



MINUTES

Council Meeting

Tuesday, 18 July 2017 at 6.30pm

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MINUTES OF THE ORDINARY MEETING OF COUNCIL HELD AT THE EAST FREMANTLE YACHT CLUB (RIVER ROOM), PETRA STREET EAST FREMANTLE ON TUESDAY, 18 JULY 2017.

1. OFFICIAL OPENING

The Presiding Member opened the meeting at 6.35pm.

2. ACKNOWLEDGEMENT OF COUNTRY

"On behalf of the Council I would like to acknowledge the Nyoongar people as the traditional custodians of the land on which this meeting is taking place."

3. RECORD OF ATTENDANCE

3.1 Attendance

The following members were in attendance:

Mayor J O'Neill	Presiding Member
Cr C Collinson	
Cr J Harrington	
Cr M McPhail	
Cr D Nardi	
Cr L Nicholson	
Cr T Watkins	
Cr A White	

The following staff were in attendance:

Mr G Tuffin	Chief Executive Officer
Mr D Taylor	Executive Manager Community & Corporate Services
Mr A Malone	Executive Manager Regulatory Services
Ms J May	Minute Secretary

There were 8 members of the public in attendance.

3.2 Apologies

Nil.

3.3 Approved Leave of Absence

Cr A McPhail

4. DISCLOSURES OF INTEREST

4.1 Financial

Nil.

4.2 Proximity

4.2.1 Cr Collinson – Item 12.1.2 – George Street No. 129 – Installation of a Patio for Existing Restaurant

Cr Collinson declared a proximity interest as he resides opposite at No. 48 King Street.

4.3 Impartiality

Nil.

5. PUBLIC QUESTION TIME

5.1 Responses to previous questions from members of the public taken on notice

Nil.

5.2 Public Question Time

5.2.1 Ms Corinne Gepp, 8/16 Coolgardie Avenue

Ms Gepp submitted the following questions which were answered by the Mayor and CEO:

1. *With reference to the Fremantle Gazette article of 11 July where it was reported the Town had rated 62 out of 100 in the MyCouncil website's Financial Health Indicator (a score of 70 or more indicated a council was financially sound), what did the Council think about this and what did they plan to do about it?*

The Mayor advised that he and the CEO had discussed the article and the rating on the website was incorrect, given Council had no debt. The site has scored the Town zero for its Debt service cover ratio.

The CEO further advised that this matter was being followed up with the Department of Local Government to have the calculation corrected. In the past prior years the Town had scored around 93 (2013/14) & 91 (2014/15) out of 100.

2. *Given the significant increase in Insurance Expenses, Utility Charges and Employee Costs in Council's draft 2017/2018 Budget, what can Council do to mitigate these increases?*

The CEO advised that increased employee costs were due to the creation of the following new positions: a Community Development Officer; a Depot Administration Support Officer an additional Gardener, and increased hours for ranger services. Existing staff would be eligible for a performance based 3.3% increase (in line with the minimum wage increase).

The Mayor advised that increased utility charges had been factored into the budget to cover increases recently forecast by the State Government.

3. *Why are the Education and Welfare expenditures within the draft budget significantly higher than last year (\$400,000 difference between revenue and expenditure) when East Fremantle's population is decreasing?*

The CEO advised that he was unsure and would take this question on notice, however, thought that the creation of a Community Development Officer position may form part of this increased expenditure.

The Mayor advised that the recent community survey and revealed some interesting demographics. Council had worked carefully to keep down the rates to a 2% increase.

4. *It has been stated that the rate increase for 2017/18 is 2%, however, I have calculated a higher rate of 3.73%?*

The Executive Manager Corporate & Community Services (EMCCS) explained that as Local Government Rates are valuation (Gross Rental Value) based, and this year was a revaluation year (revalued every 3 years), some rates would have increased by more than 2%, while others less than 2%. Generally, it depends on whether your property valuation increased or decreased over this period.

Furthermore, the CEO explained the way in which the rates modelling was undertaken. The 2% increase was calculated by calculating the full amount of rates that would have been received for a full 12 months, including all interim rates and valuation adjustments, then applying the 2% increase to that total.

6. PRESENTATIONS/DEPUTATIONS

6.1 Presentations

Nil.

6.2 Deputations

6.2.1 Mr R Excell

Mr Excell addressed the meeting in support of his application to erect in double carport in front setback of 26 Hamilton Street (Ref 12.1.1)

6.2.2 Mr J Farmer (Glyde-In Community Centre)

Mr Farmer addressed the meeting querying whether the officer's recommended change of building material for the proposed art shed to weatherboard, would require the group to resubmit their planning application. Although respecting Council's right to require the change to the building material on one of its buildings, Mr Farmer also noted that this would add an extra \$5,000 to the project. (Ref 12.1.3)

The Executive Manager Regulatory Services advised Mr Farmer that there would not be a requirement to provide further documentation for the planning application. Documentation for a building licence would need to reflect the change to weatherboard.

6.2.3 Mr C Houston

Mr Houston addressed the meeting in support of the Committee's recommendation. (Ref 12.1.2)

7. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

8. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

8.1 Ordinary Meeting of Council (20 June 2017)

8.1 OFFICER RECOMMENDATION

Moved Cr White, seconded Cr Collinson

That the minutes of the Ordinary meeting of Council held on Tuesday, 20 June 2017 be confirmed as a true and correct record of proceedings.

CARRIED 8:0)

9. ANNOUNCEMENTS BY THE PRESIDING MEMBER

Nil.

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

Nil.

11. REPORTS AND RECOMMENDATIONS OF COMMITTEES

11.1 Town Planning & Building Committee Meeting (4 July 2017)

Applicant:	N/A
File ref	C/MTP1
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	18 July 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Town Planning & Building Committee Minutes

Purpose

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

Executive Summary

The Committee, at its meeting on 4 July 2017, exercised its delegation in two statutory matters where four members voted in favour of the Reporting Officer's recommendations. The following two applications were not able to be dealt with under delegation and are included in the Council agenda for further consideration:

- 11.2 Hamilton Street No 26 (Lot 27)
- 11.4 George Street No 129 (Lot 3)

There is no further action other than to receive the minutes, including delegated decisions, of that meeting.

