

Meeting attachments Ordinary Meeting of Council

Wednesday 22 November 2023 6pm

Part Two





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Attachment 13 - Amended Waste Management Plan

Waste Management Plan
8 Point St, Fremantle

Rev_3

Project No. 22-1393-2
Total Project Management,
on behalf of Sirona Urban
11 October 2023





Encycle Consulting Pty Ltd

ABN 41 129 141 484

PO Box 6044

East Perth WA 6892

t: +61 8 9444 7668

www.encycle.com.au

JCampbell@encycle.com.au

Revision	Drafted by	Reviewed by	Date issued
Rev_0 - Draft	D Ladle	J Campbell	12 June 2023
Rev_1	D Ladle	J Campbell	22 June 2023
Rev_2	D Lodle	J Campbell	6 July 2023
Rev_3 - Draft	K Oliver	J Campbell	10 October 2023
Rev_3	K Oliver	J Campbell	11 October 2023

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1 Development details

This Waste Management Plan (WMP) has been updated for the following project:

Project name / address	8 Point Street, Fremontle		
Client	Sirona Urban		
Architect	Architectus		
Project manager	Total Project Management (TPM)		
Main point of contact	Edward Neville, TPM		
Planning status	Development Application submitted June 2023.		
Green rating / sustainability objectives	The second secon		
Overview of development	The development consists of: Mixed-use development (MUD) across nine (9) levels (basement, ground, levels 1 to 7 incl.) and two (2) residential towers 12 apartments (mix of studio, 1br, 2br, 3br) and townhouses (2 br) Support amenity – facility management office, mail room Residential labby and co-working spaces Residential pool, landscaped deck, and amenity including co-working space, kitchenette and gymnasium SOHO offices Café tenancy Food & Beverage tenancy		
Architectural plans / area schedule / development information	 Architectural plans, received from Architectus on 5 and 10 October 2023 Updated area schedule received from Architectus, 13 & 20 September 2023 		
Local Government discussions	 Conversations with Joy Hayward, City of Fremantle Waste Officer, regarding council waste management requirements, 15 and 31 May 2023 		

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- Meeting with City of Fremantle officers and design team, 26
 May 2023
- Emails from Luke Williams, City of Fremantle Rapid Response Officer, regarding collection frequencies and vehicle sizes, 25, 29 and 31 May 2023
- Emails from Gerry Anderson, City of Fremantle Waste
 Management Team Leader, 7 and 8 June, 2023
- Conversation with Gerry Anderson, City of Fremantle Waste Management Team Leader, 12 June 2023
- Items addressed from the City of Fremantle's Request for Further Information - CoF (DAPO06/23) & DAP (DAP/23/02534)

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the building design phase. Key factors considered at the design phase include:

- Local government requirements for determining waste generation rates
- Waste and recycling volumes likely to be generated during building operation
- · Number and types of bins required
- Bin store/s size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- · Communication and ongoing management of waste and recycling services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Project parameters

The development when operational will include the following areas:

- Mixed-use development (MUD) across 9 levels (basement, ground, levels 1 to 7 incl.) and 2 towers
- 215 residential dwellings:
 - 108 x studio/1 bedroom apartments
 - o 102 x 2 bedroom apartments/townhouses
 - o 5 x 3 bedroom apartments
- Ground floor facility management office 16 m²
- Ground floor cofé (South East) including residential co-working space 298 m²
- Ground floor F&B (North Eost) 285m² & 100m² olfresco
- Ground floor SOHO office space 213 m²
- Level 1 amenity including residential co-working space, kitchenette and gymnosium 233 m²

2.2 Local Government Guidelines

The following documents have been used in the development of this report:

- City of Fremantle Local Planning Policy 2.24 Waste Management Plans for New Development,
 19 January 2022
- WALGA Commercial and Industrial Waste Management Plan Guidelines (2018)
- WALGA Multiple Dwelling Waste Management Plan Guidelines (2021)
- Green Star Buildings v1 Credit 4 Operational Waste

2.3 Waste generation rates - residential

WALGA residential waste generation rates have been used as a guide in addition to Encycle's experience and knowledge of multi-unit developments to calculate the estimated generation of waste, recyclables and FOGO for the apartments. The rates in Table 1 have been applied.

Table 1: Residential waste generation rates

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	40 L/unit/week	20 L/unit/fortnight	20 L/unit/fortnight
2 bedroom	60 L/unit/week	40 L/unit/fortnight	40 L/unit/fortnight
3 Bedroom	80 L/unit/week	90 L/unit/fortnight	60 L/unit/fortnight

2.4 Waste generation rates - commercial

WALGA waste generation rates have been used here as a guide in addition to Encycle's experience and knowledge of the use of the buildings to calculate the generation of waste, recyclables and organics.

Specifically, the generation rates applied to each building use are presented in Table 2. The rates do not include a breakdown of material streams included in the 'recycling' stream. The final column presents Encycle Consulting's in-house estimate of the material streams present in the recycling stream based on our working experience of operational buildings in Perth.

Table 2: Commercial waste generation rates

Premises type/ building use	Waste generation rate	Recycling generation rate	Percentage breakdown of recycling stream by material
Office – 213 m ² commercial; 233 m ² residential (amenities and FM office)	0.1 L /1m²/day	0.1 L /1m²/day	7% commingled 79% paper 14% cardboard 10% soft plastics 20% of waste is organics
Restaurant - 385 m²	6.7 L /1m²/day	1.3 L /1m²/day	40% commingled 50% cardboard 100% glass (in addition) 10% used cooking oil 10% soft plastics 20% of waste is organics
Café - 298 m²	3 L /1m²/day	2 L /1m²/day	40% commingled 50% cardboard 100% glass (in addition)

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10% used cooking oil	
70% soft plastics	
20% of waste is organics	

2.5 Overview of waste strategy

The waste management strategy is designed to maximise resource recovery and waste diversion from landfill. The waste management strategy for the development includes:

- Dual chute systems in each residential tower for general waste and commingled recycling. The dual chute access hatches are accessible on each residential floor in designated waste rooms
- Source separated FOGO collection with 240 L bins in the waste room on each residential floor to collect food waste
- A residential bin store on the ground floor of each tower for storage of all residential waste, recycling and FOGO and including designated bins or space for bulky objects that are not suitable for chute disposal
- A bin wash and bin holding zone to accommodate overflow of bins from bin stores 1 and 2 and bins awaiting collection
- Separate commercial bin stores for the café and food & beverage tenoncies on the ground floor.

2.6 Chute system

The dual chute system in each residential tower consists of a set of two chutes, one for general waste and one for commingled recyclables, to feed waste and recycling directly into bins in the residential bin stores. The chutes will terminate at the residential bin stores on the ground floor and will discharge general waste (compacted) and recycling (uncompacted) into bins on two conveyors. General waste will be compacted prior to being deposited into the bins at a ratio of 2:1. Commingled recyclables cannot be compacted as the broken glass will contaminate other recycling streams.

A waste room is available on each floor for residential access points to chutes and a dedicated 40 L FOGO bin. Residents will dispose of FOGO waste into caddies within their apartments; these are then emptied by the residents into the 40 L bin. The facility manager will collect the 240 L bins daily or as required and transport them to the residential bin stores on ground level for storage and collection.

2.7 Bulk bins for items not suitable for disposing down chutes

Provision has been made in each residential bin store for items that should not or cannot be placed into the chutes:

- 240 L bin for glass; glass is noisy when deposited in bulk down chutes. The 240 L bin can be used for CDS compliant drink containers
- 1100 L bin for large cardboard packaging. Note: when the building first opens and residents
 are moving in, bulk packaging waste is generated more than other waste streams;
 additional cardboard recycling bins will be temporarily provided to accommodate this.
 Cardboard will be collected and recycled
- 1100 L or 660 L charity bins for unwanted clothing and bedding. Due to the transient nature
 of people in multi-unit developments, there is a tendency to throw away items of this
 nature when relocating
- A bulk general waste storage area for items such as mattresses and furniture and bulky general waste such as umbrellas and maps not suitable for disposing down the chute.
 Provision of space to store them facilitates recycling as apposed to disposal to landfill
- Space for ad hac items such as batteries, light globes, e-waste, printers, screens, televisions, audio equipment etc. that are collected separately for recycling; secure storage space is provided for e-waste with data memory, such as computers and mobile phones.

Note that residents will have access to the residential bins stores. To prevent access to the chute systems and mitigate any OHS concerns, a secure barrier will section the conveyor system from the remaining bins in the bin store.

2.8 FOGO

The building has been designed to allow for source separated FOGO collection from the residents. The FOGO stream from the residential apartments will mainly comprise of food waste along with very small quantities of vegetation waste. Space will be allocated in the waste rooms, available on each floor to house the chute hatches, for a dedicated 240 L FOGO collection bin. Each apartment will have caddies for FOGO. When these are full the residents will transfer the contents of the caddies to the 240 L bin in the waste room. The 240 L bins from the waste rooms will be transferred by the facility manager (or via an operative) to the residential bin stores on the ground floor daily or when required.

2.9 Number of bin stores required

The building will have four bin stores to service the residential and commercial tenancies of the building separately see Figure 1:

- i. Residential waste and recycling waste room 1
- ii. Residential waste and recycling waste room 2
- iii. Cafe waste and recycling waste room 3
- iv. Restaurant waste and recycling waste room 4

v. SOHO office - waste zone adjacent to waste room 3

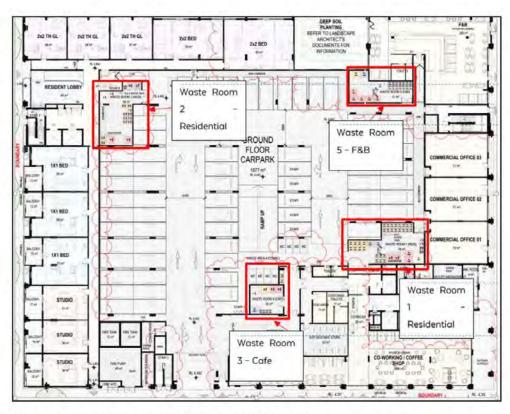


Figure 1: Ground floor plan showing the location of the bin stores

2.10 Number of apartments serviced by bin store 1

Tower 1 will accommodate 166 apartments as set out in Table 3. The waste, recycling and FOGO from these apartments will be accommodated in waste room 1.

Table 3: Number of apartments in tower 1

Apartment type	Number of apartments	
Studio/One bedroom	80	
Two bedroom	84	
Three bedroom	2	
Total	166	

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2.11 Number of apartments serviced by bin store 2

Tower 2 will accommodate 49 apartments as set out in Table 4. The waste, recycling and FOGO from these apartments will be accommodated in waste room 2.

Table 4: Number of apartments in tower 2

Apartment type	Number of apartments	
Studio/One bedroom	26	
Two bedroom	20	
Three bedroom	3	
Total	49	

2.12 Number of bins required - residential

The number of bins required for the residential waste are set out in Tables 5 & 6.

Table 5: Number of bins to be stored in the residential bin store - waste room 1

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (compacted)	1100	3 (plus one spare)	Twice per week	w
Commingled recycling	360	8 (plus one spare)	Twice per week	СМ
Food organics and garden organics (FOGO)	240	22	Weekly	FOGO
Charity bin for clothing/textiles	1100	ı	As required	СН
Large cardboard recycling	1100	1-	As required	CB
Glass recycling	240	2	As required	G
CDS recycling	240	2	As required	CDS
Bulky general waste including e-waste	3	m²	As required	В

Table 6: Number of bins to be stored in the residential bin store - waste room 2

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (compacted)	1100	1 plus one spare	Twice per week	w
Commingled recycling	360	2 plus one spare	Twice per week	СМ
Food organics and garden organics (FOGO)	240	6	Weekly	FOGO
Charity bin for clothing/textiles	660	1	As required	СН
Large cardboard recycling	1100	1	As required	CB
Glass recycling	240	î	As required	G
CDS recycling	240	1	As required	CDS
Bulky general waste including e-waste	3	S m ²	As required	В

2.13 Number of bins required - cafe and restaurant

The number of bins required for the cafe and restaurant waste are set out in Tables 7 and 8, respectively.

Table 7: Number of bins to be stored in the café bin store - waste room 3

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	1100	2	3 x weekly	w
Commingled recycling	1100	1	2 x weekly	СМ
Large cardboard recycling	1100	à	2 x weekly	CB
Organic waste (food)	120	4	2 x weekly	FOGO
Bulk general waste	3 m²	1	As required	В

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The number of bins required for the food & beverage waste are set out in Table 8.

Table 8: Number of bins to be stored in the food & beverage bin store - waste room 4

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	1100	5.	3 x weekly	W.
Commingled recycling	7100	1	2 x weekly	CM
ardboard recycling	1100	1	2 x weekly	CB
Organic waste (food)	120	13	2 x weekly	FOGO
Used cooking oil	200	1	As required	со
Bulk general waste	3 m²	i	As required	В

2.14 Number of bins required - SOHO office

The number of bins to be stored in the waste zone adjacent to waste room 3 (café bin store) are set out in Table 9 below.

Table 9: Number of bins to be stored in waste zone adjacent to waste room 3

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code*
General waste	240	1	Weekly	-W-
Commingled recycling	240	1	Weekly	CM

3 Bin store locations and amenity



3.1 Bin store location

All the waste rooms will be located on the ground floor. Figures 2, 3, 4 & 5 show the the layout of waste rooms 1, 2, 3 & 5.

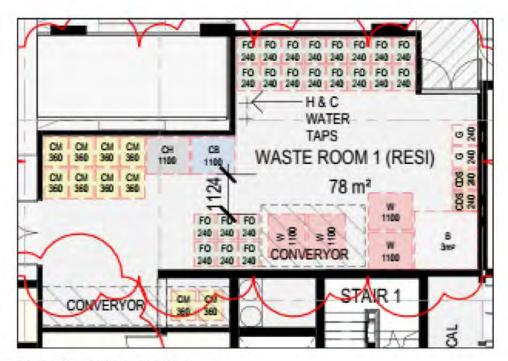


Figure 2: Plan showing waste room 1



Figure 3: Plan showing waste room 2



Figure 4: Plan showing waste room 3 (café) and waste zone for SOHO office

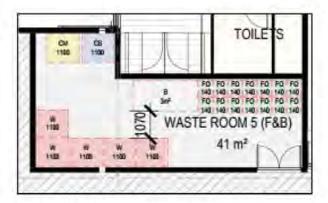


Figure 5: Plan showing waste room 5 (F&B)

3.2 Bin store amenity

The bin stores have been designed to include the following requirements in Table 10.

Table 10: Bin store amenity requirements

Aesthetics	The bin stores are consistent with the overall aesthetics of the development
Fully enclosed	The bin stores are fully enclosed and weatherproof, and only accessible by residents (waste rooms 1 & 2), commercial tenants (waste rooms 3 and 5), cleaners, strata/building management and waste service provider.
Spatial requirements	The bin stores allows sufficient space to accommodate, manoeuvre and wash the bins and equipment specified.
	Bins are stored in single rows (maximum of two rows if there is a full-time caretaker for the building, bins will not be double stacked against the wall). Space for personnel access way between rows of bins is included.
Bin wash	The bin stores have impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Doors	Doors are ventilated both internally and externally for each bin stores. Self-closing doors are installed to the bin stores to eliminate access to vermin. Doors from the bin stores to the servicing/collection area can be locked open. Doors are designed to fit the largest bin, to enable bins to be easily wheeled into and out of the bin stores.

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Security	Security measures are designed to limit access to the bin stores, e.g. PIN code that can be easily changed and reduces loss of key cards etc.
Walls and ceilings	Internal bin store walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870. Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin stores provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin stores are provided with artificial lighting, with sensor or switch controls both internal/external to the bin stores. Artificial lighting in laneways/loading boys and access walkways to bin store/s will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin stores and collection point and the timing of collections to prevent disruption to occupants or neighbours.
Signage	Visual aids and signage will be provided when the bin stores is operational to ensure that the area works as intended,
Cooking oils	Used cooking oil storage will be bunded.

4 Internal transfer



4.1 Chute system

A dual chute system will be installed in the residential apartment towers, including one chute for general waste and one chute for commingled recyclables. The chutes will terminate at the residential bin stores on the lower ground floor and will discharge waste (compacted) and recycling (uncompacted) into bins on two conveyors. General waste will be compacted prior to being deposited into the bins. The compaction ratio is 2:1.

40 L FOGO bins will be available on each level directly adjacent to the general waste chutes as indicated in Figure 6.



Figure 6: Typical residential floor showing chute room with access to general waste and commingled recycling chutes, as well as 40 LFO bins

4.2 Transfer of waste from residential apartments to bin store

Residents will be responsible for storing waste, recyclables and FOGO separately within their apartment. Residents will be responsible for disposing of waste and recycling down the correct chute by using the chute hatches and FOGO in the 40 L bins on each level as shown in Figure 6. Items not suitable for disposing down the chutes, such as cardboard boxes, bulky waste items and clothing/bedding are to be taken down the lifts to the residential bin store and placed in the correct bin.

The 40 L FOGO bins adjacent to the chutes on each level of each building will be transferred to the relevant residential bin store with a trolley by the caretaker every 2-3 days and emptied into the 240 L FOGO bins in the bin store. This will mitigate odour and vermin issues on the residential floors.

A charity bin is provided for unwanted clothing and bedding items and is stored in the residential bin store. With the transient nature of people in large multi-unit developments there is a tendency to throw away items of this nature when relocating.

A bulk bin is provided for cardboard boxes that are generated from deliveries and residents who are moving in.

A bulk general waste bin is provided for bulky general waste such as umbrellas, maps and other bulk items not suitable for disposing down the chute.

Cleaning staff will collect waste from communal areas, including the home office area, support amenity (facility management office, mail room), residential lobby co-working spaces, residential pool and amenity pavilion, and transport waste and recycling to bin store 1.

The communication of the chute system and bulk bins will be incorporated into the ongoing communicate to residents as part of the education for the successful performance of a chute system for the apartments.

4.3 Transfer of waste from commercial tenancies to bin store

Staff from the café and restaurant tenancies, and cleaners from offices will manually transfer waste and recyclables via the back of house corridors to bin stores 3 & 4.

The transfer routes for residents and staff to waste rooms are shown in Figure 7.

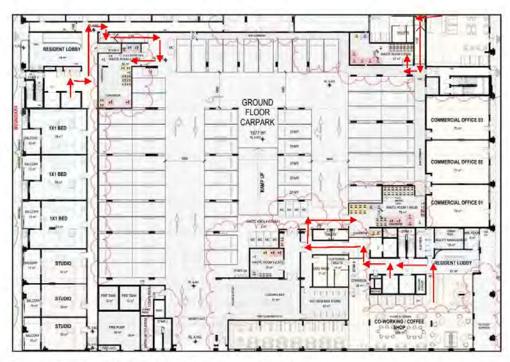


Figure 7: Transfer routes to residential and commercial waste rooms

4.4 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 11.

Table 11: Bin transfer requirements

User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:74) and other potential hazards between points of waste generation, storage and collection.
	Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the development with minimal reversing or manoeuvring.

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Walkways	Safe access to waste collection vehicles have been provided to reduce the risk
	of accidents.

5 Collection and vehicle access



5.1 Residential

The City of Fremantle will service the residential general waste, commingled recycling and FOGO bins.

5.1.1 Commingled recycling & FOGO

On collection days commingled recycling and FOGO bins will be presented by the caretaker on the Point Street kerb. Bins will be presented by 6 am on the day of collection. The bins will be presented in single rows, spaced a minimum of 300 mm apart to allow space for the vehicle collection arm to access each bin.

Bins will be placed away from existing parking bays and where there is no overhang or other obstructions (e.g. street trees). Where parking bays may obstruct the operation of a side-arm vehicle, agreement will be sought from City of Fremantle (e.g. no parking within specified bays on collection day/s).

FOGO bins are collected weekly and commingled recycling bins twice weekly. Therefore once per week all full FOGO and commingled recycling bins will be presented at the same time for collection (see Figure 8). The caretaker will return the empty bins to the relevant bin stores.

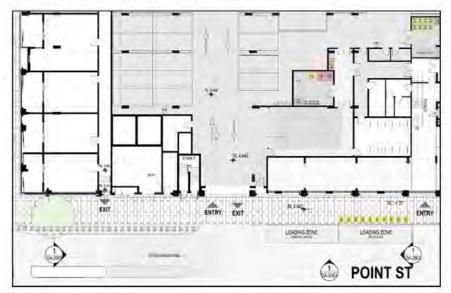


Figure 8: Presentation of commingled and FOGO bins for collection by side-lift vehicle

5.1.2 General waste

General waste 660 L bins will be collected by rear-lift vehicles on a twice weekly basis. Bins will be presented by 6 am on the day of collection on the kerb adjacent to the loading zone on Point Street. The caretaker will be responsible for presenting the bins for collection and returning the empty bins to the bin store. The rear-lift vehicle will park in the loading zone to service the bins.

Swept path analysis for the rear-lift vehicle accessing the loading zone has been completed by Uloth (Figure 9). General waste will be collected on different day/s to commingled recycling and FOGO.

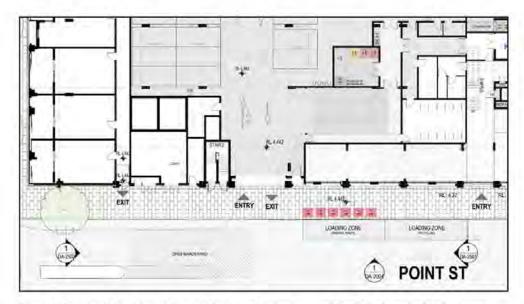


Figure 9: Presentation of general waste bins for collection by rear-lift vehicle from the loading zone

5.1.3 Other residential streams

Private service providers will collect residential charity bins for clothing/textiles, bulk cardboard, glass, and CDS bins. The charity will provide the bins and collect as needed, in liaison with the facilities manager. The bins will be presented on Point Street adjacent to the loading zone on the day of collection.

The City of Fremantle do not provide a service for bulk waste collection in multi-residential apartment buildings. Residents will receive passes to access the Fremantle Recycling Centre. Alternatively, facilities management will manage bulk waste collections by hiring a skip bin from a private service provider at regular intervals through the year to dispose of the bulk waste. The skip will be located within the designated loading zone along Point St on a day that a waste or recycling collection is not scheduled (e.g. a weekend), and will be filled and collected within that day.

5.2 Café/restaurant

A private service provider will service the full range of commercial bins.

A range of rear-lift vehicles will access the building to service the commercial bins. On collection days rear-lift vehicles for general waste, recycling and organic waste will enter the ground floor loading dock via Point St. The vehicles will stop outside the commercial bin stores on ground level. Private service provider operatives will enter the stores to retrieve and service the bins. The operatives will return the empty bins back into the bin stores.

Bulk waste will be collected by hiring a skip bin from a private service provider at regular intervals through the year to dispose of the bulk waste. The skip will be located within the designated loading bay along Point St on a day that a waste or recycling collection is not scheduled (e.g. a weekend), and will be filled and collected within that day.

A height clearance of 3.750 m is provided to accommodate a range of rear-lift vehicles. Swept path analysis for vehicle ingress and egress has been completed by Uloth taking into consideration a 10 m (Figure 19) or 8.8 m commercial rear-lift waste collection vehicle (Figure 10).

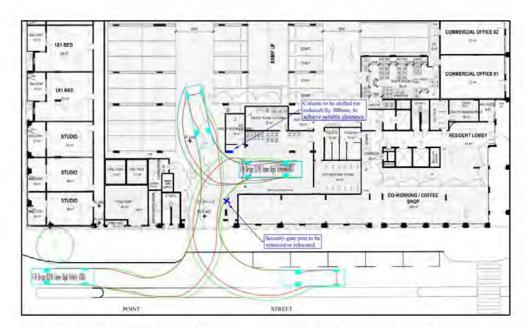


Figure 10: Swept path analysis showing access to loading dock for rear-lift waste collection vehicles

6 Ongoing communication and management



6.1 Management

The facilities manager will be responsible for overseeing the waste management systems. The facilities manager will be responsible for rotating full bins on the conveyor at the base of each chute in each residential bin store with empty bins. They will be responsible for ensuring that the chutes do not become dirty or adorous and will be responsible for washing the chutes regularly. They will be responsible for maintaining the bin stores in a clean and tidy condition at all times and ensuring bins are washed regularly.

The facilities manager will be trained and informed of their responsibility to work with the City of Fremantle regarding the schedule for collection and presentation of residential bins and to work closely with the private service provider to establish a schedule for collection and presentation of commercial bins.

The City of Fremantle does not provide a service for bulk waste in multi-residential apartment buildings. This will be managed by the facilities manager who will hire a skip bin at regular intervals through the year to allow residents to dispose of bulk waste and also liaise with charities or waste service providers to arrange for collections of other bulk materials/items.

6.2 Communication

All residents and commercial tenants will be made aware through a body corporate document (or equivalent) of the waste, recycling and food waste systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the buildings.

Facilities management will be responsible for the continuing education of residents on correct segregation of waste, recyclobles and FOGO to ensure successful performance of the dual chute system within the residential components of the development.

Communication to residents about correct use of the chute system will be ongoing, using formats such as good signage at the chute hatches, newsletters, noticeboards, social media, etc. This ongoing communication would be in addition to illustrated clear signage relying on pictures rather than words.

Appendix A: Glossary of terms and acronyms

Bulk waste	Routine collection of items of furniture or other large household refuse. Bulk waste collection is included in the Waste Management Plan where specified by the Local Government as part of the planning requirements.
Bulky waste storage	An area designed to store any unwanted bulky waste items from residential, retail, commercial or industrial developments.
Chute	In multi-storey buildings, a 'chute' is literally a shaft built into the construction that allows waste and/or recyclable material to be easily transported to the ground floor level from upper levels.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables, FOGO and bulky waste are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Container Deposit Scheme (CDS)	Also known as Containers for Change: In Western Australia 'eligible containers' (usually for soft and alcoholic drinks) have a 10 cent deposit which can be refunded when the container is redeemed at a refund facility.
Compactor	In residential buildings, compactors are used at the base of the chute for general waste to literally 'compact' or compress the waste material into a smaller volume prior to discharging into bins to allow for optimal use of space.
E-waste	Discarded electronic appliances such as mobile phones, computers, and televisions.
FOGO	Food Organics Green Organics – a third bin offered to residents for the collection of food waste and garden waste.
Food organics	Waste food in commercial kitchen/food service settings, generated from preparation (peelings etc.), storage (out of date) or service (leftovers) that can be separated from the general waste stream for a more beneficial use.
Garden organics	Separated 'green' material (e.g. grass clippings or vegetation prunings).
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Organic waste	Waste derived from material that was once living (excluding petroleum-based materials).

Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	Replacing a 'disposable' or single-use item with one which can be used again (without needing to be processed or dismantled – i.e. 'recycled') e.g. using a washable ceramic coffee mug or travel cup in place of disposable cups.
Waste avoidance	Changing a service or process so that a waste that was previously generated can be eliminated from the system. An example would be changing from printed forms/tickets/invoices etc. to an online system that does not need any paper.

C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)

Attachment 14 - Preliminary Stormwater Plans



Date: 28th June2023 Ref. 22203_LE_001-1

BY EMAIL

Total Project Management Level 6,1008 Hay St, Perth, WA 6000

Attention: Edward Neville

Dear Edward

LETTER - STORMWATER MANAGEMENT PLAN AT 8 POINT STREET, FREMANTLE, WA, 6159

Hera Engineering have undertaken the Stormwater Management Plan (SWMP) for the above site, this has been documented within the design sketch documentation (ref: 22203-SK008_B_8 POINT STREET – CIVIL STORMWATER LAYOUT (SCHEMATIC).

We confirm that the stormwater management strategy is as follows:

- Runoff within the project site boundary is retained at basement level and managed via an infiltration system (Atlantis Flo-vault System)
- Runoff outside the project site boundary and within the extent of works (verge/footpath) are
 drained towards the existing road catchment to match existing.

Relevant basis of design information can be found within the design sketch referenced above.

This letter shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.

Yours faithfully,

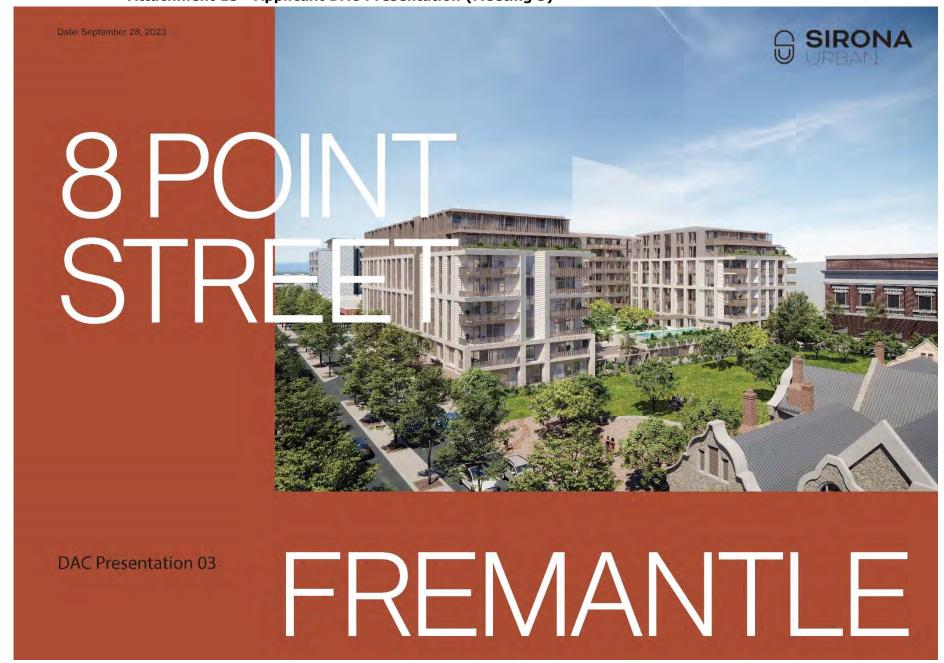
Glenn Parnham Senior Engineer

Hera Engineering Pty Ltd

Attachments: Page 1 of 1



C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY
MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND
RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)
Attachment 15 - Applicant DAC Presentation (Meeting 3)



Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which we live and work. We pay our respects to Elders, past and present and emerging.



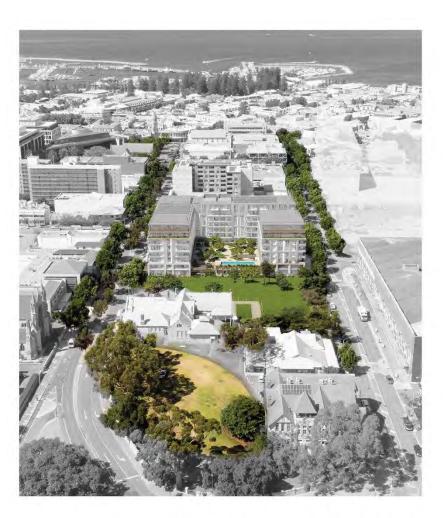
Alignment with SSP7.0 Design of the Built Environment

Strengths of the Proposal

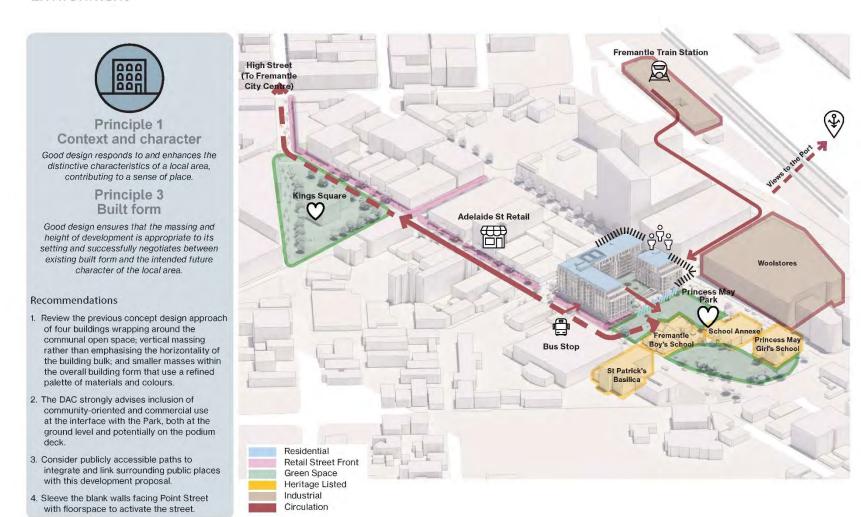
The DAC identified many design strengths at DR1, including the strong foundation elements of the U-shaped plan facing the Park that invites natural amenity into the development; the large, landscaped deck on the podium; carparking within the building; and the built form edging the streets and the park. The DAC advised that this solid base should enable the DAC's recommendations for improving the design to be resolved to a similar high quality.

The DAC commends the Applicant for the following key refinements and clarification:

- Detailing of the south-eastern corner of Adelaide Street that includes a residential entry, retail frontages and space for al fresco.
- · Residential front door highlighted by a canopy.
- · Project sustainability target of 5-star Greenstar and commitment to initiatives.
- Design approach of the two upper levels as "apartments in the roof" is an effective way to articulate the building 'top' and minimise the perception of building bulk.
- Soft landscape included on the balconies of the upper-level apartments of the north facing wings of the development.
- The Applicant is seeking discretion for an increase in building height and reduced setbacks from the
 northern and southern boundaries. While the DAC supports the height and massing of the proposal, the
 Applicant should respond carefully to the DAC's specific advice noted below about further management of
 the building height and massing to reduce the visual perception of builk.



Alignment with SSP7.0 Design of the Built Environment



Alignment with SSP7.0 Design of the Built Environment

Principle 1 - Context and character

1. DAC Recommendation

Review the previous concept design approach of four buildings wrapping around the communal open space; vertical massing rather than emphasising the horizontality of the building bulk; and smaller masses within the overall building form that use a refined palette of materials and colours.

Response

Main facade design has been continued to Park building. Break between four masses has been enlarged to emphasize on the differentiation.

Material pallete considers continuity from Point street to park.















Materials

BR01 Grey Brick Light Grey Concrete Look Cladding CD12 Grey Concrete Look Cladding CD13 Champagne Metal Palisade Balustrade **BA01** PD01 Champagne Metal Finish MR01 Champagne Metal Roof

Alignment with SSP7.0 Design of the Built Environment

Principle 1 - Context and character

1. DAC Recommendation

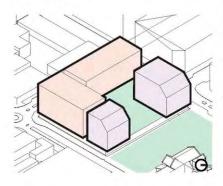
Review the previous concept design approach of four buildings wrapping around the communal open space; vertical massing rather than emphasising the horizontality of the building bulk; and smaller masses within the overall building form that use a refined palette of materials and colours.

Response

The key design considerations in reducing the impact massing by articulating into four defined building blocks responding uniquely to street conditions with scale and facade language in mind

Design incorporataes vertical sliding screens and pergola structure as external shading strategy to minimize harsh sunlight to north facing balaconies at on Level 06 & 07.

Massing Diagram





Alignment with SSP7.0 Design of the Built Environment

Principle 1 - Context and character

2. DAC Recommendations

The DAC strongly advises inclusion of community - oriented and commercial use at the interface with the Park, both at the ground level and potentially on the podium deck.

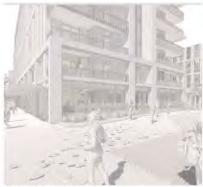
3. DAC Recommendations

Consider publicly accessible paths to integrate and link surrounding public places with this development proposal.

Response

Design considers replacing 3 townhouses on ground level at corner of Adelaide and park with a coffee shop overlooking the Park, encouraging positive interaction with the public realm.

In addition, extending deep soil landscaped space which will be contiguous with the adjacent park. This space will act as public space during F&B operational hours, and secured after hours for safety reasons.



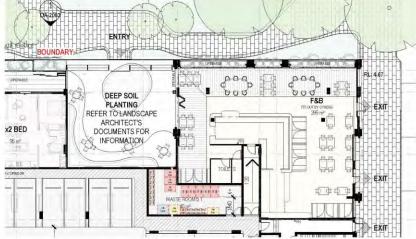
Perspective from Adelaide Street Park side

30/06/23 DA Proposal

ALE LERACE
BOUNDARY

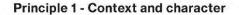
PRIVATE TERRACE
PRI

Revised DA Proposal



COMMERCIAL OFFICE 04

Alignment with SSP7.0 Design of the Built Environment



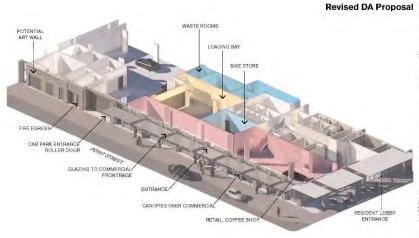
4. DAC Recommendations

Sleeve the blank walls facing Point Street with floorspace to activate the street.

Response

Design considers extending F&B frontage to Point street which intensify movement activity, encourages passive surveillance opportunities and is identified by a new urban marker.







Alignment with SSP7.0 Design of the Built Environment



Principle 2 Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Recommendations

- Consider more deep soil areas and trees such as at the interface with the Park
- Review the podium deck landscape plan for more opportunities for diverse activity and engagement between residential occupants and the public.



Landscape Context Plan (NTS)

8 Point Street, Fremantle Sirona Urban

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Alignment with SSP7.0 Design of the Built Environment

Principle 2 - Landscape quality

DAC Recommendations

1. Consider more deep soil areas and trees such as at the interface with the Park

Response

Together with the architectural team the north east corner of the project has been further developed to introduce an F&B offering together with an at grade courtyard that opens onto Princess May Park. The Park included an alfresco area, seating and deep soil and tree planting and included direct access from the park.





Alignment with SSP7.0 Design of the Built Environment

Principle 2 - Landscape quality

DAC Recommendations

Review the podium deck landscape plan for more opportunities for diverse activity and engagement between residential occupants and the public.

Response

The podium level landscape has been further developed to create three distinct amenity offerings that each include a range of resident uses.

- The eastern edge includes alfresco dining and event spaces to support the resident amenities and fitness facilities.
- The northern edge includes the pool and ancillary lounge spaces.
- The central space includes a communal gathering area with shaded BBQ facilities and harvest table.
- The western edge include a series of smaller scaled spaces for individual and small group gatherings to support quiet socialising, work and amenity spaces.



Principle 2 - Landscape quality



Suggested supplementary street tree planting opportunities Communal Heart Garden Room Port Overlook Parkside Pool Park View Lounge Ground Level Courtyard Architectural Amenity

Principle 2 - Landscape quality

LEGEND	
0	Alfresco Area
0	Fitness & Events
0	Park Lookout
0	Pool Area
•	Sun Lounges & Table Tennis
6	Communal Gathering & BBQ
0	Communal Gardening
8	Outdoor Work Space
9	Small Gathering
0	Port Lookout



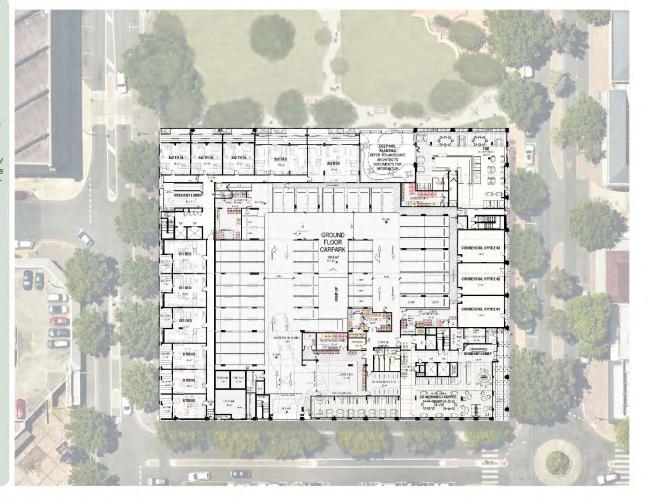


Principle 4 Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle

Recommendations

1. Ensure waste collection with minimal impact on the amenity of public streets and infrastructure.



8 Point Street, Fremantle Sirona Urban

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Alignment with SSP7.0 Design of the Built Environment

Principle 4 - Functionality and Build Quality

DAC Recommendations

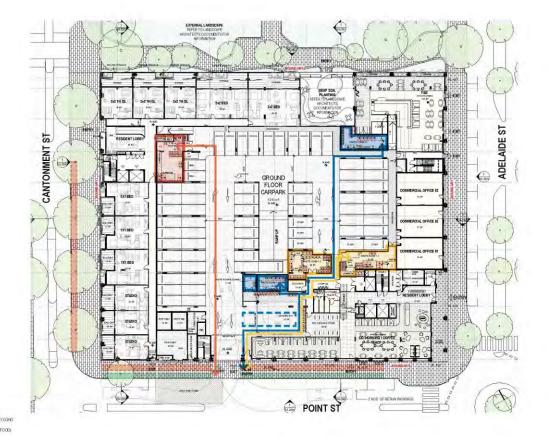
Ensure waste collection with minimal impact on the amenity of public streets and infrastructure.

Response

- A Waste Management Plan and associated swept path analysis has been prepared for the development to inform the waste strategy and bin store design.
- Option 1 complies with City of Fremantle current requirements; commingled recycling bins collected fortnightly and FOGO bins weekly, from the verge by side-lift vehicle
- Option 2/3 proposes commingled recycling bins collected twice weekly and FOGO either weekly or twice weekly, from the verge by side-lift vehicle. This option represents the best outcome for this development
- Option 4 bins collected internally by either City of Fremantle or private contractor

Ground Floor







Alignment with SSP7.0 Design of the Built Environment



Livable Housing Design Guidelines Rating

Opportunities to broaden the availability of housing choice has been considered in apartment layouts by providing clear circulation widths and provisions for changing needs of occupants across their lifetime.



1200x 1200x

2x1 Bedroom (Silver)



1200x 1200

2x2 Bedroom (Gold) Option 2



8 Point Street, Fremantle

Sirona Urban

Alignment with SSP7.0 Design of the Built Environment

1. DAC Recommendations

Improve the provision of more Livable Housing Apartments.

Response

Previous proposal met the 20% silver level apartment requirement in accordance with the livable design guidelines. The development achieves at least 44 silver level apartments across mixed typologies on levels 1-7.

Current proposal meets the 42% silver level and 14% Gold apartment requirement in accordance with the livable design guidelines. The development achieves at least 91 silver level and 31 Gold level apartments across mixed typolog es on levels 1-7.

	Silver Units	Gold Units
Previous proposal	20%	0%
Current proposal	42%	14%

Levels	Silver Unit count	Gold Unit
Ground	.3	3
Level 01	12	4
Level 02	13	4
Level 03	13	4
Level 04	13	4
Level 05	13	4
Level 06	12	4
Level 07	12	4
Total Units	91	31
Percentage	42%	14%



8 Point Street, Fremantle Sirona Urban 19

Livable Housing Design Guidelines Rating



Alignment with SSP7.0 Design of the Built Environment



Principle 6 Amenity

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy

Recommendations

- Clarify the access of winter sunlight and cross ventilation into apartments.
- Improve the number of entries and vertical cores in the residential component and providing greater amenity in communal corridors.
- 3. Extend the 1m canopy depth over the footpath.
- 4. Provide balconies for studio apartments.



Alignment with SSP7.0 Design of the Built Environment

Principle 6 - Amenity

DAC Recommendations

1. Clarify the access of winter sunlight and cross ventilation into apartments.

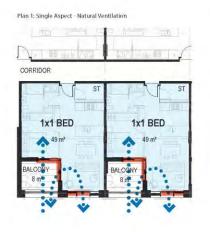
Response

Design maximises the number of apartments with natural ventilation.

The floor plate configuration allows for 86% of the provided apartments are naturally ventilated - having ventilation openings oriented between 45-90 degrees of the prevailing cooling wind direction.

Of the 86% cross vented apartments, 28% are corner units, and 60% are single aspect apartments with openings in two wall directions.









Alignment with SSP7.0 Design of the Built Environment

Principle 6 - Amenity

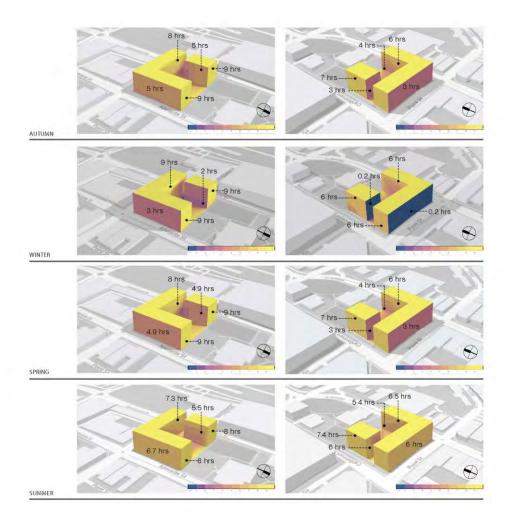
DAC Recommendations

1. Clarify the access of winter sunlight and cross ventilation into apartments.

Response

The proposal has orientated the plan as a U-shape facing north-east in response to create a continuation of the park. Due to the orientation of proposed building, there is a series of south-west facing apartments that on average throughout the year receive 3 hours of daylight.

Legend - hours of sun



Alignment with SSP7.0 Design of the Built Environment

Principle 6 - Amenity

DAC Recommendations

1. Clarify the access of winter sunlight and cross ventilation into apartments.

Response

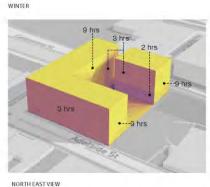
Total 215 apartments, 79% receive a minimum of 2 hours direct sunlight during winter solstice, 20% (45 units) do not receive 2 hours of direct sunlight during winter solstice.

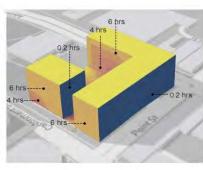
The South-western apartments receives more than 2 hours of daylight during autumn, spring and summer (refer solar study diagrams).

Solar Access

- Achieves 2+ hrs direct solar access
- No direct sunlight







SOUTH WEST VIEW







8 Point Street, Fremantle Sirona Urban 24

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Alignment with SSP7.0 Design of the Built Environment

Principle 6 - Amenity

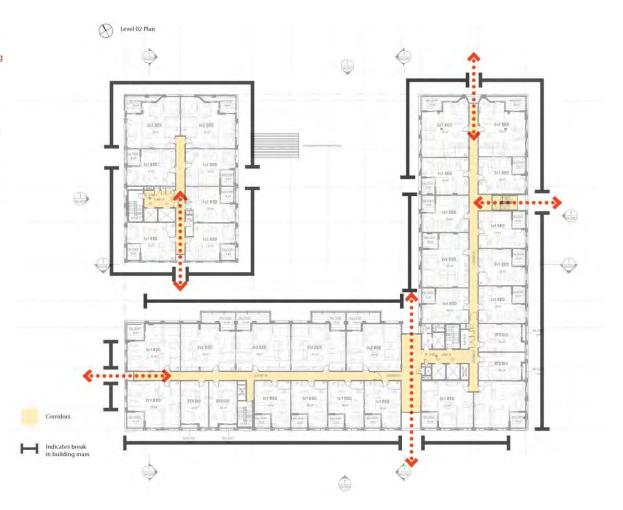
DAC Recommendations

2. Improve the number of entries and vertical cores in the residential component and providing greater amenity in communal corridors

Response

Communal corridors and vertical circulations are designed to enhance informal interactions between residents and provides natural daylight to internal corridors.

Vertical articulation of massing at north eastern and southern ends adjacent main lift lobby creates moment of depth and relief to facade and provides natural daylight/ventilation to internal corridors for improved residential amenity.

