS

Infringement notices

From 1 July 2013 to 30 June 2014 Rangers issued a total of two (2) infringement notices for contraventions of the West Australian Dog Act 1976 (Dog Act).

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Cautionary notices

From 1 July 2013 to 30 June 2014, Rangers issued two hundred and seventy-three (273) cautionary notices for contraventions of the Dog Act, 98% of cautionary notices were issued to non residents of the Town of East Fremantle.

Attacks

From 1 July 2013 to 30 June 2014, there were three (3) dog attacks involving injuries to humans, which have been settled to the satisfaction of the injured party. All injuries were of a minor nature.

There were five (5) dog attacks involving injuries to other animals, these files have been closed with the veterinary costs settled to the satisfaction of the injured dog's owner from the third party dog owner.

On average Rangers attended two (2) minor dog incidents per week, with numbers increasing during the summer months. These minor incidents usually involve a dog's alleged or perceived intimidating and aggressive behaviour or general nuisances.

A number of these cases occurred in off lead exercise areas and were generally the result of an owner throwing an object for their dog to chase and other off lead dogs chasing the same object.

In all cases the dog's owner was identified and a Ranger was allocated to work with the owner to ensure that they are aware of their responsibilities under the Dog Act and to assist the owner with advice on behavioural control techniques available to them to train their dog safely and correctly.

A significant number of these reported cases were situations defined as lawful under the Dog Act, such as a dog barking aggressively at pedestrians while lawfully contained behind satisfactory containment fencing or gates.

Barking Complaints

Rangers have investigated one hundred and eighteen (118) official dog barking complaints. All of these complaints have now been resolved and closed to the satisfaction of both the complainant and the barking dog's owners.

However, Rangers receive further (not formerly recorded as a complaint) barking dog complaints with most resolved by verbal interaction between the dog owner, complainant and a ranger services team member, in general most owners are not aware of the dogs nuisance barking before the ranger brings the matter to their attention and these extra complaints do not form part of the above recorded figures.

Rangers endeavour to provide the owners of barking dogs with advice and practical help in relation to the many alternatives to them to enable the owner to successfully modify the animal's behaviour.

The number of barking dog complaints received by Ranger Services is expected to increase each year as larger blocks are subdivided and property lines are drawn closer together and the number of small "house" dog's increase.

Stray/Impounded Dogs

Total dogs collected	109
Returned directly to owners	78
Total dogs impounded at Shenton Park	31

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Dogs reclaimed by owner	20	
Dogs unclaimed and re-homed	10	
Dogs Euthanised	1	(ill health / vet recommendation)

Dog Registrations

For financial year 2013 to 2014 a total of 983 dogs were registered with the Town, with 890 of these dogs being sterilised.

Ranger Services staff conducted an extensive dog registration program, which included conducting a door knock to follow up expired dog registrations, canvassing dog owners in the streets and local parks, and the use of cautionary notices for follow up action.

CAT STATISTICS

Infringement notices

2013/2014 saw the introduction of the Western Australian Cat Act 2011, effective from 1 November 2013. During the introductory stages of this legislation, Ranger Services have adopted an educational approach to assist in increasing the awareness of owners to the new requirements. From 1 November 2013 to 30 June 2014 Rangers issued no infringement notices for contraventions of the West Australian Cat Act.

Cautionary notices

From 1 November 2013 to 30 June 2014, Rangers responded to two hundred and eighty-five (285) cat complaints which resulted in the issuance of two hundred and sixty-seven (267) cautionary notices for contraventions of the West Australian Cat Act.

Stray/Impounded Cats

Total Cats collected	37	
Returned directly to owners	7	
Total cats impounded	30	
Cats reclaimed by owners	10	
Cats unclaimed and re-homed	19	
Cats euthanised	1	(ill health/vet recommendation)

FIREBREAKS

Fire break inspections of all relevant properties were conducted in early November and all the relevant property owners were then advised in writing of the actions required to bring their land into compliance with the requirements of the Bush Fires Act.

A further check of all relevant properties was conducted in the first week of December 2013 with sixteen (16) properties requiring attention as they did not comply with the November 30 deadline mandated by State Government.

The sixteen (16) properties receiving fire warning notices and all sixteen (16) owners ensured that their properties were compliant by the date stated in the cautionary notices.