Consultation

Town Planning & Building Committee.

Statutory Environment

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Strategic Implications

Nil.

Site Inspection

Not applicable.

Comment

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

11.1 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 010717

Moved Cr Collinson, seconded Cr Nicholson

That the unconfirmed Minutes of the Town Planning & Building Committee Meeting held on 4 July 2017 be received with a notation that Cr Collinson's address within his declaration be amended to read 48 King Street. (Ref 5.2.1)

(CARRIED 8:0)

12. REPORTS

12.1 PLANNING REPORTS

12.1.1 Hamilton Street No. 26 (Lot 27) – Double Carport in Front Setback Area

Landowner/Applicant	RW and JA Excell
File ref	P/HAM26; P049/17
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date	18 July 2017
Voting requirements	Simple Majority
Attachments	Nil

Purpose

For Council to consider the Town Planning and Building Committee (TPBC) recommendation (Resolution TP030717) to refuse an application for a double carport in the front setback area at 26 Hamilton Street as outlined in the Report contained within the TPBC minutes (Agenda Item 11.1 Attachment 1).

Executive Summary

The Town Planning & Building Committee at its meeting on 4 July 2017 recommended adopting the officer's recommendation to refuse the structure proposed in the front setback of the Hamilton Street property.

(Refer to Town Planning & Building Committee minutes (pp 21-32) to view the full report and Resolution.)

This matter has been referred to Council as the Town Planning and Building Committee did not obtain the minimum of 4 votes to carry the resolution under delegated authority.

12.1.1 COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION 020717

Moved Cr Collinson, seconded Cr White

That the development application for a double carport for vehicle parking in the front setback area at No. 26 (Lot 27) Hamilton Street, East Fremantle, as outlined on plans date stamped received 8 May 2017, be refused for the following reasons:

- A. The proposed development does not comply with the orderly and proper planning of the area;**
- B. The proposed development does not comply with the following requirements of the Local Planning Scheme No.3:**
 - (i) The proposed development conflicts with Clause 1.6 Aims of the Scheme, in particular Clause 1.6 (a) and (c);**
 - (ii) The proposed development conflicts with Clause 4.2 Objectives of the Zones Residential Objectives;**
 - (iii) The proposed development conflicts with the provisions of the Town of East Fremantle Local Planning Scheme No. 3 - Deemed Provision Clause 67 because it is incompatible with:**
 - (a) Clause 67(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located; and**
 - (b) Clause 67(n) the amenity of the locality including the following -**

- the character of the locality;
- C. The proposed development does not comply with the following purpose, objectives and requirements of the Local Planning Policy - Residential Design Guidelines, in particular:
 - (i) The proposed development conflicts with Clause 3.7.15.3.2, in particular the following –
 - (a) Where garages and carports are part of a development they must be incorporated into, and be compatible with the design of the dwelling; and
 - (b) Garages and carports shall not visually dominate the dwelling as viewed from the streetscape; and
 - (ii) Clause 3.7.15.3.3 (A3) which states the following:
 - (a) For existing buildings, garages and carports are to be constructed behind the building line and comply with the following:
 - Setback a minimum distance of 1.2 metres behind the building line; and
 - The width of the garages and carports are not greater than 30% of the frontage of the lot.

(CARRIED 6:2)

12.1.2 George Street No. 129 (Lot 3) – Installation of a Patio for Existing Restaurant

Applicant	Fourth Ward P/L
Owner	E & D D'Alessandro
File ref	P/GEO129; P044/2017
Prepared by	Christine Catchpole, Planning Officer
Supervised by	Andrew Malone, Executive Manager Regulatory Services
Meeting Date:	18 July 2017
Voting requirements	Simple Majority
Attachments	Nil.

Purpose

For Council to consider the Town Planning and Building Committee (TPBC) recommendation (Resolution TP050717) to approve the installation of a patio at 129 George Street as outlined in the Report contained within the TPBC minutes (Agenda Item 11.1 Attachment 1).

Executive Summary

The Town Planning & Building Committee at its meeting on 4 July 2017 recommended adopting the officer's recommendation to approve a patio structure for the existing restaurant at 129 George Street East Fremantle.

(Refer to Town Planning & Building Committee minutes (pp 38-45) to view the full report and Resolution.)

This matter has been referred to Council as the Town Planning and Building Committee did not have sufficient members present to obtain the minimum of 4 votes to carry the resolution under delegated authority.

Cr Collinson declared a proximity interest in the matter of 129 George Street as he resides opposite the subject property and left the meeting at 7.28pm.

12.1.2 COMMITTEE RECOMMENDATION/COUNCIL RESOLUTION 030717

Moved Cr M McPhail, seconded Cr White

That Council exercise discretion in granting planning approval to vary:

- (i) **Clause 5.8.1 of Local Planning Scheme No. 3 that specifies the setback of buildings in the Commercial Zones (Mixed Use) are to be aligned with the front property boundary and built up to any side boundary that is not a Residential zone boundary,**

for the installation of a patio for an existing restaurant at No. 129 (Lot 3) George Street, East Fremantle, in accordance with the plans date stamped received on 28 April 2017, subject to the following conditions:

- (1) The height of the patio (to the top of the patio roof) to be reduced by 300mm to a maximum height of 3.35 metres from the wooden deck.**
- (2) The proposal to remove the French doors and weatherboards and install bi-fold doors on the western elevation of the building *is not permitted* and is not part of the current development application. The external fabric of the building is not to be physically altered without the submission of a further development application for Council's consideration.**
- (3) No part of the patio structure is to be attached to the limestone wall of No. 107 – 121 George Street and any water run-off is to be directed away from the wall, to the satisfaction of the Chief Executive Officer, to prevent damage to the fabric of the building.**

- (4) The colour and type of construction materials to be used for the patio to be to the satisfaction of the Chief Executive Officer and submitted with the Building Permit application for final approval by the Chief Executive Officer.
- (5) No signage, advertising or building name/lettering of any sort to be erected on-site. A separate development approval application is required to be submitted for Council's consideration in respect to all proposed signage on the site.
- (6) The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.
- (7) 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 planning approval unless otherwise amended by Council.
- (8) With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning approval, without those changes being specifically marked for Council's attention.
- (9) All storm water 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.
- (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 planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (i) *this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (ii) *a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (iii) *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).*
- (iv) *under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document – "An Installers Guide to Air Conditioner Noise".*

(CARRIED 7:0)

Cr Collinson returned to the meeting at 7.30pm and it was noted he neither spoke nor voted on the previous item.