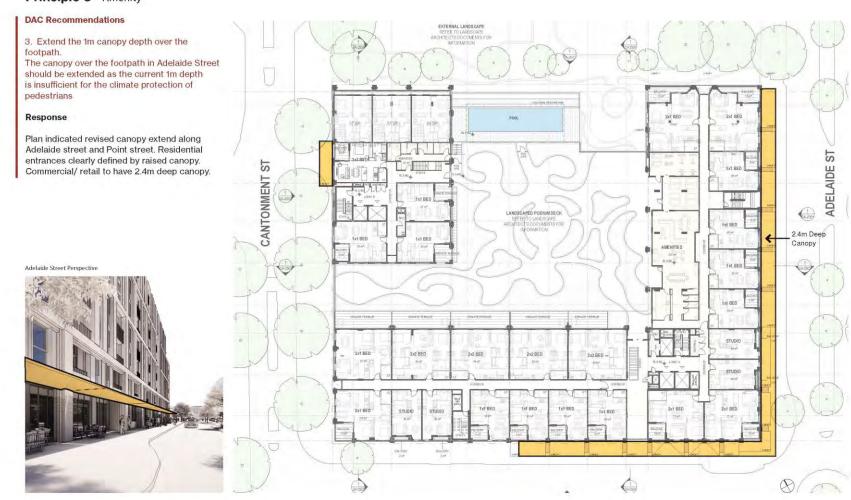


Alignment with SSP7.0 Design of the Built Environment

Sirona Urban

Principle 6 - Amenity

8 Point Street, Fremantle



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Principle 6 - Amenity







GEND	
0	Dynamic Soffit
0	Textured Material
•	Relationship to Building Scale
0	Expression of Formal Structure

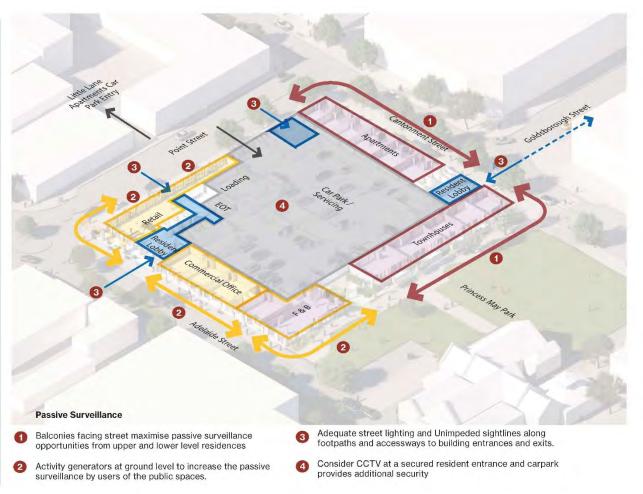
Alignment with SSP7.0 Design of the Built Environment



Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use

Recommendations

 Review the Cantonment Street balcony balustrade design for better opportunities for passive surveillance and interaction at the interface with the street.



8 Point Street, Fremantle

Sirona Urban

Alignment with SSP7.0 Design of the Built Environment

Surveillance principles

- Balconies facing street maximise passive surveillance opportunities from upper and lower level residences
- 2 Low shrubs and high canopy trees support clear sightlines and passive surveillance from many viewpoints in the public realm
- 3 Visually permeable fencing and low planting facilitates passive surveillance from ground floor residences
- Movement network is legible and easy to navigate, with good sightlines, vistas and visual cues
- 6 Adequate street lighting- separate from tree canopies
- 6 Secure access to private car parking enhances safety of residents and commercial tenants Residential entries are secure



View from Park



Point Steet

Alignment with SSP7.0 Design of the Built Environment

Cantonment Street - Typical Street Level Residential

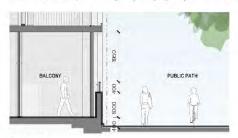
DAC Recommendations

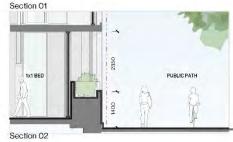
Review the ground level balcony balustrade design on Cantonment Street that is 1.8m total height above the footpath level and an internal height of 1.4m. The DAC notes that a balance of privacy for residents and engagement with the street is vital, however the tall height of the balustrade currently favours residential privacy only with minimal passive surveillance opportunities and engagement with the public realm.

Response

A balance between passive surveillance and compromising privacy to private balcony. Ground floor apartment typologies on cantonment street enhance passive surveillance through partially opaque and visually permeable balustrade for clear sightlines and planter bed creating sense of safety and security for residents.

Next phase of design will consider clear signage and effective lighting for CPTED measures while preventing/negating light spill. Consider AS/NZ 1158.3.1







Transitional

8 Point Street, Fremantle Sirona Urban 30

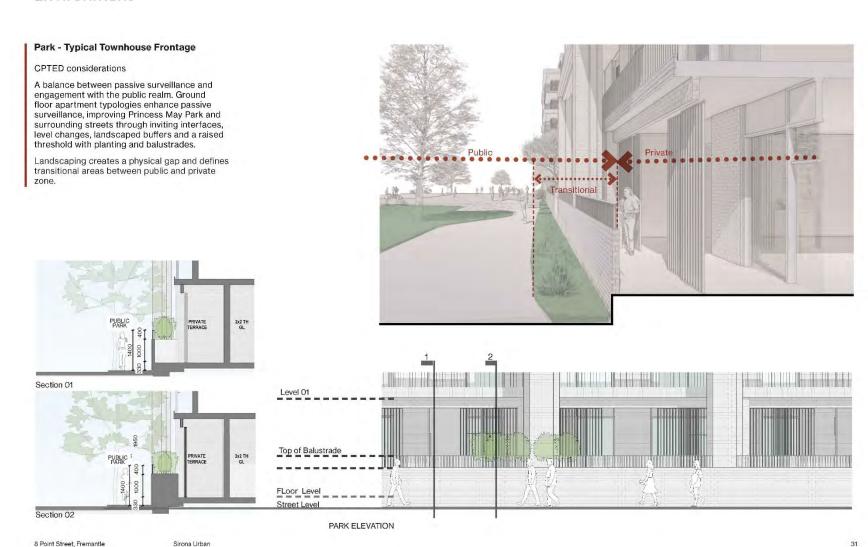
CANTONMENT STREET ELEVATION

Top of Balustrade

Floor Level

Private

Alignment with SSP7.0 Design of the Built Environment



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Appendix

State Planning Policy 7.0

1. Context and Character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.



- Review the previous concept design approach
 of four buildings wrapping around the communal
 open space; vertical massing rather than
 emphasising the horizontality of the building
 bulk; and smaller masses within the overall
 building form that use a refined palette of
 materials and colours.
- The DAC strongly advises inclusion of community - oriented and commercial use at the interface with the Park, both at the ground level and potentially on the podium deck.
- Consider publicly accessible paths to integrate and link surrounding public places with this development proposal.
- 4. Sleeve the blank walls facing Point Street with floorspace to activate the street.

Key to the design proposal has been to create a design response that prioritises:

- The massing is articulated as four defined building blocks responding uniquely to street conditions with scale and facade language in mind.
- Creating a strong connection between Princess May Park and the envisioned development to foster a unique sense of place and identity.
- Enhancing streetscape interaction with residential addresses on Adelaide and Cantonment Streets, improving public transport links and enabling adaptable commercial uses like F&B along Adelaide Street and Point street.

- The facade language takes its cues from the rich tapestry of Fremantle's built character, while addressing the unique duality of the site's contrasting streetscapes and park.
- Granularity in material selection, form modulation, height, and setbacks contributes positively to the urban context.
- Confident, well-proportioned facade addressing three street frontages with appropriate solidity, materiality, and scale, complementing rather than competing with Heritage buildings.
- Varying unit typologies including townhouses and units with spacious balconies to engage residents with the park.
- A balance between passive surveillance and engagement with the public realm. Ground floor apartment typologies enhance passive surveillance, improving Princess May Park and surrounding streets through inviting interfaces, level changes, landscaped buffers and a raised threshold with planting and balustrades.

2. Landscape Quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.



- Consider more deep soil areas and trees such as at the interface with the Park
- Review the podium deck landscape plan for more opportunities for diverse activity and engagement between residential occupants and the public.

Key to the design proposal has been to create a design response that prioritises:

- North-facing residential amenities offer an attractive, generous, and comfortable living environment while contributing to the area's biodiversity.
- Consideration of equitable access from the residents' communal space to the Park and the security of the podium
- A 'hybrid' approach has been taken to achieving the provision of landscape amenity.
 The landscape design consists of deep soil zones and planting on structure (As defined in DesignWA) to create a landscape approach which is respectful of the surrounding urban context and architectural form
- A seamless yet secured connection between the public realm and Princess May Park, enhancing the relationship between community spaces by introducing active residential courtyards and visual connection to communal amenity at Level 01.
- Strong interface between architecture, landscape, and interior spaces creates a cohesive and dynamic environment, reflecting the unique atmosphere of Fremantle.

Landscaped Podium Deck

- Selection of endemic planting that represent an eclectic mix of local species together with robust plant species selected to meet the requirements of the public realm design.
- A diverse selection of sun and shade tolerant endemic, native and exotic species, have been proposed that will be robust and waterwise and well suited to this aspect.



State Planning Policy 7.0

3. Built Form and Scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.



Refer to Chapter 1. Context and Character

Industrial - Neighbouring Woolstores



Culturally Significant

4. Functionality and Build Quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.



1.Ensure waste collection with minimal impact on the amenity of public streets and infrastructure.

Key to the design proposal has been to create a design response that prioritises:

- A Waste Management Plan and associated swept path analysis has been prepared for the development to inform the waste strategy and bin store design.
- Option 1 complies with City of Fremantle current requirements; commingled recycling bins collected fortnightly and FOGO bins weekly, from the verge by side-lift vehicle
- Option 2/3 proposes commingled recycling bins collected twice weekly and FOGO either weekly or twice weekly, from the verge by sidelift vehicle. This option represents the best outcome for this development
- Option 4 bins collected internally by either City of Fremantle or private contractor







Connection with architecture and site

State Planning Policy 7.0

5. Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.



1. Improve the provision of more Livable Housing Apartments. Consider the provision of more Liveable Housing apartments at Silver Level or higher classification to enable ageing in place.

Key to the design proposal has been to create a design response that prioritises:

- · Design includes livable homes features built to meet the changing needs of occupants across their lifetime.
- · Current proposal meets the 40% silver level and 14% Gold apartment requirement in accordance with the livable design guidelines. The development achieves at least 87 silver level and 31 Gold level apartments across mixed typologies on levels 1-7.

6. Amenity

a variety of uses and activities while optimising internal and external amenity.



- 1. Clarify the access of winter sunlight and cross ventilation into apartments.
- 2. Improve the number of entries and vertical cores in the residential component and providing greater amenity in communal corridors.
- 3. Extend the 1m canopy depth over the footpath.
- 4. Provide balconies for studio apartments.

Key to the design proposal has been to create a design response that prioritises:

- · Enhancing natural daylight and ventilation to shared corridor spaces for improved residential amenity.
- · Revised canopy extend on Adelaide street and point street. Residential entrance is clearly defined by raised canopy. Commercial/ retail to have 2.4m deep canopy.

7. Legibility

Good design provides successful places that offer Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.





Distinctive character and vibrant streets



Enlivened streets and local amenities



Inviting built form and human-scale streetscapes

State Planning Policy 7.0

8. Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.



 Review the Cantonment Street balcony balustrade design for better opportunities for passive surveillance and interaction at the interface with the street.

Key to the design proposal has been to create a design response that prioritises:

- Emphasis on good natural surveillance for building security.
- · 24 hr safety of the end user.
- · Welcoming entry points.
- A balance between passive surveillanceand compromising privacy to private balcony. Ground floor apartment typologies on cantonment street enhance passive surveillance through partially opaque and visually permeable balustrade for clear sightlines and planter bed creating sense of safety and security for residents.
- Next phase of design will consider clear signage and effective lighting for CPTED measures while preventing/negating light spill. Consider AS/NZ 1158.3.1
- Cantonment and Adelaide Streets, residential units to Cantonment Street and Princess May Reserve, and bicycle and car parking access off Point Street.
- Secure and designated at grade and underground parking is provided residents.

9. Community

Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.



Refer to Chapter 6. Adaptability

None

10. Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.



Refer to Chapter 1. Character

None



Diverse building typologies and rich urban fabric



Quality public realm enhancing engagement



Optimising amenity and comfortable living

8 Point Street, Fremantle Sirona Urban

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C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)

Attachment 16 - DAC Minutes Combined (DR1 - DR3)

Design Review Report

8 Point Street, Fremantle: DR 1

12th June 2023

Introductory Comments

In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.

For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.

Design quality evaluation

Strengths Proposal

the

Sirona Urban advised the DAC that its project aim is to provide much needed new residential apartments in the Fremantle CBD, and for the resultant increase in the resident population to help support a desired high quality of inner city living, vitality and activity.

For this first review, the DAC received concept design drawings with only limited information and, therefore, comments are broad brush. For the next stage of design development, the DAC looks forward to the provision of a comprehensive set of plans, elevations, site sections and pedestrian eye-level perspectives from key viewpoints to enable more detailed comment.

The DAC advises that consideration of the proposal is in the context of the current planning framework and on the project's own merits. The DAC's comments are on the proposal's strengths and recommendations are provided in accordance with the ten design principles of SPP7.

The project's strengths include:

- A site location in the Fremantle CBD and a large and regular shaped lot suited to mixed land uses, including high density residential. The lot is four-sided with distinctive characters for the three streetscapes and the north facing frontage to Princess May Park. Pedestrian access is available on all sides, with pedestrian links to Victoria Quay, public transport, and other areas of the CBD. An important consideration for the design is the site's location next to the important heritage of Princess May Park and proximity to several high value heritage buildings in the area. Refer to comments in Principle 1: Context and Character.
- Built form being located to the boundary provides a sense of enclosure and scale
 to the three streetscapes, although note the comments on ensuring ground level
 engagement of building uses with the public realm. Refer to comments in
 Principle 1: Context and Character.
- The U-shaped layout of buildings above the ground floor 'podium' and with the recess facing north, has many positive attributes:
 - -Orientation of the residents' generous landscaped communal open space, amenities and the swimming pool northwards towards the Park.
 - -Direct access via steps from the communal open space to the Park for residents of the building, although the DAC suggests investigating universal access and possible access to a use/s in or on the podium for the public to enjoy, such as a café.
 - -Access of natural amenity (winter solar gain from the north, daylight and breezes) via openings and balconies to apartments and to the communal open space and amenities.
 - -Direct and oblique views for residents from the apartments of the communal open space and the Park.
 - Refer to comments in Principle 2: Landscape Quality.
- A diverse schedule of accommodation, although consider increasing the quantity of larger apartment sizes for family and bigger household groups,

particularly as the neighbouring Park offers excellent amenity. comments in Principle 9: Community. Ground level frontage of Adelaide Street includes space for retail and SOHO home office, thereby extending the existing commercial character of this street. Refer to comments in Principle 1: Context and Character. Provision of new street trees enhance the landscape and amenity of Adelaide and Point Streets. Principle 1 Good design responds to and enhances the distinctive characteristics of a local area. contributing to a sense of place. Context and character The Proponent is advised to consider the relationship of the proposal to the broade urban fabric, the different characters of the three streetscapes and the Park frontage. The DAC notes that the Proponent is seeking discretion to increase the permitted building height and reduce the upper-level setbacks from the site boundary that are required along southern Point Street and the northern Park. Specific comments are as follows: a) The ground level frontages to the Park and Cantonment Street - and the corners with Adelaide Street and Point Street - accommodate solely residential use. Provide further detail on the design to ensure high quality residential amenity combined with opportunities for activation and passive surveillance of the public realm. Since a change in height to the ground floor level of the residential use is bring proposed, consider a height that will enable both a sense of privacy for residents and to maintain engagement with people in the public realm at the interface of the building. The DAC suggests a change in height of 1.2m maximum above ground level for a comfortable relationship to exist between people in the apartments and the public realm. Provide further detail on the Adelaide Street ground level frontage, in particular the operation and adaptability of the SOHO home office spaces, the legibility of the apartment entry, and the design of canopies over the footpath for pedestrian c) Provide further detail on the 'townhouse' ground level interface with the northern Park and the design quality of the dwellings' front garden spaces. Consider appropriate dimensions for these front gardens that will allow use for residents al fresco and a generous provision of soft landscape. d) Point Street is an existing fine grain commercial street and, therefore, should not be treated as a 'back' by the proposal. While the proposed entry to the carpark and building servicing are appropriately located at Point Street, the ground leve currently is dominated by the long extent of the blank wall of the carpark. The DAC advises sleeving the carpark with a sufficient width of floorspace for appropriate uses to activate Point Street. This street likely will be connected to a new proposed east-west laneway on the Fremantle Woolstores (Silverleaf) redevelopment site to the west of Cantonment Street; this new laneway will provide access to the Rail Station and Port, in addition to that of Goldsborough Street further to the north. Safe pedestrian walkability and amenity is important for all the existing streetscapes around the site. e) The DAC advised that the proposed increase in building height may be considered, and that the European urban design approach of predominantly straight walls to the streetscape (in this case of Cantonment, Point and Adelaide

> Streets) may be appropriate. However, in view of the discretion being sought for increased building height and reduced upper-level setbacks, the additional bulk and height should be managed by, for example, increasing the current setback of the top levels, or through other means such as architectural expression and

> For the northern elevation facing the Park, notwithstanding that the recess provides some relief to the bulk, the appearance of the building overall presents as a large monolithic structure of consistent height and details. The DAC

	suggests more granularity, modulation of the building form and height, and more pronounced setbacks to achieve a better relationship to the Park, the smaller scale of the heritage buildings, and to improve the access of natural amenity to apartments. g) The northern building frontages and interior elevations of the development with direct and oblique aspects to the Park would benefit from a nature inspired, onstructure landscape approach and relationship to the neighbour. Consider how on-structure landscape would soften and add visual interest to the long elevations and relate to the greenery of the Park.
Recommendations	1. Consider the design of the ground floor apartment interface with the public realm, particularly any change in height to the floor level, and how residential amenity can be balanced with opportunities for passive surveillance and engagement with the public realm. 2. Provide details on the streetscape interaction of the Adelaide Street frontage and adaptability of the internal uses for commercial use.
	 Provide detail on the 'townhouse' design, front garden layout and interface with the Park to maintain residents' engagement with this space.
	4. Consider sleeving of the blank carpark wall to Point Street with floorspace for an active use. 5. Consider improved management of the proposed increased bulk and height of the building through appropriate architectural design or an increase to the setback of the upper levels.
	Consider improving the articulation of the northern elevation of the building facing the Park with greater granularity, modulation of form and height, and more pronounced setbacks.
	Consider a more nature inspired, on-structure landscape response for the development elevations that face the northern Park.
Principle 2 Landscape quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.
- James	a) The DAC commends the connectivity of the building to the Park, from both the "townhouses" at the ground level, and from the communal open space at the first floor level 'podium'. However, provide further detail on universal access and the security of this residents' communal open space.
	b) The Future Activity Plan for Princess May Park indicates that the Park's east-west 'spine' space should be for uses such as all fresco and community events. Consider the possible ways in which uses on the northern frontage of the podium could help to activate the Park and engage with the community. Consider the current extent of residential use on this frontage and possible alternative use of the space for community-oriented uses, such as a café at the ground level or at the podium level or in both locations. Pedestrian activity and the demand for a commercial use/cafe is likely to grow in this area with the advent of new mixed use and apartment building re-development.
	c) While the landscape plan on the podium is developing well, consider improving the current provision of only one large tree and limited 'true' deep soil area on the site. Opportunities for 'true' deep soil area and more large trees could include the northern site interface with the Park.
	d) The communal open space to the west that opens to views of Cantonment Street and the Port provides an alternative smaller, but largely overshadowed space for residents. Carefully consider the amenity of this space and appropriate shade tolerant plant species for long term growth.
Recommendations	Provide details on universal access from the residents' communal space to the Park and the security of the 'podium'.
	Consider how community orientated uses in the north facing ground floor of the 'podium' could activate and engage with people in the east-west 'spine' of the Park.
	3. Consider opportunities for more true deep soil areas and large trees on the

= 1	site, such as at the northern boundary interface with the Park.	
	 Consider the amenity of the west facing 'Port Park' on the podium and appropriate plant species for this largely overshadowed space. 	
Principle 3 Built form and scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	
	a) The Proponent's information pack provided to the DAC indicates on p.26 that 'bulk and massing is broken down into four distinct building blocks', with two separate blocks indicated along Adelaide Street. However, the perspectives show Adelaide Street as a continuous building elevation that would benefit from further articulation. A suggestion is to add vertical recesses with glazed openings on each floor and on both sides of the building to allow the access of daylight into the central corridor.	
Recommendations	Consider greater articulation of the long Adelaide Street and internal elevation, such as with the use of glazed vertical recesses for the access of daylight into the central corridors	
Principle 4 Functionality and build quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	
	 a) Provide details on the Waste Management Strategy and Plan, with particular care being given to waste collection areas located away from public footpaths. 	
Recommendations	 Provide the Waste Management Strategy and Plan and include details on waste collection areas that do not interfere with pedestrian accessibility. 	
Principle 5 Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	
	 a. Provide a Sustainability Report that includes a high-level performance measure for the development and commitment to initiatives. 	
Recommendations	Provide the Sustainability Report and include details on a high-level performance measure and commitment to initiatives.	
Principle 6 Amenity	Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy	
	 a) The DAC received only one 'typical' upper floor plan for review. At this concept stage, consider the amenity for residents of: 	
	-the long 'hotel-like' corridors that have limited access to daylight. A suggestion is to add further glazed openings on both the internal communal open space side and the external streetside of the buildings.	
	-single aspect and deep apartment plans, many of which include only the minimum area required for a balcony. Provide analysis that demonstrates good access of natural amenity into apartments, and consider increasing the balcony sizes particularly for the larger apartments with views to the northern Park.	
Recommendations	Consider increasing the access of daylight into the long central corridors of the apartment buildings. Provide analysis that demonstrates good access of natural amenity into the apartments, and balcony size that is commensurate with the apartment size.	
Principle 7 Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	
	 a) Consider the legibility of the pedestrian entries to ground floor lobbies on both Adelaide Street and Cantonment Street. 	
Recommendations	Ensure legible pedestrian entries into the ground floor lobbies of the apartment use.	
Principle 8	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	
Safety	supporting sale behaviour and use.	

	to the Park, and identify any spaces the community could access and use, fo example, a café on or in the podium.	
Recommendations	endations 1. Consider safety and security of the podium communal open space for residents and any areas accessible by the public.	
Principle 9 Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	
	 a) Consider increasing the number of bigger apartments for larger households, particularly as the neighbouring park offers excellent amenity for families with children. Note that the DAC would welcome innovative approaches for increasing housing choice, such as the provision of dual key apartments. 	
Recommendations	Consider increasing the number of bigger apartments for larger households or present innovative ways to provide greater housing choice.	
Principle 10 Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	
	a) The DAC looks forward to the refinement of the architectural aesthetic and materiality as part of the next iteration.	
Recommendations	For the next iteration of the design, provide greater detail on the aesthetic and materiality.	

Concluding Remarks

This first presentation on the concept provides good context and site analysis and evaluation, with the proposal's resultant design approach including many strengths, particularly the design drivers for the layout of the plan and built form, integration of mixed uses and the landscape design. The Proponent's Project Aim and the many positives of the proposal confirmed by the DAC should be followed through in the design development.

The following summary highlights the key areas that are recommended for further refinement or the provision of information:

- A positive relationship and legibility of the building's internal uses at the ground level is required to each
 distinctive streetscape around the site and to Princess May Park. Community development through
 opportunities for interaction and activation between the private and the public realm is essential for this innercity site.
- Management through careful articulation of the proposed variations that are sought to increase the building height and bulk along the streetscapes and the elevation facing Princess May Park
- Response of a softer, nature inspired and on-structure landscape approach to the elevations that have an
 aspect to the greenery and smaller scale heritage buildings in Princess May Park.
- Details on the podium's universal access by pedestrians, security meaures, landscape design for increased tree planting in true deep soil areas, and opportunities for the podium uses at the site interface to activate and interact with people in Princess May Park.
- Provision of reports on the Sustainability and Waste Strategy and Plan.
- Demonstration of the access of natural amenity into residents' apartments, appropriately sized balconies and the communal spaces of the development.
- Opportunities to broaden the availability of housing choice, particularly for larger sized households.
- Detail on the building aesthetic and materiality

The DAC looks forward to providing comment on a complete set of plans for this development in the next iteration.

Design Review Report

8 Point Street, Fremantle: DR 2

14th August 2023

In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.

For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.

Design quality evaluation

Strengths of f Proposal

- The DAC identified many design strengths at DR1, including the strong foundation elements of the U-shaped plan facing the Park that invites natural amenity into the development; the large, landscaped deck on the podium; carparking within the building; and the built form edging the streets and the park. The DAC advised that this solid base should enable the DAC's recommendations for improving the design to be resolved to a similar high quality.
- The DAC commends the Applicant for the following key refinements and clarification:
 - -detailing of the south-eastern corner of Adelaide Street that includes a residential entry, retail frontages and space for all fresco.
 - -residential front door highlighted by a canopy.
 - -project sustainability target of 5-star Greenstar and commitment to initiatives. -design approach of the two upper levels as "apartments in the roof" is an
 - design approach of the two upper levels as "apartments in the roof" is an
 effective way to articulate the building 'top' and minimise the perception of
 building bulk.
 - -soft landscape included on the balconies of the upper-level apartments of the north facing wings of the development.
- The Applicant is seeking discretion for an increase in building height and reduced setbacks from the northern and southern boundaries. While the DAC supports the height and massing of the proposal, the Applicant should respond carefully to the DAC's specific advice noted below about further management of the building height and massing to reduce the visual perception of bulk.

Principle 1

Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

a) The architectural language and articulation of the facades is strong, however, the DAC suggests the initial approach at DR1 of the building's vertical massing is more successful than the current emphasis on the horizontal lines and balcony expanses that serve to spread the building bulk.

As previously advised, and as shown in the DR1 original concept plan, improve the expression of the four buildings that wrap around the central communal open space.

The DAC suggests creating smaller masses within the overall form of the development, and simplifying the palette of materials and colours to achieve a desired reduction in the visual perception of bulk.

b) As previously advised, the development's built form, ground level uses and landscape interface with the northern Park is critical for the future relationship between and success of both places.

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Landscape quality	and sustainable system, within a broader ecological context. a) As previously advised, while the DAC supports the provision of new street trees in Adelaide and Point Streets, consider more deep soil areas and trees on the site, particularly at the interface with the northern Park. b) The landscape plan is well planned for walking, sitting and some places for	
- January	in Adelaide and Point Streets, consider more deep soil areas and trees on the site, particularly at the interface with the northern Park.	
Principle 2 Landscape quality	4. Sleeve the blank walls facing Point Street with floorspace to activate the street. Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	
Recommendations	 Review the previous concept design approach of four buildings wrapping around the communal open space; vertical massing rather than emphasising the horizontality of the building bulk; and smaller masses within the overall building form that use a refined palette of materials and colours. The DAC strongly advises inclusion of community-oriented and commercial use at the interface with the Park, both at the ground level and potentially on the podium deck. Consider publicly accessible paths to integrate and link surrounding public places with this development proposal. 	
Recommendations	d) The Point Street ground floor still includes blank walls. As previously advised, sleeve the blank frontage with floorspace for an active use, given this development is on a CBD street that includes existing commercial use. 1. Review the previous concept design approach of four buildings wrapping.	
	c) Consider the broader context and improved integration and accessibility between the development and surrounding public areas. A suggestion is a pedestriar connection between the western Cantonment Street and the development's Por Park and podium deck, and then access to Princess May Park.	
	The Applicant should refer to the minutes from DR1 and the important comment about the provision of community-oriented and commercial type uses within the ground floor of the podium, and possibly on the podium deck, to support activity and interaction between the occupants and spaces in the proposal and with people and events in the Park.	
	Important issues are the appearance of the development as a private and gate community, and that it is gaining views and accessibility from the Park to the residents'-only communal open space and ground level townhouses without offering benefits back to the community within the public realm of the Park.	

	 a) Consider the impact of a large number of waste bins for collection on the amenity of Cantonment Street and Point Street, including the existing public infrastructure of footpaths for pedestrian accessibility, trees, car parking bays and seats. 	
Recommendations	Ensure waste collection with minimal impact on the amenity of public streets and infrastructure.	
Principle 5 Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.	
	 a Consider the provision of more Liveable Housing apartments at Silver Level or higher classification to enable ageing in place. 	
Recommendations	Improve the provision of more Liveable Housing apartments.	
Principle 6 Amenity	Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	
	 a) Clarify the access of winter sunlight and cross ventilation into apartments as per the requirements of SPP 7.3 Volume 2 Apartments, including the apartments that are single aspect, on corners and south facing. 	
	b) The inclusion of only two residential entries and vertical circulation cores for this large development has resulted in long corridors with little access to natural light along their lengths. Consider improving accessibility into the residential component of this development and providing greater amenity in communal areas.	
	c) The canopy over the footpath in Adelaide Street should be extended as the current 1m depth is insufficient for the climate protection of pedestrians.	
	d) The Applicant is remined to consider the provision of balconies for studio apartments as per the requirements of SPP 7.3 Volume 2 Apartments.	
Recommendations	1. Clarify the access of winter sunlight and cross ventilation into apartments. 2. Improve the number of entries and vertical cores in the residential component and providing greater amenity in communal corridors. 3. Extend the 1m canopy depth over the footpath. 4. Provide balconies for studio apartments.	
Principle 7	Good design results in buildings and places that are legible, with clear connections and	
Legibility	easily identifiable elements to help people find their way around.	
	a) None	
Recommendations	1. None	
Principle 8 Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	
	a) Review the ground level balcony balustrade design on Cantonment Street that is 1.8m total height above the footpath level and an internal height of 1.4m. The DAC notes that a balance of privacy for residents and engagement with the street is vital, however the tall height of the balustrade currently favours residential privacy only with minimal passive surveillance opportunities and engagement with the public realm.	
Recommendations	Review the Cantonment Street balcony balustrade design for better opportunities for passive surveillance and interaction at the interface with the street.	
Principle 9 Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	
	a) Refer to Principle 1: Context and Character about improving the proposal's	

	community benefit and supporting activation of the podium interface with the Park and the podium deck by residents and the public.
Recommendations	Refer to Principle 1: Context and Character about improving the proposal's community benefit and uses to support activation of the podium interface with the Park and the podium deck.
Principle 10 Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.
	a) Refer to Principle 1: Context and Character about aesthetic improvements to reduce the proposal's perception of visual bulk.
Recommendations	Refer to Principle 1: Context and Character about aesthetic improvements to reduce the proposal's perception of visual bulk.

Concluding Remarks

The DAC commends the Applicant for maintaining the initial project strengths and responding positively to many of the recommendations from DR1.

However, the DAC has identified several important points and some existing items from DR1 that should still be addressed, as follows:

- Improve the architectural expression and aesthetic to reduce the proposal's perception of visual bulk in its context.
- Consider the provision of community-oriented and commercial use at the interface with the Park, both at the ground level and on the podium deck.
- · Consider broader public links and engagement from the context and around and within the development.
- Ensure the development provides opportunities for passive surveillance and activation of the public realm
- Improve the landscape design for trees, such as at the interface with the Park, and provide opportunities for a
 diversity of uses of the podium deck for residents and the public.
- Maintain or improve, as noted, the amenity of the public streets.
- Improve the capacity for 'ageing in place' and enhanced amenity of the residential apartments and communal corridors

Design Review Report

8 Point Street, Fremantle: DR 3

9th October 2023

Design quality evaluation

A. Strengths of the Proposal

The DAC commends the Applicant for addressing the DR2 recommendations and for providing the following positive design outcomes with some recommendations for further improvement and clarification

- Improved massing and detailing, particularly of the north-eastern building achieved through treatment
 of the slab and framing on the façade that relieves the previous horizontality, <u>however, refer to the
 note below on a suggested improvement.</u>
- The DAC reiterates its support for the design measures to manage the additional building height and variations sought to the planning framework.
- New F & B use in the north-eastern ground floor corner of the building should enable people to activate
 and interact with Princess May Park (Park) and Adelaide Street, <u>however, refer to the note below on</u>
 a suggested improvement.
- Extended Co-working/Coffee Shop use along the southern ground floor of the building should enable
 people to activate and interact with Point Street.
- Improved provision of deep soil area for trees and landscaped terracing in the publicly accessible northern ground level recessed open space on the site better relates to the Park, <u>however, refer to the</u> note below on a suggested improvement.
- Improved extension of the canopy to 2.4m over the footpath along most of Adelaide Street and Point Street should improve pedestrian amenity, <u>however, refer to the note below on a suggested</u> improvement.
- Some improvement to the access of natural light and potentially ventilation via glazed openings in the communal corridors in the L-shaped building, <u>however, refer to the note below on a suggested</u> improvement.
- Improved landscape design for the podium deck with increased opportunities for residents to partake in different activities.
- Options presented for building servicing and waste management that the City of Fremantle will assess, the key design requirement is for minimal impact of servicing and waste collection on the public realm of the streetscape and its existing infrastructure.
- . Improved provision of Liveable Housing numbers in both the Silver and Gold standards.
- Improved opportunities for interaction and passive surveillance of the street by residents in the ground level units along Cantonment Street; the balcony design includes a mix of solid balustrades with visually permeable railings and planter boxes.

B. DAC comments on further design improvement or clarification

1. Architectural expression and articulation of Adelaide Street

The DAC reiterated that the architectural language has generally achieved a high quality of design.

The DAC recommends, however, referring again to the concept massing diagram that showed a façade break in the building form along the Adelaide Street frontage to reduce its overall scale.

While the current recess for the escape stair assists with some articulation, consider the scope to further refine the façade design. For example, this could be achieved by integrating the recess with an additional vertical circulation core, or communal 'break out' spaces on each floor with glazing for an outlook to the City (refer also to point 5).

5

Interaction between the F & B al fresco and the northern ground level recessed open space with Princess May Park

The DAC strongly supports both the new F & B with all fresco use in the north-eastern ground floor corner of the building facing both the Park and Adelaide Street, and the north facing recessed ground level open space with landscaped terraces and further all fresco.

The DAC notes the F & B raised all fresco areas include operable security screens, and the recessed open space is fenced at the boundary. These two uses, therefore, would be publicly accessible from the Park only within business opening hours.

To contribute greatly to the community benefit aspects of this development and synergy with the Park, the DAC suggests a sense of openness and direct public accessibility to the F & B raised all fresco areas and the ground level recessed open space, coupled with appropriate measures for safety and security.

3. Synergy between the proposed development and the Park

The DAC at DR2 sought greater synergy between the proposed development and the Park, rather than only the development gaining from the Park without giving back any community benefit. The introduction of the new F & B use with all fresco and the recessed open space are now two areas capable of benefitting the community as a whole.

To further increase people activity and interaction at the shared northern boundary between the development and the Park, the DAC strongly suggests reinstating the previous stair connection to the Park from the podium deck, and gated access from the ground level terraces of apartments and town houses.

The DAC suggests the Applicant provides an updated and detailed landscape plan and sections showing the northern interface design with the Park. Furthermore, the Applicant is advised to consult with the City of Fremantle about any plans for Princess May Park and the compatibility of the proposed development's interface condition (in relation to both points 2 and 3).

4. Clarification on the extended canopy width and impact on street trees

Clarify that the extended 2.4m canopy width can co-exist with existing and any proposed new street trees in both Point Street and Adelaide Street.

5. Communal amenity and accessibility to apartments in the L-shaped building

The L-shaped building only has one entrance lobby for pedestrians from Adelaide Street. This lobby contains one vertical circulation core that serves 166 apartments over seven floors, furthermore, the communal corridor distances are 50m or more in length for each building leg.

The concern is that this arrangement for circulation is inconvenient, does not provide residents and their visitors with high quality amenity, or even a pleasant "welcome home".

The Applicant should consider:

- Additional vertical circulation cores to lessen the long length of corridors walked by people to apartments
- In tandem with the additional circulation cores, provide residents' communal 'break out' spaces on each upper floor with glazing on external walls for natural light and ventilation to enter these spaces and to permeate into the corridors.

6. Amenity of specific apartments

The Applicant should consider the amenity of apartments and associated outdoor living areas at the south-western leg of the L-shaped building and facing the northern block; the building separation distance is about 12.6m. As the internal façade drawings were not included for review, the DAC suggests further consideration to minimise overlooking between apartment openings and balconies (and without recourse to screening), together with improved access of natural light and air.

The DAC also suggests further refining the apartment design or landscape or both elements on the podium deck to minimise overlooking particularly into bedroom windows.

7. Clarification on 'concrete look cladding' noted in the Materials and Colours schedule.

The Applicant advised the 'concrete look cladding' for the façade would be a high quality and versatile GRC (glassfibre reinforced concrete) cementitious material.

The DAC notes this and reiterates that the materials and colours selection should respond carefully to the local Fremantle context.

C. Concluding comments

The DAC supports this high-quality design and mixed-use development, for a major site in the Fremantle city centre and in a place of significant heritage, character and community use, subject to the following improvements and clarification:

- Improve the architectural expression and articulation of the façade 'break' on Adelaide Street.
- Provide greater openness and accessibility between the community that uses Princess May Park and the F & B all fresco and the ground level recessed open space on the site.
- Improve the synergy at the northern ground level interface between the proposed development and the Park. Reinstate the podium stair connection and gated access from the residents' terraces.
- . Clarify any impact on existing and proposed street trees by the extended canopy width.
- For the L-shaped building, improve residents' vertical circulation, communal amenity and accessibility to apartments on each floor.
- Improve amenity and privacy of apartments (specifically the south-western leg of the L-shaped building facing the northern block, and bedrooms next to the podium deck landscape).

C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23) Attachment 17 - Public Submission Schedule

Schedule of Public Consultation - Eight Storey Mixed Use Development - 8 Point Street

Date Commenced: 7 August 2023

Date Ended: 4 September 2023

Total Submissions Received: 10 Submissions

Consultation Method: Letters (200m radius), MySay Webpage, Sign on Site; Talk to A Planner Session; Press Notices

Ref#	Comments	Applicant Response
1	This development, exceeding in height the Goldsborough Woolstores and the much unloved Johnson Court, adds nothing to the historic precinct it overlooks, and in fact is a gross intrusion into it. It is a lost opportunity to do something creative that would be respectful of the former Fremantle Boys' School, Princess May School, Princess May Park, Point Street terraces, Goldsborough Woolstore and the Proclamation Tree. This is a very important gateway into Fremantle. It is historic in that it is very old, but in fact it is a place very important in the lives of the countless people who frequent it now and those for whom it is also a living part of their history, I among them. I studied Leaving English at night schools in Princess May, and I have attended weddings, funerals and concerts at St Patrick's Basilica. Fremantle deserves better. The application should be refused on the grounds that it	These design related comments are subjective, and the proponent has engaged positively with the City's Design Advisory Committee (DAC) process to ensure the development delivers a high quality and contextually appropriate design outcome. The interface of the proposed development with surrounding heritage listed places has also been appropriately considered in the submitted Heritage Impact Statement (HIS), and the project has obtained support from the Heritage Council of Western Australia (HCWA).
	lacks any architectural merit or sense of place.	
2	Future Slum - or Nice Place to Live It is 28.65 metres tall, much higher than the nearby detested 10 storey Johnson Court - at 26 metres, a height we were told would never be allowed again.	The height and scale of the development has been addressed in detail in the original development application submission, and it is noted that the City's DAC has also indicated support for the adopted height and massing, as reflected in the Design Review 2 (DR2) minutes. The proposed parapet height of 26.05 metres sits below the 26.748m parapet height of the Johnson Court apartments.
	It crams 220 dwellings onto a relatively small site, 50% of which are one bedroom and less than 50 sqm each. No parking is provided for the studio apartments, but there is underground parking, and parking on the ground floor for some, despite council's initial policy banning ground floor parking.	The proposed density of residential apartments will contribute positively to the revitalisation of the Fremantle City Centre, supporting an increased residential population in a manner that is consistent with the key moves identified for the City Centre under the Freo 2029: Transformational Moves strategy.
	While it would fit well into a large metropolis like Washington DC, USA, it does NOT sit well in Point Street, little old Fremantle.	The proposed dwelling mix will contribute to the provision of diverse and affordable housing opportunities to cater for a range of people, cultures and lifestyles, consistent
	The Story of the Site	with the key aims under Clause 1.6.1 of the City's Local Planning Scheme No. 4 (LPS4). The proposed dwelling mix also meets the relevant requirements of the R-Codes
	In May 2006 the Fremantle Herald carried a front page story trumpeting the "Renaissance" of the area when council under mayor Tagliaferri bought the whole	Volume 2 as detailed in the original development application submission.
	block bounded by Point, Adelaide, and Cantonment Street and put it up for sale for redevelopment.	The provision of studio apartments without a designated car parking bay is specifically contemplated in the relevant Element Objectives and Design Guidance of the R-Codes Volume 2, in areas that are highly walkable, have good public transport and cycling
	A committee of council was set up, which unanimously agreed on development controls for the site in order to get a development of high quality that FITTED IN.	networks, and/or are close to employment services. The subject site's location within the Fremantle City Centre satisfies each of these criteria, and the development includes bicycle parking infrastructure to support the use of alternative modes of
	Council local planning policy 3.12 adopted February 2009 prescribed building wall height of 14 metres and 12 metres with a maximum height of 17 metres. Later that year Cr Pettitt became Mayor Pettitt, and with the insistence of CR Sullivan and the developers, they worked to increase the height allowed, by 68%, from 5 to 8 storeys.	transport. The reduced parking allocation is therefore considered a desirable step towards promoting the use of more sustainable modes of transport. This is consistent with several of the key aims under Clause 1.6.1 of the City's LPS4, as reproduced below.

3	The black and white drawing at the top shows the sort of 5 storey scale suggested when council unanimously approved a scheme to respect the important heritage buildings of the precinct and not overwhelm them -such as the Fremantle Boys' School, Princess May School, the landmark Basilica, and the giant of the area, the adjacent Woolstores, now dwarfed by apartments 7 metres higher than them. Point Street Statement of Significance In October 2007 council commissioned Annabel Wills Architecture Pty Ltd to prepare a statement of heritage significance that would protect the area and help with the Local Identity Code being done by Jack Dominiczak. This covered St Patrick's Basilica, the Parish House, the former Fremantle Boys' School, Princess May School, Princess May Park, Point Street terraces, Goldsborough Woolstore and the Proclamation Tree. Why is that document not used in council's assessment? All of the above heritage places are NOT respected by the development proposed by council's partner Sirona, who have already bought the land at a bargain basement price from council. What are key, highly significant heritage assets of the area, are diminished and swamped by the usual push to let developers make more money by building something too big for the area. Future Slum or Nice Place to Live? Fremantle's CBD needs more people living in it, but not 220 apartments crammed like this onto one site. Council's earlier target has not been met, but hundreds more are now living in the CBD, but often unhappy that the anti social behaviour issues are not being tackled. That failure, along with some poor quality new buildings, has led to most CBD owners losing money since Mayor Pettitt began his 'revitalisation'. One owner living 100 metres from this 220 flat proposal rang The Fremantle Society last week spooked at seeing a corpse lying in his street. Also spooked by constant screaming and poor behaviour he intends to sell his "affordable" tiny unit which initially cost \$320,000 and move away. The agent tells him it is	 reduce reliance on and the impact of, private motor vehicles. reduce the demand for, and balance the provision of parking, to ensure convenient access while promoting economic, environmental and social sustainability. encourage the use of public transport and promote Fremantle as a major public transport node. promote and enhance the pedestrian and cycling transport modes. Where above ground parking is provided, it has been internalised within the building and appropriately screened to minimise visual impact, with the majority of the ground floor parking level sleeved with commercial and residential land uses to both Princess May Park and the surrounding streets. The design related comments are subjective, and the proponent has engaged positively with the City's DAC process to ensure the development delivers a high quality and contextually appropriate design outcome. The interface of the proposed development with surrounding heritage listed places has also been appropriately considered in the submitted HIS, and the project has obtained support from the HCWA. As noted above, the provision of higher density residential accommodation is also closely aligned with the City's desired future character for the City Centre area, and can be an important contributor to reducing anti-social behaviour in the area, through increased after hours activation and passive surveillance of the public realm.
	of Fremantle and I cant wait to see the old WestGate carpark eyesore finally gone. I also think that Fremantle City is in great need of more accommodation, to bring more people to the city and prop up the businesses. All round it will be a good thing, and I like the development plans.	
4	We are owners of [redacted] Adelaide Street Fremantle We purchased the apartment with the knowledge that a development application for a 7 story mixed development of a smaller overall dimensions had been submitted to Council. We wish to submit an objection on the now proposed 8 story & much larger footprint proposed development	The height and scale of the development has been addressed in detail in the original development application submission, and it is noted that the City's DAC has also indicated support for the adopted height and massing, as reflected in the DR2 minutes.