Bush Fire Act infringement notices were not issued to these sixteen (16) property owners as there were verifiable mitigating factors in each case and the owners of

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each block ensured that these blocks were compliant with the Bushfires Act by the date stated on the issued cautionary notice.

PARKING

Launching Ramp

As Number 1 (Leeuwin) Car Park was free from interruption compared to the previous year where it was closed to the public for a number of months to allow for maintenance, redesign and construction of both the car parking area and adjacent launch ramp facilities, the income from the two (2) parking ticket machines located at the Launching Ramp increased by about \$20,000

Parking Infringements

In the 2013/2014 financial year, Council revenue raised from parking infringement penalties fell by about \$10,000. There were one thousand seven hundred and thirty (1,730) parking infringement notices issued by Rangers during the period.

None of the infringed vehicle owners opted to have their infringement notice heard before the Court during the financial year, making this the third consecutive financial year without any infringements being referred to the Courts for hearing.

Parking Cautionary Notices

There were a total of three thousand, eight hundred and forty-eight (3,848) parking cautionary notices issued by Rangers in the 2013/2014 period, meaning for every infringed vehicle approximately two cautionary notices are issued. This indicates Ranger Services commitment to education rather than pure enforcement. The estimated face value of these cautionary notices had they been issued as infringement notices was \$230,000

LOCAL LAWS

As most residents and visitors to the Town of East Fremantle are generally unaware of the various Local Laws and penalties applicable within the Town of East Fremantle, Ranger Services employs a policy of “inform rather than infringe” in relation to contraventions of Local Laws.

Rangers issued a total of three hundred and thirty-five (335) cautions for contraventions of various Local Laws. Upon issuance of each cautionary notice, Rangers advise the offender of the relevant Local Law, the reason for the Local Law and the potential penalties for future contravention of Local Laws.

In all but eighteen (18) occasions the issuance of the first cautionary notice was sufficient to rectify the contravention within the time frame set by Rangers.

Of the remaining eighteen (18), these were rectified as soon as practical to do so after the issuance of the cautionary notice, taking into account mitigating factors for residents inability to comply immediately.

In each of these cases Rangers arranged for either a time extension or direct assistance via either other Council Departments, Voluntary Agencies, State Government agencies or by Rangers directly assisting the resident.

The face value of these cautionary notices if they had been issued as infringement notices was \$33,500.

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LITTER ACT

Rangers issued a total of two hundred and eighty-seven (287) cautions for contraventions of the Litter Act. A significant number of these were in relation to white goods being placed on verges during green waste only collections and vice versa.

A rise in the number of contraventions of the Litter Act was noted within the Town of East Fremantle each time that a neighbouring Council had an authorised waste collection.

ABANDONED VEHICLES

There were a total of one hundred and forty-three (143) cars abandoned within the Town of East Fremantle during the 2013/2014 period.

Rangers continued the policy of attempting to locate the vehicles owners prior to impoundment and advise them of both the penalties / costs of the abandonment and alternatives available to them.

Rangers identified the owners of all one hundred and forty-three (143) of these vehicles and advised them that should the Rangers be required to impound the vehicles that the owners would then become liable for the cost of impoundment, towing, storage and that Council would seek to recover these costs via Local Government Act Provisions or Court action.

It should be noted that a significantly large number of the vehicles reported by residents as alleged to be abandoned vehicles, are in fact found to be owned by neighbouring residents who have gone on holiday or are fly in / fly out workers and who for a variety of reasons choose not park the vehicle outside their own home, but rather park further up the road in front of a neighbour's home causing a perceived detrimental impact on the complainant.

This problem is extremely prevalent within the Plympton Ward and is a growing problem in other areas such as Speedy Cheval Street, Richmond Circus and Moss Street.

DAMAGED/WORN INFRASTRUCTURE REPORTS

Rangers recorded and reported one thousand, six hundred and ninety-six (1,696) cases of damage or non-serviceable (Street Lighting, worn/faded signs etc.), infrastructure within the Town of East Fremantle during the 2013/2014 financial year.

In all cases Rangers notified the appropriate agency such as Main Roads, Western Power, Town of East Fremantle etc in order to ensure that repairs / replacement of the damaged asset was made as soon as possible by the relevant agency.

ADMINISTRATION

Rangers would like to take this opportunity to acknowledge the high level of diligence and professionalism displayed and utilised by the Rates Section to work in conjunction with the Senior Ranger to overhaul and maintain the Fines Enforcement records procedures, processes and oversight. Processes formulated and instigated by the Senior Ranger and Rates have significantly streamlined the records, reminder, final notice, appeals and Department of Transport Fines Enforcement processes.