12.1.3 Glyde Street No. 42 (Lot 147 and 410) – New Workshop Glyde-In Community Centre

Applicant	Glyde-In
Landowner	Town of East Fremantle
File ref	P/GLY42
Prepared by	Andrew Malone, Executive Manager Regulatory Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	18 July 2017
Voting Requirements	Simple Majority
Documents tabled	Nil
Attachments	Nil.

Purpose

This report considers an application for a replacement workshop located at the existing Glyde-In community centre at 42 (Lot 147 and 410) Glyde Street, East Fremantle.

Executive Summary

The proposal is assessed in the Statutory Assessment section of this report, however the relevant issues raised are as identified below:

- Heritage;
- Variation to the side boundary setback requirements (northern elevation – Glasson Park) – Required side setback 1.5 metre. Proposed nil setback; and
- Roof pitch and form – 28° – 36° required and roof form consistent with prevailing roof form in the locality; 6° pitched roof proposed (Residential Design Guidelines).

The proposal is recommended for conditional approval.

Background

Zoning: R 20

Date application received: 6 June 2017

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

No recent development applications are applicable to the subject sites.

Consultation

Advertising

The application was not advertised to surrounding neighbours, as the plans were signed by the adjoining neighbours. The land is owned by the Town of East Fremantle and accordingly the application form has been signed by the CEO and the administration supports the proposal in principal, subject to a full development assessment.

Community Design Advisory Committee

This application was referred to the Committee on 19 June 2017, the following comments were made:

Workshop/Artshed – ‘Category C’ on the Municipal Inventory.

- *Committee supports the development.*
- *The proposed roof skylights should be reorientated to be facing northerly by “boxing” the skylight windows.*
- *The weatherboard cladding should utilise timber as the preferred weather board cladding.*

The applicant has responded to the comments made by the Committee as follows:

- *The “velux” skylights have been removed from the original plan due to costs.*
- *The weatherboard cladding has been removed from the original plan due to cost. The cladding that is to be used is the “SipsBuild” system (structurally insulated wall panels).*

Statutory Environment

Planning and Development Act 2005

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

Policy Implications

Municipal Heritage Inventory – Category C

Fremantle Port Buffer Zone – Area 2

Financial Implications

Nil

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2015 – 2025 states as follows:

“KEY FOCUS AREA 3: Built and natural environment

Aspiration: *Our town is developing in harmony with our unique character within the fabric of the region’s built and natural environment*

3.2 Maintain a safe and healthy built and natural environment

- *Building control*
- *Heritage planning*
- *Identify and protect significant heritage buildings*
- *Undertake projects to preserve the Town Hall precinct.”*

Site Inspection

3 July 2017

Statutory Assessment

The proposal has been assessed against the provisions of Local Planning Scheme No. 3 and the Town’s Local Planning Policies. A summary of the assessment is provided as follows, however it is noted that the existing use is as a community centre. A ‘Community Centre’ is not considered to fall within any of the residential purposes dealt with by the Residential Design Codes. It was therefore concluded that a ‘Community Centre’ use would constitute development for ‘purposes other than residential’ on land which is in this case situated within a Residential zone.

Non-residential development in the Residential Zone is therefore required to conform with the provisions of the relevant density code (under both clause 5.5.1 and 5.5.2). It is not possible for the Town to vary any requirement of the R-Code, however, it would be sufficient for the non-residential development to comply, whether by complying with the ‘Deemed Provision’ or the applicable ‘Design Principle’ of the R-Codes, therefore the assessment below details these provisions.

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

Residential Design Codes Assessment:

Design Element	Required	Proposed	Status
Open Space	50%	>50%	A
Outdoor Living	24sqm	N/A	A
Car Parking	-	As existing	A
Site Works	Less than 500mm	Less than 500mm	A
Overshadowing	25%	N/A (on-site)	A
Drainage	On-site	On-site	A

Local Planning Policies Assessment

LPP Residential Design Guidelines Provision	Status
3.7.2 Additions and Alterations to Existing Buildings	N/A
3.7.3 Development of Existing Buildings	N/A
3.7.4 Site Works	A
3.7.5 Demolition	A
3.7.6 Construction of New Buildings	A
3.7.7 Building Setbacks and Orientation	D
3.7.8 Roof Form and Pitch	D
3.7.9 Materials and Colours	A
3.7.10 Landscaping	A
3.7.11 Front Fences	N/A
3.7.12 Pergolas	N/A
3.7.13 Incidental Development Requirements	N/A
3.7.14 Footpaths and Crossovers	N/A
3.7.15-20 Precinct Requirements	A

Heritage

The dwellings are categorised as category 'C' on the Municipal Inventory. As a 'C' category building listed on the Town's MHI, the dwelling has some heritage significance at a local level. It is acknowledged that the proposal does retain the existing building, with the later added workshop to be demolished and replaced with a new structure. The proposal is separate from the main building and therefore any potential impact is considered minor.

Material

The applicant has proposed to utilise a structurally insulated panel (SIP) for construction purposes. The overall structure is covered with a cellulose fibre cement sheet skin. This building is a Council asset.