5		The design related comments are subjective, and the proponent has engaged positively with the City's DAC process to ensure the development delivers a high
	A huge 8 story "monolithic" building that looks like a "dressed up" Fremantle hospital. Totally out of character with Fremantle.	quality and contextually appropriate design outcome The height and scale of the development has been addressed in detail in the original development application submission, and it is noted that the City's DAC has also indicated support for the adopted height and massing, as reflected in the DR2 minutes.
6	After looking at the architectural plans and renderings I have a couple of points that I would like to submit. 1. I see that the planned development includes the land that Circus WA currently uses. My daughter trains there and I know that it is a valuable addition to the City of Fremantle as well as circus in this state. I would like to think that the City of Fremantle will include the need to relocate the circus to a suitable location as part of the planning for this development. It would be nice if the developer, as part of the conditions for development, were required to help with this relocation as it will be a big task. 2. It would appear from the drawings that the large Morton Bay Fig tree that grows in the park behind the tent is to be removed. I believe every effort should be made to preserve this tree. Not only does it provide essential urban habitat and cooling it is also a beautiful addition to the park and makes for a cold shady place to sit in summer. 3. I don't believe any more restaurant / office / businesses spaces should be built in the inner-city area until the huge number of vacant spaces are occupied with tenants. There is an ever-increasing number of vacant shop fronts in the central Fremantle area and it is creating a feeling if a ghost town instead of a vibrant city. Some of the spaces are older building that no longer have tenants but a number of them are new building that has failed to find tenants. If the ground floor of this new building cannot be used as residential living then it needs to be used a communal space for residents, eg gym, book swap library, 'meet up space' for activities like crafting, board gaming etc. More empty retail space competing against the already numerous empty spaces is a disastrous idea. 4. The green infill and park land with trees etc look great on the drawing. I just hope the City of Fremantle holds the developers to this plan and insists that this part of the development is completed and maintained as per the plans. 5. It would be nice to see a brig	The proposed development does not involve any works within Princess May Park, which is located outside the boundaries of the subject site. As such, there will be no impact to the existing Circus WA pavilion, or the existing vegetation within Princess May Park. The proponent agrees that there is limited demand for further commercial development in the locality, and has therefore limited the commercial offering to the Adelaide Street and Point Street frontages at ground floor level, which is necessary to achieve the City's desired levels of streetscape activation. The proponent is committed to delivering the landscape design outcomes shown on the submitted plans, and it is expected that this will be secured via a standard condition of development approval. The comments regarding public art are noted, for consideration as part of the development of a public art strategy at the detailed design stage.
7	Supportive of this development, provided the deep soil areas required are compliant. This area is in dire need of development and investment.	Supportive comments are noted and appreciated. The proposed development addresses the deep soil area requirements of the R-Codes Volume 2 through a combination of true deep soil area and equivalent planting on structure, as detailed in the submitted landscaping plans.
8	Do we really need an 8 storey building in Fremantle ? Can we not restrict it to maximum 5 storeys ?	The height and scale of the development has been addressed in detail in the original development application submission, and it is noted that the City's DAC has also

	There is so many vacant commercial spaces in Fremantle - surely we don't need more. As much as we need to change and move with the times, please help Fremantle retain its identity and beauty with its much loved heritage buildings.	indicated support for the adopted height and massing, as reflected in the DR2 minutes.
	Let's first of all try and fill the current vacant commercial spaces rather than have another high rise Structure with probably more vacancies.	The proponent agrees that there is limited demand for further commercial development in the locality, and has therefore limited the commercial offering to the Adelaide Street and Point Street frontages at ground floor level, which is necessary to achieve the City's desired levels of streetscape activation. It is also noted that the influx of residents that will be achieved through the delivery of the proposed development will support local businesses in the area. The interface of the proposed development with surrounding heritage listed places has also been appropriately considered in the submitted HIS, and the project has obtained support from the HCWA.
9	While it is commendable that this site is to be developed as part of urban consolidation and infill it should still comply with manners and taste, none of this is covered in this application. Fremantle is currently under pressure from the insidious creep of the anonymous grey blocks, from the north Leighton (or South Cottesloe) and soon to cover North Quay/Rous Head and from the south Port Coogee. I know that precedents in poor architecture and urban design have already been set with the City's Civic Centre and the approved 10 Henderson St amongst others so why allow more to be built. Great buildings can create great cities so why is Fremantle going backwards?	These design related comments are subjective, and the proponent has engaged positively with the City's DAC process to ensure the development delivers a high quality and contextually appropriate design outcome.
10	built. Great buildings can create great cities so why is Fremantie going backwards?	Vehicle access arrangements were reviewed as part of the submitted TIS and no potential safety issues have been identified.
	1. The access to the carpark is approx. 25m from the Point Lane access to the Little Lane and this is the only access for the rubbish removal trucks to service little lane, this will cause conflicts between the two sites and other commercial uses along the ground floor. 2. The heat pump and cooling towers on the Point Street side of the development will generate continuous noise which will impact the apartments of the Little Lane	Potential noise emissions from the rooftop heat pumps and cooling towers have been addressed in the submitted acoustic report, and appropriate acoustic design treatments have been recommended to ensure there is no adverse impact on nearby noise sensitive land uses. A further acoustic report will also be provided at the building permit stage to confirm compliance with the Environmental Protection (Noise) Regulations 1997, once final mechanical plant equipment selections are known.
	apartment building. 3. What is the proposed build time of the development, this will cause noise and dust continually for surrounding properties and impact business in the local area, how is	Construction impacts will be managed in accordance with a Construction Managemen Plan to be submitted with the future building permit application. It is anticipated that this will be imposed as a standard condition of development approval.
	this to be managed?4. the shading of the little lane apartments in winter will be excessive and impact the amenity of these dwellings.	The submitted overshadowing diagrams clearly demonstrate that there will be no overshadowing of the existing Little Lane Apartments as a result of the proposed development.
	5. What is the white shaded building in the background of the imagery? Is this a proposed development and are there more details of this? the construction of both development will increase impacts upon surrounding properties.	The white shaded building in the background of some of the submitted imagery is an indicative representation of potential future development on the Woolstores site to the west of Cantonment Street. It is not representative of any works proposed as part of this development application.
	6. Is Princess May Park public or private? Will large events open to the public be allowed here? 7. there are two entries to carpark, how and where will rubbish be collected? It	Comments regarding ownership and use of Princess May Park are not relevant to this application for development approval, as Princess May Park does not form part of the subject landholding.
	appears the proposal will remove a lot of public parking bays, is this possible/agreed?	Waste collection will occur on-street, as agreed with the City's Waste Services branch and as reflected in the submitted Waste Management Plan.

C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)

Attachment 18 - Applicant Legal Opinion - Building Heights



Suite 3, 70 Angela Street SOUTH PERTH WA 6151 PO Box 8243, Angelo Street SOUTH PERTH WA 6151 +61 8 9367 5559

Our ref: 23 - 040

30 June 2023

Mr Daniel Lees Element WA Level 18, 191 St Georges Terrace PERTH WA 6000

By email:

daniel.lees@elementwa.com.au

Dear Mr Lees

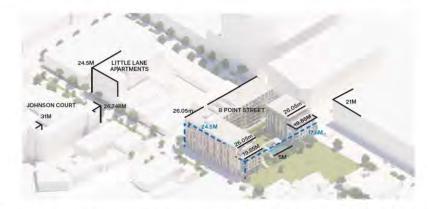
8 Point Street, Fremantle - heights advice

- 1 I refer to my recent telephone discussion with you and to your email instructions dated 30 May 2023.
- You have asked for my advice in relation to the height requirements in the City of Fremantle Local Planning Scheme No.4 (LPS4) as they relate to 8 Point Street, Fremantle (Site) in particular whether the power to vary in clause 4.8.1.1 of LPD4 can be used having regard to two proximate developments.

Background

- 3 My understanding of the relevant facts is as follows:
 - 3.1 Point Street Partners Pty Ltd (PSP) proposes to develop the Site as a mixed-use development comprising nine levels (basement, ground, levels 1 to 7) and two towers with a maximum building height of 26.05m (Proposed Development).
 - 3.2 The heights for the Proposed Development and existing buildings with similar or increased heights within the locality of the Site are depicted in the following image.

Liability limited by a scheme approved under Professional Standards Legislation



- 3.3 Little Lane Apartments is 24.5 metres in height and located four lots to the south of the Site on the same side of Adelaide Street, at 52A Adelaide Street, Fremantle.
- 3.4 Johnson Court is 26.748 metres in height on its western side and 31 metres in height on its eastern side and located three lots south of the Site and on the opposite side of Adelaide Street, at 23 Adelaide Street, Fremantle.
- 3.5 Both Little Lane Apartments and Johnson Court are visible from the Site.

Law

- The Site is within Local Planning Area 1 City Centre, and within the Local Planning Sub-Area 1.3.2, and then within Sub-Area Precinct 3a and 3b.
- 5 For Sub-Area Precinct 3a and 3b, there are 2 different heights that can apply -
 - 5.1 the 'as of right' (for the purpose of this letter, referred to as as of right height standards), and then
 - 5.2 another height which is achieved by the provision of particular built form outcomes (for the purpose of this letter, referred to as additional height standards).
- 6 Those are in detailed in Schedule 7, Sub Area 1.3.2 clause (e) -

Building heights shall be in accordance with the requirements set out in the table below-

Site	Permitted Building Height	Building Height (Metres) which may be permitted subject to the development satisfying both of the following criteria –	
	(Metres)	(i) The portion of building exceeding the Permitted Building Height being sufficiently set back from the street façade so as not to be visible from the street(s) and/or public open space(s) adjoining the site; and	
		(ii) The design of the portion of building exceeding the permitted Building Height being integrated with the design of the overall building.	
За	17.5	0	
3b	21	24.5	

7 The power to vary this clause is in clause 4.8.1.1 of the LPS4, which provides:

Where sites contain or are adjacent to buildings that depict a height greater than that specified in the general or specific requirements in Schedule 7, Council may vary the maximum height requirements subject to being satisfied in relation to all of the following:

- the variation would not be detrimental to the amenity of adjoining properties or the locality generally,
- degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality,
- (c) conservation of the cultural heritage values of buildings on-site and adjoining, and
- (d) any other relevant matter outlined in Council's local planning policies."

Is clause 4.8.1.1 enlivened?

- 8 In order to enliven the power to vary in clause 4.8.1.1 two preconditions must be established
 - 8.1 Whether the Site is 'adjacent' to Little Lane Apartments and Johnson Court; and
 - 8.2 Whether Little Lane Apartments and Johnston Court have a height greater than that specified in the general or specific requirements in Schedule 7.

Meaning of 'adjacent'

- 9 The term adjacent is not defined in LPS4, the Planning and Development Act 2005 (WA) or State Planning Policy 7.3 – Residential Design Codes Volume 1.
- 10 Clause 1.7.3 of LPS4 provides:

"Words and expressions used in the Scheme but not defined in the model Scheme text, the Act, schedule 1 of the Scheme, elsewhere in the Scheme or in the R-Codes, shall have their normal and common meanings.

- 11 The meaning of the term 'adjacent' was most recently considered in a planning context in the decision of Freeman and City of Subiaco [2008] WASAT 303.
- In that case the City of Subiaco's Streetscape Policy provided that the City may permit two-storey development outside the middle third of the lot where there is evidence of existing developments of a similar nature on adjacent properties. In this case the two adjoining lots were not of a similar nature, however there was a development of a similar nature separated by one lot.
- 13 At paragraphs [53] and [54] the Tribunal stated –

"The applicants argued that the meaning of the word 'adjacent' had been considered in various legal cases, and referred to a decision by the *Privy Council in Mayor*, *Councillor and Citizens of the City of Wellington v Mayor and Burgess of the Borough of Lower Hutt* [1904] AC 773 where it stated, at 775:

'Adjacent' is not a word to which a precise and uniform meaning is attached by ordinary usage. It is not confined to places adjoining and includes places close to or near.

That meaning of the word 'adjacent' was adopted by the High Court of Australia in Camberwell Corporation v Waldmann (1945) 72 CLR 250 at 252. Similarly, the Supreme Court of Western Australia in Geneff v Shire of Perth [1967] WAR 124, it was stated:

No doubt 'adjacent' has a wider meaning than 'adjoining'... It would include a street nearby or close to: see the definition in the Oxford Dictionary and the reference to the same word by Sir Arthur Wilson delivered in the judgement of the Privy Council Mayor of Wellington v Mayor of Lower Hutt [1904] AC 773 at 775." (emphasis added)

14 The Tribunal accepted the evidence of the applicant's expert planner who stated:

"I concur and would add that from a planning perspective ... there is no justification for adopting the narrow definition, and good justification, in relation to the amenity of the locality, for taking a wider view. In my view orderly and proper planning is also better served by considering more than the adjoining two properties. Confining the geographic scope of the criterion so tightly could lead to incongruous, even absurd, outcomes in planning and visual amenity terms."

- 15 It would be expected that a similar approach be taken in respect of the term in clause 4.8.1.1, particularly given that the impact of height has a broader streetscape impact compared with the location of a second storey on a residential lot.
- 16 Further, the Tribunal has been cognisant of the fact that planning schemes are not drafted by lawyers but by town planners and there is a need to go behind the words and consider what the purpose of the provisions mean together.

17 Specifically, the decision of Marshall and City of Rockingham [2006] WASAT 249 referred to the Queensland Planning and Environment Court decision of Chiefari v Brisbane City Council [2005] QPELR 500, where Wilson DCJ said:

"[The definitions under review] are included in [sic] to provide an explanation of the meaning of terms used in the Scheme. They are obviously of general application and intended to cover a variety of circumstances. They will ordinarily be constructed in a manner which acknowledges that planning schemes are largely the work of town planners, not parliamentary counsel; ergo, they should be read as a whole and applied in a practical and common sense, and not an overly technical way, and in a fashion which will best achieve their evident purpose", (emphasis added)

- The purpose behind allowing a variation where a building with a greater height is presumably because the existing amenity of the area includes buildings of a certain height, and therefore will not be adversely affected by other buildings of similar height.
- 19 In further support that the term adjacent should be given the broader meaning is the language used in the criterion for clause 4.8.1.1. Clauses 4.8.1.1 (a) and (b) provide:
 - (a) the variation would not be detrimental to the amenity of adjoining properties or the locality generally,
 - (b) degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality, (emphasis added)
- 20 This usage of the term locality indicates that clause 4.8.1.1 has broader application than to just adjoining lots.
- 21 Accordingly, for clause 4.8.1.1 to have meaningful application the meaning of term adjacent must also be a place close or nearby.
- 22 Given both Little Lane Apartments and Johnson Court are clearly visible from the Site it would be logical to conclude they are 'adjacent' buildings for the purpose of clause 4.8.1.1 of LPS4.
- 23 This enables the Council to consider a variation to the building heights requirements under clause 4.8.1.1.
- Are the Little Lane Apartments and Johnson Court buildings that depict a height greater than that specified in the general or specific requirements in Schedule 7?
- 24 Little Lane Apartments is 24.5 metres in height exceeding the as of right height standard of 17.5m for Sub-Area Precinct 3a and 21m for Sub-Area Precinct 3b.
- 25 It does not exceed the additional height standard of 24.5m for Sub-Area Precinct 3b. However, Little Lane Apartments does not meet the built form criteria for the additional height standard to apply (as noted by the City in its Agenda item dated 7 September 2016 for that development).

- Johnson Court is 26.478 metres in height on its western side and 31 metres in height on its eastern side both exceeding the as of right height standards for Sub-Area Precinct 3a and 3b and the additional height standard for Sub-Area Precinct 3b indicated in the table above.
- 27 It follows that both the Little Lane and Johnson Court buildings depict a height greater than that specified in the as of right height standards in Schedule 7 for Sub-Area Precinct 3a and 3b and Johnson Court also exceeds the additional height standards for Precinct 3b.
- This enables the Council to consider a variation to the building height requirements under clause 4.8.1.1.

Conclusion

- As set out above, the meaning to apply to term 'adjacent' in clause 4.8.1.1 of LPS4 is close to, or nearby. Given Little Lane Apartments and Johnson Court are clearly visible from the Site it would be logical to conclude they are nearby or close buildings for the purpose of clause 4.8.1.1 of LPS4.
- 30 As also set out above, Little Lane Apartments and Johnson Court both depict a height greater than that specified in the as of right height standards in Schedule 7 for Sub-Area Precinct 3a and 3b, and Johnson Court also exceeds the additional height standards for Precinct 3b.
- 31 This enables the Council to consider a variation to the building heights requirements under clause 4.8.1.1.
- Once these preconditions are met, then it is open for the proposed development to be assessed against the criteria listed in subclauses (a) to (d).
- 33 Please contact me should you have any further information or clarification.

Yours faithfully

Belinda Moharich

Director

C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)

Attachment 19 - Applicant Response to DAC Meeting 3 (DR3 Advice and Recommendations



LG Ref: DAP006/23 Our Ref: 21-669

24 October 2023

City of Fremantle Via Electronic Mail

Attention: Erik Dybdahl - Senior Planning Officer

Dear Erik.

DAP/23/02534 - 8 POINT STREET, FREMANTLE - RESPONSE TO DESIGN ADVISORY COMMITTEE ADVICE (DR3)

As indicated in our electronic mail correspondence sent 20 October 2023, and on behalf of the proponent team, **element** is pleased to provide the following response to the Design Advisory Committee advice (DR3) dated 9 October 2023. The DR3 advice is italicised below, with the response following each item, and as illustrated in the enclosed *DAC 03 Recommendations & Responses* document prepared by Architectus.

1. Architectural expression and articulation of Adelaide Street.

As illustrated in the enclosed document, the upper ridgeline of the stairwell roof has been recessed from the main roof ridgeline, assisting to emphasise this break in the building, and increasing access to sky views. This will be applied to both Adelaide and Point Streets.

Interaction between the F&B alfresco and the northern ground level recessed open space with Princess May Park.

Openings will be introduced from F&B tenancy directly into Princess May Park, with the final arrangement of these to be coordinated with the City of Fremantle at the detailed design stage. This is an appropriate future task, noting that the City is advancing its own plans for landscaping changes within the Park, and therefore this needs to happen in a coordinated manner. The recessed open space will be managed by the F&B tenant and is intended as an outdoor dining area, that is visually connected to the Park.

3. Synergy between the proposed development and the Park.

The originally proposed direct gate access between the apartment private terraces and the Park have been reinstated, along with the resident access stair between the Level 1 landscaped podium deck and the Park. As above, the final detail and arrangement of these interfaces is to be coordinated with the City of Fremantle at the detailed design stage, in coordination with the City's plans for the Park.

4. Clarification on the extended canopy width and impact on street trees.

Breaks within the proposed canopies to Adelaide and Point Streets will be co-located with the final location of street tree plantings, to be determined in coordinated with the City at the detailed design stage.

5. Communal amenity and accessibility to apartments in the L-shaped building.

As illustrated in the enclosed document, corridor termination points will be set back on alternate floors to create double-height spaces with views out to the Park and to the Port, increasing solar access into

Whadjuk Country, Level 18,191 St Georges Terrace, Perth WA 6000 PO Box 7375 Cloisters Square, Perth WA 6850 T. (08) 9289 8300 E. hello@elementwa.com.au W. elementwa.com.au



DAP/23/02534 - 8 POINT STREET, FREMANTLE - RESPONSE TO DESIGN ADVISORY COMMITTEE ADVICE (DR3)

the corridors and the sense of openness for residents to improve amenity. The arrival experience for residents has been thoroughly considered from an amenity perspective, with corridor journeys no longer than 28 metres before being broken by a breakout space (notation 1 on the diagram), and noting the solar access provided. On Level 1 in particular, the final detailed design of the internal wall of the Amenities area (to the corridor) will include areas of glazing, thereby providing additional natural light and potential views out, from the corridor to the Level 1 landscaped podium deck.

6. Amenity of specific apartments.

The 1-bed corner apartments highlighted in the enclosed document have their primary views and orientation towards Cantonment Street and the Level 1 landscaped podium deck, respectively. The southern façade of these apartments is therefore a secondary orientation, and can be appropriately screened to ensure an appropriate visual privacy interface with the opposing apartments. The final detail and arrangement of these interfaces can be appropriately addressed at the detailed design stage.

7. Clarification on 'concrete look cladding' noted in the Materials and Colours schedule.

As noted in our electronic mail correspondence sent 20 October, the final materials selections for the 'concrete look cladding' are yet to be determined, and will be subject to further consideration during detailed design. We are of the view that this can be appropriately addressed via the City's standard condition relating to the provision of final materials and finishes details for endorsement prior to building permit. By way of clarification, no GRC (glassfibre reinforced concrete) is specifically proposed at this point in time.

Conclusion

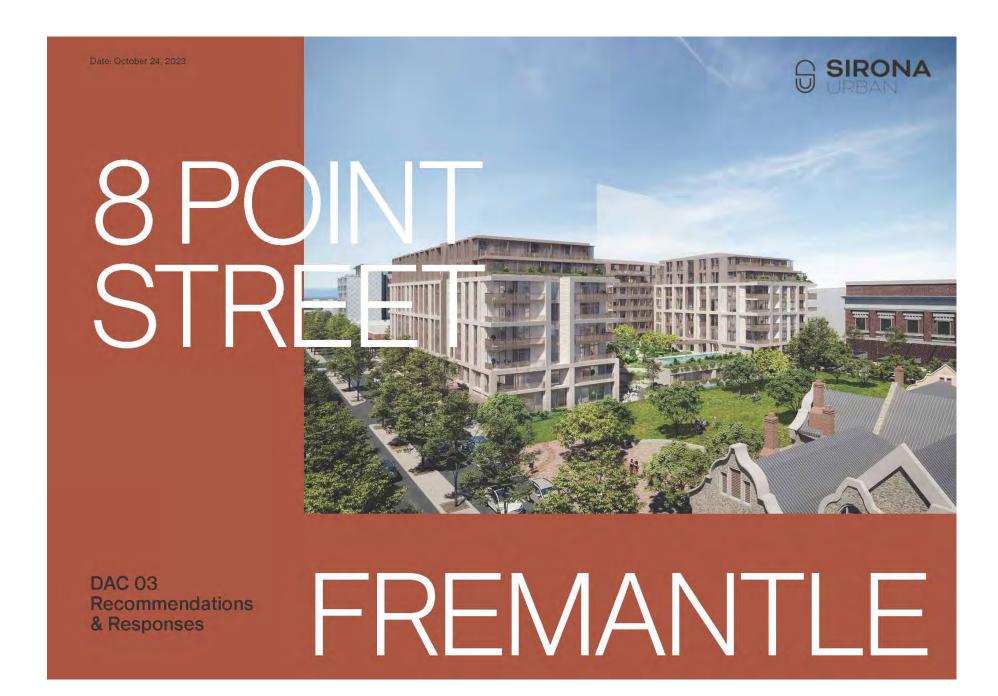
The enclosed *DAC 03 Recommendations & Responses* document prepared by Architectus illustrates the proposed responses to the DR3 advice. These responses can be appropriately achieved via conditions of development approval, to require the final detailed design prior to building permit, to the City of Fremantle's satisfaction. We trust the information provided will assist the City in finalising its assessment and recommendation, and we look forward to the favourable consideration of this application by the Metro Inner South Joint Development Assessment Panel.

Should you have any queries or require clarification on the above matter, please do not hesitate to contact George Ashton or the undersigned on 9289 8300.

Yours sincerely element

Daniel Lees Principal – Planning

element acknowledges the Whadjuk people of the Noongar nation as Traditional Owners of the land on which we live and work. We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.



Architectus acknowledges the Australian Aboriginal and Torres Strait Islander peoples of this nation as the Traditional Custodians of the lands on which we live and work. We pay our respects to Elders, past and present and emerging.

DAC Response Architectural Expression

DAC Recommendations

1. Improve the architectural expression and articulation of the façade 'break' on Adelaide

Response

The facade break to Adelaide Street has been further emphasised by recessing the upper ridgeline of the stairwell roof - creating a more clearly defined break, reducing the scale of the building facing Adelaide Street, and increasing views to sky between the two building masses.

A similar recess will be applied to the Point Street stairwell to breakdown the length of this elevation.



Adelaide Street 'Facade Break' looking towards park



View of Adelaide Street Elevation

8 Point Street, Fremantle Sirona Urban

DAC Response

Park Access

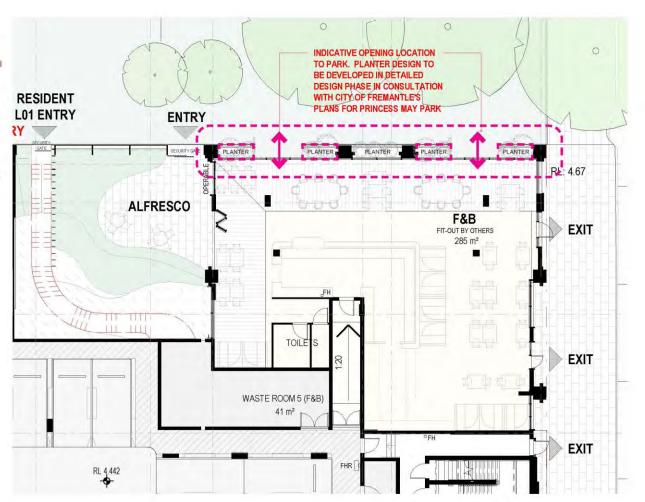
DAC Recommendations

2. Provide greater openness and accessibility between the community that uses Princess May Park and the F & B al fresco and the ground level recessed open space on the site.

Response

The planters will be designed to include breaks to allow accessibility between the public park and the F&B tenancy. Locations of openings will be developed in the Detailed Design phase in consultation with City of Fremantle's plans for Princess May Park.

The security gate to the external alfresco will be controlled by the F&B tenant.



8 Point Street, Fremantle Sirona Urban

DAC Response

Park Access

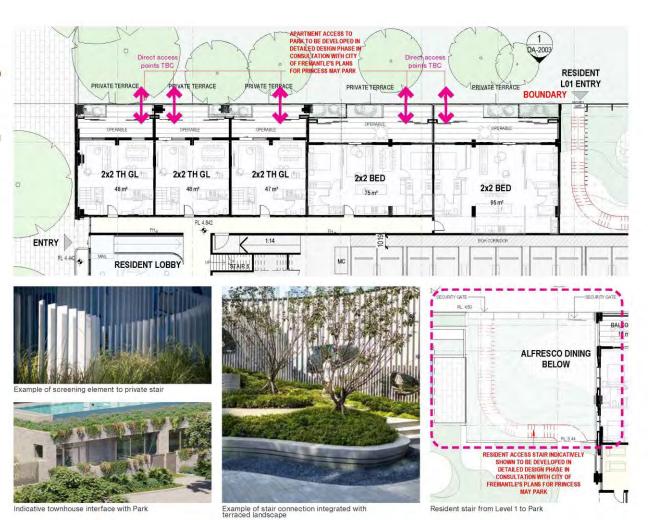
DAC Recommendations

 Improve the synergy at the northern ground level interface between the proposed development and the Park. Reinstate the podium stair connection and gated access from the residents' terraces.

Response

Private resident access from ground floor dwellings directly into the park will be developed in Detail Design phase in consultation with the City of Fremantle's plans for Princess May Park.

The podium stair connection with secure gate access will be reinstated to provide residents with direct access from Podium to Princess May Park. The final design of the stair and interface with landscape will be developed in Detailed Design in consultation with the City of Fremantle's plans for Princess May Park.



8 Point Street, Fremantle

Sirona Urban

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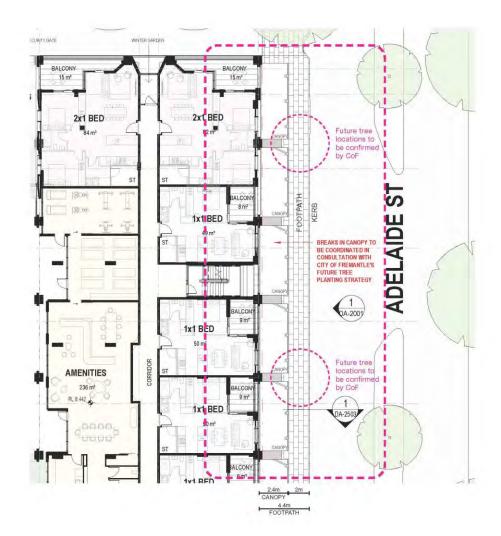
DAC Response Canopy Design

DAC Recommendations

4. Clarify any impact on existing and proposed street trees by the extended canopy width.

Response

Breaks in the Adelaide Street Canopy will be coordinated in Detailed Design phase in line with the City of Fremantle's future tree planting strategy plan. City of Fremantle to confirm tree planting locations for coordination.



8 Point Street, Fremantle Sirona Urban

DAC Response

Corridor & Stair Treatment

DAC Recommendations

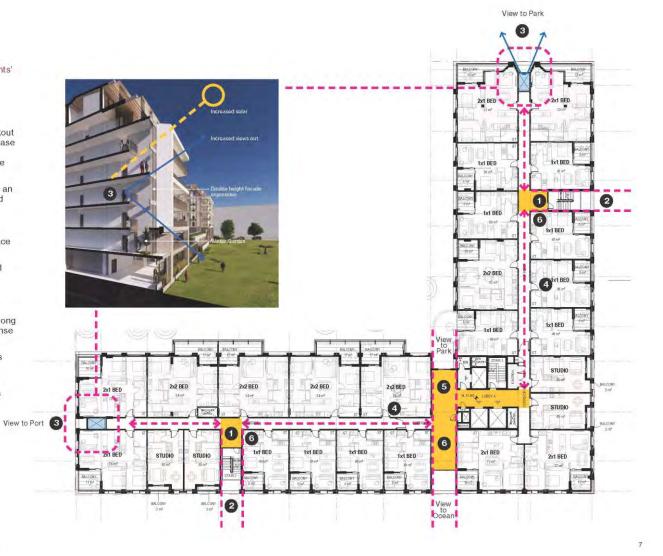
 For the L-shaped building, improve residents' vertical circulation, communal amenity and accessibility to apartments on each floor.

Response

Termination of corridors will be set back on alternate floors, creating double height breakout spaces to improve resident experience, increase solar penetration, and enhance views out towards the Park to the North, and Port to the West.

The length of each corridor will be broken by an escape stair, providing a moment of relief and natural light through a glazed facade.

- Corridor lengths broken with breakout space and natural light from external stairwell
- 2. Both escape stairs have access to natural light/ ventilation
- Double Height termination to corridors increased solar penetration and views
- Recessed entry doors to all apartments along corridors to provide depth, privacy and sense of arrival
- Breakout area to provide relief, light, views and activity
- 6. Interior finishes of breakout areas can be developed to provide contrast to corridors



8 Point Street, Fremantle

Sirona Urban

DAC Response

Apartment Privacy

DAC Recommendations

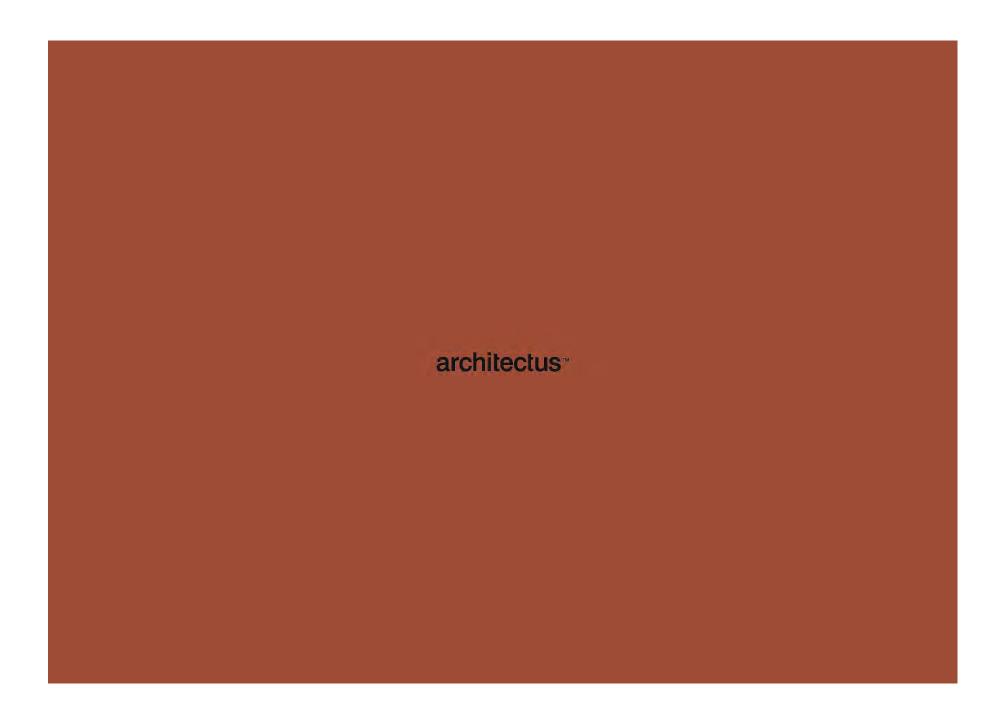
 Improve amenity and privacy of apartments (specifically the south-western leg of the L-shaped building facing the northern block, and bedrooms next to the podium deck landscape).

Response

The 1 Bed corner apartments in the northern block's living and bedrooms are orientated east and west. The south facing facade can be developed to have slot windows at high level to reduce any potential overlooking issues. The southern edge of the balconies could include a combination of solid and semi-permeable screens to prevent overlooking between balconies. Screening elements to balconies will be developed in Detailed Design phase.



8 Point Street, Fremantle Sirona Urban



C2311-11 LOT 34 (NO. 8) POINT STREET, FREMANTLE - EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 215 MULTIPLE DWELLINGS AND RESTAURANT/CAFE AND OFFICE USES (ED DAP006/23)

Attachment 20 - Site Photos

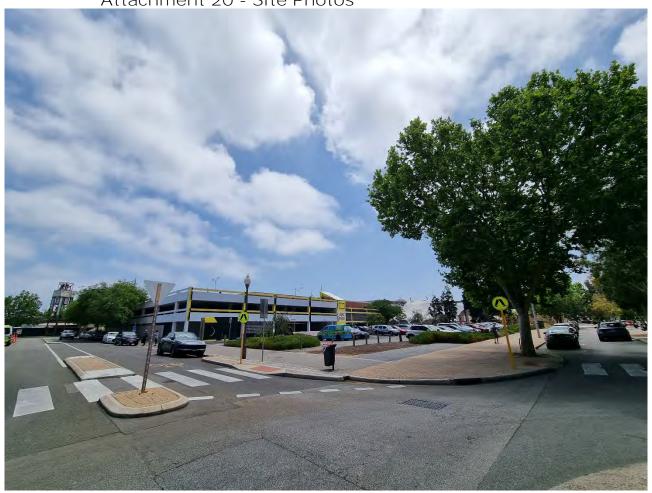


Photo 1: Subject site as viewed from the junction of Point and Adeliade Street – view to south-eastern corner of site



Photo 2: Subject site as viewed from the junction of Point and Cantonment Street view to south-western corner of site



Photo 3: Subject site as viewed from Cantonment Street, view to northwestern corner of site.



Photo 4: Subject site as viewed from Adelaide Street, view to south-eastern corner of site.



Photo 5: Subject site as viewed from Princess May Reserve, view to northern side of site.

C2311-12 PREPARATION OF AMENDMENT TO LOCAL PLANNING SCHEME NO. 4 - THE FREO ALTERNATIVE REVIEW

Attachment 1 - Background to The Freo Alternative / Special Control Area 5.7

In comparison to those in other countries, Australian houses are amongst the largest in the world in terms of their floor area. Whilst there are indications that the average floor area of new houses has peaked and is beginning to decline slightly, Australia is still building large single houses, having increased from an average size of 162.4m² in 1984-85¹ to 232.3m² in 2021-22².

In Western Australia, the average size of a new house has decreased by 7.9m² over the period from 2002-03 to 2021-22, but currently stands at a substantial 223.2m²³.

In the City of Fremantle, new houses being built in infill areas are smaller than the national and state averages, but still tend to be large – research undertaken by the Australian Urban Design Research Centre (AUDRC) in 2014 indicated that they are approximately 175m² on average.

Even though the average new house size remains large, the average number of persons per household in Australia has been in steady decline since the mid-1960s⁴.

At the time of the 2021 Census, the average household size was 2.5 persons⁵, with a projected trend being for this decline to continue to approximately 2.2 to 2.3 persons per household by 2026⁶. However, in Fremantle, the average household size is already 2.2 people per dwelling.⁷

Household composition has also been changing over time:

- Family households, comprising families where members are related by blood or marriage (registered or de facto), adoption, step or fostering, and who reside in the same household still made up the majority (71%) of Australian households in 2021, though this figure had declined from 78% in 1981.
- Individuals living alone in 2021 more than one in four households (26%) were occupied by one person, which is a significant increase from 18% in 1981.
- Groups of unrelated persons made up only 4% of households in 2021.

A household may also contain more than one family, though multiple-family households are uncommon; less than 2% of households had two or more families⁸.

The trends in household compositions since 1981 are shown in Figure 1 below. The greatest changes happened between 1981 and 1996.

 $^{^1\,}https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/8752.0Feature+Article1Jun\%202013$

 $^{^2\} https://www.abs.gov.au/articles/average-floor-area-new-residential-dwellings$

³ https://www.abs.gov.au/articles/average-floor-area-new-residential-dwellings

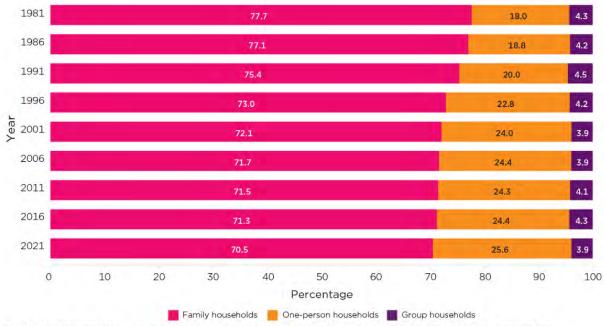
⁴ https://aifs.gov.au/research/facts-and-figures/population-households-and-families

⁵ https://abs.gov.au/census/find-census-data/quickstats/2021/AUS

⁶ https://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/3236.0Main+Features12001%20to%202026

⁷ https://www.abs.gov.au/census/find-census-data/quickstats/2021/LGA53430

⁸ https://aifs.gov.au/research/facts-and-figures/population-households-and-families



Notes: Data for 1981 were derived from the 1981 Census 1% Household sample file. In 1986, household membership was based on where the person was enumerated on census night. In 1996 and onwards, households were classified according to 'usual residence' for up to three residents of a household who were temporarily absent on census night. Excludes 'visitors only' and 'other non-classifiable' households. **Source:** ABS, 1981–2021 Censuses

Figure 1. Australian household composition 1981-20219

This increase in house size and decrease in occupancy levels, coupled with population growth, has resulted in greater demand for developable land within Australia's cities. Predominantly, and particularly in Perth, this demand is being met through development in the metropolitan fringe, contributing to what is commonly referred to as 'urban sprawl'. The housing offered in these areas is generally low density (c. R30 density coding) and tends to comprise of large homogeneous homes (usually four-bedroom, two-bathroom, theatre room and double garage) on modestly sized lots.

Research indicates that large dwelling size has a direct impact on increased greenhouse gas emissions, consumption of natural resources and the production of waste. Larger homes require greater amounts of resources in their construction (including land) and have higher levels of associated embodied emissions (emissions associated with the production of building materials). Larger dwellings also have greater emissions associated with their operation, especially heating and cooling loads, with a five-star BCA house of 73m² contributing 69% less in annual emission than a five-star house with a floor area of 233m².

In recent years, state strategic planning documents have recognised that housing on the fringe does not provide well for sustainable growth or diversity of housing typologies, nor does it address the need for additional and more affordable housing within the metropolitan core, close to existing activity centres. In general, development on the fringe presents a whole range of social,

 $^{^{9}\,\}underline{\text{https://aifs.gov.au/research/facts-and-figures/population-households-and-families}}$

economic and environmental concerns, including impacts on general productivity, long travel times and associated pollution, pressure on infrastructure service delivery and higher costs.

The large size of the typical Australian home also appears to differ from people's housing desires. The housing we'd choose: A study for Perth and Peel was commissioned by the Department of Housing and Department of Planning and published in May 2013. This report indicated that when location and affordability considerations are taken into account, most people surveyed would be prepared to live in smaller houses than those predominantly offered by the project home market. Also, when constrained by location and affordability factors, many respondents would live in a semi-detached house, rather than detached. The report summarises its findings by stating that whilst the current housing stock of four or more-bedroom housing in the suburbs meets the needs of many, it is problematic for others who need something small and affordable in which to form a new household, or those who may wish to downsize to a smaller dwelling in the location they are used to.

Moreover, housing affordability within Western Australia has become a major social issue in the past decade, with the rapid increase of house prices and rents leaving many people on low and moderate incomes struggling to find housing that is both affordable and appropriate to their needs. A key response to this issue is to promote housing diversity, particularly through the development of smaller dwellings which are cheaper to buy or rent than larger dwellings in the same market. The R-Codes provide the ability for greater housing diversity in medium to high-density coded areas, however there is generally a lack of similar incentive for housing diversity in lower density coded areas (<R35).

The current statewide planning approach to suburban residential development is governed by the R-Codes, which provide a range of residential density codes that are then applied through a local government's Local Planning Scheme and Map. Residential development, particularly the dwelling yield on lower density coded land (<R35), can then be calculated by the density coding applicable to the land. For instance, an R20 density coding broadly means that residential development will be at a density of 20 dwellings per hectare. Overall, the R-Codes density coding approach for these lower-coded areas emphasises the number of dwellings per land area, rather than the built form of development. This control over dwelling numbers is exercised in the R-Codes by requirements to meet minimum and average site areas per dwelling. These must be satisfied in applications for approval of both subdivision and development.

According to research undertaken by AUDRC on behalf of the City, Fremantle has a large proportion (74%) of Residential zoned land with a density coding of R30. 25% of the lots in these areas are large enough to consider subdivision. Constraints such as heritage, recent build, existing strata development or lot size substantially reduce subdivision potential, meaning that there is limited capacity for Fremantle's existing suburban areas to accommodate residential infill through typical subdivision formats.

The traditional planning approach to provide for additional infill development in established residential suburbs is to increase the density coding of an area to allow for subdivision of single house lots. This approach is useful in providing a

predictable dwelling yield within new developments or where an 'up-coding' of a whole neighbourhood is being contemplated; however, it is commonly criticised for its limited ability or incentive for delivering a diverse range of housing types. Whilst there is no obligation for developers to build to the maximum site cover permitted by the R-Codes, this is generally what occurs as landowners seek to maximise their home size on a moderately sized lot resulting in conventional, larger-type family homes that fail to contribute overall to providing greater housing diversity and affordability.

Additionally, 'blanket' up-coding can result in development that is generally homogeneous, and when applied in an existing urban environment, unresponsive to the prevailing built form or landscape. This development negatively impacts on the established streetscape and amenity of the neighbourhood as additional driveways are needed, trees are cleared and housing covers former open backyard areas. Whilst there need to be trade-offs, as infill automatically reduces the land area available per dwelling, spatial qualities of suburban precincts are being excessively eroded through this form of infill development.

In 2014, the City engaged AUDRC to complete research and modelling of preliminary provisions of a possible scheme amendment for diverse housing. These preliminary provisions included the following requirements:

- Any new dwelling shall have a maximum floor area of 120m²
- A maximum of 1 car bay shall be provided for each new dwelling
- Visitor parking shall not be provided for developments of less than five dwellings
- A minimum of 60% open space, as defined by the R-Codes, shall be provided over the entire development site
- A minimum of 10% of the development site area shall be provided for a deep planting zone (DPZ). This area shall be uncovered and have a minimum dimension of three metres.

Following this research, Amendment No. 63 was devised as an alternative planning approach to the R-codes that would deliver new, moderately sized housing on lower density coded residential land with a focus on the built form attributes of the housing, rather than the number of dwellings per land area and the character of the existing neighbourhood. The approach would set aside the minimum and average site area requirements of the R-Codes, and instead, focus on ensuring that new dwellings are limited in floor area and site coverage.

The amendment had the potential to deliver a significant amount of moderately sized new dwellings within existing residential suburbs of Fremantle, thereby meeting a demand for smaller, more centrally located housing that is more environmentally responsible, whilst still being compatible and appropriate to its setting.

C2311-12 PREPARATION OF AMENDMENT TO LOCAL PLANNING SCHEME NO. 4 – THE FREO ALTERNATIVE REVIEW Attachment 2 - Comparison table of the draft Medium Density Codes and the Special Control Area 5.7 provisions for small infill development

Freo Alternative and Medium Density Codes Comparison												
(Details and figures based on grouped dwellings at the minimum permissible lot size)												
Policy	R20 (low density)			R25 (low density)			R30 (medium density)					
provision	Freo Alte	rnative	R-Code	S	Freo Alte	rnative	R-Code	S	Freo Alte	rnative	R-Code	S
Site area (per dwelling)	Parent lot <750m ²	Per extra dwelling when parent lot 900m ² +	Min.	Ave.	Parent lot <750m ²	Per extra dwelling when parent lot 900m ² +	Min.	Ave.	Parent lot <750m ²	Per extra dwelling when parent lot 900m ² +	Min.	Ave.
	250m ²	150m ²	350m ²	450m ²	250m ²	150m ²	300m ²	350m ²	250m ²	150m ²	260m ²	300m ²
Rear lot boundary setback	5m		Nil / 1n	า	5m		Nil / 1m	า	5m		Nil / 1n	า
	currenter efficie require the National Construction Code.	s of the at energy ncy ement of ational ruction .5kw voltaic panel n per	All water draining roofs, driveware commustreets other impermater be directly garden sumps rainwattanks water wate	g from ays, nal and leable s shall cted to areas, or er	curren efficie require the Na	s of the at energy ncy ement of ational ruction .5kw voltaic panel n per	All water draining roofs, driveware commustreets other impermental surfaces be directly garden sumps or rainwattanks water sumps or rainwater	g from ays, nal and eable s shall cted to areas, or eer	currer efficie requir the Na Consti Code.	s of the at energy ncy ement of ational ruction .5kw voltaic oanel n per	Stormwrunoff generat a small event to retained site, wir off direct garden rainwat tanks a infiltrat cells (e soakwe	ted by rainfall of be don the runcted to areas, rer areas.

• Min. 1000l	the	• Min. 1000l	the	• Min. 1000l
rainwater ta	ank development	rainwater tank	development	rainwater tank
per dwelling	g. site.	per dwelling.	site.	per dwelling.
The rainwa	ter	The rainwater		The rainwater
is to be		is to be		is to be
connected t	to	connected to		connected to
water use i	n a	water use in a		water use in a
dwelling(s)	,	dwelling(s),		dwelling(s),
e.g. toilet o	r	e.g. toilet or		e.g. toilet or
washing		washing		washing
machine,		machine,		machine,
and/or used		and/or used		and/or used
for irrigatio		for irrigation		for irrigation
on private of	or	on private or		on private or
communal		communal		communal
outdoor are	· · · · · · · · · · · · · · · · · · ·	outdoor areas,		outdoor areas,
preferably t		preferably the		preferably the
deep planti	_	deep planting		deep planting
zone(s) on		zone(s) on the		zone(s) on the
developme	nt	development		development
site.		site.		site.
Approved g	rey	 Approved grey 		Approved grey
water syste	- 1	water system		water system
for all		for all		for all
dwellings.		dwellings.		dwellings.
At least one	_	At least one		At least one
dwelling fu		dwelling fully		dwelling fully
accessible	"" 1	accessible		accessible
suitable for		suitable for		suitable for
independer		independent		independent
living		living		living
(Platinum		(Platinum		(Platinum

	standard – Liveable Housing Australia).		standard – Liveable Housing Australia).		standard – Liveable Housing Australia).	
Open space	30m² private open space per dwelling	30m² outdoor living	30m² private open space per dwelling	• 30m² outdoor living	30m² private open space per dwelling	• Primary garden area 40m²
	4m min. dimension	4m min. dimension	4m min. dimension	4m min. dimension	• 4m min. dimension	• 3m min. dimension
	• 20m² / 33% without permanent roof cover	20m² without permanent roof cover	• 20m² / 33% without permanent roof cover	20m² without permanent roof cover	• 20m² / 33% without permanent roof cover	13m² without permanent roof cover
	 15m² where upper floor balcony Balconies to face north, east or west 70% of total site area to be open space Min. 50% to be 	 50% of the site May be reduced by 20% where there is communal open space directly accessible to the 	 15m² where upper floor balcony Balconies to face north, east or west 70% of total site area to be open space Min. 50% to be 	 50% of the site May be reduced by 20% where there is communal open space directly accessible to the 	 15m² where upper floor balcony Balconies to face north, east or west 70% of total site area to be open space Min. 50% to be 	 8-15m² private open space dependent on dwelling type 2-3m min. dimension dependent on dwelling type
	permeable and uncovered Three or more dwellings – communal open space	dwelling	permeable and uncovered Three or more dwellings – communal open	dwelling	permeable and uncovered Three or more dwellings – communal open	Balconies to be 25% unscreened

	min. dimension 3m		space min. dimension 3m		space min. dimension 3m	
Trees and landscaping	 Retain a healthy tree with ongoing viability as identified by an arborist OR New tree 3m in height with trunk diameter of 100mm and canopy of 3m or more or potential to reach these measurements Min. 25% of site to be deep soil area Min. 3m deep soil dimension 50% of deep soil to rear of 	 1 tree 2m x 2m min. planting area Street setback area to be 50% permeable surfaces 	 Retain a healthy tree with ongoing viability as identified by an arborist OR New tree 3m in height with trunk diameter of 100mm and canopy of 3m or more or potential to reach these measurements Min. 25% of site to be deep soil area Min. 3m deep soil dimension 50% of deep soil to rear of 	 1 tree 2m x 2m min. planting area Street setback area to be 50% permeable surfaces 	 Retain a healthy tree with ongoing viability as identified by an arborist OR New tree 3m in height with trunk diameter of 100mm and canopy of 3m or more or potential to reach these measurements Min. 25% of site to be deep soil area Min. 3m deep soil dimension 50% of deep soil to rear of 	 15% soft landscaping per site; min. dimension of 1m Primary street setback to be minimum 30% soft landscaping One small tree (2-6m canopy / 3-8m height at maturity) Min. 9m² deep soil area Min. 1.5m deep soil dimension
Vehicular access	siteMin. 2.75m wideMax. 3m wide	• Min. 3m wide	siteMin.2.75m wideMax. 3m wide	• Min. 3m wide	siteMin. 2.75m wideMax. 3m wide	• Min. 3m wide

	Driveways to be water permeable	Max. 6m wide	Driveways to be water permeable	Max. 6m wide	Driveways to be water permeable	Max.6m wide
Parking	 Max. 2 bays to the front of the development Bays must be water permeable No double garages to street unless existing 	Location A:1 bayLocation B:2 bays	 Max. 2 bays to the front of the development Bays must be water permeable No double garages to street unless existing 	Location A:1 bayLocation B:2 bays	 Max. 2 bays to the front of the development Bays must be water permeable No double garages to street unless existing 	 Location A: 0-1 min. / 1-2 max. Location B: 1 min. / 1-2 max.