This has speeded up the voluntary payment process rates, lowered the number of infringement notices being forwarded to the Department of Transport for Fines Enforcement and ensured accurate record keeping.

Town Planning

By Jamie Douglas, Manager Planning Services

The broad objective for Town Planning in the Town of East Fremantle is to provide for the current and future needs of the community in a sustainable manner. This is achieved through the application of Strategic Planning and Development Control functions by the Council.

STRATEGIC PLANNING

Strategic Planning involves the analysis of issues and the development of policy and statutory documents which influence the activities of residents, the business community and government agencies now and in the future. During the year the Planning Department reviewed the various existing Local Planning Policies and the provisions of the Town Planning Scheme - Number 3 and implemented a program to update the various planning provisions to respond to current planning objectives and future challenges. This program involved the following;

Review of Local Planning Strategy and Town Planning Scheme No 3

The Town's Planning Scheme No 3 and the Local Planning Strategy which supports it were adopted eight years ago. It is therefore necessary to review and update these principal planning documents for the Town to better address emerging trends and future planning issues.

In 2012/2013 the Town of East Fremantle undertook a review of its existing local planning strategy and adopted a revised strategy to achieve both the long term housing targets set by the State government and, importantly, to preserve and maintain the high quality residential environment enjoyed by the residents.

A suite of modifications to the existing Town of East Fremantle Town Planning Scheme No 3 (TPS 3) was also prepared to implement the recommendations of the strategy. The modifications were included as a draft omnibus amendment to the TPS (draft Amendment 10).

The revised local planning strategy was forwarded to the Western Australian Planning Commission (WAPC) in May 2013. As the Town had not received any formal or informal advice from the WAPC by March 2014, the Town resolved that it would informally advertise both the draft strategy and draft Amendment 10 for community comment.

The documents were released for public comment between March and April 2014. The advertising strategy included:

- media and press advertising;
- information brochures being made available to the community;
- on-line information on the Town's web page;
- preparation and distribution of questionnaires to assist in preparing feedback;
- six consultative events held at various places around the town.

A total of 15 submissions and a further 134 questionnaires were received during the advertising period.

The town planning issues raised can be summarised as follows:

- Densities along View Terrace;
- Planning in and around the Petra Street District Centre;
- Increasing range of uses in Canning Highway Precinct;

Town Planning

- Redistribution or relocation of Residential Densities;
- Review of planning and development requirements for the George Street Historic Main Street
- Review of density and development provisions for the Town Centre

Further consideration of the revised local planning strategy and Scheme Amendment will be undertaken in response to the submissions prior to their release for formal public advertising in the second half of 2014.

Heritage Listing of Properties

The Town of East Fremantle's existing Municipal Inventory (MI) is based upon a Heritage Survey conducted in 2006. The Inventory contains some 1,023 properties of varying significance. Council requires that the inventory be reviewed with regard to the existing building stock and that recommendations be made for inclusions on the inventory and the designation of Heritage Areas (where appropriate) be made. It is also required that all of the revised MI listings be included on the Heritage List under the Town of East Fremantle Town Planning Scheme No 3.

At its meeting on 20 August 2013, the Council resolved that a heritage review should be undertaken and Heritage Consultant Phillip Griffiths Architects was appointed in October 2013 to undertake:

- a review of the Municipal Inventory
- designation and establishment of Heritage Areas under clause 7.2 of the Planning Scheme.
- all actions necessary to achieve the inclusion of selected properties on the Heritage List under clause 7.1 of the Planning Scheme.

A comprehensive public consultation program will commence in the second half of 2014 to advise the community of the method and implications of the Heritage Review.

Project Planning

The following projects were commenced or continued through the year

- **Town Hall /Old Police Station Conservation Works**
The repair and painting of the external walls and surfaces of the Town Hall was completed at the end of March 2013.

The installation and painting of new doors and windows was completed on 30 May 2013.

Termite infestation and damp in the western wall was discovered during the course of the above works – remedial action was initiated.

Landscape Architects have been commissioned to prepare a Landscape Design for the front of the Town Hall and the Old Police Station Garden these works were commenced in June 2014.