Council is currently investigating new sustainable policies that can be implemented within the Town. As part of this policy implementation strategy Council has investigated the introduction of a 'Wood Encouragement Policy', which states Council will encourage the increased utilisation of wood in Council assets:

- ensuring that all briefs for new Council projects consider the requirement to use wood as a material for both construction and fit out purposes, where wood is deemed a suitable material for the proposed application;
- endeavour to seek those who can find, practical, efficient, versatile and cost-effective building and design solutions using wood when sourcing design and architectural expertise; and

- where possible, sourcing locally (West Australian) produced wood products for construction and fit out purposes.

In this instance, the applicant initially proposed weatherboard for the external cladding of the new workshop. Notwithstanding the proposed SIP'S system as discussed by the applicant, is cheaper and easier to construct with and therefore more cost effective. The weatherboard cladding is considered a more suitable material for the workshop, given the overall locality, heritage status of the existing building and the proposed introduction of the 'Wood Encouragement Policy'. It is therefore conditioned, considering the building is a Council asset that weatherboard be utilised as the external cladding for the workshop, particularly considering the proposed Wood Encouragement Policy as presented to Council.

This is a Council asset, therefore it is considered appropriate to include such a condition (weather board external cladding) however in development applications where the property is a privately owned property such a condition would not be appropriate.

Setback to Side Boundaries

For the purposes of this assessment the northern wall adjoining Glasson Park will be assessed. The wall is 11.2 metres in length and a maximum of 3.9 metres in height. An existing workshop located in the same position is proposed to be demolished and replaced by a new larger structure.

The proposed workshop is located on the northern boundary for a length of 11.2 metres and a maximum height of 3.9 metres, therefore the proposal exceeds the permitted 'Deemed to Comply' provisions for structures located on the boundary. The required setback is 1.5 metres, however a nil setback is proposed.

The LPP RDG Element 3.7.7 provides performance criteria by which to assess proposed variations to the setback requirements. This is summarised below.

- P1.1 The primary street setback of new developments or additions to non-contributory buildings is to match the traditional setback of the immediate locality.

There are no specific planning implications with regard to the front or street setback for this proposal. A similar structure is proposed to be demolished. The proposed new structure is larger, however it is setback in excess of 11.0 metres from the front boundary. The rear setback complies with the 'Deemed to Comply' Provisions of the Codes.

- P1.2 Additions to existing contributory buildings shall be setback so as to not adversely affect its visual presence.

The existing building is listed on the Town's Heritage Inventory as a C category building. The proposed workshop is a separate structure to the existing building, located adjoining the northern boundary (nil setback) to enable views to the existing building to be maintained. There are no significant implications for the heritage character of the building. The proposed demolition of the existing workshop and proposed new larger workshop does not significantly impact on the visual appearance of the heritage building. There is a clear and distinct differentiation between the existing old and proposed new elements.

P1.3 Developments are to have side setbacks complementary with the predominant streetscape.

There are two setback variations to the 'Deemed to Comply' provisions as discussed:

- Northern boundary to Glasson Park: Nil setback to boundary. Boundary wall adjoins a similar wall to the basketball court in the park that significantly obscures the proposed workshop from the park, thereby minimising any potential visual impact the parapet wall will have.

Northern boundary: It is considered the proposed northern wall located on the boundary (nil setback) adjoining the park does not have any significant impact on the park. The proposed new workshop will have no impact on any adjoining neighbour. The existing workshop will be demolished (located on the boundary) and will be replaced with a similarly located structure. The additional size of the workshop is considered to be appropriate and will not detract from the heritage building, the streetscape or the amenity of the park.

The proposed workshop is simple, complementing the existing heritage building and wider locality. The majority of the boundary wall will be screened from the park by the wall adjoining the basketball court. The proposed boundary wall is considered acceptable.

The proposal does not significantly increase the scale and bulk of the building experienced currently. There is no overshadowing issue. The setback is also consistent with other such similar developments in the area.

Roof Pitch

The proposed roof pitch is approximately 3°. The Acceptable Development Provisions of Element 3.7.8 Roof Form and Pitch states:

- A4.2 A contemporary roof form or roof pitch that is less than 28° or greater than 36° shall be approved where the applicant demonstrates compatibility with the immediate locality.

The Performance Criteria states:

- P4 Roof forms of new buildings complement the traditional form of surrounding development in the immediate locality.

The roof material is consistent with the existing locality (custom orb/zincalume). The roof form is pitched with the high side adjoining the park at a height of 3.9 metres, reducing with a 6 degree roof pitch to a total height of 3.0 metres from ground level. The new workshop is separate to the existing building, therefore readily distinguishing the heritage building from the new workshop. The roof form is considered to complement and be sympathetic to the existing roof form of the heritage building, and is consistent with other such roof structures in the locality. The proposed roof is considered appropriate for the area and therefore can be supported by Council.

Parking

In this instance no on-site car parking is provided. No additional car parking is proposed. As the proposal is for the demolition of an existing workshop and the construction of a new workshop,

whilst larger, it is not considered necessary to require additional car parking to be provided. No additional car parking is required for the proposed development.

Conclusion

The proposed workshop, whilst requiring side setback and roof pitch variations to the 'Deemed to Comply' provisions of the R-Codes and the Acceptable Development provisions of the RDG, is considered acceptable, as detailed above under the provisions of the Performance Criteria.

The proposed workshop is a replacement building, whilst larger than the existing building, it is considered unnecessary to provide additional car parking on-site as the use is consistent with the current use and therefore the car parking complies as existing.

The application is considered to have had due regard for the Town's requirements as outlined in the Scheme and the Town's relevant policy requirements. Whilst the application does seek some minor variations as discussed above, these are considered to be minor and do not significantly impact the streetscape or adjoining neighbours. The proposal is considered to be in keeping with the orderly and proper planning of the locality.

Based on the above, it is considered the proposal merits approval subject to appropriate conditions.