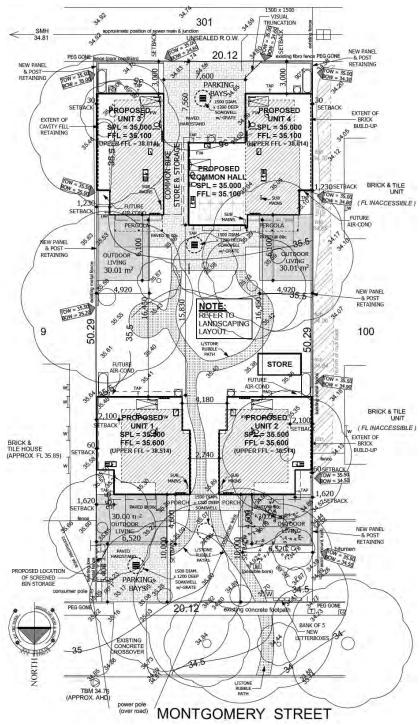
C2311-12 PREPARATION OF AMENDMENT TO LOCAL PLANNING SCHEME NO. 4 – THE FREO ALTERNATIVE REVIEW

Attachment 3 - Assessment and evaluation of developments undertaken in accordance with the Special Control Area 5.7 provisions for small infill development

There have been four developments approved under the Special Control Area (SCA) 5.7 provisions for small infill development since their introduction in February 2019. Three have been constructed, while one remains unbuilt. Each is described below:

5 Montgomery Street, Beaconsfield (Application no. DA0406/19)

This was the first project approved under the SCA provisions, which, following demolition of a single house, created four dwelling units with shared gardens, parking areas, a store, and a 'common hall':



5 Montgomery Street, Beaconsfield site plan

The lot is oriented north-south and benefits from having both a primary street frontage and a right-of-way at the rear, allowing access to parking spaces at each end of the lot. The dwelling units are two-storey, detached, and arranged in pairs, with two facing the street and two behind. The shared gardens occupy the primary street setback and the area at the centre of the lot and are accessed by walkways between each pair of dwelling units. The store is located in the central garden, behind Unit 2 and a common bicycle storage area is provided in the covered walkway between Unit 3 and the common hall, which is attached to Unit 4. This is a flexible space, in common ownership, that can be utilised by residents for entertaining, hobbies etc.



Units 1 and 2 viewed from Montgomery Street (Credit: The Green Swing and Shaina Bostin Photography)



Rear of Units 1 and 2 viewed from the communal garden (Credit: The Green Swing and Shaina Bostin Photography)



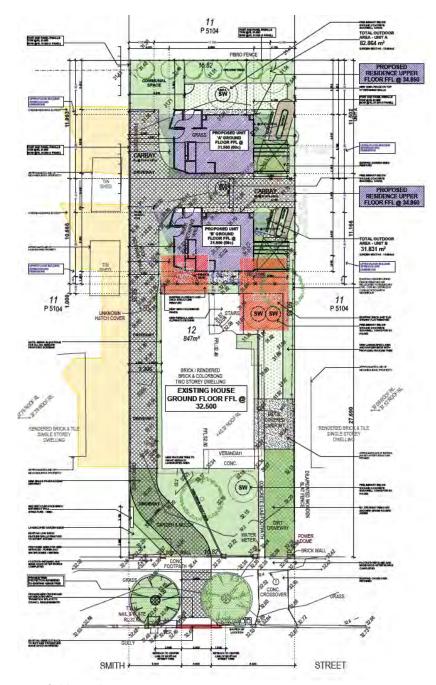
Units 3 and 4 viewed from the communal garden (Credit: The Green Swing and Shaina Bostin Photography)



Unit 4 and the common hall viewed from the communal garden (Credit: The Green Swing and Shaina Bostin Photography)

11 Smith Street, Beaconsfield (Application no. DA0464/19)

Although the second to be approved, this was the first project implemented under the SCA provisions, creating two dwelling units with communal open space to the rear of an existing single house, utilising a typical battle-axe driveway layout:

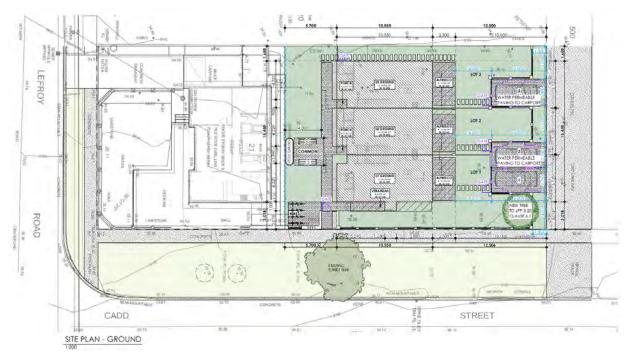


11 Smith Street, Beaconsfield site plan

The lot is oriented east-west and developed with the retained single house facing the street. The new dwelling units are two-storey, detached, and arranged one behind the other to the rear of the existing house. A new driveway for the existing house was installed on the northern side of the lot, while a shared driveway was installed on the southern side for the rear units. Clever use of cantilevered upper floors on the new dwelling units results in more internal floor space, while maintaining the necessary parking and manoeuvring space. The relatively small size of the dwelling units also affords them a northern aspect over a private garden for each, while a shared garden area occupies the southwest corner of the lot.

148 Lefroy Road, Beaconsfield (Application no. DA0334/20)

The third project implemented under the SCA provisions is nearing completion and has created three dwelling units with both communal and private open space to the rear of an existing single house, utilising the rear laneway for access:



148 Lefroy Road, Beaconsfield site plan

The lot is oriented north-south and developed with the retained single house facing the street. It also benefits from a right-of-way at the rear, which allows access to parking spaces for the new dwelling units. The units are two-storey and terraced across the width of the lot. The shared gardens occupy the area between the existing house and the new units, with a communal bike store on the eastern side of the lot facing Cadd Street. Each unit also benefits from a small private garden and alfresco area on the northern side, between the house and carport.

32 Smith Street, Beaconsfield (Application no. DA0193/22)

The fourth project approved under the SCA provisions remains unconstructed but intends to create two dwelling units with communal open space on a vacant lot that has been subdivided off from a lot that is developed with a single house:



32 Smith Street, Beaconsfield site plan

The lot is almost square in shape with the two units intended to be oriented north-south. Although there is a right-of-way to the northern side of the lot, it is proposed to create a new crossover to Smith Street, accessing a shared driveway and parking area. The units will be a two-storey duplex pair, while the shared gardens occupy the balance of the lot. A shared double carport and two stores under the same roof, along with an enclosed bin storage area will stand on the southern lot boundary, near the centre of the lot. Each unit will also benefit from a small private alfresco area to its northern side.

The developers' perspective

To better understand the effectiveness of the SCA provisions, City officers contacted the developers responsible for the projects detailed above to ask a series of questions about their experience. Below are the questions asked and a summary of the feedback received from the three developers who responded.

Was it difficult to design a development to the Freo Alternative requirements, rather than the standard Residential Design Codes, while remaining profitable?

Developer 1:

It is barely marginal. Part of the problem was that in our case we could only build two new houses whilst retaining the existing house on Lefroy Road. The reason was that the development conditions rendered it impossible to economically build two dwellings each of 120m^2 – and especially not without considerable wastage of the available open space. The dual setbacks are simply ridiculous on Lefroy Road (per Local Planning Policy 2.9 – Residential Streetscapes), and we could find no streetscape principle that led to this condition. These requirements would have forced any new building well back on

the site and even if a 120sqm 3-bed house was possible, it would be relatively uneconomic to build.

Developer 2:

It probably would have worked, were it not for the extra costs imposed by delays in the planning process.

Developer 3:

It was not difficult and still marginally profitable.

Were there any difficulties or complications that you encountered in designing to meet the requirements? If so, what were these?

Developer 1:

As above – the dual setback requirements to Lefroy Road (differing for ground and upper floors).

Developer 2:

Building on the boundary was a problem.

Developer 3:

None.

Was the design review process useful?

Developer 1:

It identified a drawing error in terms of the bathrooms – which we would have picked up anyway – but other than that it was of no value but took considerable time to prepare for. In our case that's not a problem but for a developer paying consultants to go before the DAC, the cost would be another impost on viability.

Developer 2:

Not really. The City's expectation didn't align with what was proposed, in that the City seemed to think the house would be retained, but it was demolished, because it was in poor condition having been occupied by a hoarder.

Developer 3:

Yes.

Was the project impacted by the COVID-19 pandemic and / or rising costs?

Developer 1:

Yes – definitely. Costs are well above what they were at the time of the development application. Unfortunately, the DAC process did cost us time, and other larger projects that were in the pipeline resulted in it being put on the backburner until about a month ago.

Developer 2:

Yes, this blew out timeframes, though the builder was cooperative and shielded us from cost rises as best they could.

Developer 3:

The project is taking much longer than anticipated. Rising costs have eroded our original budgeted margin.

Were you satisfied with the outcome?

Developer 1:

One of the main attractions of the policy from my point of view as an urban designer is that it makes it possible to build two dwellings in an area not much larger than that of the single residence it might replace. The benefit in terms of landscaping, retention of existing trees, etc. is immeasurable. For that reason, it's a much better policy than the right to build a second dwelling on any residential lot which inevitably results in a heat island effect.

Developer 2:

Yes, I'm proud of the outcome, but I was dissatisfied with the process.

Developer 3:

Yes.

If you have since sold all or part of the development, was it easy to sell the homes?

Developer 2:

The development was sold before construction was commenced. It was a community-led, low risk project.

Developer 3:

Yes.

Was the project financially rewarding? How did it compare to what could have been built on the site under normal circumstances?

Developer 1:

It is likely to be financially neutral at best. An issue is the land value. We're proceeding, but we're also mindful that the return in terms of effort, investment costs, and return are about on par with simply selling the block to a project house developer.

Developer 2:

No. The City's processes resulted in a failure to deliver affordability, as we had intended. We saw a small return by doing work ourselves.

Developer 3:

There is less margin than expected, but that would have been the same for 'normal build'.

Would you be inclined to undertake another Freo Alternative development? If not, why not?

Developer 1:

No, unless the conditions were reviewed and made simpler. That's possible. But we seem to always revert to a group of design experts. In many cases, and especially with larger projects, this might arguably have some value. However, not being embedded in the full design process often seems to result in subjective assessment.

Developer 2:

I would be hesitant due to the process. It's too great of a risk to work with the City of Fremantle.

We had a poor experience with the City, as the planning process was challenging and time-consuming. The City failed to meet statutory timelines and, when a tree was removed in error during demolition of the original house, the application was returned to Council at which point additional restrictions were 'snuck in', but Council noticed and removed them. (Note: following removal of the tree, it was necessary to vary the extant development approval. It was then identified on the submitted building licence plans that each dwelling was equipped with provision for a kitchen to be installed on the upper floor. This meant that each dwelling could have been occupied as two independent units, so an additional planning condition and advice note were added with the varied approval to prevent this from happening; however, when Council considered the matter, they decided not to apply the extra condition).

We had been required to keep two trees; neither were in good health and when one was removed in error, we were required to replace it with a large tree that cost \$15,000. Meanwhile, another Freo Alternative development was considered at the same Council meeting. In that instance, there was a neighbour objection due to the proposed removal of a tree, but the City took no issue with it and approved removal of the tree.

Due to these delays, the fixed-price contract with the builder was not commenced within three months, meaning that they had to revise their prices leading to a \$125,000 cost increase.

Developer 3:

Yes.

Are there any changes you would like to see to the Freo Alternative requirements that your development was designed under?

Developer 1:

Probably quite a few, but it's difficult to elaborate without spending time going back through the policy. I think the primary design parameter should be a pre-

determined building envelope – and that's something the City should prepare – not the developer or landowner. It doesn't really matter what the aesthetic is for new developments, as in time these simply become a reflection of the culture of the time. And if they don't have any sustainable attraction, they will eventually be replaced. An envelope has the advantage of defining the 3D form of the building that will occupy a site while considering other site and neighbouring conditions such as solar access, landscape – mature trees etc.

Developer 2:

The 120m² per dwelling is a limitation – the focus should be on open space, solar access etc. There is no flexibility to explore other typologies i.e., apartments. Rainwater tanks aren't worth the investment, as it's difficult to see a return on investment and they are often not maintained appropriately. The requirements for permeable paving don't extend to infrastructure requirements that govern crossovers. Similarly, revegetating the verge required a separate permit and hasn't been done as a consequence. Real sustainability measures, such as lifecycle design analysis would be of greater benefit and more thorough analysis should be undertaken before requiring the retention of trees. Consistency in decision-making would also be a welcome improvement.

Developer 3:

No – I think the whole outcome, documents and process is transparent.

Have you identified any locations that may be suitable for the Freo Alternative where it does not already apply?

Developer 1:

Yes.

Developer 2:

The areas that were originally proposed for inclusion in the Special Control Area. Former directors in our company purchased land on the understanding that it was to be included in the Special Control Area, but in the end, it was not. Ultimately, they had to do a typical battle axe subdivision to recoup their expenditure.

Evaluation

Overall, these projects appear to have been successful and have delivered small housing in varying typologies, including detached units and a triplex, with a duplex to follow soon.

The site layouts also vary, with 11 Smith Street most closely resembling a typical 'battle axe' subdivision layout by retaining an existing single house but has maintained a far greater amount of open space, existing vegetation, and provides communal garden ground for residents' use.

5 Montgomery Steet benefits from dual access from the primary street and a rear right-of-way and incorporates a 'common hall' – a flexible space in common ownership, which is central to the co-housing ethos that the project has

embodied. It is also unique insofar as the original house on the lot was demolished and all replacement dwellings were designed in accordance with the SCA provisions.

148 Lefroy Road also benefits from a right-of-way access to the rear but has retained the original house on the lot, meaning that each of the new dwellings take their access from the right-of-way.

32 Smith Street remains unbuilt, but it is almost a mirror of 148 Lefroy Road, albeit a duplex rather than triplex. However, the land to the rear of the original house has been subdivided off and the development will take access directly from Smith Street.

Each project incorporates private and communal garden spaces and communal facilities, including drying areas, bin stores, bike stores etc.

Design quality is generally good, with the dwellings retaining a suburban scale and character and largely fitting into the prevailing streetscapes. However, upon review it must be said that the volumes of some developments are more in keeping with their surroundings than others. While 5 Montgomery Street has the appearance of a high-quality development, the two small dwellings that present to the street as a pair, each positioned on a side lot boundary, is unusual, as the area is dominated by detached single houses set back from side lot boundaries. Although the rationale to position the houses on the side boundaries to maximise open space within the site is sound, the attached triplex at the rear of 148 Lefroy Road, which maintains side boundary setbacks, is perhaps a more contextually appropriate solution. This matter is among those that can be explored in more depth during any subsequent review of the other SCA provisions and Local Planning Policy 3.20 – Special Control Area Provisions for Small Infill Development (LPP 3.20).

The feedback received from developers indicates that there may be other aspects of the SCA, its provisions, LPP 3.20, and potentially Local Planning Policy 2.9 – Residential Streetscapes that should be explored during any review. Ideally, ways could be found to streamline the development approval process, though this would likely require a further scheme amendment. Matters that may require review in LPP 3.20 include sustainability measures and canopy cover, as sustainable technologies are constantly improving, there is a move away from the use of natural gas as an energy source, and there are now significant concerns about the ongoing loss of urban forest.

It is also clear that the onset of the COVID-19 pandemic and the subsequent worsening of economic conditions has had an impact on the delivery of projects under the SCA provisions, as with any building work. For this reason, it is proposed to extend the SCA provisions for seven years, as this will allow longer for projects to be scoped, designed, and implemented, particularly if unfavourable economic conditions persist for some time.



Business Plan

Proposal to enter into major land transaction through the disposal of land located at 20 Montreal Street Fremantle known as the "Fremantle Public Golf Course"

City of Fremantle November 2023

fremantle.wa.gov.au



Introduction and Background

Introduction

Under the terms of the Local Government Act 1995, a local government is required to develop and advertise a business plan if a proposed disposal of property is considered a major land transaction under the act.

A disposal of property is considered as a major land transaction if the consideration under the transaction, together with anything done by the local government for achieving the purpose of the transaction, is more than either —

- i. \$10 000 000; or
- ii. 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year, which in the case of the City and the expenditure from its municipal fund in FY21-22, is an amount of \$8,119,514.

Before entering into a Major Land Transaction the Council must first prepare a Business Plan, advertise the availability of the Business Plan for comment and then consider any submissions received in relation to the proposed transaction.



Background

In November 2020, Main Roads WA commenced work on the conversion of the intersection of High Street and Stirling Highway into a roundabout. The new roundabout is a key feature of the Main Roads' \$118 million High Street Upgrade project, which was designed to reduce traffic congestion and improve road safety.

As a result of the works, Main Roads WA acquired a portion of the land located upon the Fremantle Public Golf Course, requiring the existing course to be redesigned over a smaller footprint.

As part of the High Street project, Main Roads has funded a program of accommodation works including the reconfiguration of the golf course and, in the next phase, the construction of a replacement club house and community centre.

The Fremantle Public Golf Course is a major asset of the City of Fremantle and provides a golfing experience for locals and visitors alike.

The redesigned 9-hole, par 34 layout includes three completely new holes – including a par 5 hole – and new bunkers, tees, and greens. The revamped course also features an upgraded irrigation system, new cart paths and course furniture, as well as a new practice chipping and putting green.

The course is currently being maintained and managed on an interim basis by the neighbouring Royal Fremantle Golf Club.

An expression of interest (EOI) process was commenced in February 2023 seeking applications from capable and experienced golf course operators for the management and maintenance of the Fremantle Public Golf Course.

In accordance with the City's Leasing of City Property in a competitive manner policy, unless policy exemptions apply the City advertises commercial properties in an open and competitive manner when they become available for lease.

The property was advertised across multiple platforms from 27 February 2023 to when the EOI closed on 12 May 2023. The City received four submissions through the EOI process.

The City received a submission from Belgravia Leisure (the preferred applicant) which met the selection criteria associated with the EOI.

Following the identification of a preferred applicant via the EOI process, in June 2023 the City sought Council approval to authorise the CEO to commence negotiations with the preferred applicant, Belgravia Leisure, for a maximum period of three months.



Council approved this, subject to following outcomes being prioritised as part of the negotiation process:

- Ensure the public golf course remains affordable, accessible and welcoming for all.
- Require any new facility to include reception areas, social spaces, food and beverage facilities and amenities that are accessible to, and meet the needs of, all golf course users and the wider community, including the existing clubs.
- Agree on planning and management strategies to mitigate potential impacts of night-time uses on residential properties on Montreal Street, noting the strategic planning framework provides for increased residential density in the precinct.
- Ensure that any activities that encroach into Booyeembarra Park are community and / or recreational in nature and accessible by the community.
- Provide a clear demonstration of how parking demand will be met.
- Establish clear performance indicators and makegood provisions for the golf course infrastructure to form part of any proposed lease.

The three-month negotiation period has now concluded and having given due regard to the achievement of the aforementioned outcomes, terms have been agreed upon and are being presented to council and the community for consideration.

The terms of the proposed disposal as outlined in this plan constitute a major land transaction as defined in the Local Government Act 1995. This business plan provides the details of the proposed disposal and invites public submissions from the community.



Summary of Property and Details of the Proposed Major Land Transaction

Brief Description

The land is described as the 'Fremantle Public Golf Course' and is shown on the following Site Plan. The land has an approximate area of 15 hectares. The property is surrounded by High Street, Montreal Street, Booyeembara Park and Royal Fremantle Golf Course.

Address

Lot 555, 20 Montreal Street Fremantle

Certificates of Title

Portion of Reserve 6638, Lot 555 on Deposited Plan 413935, Crown Land Title Volume LR3170 Folio 948.

Site Area

That portion of Reserve 6638 as shown below.





Registered Proprietor

City of Fremantle

Encumbrances

O236300 Class A Reserve for the purpose of Recreation

L100532 Management Order - Power to Lease for any terms not exceeding 42 years.

Zoning (LPS4)

MRS reserve (Parks and Recreation (restricted) Reserve)

Heritage Issues

There are no heritage issues/considerations associated with the property

Nature of Major Land Transaction

Lease by the City of Fremantle to Belgravia Health and Leisure Group Pty Ltd ATF the Belgravia Leisure Unit Trust (Trading as Belgravia Leisure) for a total period of 21 years, inclusive of:

- First term 10 years
- First further term 6 years
- Second further term 5 years

Names of Parties

- Belgravia Leisure
- LaunchPad Golf (sub-tenant of Belgravia Leisure)

Consideration

Base Rent of \$104,000.00 plus GST per annum commencing year 3 of the lease.

Full details of the consideration to be received by the City of Fremantle under the transaction are contained in Appendix 1 – Lease Essential Terms.



The total value of the consideration under the transaction has been assessed as an amount as outlined to follow:

- Estimated minimum rental income received from the lessee \$1,976,000
- Minimum capital contribution to be received from the lessee \$15,800,000
- Capital contribution to be provided by the City of Fremantle \$3,200,000

Market Value of The Disposition

The valuation sought for this disposition was carried out on 26 October 2023, allowing the proposed disposition to be carried out during the period up to 26 October 2024. The valuation sought relates to the transaction of a lease and not the valuation for the property itself. The valuation was provided by McGees Property Valuers.

Valuer	Valuation Date	Estimated Market Value
McGees Property Valuers	26 October 2023	\$150,000

The valuation was undertaken as an 'as if complete' market rental valuation taking into consideration the proposed redevelopment as outlined within the proposed Lessee's submission. The valuation is based on the proposed building being completed and has not considered who will be funding the project.

The valuation does not consider lessee/lessor contributions as a factor as this is negotiated between the parties in the form of cash and/or rent-free periods. The valuer has indicated that the value of capital investment proposed by Belgravia would normally warrant a valuation closer to what has been agreed upon (\$104,000 p.a.) due to the significant value that will remain in the asset and vest with the City upon expiry of the Lease.



Methods of disposal

The method of disposal is in line with the requirements of the Local Government Act 1995.

The City is required to dispose of property in accordance with the requirements of the Local Government Act 1995. Under section 3.58 of the Act, read with regulation 30(2a)(c) of the Local Government (Functions and General) Regulations 1996, a Local Government can dispose of property if the disposal occurs within 6 months after the publication and advertising of a Business Plan under section 3.59(4) of the Act, provided that, as well as other information that required to be provided in a Business Plan under section 3.59 of the Act, the Business Plan also contains:

- (a) the names of all of the parties concerned with the disposition;
- (b) the consideration to be received by the Local Government for the disposition; and
- (c) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.

All of the required information is contained within this Business Plan.



The Proposal

The Major Land Transaction being considered by the Council is the disposal of the land including the property located at 20 Montreal Street Fremantle known as the 'Fremantle Public Golf Course' by way of a 10 + 6 + 5 year lease to Belgravia Health and Leisure Group Pty. Ltd. The land has been leased previously to a commercial proponent for a similar purpose of operating a public golf course.

The essential terms associated with the proposed disposal are provided in Appendix 1 – Lease Essential Terms. The Lease essential terms contain the principal terms relating to the proposed disposition.

Details of the proposed golf operation

The preferred applicant, Belgravia Leisure is proposing the operation of the Fremantle Public Golf Course alongside an Australian-first Launchpad golf driving range facility.

The facility will provide an opportunity to position Fremantle as a leading golf related destination within Western Australia and significantly increase Fremantle's profile within both the golfing and recreation community.

The Launchpad golf driving range facility provides a purpose-built multi-level golf-based recreation and entertainment venue which would complement existing recreational uses within the precinct. This attraction is likely to contribute to the ongoing development of this precinct as a recreation driven destination.

The Belgravia proposal provides a traditional golfing experience with the management, operation and maintenance of the 9-hole golf course and Pro Shop during the day, integrated with the Launch Pad facility that would deliver an Australian-first driving range experience.

Belgravia Leisure in partnership with Launchpad Golf is proposing to invest a minimum of \$15.8 million into the delivery of a world class golfing experience for Fremantle. This will be alongside an investment of \$3.2 million from the City of Fremantle.

The primary aim of this partnership is to maintain the existing operation of the 9-hole public golf course while introducing additional amenities. Launchpad Golf will be delivering a two-story driving range, promoting both fun and social engagement. Additionally, an enhanced food and beverage service will be available, catering to golfers, the general public, and visitors to Booyeembara Park. This collaboration seeks to improve the overall user experience and ensure the golf course's sustainable operation in the future.





Proposed development site plan



Launchpad golf facility



About Belgravia Leisure

Belgravia Leisure is proposed as the head lessee and will sub-lease to the driving range component to Launchpad Golf. Belgravia Leisure will manage overarching golf course operations.

Belgravia Leisure is Australia's most diverse leisure management provider, managing venues across a diverse range of categories, including but not limited to:

- Golf Course management
- Aquatic & Sporting Venues
- Health Clubs
- Wellness & Spa venues
- Accommodation
- Caravan Parks & Campsites
- Attractions

Dating back to 1975 (under the name Austgolf Management), Belgravia Leisure have operated golf courses, mini golf courses, driving ranges and function and hospitality venues for our industry partners in Australia.

Golf courses currently under the management of Belgravia leisure include but are not limited to:

Western Australia	South Australia	Victoria
Point Walter Golf Course	Glanville Golf Course	Keilor Public Golf Course
Carramar Golf Course	Valley View Golf Course Spring Park Golf Course	
Marangaroo Golf Course	Little Para Golf Course	Geelong Golf Course



About Launchpad Golf

Launchpad Golf is a multilevel golf entertainment venue, which aims to break down the barriers to entry by welcoming new "golfers" to grow the game of golf. Today's golfers, particularly younger ones, are looking to a more social and gamified experience to enhance their game with the aid of mobile technology, social network integration, and different formats. In the US, this shift towards off-course play has almost matched the number of traditional turf-goers and is growing rapidly, making it easier for new players to get started with the game.

In Australia, the recently launched Inaugural Golf Strategy aims to leverage off this new trend and promote golf as a sport for everyone, regardless of the format. The goal is to challenge the perception of golf as an exclusive and costly sport and encourage more Australians to play golf in all its forms, from traditional golf, driving ranges to golf simulators.

Launchpad Golf has become a key driver in growing the sport of golf, due to its innovative approach. Launchpad Golf challenges the notion that golf is a slow, dull, and unapproachable sport. By adding a competitive element and creating a social atmosphere, Launchpad Golf proposes to make the game more engaging and enjoyable for players of all ages and skill levels. Notably, Launchpad Golf has succeeded in attracting millennials and Gen Z's, with 48% of its guests in other locations falling between the ages of 18 and 34.

Positioning Launchpad Golf alongside a traditional green grass 9-hole public golf course will provide an opportunity to immerse golfers (novices and experienced players alike) further into the sport and add to the ongoing sustainability of the overall operations of the Fremantle Public Golf Course.





Launchpad Golf - Mickelson National - Calgary AB, Canada





Launchpad Golf Driving Range - Heritage Pointe AB, Canada



Proposed Fremantle Launchpad Golf Driving Range Facility

The proposed Launchpad golf facility is expected to comprise the following components:

- A two-storey driving range, pro shop and associated amenities building, set back 30m from the Montreal Street (western) lot boundary.
- A total of 40 hitting bays.
- A generous dining area and kitchen available to golf course patrons and the wider public.
- Female toilets, male toilets, staff room, server room, data room, ball room and storage/equipment rooms.
- New putting green area to the west of the building.
- Floodlights attached to the building and directed to the east.
- Two 7m wide vehicle crossovers to Montreal Street, providing access to a 36 bay car parking area. Two bays are likely to be designated for Electric Vehicle charging. Bicycle racks are also proposed, encouraging sustainable and alternative means of transport.
- A loading and bin store area.
- Relocation of the first hole tee box of the Fremantle Public Golf Course.
- Various landscaping, footpaths and pavement treatments.
- Removal of approximately six trees to accommodate the new driving range building and high level fencing. Additional planting will occur else where on the development site with an objective to achieve a net gain in trees.
- Ordering kiosk on the southern elevation of the building that will integrate with Booyeembara Park.

Including on the golf course, the maximum number of patrons and staff is expected to total 306 (276 patrons and 30 staff). The facility is intended to operate from 7am to 12am, 7 days per week, subject to licensing and regulation approvals.

The venue and golf course will operate under a Special Facility liquor license. The course is currently operated under the Special Facility liquor license held by Royal Fremantle Golf Course which the operator would seek to transfer.



Design

Following engagement with the City during the three-month negotiation period, the concept design incorporates the following design features:

- Undercover Alfresco Space and Order Kiosk: Located at the southern end of the building, this space is designed to blend seamlessly with the City's future plans for this section of Booyeembara Park. Park visitors can order food and drinks from the walk-up order & collect window, allowing interaction with the park.
- The indicative public art included on the south side of the building facing the park is the aboriginal symbols for "sand hill" and "meeting place". Booyeembara is a local Aboriginal word which means "of limestone hills".
- A minor (171 m2) encroachment of the buildings south end is required into Booyeembara Park. This encroachment is required in order to prevent a complete redesign of the ninth hole and a shortening of the first hole to the extent that it becomes unplayable. This encroachment benefits park visitors by providing an alfresco dining area and food and beverage services.
- Practice Green & Realigned First Tee: Located at the northwestern aspect of the building.
- Netting: The proponent has sought advice and a design from their netting supplier, Country Club International, on the amount of netting required who have advised the following:
 - Left-hand Side of the range: Safety Screen to be 100m in length by a minimum of 24 metres in height.
 - Right-hand Side of the range: Safety Screen to be 175m in length by a maximum of 36 metres in height.
- Bike Racks: Additional bicycle parking racks located near the building entrance.
- Car Park Modifications: Adjustments have been made to minimise any encroachment into Booyeembara Park and achieve a tree canopy cover of minimum 20%.



- The preservation of the Olive Grove Axis as a green, park-like pedestrian connection to Montreal Street.
- A well-defined pedestrian connection from the Montreal Street to the entrance of the building.
- EV Charging Stations: Two dedicated EV charging stations, with the flexibility to increase the number of chargers in the future.
- Loading and Bin Storage Area: This undercover section is shielded from public view.



Proposed integration with Boyeembara Park at Southern end of facility



Landscaping

Landscaping areas have been depicted within the concept design package provided in Appendix 2. A concept landscaping plan depicting areas of landscaping areas, flora species, quantities and sizes will be provided to support any future development application and demonstrate a high amenity outcome.

Planning information

The subject site is reserved 'Parks and Recreation' under the provisions of the Metropolitan Region Scheme (MRS) and is used as a public golf course. Parks and Recreation reserves generally comprise land of regional significance for ecological, recreation or landscape purposes.

The subject site is in the municipality of the City of Fremantle and is subject to the provisions of the City's Local Planning Scheme No.4 (LPS4). The subject site is not zoned under the provisions of LPS4 given it is wholly reserved under the provisions of the MRS.

The subject site is owned by the State of Western Australia and is subject to a management order to the City. Development approval of the City is not required where land is wholly reserved by the MRS. Following lodgement of a development application with the City, the City will forward the documentation to the Western Australian Planning Commission (WAPC) for assessment and determination. The City and any relevant external state agencies will review the proposal and its documentation, and provide a recommendation to the WAPC.

The proposal has merits from the planning framework perspective and is consistent with the objectives of the Parks and Recreation reserve. Although a private enterprise, the proposal seeks to enhance the existing amenity of the golf course and provide an interactive interface to the park, encouraging activation of the reserve.

Any development application will require the preparation of the necessary supporting documents to demonstrate that the proposed development will not result in any adverse amenity impacts to sensitive premises by means of noise, traffic and light spill. Waste management, bushfire risk management and an appropriate landscaping outcome will also need to be demonstrated by the proponent. Based on the proposal it has been assessed that potential impacts can be managed appropriately.



EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES

(section s.3.59(3)(a) of the Local Government Act)

Is the property currently providing any services?

The property is currently being (and was previously) operated as a public golf course. It provides a redeveloped 9-hole public golf course and a basic driving range offering. It is open to the public seven days a week with bookable tee times.

What effect will disposal have on that service?

The disposal will result in a continuation of the existing service being provided and seeks to improve the service available through the provision of new golf related infrastructure including a driving range.

The disposal will provide continuity to the current service being provided and add value by way of the proposed tenant funding significant capital improvements to the facility.

What effect will the proceeds of the disposal have on budget and service provision?

The proceeds (annual rent) from the lease of this property will be placed into general revenue of the City of Fremantle. Provision has been included in the lease agreement for the rental to be reviewed by CPI on each twelve-month period, as well as market rental value each 5 years.

The disposal will have no impact on the City's service provision as it is generating a similar rental return to the current lease, and the course will be operated by the proponent. The City's property portfolio is an important revenue generator for the City and as such retaining a similar rental return via the proposed disposal will be important for the continuation of current service levels across the community.

Upon the conclusion of the lease terms and additional options, the infrastructure delivered by the tenant will become property of the City and be retained for ongoing use by the community.



EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT

(section s.3.59(3)(b) of the Local Government Act)

Will the proposal have a positive or negative effect on the local community?

This property is currently used for a similar purpose and has been used as a golf course since around 1947. The proposed disposal is likely to have the following positive impact on the local community:

- Introduction of an Australian-first recreational pursuit for the community to engage with by way of delivery of a Launchpad Golf Driving range facility, which is a significant improvement to current driving range facilities.
- The facility will be complementary to existing recreational uses within Boyeembara park including the mountain bike trail and provide the surrounding community with improved access to regional level recreational outcomes.
- A publicly accessible food & beverage offering will become available for the surrounding community including access to coffee and food for Boyeembara park users via the proposed integration with the park at the southern end of the golf facility.
- The proposal will result in the golf course offering transitioning from temporary facilities to a fully operational club house and pro shop which will significantly improve the playing experience for the golfing community.
- The proposal is likely position Fremantle as a leading golf related destination within Western Australia and significantly increase Fremantle's profile within both the golfing and recreation community.
- In addition to the many local trades required to construct the new venue, Launchpad Golf will create over 100 job opportunities within the local area once opened. From bartenders, chefs, kitchen hands and F&B runners to Guest Services personnel and Management, Launchpad Golf will offer full-time, part-time and casual positions to set new standards for service and atmosphere.



Noise considerations

In consideration of potential noise impacts, the proposal has been designed/oriented to face east, away from the nearby residential uses. The building is set back a minimum of 30m from the western lot boundary, providing a minimum separation distance of approximately 190m from the existing residential properties to the southwest of the development site. Accordingly, the proposal is expected to provide an appropriate amenity outcome through its overall design, location and operational measures.

Noise levels associated with the proposed facility will be required to demonstrate compliance with the Environmental Protection (Noise) Regulations 1997 during operating hours. An Environmental Noise Assessment Report will be prepared by a suitably qualified acoustic consultant and considered as part of the development application process.

Lighting impacts

Given the proposed facility faces east, away from the nearest residential properties, there is expected to be little (if any) impact on the amenity of nearby residential properties.

Lighting associated with the facility will be required to demonstrate compliance with AS/NZS 4282.2019 Control of the obtrusive effects of outdoor lighting. The maximum limit of illumination will be assessed within the lighting assessment as part of the development application process.

Bushfire Management

The development site is located within a designated 'Bushfire Prone Area' in accordance with the Department of Fire and Emergency Services Map of Bushfire Prone Areas. Accordingly, a Bushfire Attack Level (BAL) assessment will be undertaken over the site to determine an acceptable BAL rating.

A Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) will be prepared in support of the proposed development during the development application stage, setting out appropriate mitigation/bushfire protection measures to satisfy the relevant requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas.



Proposed Community Facility

Concurrent to this process, the City commenced a procurement process for the construction of a Golf Clubhouse which was to include a community centre. It was intended that a new golf course operator would have the opportunity to manage the recently upgraded golf course and newly constructed club house/café, and a community centre incorporated into the same facility would be managed by the City (and hired/accessed by community groups).

Given the proponent is proposing to fund and construct the golf and driving range facilities via a minimum \$15.8m capital contribution (as an alternative to the City doing so), an opportunity exists for the City to reassess the scope of the community centre component and consider the delivery of a standalone community centre in an alternate location within proximity to the existing site.

While the proposed golf and driving range facilities will be completely publicly accessible and incorporate a public café servicing Boyeembara park, the proposal from Belgravia Leisure and Launchpad does not incorporate a bookable community facility. As such the City will seek to engage the community on the most suitable location for the construction of a community facility given it is no longer required to be incorporated in to the golf facility.

It should be noted that the City has retained the funds to support a standalone community facility, which will remain in the budget until a suitable outcome is reached in consultation with the community.



Will this proposal put additional strain on neighbouring services e.g. car parking, public transport, increased demand for local services, business services?

Considerations have been given to the impact on neighbouring services. The disposal is not expected to put additional strain on neighbouring services as it is similar in nature existing service being provided. The capital improvements being proposed and funded by the proposed tenant will improve the functionality of the current facility for golfers and the general public alike. It should not impact upon local or public transport services, rather those services may benefit from increased patronage.

Notwithstanding the proposal is unlikely to put additional strain on neighbouring services, further information regarding car parking and waste management has been provided.

Car Parking

The proposed development is situated within an existing golf course and will replace the existing driving range. Thirty-six (36) parking bays are proposed on site to accommodate the demand generated by the proposed Launchpad golf facility. There are approximately 56 existing street parking bays in proximity to the premises on Montreal Street and a further 26 existing street parking bays which may also accommodate patrons of the Launchpad golf facility and existing golf course patrons. There is an opportunity for additional car parking bays accessed from Montreal Street which could bring the total bays up to approximately 160 bays. Overall, there is an opportunity to accommodate and potentially use 186 bays.

With regard to statutory planning and technical car parking provisions, the Private Recreation land use is required to provide one car parking bay per five seats or per five people accommodated under the provisions of the local planning scheme (LPS4).

The maximum number of patrons and staff is expected to total 306 (276 patrons and 30 staff). The proposed development is required to provide 61 car parking bays. Currently there is estimated to be a 25 bay on site shortfall, however the large surplus of existing and proposed street parking bays within the Montreal Street verge will logically cater for any increased car parking demand.

Furthermore, some of the existing golf course patrons using the Montreal Street car parking bays are expected to use the Launchpad facility, creating car parking efficiencies. Given the social nature of Launchpad golf, is it anticipated that some patrons would utilise ride share services. A Transperth Bus stop (the 502 route) is located on Amherst Street, approximately 540m west of the development site by foot.



An appropriate level of traffic reporting, prepared by a suitably qualified transport engineer in accordance with the WAPC's Transport Impact Assessment Guidelines for developments will be provided to support any future development application. This would be in the form of a Transport Impact Statement or Traffic Impact Assessment. The TIS/TIA will examine and confirm whether the existing car parking provision is sufficient to support the Launchpad Golf facility.

An indicative car parking plan is provided in Appendix 2.

Waste Management

The concept design package depicts a bin, loading and servicing area to the west of the Launchpad building, with waste likely to be collected by a private contractor. The location presents a logical solution to ensure efficient service and one way vehicle circulation occurs. A Waste Management Plan (WMP) prepared by a suitably qualified waste consultant will be provided at the development application stage.

The WMP will confirm the proposal provides sufficiently sized bin stores for storage of refuse and recyclables, based on the estimated waste generations and suitable configuration of bins. The design will also need to ensure the efficient collection of both refuse and recyclables.



EXPECTED FINANCIAL EFFECT ON THE CITY OF FREMANTLE

(section 3.59(3)(c) of the Local Government Act)

In financial terms what are the effects on budget?

The property is currently under a management agreement and proceeds are being received into general revenue. The intention of this lease is for this situation to remain unchanged.

Based on the current market valuation and the essential terms agreed to in principle by the proposed tenant, the disposal is expected to generate the following positive impact on the City's budget over the term of the proposed lease, not including CPI and market rent adjustment over the term.

- Rent approx. \$104,000 per annum
- Impact to budget over first term (10 years) = approx. \$832,000 in rent received.
- Impact to budget over first further term (6 years) = approx. \$624,000 in rent received.
- Impact to budget over second further term (5 years) = approx. \$520,000 in rent received.

The total impact to the City's budget over the full term of the disposal would be approximately \$1,976,000 in base rent revenue, with any adjustments to CPI and market rent being in addition to this.

The City will also be required to make a capital contribution (expenditure) of \$3,200,000 towards the construction of the project. These funds are currently budgeted for (held in reserve) and are predominantly made up of grant funding provided to the City by Main Roads WA.



What are the costs associated with the disposal?

Costs associated with the disposal are valuation costs and legal costs associated with preparation of the relevant agreements and documentation. These costs are not expected to exceed \$20,000, which is already covered in the existing budget. The lease will include a provision for the lessee to cover some of these costs.

The current proposal includes a capital contribution from the City to the value of \$3.2 million. This expenditure will be allocated towards integrating the new facility into the existing landscape and include:

- Any adjustments or realignments required to adjacent course/holes/tees
- Construction of off street and on street parking
- Landscaping to the south of the facility to achieve integration of public food and beverage offering with Booyeembara Park

These funds are currently budgeted for (held in reserve) and are predominantly made up of grant funding provided to the City by Main Roads WA.

Do we currently derive income from the property or will we in future?

The property is currently under a management agreement and the City receives rental income as per the conditions of the license. Annually, the current license generates approximately \$74,250.00 in base rent and \$74,421.52 in turnover rent per annum.

As previously stated, the proposed lease arrangement is being estimated to generate up to \$1,976,000 in rental income over the full term of the lease, with any adjustments to CPI and market rent being in addition to this.



Will the change have an effect on rates income?

Rates and charges are currently applicable to this property and these charges will remain applicable under this agreement.

Estimated income associated with the lease is as follows:

- Rate income estimated at \$14,891.27 per annum
- Emergency Services Levy estimated at \$2,708.11 per annum

If it is a disposal what is council going to do with the money?

The disposal is by way of an exclusive use lease arrangement. Proceeds from the lease arrangement will be received annually into general revenue.



EXPECTED EFFECT ON MATTERS REFERRED TO IN THE CITY OF FREMANTLE'S FORWARD PLAN

(section 3.59(3)(d) of the Local Government Act)

What will the impact be?

The current City of Fremantle Strategic Community Plan 2015 - 2025 includes the following vision for the future:

Fremantle: a destination city

- A city that is clever and creative, inspiring and inclusive.
- A city that welcomes and celebrates all people and cultures.
- A city that encourages innovation, prosperity and achievement.
- A compassionate city that cares for the wellbeing of our people
- and the environment we share.
- A city that thrives on diversity and dares to be different.

In addition to the vision the plan included seven capability areas as per below:

- Economic development diversify and strengthen Fremantle's economic capacity.
- Environmental responsibility Work with the community to develop environmentally sustainable solutions for the benefit of current and future generations.
- Transport and connectivity Enhance the connectivity throughout the city of Fremantle and other strategic economic hubs and population centres.
- Character, culture and heritage Sustain and grow arts and culture and preserve and promote the importance of our social capital, built heritage and history (both pre- and post-European settlement)
- Places for people Create great spaces for people through innovative urban and suburban design



- Health and happiness Creating a physical and social environment where it is easy for people to lead safe, happy and healthy lives.
- Capability An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.

The proposal directly contributes to the achievement of the plan's vision and at least three strategic focus areas being economic development, Character culture and heritage, and Capability. The table to follow provides an overview of how.

Vision/Strategic Focus Area	
Fremantle: A destination city	The proposal is likely position Fremantle as a leading golf related destination within Western Australia and significantly increase Fremantle's profile within both the golfing and recreation community.
Economic development: diversify and strengthen Fremantle economic capacity	In addition to the many local trades required to construct the new venue, Launchpad Golf will create over 100 job opportunities within the local area once opened. From bartenders, chefs, kitchen hands and F&B runners to Guest Services personnel and Management, Launchpad Golf will offer full-time, part-time and casual positions to set new standards for service and atmosphere.



Health and happiness - Creating a physical and social environment where it is easy for people to lead safe, happy and healthy lives.

- Introduction of an Australian-first recreational pursuit for the community to engage with by way of delivery of a Launchpad Golf Driving range facility, which is a significant improvement to current driving range facilities.
- The facility will be complementary to existing recreational uses within Boyeembarra park including the mountain bike trail and provide the surrounding community with improved access to regional level recreational outcomes.
- A publicly accessible food & beverage offering will become available for the surrounding community including access to coffee and food for Boyeembarra park users via the proposed integration with the park at the southern end of the golf facility.

Capability: An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.

- The lease will generate revenue for the City's commercial property portfolio. The City's commercial property portfolio is an important revenue generator for the City and contributes to its ability to deliver services to the community.
- Revenue received from the lease will assist in the provision of



services to the community through the annual budget.
 The proposal will result in the golf course offering transitioning from temporary facilities to a fully operational club house and pro shop which will significantly improve the

community.

playing experience for the golfing

Will any funds be specifically applied to any projects referred to within the plan?

Proceeds from the annual rental will be used as general revenue funding to support the provision of Council services and facilities. Provision has been included in the City's Long Term Financial Plan to consider how council may contribute further funds to the ongoing maintenance and capital improvement of the golf course and associated facilities into the future.



THE ABILITY OF THE CITY OF FREMANTLE TO PERFORM THE TRANSACTION

(section 3.59(3)(e) of the Local Government Act)

How will the disposition take place?

The proposed arrangement will be formalised by way of legal agreement (exclusive use lease) between the City of Fremantle and Belgravia Health and Leisure Group Pty Ltd. This agreement will be registered. The lease document will be developed, reviewed and finalised by the City's contracted solicitors.

How does it fit in with the Local Government Act?

The Local Government Act 1995 allows local authorities to dispose of properties other than by auction or by public tender as long as the sale is advertised statewide and open to comment by members of the community. Since this proposal will constitute a major land transaction then, in accordance with the Local Government Act, this Business Plan has been produced and is open for public comment for a period of six weeks. Council will then be required to consider any submissions prior to making any decision whether to proceed with the proposed disposition.

OTHER MATTERS OF WHICH DETAILS ARE REQUIRED TO BE GIVEN

(section s.3.59(3)(f) of the Local Government Act)

Are there any encumbrances?

Encumbrances are referred to in the Summary section of this Business Plan, above. Developments are subject to council's normal planning procedures. Any subsequent development of the property will be subject to all normal planning procedures.



Appendix 1 – Lease Essential Terms

Lease term

• First Term: 10 years

First Further Term: 6 YearsSecond Further Term: 5 years

Commencement date

TBC

Commencement rent

• Year 1: \$1 per annum

• Year 2: \$1 per annum

• Year 3: \$104,000 plus GST per annum and increased by 3% annually for the remainder of the term (including options).

Annual rent payable

• \$104,000 plus GST per annum

Rent Review

• Rent Review: CPI increase/decrease annually and market review every 5 years.