- **Kitson Park and Plympton Steps**
Kitson Park is partly located between Riverside Road and Canning Highway, to the west of the Stirling Highway intersection. The Park contains a flight of concrete steps known as the Plympton Steps that lead from the park to the Canning Highway, and a flat roofed restored limestone building of unknown

Town Planning

origin. The park contains a number of mature palms, some of which have self-seeded and are growing out of the side of the steps, causing damage to the concrete structure. In addition, Plympton Steps have a handrail which is constructed from fibrous cement (asbestos) pipe that is in a deteriorated state (the recent application of a sealant has rendered the handrails safe at the current time).

The Park has good potential for enhancement as a passive recreation space and a significant heritage site. However, the current condition of the Plympton Steps and the dilapidated state of the associated columns and balustrading requires urgent remediation prior to further conservation and redevelopment of the Park.

Kitson Park is on the Heritage Council of Western Australia's database and is on the Town's Municipal Inventory. In order to guide its redevelopment a Conservation Plan was completed by Annabel Wills (Heritage Architect) and Associates for the Town of East Fremantle in August 2012. The Plan accords with the principles of the Burra Charter and provides a comprehensive basis upon which to base future works. The Conservation Plan incorporates a Landscape Assessment by Faron Mengler (Landscape Architect) and Structural Report by Ian Maitland (Consulting Engineer).

The Plan recommended the short, medium and long term priorities for conservation works:

Dungeon

Short term

Implement remainder of Structural Report recommendations.

Medium term

- Introduce a visually permeable fence behind the dungeon roof to restrict public access to the roof
- Investigate possibility of reinstating doors
- Monitor building for signs of rising damp
- Continue to monitor that water drains away from the building
- Monitor structural stability of building
- Monitor condition of roof and roof drainage
- Prepare and implement an interpretation plan.

Long term

If the building is to be adapted for future use, then the sump/well will need to be blocked off to restrict access. Recommend covering with trafficable glass.

The following actions were identified as necessary by the Structural Engineer to ensure public safety:

- Prevent persons falling off the roof
- Prevent persons falling into sump (if building accessible)
- Ensure electrical cable is not live.

Park/Landscape

Short term

- Remove the two groups of Cotton Palms, each with mature stems, which are interfering with the retaining walls of the Plympton Steps. Replace with younger specimens planted back from walls.

Town Planning

- Implement Structural Report recommendations pertaining to the retaining walls.

Medium term

- Items identified as having significance, which are deteriorating or in poor health, should be replaced with a matching specimen under the guidance of an appropriate specialist experienced in heritage landscapes.
- All species identified as intrusive, including weeds and regrowth from the exotics planted on site, should be removed.
- Maintain the pedestrian pathways within the site should respect the historic patterns of pedestrian movement already established on the site.
- Undertake inspections of retaining walls at least every two years. If any movement, cracking or erosion, obtain advice from a Structural Engineer.
- Monitor tree and shrub growth and roots. If they are causing damage to retaining walls, seek arboricultural advice.
- Maintain evidence of former waterfall.
- Prepare and implement an interpretation plan

Long Term

Any future provision of on-site furniture such as bins, park benches and so on, should be carefully considered, and should have a minimal impact on the cultural heritage significance of the setting the landscapes and the built structures.

Plympton Steps

Short term

- Implement Structural Report recommendations pertaining to steps –
- Once palm trees have been removed, refer to Structural Engineer for advice in repairing cracked pier and retaining walls.
- Remove asbestos hand rails. Replace with steel, in a similar style to other hand rails.

Medium term

- Undertake inspection of steps every two years. Check for drumminess and cracking and rectify as required.
- Undertake inspections of retaining walls at least every two years, if any movement, cracking or erosion, obtain advice from a Structural Engineer.
- Monitor tree and shrub growth and roots. If they are causing damage to retaining walls, seek arboricultural advice.
- Prepare and implement an interpretation plan.
- Works to implement the Conservation Plan findings commenced in February 2014.

STATUTORY PLANNING

Statutory Planning involves the assessment of development proposals in respect to the Town's statutory planning provisions and (where necessary) enforcement proceedings to require development to occur in compliance with these provisions and Council's planning approvals.

The Planning Department received 212 applications for Planning Approval during the year. This compares with 170 applications in the previous year. The value of the approved developments for which Building Permits were issued increased from \$24,774,467 in 2012/2013 to \$42,389,894 in 2013/2014.

Town Planning

Of the Planning applications received only 15 were either refused or withdrawn.