12.1.3 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 040717

Moved Cr Collinson, seconded Cr Nardi

That Council exercise its discretion in granting planning approval to vary:

(a) the side setback lot boundary (northern boundary) of the Residential Design Guidelines and R-Codes – required setback 1.5 metres, proposed setback is Nil; and

(b) 3.7.8 Roof Form and Pitch of the Residential Design Guidelines

for a replacement workshop located at the existing Glyde-In community centre at 42 (Lot 147 and 410) Glyde Street, East Fremantle, in accordance with the plans date stamped received 6 June 2017, subject to the following conditions:

- 1. External cladding to be weatherboard cladding.**
- 2. Maximum height of the wall on the northern elevation to be 3.9 metres in height.**
- 3. 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.**
- 4. The works are to be constructed in conformity with the drawings and written information accompanying the application for planning approval other than where varied in compliance with the conditions of this planning approval or with Council's further approval.**
- 5. The proposed works are not to be commenced until Council has received an application for a Demolition Permit and a Building Permit and the Building Permit issued in compliance with the conditions of this planning approval unless otherwise amended by Council.**
- 6. With regard to the plans submitted with respect to the Building Permit application, changes are not to be made in respect of the plans which have received planning 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. 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.

9. 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.
10. Development is to meet the built form requirements for Area 2 of the Fremantle Port Buffer.
11. This planning approval to remain valid for a period of 24 months from date of this approval.

Footnote:

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

- (a) this decision does not include acknowledgement or approval of any unauthorised development which may be on the site.*
- (b) a copy of the approved plans as stamped by Council are attached and the application for a Building Permit is to conform with the approved plans unless otherwise approved by Council.*
- (c) 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).*
- (d) matters relating to dividing fences are subject to the Dividing Fences Act 1961.*
- (e) Under the Environmental Protection (Noise) Regulations 1997, the noise from an air-conditioner must meet assigned allowable noise levels at all times. The Environmental Protection Act 1986 sets penalties for non-compliance with the Regulations and the installer of a noisy air-conditioner can face penalties of up to \$5,000 under Section 80 of the Act. Refer to Department of Environmental Protection document—"An Installers Guide to Air Conditioner Noise".*

(CARRIED 8:0)

12.2 FINANCE REPORTS

12.2.1 Monthly Financial Activity Statement 30 June 2017

Applicant	Not Applicable
File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Meeting Date:	18 July 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	Monthly Financial Activity Statement

Purpose

For Council to receive the Monthly Financial Activity Statement.

Executive Summary

At the time of preparing this report, the month of June is still open and will not be finalised until all the end of the financial year transactions are completed.

To provide timely financial information to Elected Members and regular review of the current forecast, this statement compares actual performance against budget estimates, and summarises operating and capital results in accordance with statutory requirements.

Staff recommend that Council receives the Financial Activity Statement for the period ending 30 June 2017.

Background

The report comprises the monthly financial results with commentary focusing on comparisons to the year to date budget position.

The monthly Financial Activity Statement for the period ending 30 June 2017 is appended and includes the following:

- Financial Activity Statement
- Notes to the Financial Activity Statement including schedules of investments, rating information and debts written off.
- Capital expenditure Report

The attached Financial Activity Statements are prepared in accordance with the amended Local Government (Financial Management) Regulations 1996; together with supporting material to provide Council with easily understood financial information covering activities undertaken during the financial year.

Consultation

Nil.

Statutory Environment

Local Government Act 1995 (As amended)

Local Government (Financial Management) Regulations 1996 (As amended)

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

The June 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date draft budget estimates.

All amounts quoted in this report are exclusive of GST.

Strategic Implications

The matter being put to the Council is not likely to have a direct impact on the strategies of the Council.

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

Site Inspection

Not applicable

Comment

The following is a summary of information on the attached financial reports, noting the month of June is still open and will not be finalised until all of the end of financial year transactions are completed:

Revised Budget Forecast

The current budget forecast for the 30 June 2017 indicates a balanced budget which is not represented by any change to date.

Operating YTD Actuals (compared to the YTD Budget)

The June 2017 Financial Activity Statement shows variances in income and expenditure when compared with year to date current budget estimates.

Operating Revenue 102%; is \$250,000 less than the YTD budget. (Favourable)

Operating Expenditure 92%; is \$888,000 less than the YTD budget. (Favourable)

After non-cash adjustments, the total operating cash forecast is \$1,050,000 more than the YTD budget (Favourable).

Operating Revenue is 2% Favourable to year to date budget.

Significant favourable variances are noted in:

- General Purpose Funding – The WA Grants Commission have made an advance payment amounting to \$121,000 for the 2017/2018 financial year.
- Transport – Parking Fines and Penalties - \$27,000 and Fines Enforcement Recoverable \$22,000, which is due to higher than expected income which was originally budgeted.

Operating Expenditure is 8% Favourable to year to date budget.

The main areas of favourable variation for operating expenditure are in:

- Governance – Communications, Advocacy and Public Relations - \$37,000, Sponsorship - \$21,000, Legal/Administration Consultants - \$35,000, Strategic and Business Plan Consultants - \$38,000 and Employee Costs \$155,000, which is due to the above having been over budgeted.
- Education & Welfare – HACC Service Unit Assessment - \$42,000 which is due to the above having been over budgeted.
- Community Amenities – Domestic Refuse Collection - \$20,000, which is mainly due to invoices received in the following month. The invoice will be processed prior to closing off the year. Strategic Town Planning - \$62,000, Consultants - \$24,000 and Town Planning Salaries - \$42,000, which is due to the above having been over budgeted.
- Recreation & Culture - Preston Point Reserve - \$25,000 which is due to having been over budgeted.
- Transport – Drainage Maintenance - \$45,000 which is due to having been over budgeted.

The main areas of unfavourable variation for operating expenditure are in:

- Community Amenities – SMRC Waste Composting - \$44,000 which will be reviewed to ascertain correct allocations.
- Recreation & Culture – Preston Point Reserve - \$25,000 which is due to having been under budgeted.
- Transport – Street Verge Maintenance - \$29,000, Street Tree Pruning - \$37,000 and Employee costs \$22,000 which is due to the above having been under budgeted.