Capital Contribution from Lessee

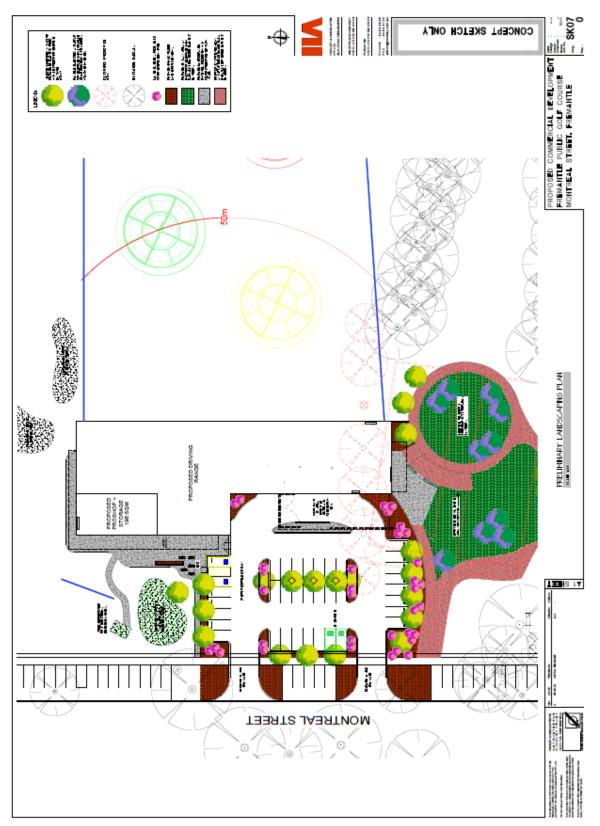
Minimum of \$15,800,000

Capital Contribution form City of Fremantle

• \$3,200,000

Appendix 2 – Landscaping Plan, Concept Design Renders & Parking Plan

























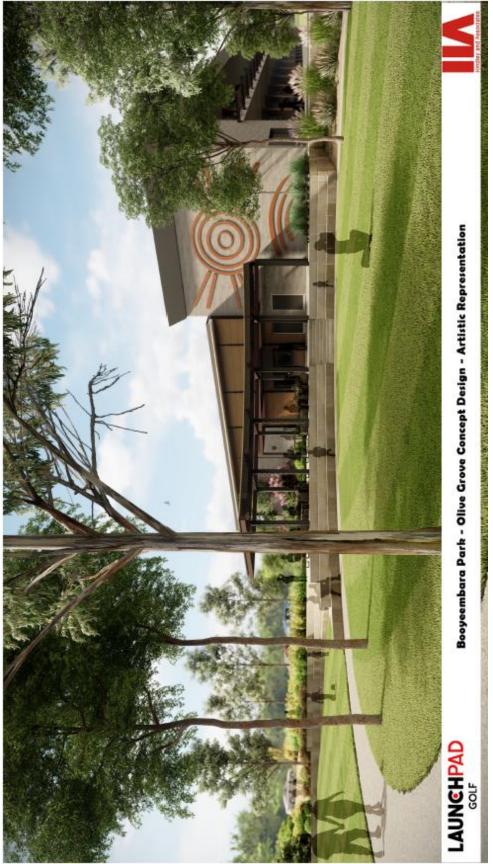




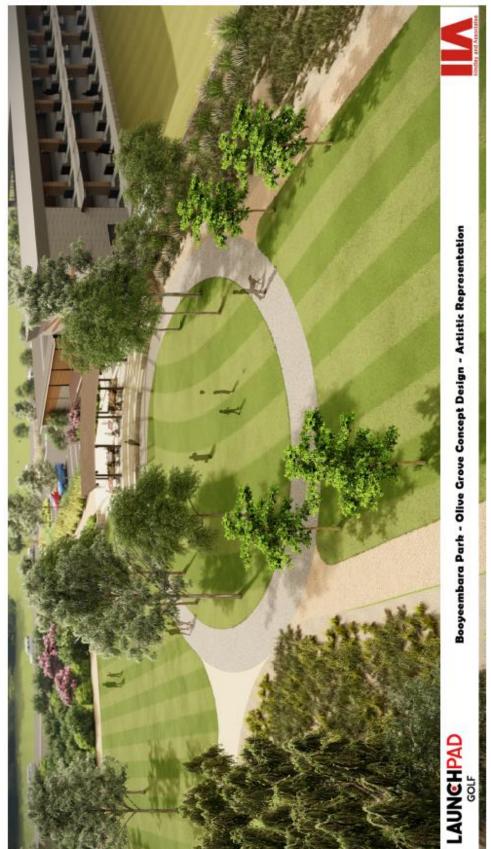






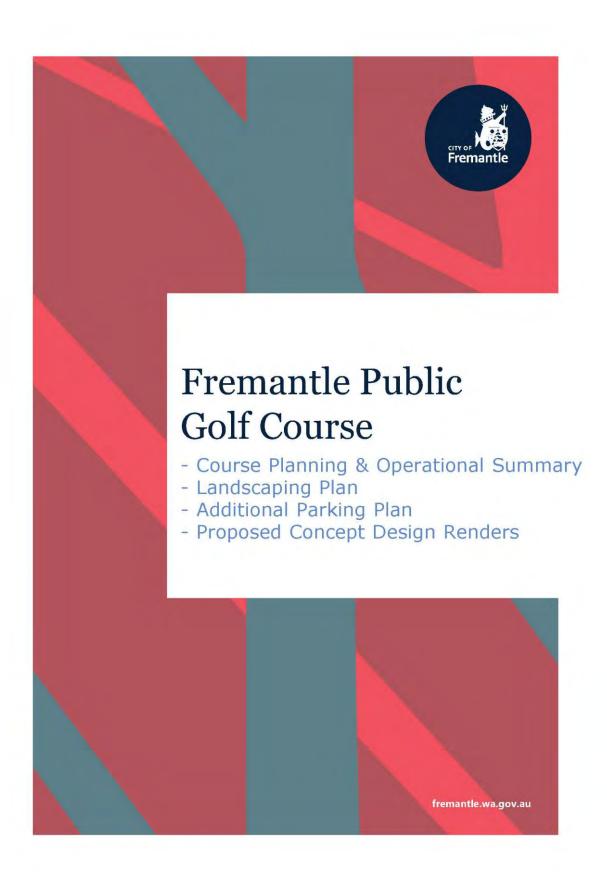






C2311-13 PROPOSAL FOR MAJOR LAND TRANSACTION - FREMANTLE PUBLIC GOLF COURSE

Attachment 2 - Fremantle Public Golf Course Planning & Operational Summary, Proposed Site Plans & Proposed Concept Design Plans



Fremantle Public Golf Course Planning and Operational Summary

This document provides a description of the proposal and its operations, a preliminary planning overview and identifies management measures that will be supported by technical reporting as part of a future development application.

1 PROPOSAL AND OPERATIONS

Belgravia Leisure has entered into a collaboration with LaunchPad Golf at the Fremantle Public Golf Course. The primary aim of this partnership is to maintain the existing operation of the 9-hole golf course while introducing additional amenities. LaunchPad Golf will be facilitating a driving range, promoting both fun and social engagement. Additionally, an enhanced food and beverage service will be available, catering to golfers, the general public, and visitors to Booyeembara Park. This collaboration seeks to improve the overall user experience and ensure the golf course's sustainable operation in the future.

The proposed Launchpad golf facility is expected to comprise the following components:

- A two-storey driving range, pro shop and associated amenities building, set back 30m from the Montreal Street (western) lot boundary.
- A total of 40 hitting bays.
- A generous dining area and kitchen available to golf course patrons and the wider public.
- Female toilets, male toilets, staff room, server room, data room, ball room and storage/equipment rooms.
- New putting green area to the west of the building.
- Floodlights attached to the building and directed to the east.
- Two 7m wide vehicle crossovers to Montreal Street, providing access to a 36 bay car parking area. Two bays are likely to be designated for Electric Vehicle charging. Bicycle racks are also proposed, encouraging sustainable and alternative means of transport.
- A loading and bin store area.
- Relocation of the first hole tee box of the Fremantle Public Golf Course.
- · Various landscaping, footpaths and pavement treatments.
- Removal of approximately six trees to accommodate the new driving range building and high level fencing. Additional planting will occur else where on the development site with an objective to achieve a net gain in trees.
- Ordering kiosk on the southern elevation of the building that integrates with the future redevelopment of Booyeembara Park.

Including on the golf course, the maximum number of patrons and staff is expected to total 306 (276 patrons and 30 staff). The facility is intended to operate from 7am to 12pm, 7 days per week.

Our intention is to operate the venue and golf course under a Special Facility liquor license. The course is current operated under the Special Facility liquor license held by Royal Fremantle Golf Course which we would seek to transfer.

2 DESIGN INTENT

Following feedback from the City, the concept design package has been amended to incorporate the following design features:

- Undercover Alfresco Space and Order Kiosk: Located at the southern end of the building, this
 space is designed to blend seamlessly with the City's future plans for this section of
 Booyeembara Park. Park visitors can order food and drinks from the walk-up order & collect
 window, allowing interaction with the park.
- The indicative public art included on the south side of the building facing the park is the
 aboriginal symbols for "sand hill" and "meeting place". Booyeembara is a local Aboriginal word
 which means "of limestone hills".
- A minor (171 m2) encroachment of the buildings south end is required into Booyeembara Park.
 This encroachment required to prevent a completely redesign the ninth hole and a shortening of
 the first hole to the extent that it becomes unplayable. This encroachment benefits park visitors
 by providing an alfresco dining area and food and beverage services.
- Practice Green & Realigned First Tee: Located at the north western aspect of the building.
- Netting: The proponent has sought advice and a design from their netting supplier, Country Club International, on the amount of netting required who have advised the following:
 - Left-hand Side of the range: Safety Screen to be 100m in length by a minimum of 24 metres in height.
 - Right-hand Side of the range: Safety Screen to be 175m in length by a maximum of 36 metres in height.
- Bike Racks: Additional bicycle parking racks located near the building entrance.
- Car Park Modifications: Adjustments have been made to minimise any encroachment into Booyeembara Park and achieve a tree canopy cover of minimum 20%.
- The preservation of the Olive Grove Axis as a green, park-like pedestrian connection to Montreal Street.
- A well-defined pedestrian connection from the Montreal Street to the entrance of the building.
- EV Charging Stations: Two dedicated EV charging stations, with the flexibility to increase the number of chargers in the future.
- · Loading and Bin Storage Area: This undercover section is shielded from public view.

3 TOWN PLANNING CONSIDERATIONS

3.1 Planning Framework

The subject site is reserved 'Parks and Recreation' under the provisions of the Metropolitan Region Scheme (MRS) and is used as a public golf course. Parks and Recreation reserves generally comprise land of regional significance for ecological, recreation or landscape purposes.

The subject site is in the municipality of the City of Fremantle and is subject to the provisions of the City's Local Planning Scheme No.4 (LPS4). The subject site is not zoned under the provisions of LPS4 given it is wholly reserved under the provisions of the MRS.

The subject site is owned by the State of Western Australia and is subject to a management order to the City. Development approval of the City is not required where land is wholly reserved by the MRS. Following lodgement of a development application with the City, the City will forward the documentation to the Western Australian Planning Commission (WAPC) for assessment and determination. The City and any relevant external state agencies will review the proposal and its documentation, and provide a recommendation to the WAPC.

The proposal has substantial merits from the planning framework perspective and is consistent with the objectives of the Parks and Recreation reserve. Although a private enterprise, the proposal seeks to enhance the existing amenity of the golf course and provide an interactive interface to the park, encouraging activation of the reserve.

In terms of operations and management, any future development application will require the preparation of the necessary supporting documents to demonstrate that the proposed development will not result in any adverse amenity impacts to sensitive premises by means of noise, traffic and light spill. Waste management, bushfire risk management and an appropriate landscaping outcome will also need to be demonstrated by the proponent. We are confident that potential impacts can be managed appropriately.

3.2 Car Parking

The proposed development is situated within an existing golf course and will replace the existing driving range. Thirty six (36) parking bays are proposed on site to accommodate the demand generated by the proposed LaunchPad golf facility. There are approximately 56 existing street parking bays in proximity to the premises on Montreal Street and a further 26 existing street parking bays which may also accommodate patrons of the LaunchPad golf facility and existing golf course patrons. There is an opportunity for additional car parking bays accessed from Montreal Street which could bring the total bays up to approximately 160 bays. Overall, there is an opportunity to accommodate and potentially use 186 bays.

From a statutory planning and technical car parking provision perspective, the Private Recreation land use is required to provide one car parking bay per five seats or per five people accommodated under the provisions of LPS4.

The maximum number of patrons and staff is expected to total 306 (276 patrons and 30 staff). On paper, the proposed development is required to provide 61 car parking bays. There is a 25 bay on site shortfall. The large surplus of existing and proposed street parking bays within the Montreal Street verge will logically cater for any increased car parking demand.

Furthermore, some of the existing golf course patrons using the Montreal Street car parking bays are expected to use the LaunchPad facility, creating car parking efficiencies. Given the social nature of LaunchPad golf, is it anticipated that some patrons would utilise ride share services, particularly if alcohol is consumed on site. A Transperth Bus stop (the 502 route) is located on Amherst Street, approximately 540m west of the development site by foot.

An appropriate level of traffic reporting, prepared by a suitably qualified transport engineer in accordance with the WAPC's Transport Impact Assessment Guidelines for developments will be provided to support any future development application. This would be in the form of a Transport Impact Statement or Traffic Impact Assessment. The TIS/TIA would examine and confirm whether the existing car parking provision is sufficient to support the LaunchPad Golf facility.

3.3 Landscaping

Landscaping areas have been depicted within the concept design package. A concept landscaping plan depicting areas of landscaping areas, flora species, quantities and sizes will be provided to support any future development application and demonstrate a high amenity outcome.

3.4 Noise

Any future development application will need to consider the noise impacts associated with the proposed facility and demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997* during operating hours. An Environmental Noise Assessment Report will need to be prepared by a suitably qualified acoustic consultant. In consideration of potential noise impacts, the proposal has been designed/oriented to face east, away from the nearby residential uses. The building is set back a minimum of 30m from the western lot boundary, providing a minimum separation distance of approximately 190m from the existing residential properties to the south west of the development site. Accordingly, the proposal is expected to provide an appropriate amenity outcome through its overall design, location and operational measures.

3.5 Lighting

A lighting assessment is likely to be required, demonstrating compliance with AS/NZS 4282.2019 Control of the obtrusive effects of outdoor lighting. The maximum limit of illumination will be assessed within the lighting assessment.

Given the proposed facility faces east, away from the nearest residential properties, there is expected to be little (if any) impact on the amenity of nearby residential properties.

3.6 Waste Management

The concept design package depicts a bin, loading and servicing area to the west of the LaunchPad building, with waste likely to be collected by a private contractor. The location presents a logical solution to ensure efficient service and one way vehicle circulation occurs. A Waste Management Plan (WMP) prepared by a suitably qualified waste consultant may be required to support of the proposal at the development application stage.

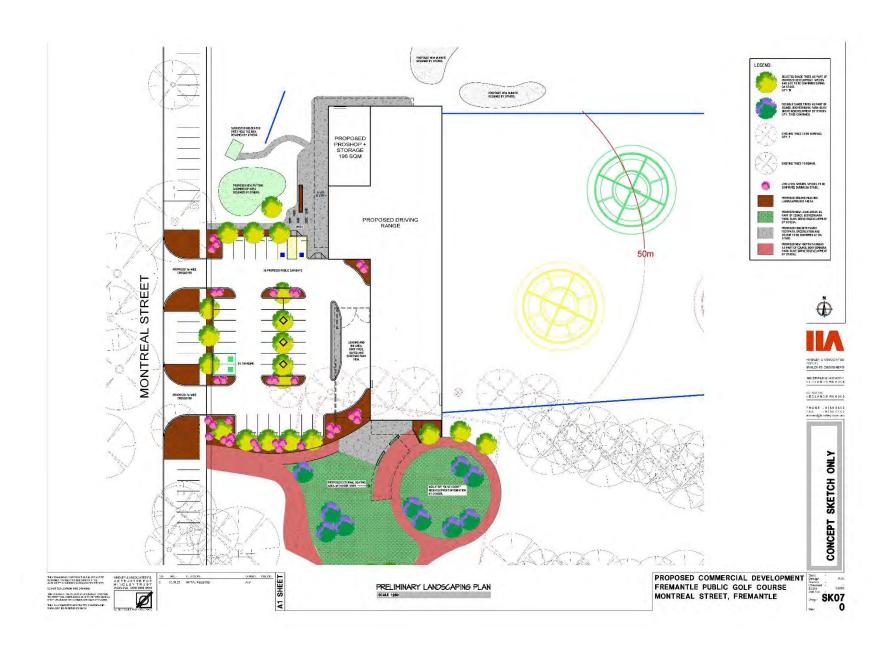
The WMP will confirm the proposal provides sufficiently sized bin stores for storage of refuse and recyclables, based on the estimated waste generations and suitable configuration of bins. The design will also need to ensure the efficient collection of both refuse and recyclables. More detailed designs are expected to confirm the suitable screening of this area.

3.7 Bushfire Management

The development site is located within a designated 'Bushfire Prone Area' in accordance with the Department of Fire and Emergency Services Map of Bushfire Prone Areas. Accordingly, a Bushfire Attack Level (BAL) assessment will need to be undertaken over the site to determine an acceptable BAL rating.

A Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) may be required to be prepared in support of the proposed development during the development application stage, setting out appropriate mitigation/bushfire protection measures to satisfy the relevant requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas.

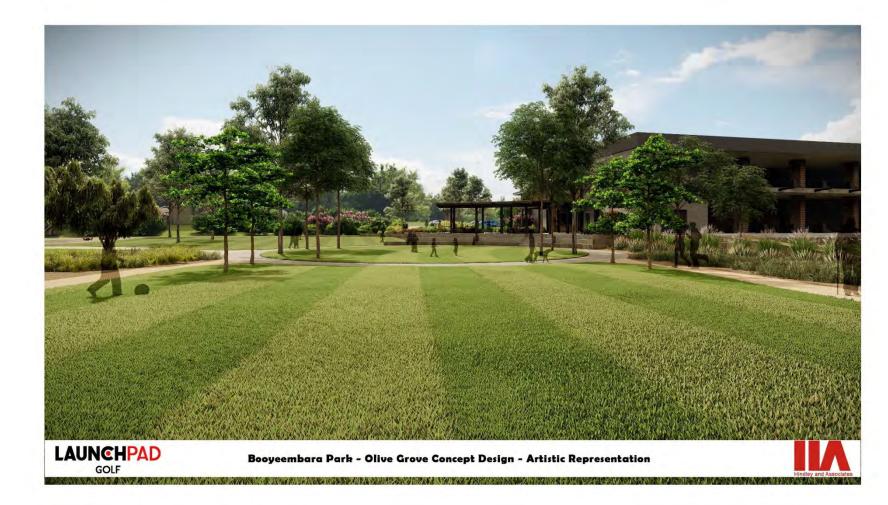






















C2311-13PROPOSAL FOR MAJOR LAND TRANSACTION - FREMANTLE PUBLIC GOLF COURSE Attachment 3 - Belgravia Leisure Cost Plan Cost Plan 02.3 **Fremantle** Launch Pad Golf

"mbm

Ashdabs Pty Ltd Gunson Family Trust

MBM 3513-0001



Cost Plan 02.3

Version	Prepared By	Reviewed By	Date
Rev 1	Sue Shi	Nigel Ho	10/10/2023
Rev 2	Sue Shi	Nigel Ho	13/10/2023
Rev 2.1	Sue Shi	Nigel Ho	13/10/2023
Rev 2.2	Sue Shi	Nigel Ho	14/11/2023
Rev 2.3	Sue Shi	Nigel Ho	16/11/2023

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Our	Expertise	. 🤅

1. Executive Summary

MBM have engaged by Prince Lane to prepare a cost estimate report for the proposed work at Fremantle LaunchPad Golf, Fremantle WA.

The works comprise of demolition work, new driving range club house, proshop, carpark and associated works.

The project totals to **\$19,871,692 excl GST**. This estimate includes builders' preliminaries, margin, professional fees, escalation, and contingency.

The estimate includes assumptions, allowances and exclusions which should be read in conjunction with the entire report. Please refer to the cost summary below and breakup attached for specific inclusions and exclusions.

2. Cost Estimate Summary

2.1. Cost Estimate Summary

The below is a summary of the project costs. The building GFA is approximately 2,773m2.

Item	Description	Cost \$	Cost/m2
1	ProShop	682,071	
2	Council Work	2,484,754	
3	Clubhouse/Main Building	8,502,637	
4	External Works	1,771,888	
5	Trade Subtotal	13,441,351	4,847
6	Preliminaries (15%)	2,016,203	
7	Margin (5%)	672,068	
8	Tender Subtotal	16,129,621	5,816
9	Professional Fees (7%)	1,129,073	
10	Authority Fees (1%)	161,296	
11	Escalation to Dec 2024 (4%)	645,185	
12	Construction Subtotal	18,065,174	6,514
13	Contingency (10%)	1,806,517	
14	Project Subtotal	19,871,692	7,166

For detailed breakdown of the above cost please refer to the attached cost breakdown in Appendix A.

Tender subtotal for the project is approximately \$5,816/m2 compared to the Canadian Budget estimate \$4,800/m2

Few factors that may contribute to the cost variance may be the inclusion of Pro-Shop, larger footprint, external carparking works, realignment to existing Hole #1 & #9.

Council Work Summary incl ProShop

Item	Description	Cost \$
1	Works to Hole #1	224,522
2	Works to Hole #9 Realignment	90,655
3	Carparking & off-street Parking	1,088,754
4	Landscaping to the South of Clubhouse	370,823
5	External Services	710,000
6	Trade Subtotal	2,484,754
7	Preliminaries (15%)	372,713
8	Margin (5%)	124,238
9	Tender Subtotal	2,981,705
10	Professional Fees (7%)	208,719
11	Authority Fees (1%)	29,817
12	Escalation to Dec 2024 (4%)	119,268
13	Construction Subtotal	3,339,509
14	Contingency (10%)	333,951
15	Project Subtotal	3,673,460

As advised by Ashdab Pty Ltd, council has agreed to provide funding to the project amounting to \$3.2m. The funding split is summarized as follow:

Item	Description	Project Budget	Council Contribution	Ashdab Pty Ltd
		\$	\$	\$
1	Clubhouse/Main Building	8,502,637	0	8,502,637
2	External Works	1,771,888	0	1,771,888
3	ProShop	682,071	0	682,071
4	Council Work - Works to Hole #1	224,522	224,522	0
5	Council Work - Works to Hole #9 Realignment	90,655	90,655	0
6	Council Work - Carparking & off- street Parking	1,088,754	1,088,754	0
7	Council Work - Landscaping are to the South of Clubhouse	370,823	370,823	0
8	Council Work - External Services	710,000	710,000	0
9	Trade Subtotal	13,441,350	2,484,754	10,956,596
10	Preliminaries (15%)	2,016,203	372,713	1,643,489
11	Margin (5%)	672,068	124,238	547,830
12	Tender Subtotal	16,129,620	2,981,705	13,147,915
13	Professional Fees (7%)	1,129,073	208,719	920,354
14	Authority Fees (1%)	161,296	9,576	151,720
15	Escalation to Dec 2024 (4%)	645,185		645,185
16	Construction Subtotal	18,065,174	3,200,000	14,865,174
17	Contingency (10%)	1,806,517		1,806,517
18	Project Subtotal	19,871,692	3,200,000	16,671,692

3. Basis of the Estimate

3.1. Scope of Works/Inclusions

The following works are included in the estimate:

- Demolition works
- Site preparation
- Preliminaries
- Margin
- Consultant fee
- Authority/Approval Fees
- Professional Fees
- Escalation

Refer to Appendix A for a detailed breakdown of the inclusions.

3.2. Notes & Assumptions

- Site restrictions
- Assumptions noted in the cost plan

3.3. Exclusions

The following are excluded from this estimate:

- Removal or treatment of any contamination or hazardous materials
- Legal fees
- Delay costs
- Latent conditions
- Out of hours work
- Staging work
- Council requirements
- Items noted "EXCL" in the Cost Plan
- Operations and maintenance cost
- Potential material shortages associated with the inability to procure due to closed borders etc.
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages/supply chain impacts
- GST

4. Potential Price Range

Whilst MBM's cost plan is intended to reflect the likely overall cost of construction based on the current conceptual design, MBM suggest that a range of costs is considered given the preliminary nature of the documentation and project stage.

MBM recommends the following cost range be considered:



HIGH RANGE +15%

This cost represents an estimate where all contingencies and provisional allowances are expended. This range also allows for more extensive works than is currently documented, bespoke sanitary fixtures and potential increases in material costs. The high range includes risk associated with an increased cost due to a more buoyant market.

TARGET PRICE - Current Price

This Initial Budget Estimate reflects the current level of documentation and our understanding of the project. The rates used in the estimate are based on recent, market costs for other projects offering a similar product. While this initial estimate is based on high level conceptual documentation, it is intended to reflect the likely project cost.

LOW RANGE -5%

For this sum to be achievable savings will need to be achieved via the following adjustments to the current scope:

- preliminaries reduction as a result of rationalised approach to methodology, contingencies not expended in full, an increased level of competition amongst contractors at the time of tender, less than expected inflation.



5. Appendix A

5.1. Cost Break-Up





Fremantle Launch Pad Golf

Fremantle Public Golf Course - R2.2 Prince Lane

3513-0001



QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS



Fremantle Launch Pad Golf

Prince Lane

Fremantle Public Golf Course - R3

















Project Number: 3513-0001	Reviewed By: Nigel Ho	Prepared By: Sue Shi
Document Title	Issued To:	Issue Date:
Cost Plan 01	Ashdabs Pty Ltd	10/10/2023
Cost Plan 02	Ashdabs Pty Ltd	13/10/2023
Cost Plan 02.1	Ashdabs Pty Ltd	13/10/2023
Cost Plan 02.2	Ashdabs Pty Ltd	14/11/2023





Client: Prince Lane

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2 3513-0001 Date - 14/11/2023

Code	Description	Page	% of Cost	Cost/m2	Total
1	GENERAL INFORMATION	4			0
2	PROSHOP	4	3.43		682,071
3	COUNCIL WORK	4	12.50		2,484,754
4	CLUBHOUSE/MAIN BUILDING	5	42.79		8,502,637
5	EXTERNAL WORKS	6	8.92		1,771,888
6	TRADE WORKS		67.64		13,441,351
7	PRELIMINARIES - 15%	7	10.15		2,016,203
8	MARGIN - 5%	7	3.38		672,068
9	CONSTRUCTION COST		81.17		16,129,621
10	PROFESSIONAL FEE - 7%	7	5.68		1,129,073
11	AUTHORITY FEES - 1%	7	0.81		161,296
12	ESCALATION (4% to Dec 2024)	7	3.25		645,185
13	PROJECT Subtotal		90.91		18,065,175
14	CONTIGENCY - 10%	7	9.09		1,806,518
15	PROJECT Total		100.00		19,871,693

Project Total (Excl GST): 19,871,693

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Client: Prince Lane

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2 3513-0001 Date - 14/11/2023

Code	Description	Quantity	Unit	Rate	Amount
1	GENERAL INFORMATION				
1.1	Introduction				(
1.2	Drawings				(
1.3	Exclusions				
					0.00
2	PROSHOP				
2.1	Substructure	203	m2	329.76	66,941
2.2	Columns	203	m2	59.96	12,17
2.3	Roof & Roof Plumbing	203	m2	444.46	90,226
2.4	External Walls	203	m2	467.27	94,855
2.5	Doors	203	m2	110.84	22,500
2.6	Internal Walls	203	m2	193.10	39,200
2.7	Wall Finishes	203	m2	65.02	13,200
2.8	Floor Finishes	203	m2	247.93	50,329
2.9	Ceiling Finishes	203	m2	179.31	36,399
2.10	Joinery	203	m2	240.39	48,800
2.11	FFE	203	m2	270.94	55,000
2.12	Hydraulic Services	203	m2		(
2.13	Mechanical Services	203	m2	257.31	52,234
2.14	Fire Services	203	m2	36.02	7,313
2.15	Electrical Services	203	m2	380.46	77,234
2.16	Security Services	203	m2	77.19	15,670
					682,071
3	COUNCIL WORK				
3.1	Works to Tee box area Hole #1				
3.2	Site Prep - Site preparation work including surface removal, cart away and	718	m2	43.00	30,875
3.3	associated work New Putting Green including drainage	718	m2	57.45	41,250
3.4	Paving/Cart Path	718	m2	10.88	7,812
3.5	Safety Net of various heights				113,044
3.6	Landscaping	718	m2	43.93	31,541
3.7	Subtotal				224,522
3.8					
3.9	Works to Hole #9 realignment				
3.10	Creating sand bunker and associated works	243	m2	373.65	90,655
3.11	Subtotal				90,655
3.12					
3.13	Car parking + off street parking				
3.14	Demolition work	3,307	m2	60.00	198,420

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"mbm

Client: Prince Lane

Floor Finishes

4.11

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2

3513-0001 Date - 14/11/2023

Code	Description	Quantity	Unit	Rate	Amount
3.15	New carparking including kerbs	3,307	m2	180.00	595,260
3.16	Concrete pavement including kerbs	403	m2	160.00	64,458
3.17	Concrete footpath including kerbs	611	m2	150.00	91,620
3.18	Cross over	315	m2	120.00	37,759
3.19	Allowance for line marking	1	item	30,000.00	30,000
3.20	Allowance for bollards, bike racks	1	item	15,000.00	15,000
3.21	Allowance for wheel stop	1	item	10,000.00	10,000
3.22	Landscaping	3,307	m2	13.98	46,237
3.23	Subtotal				1,088,754
3.24					
3.25	Landscaping area to the South of the building				
3.26	Site Prep - Site preparation work including demolition, land clearing and associated work	1,973		43.00	84,845
3.27	Timber pergola to outdoor seating	1,973		26.02	51,350
3.28	Seating & outdoor FFE	1,973		17.74	35,000
3.29	Paving	1,973	m2	51.56	101,741
3.30	Landscaping	1,973	m2	49.61	97,887
3.31	Subtotal				370,823
3.32					
3.33	External Services				
3.34	Allow for new transformer for power upgrade to site including power connection	1	item	300,000.00	300,000
3.35	Allow for NBN connection to Site	1	item	30,000.00	30,000
3.36	Allow for Sewer connection to main and associated works	1	item	150,000.00	150,000
3.37	Allow for Water & Gas connection to main and associated works	1	item	50,000.00	50,000
3.38	Stormwater connection and associated works	1	item	180,000.00	180,000
3.39	Subtotal				710,000
					2,484,754
4	CLUBHOUSE/MAIN BUILDING				
4.1	Substructure	2,570	m2	199.06	511,573
4.2	Columns	2,570	m2	91.86	236,081
4.3	Upper Floors	2,570	m2	151.20	388,584
4.4	Staircases	2,570	m2	27.82	71,500
4.5	Roof & Roof Plumbing	2,570	m2	279.44	718,152
4.6	External Walls	2,570	m2	258.58	664,545
4.7	External Doors	2,570	m2	35.31	90,750
4.8	Internal Walls	2,570	m2	87.37	224,550
4.9	Internal Doors	2,570	m2	15.88	40,800
4.10	Wall Finishes	2,570	m2	65.25	167,700

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2,570 m2

102.60

263,680



Client: Prince Lane

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2 3513-0001

Date - 14/11/2023

Code	Description	Quantity	Unit	Rate	Amount
4.12	Ceiling Finishes	2,570	m2	68.05	174,876
4.13	Joinery	2,570	m2	103.52	266,056
4.14	FFE	2,570	m2	662.80	1,703,395
4.15	Hydraulic Services	2,570	m2	154.86	398,003
4.16	Mechanical Services	2,570	m2	253.19	650,703
4.17	Fire Services	2,570	m2	45.57	117,126
4.18	Electrical Services	2,570	m2	417.88	1,073,943
4.19	IT & AV	2,570	m2	96.21	247,267
4.20	Vertical Transportation	2,570	m2	136.26	350,200
4.21	Security Services	2,570	m2	55.70	143,155
					8,502,637

5 **EXTERNAL WORKS** 5.1 **Demolition** 5.2 Remove existing fence 92 m 70.00 6,468 5.3 Remove existing trees 7 no 700.00 4,900 5.4 Remove existing fence 92 m 60.00 5,544 5.5 700 m2 40.00 28,000 Allowance to remove road pavement 5.6 65 m2 50.00 Allowance to remove concrete path 3,250 5.7 Allowance to remove the kerb 1 item 8,000.00 8,000 5.8 Allowance to remove other items not shown on drawing 1 item 20,000.00 20,000 5.9 5.10 Site Preparation 5.11 Site Clearing 7,663 m2 15.00 114,943 5.12 Allowance for earthwork, minor cut & fill 1 item 150,000.00 150,000 5.13 5.14 Soft landscaping 5.15 Trees 33 no 1,200.00 39,600 5.16 Turfing 1,119 m2 39,167 5.17 Allowance for mass planting 1 item 15,000.00 15,000 5.18 1,119 m2 50,357 Allowance for underground irrigation 45.00 5.19 5.20 Miscellaneous Siteworks 5.21 New driving range high level fencing - Assumed 30m high 281 m 1,800.00 505,476 5.22 Loading bay and bin area including gates and fencing 207 m2 400.00 82.732 5.23 Covered seating area 78 m2 300.00 23,451 5.24 5.25 Smart Targets - Glow Gear Supply & Installation of Smart Targets including sensory components 5.26 1 item 400,000.00 400,000 5.27 Minor levelling of ground to suit target installation 1 item 50,000.00 50,000

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Client: Prince Lane

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2

3513-0001 Date - 14/11/2023

Code	Description	Quantity	Unit	Rate	Amount
5.28	Trenching for power/conduit including reinstatement of synthethic turf	1	item	75,000.00	75,000
5.29					
5.30	External Electrical Services				
5.31	Driving range lighting	6	no	25,000.00	150,000
					1,771,888
7	PRELIMINARIES - 15%				
7.1	Prelims	0.15	%	13,441,350.6 5	2,016,203
					2,016,203
3	MARGIN - 5%				
8.1	Margin	0.05	%	13,441,350.6 5	672,068
					672,068
10	PROFESSIONAL FEE - 7%				
10.1	Professional Fee	0.07	%	16,129,620.7 8	1,129,073
					1,129,073
11	AUTHORITY FEES - 1%				
11.1	Authority Fees	0.01	%	16,129,620.7 8	161,296
					161,296
12	ESCALATION (4% to Dec 2024)				
12.1	Escalation	0.04	%	16,129,620.7 8	645,185
					645,185
14	CONTIGENCY - 10%				
14.1	Contingency	0.10	%	18,065,175.2 7	1,806,518
				,	1,806,518

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Client: Prince Lane

Project: Fremantle Launch Pad Golf

Details:

Fremantle Public Golf Course - R2.2 3513-0001 Date - 14/11/2023

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This report is qualified in its entirety by and should be considered in the light of the agreed terms of engagement and the following:

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In no event, regardless of whether MBM's consent has been provided, shall MBM assume any liability or responsibility to any third party to whom this report is disclosed or otherwise made available.

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MBM has used its reasonable endeavour so that the data contained in this report reflects the most accurate and timely information available and is based on information that was current as of the date of this report.

The preparation of this report has relied on information provided by the Addressee and by third parties. MBM has not verified this information and we assume no responsibility and make no representations with respect to adequacy, accuracy or completeness of such information.

This report is based on estimates, assumptions and other information developed by MBM from our independent research, intelligence, general knowledge of the industry and consultations with the addressee, addressee employee and representatives.

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The findings in this report must be viewed in the context of the entire report including, without limitation, any assumptions made and disclaimers provided. Under no circumstances shall the findings in this report be excised from the body of this report.

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Our Expertise



Quantity Surveying

- Feasibility studies
- Cost planning and estimating
- Bills of Quantities
- Tender estimates, analysis and evaluation
- Contract administration
- Financier reporting
- Replacement cost analysis



Tax & Assets Services

- Tax depreciation and capital allowance schedules
- Management of fixed asset registers
- Depreciation modelling and auditing
- Transaction support for acquisition, disposal and leasing



Asset and FM Advisory

- Business case and options analysis
- Procurement of FM services
- Transition and mobilisation support
- Asset management planning
- Life Cycle Plans / Whole-of-life asset management



Infrastructure

- Independent/Probabilistic estimating
- Cost planning
- Cost & contract administration
- Audits/assurance reviews
- Expert witness and dispute resolution



Expert Witness

- Financial evaluation of claims
- Negotiation of costs
- Dispute Resolution
- Tribunal and Court
 Proceedings
- Quantum Reports



Building Consultancy

- Technical due diligence
- Make good schedules
- Condition audits
- Life cycle costing
- Asset registers / Sinking funds
- Capital expenditure forecasting and analysis



Our Locations

MBM has offices in Sydney, Parramatta, Brisbane, Melbourne, Canberra, Perth and Adelaide.

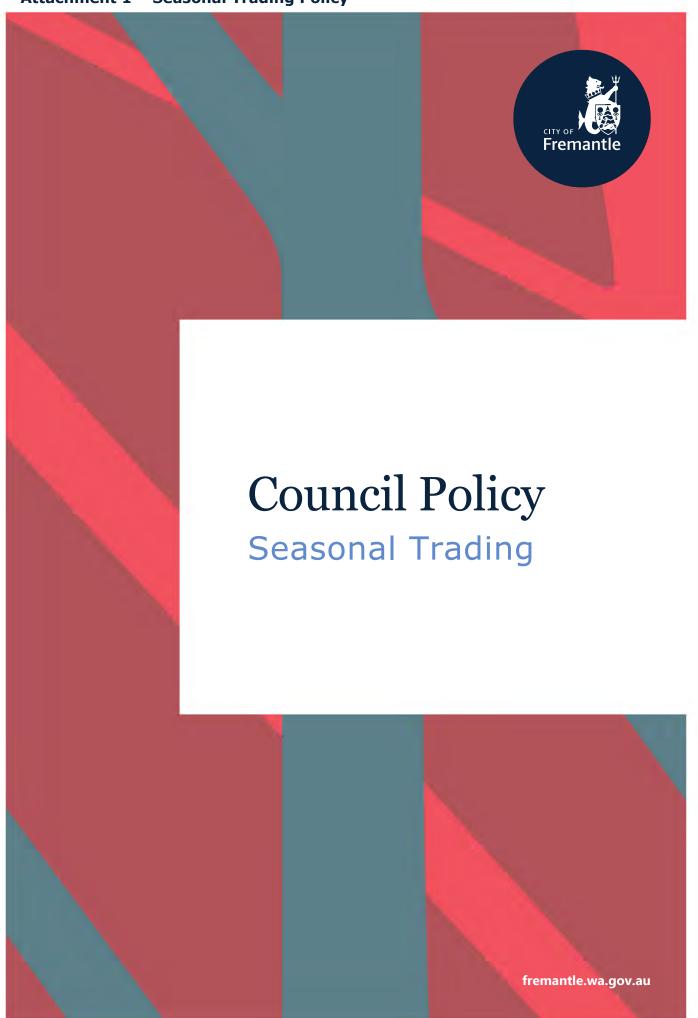
We operate as a single entity and are able to utilise specialised skills from any office to deliver a successful outcome for your project or development.

nsw@mbmpl.com.au	vic@mbmpl.com.au	wa@mbmpl.com.au
02 9270 1000	03 9603 5200	08 9322 1795
Sydney NSW 2000	Melbourne VIC 3000	Perth WA 6000
1 Chifley Square	500 Collins Street	152 St Georges Terrace
Level 5	Level 6	Level 32
Sydney	Melbourne	Perth

Parramatta	Canberra
Suite 1a, Level 8	Level 1
111 Phillip Street	68 Northbourne Avenue
Parramatta NSW 2150	Canberra ACT 2600
02 9270 1000	02 6152 0996
nsw@mbmpl.com.au	act@mbmpl.com.au

Brisbane	Adelaide
Suite 12.1 Level 12	Level 5
100 Creek Street	60 Waymouth Street
Brisbane QLD 4000	Adelaide SA 5000
07 3234 4000	08 8223 3038
qld@mbmpl.com.au	sa@mbmpl.com.au

Attachment 1 - Seasonal Trading Policy





Seasonal Trading

Policy scope

This policy applies to temporary trading activity that takes place at approved locations within the City of Fremantle.

This policy outlines how the City will enable the delivery of these activities, and how consistent and transparent decisions will be made.

This policy does not apply to the operation of food trucks or vans, promotional stalls, fundraising activities, busking, or events.

Policy statement

This policy aims to enable public trading activity to occur across the City of Fremantle and provides a framework to determine suitability of mobile traders at approved trading locations.

Any use of public land should minimise disruption to the everyday use and should provide a benefit to the community.

The objectives of this policy are to:

- Allow for the operation of trading activities in a manner that does not interfere or conflict with the City's permanent retail and service traders.
- Fill a gap in the market by providing tourism and recreation related services that are not already available.
- Ensure that mobile trading activity is appropriate for the area and does not cause any nuisance to the surrounding residents or businesses.
- Ensure the amenity of the area is protected while enhancing the vibrancy of the area.
- Encourage visitors to the City and contribute to Fremantle's destination brand.
- Promote equitable use of land with a focus on community benefit.
- Provide opportunity for businesses to trial a new business model.



Seasonal Trading Schedule

Seasonal trading permits are issued seasonally according to the application schedule below. Applicants must apply by completing and submitting an application form prior to the closing dates for the desired permit period.

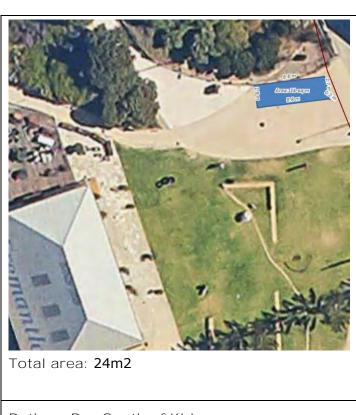
Season	Dates	EOI applications open	EOI applications close
Winter	1 May - 31 October	1 February	1 March
Summer	1 November – 30 April	1 August	1 September

Trading Locations

The following locations are deemed as approved trading locations. The trading season and number of operators that can trade at each location are detailed below.

Location	Trading season	Number of operators
Carpark 2 Hardstand Hardstand area between WA Shipwrecks Museum and Carpark 2. Total area: 90m2	Summer Winter	Up to 3 operators per season
Bathers Beach Hardstand Hardstand area between the train line and Kidogo Arthouse.	Summer Winter	Up to 1 operator per season





Bathers Bay South of Kidogo Bathers Bay area South of Kidogo on the beach.



Total area: 24m2

Summer

Up to 2 operators per season



South Beach South Grassed area adjacent to South Beach south. Total area: 33m2	Summer Winter	Up to 1 operator per season
South Beach North Grassed area adjacent to South Beach north carpark.	Summer Winter	Up to 1 operator per season

Total area: 30m2



		T
Port Beach North Hardstand area in the Port Beach North carpark. Total area: 40m2	Summer Winter	Up to 2 operators per season
Leighton Beach North Hardstand area in the Leighton Beach North carpark adjacent to the roundabout. Total area: 30m2	Summer Winter	Up to 2 operators per season



Application & Approval Process

Trading applications will open on a seasonal basis as per the seasonal schedule through an expression of interest (EOI) process.

Applications must meet the guiding principles to be selected and progress to receive trading approval.

Stage 1 - EOI Process

The EOI process will be used to competitively seek a broad range of traders for each season.

Outside of the EOI process, if there are trading locations that are available, occasional trading can be approved through the same approval process.

Applications will be assessed based on how they demonstrate that they meet the guiding principles and further assessment is undertaken to ensure an appropriate, diverse mix of trading activity is delivered.

Once trading applications have been selected, each trader will be required to follow the City's approval process.

Stage 2 - Operational Assessment

At this stage, the operations of the trader are assessed and required documentation and plans are submitted. This is to ensure the trading activity will be safe and will have the desired impact for the City and the community.

During this stage:

- All documentation is received, reviewed, and approved by all relevant internal stakeholders.
- Relevant external stakeholders are notified.

Stage 3 - Trading Approval and Payment

During this stage:

Trading approval is granted.



Guiding Principles

Seasonal trading activity must be consistent with the City's vision Fremantle: a destination city, and the City's This Is Fremantle brand values of spirit, soul, and sea.

Traders who wish to apply for a seasonal trading permit must ensure their proposed activity is aligned with the following criteria:

1. Accessibility

Trading activity should be integrated into the location in a way that doesn't compromise existing uses, access, and pedestrian safety.

2. Unique, Distinctive, Diverse and Engaging

Trading activity should create interesting and diverse activity to encourage people to stay longer in Fremantle. It should fill a gap in the market and have a tourist appeal with a variety and range of products, services and activities that are complementary to the location.

3. Safety

Trading activity must be compliant, mobile (ability to be removed within 12 hours), should create comfortable and safe ambience for the community and not compromise the public amenity.

Activities should be non-invasive and respectful, should improve the environment and promote accessible places that encourage a feeling of safety and community participation.

4. Attractive and High Quality

The design and appearance of infrastructure or equipment associated with trading activity should complement Fremantle's character and the streetscape of the location.

Activities should be innovative and vibrant, be structurally sound and should create a seamless and attractive addition to the location.

5. Sustainable

Trading activity must be environmentally sustainable and integrate environmentally friendly practices in their operations.

6. Suitable

Trading activity must be considered suitable and acceptable in relation to its public appeal and amenity. Criteria such as evidence of quality, noise levels, risk management and the use of dangerous goods will be assessed in relation to the suitability of the trading activity.



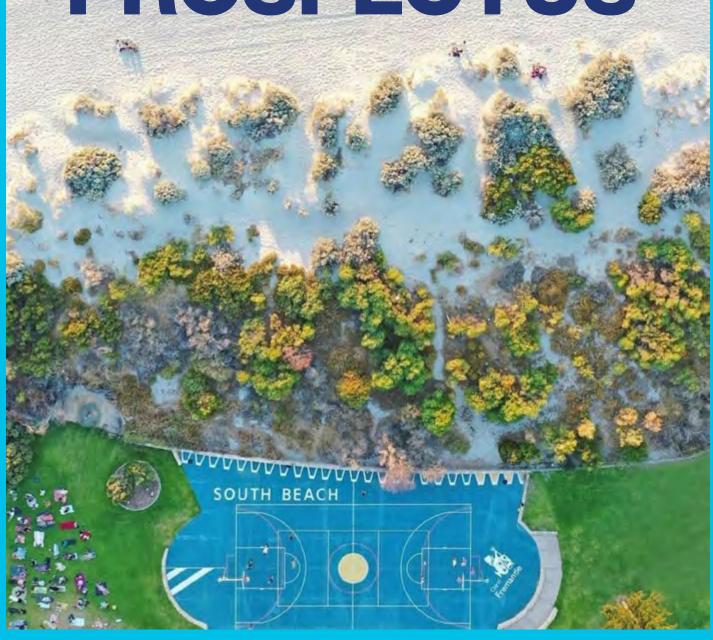
Definitions and abbreviations

Seasonal or Occasional Trading – Any temporary selling activity in a public place using temporary infrastructure that can be removed within 12 hours.