Council's determinations were appealed to the State Administrative Appeals Tribunal on six occasions during the year. Five appeals were subsequently withdrawn with one appeal still to be determined.

PLANNING RESOURCES

The Town draws upon both staff, elected members, consultants and community representatives in undertaking the activities identified above.

Council's Planning and Building Services staff consisted of Mr Jamie Douglas as the Manager Planning Services, Mr Andrew Malone as Senior Town Planner, Ms Christine Catchpole part time Town Planner, with administrative support from Mrs Peta Cooper and Ms Tania Mlynarz. Part-time in-house consultant, Matt Deal undertakes the role of Building Surveyor.

Membership of the Town Planning & Building Committee as at 30 June 2014 consisted of Cr Sián Martin as Presiding Member, Mayor Jim O'Neil, Cr Cliff Collinson, Cr Maria Rico, Cr Michael McPhail, Cr Matthew Handcock and Cr Julie Amor.

The Town Planning Advisory Panel comprises (as at 30 June 2014) Cr Sián Martin (Chair), Ms Vanessa Collins, Mrs Alex Wilson, Mr Henty Farrar, Mr Nicholas Gurr, Mr Jonathan Dalitz, Mr Michael Connor and Ms Pam Walker. The contributions from these voluntary community members and their expertise in respect to design assessment is acknowledged and greatly contributes to the achievement of good design outcomes for new development and the protection of heritage values.

Town Planning

PLANNING AND BUILDING STATISTICS

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<u>Approval to Commence Development</u>		212
<i>Approved Council</i>	17	
<i>Approved TP&BC (Delegated)</i>	76	
<i>Delegated Approval</i>	99	
<i>Approved in Principle</i>	1	
<i>Approved – WAPC</i>	0	
<i>Applications Deferred</i>	0	
<i>Applications Withdrawn</i>	12	
<i>Building Licence Only Required</i>	1	
<i>Refusals</i>	3	
<i>Approval Not Required</i>	0	
<i>Pending</i>	3	
<u>Appeals</u>		
<i>Dismissed</i>	0	
<i>Withdrawn (Revised Plans Approved)</i>	5	
<i>Withdrawn</i>	0	
<i>Continuing</i>	1	
<u>Subdivision</u>		
<i>Final Approval</i>	5	
<i>Endorsement of Deposited Plan Only</i>	0	
<i>Pending</i>	0	
<u>Value of Works</u>		
Residential Dwellings	22	\$22,669,513
Multiple Dwellings	2	4,000,000
Group Dwellings	1	1,709,568
Mixed Use	1	2,100,000
Re-Build (Fire Damage)	0	0
Alterations/Additions	48	8,868,951
Internal Alterations	0	0
Restoration	4	159,000
Ancillary Accommodation	4	98,000
Outbuilding/Studio/Shed	11	479,500
Patios/Alfrescos/Landscaping	24	698,036
Swimming Pools/Spas	25	707,766
Carports/Garages	10	226,500
Balcony/Verandah	2	38,100
Fencing/Retaining Walls	13	111,600
Roof Alterations	9	246,360
Solar Panels	2	2,000
Lift	0	0
Change of Use	9	273,000
Demolition	1	2000
		\$42,389,894.00

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Building

Building Approvals:

Residential Dwellings	21	\$21,756,100
Alterations/Additions	31	4,772,061
Ancillary Accommodation	3	138,000
Outbuildings	8	92,950
Carports/Garages	7	198,881
Swimming Pools/Spas	35	1,026,078
Pool Fencing	13	53,543
Fencing	14	111,400
Patios/Alfresco	25	271,909
Balcony/Verandah	4	43,400
Roofing	4	212,247
Internal Alterations	4	118,500
Solar Panels	1	49,500
Mixed Use Development	1	40,000,000
Commercial Fitout	1	88,000
Commercial Alterations/Additions	1	600,000
Change of Use	1	18,000
Earthworks	1	400,000
<i>(Total inc 44 Certified Permits)</i>	<u>175</u>	\$70,621,692

Permits Re-Issued (Variations) 3

Building Approval Certificates 12

Occupancy Certificates 2

Materials on Verge Permits: 8

Demolition Permits: 19

<i>Residences</i>	12
<i>Partial</i>	2
<i>Outbuildings</i>	2
<i>Mixed Use</i>	1
<i>Commercial Buildings</i>	2