All capital activities have been set forward in the budget so that they can be easily monitored in terms of progress.

The majority of Infrastructure projects have been completed.

Other details can be found in the attached notes to the financial activity statement.

Capital Programs YTD Progress Summaries

Annual Timeline 100% of year elapsed

Land & Buildings 13% expended

Infrastructure Assets 69% expended

Plant & Equipment 98% expended

Furniture & Equipment 77% expended

Capital expenditure is \$2,490,000 less than the YTD budget (Favourable) which represents 54% of the capital programs completed. The report provides details on individual capital works payments to have progressed as at 30 June 2017.

All amounts quoted in this report are exclusive of GST.

12.2.1 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 050717

Moved Cr White, seconded Cr Nardi

That Council receives the Financial Activity Statement for the period ending 30 June 2017.

(CARRIED 8:0)

12.2.2 Accounts for Payment – June 2017

Applicant	N/A
File ref	F/FNS2
Prepared by	Terry Paparone, Manager Administration and Finance
Supervised by	David Taylor, Executive Manager Corp. and Comm. Services
Meeting Date	18 July 2017
Voting requirements	Simple Majority
Documents tabled	Nil
Attachments	1. Monthly List of Payments – June 2017

Purpose

For Council to receive the monthly list of accounts paid.

Executive Summary

To endorse the list of payments made under delegated authority for the month of June 2017.

It is therefore recommended that Council receives the Lists of Accounts paid for the period 1 June to 30 June 2017, as per the summary table.

Background

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

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

Consultation

Nil.

Statutory Environment

Regulation 13: *Local Government (Financial Management) Regulations 1996 (as amended)*

Policy Implications

Policy F8.1 Ordering of Goods and Services.

Financial Implications

Accounts for Payment are sourced from budget allocations.

All amounts quoted in this report are inclusive of GST.

Strategic Implications

The Town of East Fremantle Strategic Community Plan 2015 – 2025 states as follows:

KEY FOCUS AREA 4: Governance and leadership

Aspiration: *The community is served by a leading and listening local government*

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

Site Inspection

Not applicable.

Comment

The attached itemised list of payments is prepared in accordance with Regulation 13 of the amended *Local Government (Financial Management) Regulations 1996*.

12.2.2 OFFICER RECOMMENDATION/COUNCIL RESOLUTION 060717

Moved Cr M McPhail, seconded Cr Harrington

That the list of accounts paid for the period 1 June to 30 June 2017 be received, as per the following summary table:

JUNE 2017		
Voucher No	Account	Amount
5083 – 5093	Municipal (Cheques)	\$8,994.85
EFT24268 – EFT24455	Electronic Transfer Funds	\$1,044,761.57
Payroll	Electronic Transfer Funds	\$222,676.73
Superannuation	Electronic Transfer Funds	\$38,921.89
Credit Card	Corporate Credit Card	\$243.50
	Total Payments	\$1,315,598.54

(CARRIED 8:0)

12.2.3 Annual Draft 2017/18 Budget

Applicant	N/A
File ref	F/ABT1
Prepared by	David Taylor, Executive Manager Corporate & Community Services
Supervised by	Gary Tuffin, Chief Executive Officer
Meeting Date	18 July 2017
Voting requirements	Absolute Majority
Documents tabled	Nil
Attachments	1. Annual Draft 2017/18 Budget and supplementary schedules.

Purpose

To set differential and minimum rates, set interest and penalty charges, adopt the schedule of fees and charges, set elected member fees, set a materiality guide to financial reporting, and adopt the annual budget for the 2017/2018 financial year.

Executive Summary

The draft balanced budget has sought to ensure that, within the constraints of responsible long term financial management, the existing level of Council services and community facilities are maintained, with particular emphasis on the renewal of Town infrastructure such as parks, reserves, footpaths and roads.

The draft budget is based upon a general yield increase from rates of 2.0%, which is down from last year's increase yield of 3.4%.

The Town of East Fremantle's 2017/2018 annual draft Budget is presented for adoption by elected members

It is recommended that Council:

- adopts the following differential general rates to be imposed on all rateable land in the district:
 - Residential rate is **6.6640 cents** in the dollar of Gross Rental Value
 - Commercial rate is **10.1204 cents** in the dollar of Gross Rental Value
- adopts the following general minimum rates for each of the differential general rating categories:
 - Residential **\$1,055**
 - Commercial **\$1,575**
- pursuant to Section 6.51 (1) and subject to Section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, adopts an interest rate of **11%** for rates (and charges) and costs of proceedings to recover such charges that remain unpaid after becoming due and payable.
- pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, adopts an interest rate of **5.5%** where the owner has elected to pay rates and charges through an instalment option.
- pursuant to section 6.16 of the Local Government Act adopts the Schedule of Fees and Charges as detailed in the 2017/18 Annual Budget.
- adopts the following annual amounts for elected member sitting fees and allowances;

Sitting Fee – Mayor	\$25,000
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Sitting Fee – Councillors	\$15,500
Allowance – Mayor	\$15,600
Allowance – Deputy Mayor	\$ 3,900
Allowance – ICT	\$ 3,000

7. adopts in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and AASB 1031 Materiality, a variance of **10%** and a minimum of **\$10,000** to be used in the statements of financial activity and annual budget review.
8. pursuant to the provision of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, adopts the budget for the Town of East Fremantle for the 2017-2018 financial year.

Background

Local Governments must prepare annual budgets in the format prescribed in the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

In setting this year's budget, Council has been mindful of the current economic climate and believes it has set its rate increases accordingly. This year's increase of 2% recognises this and we are confident that we can deliver on the community's expectations, the priorities in our Strategic Community Plan and continue to ensure the long term viability of the Town.