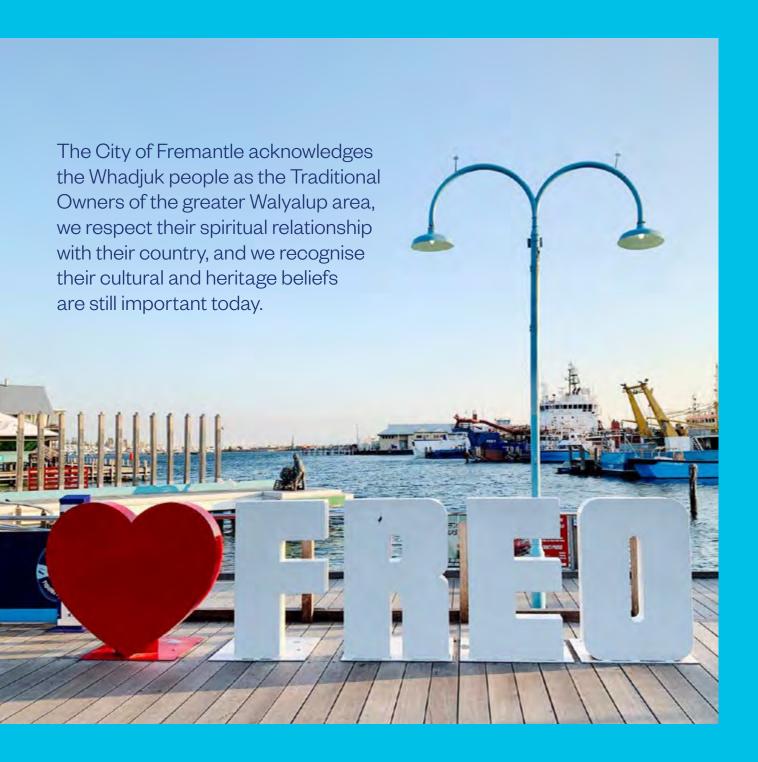
Responsibility and review information					
Responsible officer:	Manager Economic Development & Marketing				
Document adoption/approval details	23 November 2022 – FPOL2211-7				
Document amendment details	Amendment approval/adoption date Proof of adoption/approval - meeting name or document no#				
Next review date	(maximum of four years from last review)				

Attachment 2 - Seasonal Trading Prospectus

SEASONAL TRADING PROSPECTUS







CONTENTS

What is seasonal trading?	3
Guiding principles	4
Snapshot of Fremantle	6
Seasonal trading application process	8
Seasonal trading permit locations	9
Seasonal trading schedule	15
Terms and conditions of seasonal trading	16





WHAT IS SEASONAL TRADING?

Any short term or temporary selling activity in the public place. Typically, this involves temporary infrastructure that is removed from the public space at the end of trade each day. Seasonal trading permits are issued biannually (winter – summer).

CITY OF FREMANTLE SEASONAL TRADING

Seven sites have been identified as suitable for seasonal trading activity with each site offering different opportunities. We are looking for exciting and innovative small businesses and entrepreneurs to bring an idea to life at one of our iconic locations.

Fremantle attracts huge numbers of domestic, interstate, and international visitors each year providing any seasonal trading business a stream of potential customers. Each site is different so be sure to review our recommendations for the types of businesses we think are suited to each location.

The City has developed a set of principles that will be used as the criteria to assess applications. These guiding principles will deliver the best outcome for the community, visitors, and traders.

WHAT ARE WE LOOKING FOR?

- Sustainable businesses that are self-sufficient with power, water, and waste
- Trading that focusses on leisure/ recreation activity
- Suitable businesses that fill a gap in the market and enhance the visitor experience
- Businesses that align with the City of Fremantle's brand values of spirit, soul and sea.

WHAT ARE WE NOT LOOKING FOR?

- Food and beverage businesses we have a separate food vehicle application that can be found here: unique food vehicle project
- Businesses that will directly compete with established businesses in the local area.



GUIDING PRINCIPLES

Seasonal trading activity must be consistent with the City's vision *Fremantle:* a destination city, and the City's *This Is Fremantle* brand values of spirit, soul, and sea.

4 fremantle.wa.gov.au 582/652



Traders who wish to apply for a seasonal trading permit must ensure their proposed activity is aligned with the following weighted criteria:

1. ACCESSIBILITY (15%)

Trading activity should be integrated into the location in a way that doesn't compromise existing uses, access, and pedestrian safety.

2. UNIQUE, DISTINCTIVE, DIVERSE AND ENGAGING (15%)

Trading activity should create interesting and diverse activity to encourage people to stay longer in Fremantle. It should fill a gap in the market and have a tourist appeal with a variety and range of products, services and activities that are complementary to the location.

3. SAFETY (20%)

Trading activity must be compliant, mobile (ability to be removed within 12 hours), should create comfortable and safe ambience for the community and not compromise the public amenity.

Activities should be non-invasive and respectful, should improve the environment and promote accessible places that encourage a feeling of safety and community participation.

4. ATTRACTIVE AND HIGH QUALITY (15%)

The design and appearance of infrastructure or equipment associated with trading activity should complement Fremantle's character and the streetscape of the location.

Activities should be innovative and vibrant, be structurally sound and should create a seamless and attractive addition to the location.

5. SUSTAINABLE (20%)

Trading activity must be environmentally sustainable and integrate environmentally friendly practices in their operations.

6. SUITABLE (15%)

Trading activity must be considered suitable and acceptable in relation to its public appeal and amenity. Criteria such as evidence of quality, noise levels, risk management and the use of dangerous goods will be assessed in relation to the suitability of the trading activity.



SNAPSHOT OF FREMANTLE

Fremantle is the most eclectic and spirited seaside destination in the world. It's a maritime city with spirit and soul, full of vibrancy, colour and culture. As one of the most visited destinations in Western Australia, Fremantle offers a unique opportunity for seasonal traders to capitalise and contribute to our world class tourism offering.

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Here is a snapshot of what is available in Fremantle, the support we bring to the table, and what to expect after setting up your seasonal trading business:

VISITATION

- Up to one million visitors a year
- (878,000 21/22)
- In 2022 TIME® Magazine named Fremantle as one of the world's greatest places and in 2016 Fremantle was named as a top ten city in the Lonely Planet Best in Travel.

CRUISE

- 30+ cruise ships per year scheduled to dock at Fremantle Port
- Thousands of tourists brought directly into Fremantle via free shuttle.

DESTINATION MARKETING

- Promoting Fremantle as a visitor destination via a destination marketing strategy utilising the City's 'This is Fremantle' brand, website and a series of strategic campaigns
- Dedicated destination marketing website with free listings for tourism businesses
- · Leisure activity.

EVENTS

- Ensuring Fremantle's spirit and vibrancy is reflected through major events and festivals that increase visitation to the City
- Examples include the Fremantle International Street Arts Festival, Fremantle Festival: 10 Nights in Port, and Fremantle Boat and Seafood Festival.

VISITOR CENTRE

- World class/State of the art visitor centre welcoming tourists
- Providing information on all our neighbourhoods and attractions.

ACTIVATIONS

- Regular activations throughout the calendar organised by the City of Fremantle
- School holiday activations dispersing visitors around Fremantle (Splash Freo '23 – 6000+ families).

PARTNERSHIPS & ADVOCACY

- We collaborate with key stakeholders to amplify the impact of the 'This is Fremantle' Brand
- Inviting businesses to get involved with campaigns and activations
- The City's work in supporting businesses was recognised when in 2022 the City was awarded double gold at the Perth Airport Tourism Awards for Excellence in Local Government Award for Tourism and Tourism Marketing & Campaigns.

HERITAGE

 Fremantle is home to a UNESCO world heritage site (Fremantle Prison), 100 year old markets, and heritage shopfronts, all of which attract visitors to our city.

ACCOMMODATION

- Fremantle's new and completely refurbished quality hotels include small boutique accommodation, traditional Australian pubs and larger properties offering the complete experience
- They each showcase the character and history of the city whilst giving visitors another reason to spend more time in our city.



SEASONAL TRADING APPLICATION PROCESS

Trading applications will open on a seasonal basis as per the seasonal schedule through an expression of interest (EOI) process. Applications must meet the guiding principles to be selected and progress to receive trading approval.



EXPRESSIONS OF INTEREST

Two month window for prospective traders to submit an EOI application.



OPERATIONAL ASSESSMENT

Plans are submitted by applicants and our chance to assess applications.



TRADING APPROVAL

Internal approvals from all the relevant departments.

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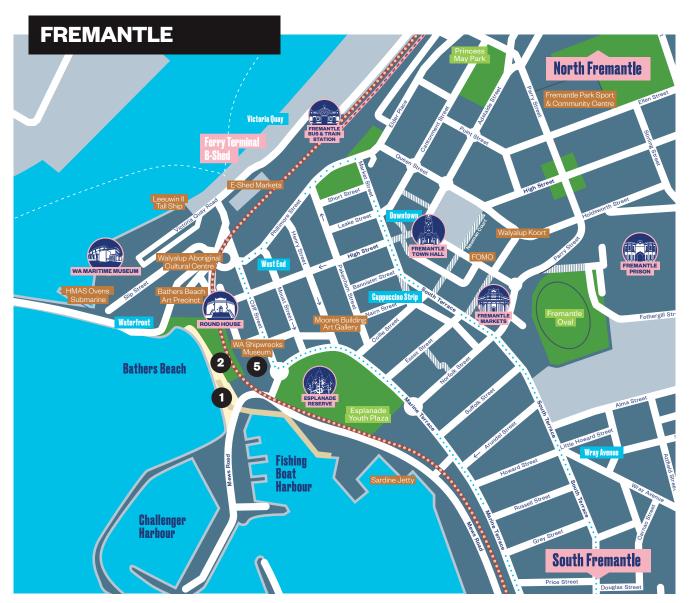
SEASONAL TRADING PERMIT LOCATIONS

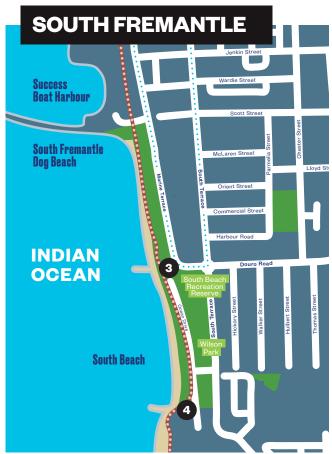
There are seven sites available for seasonal trading activity. Each site offers opportunities for different business activity to take place. There are some sites able to accommodate multiple traders and are outlined throughout this document.

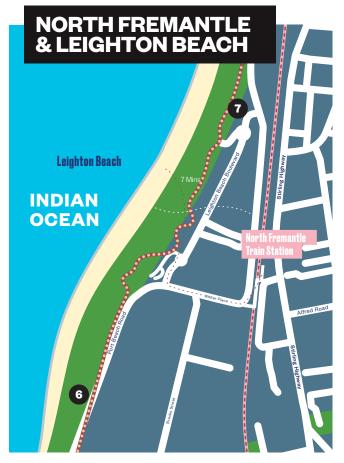
We recommend visiting any location you are interested in before submitting your application.

Some sites are suitable for all year-round trading whereas others we think are only right for summer trading activity.

Have a look what other businesses are in close proximity, remembering that one of our guiding principles – unique, distinctive, diverse & engaging, states we are looking for trading activity that fills a gap in the market rather than competing with established local businesses.







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LOCATION 1 BATHERS BAY SOUTH OF KIDOGO (BEACH)

Bathers Bay area on the beach.

Total area: 24m²

Trading seasons

Summer

Suggested uses

- Deck chair, lounger, towel hire
- Beach recreation magazines, books, balls, frisbees

Access

Via boardwalk - no vehicle access





LOCATION 2 Bathers Beach (Hardstand)

Hardstand area between the train line and Kidogo Arthouse.

Total area: 24m²

Trading seasons

Summer and winter

Suggested uses

- SUP, canoe, kite, and kayak hire
- Deck chair, lounger, towel hire
- Beach recreation magazines, books, balls, frisbees

Access

Vehicle access





LOCATION 3 South Beach North

Grassed area adjacent to South Beach north carpark.

Total area: 30m²

Trading seasons

Summer and winter

Suggested uses

- SUP, canoe, kite, and kayak hire
- Deck chair, lounger, towel hire
- Beach recreation magazines, books, balls, frisbees

Access

Vehicle access





LOCATION 4 South Beach South (Grass)

Grassed area adjacent to South Beach south carpark.

Total area: 33m²

Trading seasons

Summer and winter

Suggested uses

- SUP, canoe, kite, and kayak hire
- Deck chair, lounger, towel hire
- Beach recreation magazines, books, balls, frisbees

Access

Vehicle access

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LOCATION 5 PORT BEACH NORTH

Hardstand area in the Port Beach North carpark.

Total area: 24m²

Trading seasons

Summer and winter

Suggested uses

- SUP, canoe, kite, and kayak hire
- Deck chair, lounger, towel hire
- Beach recreation magazines, books, balls, frisbees

Access

Vehicle access





LOCATION 6 LEIGHTON BEACH NORTH

Hardstand area in the Leighton Beach North carpark adjacent to the roundabout.

Total area: 30m²

Trading seasons

Summer and winter

Suggested uses

- SUP, canoe, kite, and kayak hire
- Deck chair, lounger, towel hire
- Beach recreation magazines, books balls, frisbees

Access

Vehicle access



LOCATION 7 WA SHIPWRECKS CARPARK 2 (HARDSTAND)

Hardstand area between WA Shipwrecks Museum and Carpark 2.

Total area: 90m²

Trading seasons

Summer and winter

Suggested uses

- e-rideable rental operation Segway/Scooter
- Rickshaw ride operator

Access

Vehicle Access

Could be split up into smaller sites – up to three operators



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SEASONAL TRADING SCHEDULE

Seasonal trading permits are issued seasonally according to the application schedule below. Applicants must apply by completing and submitting an application form prior to the closing dates for the desired permit period.

Season	Winter	Summer		
EOI opens	February 1	August 1		
EOI closes	March1	September 1		
Operational assessment	30 days	30 days		
Trading approval	April1	October 1		
Trading dates	May 1 - October 31	November 1 - April 30		
Seasonal trading permit fee	\$3,000	\$3,000		
Application fee (non refundable)	\$50	\$50		
Location bond	determined following assessment of risk to infrastructure assets			

Outside of the EOI process, if there are trading locations that are available, occasional trading can be approved through the same approval process and trading fees will be applied pro-rata.

TERMS AND CONDITIONS OF SEASONAL TRADING

Please read and consider these conditions carefully before signing the seasonal trading application.

Whilst the best efforts have been made to address all potential applications in these terms and conditions, the City will assess each application on a case-by-case basis.

The City reserves the right to amend these terms and conditions at any time. Applicants will need to access the most recent copy. Permit holders will be notified (supplied a new copy) of any changes to the terms and conditions during the trading seasons.

1. General

- 1.1 All applications are subject to the applicant being responsible for compliance with all legislative and policy requirements including, but not limited to, City policies, local laws and regulations. For the avoidance of doubt, this includes the City's <u>Seasonal Trading</u>. <u>Policy</u> and <u>Access and Inclusion Plan</u>.
- 1.2 After the initial application, the City may require the applicant to provide further documentation for the purposes of review and, if required and satisfied, any required approval from the City's Environmental Health, Planning and Economic Development team or any other team of the City as it considers necessary.
- 1.3 The City may request the applicant provides a risk management plan in support of the application, which it may require is compliant, among other things, with the principles and practices of the international standard in risk management (ISO 31000:2009).
- 1.4 The applicant agrees to supply correct and truthful information on any completed forms, documents, plans or other material submitted with the application or at the request of the City.
- 1.5 The City reserves the right to decline an application based on any of the following:
 - The activity does not align with the Seasonal Trading Policy guiding principles.
 - The activity does not promote the district of Fremantle in a progressive and/or positive light.
 - The activity or application does not conform with the Selection Criteria.
 - The City considers that the applicant has provided misleading or deceptive information or documentation in support of its application.
 - Any non-compliance with legislative, local law, regulation or policy requirements.
 - Any assessment criteria contained within these terms and conditions.
 - Any other consideration the City may consider necessary to take into account.
- 1.6 The right to refuse any application for any trading area extends to the City's interpretation of what it considers appropriate or otherwise in each circumstance.

- 1.7 The City may, at its absolute discretion, refuse, revoke and/or withhold any permit in the event of any special circumstances which require the refusal, revocation and/or withholding of permits or for any other reason the City deems appropriate to do so.
 - 1.7.1 Should a permit be revoked under this clause, all monies paid to the City will be refunded to the applicant within a reasonable time after revocation.
 - 1.7.2 The City may, at its absolute discretion, provide one week's notice to the application of its intention to refuse, revoke or withhold a permit.
- 1.8 The City's Seasonal Trading policy, schedule of fees and charges form part of these terms and conditions.
- 1.9 All permits are non-transferrable and permits must be held on site and be produced on request by an officer of the City or any other governing body.
- 1.10 Permit holders must comply promptly with any notices, instructions or direction from an officer of the City or other governing body.
- 1.11 Any variation or change to an approved permit must be submitted to the City in writing for consideration and approved, at the absolute discretion of the City, prior to any variation or change including, but not limited to, the activity to which the permit was approved.
- 1.12 Non-compliance with any of these terms and conditions or any reasonable instruction, direction or notice given by the City, its officers or a governing body may result in immediate revocation and cancellation of a permit.
 - 1.12.1 Should a permit be revoked under this clause, all monies paid to the City will not be refunded to the applicant and retained by the City.

2. Specific Conditions

- The permit holder must only trade within the approved trading area.
- 2.2 The trading area and surrounding pathways or thoroughfares must be kept in a clean and tidy state during all times of operation.
- 2.3 The permit holder is not to permit or place any material that would obstruct or otherwise interfere with a surrounding pathway or thoroughfare.
- 2.4 Before vacating the trading area each day, the permit holder must remove all refuse from the trading area and surrounding pathways or thoroughfares.
- 2.5 City reserves may have specific trading requirements. Permit holders must adhere to all reserve requirements.
- 2.6 The conditions of permits are subject to change. The City shall inform permit holders of any changes to the conditions of permits.

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3. Canvassing of elected members and officers

3.1 If an applicant, whether personally or by an agent, canvasses any of the Elected Members, City Officers, Contractors or their Representatives (as the case may be) in respect of their application, request or application for a varying of any permit approved, then regardless of such canvassing having any influence on the acceptance of such application, the City will omit the application or request from consideration.

4. Rights

- 4.1 The City reserves its rights in full to close or restrict access to a location, including a trading area, for the purpose of, but not limited to, the following:
 - To remove or address any hazard or any potential risk to safety;
 - · Manage emergency or critical incidents;
 - Respond to changes in weather, fire, or security conditions; or
 - · Undertake urgent maintenance or repairs.
- 4.2 In addition or alternatively to clause 3.1, the City may, at its absolute discretion, revoke or alter a permit to:
 - · Allow alternative use of the space; or
 - Manage the non-compliance of any seasonal trading activity.

5. Fees and Payments

- 5.1 The applicable seasonal trading permit fees are payable to the City as per the terms specified on any tax invoice supplied by the City or in any case, prior to the issuing of any application approval.
- 5.2 Unless otherwise require by law, all fees and charges for seasonal trading permits are inclusive of a 10% GST (except bonds which are GST exemptand will be detailed on a tax invoice.

6. **Bond**

- 6.1 The City may require permit holders to provide a contingency bond (**Bond**) if the City deems the proposed activity may affect or damage:
 - 6.1.1 the equipment or the surface within and surrounding the trading area; or
 - 6.1.2 the City's infrastructure and assets.
- 6.2 The Bond may be used to cover:
 - 6.2.1 the repair, restoration or replenishment of the City's infrastructure and assets caused by applicant's activities or the applicant's negligent act or omission;
 - 6.2.2 the cost of extra services which the City officers may have to supply caused by applicant's activities or the applicant's negligent act or omission;
 - 6.2.3 the cost of work required to restore the surface and equipment to its original condition prior to the seasonal trading activity, which may include, but is not limited to, re-routing irrigation for a proposed infrastructure.

- 6.3 All Bond refunds are returned via cheque, subject to submission of a bond refund form. The Bond will be processed returned with an earliest date of four weeks following submission of your bond refund form.
- 6.4 All applications which fall outside of the current financial year are charged at the rates as approved by the City in that financial year schedule of fees and charges not at the rates at time of application.

7. Repeat Permits

- 7.1 The City may, at its absolute discretion, grant repeat permits up to a maximum of two times (three consecutive permits in total).
- 7.2 Seasonal trading is intended to be temporary in nature. After three consecutive permits, the trading activity would no longer be deemed temporary in nature and would require the submission of a development application.

8. Trading

- 8.1 All proposed activities must be undertaken during the hours stated within the respective permit.
- 8.2 City officers have the authority to act on the City's behalf during any trading activity or use of the permit trading area and are to be permitted access at any time.
- 8.3 If a City officer is required to attend to any matter outside of normal working hours, the permit holder will be charged the cost of the call out (a minimum of four hours will be charged).
- 8.4 Depending on the proposed trading activity, the City may impose restrictions on trading hours as a condition of permit approval and any such restrictions will be clearly communicated following an assessment by the City.

9. Cancellation

- 9.1 Cancellation of a permit is required to be submitted to the City's seasonal trading email: seasonaltrading@fremantle.wa.gov.au
- 9.2 Application fees are non-refundable.
- 9.3 Permit fees are non-refundable.

10. Waste

- 10.1 The Oity will not provide waste services at any trading area.
- 10.2 All seasonal trading activity must be self-sufficient to adequately and safely deal with waste, compliantly containing and disposing of all solid and liquid wastes, and must prepare for and provide an adequate waste management plan if the proposed activity generates waste.
- 10.3 All waste management plans will be assessed on a case-by-case basis and the City reserves its rights in full to refuse an application or revoke a permit for non-compliance with any requirements of a waste management plan.

11. Water

- 11.1 The City will not provide water services at any trading
- 11.2 All seasonal trading activity ensure adequate provision of water supply should the trading activity require it or the City considers it necessary having regard to the activity.
- 11.3 There is to be no installation of an alternative reticulated supply to any trading area.

12. Power

- 12.1 The City will not provide power at any trading area.
- 12.2 All seasonal trading activity is expected to be selfsufficient with power and prepare and provide, as required by the City, an adequate power plan if the activity requires power.
- 12.3 All trading activities that require power will be assessed on a case-by-case basis. Generators exceeding 60dB(A) at 7 meters and that do not comply with the *Environmental Noise Regulations* 2009 (WA), will not be considered for approval.
- 12.4 Any generator approved by the City will need to be fenced off and not accessible by the public.
- 12.5 The City does not accept any responsibility for proper electricity management by the trading activity and the permit holder shall indemnify the City against any loss or damage suffered or cause by any electric run or supplied by the permit holder to the trading area at any time.

13. Infrastructure

- 13.1 All seasonal trading activity is expected to use temporary infrastructure that can be removed within 12 hours. All applicants will need to demonstrate how any proposed infrastructure will adhere to the 12-hour removal process.
- 13.2 If any proposed infrastructure is deemed by the City as more than temporary in nature, the approval may be contingent on a formal development application.
- 13.3 Vehicles are not to be driven on reserves under any circumstances without prior approval from the City or its officers.
- 13.4 The City may allow as a condition of the permit, vehicle access on the trading area for deliveries and set-up only. Vehicles must comply with all parking restrictions.
- 13.5 Permit holders are not permitted to operate or place any infrastructure within 5 meters of an any other planned activity, event or trading area.
- 13.6 No infrastructure can be mounted, placed or erected under the canopy of any trees on City reserves.
- 13.7 Any permission granted for vehicle access may be revoked in adverse weather conditions where turf or ground conditions are likely to be compromised.
- 13.8 The permit holder must not tie to or attached to any part of a tree as part of seasonal trading activity.
- 13.9 The permit holder must not out or modified any tree or plant in any way as part of seasonal trading activity.
- 13.10 No fires are permitted as part of seasonal trading activity.

- 13.11 No balloons, confetti, bean bags or any other items comprised of polystyrene or Styrofoam are permitted to be used for any purpose.
- 13.12 The permit holder is liable for all and any damage to the trading area during the term of any permit or during any time in which the permit holder occupies the trading area, including any term in which a dispute has arised.
- 13.13 Any damage cause by the permit holder shall be deducted from the Bond paid at the City's absolute discretion.
- 13.14 Any faults or damage to the trading area must be reported and an incident report sent to the City within 48 hours of the incident via seasonaltrading@fremantle.wa.gov.au
- 13.15 City reserves may have specific trading requirements. Permit holders must adhere to all reserve requirements provided by City officers.

14. Grounds Maintenance

- 14.1 Permit holders are required to maintain and manage the grounds within and outside the trading area.
- 14.2 The maintenance obligations are to the extent as reasonably necessary for the reserve and may include, for example, maintenance of grass in the trading area that is not able to be managed by the City therefore it must be maintained by the permit holder.
- 14.3 For certain activities, a bond, which may be in addition to the Bond paid, may be payable to ensure that any impacted grounds post trading can be restored to original condition. This may also include re-routing irrigation to mitigate proposed infrastructure or damage to any existing infrastructure.

15. Damage and Indemnity

- 15.1 The permit holder is subject to the same responsibilities relating to persons and property to which the permit holder would be subject if during the term of the permit, the permit holder were the owner and occupier of the freehold of the trading area.
- 15.2 The permit holder indemnifies, and shall keep indemnified, the City and the Minister for Lands from and against all actions, claims, costs, proceedings, suits and demands whatsoever which may at any time be incurred or suffered by the City and/or the Minister for Lands, or brought, maintained or made against the City and/or the Minister for Lands, in respect of:
 - 15.2.1 any loss whatsoever (including loss of use);
 - 15.2.2 injury or damage of, or to, any kind of property or thing; and
 - 15.2.3 the death of, or injury suffered by, any person,
 - caused by, contributed to, or arising out of, or in connection with, whether directly or indirectly:
 - 15.2.4 the use or occupation of the trading area by the permit holder or any of its agents, employees, officers or any other persons in connection with the permit holder;
 - 15.2.5 any work carried out by or on behalf of the permit holder on the trading area;

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- 15.2.6 the permit holder's activities, operations or business on, or other use of any kind of, the trading area;
- 15.2.7 the presence of any Environmental
 Contamination or pollution in on or under
 the trading area or adjoining land caused or
 contributed to by the act, neglect or omission
 of the permit holder or any of its agents,
 employees, officers or any other persons in
 connection with the permit holder;
- 15.2.8 any default by the permit holder in the due and punctual performance, observance and compliance with any of the permit holder's covenants or obligations under these terms and conditions;
- 15.2.9 an act or omission of the permit holder; or
- 15.2.10 an act or omission of any third-party on or to the trading area and in relation to the seasonal trading activity provided and conducted by the permit holder.
- 15.3 Nothing in this clause shall require the permit holder to indemnify the City, its officers, servants, or agents against any loss, damage, expense, action or claim arising out of a negligent or wrongful act or omission of the City, or its servants, agents, contractors or invitees.
- 15.4 The permit holder:
 - 15.4.1 agrees to occupy and use the trading area at the risk of the permit holder; and
 - 15.4.2 releases to the full extent permitted by law, the City and the Minister for Lands from:

any liability which may arise in respect of any accident or damage to property, the death of any person, injury to any person, or illness suffered by any person, occurring on the Trading area or arising from the permit holder's use or occupation of the Trading area by the permit holder:

- 15.4.3 loss of or damage to the trading area or personal property of the Permit holder; and
- 15.4.4 any loss (including loss of profit) in anyway related to unavailability, breakdown, failure or defective operation of a mechanical service or any other service or in any way related to the repair and maintenance of the trading area or the City's fixtures and fittings, if any;
- 15.4.5 all claims, actions, loss, damage, liability, costs and expenses arising from or connected with (directly or indirectly) the presence of any Environmental Contamination or pollution in, on or under the Trading area or surrounding area

except to the extent that such loss or damage arises out of a negligent or wrongful act or omission of the City, or its servants, agents, contractors or invitees.

- 15.5 The release by the permit holder continues after the expiration or earlier determination of the permit in respect of any act, deed, matter or thing occurring or arising as a result of an event which occurs before the expiration or earlier determination of the permit.
- 15.6 Any person found to be damaging any equipment or part of any trading area will be requested to vacate the trading area.
- 15.7 Any damage cause by the permit holder shall be deducted from the Bond paid at the City's absolute discretion.
- 15.8 Any faults or damage to the reserve or equipment should be reported and an incident report sent to the City via seasonaltrading@fremantle.wa.gov.au within 48 hours of the incident.

16. Food and drink

- 16.1 Seasonal trading in the City of Fremantle does not include any sale of food or drinks and any breach of this would result in the immediate cancellation of the trading permit.
- 16.2 Food vehicles have options for approval to trade on City land under the City's Unique Food Truck Program.

17. Aesthetics

- 17.1 The design and appearance of infrastructure or equipment associated with trading activity should complement Fremantle's character and the streetscape of the trading area.
- 17.2 Third-party advertising is strictly prohibited on, within and surrounding the trading area.
- 17.3 The City will need to notified of any new signage during the trading season via <u>seasonaltrading@fremantle.</u> wa.gov.au.
- 17.4 The City or its officers may instruct permit holder to remove any advertising.
- 17.5 Non-compliance with instructions to remove advertising will result in immediate revocation and cancellation of the permit.

18. **Other**

- 18.1 The operation of lasers will require approval from the City and the laser/s used must comply with the provisions of Australian Standard AS 2211, 'Laser safety', and must be operated by a licensed Laser Safety Officer (LSO). The permit holder must deliver to the City copies of all applicable licenses and laser registrations.
- 18.2 Any filming for commercial use at the trading area will require a filming permit from the City of Fremantle.
- 18.3 The operation of drones or RPAs (remotely piloted aircraft) for filming purposes must be done with appropriate licenses issued by CASA. The City will require copies of any licenses issued prior to any filming by drones or RPAs.
- 18.4 The Tobacco Products Control Act 2006 (WA) restricts the sale of tobacco products at sporting, cultural or other events, such as music festivals or market stalls and as such no tobacco sales are permitted at any seasonal trading area.

19. Security

- 19.1 The City does will not provide a duty caretaker or security officer.
- 19.2 If a security presence is required, it is the responsibility of the applicant or permit holder to make appropriate arrangements and cover all associated costs.

20. Protection of people and property

- 20.1 To comply with the requirements of the trading conditions, the permit holder must:
 - take all measures necessary to protect people and property; and
 - prevent nuisance and unreasonable noise and disturbance.

21. Insurance

- 21.1 The permit holder must effect and maintain with insurers approved by the City (noting the City's and the permit holder's respective rights and interests in the trading area) for the time being:
 - 21.1.1 adequate public liability insurance for a sum not less than \$10,000,000.00 in respect of any one claim or such greater amount as the City may from time to time reasonably require;
 - 21.1.2 employers' indemnity insurance including workers' compensation insurance in respect of all employees of permit holder's employed in, about or from the trading area; and
 - 21.1.3 personal accident insurance including insurance in respect of all volunteers of the permit holder's employed in, about or from the trading area.
- 21.2 In respect to the insurance required in clause 21.1, permit holders must promptly pay all premiums and produce to the City each policy or certificate of currency and each receipt for premiums or certificate of currency issued by the insurers.
- 21.3 Permit holders must notify the City immediately:
 - 21.3.1 when an event occurs which gives rise or might give rise to a claim under or which could prejudice a policy of insurance; or
 - 21.3.2 when a policy of insurance is cancelled.

22. Copyright and public performance of music

- 22.1 The applicant is wholly responsible for any infringement of copyright in connection with the performance of any musical, literary or dramatic works on any City reserve.
- 22.2 If performances will take place on the reserve, permit holder may be required to obtain an Australasian Performing Rights Association (APRA) and Phonographic Performance Company of Australia (PPCA) live performance licenses. (Contact APRA (08) 9382 8299 and PPCA on (02) 9267 7877).
- 22.3 All music must be managed such that noise from the music is restricted to background levels, should not be audible outside of the relevant reserve and must comply with the *Environmental Protection (Noise)*Regulations 1997.

23. Safety

- 23.1 A permit holders acknowledge and agrees that it is fully responsible, at its cost, for ensuring that the trading area, and any equipment located on the trading area, are regularly tested, maintained and inspected to ensure that the trading area and such equipment comply with all statutory requirements or otherwise and are safe for use.
- 23.2 To comply with its obligation pursuant to **clause 23.1** above, a permit holder acknowledges that it will be required to, amongst other things:
 - 23.2.1 comply with the requirements of the Work Health and Safety Act 2020 (WA), including without limitation the requirement for all portable plug-in electrical equipment and residual current devices to be safe and appropriately inspected, tested and maintained by a competent person; and
 - 23.2.2 comply with all relevant requirements of the Department of Fire & Emergency Services (DFES), including without limitation the requirement to ensure that all fire protection and firefighting equipment located, or installed at or on the trading area, is tested regularly for compliance with Australian Standards and DFES's requirements.
- 23.3 Should the City require it, a permit holder must provide to the City a certificate confirming that all equipment located on the trading area has been tested by an appropriately qualified person and all such equipment complies with all statutory requirements or otherwise and are safe for use.

24. Default and Breach

- 24.1 In the event the City considers or otherwise determines that the permit holder has or is in breach of any of these terms and conditions or any condition imposed under a permit approval, the City may provide notice in writing of the breach.
- 24.2 On the City giving the permit holder a breach notice, the City may, at its absolute discretion, specify the either of the following:
 - 24.2.1 The term of the approved permit is terminated immediately and specify a time for the permit holder to vacate the trading area; or
 - 24.2.2 Specify the breach and provide a time by which the permit holder is allowed to rectify the breach with details of how the City may terminate the approved permit should the permit holder fail to rectify the breach.
- 24.3 The City's discretion to provide notice in accordance with clause 24.2 or otherwise in respect of any breach of the terms of these terms and conditions or an approved permit is not limited by the operation of clause 24.2 and the City reserves its rights and discretion in full in respect of any breach by a permit holder.
- 24.4 In the event of termination of an approved permit under this clause, the terms of clause 25 of these terms and conditions applies.

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25. Termination

- 25.1 Prior to or on termination of an approved permit, the permit holder, at the permit holder's expense, must restore the trading area to its condition prior to occupation.
- 25.2 Prior to termination, unless otherwise agreed by the City, a permit holder must, within 12 hours of termination, remove from the trading area all property of the permit holder and promptly make good, to the satisfaction of the City, any damage caused by the removal.
- 25.3 If the permit holder fails to remove all property within 12 hours from termination, the City may:
 - 25.3.1 remove all property and recover the cost of doing so from the permit holder as a debt payable on demand and may commence recovery proceedings in a court of competent jurisdiction for such recovery;
 - 25.3.2 rehabilitate and restore the Land and recover the cost of doing so from the permit holder as a debt payable on demand and may commence recovery proceedings in a court of competent jurisdiction for such recovery; or
 - 25.3.3 remove and retain the property; as the ownership shall transfer to the City, the permit holder agrees to forfeit any and all claim to the property and the permit holder acknowledges and agrees this includes the right of the City to sell or otherwise dispose of such property and retain any purchase price if sold.



LET'S TALK

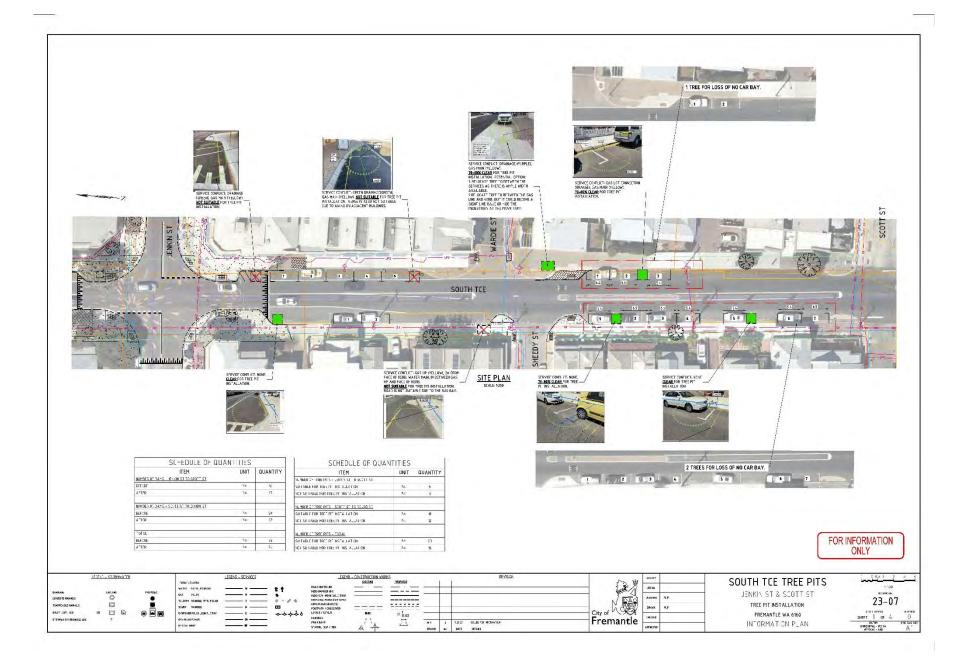
City of Fremantle

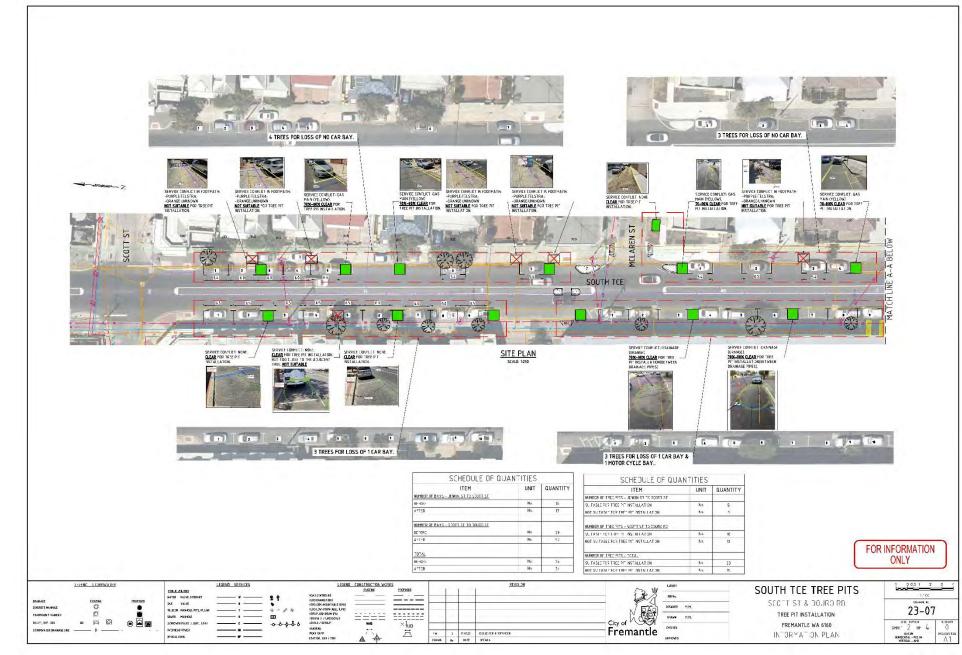
Walyalup Civic Centre
151 High Street
Walyalup Koort, Fremantle WA 6160
E seasonaltrading@fremantle.wa.gov.au
T 08 9432 9984

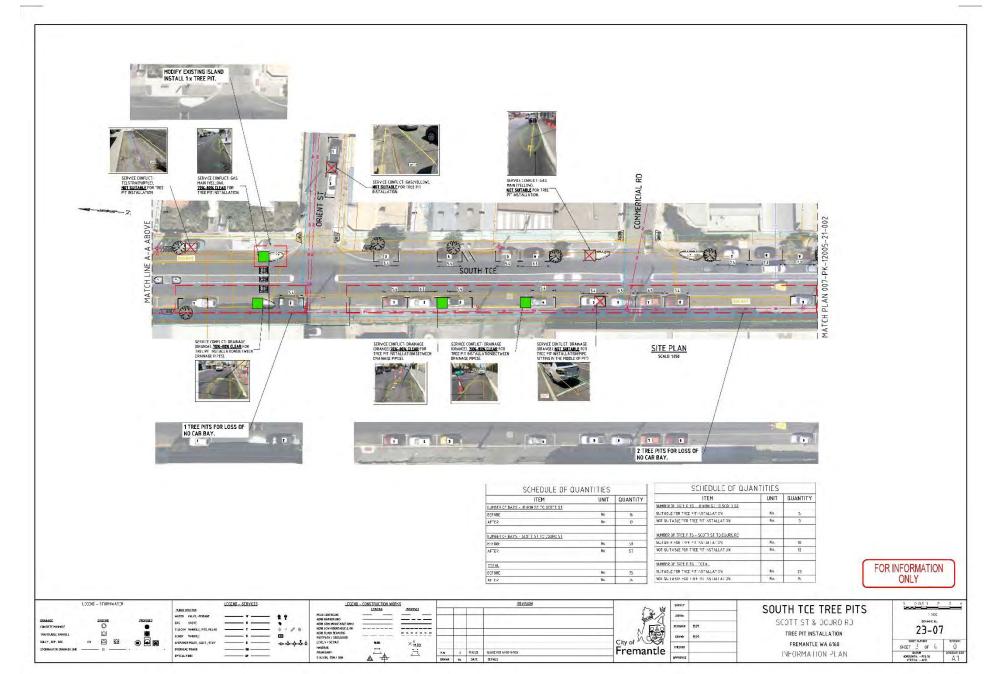
fremantle.wa.gov.au visitfremantle.com.au

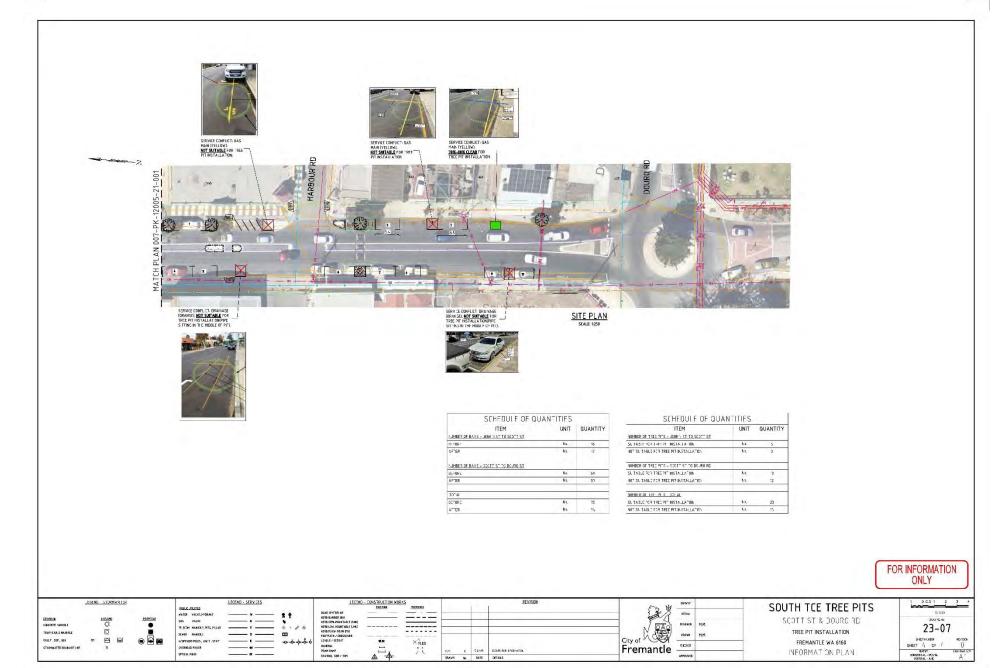


C2311-18 URBAN FOREST PLAN TARGETS Attachment 1 – South Terrace Tree Pits











Concise Investment Report

Cash and Simple Interest

City of Fremantle - Municipal

Period Ended 31 October 2023



Contents

- 1. Portfolio As At 31 October 2023
- 2. Portfolio Credit Framework As At 31 October 2023
- 3. Portfolio Credit Framework Limits As At 31 October 2023
- 4. Counterparty Credit Framework As At 31 October 2023
- 5. Issuer Trading Limits As At 31 October 2023
- 6. Portfolio by Term to Maturity As At 31 October 2023
- 7. Portfolio Summary by Fossil Fuel Lending ADIs As At 31 October 2023
- 8. Performance Statistics For Period Ending 31 October 2023
- 9. Interest and Distribution Income For 1 October 2023 to 31 October 2023
- 10. Transactions For Period 1 October 2023 to 31 October 2023



1. Portfolio As At 31 October 2023

Latest Deal Code	Latest Deal Settlement Date Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Coupon Yield Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremar	ntle - Municipal									
At Call Depos	it									
LC94818	30 Jun 2020 AMP Bank Ltd	1 Nov 2023	2,315	0.55 Nil	S&P ST A2	S&P BBB	0.00%	32.68	0.00	32.68
LC184780	31 Oct 2023 National Australia Bank Ltd	1 Nov 2023	2,072	2.50 Nil	S&P ST A1+	S&P AA-	6.90%	4,189,366.65	0.00	4,189,366.65
LC184779	31 Oct 2023 Macquarie Bank	1 Nov 2023	1,168	0.35 Nil	Moodys ST P-1*	Moodys A2	4.96%	3,011,322.79	0.00	3,011,322.79
At Call Deposi	t Subtotal						11.86%	7,200,722.12	0.00	7,200,722.12
Term Deposit										
LC167603	8 May 2023 MyState Bank Ltd	6 Nov 2023	182	4.85 Maturity	Moodys ST P-2	Moodys Baa2	1.65%	1,000,000.00	23,386.30	1,023,386.30
LC168045	15 May 2023 Suncorp-Metway Ltd	13 Nov 2023	182	4.85 Maturity	S&P ST A1	S&P A+	3.29%	2,000,000.00	44,912.32	2,044,912.32
LC164871	15 Mar 2023 AMP Bank Ltd	15 Nov 2023	245	4.70 Maturity	S&P ST A2	S&P BBB	1.65%	1,000,000.00	29,616.44	1,029,616.44
LC162795	22 Feb 2023 National Australia Bank Ltd	22 Nov 2023	273	4.75 Maturity	S&P ST A1+	S&P AA-	1.65%	1,000,000.00	32,664.38	1,032,664.38
LC179342	5 Sep 2023 Bank of Queensland Ltd	4 Dec 2023	90	4.70 Maturity	Moodys ST P-2	Moodys A3	3.29%	2,000,000.00	14,421.92	2,014,421.92
LC164112	7 Mar 2023 Bendigo & Adelaide Bank Ltd	5 Dec 2023	273	4.70 Maturity	Moodys ST P-2	Moodys A3	1.65%	1,000,000.00	30,646.58	1,030,646.58
LC166264	17 Apr 2023 Bank of Queensland Ltd	12 Jan 2024	270	4.65 Maturity	Moodys ST P-2	Moodys A3	3.29%	2,000,000.00	50,194.52	2,050,194.52
LC168529	22 May 2023 MyState Bank Ltd	17 Jan 2024	240	4.90 Maturity	Moodys ST P-2	Moodys Baa2	1.65%	1,000,000.00	21,747.95	1,021,747.95
LC179097	31 Aug 2023 Westpac Banking Corporation Ltd	29 Jan 2024	151	5.19 Maturity	S&P ST A1+	S&P AA-	3.29%	2,000,000.00	17,347.40	2,017,347.40
LC177679	11 Aug 2023 Bendigo & Adelaide Bank Ltd	7 Feb 2024	180	5.20 Maturity	Moodys ST P-2	Moodys A3	4.94%	3,000,000.00	34,619.19	3,034,619.19
LC164873	15 Mar 2023 Suncorp-Metway Ltd	14 Feb 2024	336	4.60 Maturity	S&P ST A1	S&P A+	4.94%	3,000,000.00	86,958.90	3,086,958.90
LC178943	29 Aug 2023 Bendigo & Adelaide Bank Ltd	26 Feb 2024	181	5.10 Maturity	Moodys ST P-2	Moodys A3	8.24%	5,000,000.00	44,013.70	5,044,013.70
LC178957	29 Aug 2023 National Australia Bank Ltd	26 Feb 2024	181	5.10 Maturity	S&P ST A1+	S&P AA-	9.88%	6,000,000.00	52,816.44	6,052,816.44
LC176940	7 Aug 2023 Suncorp-Metway Ltd	4 Mar 2024	210	5.23 Maturity	S&P ST A1	S&P A+	1.65%	1,000,000.00	12,179.45	1,012,179.45
LC179344	5 Sep 2023 National Australia Bank Ltd	5 Mar 2024	182	5.05 Maturity	S&P ST A1+	S&P AA-	6.59%	4,000,000.00	30,991.80	4,030,991.80
LC178254	22 Aug 2023 Suncorp-Metway Ltd	19 Mar 2024	210	5.25 Maturity	S&P ST A1	S&P A+	3.29%	2,000,000.00	20,136.98	2,020,136.98
LC176321	2 Aug 2023 Bank of Queensland Ltd	29 Apr 2024	271	5.40 Maturity	Moodys ST P-2	Moodys A3	4.94%	3,000,000.00	39,945.21	3,039,945.21
LC166872	1 May 2023 Bank of Queensland Ltd	30 Apr 2024	365	4.55 Maturity	Moodys ST P-2	Moodys A3	1.65%	1,000,000.00	22,812.33	1,022,812.33
LC179340	5 Sep 2023 National Australia Bank Ltd	2 May 2024	240	5.10 Maturity	S&P ST A1+	S&P AA-	4.94%	3,000,000.00	23,473.98	3,023,473.98
LC178835	28 Aug 2023 Macquarie Bank	24 May 2024	270	4.82 Maturity	Moodys ST P-1	Moodys A2	1.65%	1,000,000.00	8,451.51	1,008,451.51
LC179093	31 Aug 2023 Bank of Queensland Ltd	27 May 2024	270	5.00 Maturity	Moodys ST P-2	Moodys A3	3.29%	2,000,000.00	16,712.32	2,016,712.32
LC169958	12 Jun 2023 AMP Bank Ltd	11 Jun 2024	365	5.45 Maturity	S&P ST A2	S&P BBB	0.82%	500,000.00	10,526.71	510,526.71
LC174485	10 Jul 2023 Judo Bank	9 Jul 2024	365	5.75 Maturity	S&P ST A3	S&P BBB-	1.65%	1,000,000.00	17,801.37	1,017,801.37
LC177875	16 Aug 2023 National Australia Bank Ltd	11 Jul 2024	330	5.20 Maturity	S&P ST A1+	S&P AA-	4.94%	3,000,000.00	32,482.20	3,032,482.20
LC177678	11 Aug 2023 Judo Bank	9 Aug 2024	364	5.15 Maturity	S&P ST A3	S&P BBB-	3.29%	2,000,000.00	22,857.54	2,022,857.54
Term Deposit	Subtotal						88.14%	53,500,000.00	741,717.44	54,241,717.44
							-			



Latest Latest Deal Deal Code Settlement Date Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Coupon Yield Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremantle - Municipal Subtotal			4.61			100.00%	60,700,722.12	741,717.44	61,442,439.56
Report Total						100.00%	60,700,722.12	741,717.44	61,442,439.56

- Coupon Rate is the full coupon rate at the next coupon date if that next coupon exists.
 The values shown as subtotals and total of the coupon rate column are weighted average running yields
- 3. An asterisk in the Issuer Rating Short Term columm indicates that the security's rating differs from the issuer's short term rating. Refer to Laminar for further information.