Council and the Executive group have sought to implement prioritised operating objectives and forward capital works programs based upon condition priorities within the context of a balanced draft budget using reasonable funding estimations. As a result, the draft budget is based upon a general yield increase from rates of 2%, which compares favourably to last year's increase of 3.4%.

Consultation

A call for public submissions under Section 6.36 of the *Local Government Act 1995*, was advertised on the 24 June 2017 and closed 17 July 2017. At the time of writing the report no public submissions had been received.

The budget process commenced in March 2017. At this time members of the public were invited to seek sponsorship and submit requests for works and services to be considered during the budget deliberations.

Town Officers (Managers) were also requested to make submissions and recommendations for budget inclusions.

Budget workshops were held with councillors on 5, 20 and 28 June and 11 July 2017.

Statutory Environment

Local Government Act 1995 (LGA), *Local Government Financial Management Regulations 1996 (FM Regs)*, *Local Government Administration Regulations 1996 (Admin Regs)*, *Waste Avoidance and Resource Recovery Act 2007 (WARR)*.

- Differential Rates
LGA s6.33 and s6.36
- Minimum Rates
LGA s6.35

- Interest and Penalty Charges
LGA s6.13, FM Reg 19A, 68, 69 & 70
- Schedule of Fees and Charges (incl Rubbish Charges)
WARR s67, LGA s6.16 and s6.17, Planning & Development Act 2005, Health Act 1911, Freedom of Information Act 1992, Litter Act 1992, Dog Act 1976, Environmental Protection Act 1986, Cat Act 2011.
- Councillor Fees and Allowances
LGA s5.98, s5.98A, s5.99, s5.99A, Admin Regs 30, 31 and 32.
- Materiality in Financial Reporting
LGA s6.4, FM Reg 34
- Significant Accounting Policies
FM Reg 5A
- 2016/2017 Budget Adoption
LGA s6.2

Policy Implications

Significant Accounting Policies.

Financial Implications

The proposed differential rates increase of 2%, plus interim rates of \$15,300 will yield an amount of \$7.545 Million, which is calculated to meet the requirements of the current draft budget shortfall.

Strategic Implications

This draft Budget follows the general principles as set down in the 2013 Strategic Plan, and the 2015 updated Strategic Plan.

Site Inspection

Not applicable

Comment

The 2017-2018 Budget seeks to provide a useful management tool with additional diagnostic reporting tools for the benefit of management and elected members to ensure compliance with Australian Accounting Standards, the *Local Government Act 1995* and associated regulations.

The operating budget is used for providing local community services and maintaining infrastructure as well as supporting Council's governance and administration.

Services include town planning and heritage protection, building regulation, waste management, collection of recyclables, e-waste, green waste, road maintenance, footpaths, cycleways, car parks, traffic management, bus shelters, foreshore management, drainage, street lighting, verge maintenance, street cleaning, street trees and tree watering, graffiti removal, neighbourhood watch, parks and gardens maintenance, playgrounds, barbecues, shared book and toy library services with the City of Fremantle, launching ramp, mooring pens, sporting and recreational facilities, home and community care services, sporting clubs, community organisations such as Glyde-In and events such as the East Fremantle Festival and movies in the park.

The elected members have worked collaboratively to prioritise the next year's activities, and are looking forward to the key projects earmarked for this financial year which include:

- Refurbishment of the Town Hall (Council Chambers & Administration centre)
- Master Planning for the East Fremantle Oval Precinct – Joint funded with DSR .
- Traffic Management & Parking Audit
- Cycle, Trail & Footpath Master Plan
- Further implementation of East Fremantle Foreshore Master Plan – joint funded with PDAW
 - Headlands erosion control project
 - Interpretation node project.
- Major power upgrade – John Tonkin Park
- Over \$4.4 million dollars will be spent on infrastructure improvement projects and capital programs.

	Budget	Actual
○ Land & Buildings	\$2,188,707	\$ 276,270
○ Plant Equipment	\$ 181,850	\$ 399,982
○ Furniture & Equipment	\$ 260,500	\$ 151,117
○ Infrastructure		
▪ River foreshore	\$ 668,249	\$ 305,210
▪ Parks	\$ 227,831	\$ 221,988
▪ Footpaths	\$ 344,959	\$ 206,329
▪ Roads & signs	\$ 579,753	\$ 585,810

In preparing the 2017/18 budget, Council officers and elected members have endeavoured to achieve a balanced and responsible budget which will benefit the East Fremantle community without creating an undue financial burden for ratepayers or the next generation.

Minimum Rates

Minimum rates have been set at \$1,055 for any Residential property and \$1,575 for any Commercial property.

The purpose of adopting minimum rates is to ensure that all property owners make a fair contribution to the operations of Council, including governance and compliance as well as the more visible services such as waste collection and infrastructure improvements.

There are 279 properties in East Fremantle on minimum rates that represent 8.25% of rateable properties for a contribution of approximately 4.36% of total rate revenue.

Interest and Penalty Charges

Under the Local Government Act, Council is empowered to charge instalment interest and fees on instalment arrangements and interest on overdue rates. The maximum interest rate prescribed by regulation is 5.5% (Reg 68) on instalment arrangements and 11% (Reg 70) on unpaid rates.

Instalment charges under regulation are set to provide a full or partial reimbursement of administration costs. One instalment transaction fee of \$16.50 is set to reflect the administrative handling where the 2 or 4 instalment option is chosen.

Ratepayers have the option of three payment plans as follows:

One instalment due 22 August 2017

Two instalments due 22 August 2017 & 30 January 2018

Four instalments due 22 August 2017, 28 November 2017, 30 January 2018 & 4 April 2018.

Alternative instalment plans are those that fall outside of the standard arrangements and by their nature often involve a greater degree of staff time and can involve a greater number of instalment transactions over time. A fee of \$49 (up \$1 from last year) is proposed for the setup of special periodic payment plans outside of standard instalments if required.

Schedule of Fees and Charges (incl Commercial Rubbish Charges)

Recycling services and general waste are offered on a weekly collection cycle; which is defined as one full rubbish service.