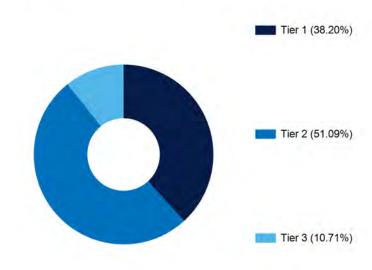


2. Portfolio Credit Framework As At 31 October 2023

Credit Quality	Issuer/Security Rating Group	Face Value	% Total Value
Tier 1			
	AA+ to AA-	19,000,000.00	31.30%
	A1+	4,189,366.65	6.90%
	Tier 1	23,189,366.65	38.20%
Tier 2			
	A+ to A-	28,000,000.00	46.13%
	A1	3,011,322.79	4.96%
	A2	32.68	0.00%
	Tier 2	31,011,355.47	51.09%
Tier 3			
	BBB+ to BBB-	6,500,000.00	10.71%
	Tier 3	6,500,000.00	10.71%
	Portfolio Total	60,700,722.12	100.00%

	Limits		
	Credit Rating Group	Maximum Allocation Face Value	Maximum Allocation %
Tier 1	AAA to AA- to A1+	60,700,722.12	100%
Tier 2	A1 to A-	36,420,433.27	60%
Tier 3	BBB+ to BBB-	21,245,252.74	35%
Tier 4	Unrated (Authorised)	9,105,108.32	15%

Face Value by Portfolio Credit Framework



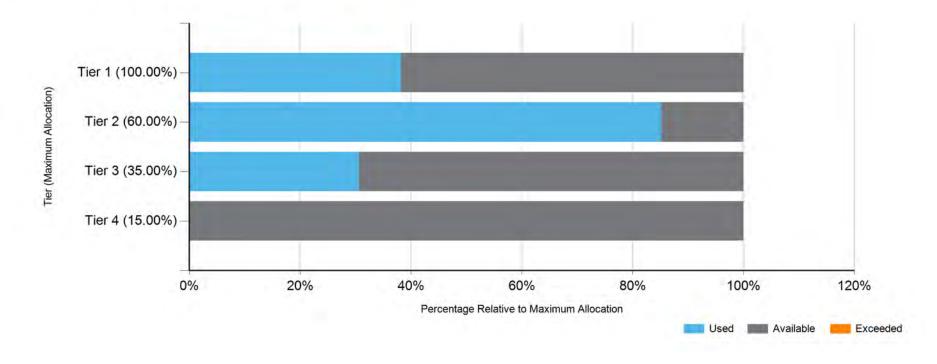


3. Portfolio Credit Framework Limits As At 31 October 2023

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	23,189,366.65	38.20%	100.00%	38.20%	61.80%	0.00%
Tier 2	31,011,355.47	51.09%	60.00%	85.15%	14.85%	0.00%
Tier 3	6,500,000.00	10.71%	35.00%	30.60%	69.40%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	60,700,722.12					
	Values used in the above of	alculations exclu	de interest for t	erm deposits an	d other simple in	ntereest

securities.

Portfolio Credit Framework Amounts Relative to Maximum Allocations

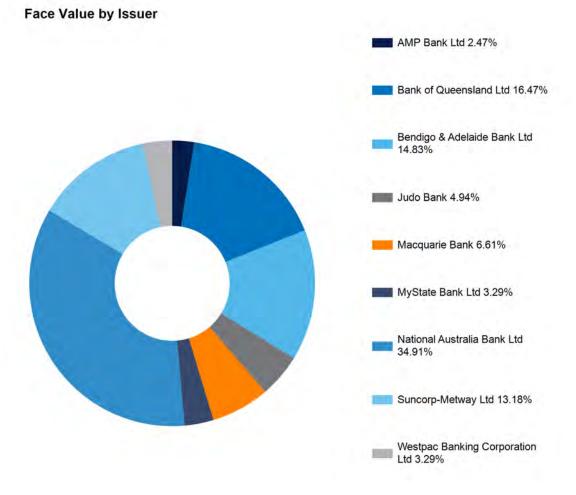




4. Counterparty Credit Framework As At 31 October 2023

Issuer	Rating Group	Face Value	% Total Value
AMP Bank Ltd	A2, BBB+ to BBB-	1,500,032.68	2.47%
Bank of Queensland Ltd	A+ to A-	10,000,000.00	16.47%
Bendigo & Adelaide Bank Ltd	A+ to A-	9,000,000.00	14.83%
Judo Bank	BBB+ to BBB-	3,000,000.00	4.94%
Macquarie Bank	A+ to A-, A1	4,011,322.79	6.61%
MyState Bank Ltd	BBB+ to BBB-	2,000,000.00	3.29%
National Australia Bank Ltd	A1+, AA+ to AA-	21,189,366.65	34.91%
Suncorp-Metway Ltd	A+ to A-	8,000,000.00	13.18%
Westpac Banking Corporation Ltd	AA+ to AA-	2,000,000.00	3.29%
Portfolio Total		60,700,722.12	100.00%

Notes 1. An issuer may have multiple rating groups if they are associated with, as an example, holdings in both an At Call Deposits (short term rating) and a term deposit (long term



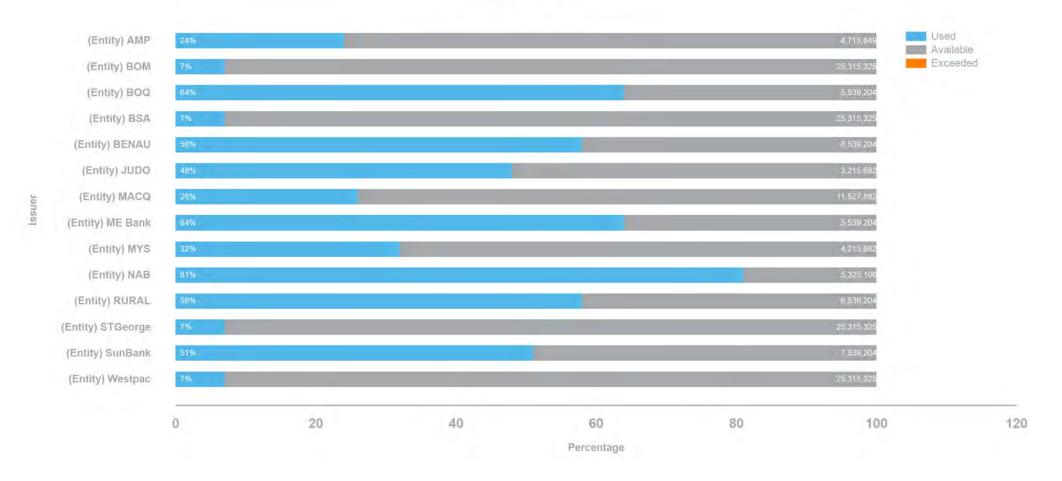


5. Issuer Trading Limits As At 31 October 2023

Issuer	Issuer Parent	Already Traded Limit For (with Issuer Group) Book or Face Value Trading Notional Entity	Tier (Long Term Rating)	Trading Limit Trading Limit Type	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded (\$)
AMP Bank Ltd		1,500,032.68 Entity	Tier 3	10.00 % of 62,156,817.20	24	76	4,715,649	0	0
Bank of Melbourne	Westpac Banking Corporation Ltd	2,000,000.00 Entity	Tier 1	45.00 % of 60,700,722.12	7	93	25,315,325	0	0
Bank of Queensland Ltd		10,000,000.00 Entity	Tier 2	25.00 % of 62,156,817.20	64	36	5,539,204	0	0
BankSA	Westpac Banking Corporation Ltd	2,000,000.00 Entity	Tier 1	45.00 % of 60,700,722.12	7	93	25,315,325	0	0
Bendigo & Adelaide Bank Ltd		9,000,000.00 Entity	Tier 2	25.00 % of 62,156,817.20	58	42	6,539,204	0	0
Judo Bank		3,000,000.00 Entity	Tier 3	10.00 % of 62,156,817.20	48	52	3,215,682	0	0
Macquarie Bank		4,011,322.79 Entity	Tier 2	25.00 % of 62,156,817.20	26	74	11,527,882	0	0
ME Bank - a division of Bank of Queensland Ltd	Bank of Queensland Ltd	10,000,000.00 Entity	Tier 2	25.00 % of 62,156,817.20	64	36	5,539,204	0	0
MyState Bank Ltd		2,000,000.00 Entity	Tier 3	10.00 % of 62,156,817.20	32	68	4,215,682	0	0
National Australia Bank Ltd		22,645,461.73 Entity	Tier 1	45.00 % of 62,156,817.20	81	19	5,325,106	0	0
Rural Bank Ltd	Bendigo & Adelaide Bank Ltd	9,000,000.00 Entity	Tier 2	25.00 % of 62,156,817.20	58	42	6,539,204	0	0
St George Bank Limited	Westpac Banking Corporation Ltd	2,000,000.00 Entity	Tier 1	45.00 % of 60,700,722.12	7	93	25,315,325	0	0
Suncorp-Metway Ltd		8,000,000.00 Entity	Tier 2	25.00 % of 62,156,817.20	51	49	7,539,204	0	0
Westpac Banking Corporation Ltd		2,000,000.00 Entity	Tier 1	45.00 % of 60,700,722.12	7	93	25,315,325	0	0
	•	87,156,817.20					161,957,321		0
	(Excluding Parent Group Duplicates)	62,156,817.20							



Issuer Trading Limits



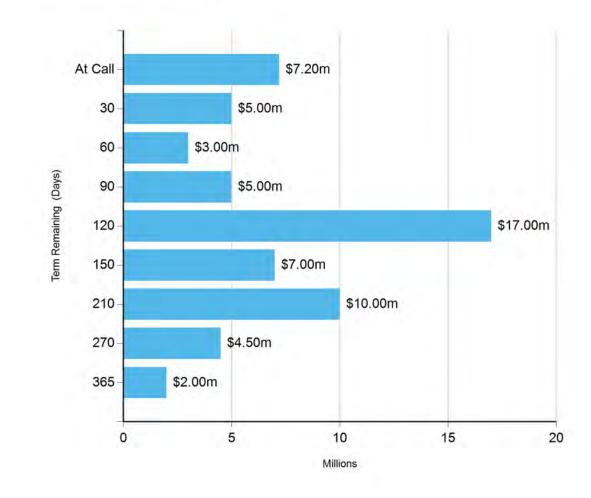


6. Portfolio by Term to Maturity As At 31 October 2023

Term Remaining (Days)	Face Value	% Total Value
At Call	7,200,722.12	11.86%
30	5,000,000.00	8.24%
60	3,000,000.00	4.94%
90	5,000,000.00	8.24%
120	17,000,000.00	28.01%
150	7,000,000.00	11.53%
210	10,000,000.00	16.47%
270	4,500,000.00	7.41%
365	2,000,000.00	3.29%
Portfolio Total	60,700,722.12	100.00%

Note: Term Remaining is calculated using a weighted average life date (WAL) where appropriate and available otherwise the interim (initial) maturity date is used.

Face Value by Term Remaining





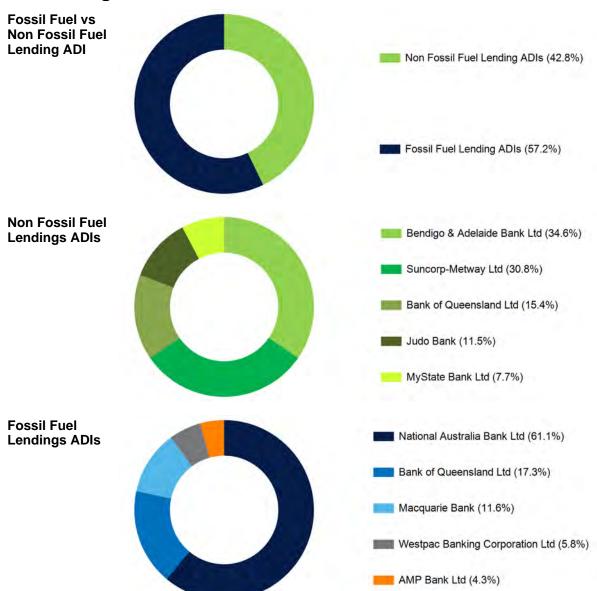
7. Portfolio Summary by Fossil Fuel Lending ADIs As At 31 October 2023

Portfolio Summary by Fossil Fuel Lending ADIs

Londing / IDIO		
ADI Lending Stattus	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	6.6%	4,000,000.00
Bendigo & Adelaide Bank Ltd	14.8%	9,000,000.00
Judo Bank	4.9%	3,000,000.00
MyState Bank Ltd	3.3%	2,000,000.00
Suncorp-Metway Ltd	13.2%	8,000,000.00
	42.8%	26,000,000.00
Fossil Fuel Lending ADIs		
AMP Bank Ltd	2.5%	1,500,032.68
Bank of Queensland Ltd	9.9%	6,000,000.00
Macquarie Bank	6.6%	4,011,322.79
National Australia Bank Ltd	34.9%	21,189,366.65
Westpac Banking Corporation Ltd	3.3%	2,000,000.00
	57.1%	34,700,722.12
Total Portfolio		60,700,722.12

All amounts shown in the table and charts are Current Face Values. The above percentages are relative to the portfolio total and may be affected by rounding.

Note: Reference for financial institutions not supporting the unlocking of carbon is (http://www.marketforces.org.au/).



A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.



8. Performance Statistics For Period Ending 31 October 2023

Trading Book		1 Month	3 Month	12 Month	Since Inception
City of Fremantle - Municipal					
	Portfolio Return (1)	0.38%	1.05%	3.63%	1.71%
	Performance Index (2)	0.33%	1.04%	3.66%	1.40%
	Excess Performance (3)	0.05%	0.01%	-0.03%	0.31%

Notes

- 1 Portfolio performance is the rate of return of the portfolio over the specified period
- 2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)
- 3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
City of Fremantle - Municipal	4.61
Fossil Fuel Support - Simple Interest Only	5.06
Non Fossil Fuel Support - Simple Interest Only	5.01
Fossil Fuel Support - All Securities	4.32
Non Fossil Fuel Support - All Securities	5.01



9. Interest and Distribution Income For 1 October 2023 to 31 October 2023

Security ISIN	Security	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	Consideration Notional	Income Type	Trading Book
	AMP 4.7 02 Oct 2023 182DAY TD	IEI286821	2 Oct 2023	1,000,000.00	23,435.62	Security Coupon Interest	City of Fremantle - Municipal
	AMP 4.7 03 Oct 2023 1DAY TD	IEI318912	3 Oct 2023	1,000,000.00	128.77	Security Coupon Interest	City of Fremantle - Municipal
	MYS 4.85 30 Oct 2023 180DAY TD	IEI291990	30 Oct 2023	1,000,000.00	23,917.81	Security Coupon Interest	City of Fremantle - Municipal
					47,482.20	-	
					, -		



10. Transactions For Period 1 October 2023 to 31 October 2023

Security	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Value Current	Bond Factor	Capital Price	Interest Price	Gross Price	Consideration Notional
AMP 4.7 03 Oct 2023 1DAY TD		LC181146	Acquisition	2 Oct 2023	2 Oct 2023	1,000,000.00	1,000,000.00	1.00000000	100.000	0.000	100.000	1,000,000.00
												1 000 000 00

Note: 1. The transaction list above excludes transactions associated with At Call securities.



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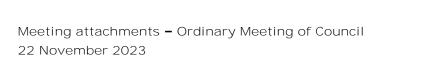
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Report Code: TEPACK050EXT-00.19
Report Description: Concise Investment Report Pack 50
Parameters:
Trading Entity: City of Fremantle
Trading Book: City of Fremantle - Municipal
Settlement Date Base
History Start Date: 1 Jan 2000
Prior Period End Date: 30 Sep 2023
Exclude Term Deposit Interest
Do Not Eliminate Issuer Parent-Child Effect In Trading Limit Calculatio
Show Issuer Parent Column in Trading Limit Table
Uses Face Value Notional in Trading Limit Table





C2311-20 SCHEDULE OF PAYMENTS - OCTOBER 2023

Attachment 1 - Schedule of Payments and Listings

Attachment 2 - Purchase Card Transactions

Attachments viewed electronically



CITY OF FREMANTLE



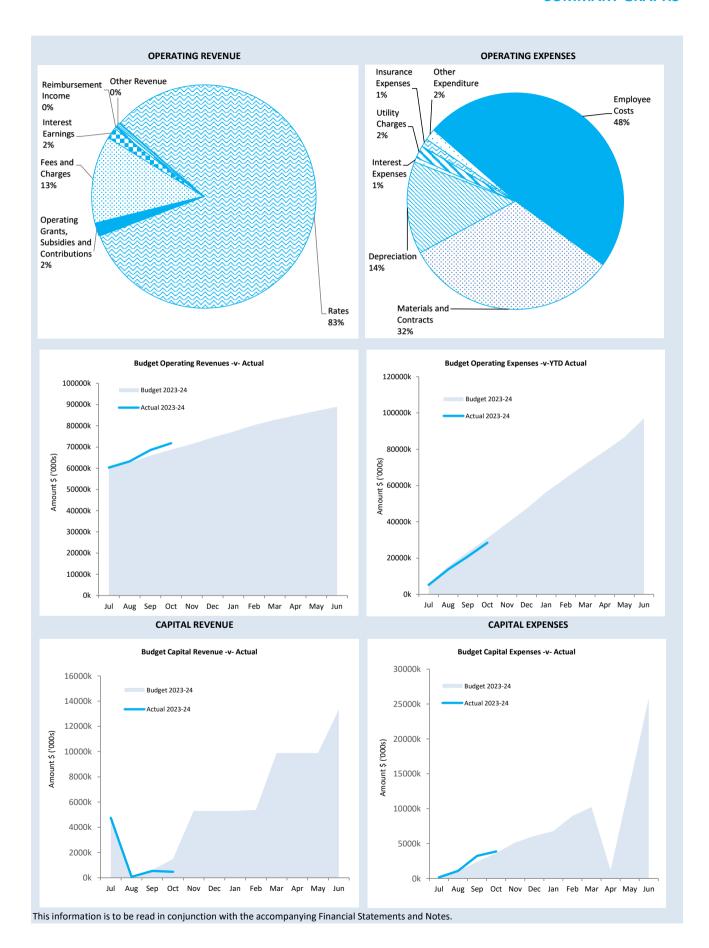
MONTHLY FINANCIAL REPORT

(Containing the Statement of Financial Activity) For the Period Ended 31 October 2023

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

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STATEMENT OF COMPREHENSIVE INCOME BY NATURE AND TYPE

		2023/24				
		YTD				
	2023/24	Amended	2023/24	Variance		
	Amended	Budget	YTD Actual	Amount	Variance %	
	Budget	(a)	(b)	(b) - (a)	(b)-(a)/(a)	Var.
	\$	\$	\$	\$	%	
Revenue						
Rates (including Annual Levy)	57,899,128	57,699,128	59,478,618	1,779,490	3.08%	
Service Charges	8,804	2,932	8,804	5,872	200.27%	
Operating Grants, Subsidies & Contributions	2,700,477	1,300,532	1,355,753	55,221	4.25%	
Fees and Charges	25,076,153	8,371,943	9,066,260	694,317	8.29%	
Interest Earnings	1,508,875	728,292	1,157,005	428,713	58.87%	
Reimbursement Income	1,264,662	503,550	346,977	(156,573)	(31.09%)	
Other Revenue	505,456	168,566	366,901	198,335	117.66%	
	88,963,555	68,774,943	71,780,317	3,005,374	4.37%	
Expenses						
Employee Costs	(46,492,912)	(14,943,338)	(13,475,742)	1,467,596	9.82%	
Employee costs - Agency Labour	(703,234)	(217,238)	(343,413)	(126,175)	(58.08%)	•
Materials and Contracts	(32,287,138)	(10,144,583)	(9,135,744)	1,008,838	9.94%	
Depreciation on Non Current Assets	(11,705,852)	(3,904,290)	(3,935,638)	(31,348)	(0.80%)	
Finance Cost	(453,974)	(153,399)	(192,400)	(39,001)	(25.42%)	
Utility Charges (gas, electricity, water)	(2,109,155)	(704,858)	(530,906)	173,952	24.68%	
Insurance Expenses	(1,167,587)	(389,195)	(357,870)	31,325	8.05%	
Other Expenditure	(1,747,611)	(544,395)	(473,818)	70,577	12.96%	
	(96,667,463)	(31,001,296)	(28,445,531)	2,555,764	8.24%	
Operating Surplus / (Deficit)	(7,703,908)	37,773,647	43,334,786	5,561,139	14.72%	<u> </u>
Non-Operating Grants, Subsidies & Contributions	8,665,145	1,492,594	463,952	(1,028,642)	(68.92%)	
Profit on Asset Disposals	313,000	-	-	-		
Loss on Asset Disposals	(386,631)	-	-	-		
	8,591,514	1,492,594	463,952	(1,028,642)	(68.92%)	_
Net Result	887,606	39,266,241	43,798,738	4,532,496	11.54%	A
Other Comprehensive Income	-	-	_	-	-	
Total Comprehensive Income	887,606	39,266,241	43,798,738	4,532,496	11.54%	

STATEMENT OF FINANCIAL POSITION

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 2023

Other Financial Assets 53,500,033 26,500,033 27,000,000 Trade and Other Receivables Inventories 108,537 149,691 (41,154) Other Current Assets 741,717 348,273 393,445 Land held for sale 4,546,299 4,546,299 - Non-Current Assets Other Receivables 1,257,389 1,263,423 (6,034) Investments 5,321,212 4,799,600 521,612 Capital Work in Progress 3,876,036 1,559,461 2,216,574 Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 22,753,725 (2,059,270) Infrastructure 333,587,996 335,647,266 (2,059,270) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability		31 Oct 2023 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
Cash and Cash Equivalents 7,253,921 10,811,503 23,557,582) Other Financial Assets 53,500,033 26,500,033 27,000,003 Trade and Other Receivables 25,914,665 2,233,347 23,681,318 Inventories 108,537 149,691 (41,154) Other Current Assets 741,717 348,273 393,445 Land held for sale 4,546,299 4,546,299 4,746,029 Non-Current Assets 1,257,389 1,263,423 (6,034) Investments 5,321,212 4,799,600 521,615 Investments 5,321,212 4,799,600 521,615 Right of Use Assets 2,286,754 2,499,930 (21,175,950) Right of Use Assets 2,286,754 2,499,930 (213,175,195) Infrastructure 333,587,996 335,647,266 (2,099,270) Infrastructure 333,587,996 375,647,266 (2,099,270) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities (1,342,234) (1,861,059) 468,507 <th></th> <th>\$</th> <th>\$</th> <th>\$</th>		\$	\$	\$
Other Financial Assets 53,500,033 26,500,033 27,000,000 Trade and Other Receivables Inventories 108,537 149,691 (41,154) Other Current Assets 741,717 348,273 393,445 Land held for sale 4,546,299 4,546,299 - Non-Current Assets 0 1,257,389 1,263,423 (6,034) Investments 5,321,212 4,799,600 521,612 Capital Work in Progress 3,876,036 1,559,461 2,216,574 Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 22,753,725 (2,059,270) Infrastructure 333,587,996 335,647,266 (2,059,270) Infrastructure 333,587,996 335,647,266 (2,059,270) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities (1,324,234) (1,263,593) (2,684,960) Short Term Borrowings (1,39,552)				
Trade and Other Receivables 25,914,665 2,233,347 23,681,318 Inventories 108,537 149,691 (41,154) Chter Current Assets 741,717 348,273 393,445 Land held for sale 4,546,299 4,546,299 - 92,065,173 44,589,147 47,476,027 Non-Current Assets				(3,557,582)
Inventories 108,537 149,691 (41,154) Other Current Assets 741,717 348,273 393,445 Eand held for sale 4,546,299 4,546,299 4,546,299 4,546,299 4,546,299 4,546,299 4,546,299 4,546,299 4,546,299 7,246,299 7,246,291 7,246,291 7,246,291 7,246,292 7,246				
Other Current Assets 741,717 348,273 393,445 Land held for sale 4,546,299 4,546,299 - Non-Current Assets - 92,065,173 44,589,147 47,476,027 Non-Current Assets - - - 44,589,147 47,476,027 Other Receivables 1,257,389 1,263,423 (6,034) 1,000 1,000 521,612 4,799,600 521,612 52,000 521,612 52,000 521,612 4,799,600 521,612 52,1612 52,753,725 52,216,574 2,299,930 (213,175) 1,000				
Land held for sale 4,546,299 4,546,299 - 92,065,173 44,589,147 47,476,027 Non-Current Assets Other Receivables 1,257,389 1,263,423 (6,034) Investments 5,321,212 4,799,600 521,612 Capital Work in Progress 3,876,036 1,659,461 2,216,574 Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Investment Property 22,753,725 22,753,725 - Infrastructure 333,587,996 335,647,266 (2,059,270) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - (23,284,046) (21,341,612) (1,942,434) Non-Current Liabilities Long Term Borrowings (1,8536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,70)				(41,154)
92,065,173			•	393,445
Non-Current Assets	Land held for sale			-
Other Receivables 1,257,389 1,263,423 (6,034) Investments 5,321,212 4,799,600 521,612 Capital Work in Progress 3,876,036 1,659,461 2,216,574 Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 22,753,725 - Infrastructure 333,587,996 335,647,266 (2,059,270) Infrastructure 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (1,811,134) (5,811,134) - Lease Liabilities 1 (1,242,234) - Long Term Borrowings (1,8536,286) (18,536,286) - Lease Liability (1,242,		92,065,173	44,589,147	47,476,027
Investments	Non-Current Assets			
Capital Work in Progress 3,876,036 1,659,461 2,216,574 Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 2-753,725 Infrastructure 333,587,996 335,647,266 (2,059,270) 726,702,818 727,916,060 (1,213,243) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Non-Current Liabilities Lease Liability (1,549,291) (1,549,291) - Lease Liability (1,549,291) (1,549,291) - Provisions (1,242,234) (1,242,234) - </td <td>Other Receivables</td> <td>1,257,389</td> <td>1,263,423</td> <td>(6,034)</td>	Other Receivables	1,257,389	1,263,423	(6,034)
Property, Plant and Equipment 357,619,705 359,292,655 (1,672,950) Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 22,753,725 Infrastructure 333,587,996 335,647,266 (2,059,270) 726,702,818 727,916,060 (1,213,243) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Non-Current Liabilities Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (1,249,294) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) <td>Investments</td> <td>5,321,212</td> <td>4,799,600</td> <td>521,612</td>	Investments	5,321,212	4,799,600	521,612
Right of Use Assets 2,286,754 2,499,930 (213,175) Investment Property 22,753,725 22,753,725 - Infrastructure 333,587,996 335,647,266 (2,059,270) 726,702,818 727,916,060 (1,213,243) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Von-Current Liabilities (1,549,291) (1,549,291) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,29	Capital Work in Progress	3,876,036	1,659,461	2,216,574
Investment Property	Property, Plant and Equipment	357,619,705	359,292,655	(1,672,950)
Infrastructure 333,587,996 335,647,266 (2,059,270) 726,702,818 727,916,060 (1,213,243) Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Non-Current Liabilities Long Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Reserves	Right of Use Assets	2,286,754	2,499,930	(213,175)
Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (23,284,046) (21,341,612) (1,942,434) Non-Current Liabilities Long Term Borrowings (18,536,286) Lease Liability (1,549,291) Trade and Other Payables - Non - current (29,494) (29,494) (29,494) (29,494) - Trotal Liabilities (1,242,234) (1,242,234) (1,242,234) (21,357,304) Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (170,549,783) (5,677,819) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (38,599,970)	Investment Property	22,753,725	22,753,725	-
Total Assets 818,767,990 772,505,207 46,262,785 Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Current Liabilities (1,549,291) (1,549,291) (1,942,434) Non-Current Liabilities (1,549,291) (1,549,291) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,8	Infrastructure	333,587,996	335,647,266	(2,059,270)
Current Liabilities Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Kon-Current Liabilities (23,284,046) (21,341,612) (1,942,434) Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity (10,586,465) (10,543,904) (42,561) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) (543,513,836) Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)		726,702,818	727,916,060	(1,213,243)
Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Cong Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	Total Assets	818,767,990	772,505,207	46,262,785
Trade and Other Payables (15,348,553) (12,663,593) (2,684,960) Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Cong Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	Current Liabilities			
Short Term Borrowings (1,392,552) (1,861,059) 468,507 Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - Non-Current Liabilities Long Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)		(15.348.553)	(12.663.593)	(2.684.960)
Lease Liability (731,807) (1,005,825) 274,019 Provisions (5,811,134) (5,811,134) - (23,284,046) (21,341,612) (1,942,434) Non-Current Liabilities Long Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)				
Provisions (5,811,134) (5,811,134) - (23,284,046) (21,341,612) (1,942,434) Non-Current Liabilities Long Term Borrowings (18,536,286) (18,536,286) - Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	-			
(23,284,046) (21,341,612) (1,942,434)	•			
Long Term Borrowings Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)				(1,942,434)
Long Term Borrowings Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	Non-Current Liabilities			
Lease Liability (1,549,291) (1,549,291) - Trade and Other Payables - Non - current (29,494) (29,494) - Provisions (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)		(18.536.286)	(18.536.286)	-
Trade and Other Payables - Non - current Provisions (29,494) (29,494) - (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)				-
Provisions (1,242,234) (1,242,234) - (21,357,304) (21,357,304) - Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	-			-
Total Liabilities (44,641,350) (42,698,915) (1,942,434) Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	-			_
Net Assets 774,126,641 729,806,292 44,320,350 Equity Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)				-
Equity (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	Total Liabilities	(44,641,350)	(42,698,915)	(1,942,434)
Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	Net Assets	774,126,641	729,806,292	44,320,350
Retained Surplus (176,227,602) (170,549,783) (5,677,819) Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)				
Reserves - Cash/Investment Backed (10,586,465) (10,543,904) (42,561) Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)		(476 227 622)	/470 F 40 700\	/E C77 040\
Reserves - Asset Revaluation (543,513,836) (543,513,836) - Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	•			
Net Result (YTD Current Year) (43,798,738) (5,198,768) (38,599,970)	-			(42,561)
				/00 F00 0T=1
Total Equity (774,126,641) (729,806,292) (44,320,350)	Net Result (YID Current Year)	(43,798,738)	(5,198,768)	(38,599,970)
	Total Equity	(774,126,641)	(729,806,292)	(44,320,350)

Note: The un-audited financial position reported as at 30 June 2023 is an estimated position and subject to change with end of year adjustments.

Revenue from operating activities General Rates Service Charges (Underground Power) Operating Grants, Subsidies and Contributions Fees and Charges Interest Earnings Profit on Sale of Assets Reimbursement Income	2023/24 Original Budget \$ 57,899,128 8,804 3,857,232 24,971,153 1,508,875	2023/24 Amended Budget \$ 57,899,128 8,804 2,700,477	Amended Budget (a) \$ 57,699,128	2023/24 YTD Actual (b) \$	Variance Amount (b) - (a) \$	Variance % (b)-(a)/(a) %	Var
General Rates Service Charges (Underground Power) Operating Grants, Subsidies and Contributions Fees and Charges Interest Earnings Profit on Sale of Assets	\$ 57,899,128 8,804 3,857,232 24,971,153	\$ 57,899,128 8,804	\$	\$	\$	%	
General Rates Service Charges (Underground Power) Operating Grants, Subsidies and Contributions Fees and Charges Interest Earnings Profit on Sale of Assets	8,804 3,857,232 24,971,153	8,804	57 699 128			,,	
General Rates Service Charges (Underground Power) Operating Grants, Subsidies and Contributions Fees and Charges Interest Earnings Profit on Sale of Assets	8,804 3,857,232 24,971,153	8,804	57,699,128				
Operating Grants, Subsidies and Contributions Fees and Charges Interest Earnings Profit on Sale of Assets	3,857,232 24,971,153	-		59,478,617	1,779,489	3.08%	
Fees and Charges Interest Earnings Profit on Sale of Assets	24,971,153	2.700.477	2,932	8,804	5,872	200.27%	
Interest Earnings Profit on Sale of Assets		_,, 00, .,,	1,300,532	1,355,753	55,221	4.25%	
Profit on Sale of Assets	1,508,875	25,076,153	8,371,943	9,066,260	694,317	8.29%	
		1,508,875	728,292	1,157,005	428,713	58.87%	_
Reimhurcement Income	313,000	313,000	-		-		_
	1,264,662	1,264,662	503,550	346,977	(156,573)	(31.09%)	Ţ
Other Revenue	505,456	505,456	168,566	366,901	198,335	117.66%	
Evacualitura from anaroting activities	90,328,310	89,276,555	68,774,943	71,780,317	3,005,374	4.37%	
Expenditure from operating activities Employee Costs	(46,492,912)	(46,492,912)	(14,943,338)	(13,475,742)	1,467,596	9.82%	
Employee costs - Agency Labour	(703,234)	(703,234)	(217,238)	(343,413)	(126,175)	(58.08%)	_
Materials and Contracts		(32,287,138)	(10,144,583)	(9,135,744)	1,008,838	9.94%	•
Depreciation on Non Current Assets		(11,705,852)	(3,904,290)	(3,935,638)	(31,348)	(0.80%)	
Interest Expenses	(453,974)	(453,974)	(153,399)	(192,400)	(39,001)	(25.42%)	
Utility Charges (gas, electricity, water)	(2,106,655)	(2,109,155)	(704,858)	(530,906)	173,952	24.68%	
Loss on Sale of Assets	(386,631)	(386,631)	-	-	-		
Insurance Expenses	(1,167,587)	(1,167,587)	(389,195)	(357,870)	31,325	8.05%	
Other Expenditure	(1,747,866)	(1,747,611)	(544,395)	(473,818)	70,577	12.96%	
	(96,589,643)	(97,054,094)	(31,001,296)	(28,445,531)	2,555,764	8.24%	
Operating activities excluded from budget							
(Profit)/Loss on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	3,904,290	3,935,638	31,348	0.80%	
Non Current Rates Debtors Movement	73,438	73,438	-	6,034	6,034		
Amount attributable to operating activities	5,591,588	4,075,382	41,677,937	47,276,458	5,598,520	(13.43%)	
Investing Activities							
Capital Revenue							
Capital Grants and Subsidies/	7 722 466	0.665.445	4 402 504	462.052	(4,020,642)	(60.030()	
Contributions for the development of Assets	7,723,166	8,665,145	1,492,594	463,952	(1,028,642)	(68.92%)	•
Proceeds from Disposal of Assets	4,679,000 12,402,166	4,679,000 13,344,145	1,492,594	9,757 473,709	9,757 (1,018,885)	(68.26%)	_
Capital Expense	12,402,100	13,344,143	1,492,394	473,709	(1,010,003)	(08.20%)	•
Payment for Investment Properties	(2,263,910)	(2,263,910)	(31,000)	_	31,000	100.00%	
Payment for Property, plant and equipment	(12,020,117)	(11,924,113)	(1,088,653)	(659,890)	428,763	39.38%	
Payment for Construction of infrastructure	(10,237,654)	(11,606,203)	(2,520,455)	(1,556,683)	963,772	38.24%	
,		(25,794,226)	(3,640,108)	(2,216,574)	1,423,534	39.11%	A
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(2,147,514)	(1,742,865)	404,649	18.84%	A
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(465,099)	(468,507)	(3,408)	0.73%	
Repayment of Operating Lease	(613,662)	(613,662)	(273,058)	(274,019)	(961)	0.35%	
nepayment or operating rease	(2,476,713)	(2,476,713)	(738,157)	(742,526)	(4,369)	0.59%	
Reserve Transfers	(=, :: =, : ==,	(=, :: =, : ==,	(:,:,	(* :=,===,	(1,000)	0.007.	
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	-	-		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(29,829)	(89,501)	(59,672)	200.05%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	99,249	38,812	(60,437)	(60.89%)	
Transfer from Reserves (Restricted) - Operating	75,972	115,403	33,436	8,127	(25,309)	(75.69%)	
Transfer to/from reserves	1,844,066	1,847,216	102,856	(42,561)	(145,417)	(141.38%)	_
Amount attributable to financing activities	(632,647)	(629,497)	(635,301)	(785,087)	(149,786)	23.58%	
Surplus or Deficit at the start of the							
financial year	7,177,108	9,020,730	9,020,730	11,024,215	2,003,485	22.21%	A
Amount attributable to operating activities	5,591,588	4,075,382	41,677,937	47,276,458	5,598,520	13.43%	
Amount attributable to investing activities		(12,450,081)	(2,147,514)	(1,742,865)	404,649	(18.84%)	
Amount attributable to financing activities	(632,647)	(629,497)	(635,301)	(785,087)	(149,786)	23.58%	
Closing Funding Surplus/(Deficit)	16,534	16,534	47,915,852	55,772,722	7,856,869	16.40%	<u> </u>

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold. This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

			2023/24				
	2023/24 Adopted Budget	2023/24 Amended Budget	YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	\$	\$	\$	\$	\$	%	
Revenue from operating activities							
Office of the Chief Executive	-	-	_	3,458	3,458		
City Business Directorate	75,002,238	73,905,697	63,478,219	66,171,856	2,693,637	4.24%	
Community Development Directorate	8,688,321	8,673,213	3,110,528	2,933,255	(177,273)	(5.70%)	
Strategic Planning and Projects Directorate	3,921,511	3,921,511	1,154,291	1,266,780	112,489	9.75%	
Infrastructure and Projects Directorate	2,716,240	2,776,134	1,031,905	1,404,968	373,063	36.15%	
Expenditure from operating activities	90,328,310	89,276,555	68,774,943	71,780,317	3,005,374	4.37%	
Office of the Mayor and Councillors	(763,600)	(763,600)	(263,192)	(207,715)	55,477	21.08%	
Office of the Chief Executive	(4,627,477)	(4,627,477)	(1,323,276)		(174,787)	(13.21%)	_
City Business Directorate	(28,459,404)	(28,595,114)	(8,798,400)		465,181	5.29%	•
Community Development Directorate	(19,851,814)	(19,943,406)	(6,741,545)		608,251	9.02%	
Strategic Planning and Projects Directorate	(8,515,773)	(8,515,773)	(2,767,568)		441,211	15.94%	
Infrastructure and Projects Directorate	(34,371,575)	(34,608,724)	(11,107,315)		1,160,431	10.45%	
	(96,589,643)	(97,054,094)	(31,001,296)	(28,445,531)	2,555,764	8.24%	
Operating activities excluded from budget							
Profit/(Loss) on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	3,904,290	3,935,638	31,348	(0.80%)	
Non Current Rates Debtors Movement	73,438	73,438	-	6,034	6,034		
Amount attributable to operating activities	5,591,588	4,075,382	41,677,937	47,276,458	5,598,520	(13.43%)	
Investing Activities							
Capital Revenue							
Contributions for the development of Assets	7,723,166	8,665,145	1,492,594	463,952	(1,028,642)	(68.92%)	\blacksquare
Proceeds from Disposal of Assets	4,679,000	4,679,000	-	9,757	9,757	-	
	12,402,166	13,344,145	1,492,594	473,709	(1,018,885)	(68.26%)	_
Capital Expense							
Payment for Investment Properties	(2,263,910)	(2,263,910)	(31,000)		31,000	100.00%	
Payment for Property, plant and equipment	(12,020,117)	(11,924,113)	(1,088,653)		428,763	39.38%	A
Payment for Construction of infrastructure	(10,237,654)	(11,606,203)	(2,520,455)		963,772	38.24%	_ 🛧
	(24,521,681)	(25,794,226)	(3,640,108)	(2,216,574)	1,423,534	39.11%	
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(2,147,514)	(1,742,865)	404,649	18.84%	A
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(465,099)	(468,507)	(3,408)	0.73%	
Repayment of Operating Lease	(613,662)	(613,662)	(273,058)	(274,019)	(961)	0.35%	
	(2,476,713)	(2,476,713)	(738,157)	(742,526)	(4,369)	0.59%	
Reserve Transfers							
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	-	-		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(29,829)	(89,501)	(59,672)	200.05%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	99,249	38,812	(60,437)	(60.89%)	
Transfer from Reserves (Restricted) - Operating	75,972	115,403	33,436	8,127	(25,309)	(75.69%)	
	1,844,066	1,847,216	102,856	(42,561)	(145,417)	(141.38%)	•
Amount attributable to financing activities	(632,647)	(629,497)	(635,301)	(785,087)	(149,786)	23.58%	
Surplus or Deficit at the start of the financial							
year	7,177,108	9,020,730	9,020,730	11,024,215	2,003,485	22.21%	_
Amount attributable to operating activities	5,591,588	4,075,382	41,677,937	47,276,458	5,598,520	13.43%	
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(2,147,514)	(1,742,865)	404,649	(18.84%)	
Amount attributable to financing activities	(632,647)	(629,497)	(635,301)	(785,087)	(149,786)	23.58%	
Closing Funding Surplus/(Deficit)	16,534	16,534	47,915,852	55,772,722	7,856,869	16.40%	A

KEY INFORMATION

Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.

Refer to Note 2 for an explanation of the reasons for the variance. $\label{eq:constraint}$

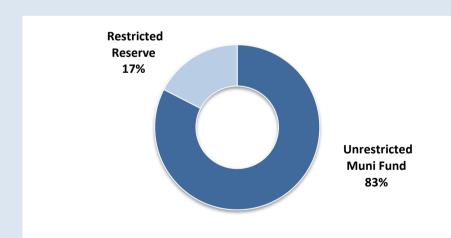
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

CASH AND INVESTMENTS NOTE 1

	Unrestricted	Restricted	YTD Actual	_	_
Cash and Investments	Muni Fund	Reserve	without Trust	Trust Fund	YTD Actual
	\$	\$	\$	\$	\$
Cash on Hand					
Petty Cash and Floats	40,450	-	40,450	-	40,450
	40,450	-	40,450	-	40,450
At Call Deposits					
Municipal Fund	2,291	-	2,291	-	2,291
Receipts in Progress	10,491	-	10,491	-	10,491
	12,782	-	12,782	-	12,782
Investments					
Cash Investments (≤ 3 months)					
Professional Funds Account	4,189,367	-	4,189,367	-	4,189,367
Trust Fund	-	-	-	908,652	908,652
MACQ Oncall Account	3,011,323	-	3,011,323	-	3,011,323
	7,200,689	-	7,200,689	908,652	8,109,342
Term Deposits (> 3 months)					
Municipal Investment	42,913,567	-	42,913,567	-	42,913,567
Reserve Fund Investment	-	10,586,465	10,586,465	-	10,586,465
Trust Fund Investment	-	-	-	-	-
	42,913,567	10,586,465	53,500,033	-	53,500,033
Investments Total	50,114,257	10,586,465	60,700,722	908,652	61,609,374
Total	50,167,489	10,586,465	60,753,954	908,652	61,662,606

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.