There is no additional Residential charge for the collection of general domestic waste and recycling, instead the recovery of costs associated with one full service collection is incorporated within the general residential rate charge.

Commercial properties waste and recycling service charge have been set at \$500 (last year \$491) per annum, and additional singular services for waste or recycling are \$250 per annum for either.

Under the Local Government Act, a Council may impose a fee or a charge for any goods or services it provides, or proposes to provide.

The schedule of fees and charges is found in the supplementary section of the statutory budget. There are a number of Acts that guide or impose the level of fees and charges, and the empowering legislation has been identified in the Fees and Charges Schedule.

Elected Member Fees and Allowances

Local government regulation prescribes minimum and maximum amounts for Elected Member Fees and Allowances, in addition to allowing a choice between annual fees or per meeting fees. Previously the Town of East Fremantle has elected to pay annual fees instead of per meeting fees.

The Salary and Allowances Tribunal completed a review of elected member fees, with fee ranges set according to four council bands, and the Town of East Fremantle was determined to fall within the band 3 council range.

The following ranges are for band 3 councils:

Sitting Fees

Councillor sitting fees were set at a range of \$7,612 to \$16,205, and the office of mayor is set in a range of \$7,612 to \$25,091.

*Mayoral Allowance

The prescribed range for the annual allowance for a Mayor is \$1,015 to \$36,591.

(Up until 14th April 2016 the maximum annual local government allowance for a mayor or president of a local government could not exceed the maximum allowance applicable to that local government in Table 7 or 0.2 per cent of the local government's operating revenue for the prior financial year, whichever is the lesser.)

**Deputy Mayoral Allowance

Regulation prescribes that a Deputy Mayor may be paid up to 25% of the Mayoral Allowance.

ICT Allowances

A range of \$500 to \$3,500 is set for annual ICT allowances.

The following fee settings are proposed for 2017/2018:

Fee/Allowance	Proposed	Max
Sitting Fee – Mayor	\$25,000	\$25,091
Sitting Fee – Councillor (8)	\$15,500	\$16,205
Allowance – Mayor*	\$15,600	\$36,591
Allowance – Deputy Mayor**	\$ 3,900	25% of Mayor
Allowance – ICT (9)	\$ 3,000	\$ 3,500
TOTAL COST (all elected members)	\$195,500	

Materiality in Financial Reporting

Monthly reporting, by regulation, requires the establishment of a Council adopted materiality statement by which it is mandatory to explain the budget variance.

Council in the past has always adopted a materiality threshold in financial reporting at each program level of 10% or \$10,000, whichever the greater.

2017/2018 Budget Adoption

Section 6.2 of the *Local Government Act 1995* requires Council to adopt the annual budget by 31 August in each year.

The budget process commenced in March 2016 and set out to achieve the following objectives:

- 1) Community input (General funding requests & small grants program)
- 2) Elected members and officers have adequate opportunity for input.
- 3) Responsibility and accountability for budgets is conveyed to the relevant officer responsible, and
- 4) Completion of documentation in a timely manner and a formal adoption of the budget in July.

The draft budget document is in statutory form and includes statutory statements, notes to the financial statements, significant accounting policies and supplementary schedules and appendices.

OFFICER RECOMMENDATION/COUNCIL RESOLUTION 070717

Moved Mayor O'Neill, seconded Cr White

That Council:

1. **adopts the following differential general rates to be imposed on all rateable land in the district:**
 - Residential rate is 6.6640 cents in the dollar of Gross Rental Value
 - Commercial rate is 10.1204 cents in the dollar of Gross Rental Value
2. **adopts the following general minimum rates for each of the differential general rating categories:**
 - Residential \$1,055

- Commercial \$1,575
3. pursuant to Section 6.51 (1) and subject to Section 6.51(4) of the *Local Government Act 1995* and Regulation 70 of the *Local Government (Financial Management) Regulations 1996*, adopts an interest rate of 11% for rates (and charges) and costs of proceedings to recover such charges that remain unpaid after becoming due and payable.
 4. pursuant to Section 6.45 of the *Local Government Act 1995* and Regulation 68 of the *Local Government (Financial Management) Regulations 1996*, adopts an interest rate of 5.5% where the owner has elected to pay rates and charges through an instalment option.
 5. pursuant to section 6.16 of the *Local Government Act 1995* adopts the Schedule of Fees and Charges as detailed in the 2017/18 Annual Budget.
 6. adopts the following annual amounts for elected member sitting fees and allowances;
 - Sitting Fee – Mayor \$25,000
 - Sitting Fee – Councillors \$15,500
 - Allowance – Mayor \$15,600
 - Allowance – Deputy Mayor \$ 3,900
 - Allowance – ICT \$ 3,000
 7. in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and AASB 1031 Materiality, adopts a variance of 10% and a minimum of \$10,000 to be used in the statements of financial activity and annual budget review.
 8. pursuant to the provision of Section 6.2 of the *Local Government Act 1995* and Part 3 of the *Local Government (Financial Management) Regulations 1996*, adopts the budget for the Town of East Fremantle for the 2017-2018 financial year.

(CARRIED BY ABSOLUTE MAJORITY 8:0)

The Mayor thanked the CEO, senior Managers and other relevant staff for their work in the preparation of the 2017/2018 budget, and further stated it was one of the most informative and inclusive process in some time.

Cr Harrington also expressed her thanks to the staff, and reaffirmed the Mayor's comment about the process undertaken.

13. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

14. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING

Nil.

15. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

16. NEW BUSINESS OF AN URGENT NATURE

Nil.

17. MATTERS BEHIND CLOSED DOORS

Nil.

18. CLOSURE

There being no further business, the Presiding member declared the meeting closed at 7.50pm.

*I hereby certify that the Minutes of the meeting of the **Council** of the Town of East Fremantle, held on **18 July 2017**, Minute Book reference **1. to 18.** were confirmed at the meeting of the Council on*

.....

Presiding Member