Total Cash

\$60.75 M

Unrestricted

\$50.17 M

ADJUSTED NET CURRENT ASSETS NOTE 2

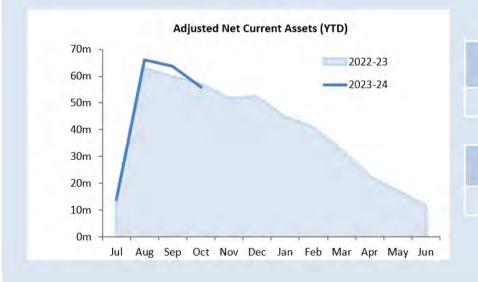
Ref Note	31 Oct 2023 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
	\$	\$	\$
Current Assets			
Cash Unrestricted	50,167,489	26,767,632	23,399,857
Cash Restricted	10,586,465	10,543,904	42,561
Rates Outstanding	22,987,727	1,029,038	21,958,689
Sundry debtors	2,411,700	1,017,662	1,394,038
GST Receivable	515,239	186,648	328,591
Land held for sale	4,546,299	4,546,299	-
Accrued income	741,717	348,273	393,445
Inventories	108,537	149,691	(41,154)
	92,065,173	44,589,146	47,476,027
Less: Current Liabilities			
Trade and other payables	(15,348,553)	(12,663,593)	(2,684,960)
Long term borrowings	(1,392,552)	(1,861,059)	468,507
Lease liability - Current	(731,807)	(1,005,825)	274,019
Provisions	(5,811,134)	(5,811,134)	-
	(23,284,046)	(21,341,612)	(1,942,433)
Unadjusted Net Current Assets	68,781,127	23,247,533	45,533,594
Adjustments and exclusions permitted by FM Reg 32			
Add: Loan Repayments (Current)	1,374,059	1,842,566	(468,507)
Added: Current portion of loan - associated funded	18,493	18,493	-
Add: Lease Liability (Current)	731,807	1,005,825	(274,019)
Less: Cash - Reserves - Restricted	(10,586,465)	(10,543,904)	(42,561)
Less: Land held for sale	(4,546,299)	(4,546,299)	-
Adjusted Net Current Assets	55,772,722	11,024,215	45,022,525

SIGNIFICANT ACCOUNTING POLICIES

Please see Information attachment on significant accounting polices relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



Last Year YTD Surplus(Deficit)

\$57.21 M

This Year YTD Surplus(Deficit) \$55.77 M

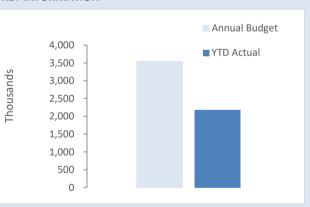
CAPITAL ACQUISITIONS SUMMARY NOTE 3(a)

	Amended	Amended		YTD Budget	
Capital Acquisitions	Annual Budget	YTD Budget	YTD Actual	Variance	
	\$	\$	\$	\$	
120 Investment Land	300,000	-	-	-	
210 Buildings	9,043,107	1,088,653	656,367	432,286	
220 Investment Buildings	1,963,910	31,000	-	31,000	
310 Infrastructure - Roads	2,440,258	338,258	300,925	37,333	
330 Infrastructure - Drainage	425,367	147,822	191,667	(43,845)	
340 Infrastructure - Paths	402,104	54,660	76,557	(21,897)	
380 Infrastructure - Parks	6,846,392	755,557	591,553	164,004	
390 Infrastructure - Other	1,492,082	1,224,158	395,982	828,176	
440 Furniture and Fittings	384,006	-	-	-	
450 Plant and Equipment	2,497,000	-	3,523	(3,523)	
Capital Expenditure Totals	25,794,226	3,640,108	2,216,574	1,423,534	
Capital Acquisitions Funded By:					
Capital grants and contributions	8,665,145	1,492,594	463,952	(1,028,642)	
Contribution - operations	10,384,329	2,048,265	1,713,810	(334,455)	
	19,049,474	3,540,859	2,177,762	1,363,097	
Cash Backed Reserves					
Hilton Park Sports Reserve	780,000	-	-	-	
Investment Fund Reserve	386,034	99,249	28,076	(71,173)	
Parking Dividend Equalisation Reserve	3,951,000	-	10,736	10,736	
Sustainability Investment Reserve	31,510	-	-	-	
Public Open Spaces Reserves	401,075	-	-	-	
Fleet Reserve	500,000	-	-	-	
Fremantle Markets Conservation Reserve	70,133	-	-	-	
South Beach Reserve	625,000	-	-	-	
	6,744,752	99,249	38,812	60,437	
Capital Funding Total	25,794,226	3,640,108	2,216,574	(1,423,534)	

SIGNIFICANT ACCOUNTING POLICIES

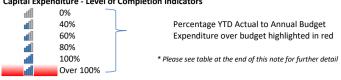
All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	\$25.79 M	\$2.22 M	9%
Capital Grant	Annual Budget	YTD Actual	% Recognised
	\$8.67 M	\$.46 M	5%

Capital Expenditure - Level of Completion Indicators



% of Completion			Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
				\$	\$	\$	\$	\$
		City Business Directorate						
	_	IT Operations Team						
0%	Щ	P-10498 Install-Network infrastructure	300007	12,368	-	-	-	-
0%		P-11077 Install-Kings Square Network infrastructure Queensga	300073	34,638	-	-	-	-
	-11	Economy and Commercial						
0%		P-11829 Design and construct-Kings Square Commercial tenancy	300112	134,779	-	-	-	-
20/	-II	Commercial Till I I I I I I I I I I I I I I I I I I	200250	4 706 000				
0%		P-12041 Program - Ticket machines	300259	1,706,000	-	-	-	-
00/	all	Commercial Property Team P. 13150 Tenency Fitaut	200252	150,000				
0%		P-12159 Tenancy Fitout	300353	150,000	-	-	-	-
		Creative Arts and Community Directorate						
0%	AIII	Arts and Culture Management P-11687 Install Public Art Kings Square	300088	35,200	_		_	
0%		Fremantle Arts Centre Team	300088	33,200	-	-	-	-
0%	aff)	P-10545 Program-Artworks Victor Felstead	300050	7,000	_		_	
076		Public Art Team	300030	7,000				
0%	пП	P-11878 - Design and construct -Walyalup Koort – Public Artw	300162	79,449	79,449	_	79,449	_
070		Art and Culture Team	300102	73,443	75,445		73,443	
0%	пП	P-12134 Program - Access and inclusion	300285	30,000	_	_	_	_
070		Community Development Management	300203	30,000				
59%		P-12164 Install - Leisure Centre portable steps	300358	17,500	_	10,250	(10,250)	_
3370	•	Planning, Place and Urban Development Directorate	500550	17,500		10,250	(10,230)	
		Parking Compliance Team						
0%	аff	P-12036 Purchase - Parking licence plate recognition cameras	300256	180,000	_	_	_	_
		Infrastructure Directorate						
		Building Maintenance						
0%	all.	P-12033 Software - Utility data management system	300254	12,000	-	_	_	_
		Building Projects		,				
1%	all.	P-11842 Design and construct-Westgate Mall courtyard	300119	176,504	-	960	(960)	-
0%	all.	P-11843 Design and construct- Markets Building Services	300121	2,270,133	-	-	-	-
0%	4	P-11882 Design and construct Fremantle Golf Course Clubhouse	300157	4,381,857	-	6,628	(6,628)	-
0%	ď	P-11944 Design and construct – 38-40 Henry Street – Façade'	300167	300,000	-	-	-	-
0%		P-11982 Design and construct - Arts Centre - Sewer	300203	-	-	544	(544)	(544)
9%		P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	300206	234,168	19,800	21,448	(1,648)	-
0%		P-12197 Demolition - Ken Allen Clubhouse	300216	106,285	-	-	-	-
0%		P-12074 Design + Construct Fremantle Leisure Centre Kiosk	300281	40,000	-	-	-	-
0%	ď	P-12090 Fitout - WCC tenancy - Level 1,2 & 3	300299	1,041,860	-	-	-	-
0%	ď	P-12081 Design and construct - Leighton Beach - Toilets	300307	-	-	850	(850)	(850)
29%		P-10223 Design and construct - Arts Centre - Roof	300309	359,183	359,183	104,624	254,559	-
0%	ď	P-12114 Design and construct - Notre Dame - Drainage	300319	47,545	20,000	-	20,000	-
0%	ď	P-12082 Design and construct - Dick Lawrence - Changeroom	300341	200,000	200,000	-	200,000	-
0%	ď	P-12150 Design and construct - FAC Café	300347	93,911	3,911	-	3,911	-
0%	الله	P-12149 Install-Leisure Centre - Air Con	300348	55,000	55,000	-	55,000	-
124%	4	P-12145-Design and construct - North Fremantle Bowling Club	300350	201,159	201,159	249,584	(48,425)	(48,425)
0%	аЩ	P-12184 Design and construct - Arts Centre Creative Hub	300355	1,257,410	-	-	-	-
0%		P-12179 Install - Local History - Partition	300357	25,000	-	-	-	-
0%		P-12160 Install - Arts Centre - Ceramics studio aircondition	300363	62,000	30,000	-	30,000	-
0%	4	P-12183 Install - Arts Centre - Jewellery studio ventilation	300364	22,000	-	-	-	-
0%	4	P-12182 Install - Arts Centre - Office climate control	300365	22,500	-	-	-	-
0%	4	P-12181 Install - Arts Centre - Lighting	300366	30,000	-	-	-	-
0%	4	P-12176 Install - Moores Building - Electrical	300368	50,000	-	-	-	-
0%	4	P-12175 Install - Arts Centre - Fire system	300369	95,000	4 000	-	4 000	-
0%	4	P-12174 Install - Victoria Pavilion - Fire system	300370	60,000	1,000	-	1,000	-
0%	4	P-12173 Refurbish - Point St - Toilets	300371	15,000	-	-	-	-
0% 0%	4	P-12172 Refurbish - 92 Adelaide Street - Windows (Fremantle	300372 300373	25,000	-	-	-	-
υ%		P-12171 Install - Old Fire Station - Electrical and fire sys	3003/3	300,000	-	-	-	-

Capital Expenditure - Level of Completion Indicators

0% 40% Percentage YTD Actual to Annual Budget 4 60% Expenditure over budget highlighted in red 4 80% 100% st Please see table at the end of this note for further detail Over 100%

% of Completion		Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
	Construction and Maintenance Teams						
0% 📶	P-11914 Road safety - Hampton Rd - Bike lane - Stage 2	300209	-	-	(18)	18	-
0% 📶	P-12130 Parking - Leighton Beach	300288	-	-	10,737	(10,737)	(10,737)
98% 📶	P-12125 Install - William, Henderson & Queen St - Lighting	300290	156,095	156,095	152,208	3,887	-
0% 📶	P-12122 Road Safety - Carrington & Hughes St - Intxn	300292	258	258	-	258	-
139%	P-12120 Drainage - York and Long St	300294	27,364	27,364	38,024	(10,660)	(10,660)
99%	P-12119 Drainage - Jenkin and Daly St	300295	30,458	30,458	30,113	345	-
105%	P-12085 Design and construct - Paget St - Streetscape	300303	50,000	50,000	52,388	(2,388)	(2,388)
0%	P-12117 Footpath - Hampton Rd	300317	-	-	7,705	(7,705)	(7,705)
0%		300328	-	-	1,815	(1,815)	(1,815)
0%		300329	-	-	1,111	(1,111)	(1,111)
0%		300345	330,000	-	· -	-	-
0%		300359	2,000,000	-	-	_	-
0%		300360	200,000	_	_	_	_
0%		300362	160,000	_	_	_	_
0% 📶	-	300375	102,000	_	_	_	_
50%		300373	65,000	65,000	32,296	32,704	_
98%	·	300377	97,300	97,300	95,088	2,212	
112%	_	300378	33,769	33,769	37,706	(3,937)	(3,937)
							(3,937)
72% 📶	·	300380	156,931	156,931	112,836	44,095	-
000/	Parks and Landscapes Team	200225	10.000	10.000	17.220	2 440	
88% 📶		300225	19,660	19,660	17,220	2,440	-
69% 📶		300305	60,450	60,450	41,737	18,713	-
0% 📶	= :	300310	136,552			-	-
13% 📶		300313	94,362	18,030	11,880	6,150	-
5% 📶	-	300332	250,000	72,100	12,038	60,063	-
3% 📶	•	300335	84,337	-	2,521	(2,521)	-
0% 📶	=	300336	206,400	50,000	-	50,000	-
0% 📶	P-12191 Install - Fremantle Oval - Bore	300376	75,000	-	-	-	-
	Waste Collection Team						
116%	P-12032 Purchase - FOGO bins - Multi unit dwellings	300253	10,754	10,754	12,518	(1,764)	(1,764)
	Mechanical Services Team						
1% 📶	P-12189 Program - Fleet replacement	300361	679,000	-	3,523	(3,523)	-
0% 📶	P-12177 Program - Fleet Replacement - EV Premium	300367	50,000	-	-	-	-
	Facilities and Environmental Management						
0% 📶	P-11873 Program - Solar panels	300152	31,510	-	-	-	-
	Place and Projects Team						
32% 📶	P-10077 Program-Parks-Infrastructure	300147	193,688	65,000	61,408	3,592	-
0%	-	300197	401,075		· -	-	_
8%	-	300218	3,230,119	205,000	254,877	(49,877)	-
102%		300262	30,352	30,352	30,823	(471)	(471)
0%		300280	16,394	16,394		16,394	-
110%	· -	300289	45,940	35,000	50,672	(15,672)	(4,732)
4%		300291	229,000	50,000	8,042	41,958	(4,732)
98%	-	300297	152,442	114,801	148,695	(33,894)	_
0% 📶		300302	15,000	114,001	140,033	(33,634)	
		300302	27,605	-	_	-	_
	=			-	-	-	-
0% 📶		300311	20,000	122.225	115 572	- - 762	-
94% 📶	•	300316	122,335	122,335	115,573	6,762	-
3%		300320	175,000	19,600	5,580	14,020	-
0% 📶		300342	90,000	25.000	40.000	-	-
2% 📶	P-11989 - Design and construct - Hilton Park Precinct	300344	780,000	25,000	18,860	6,140	(0.700)
103%	P-12140 Drainage – Port Beach carpark	300349	120,000	70,000	123,530	(53,530)	(3,530)
0% 📶	P-12185 Purchase - South Beach - Access matting	300356	50,000	-	-	-	-
_	Natural Areas and Urban Forest Team						
28% 📶		300110	1,033,018	984,346	285,316	699,030	-
53% 📶	P-12028 Program - Coastal Monitoring (South)	300278	84,609	84,609	44,866	39,743	-
	Grand Total		25,794,226	3,640,108	2,216,574	1,423,534	(98,669)

PROJECTS OF OVERSPENDING	VARIANCE OVER 23/24	COMMENT (Tolerance level is 10% and \$10,000)
P-12145-Design and construct - North Fremantle Bowling Club	(48,425)	Project Completed in FY23. However, final invoice received & paid in FY24
P-12130 Parking - Leighton Beach	(10,737)	Project Completed in FY23. However, final invoice received & paid in FY24
P-12120 Drainage - York and Long St	(10,660)	Change of design and additional scope resulted in overspent

WORK IN PROGRESS NOTE 3(c)

MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 2023

Works in Progress 2022/23 (LTD) & 2023/24

Financial Year

Account No.	Project	2022/23 (LTD)	2023/24 (YTD)
Buildings			
300203	P-11982 Design and construct - Arts Centre - Sewer	-	544
300206	P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	-	21,448
300216	P-12197 Demolition - Ken Allen Clubhouse	13,715	-
300218	P-11992 Design & construct—South Beach—Changerooms	127,943	254,877
300269	P-12050 Purchase - South Beach - Temporary toilets	8,177	-
300299	P-12090 Fitout - WCC tenancy - Level 1,2 & 3	4,320	-
300307	P-12081 Design and construct - Leighton Beach - Toilets	-	850
300309	P-10223 Design and construct - Arts Centre - Roof	390,817	104,624
300320	P-12112 Design and construct - Stevens Res - Facility	-	5,580
300344	P-11989 - Design and construct - Hilton Park Precinct	-	18,860
300350	P-12145-Design and construct - North Fremantle Bowling Club	-	249,584
Furniture and	d Fittings		
300107	P-10897 Purchase-Wi-Fi network infrastructure	35,278	-
300108	P-11636 Relocation-Vocus communications	17,396	-
Plant and Eq	uipment		
300361	P-12189 Program - Fleet replacement	-	3,523
Infrastructur	e - Paths		
300119	P-11842 Design and construct-Westgate Mall courtyard	-	960
300225	P-12000 Program - Doepel St - Trees	-	17,220
300250	P-12026 Design and construct - Florence Park - Playspace	-	-
300263	P-12049 Footpath - Duffield Ave	63,397	-
300289	P-12126 Footpath - Fremantle Port to Bathers Beach	- -	50,672
300317	P-12117 Footpath - Hampton Rd	77,247	7,705
Infrastructur	e - Roads		
300135	P-11854 Resurface MRRG-South Tce	1,398	_
300209	P-11914 Road safety - Hampton Rd - Bike lane - Stage 2	-	(18)
300270	P-12053 Road safety - Leighton Beach - Traffic calming	12,630	-
300292	P-12122 Road Safety - Carrington & Hughes St - Intxn	39,742	_
300303	P-12085 Design and construct - Paget St - Streetscape	-	52,388
300328	P-12104 Resurface - R2R - Letchford St	89,104	1,815
300329	P-12103 Resurface - R2R - Marchant Rd	-	1,111
300339	P-12093 Resurface - MRRG - South Tce and Wray Ave	55,920	_,
300333	P-12193 Resurface - R2R - Sellenger Avenue	-	95,088
300378	P-12194 Resurface - R2R - Baird Place	-	37,706
300380	P-12195 Resurface - R2R - Kirby Way	-	112,836

WORK IN PROGRESS NOTE 3(c)

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 OCTOBER 2023

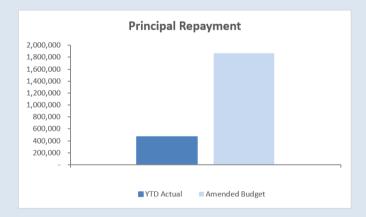
Works in Progress 2022/23 (LTD) & 2023/24

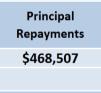
Fina	incial	l Year

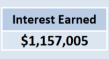
Account No	. Project	2022/23 (LTD)	2023/24 (YTD)				
Infrastructure - Drainage							
300174	P-11952 - Design and construct – Hampton Road – Drainage	-	-				
300223	P-11998 Design and Construct - Drainage - Nicholas St	-	-				
300293	P-12121 Drainage - Johanna St - Phase 1	34,250	-				
300294	P-12120 Drainage - York and Long St	8,704	38,024				
300295	P-12119 Drainage - Jenkin and Daly St	9,305	30,113				
300296	P-12118 Drainage - Chamberlain St	10,252	-				
300319	P-12114 Design and construct - Notre Dame - Drainage	2,455	-				
300349	P-12140 Drainage – Port Beach carpark	-	123,530				
Infrastructu	re - Parks						
300147	P-10077 Program-Parks-Infrastructure	238,699	61,408				
300157	P-11882 Design and construct Fremantle Golf Course Clubhouse	-	6,628				
300262	P-12048 Design and construct - Paddy Troy Mall - Lighting	74,647	30,823				
300290	P-12125 Install - William, Henderson & Queen St - Lighting	3,905	152,208				
300291	P-12123 Design and construct - Leighton Reserve - Playground	1,000	8,042				
300297	P-12116 Install - William St – Trees	17,558	148,695				
300305	P-12079 Program - Dog improvements	2,550	41,737				
300308	P-12078 Design and construct - Nannine Commons	7,395	-				
300313	P-12129 Program - Prawn Bay - Ecological restoration	-	11,880				
300316	P-12127 Design and construct - Hilton Bowling Club - Green	137,964	115,573				
300332	P-12100 Design and construct - Dick Lawrence - Irrigation	-	12,038				
300335	P-12097 Design and construct - South Beach - Bore	5,663	2,521				
300336	P-12096 Design and construct - Pioneer Park - Bore	18,600	-				
Infrastructu	re - Other						
300110	P-11823 Design and construct-Port Beach coastal adaptation	-	285,316				
300162	P-11878 - Design and construct -Walyalup Koort – Public Artw	25,000	-				
300253	P-12032 Purchase - FOGO bins - Multi unit dwellings	-	12,518				
300271	P11983 - Design and Construct - Leighton Beach Access	59,325	-				
300278	P-12028 Program - Coastal Monitoring (South)	-	44,866				
300288	P-12130 Parking - Leighton Beach	-	10,737				
300310	P-12138 Design and construct - John St Riverwall Replacment	34,256	-				
300312	P-12135 Program - Bus shelters	30,849	-				
300358	P-12164 Install - Leisure Centre portable steps	-	10,250				
300377	P-12192 Resurface - Cliff Street - Carpark	-	32,296				
Total Annua	Total Annual Work in Progress 1,659,462						
		Cumulative Total WIP	3,876,036				
	*LTD - Life to Date balance						

	Interest			Principa	l Repayment	Principa	l Balance		Guarantee Fee ments
Particulars	Rate	Expiry date of Loan	Principal 1 July 2023	YTD Actual	Amended Budget	31 Oct 2023	Amended Budget 30 June 2024	YTD Actual	YTD Budget
	%		\$	\$	\$	\$	\$	\$	\$
Recreation and culture									
298 Leighton Beach Kiosk &		. /07/0005	251.212	70.500	450 446	205 522	205 222	0.500	0.550
Changerooms	3.44	1/07/2025	364,219	78,529	158,416	285,690	205,803	9,598	3,668
301 Leighton Beach Kiosk	3.15	1/07/2026	131,281	19,336	38,977	111,945	92,304	3,366	1,376
303 Fremantle Boys School	2.86	28/06/2027	304,127	18,009	72,813	286,117	231,314	5,462	3,288
308 Arthur Head - Wall stabilisation	1.62	1/04/2031	406,358	23,887	47,968	382,471	358,390	6,326	3,028
Transport									
232 Streets Ahead Programme (2)	6.56	1/07/2021	_	_	_	_	_	_	_
236 Streets Ahead Programme (3)	6.56	1/07/2022	_	_	_	_	_	_	_
277 Road Asset Program	5.56	1/07/2021	_	_	_	_	_	_	_
278 Footpath Asset Program	5.56	1/07/2021	_	_	_	_	_	_	_
280 Road Rehabilitation &									
Improvement program	3.93	1/07/2022	-	-	-	-	-	-	-
281 Footpath Replacement Program	3.93	1/07/2022	_	_	_	-	_	_	_
284 Road Asset Program	4.01	1/07/2023	19,622	19,622	19,622	-	(0)	198	_
289 Road Asset Program	3.99	1/07/2024	260,811	102,774	207,608	158,037	53,203	7,037	2,344
290 Footpath Asset Program	3.99	1/07/2024	52,607	20,730	41,875	31,877	10,732	1,419	472
291 Drainage Asset Program	3.99	1/07/2024	44,457	17,518	35,388	26,938	9,069	1,199	400
295 Road Asset Program	3.44	1/07/2025	230,519	49,702	100,263	180,817	130,256	6,075	2,324
296 Footpath Asset Program	3.44	1/07/2025	66,090	14,250	28,745	51,840	37,345	1,742	664
297 Drainage Asset Program	3.44	1/07/2025	76,840	16,567	33,421	60,272	43,419	2,025	776
300 Road Asset Program	3.15	1/07/2026	304,760	44,887	90,485	259,873	214,275	7,815	3,192
294B Acquisition 73 Hampton Road	4.03	1/07/2024	49,729	19,593	39,583	30,136	10,146	1,300	396
305 Heavy Vehicles	2.86	28/06/2027	217,233	12,864	52,010	204,370	165,223	3,901	2,348
Economic services									
279 Fremantle Markets Upgrade	5.56	1/07/2021	_	_	_	_	_	_	_
283 Fremantle Markets Upgrade	3.93	1/07/2022	_	_	_	_	_	_	_
307 Civic & Library Building	1.96	28/06/2040	17,473,963	-	875,394	17,473,963	16,598,569	153,087	153,084
Community Amenities									
SMRC	WACC	-	394,730	10,239	20,483	384,492	374,247	8,382	6,356
Total			20,397,345	468,507	1,863,051	19,928,838	18,534,294	218,932	183,716

The above YTD Actual interest is a result of accrual accounting, which requires that accounting transactions be recognized and recorded when they occur, regardless of whether payment has been made at that time has been recognised in accrued method.







Reserves Bal \$10.59 M



Loans Due \$19.93 M

RESERVE FUND BALANCES AND MOVEMENTS NOTE 5(a)

	Opening Balance	Transfer To	Muni Fund	Transfers Froi	m Muni Fund	Closing Balance
Reserve Fund	1 Jul 2023	For Operating	For Capital	From Operating	From Capital	31 Oct 2023
	\$	\$	\$	\$	\$	\$
Cantonment Hill Master Plan Reserve	117,868	-	-	-	-	117,868
Public Open Space - Swan Hardware	26,899	-	-	-	-	26,899
Public Open Space - Christian Brothers	131,830	-	-	-	-	131,830
Public Open Space - Lot 502 Lefroy	61,600	-	-	-	-	61,600
Public Open Space - Knutsford Blinco	401,075	-	-	-	-	401,075
Community Care Programs Reserve (Previously HACC)	6,386	-	-	-	-	6,386
Fleet Reserve	500,000	-	-	-	-	500,000
Fremantle Markets Conservation Reserve	70,132	-	-	-	-	70,132
Fremantle Oval Reserve	30,350	-	-	-	-	30,350
Hilton Park Sports Reserve	2,000,000	-	-	-	-	2,000,000
Investment Fund Reserve	768,016	-	(28,075)	-	-	739,941
Leighton Precinct Maintenance Reserve	221,674	(8,127)	-	80,697	-	294,243
Leisure Centre Upgrade Reserve	33,599	-	-	-	-	33,599
Parking Dividend Equalisation Reserve	5,486,080	-	(10,737)	-	-	5,475,344
Parks Recreation and Facilities Reserve	97,771	-	-	-	-	97,771
Sustainability Investment Reserve	59,510	-	-	-	-	59,510
South Beach Reserve	500,000	-	-	-	-	500,000
White Gum Valley Precinct Community Bore Reserve	31,114	-	-	8,804	-	39,918
Total	10,543,904	(8,127)	(38,812)	89,501	-	10,586,465

MONTHLY FINANCIAL REPORT

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	\$	\$	\$
Cantonment Hill Master Plan Reserve			
Reserve Purpose:			
To fund capital works at Cantonment Hill in accordance with the Cantonmen	nt Hill Master Plan.		
Source of Income:			
Transfer from the Investment Reserve as approved by Council. Transfer from	Municipal Fund amo	ounts determined	
by Council through the annual budget and budget review.			
Opening Balance	117,868	117,868	117,868
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	_	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	117,868	117,868	117,868
P. H. Connection of Programme			
Public Open Spaces Reserves			
Reserve Purpose: To hold any monies received as contribution for cash in lieu of public open			
space.			
space.			
Source of Income:			
Transferred from Trust Fund (no longer required to be held in Trust)			
Opening Balance - Swan Hardware	26,899	26,899	26,899
Opening Balance - Christian Brothers	131,830	131,830	131,830
Opening Balance - Lot 502 Lefroy Opening Balance - Knutsford Blinco	61,600	61,600	61,600
Transfer to Reserves (Operating)	401,075	401,075	401,075
Transfer to Reserves (Operating)	<u>-</u>	_	_
Transfer from Reserves (Operating)	-	-	_
Transfer from Reserves (Capital)	(401,075)	(401,075)	-
300197 - P-10412 Design and construct - Booyembara Park Masterplan	(401,075)	(401,075)	-
Closing Balance	220,329	220,329	621,404
Community Care Programs Reserve (Previous HACC Asset Replacem	ent Reserve)		
Reserve Purpose:			
To fund Community Care Programs.			
Source of Income:			
Transfer from final balance held in old HACC Asset Replacement Reserve at			
end of 17/18 financial year.			
Occasiona Balanca			
Opening Balance Transfer to Posseries (Operating)	6,386	6,386	6,386
Transfer to Reserves (Operating) Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Operating) Transfer from Reserves (Capital)	-	-	-
Closing Balance	6,386	6,386	6,386
-	-,	-,	.,

RESERVE FUND BALANCES AND MOVEMENTS DETAIL NOTE 5(b)

MONTHLY FINANCIAL REPORT

Cash Backed Reserves	Adopted Budget 23/24 \$	Amended Budget 23/24 \$	YTD Actual \$
Fleet Reserve			
Reserve Purpose:			
To replace City's vehicles fleet when required.			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial y	year		
Opening Balance	500,000	500,000	500,000
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300361 - P-12189 Program - Fleet replacement	(500,000)	(500,000)	-
Closing Balance	-	-	500,000
Fremantle Markets Conservation Reserve			
Reserve Purpose:			
To fund conservation works to the Fremantle Markets.			
Source of Income:			
Contribution by lessee on signing of new lease in June 2008. Increase of re			
first ten years of the lease commencing in June 2008 as a minimum to ass	sist in obtaining externa	l funding for	
implementing the Conservation Plan.			
Opening Balance	70,132	70,132	70,132
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating) Transfer from Reserves (Capital)	(70.422)	(70.422)	-
Transfer from Reserves (Capital)	(70,132)	(70,132)	-
300121 - P-11843 Design and construct- Markets Building Services	(70,132)	(70,132)	-
Closing Balance	-	-	70,132

RESERVE FUND BALANCES AND MOVEMENTS DETAIL NOTE 5(b)

MONTHLY FINANCIAL REPORT

Cook Backed Bacowing	Adopted	Amended	YTD
Cash Backed Reserves	Budget 23/24	Budget 23/24	Actual
	\$	\$	\$
Fremantle Oval Reserve			
Reserve Purpose:			
To fund capital and business planning costs associated with the redevelo	pment of the Fremantle	Oval precinct.	
Source of Income:			
Transfer from Former Stan Reilly Property Site Redevelopment Reserve as	approved by Council. 1	ransfer from	
Municipal Fund amounts determined by Council through the annual budg	get, budget review and	budget	
amendments.			
Opening Balance	30,350	30,350	30,350
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(12,168)	(12,168)	-
200132 - P-10300 Plan-Fremantle Oval Precinct	(12,168)	(12,168)	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	18,182	18,182	30,350
Hilton Park Sports Reserve			
Reserve Purpose:			
<u>neserve rurpose.</u> To fund sporting, infrastructure and facility improvements in and around	Hilton Bark Sports Pass	arva	
To Juna sporting, infrastructure and jucinity improvements in and around	Tillion Fulk Sports Rese	arve.	
Source of Income:			
Transfer from Municipal Fund amount determined by Council through th	e annual budget and bu	idget review.	
Opening Balance	2,000,000	2,000,000	2,000,000
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(780,000)	(780,000)	-
300344 - P-11843 P-11989 - Design and construct - Hilton Reserve	(780,000)	(780,000)	-
Closing Balance	1,220,000	1,220,000	2,000,000

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	\$	\$	\$
	•		•
Investment Fund Reserve			
Reserve Purpose:			
To realise and make investments in income producing assets. A specified list			
of the investments. Funds will not be withdrawn from the reserve to subsidis	-		
nor shall funds be withdrawn for the purpose of providing community facility rate of return, unless specifically decided otherwise by the Council.	ies that ao not provid	ie a commerciai	
rate of return, ameas specifically accused otherwise by the council.			
Source of Income:			
Net proceeds of sale of nominated freehold properties, unless otherwise reso			
sale of miscellaneous parcels of land, unless otherwise resolved by Council. To			
principal repayment equivalent for Loan 189 (Queensgate) that was paid ou the Investment Reserve. Net proceeds from the winding up of the City of Fred	-		
Fremantle and Town of East Fremantle Trust Funds (Amendment and Expiry,		s per the erty of	
Opening Balance Transfer to Reserves (Operating)	659,792 -	659,792	768,016
Transfer to Reserves (Capital)	4,750,000	4,750,000	-
	,,	,,	
300000 - P-10297 Construct - Walyalup Civic Centre and Library (KS)	-	-	-
300374 - P-12170 Contribution-Commercial tenancy fitout TRANSFER TO	250,000	250,000	-
300047 - P-10458 Disposal - 7 Quarry St 300053 - P-11052 Disposal - 9 Quarry St	2,250,000	2,250,000	-
300033 1 11032 bisposur 3 Quarry 30	2,250,000	2,250,000	_
Transfer from Retained Surplus of 2020/2021	-	-	-
Transfer from Reserves (Operating)	-	-	-
	/E 47 21E\	(E11 024)	(20.075)
Transfer from Reserves (Capital)	(547,315)	(511,034)	(28,075)
	(0.1.000)	(24.625)	
300073 - P-11077 Install - Network Infrastructure (Kings Square)	(34,638)	(34,638)	-
300085 - P-10295 Design and construct - Public Realm Newman Court (KS)	-	-	-
300100 - P-11682 Building development - Fit out - Civic Building (KS) 300101 - P- 10898 Relocation - AV Equipment & Installation (KS)	-	-	-
300101 - P-11098 Relocation - AV Equipment & Installation (RS)	-	-	-
300112 - P-11829 Design and construct - Commercial tenancy (KS)	(136,729)	(134,779)	_
300157 - P-11882 Design and construct – Golf Course	(28,000)	(28,000)	(6,628)
300162 - P-11878 Design and construct - Kings Square - Windows to	(79,449)	(79,449)	-
300206 - P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	(268,499)	(234,168)	(21,448)
Closing Balance	4,862,477	4,898,758	739,941

MONTHLY FINANCIAL REPORT

Cash Backed Reserves	Adopted	Amended	YTD
Cash Danked Nessel 163	Budget 23/24 \$	Budget 23/24 \$	Actual \$
	•	·	· · ·
Leighton Precinct Maintenance Reserve			
Reserve Purpose:			
To hold any specified area rate income raised during the financial ye	•		
Leighton Precinct maintenance. To fund the above normal costs asso	ociated with maintaining the	e higher standard	
of the landscaping of the Leighton residential area.			
Source of Income:			
Revenue raised from a specified area rates that was unspent at the e	end of the financial year.		
Opening Balance	188,877	211,419	221,674
Transfer to Reserves (Operating)	80,697	80,697	80,697
100913 - Maintain Landscape - Leighton Precinct SAR	80,697	80,697	80,697
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(55,000)	(87,796)	(8,127
100913 - Maintain Landscape - Leighton Precinct SAR	(55,000)	(87,796)	(8,127)
Transfer from Reserves (Capital)	-	-	-
Closing Balance	214,574	204,320	294,243
Leisure Centre Upgrade Reserve			
<u>Reserve Purpose:</u> To provide funds for major upgrading and refurbishment works at th	ne Fremantle Leisure Centre		
To provide jurius jor major apgrading and rejurbishment works at th	e rremantie Leisure centre.		
Source of Income:			
Transfer from the Investment Reserve as approved by Council. Trans	fer from Municipal Fund am	ounts determined	
by Council through the annual budget and budget review.			
Opening Balance	33,599	151,635	33,599
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	33,599	151,635	33,599

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	\$	\$	\$
Parking Dividend Equalication Peccene			
Parking Dividend Equalisation Reserve Reserve Purpose:			
To provide a smoothing out of revenue contributions to municipal operations for provide a smoothing out of revenue contributions to municipal operations for that is to be achieved as follows (a) by transferring net profits in excess of bud required, when there is a material (i.e. plus 1%) net loss, transferring funds frow compensate the loss. Fund commercial parking capital equipment and facilitie equipment and facilities to the extent the funds available in the reserve exceed revenue. Provide temporary funding to the City for its initial contribution to the	lget to the reserve m the reserve to n s or parking infrin d 2.5% of budgeted	and (b) if nunicipal fund to gement capital d gross parking	
project. This funding will be returned to the Reserve annually via a service levy the Hilton Underground Power project.	on residential cor	nsumers within	
Source of Income:			
Transfer from the Municipal Fund (a) net profit on commercial parking operations budget. Note: Net profit is calculated including depreciation and allocated supcapital. and/or (b) Transfer from the Municipal Fund amounts determined by or budget review in relation to parking operations. Transfer from Municipal Futhrough the annual budget or budget review in relation to parking infringements ale of parking facilities as determined by Council through the annual budget of	port service costs Council through th and amounts deter nt operations. Net	but excludes e annual budget mined by Council	
Opening Balance	5,033,111	5,342,077	5,486,080
Transfer to Reserves (Operating)	- 72 420	- 72 420	-
Transfer to Reserves (Capital)	73,438	73,438	-
300244 - P-12019 Design and Construct - Hilton - Underground Power	73,438	73,438	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(3,951,000)	(3,951,000)	(10,737
300244 - P-12019 Design and Construct - Hilton - Underground Power	-	-	-
300256 - P-12036 Purchase - Parking licence plate recognition cameras 300257 - P-12038 Purchase - Hand held licence plate recognition equipment	(180,000)	(180,000)	-
300259 - P-12038 Furchase - Fland Held Incence plate recognition equipment 300259 - P-12041 Program - Ticket machines	(1,706,000)	(1,706,000)	_
300359 - P-12163 Install - Carpark 11 - Reusable carpark	(2,000,000)	(2,000,000)	-
300377 - P-12192 Resurface - Cliff Street - Carpark	(65,000)	(65,000)	-
300288- P-12130 Parking — Leighton Beach	-	·	(10,737)
Closing Balance	1,155,549	1,464,515	5,475,34
Parks Recreation and Facilities Reserve <u>Reserve Purpose:</u> To fund improvements within the South Fremantle Tip Site Reserve. To Finance	e improvements w	ithin the Kings	
Square Reserve. To Finance tourism projects within the City. To finance facilitie supporting loan basis in accordance with Council guidelines for such advances within the Port and Leighton Beach Reserve. To finance capital works and imperiments improvements or major refurbishments to other parks and recreation	es for sporting club to clubs. To Finan rovements at Fren	os on a self ce improvements nantle Oval. To	
<u>Source of Income:</u> Municipal Fund contribution as approved by Council in the annual budget.			
Opening Balance	97,771	97,771	97,772
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	97,771	97,771	97,77

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	\$	\$	\$
Sustainability Investment Reserve			
Reserve Purpose:			
To purchase sufficient carbon offsets to maintain the City's carbon neutral sta	tus. Remaining fur	nds will then be	
$used\ to\ invest\ in\ projects\ that\ promote\ positive\ renewable\ energy\ outcomes\ .$	If no renewable en	nergy projects can	
be identified, the fund will accumulate that year's contribution.			
Source of Income:			
Transfer from Municipal Fund amounts determined by Council through the an	nual budget and b	udget review.	
Opening Balance	59,510	59,510	59,510
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	100,000	100,000	-
300354 - P-12162 Program - Sustainability intiaitives (2023/24-TRANSFER TC	100,000	100,000	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(31,510)	(31,510)	-
300152 - P-11873 Program-Solar Panels City	(31,510)	(31,510)	-
Closing Balance	228,000	228,000	59,510
South Beach Reserve			
Reserve Purpose:			
To fund infrastructure and facilities improvement			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial year			
Opening Balance	500,000	500,000	500,000
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300218 - P-11992 Design & construct—South Beach—Changerooms	(500,000)	(500,000)	-
Closing Balance	-	-	500,000

RESERVE FUND BALANCES AND MOVEMENTS DETAIL NOTE 5(b)

Cash Backed Reserves White Gum Valley Precinct Community Bore Reserve Reserve Purpose: To fund the associated costs required to maintain the community Bore	Adopted Budget 23/24 \$ pore within the WGV developn	Amended Budget 23/24 \$	YTD Actual \$
Source of Income:			
Revenue raised from a service charge that was unspent at the end	of the financial year.		
Opening Balance	24,479	24,479	31,114
Transfer to Reserves (Operating)	8,804	8,804	8,804
100738 - Service charge - Use of community bore	8,804	8,804	8,804
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(8,804)	(15,439)	-
100738 - Service charge - Use of community bore	(8,804)	(15,439)	-
Transfer from Reserves (Capital)		-	-
Closing Balance	24,479	17,844	39,918
Summary			
Opening Balance	9,943,280	10,392,823	10,543,903
Transfer to Reserves (Operating)	89,501	89,501	89,501
Transfer to Reserves (Capital)	4,923,438	4,923,438	-
Transfer from Reserves (Operating)	(75,972)	(115,403)	(8,127)
Transfer from Reserves (Capital)	(6,781,033)	(6,744,752)	(38,812)
Closing Balance	8,099,214	8,545,607	10,586,465

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 OCTOBER 2023

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 2023	Amount Received	Amount Paid	Closing Balance 31 Oct 2023
	\$	\$	\$	\$
Cash In Lieu of Parking	469,360	-	-	469,360
Cash In Lieu of Public Open Space				
37 Strang Street subdivision	85,673	-	-	85,673
Bequests				
Gwenth Ewens	31,901	891	-	32,791
John Francis Boyd	2,700	-	-	2,700
Victor Felstead	11,305	3,908	-	15,213
Unclaimed Funds - Debtors	4,441	-	-	4,441
Unclaimed Funds - Stale Cheques	48,602	592	-	49,194
Miscellaneous	290,176	-	(97,043)	193,134
Trust Interest	56,146	-	-	56,146
	1,000,304	5,391	(97,043)	908,652

NOTE 7 **RECEIVABLES**

	30 Jun 2023	31 Oct 2023
	\$	\$
Opening Arrears Previous Years	774,147	1,135,640
Levied this year		
Rates	53,404,655	59,478,618
ESL	9,350,102	9,350,102
Other	938,336	938,336
Less Collections to date	(63,331,600)	(47,914,969)
Equals Current Outstanding	1,135,640	22,987,727
Net Rates Collectable	1,135,640	

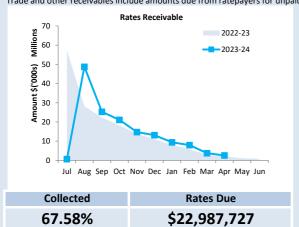
Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	\$	\$	\$	\$	\$
Percentage	43%	19%	5%	34%	
Receivables - General	13,038	991	1,692	34,633	50,354
CEO Marketing & Economic Development	-	120,000	-	1,974	121,974
Community Development	22,275	447	921	402	24,045
Commercial Properties	309,782	40,138	24,656	312,786	687,362
Commercial Waste	51,473	18,609	4,797	4,041	78,920
Corporate Services	11,448	3,197	16,234	7,299	38,178
Fremantle Arts Centre	5,392	2,482	-	16,255	24,129
Fremantle Leisure Centre	14,691	3,370	1,575	867	20,503
Hall/Reserve Hire	1,876	887	4,826	(281)	7,308
Miscellaneous Debtor	(162)	-	(680)	(20)	(862)
Parking	17,782	-			17,782
Samson Recreation Centre	17,746	311	-	-	18,057
Technical Services	14,458	21,678	-	462	36,598
	479,799	212,110	54,021	378,418	1,124,348
Add: Prepayments	1,448,290				1,448,290
Less: Provision for Doubtful Debt	(160,937)				(160,937)
Ecs. Provision for Boustian Best	(100,537)				2,411,700
Balance per Trial Balance					
Sundry debtors	2,411,700				2,411,700
GST receivable	515,239				515,239
Loans receivable - clubs/institutions	-				-
Total Receivables General Outstanding					2,926,938
Amounts shown above include GST (where applicable	<u>e</u>)				

KEY INFORMATION

% Collected

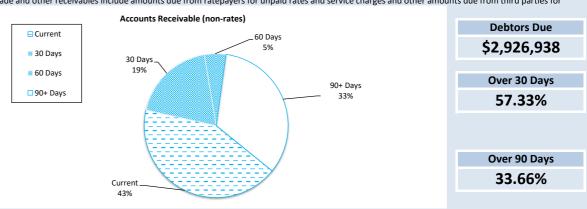
98.24%

67.58%



SIGNIFICANT ACCOUNTING POLICIES

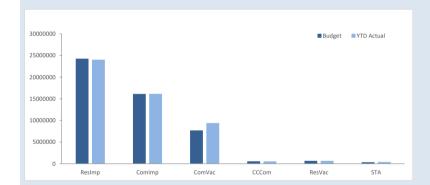
Trade and other receivables include amounts due from ratepayers for unpaid Trade and other receivables include amounts due from ratepayers for unpaid and service charges and other amounts due from third parties for



General Rate Revenue					Adopted E	Budget			YTD A	Actual	
		Number of	Rateable	Rate	Interim	Back	Total	Rate	Interim	Back	Total
	Rate in	Properties	Value	Revenue	Rate	Rate	Revenue	Revenue	Rates	Rates	Revenue
RATE TYPE	\$			\$	\$	\$	\$	\$	\$	\$	\$
Differential General Rate											
Residential Improved	0.079212	9,619	303,884,422	24,071,293	200,000		24,271,293	24,016,070	10,024	-248	24,025,846
Commercial & Industrial General	0.107416	1,441	150,054,187	16,118,221	-		16,118,221	16,367,119	(222,901)	-8,656	16,135,563
City Centre Commercial	0.107416	360	71,522,900	7,682,704	-		7,682,704	7,694,424	1,694,582		9,389,006
Residential Short Term Accommodation	0.107378	204	5,310,020	570,179	-		570,179	584,249	(42,578)		541,672
Vacant Residential Land	0.136819	166	4,891,550	669,257	-		669,257	671,042	(616)	337	670,763
Vacant Commercial & Industrial	0.158423	37	2,197,775	348,178	-		348,178	410,121			410,121
	Minimum \$										
Residential Improved	1649	4,425	78,823,884	7,296,825	-		7,296,825	7,306,719			7,306,719
Commercial & Industrial General	1649	339	3,950,839	559,011	-		559,011	572,203			572,203
City Centre Commercial	1649	67	736,256	110,483	-		110,483	110,483			110,483
Residential Short Term Accommodation	1649	30	432,900	49,470	-		49,470	52,768			52,768
Vacant Residential Land	1599	101	950,875	161,499	-		161,499	161,499			161,499
Vacant Commercial & Industrial	1649	12	85,450	19,788	-		19,788	19,788			19,788
Sub-Totals		16,801	622,841,058	57,656,908	200,000		57,856,908	57,966,485	1,438,512	-8,567	59,396,430
Discount							-				
Concession							(157,689)	(139,511)			(139,511)
Amount from General Rates							57,699,219				59,256,919
Ex-Gratia Rates							-	-			-
Total General Rates							57,699,219				59,256,919
Specified Area Rates											
CBD Security Levy							119.210	140.812	191		141.003
Leighton Maintenance							80.699	80,697	191		80,697
Leighton Maintendfile							60,099	80,097			80,097
Total Specified Area Rates							199,909	221,509	191	-	221,699
Totals							57,899,128				59,478,618

SIGNIFICANT ACCOUNTING POLICIES

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.



General Rates				
YTD Actual	%			
\$59.26 M	103%			
	YTD Actual			

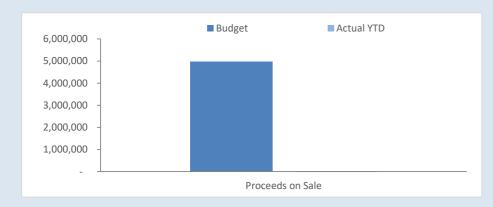
KEY INFORMATION



		Amended Budget				YTD Actual			
	Net Book				Net Book				
Asset Description	Value	Proceeds	Profit	(Loss)	Value	Proceeds	Profit	(Loss)	
	\$	\$	\$	\$	\$	\$	\$	\$	
<u>Land - Freehold Land</u>									
Project 10458 - Disposal of 7 Quarry St, Fremantle	2,650,000	2,250,000	-	(400,000)	-	-	-	-	
Project 11052 - 9 to 15 Quarry St, Fremantle	1,593,000	2,250,000	657,000	-	-	-	-	-	
Property, Plant and Equipment									
Fleet Replacement	509,631	179,000		(330,631)	-	9,757	-	-	
	4,752,631	4,679,000	657,000	(730,631)	-	9,757	-	-	

Note: Proceeds received during the month from the sale of a vehicle asset. The asset is yet to be disposed via the Fixed Asset Register. Upon disposal, the profit/(loss) on sale will be recorded in the Statement of Comprehensive Income.

KEY INFORMATION



Proceeds on Sale					
Budget	YTD Actual	%			
\$4,679,000	\$9,757	0.21%			

INFORMATION

PREPARATION TIMING AND REVIEW

Prepared by: Financial Accountant

Reviewed by: Financial Accounting Team Leader

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 6.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 OCTOBER 2023

STATUTORY REPORTING PROGRAMS

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	To provide a decision making process for the efficient allocation of scarce resources.	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.
GENERAL PURPOSE FUNDING	To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
LAW, ORDER, PUBLIC SAFETY	To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH EDUCATION AND WELFARE	To provide an operational framework To provide services to disadvantaged persons, the elderly, children and youth.	Inspection of food outlets and their control, provision of Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.
HOUSING	To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
COMMUNITY AMENITIES	To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	To establish and effectively manage infrastructure and resource which will help the social well being of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT ECONOMIC SERVICES	To provide safe, effective and To help promote the City and its economic wellbeing.	Construction and maintenance of roads, streets, footpaths, Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.
OTHER PROPERTY AND SERVICES	To monitor and control City overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

KEY TERMS AND DESCRIPTIONS FOR THE PERIOD ENDED 31 OCTOBER 2023

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

PROFIT ON ASSET DISPOSAL

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

FEES AND CHARGEES

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES

Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS

All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL

Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS

Depreciation expense raised on all classes of assets.

INTEREST EXPENSES

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE

Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 OCTOBER 2023

INFORMATION NET CURRENT ASSETS

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

EMPLOYEE BENEFITS

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the City has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the City expects to pay and includes related on-costs. (ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method.

Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

PROVISIONS

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

INVENTORIES

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.