



# Agenda

## Ordinary Meeting of Council

Wednesday 26 November 2025 6:00 pm



## **Notice of an Ordinary Meeting of Council**

Elected Members

An Ordinary Meeting of Council of the City of Fremantle will be held on **Wednesday 26 November 2025** in the Council Chamber (Bibbool Room) at the Walyalup Civic Centre, located at 151 High Street, Fremantle commencing at 6:00 pm.

A handwritten signature in blue ink, appearing to read "Glen Dougall".

Glen Dougall  
**Chief Executive Officer**

19 November 2025



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## **Official opening, welcome and acknowledgement**

Ngala kaaditj Whadjuk moort keyen kaadak nidja Walyalup boodja wer djinang Whadjuk kaaditjin wer nyiting boola yeye.

We acknowledge the Whadjuk people as the traditional owners of the greater Fremantle/Walyalup area and we recognise that their cultural and heritage beliefs are still important today.

## **Attendance, apologies and leave of absence**

### **Apologies**

There are no previously received apologies.

### **Leave of absence**

There are no previously received leave of absence.

### **Applications for leave of absence**

Elected members may request leave of absence.

### **Disclosures of interest by members**

Elected members must disclose any interests that may affect their decision-making. They may do this in a written notice given to the CEO or at the meeting.

## **Responses to previous public questions taken on notice**

The following question was taken on notice at the Ordinary Meeting of Council held on Wednesday, 12 November 2025:

### **Gerry MacGill made a Statement in relation to C2511-4.**

#### **Response by A/Director Planning, Place and Urban Development:**

Development Assessment Panel (DAP) items are no longer included in Council agendas, as changes to State Government legislation in May 2025 have prevented it. These changes have removed the ability for the Responsible Authority Reports to be presented to Council prior to determination by DAP.



Local government staff are still responsible for community engagement, with community members still able to express their views on these development proposals. Two local government Elected Members remain on the DAP's also, with the meetings public and open to everyone to attend in person or online.

**Response by Manager Communications and Media Relations:**

Following the State Government's recent announcement about transport options during the bridge closure, Council is currently discussing what additional measures might be required to support local residents and businesses. A particular focus is on how we encourage people to switch their modes of transport during the closure, making it easier for people to use public or active transport methods instead of driving.

To date, the City has also played an important role in connecting various community groups with Main Roads Western Australia and the Fremantle Bridges Alliance as the source of project-related information.

Through regular stakeholder meetings, coordinated by the Alliance, we have advocated for the City's preferred options for road network changes and public transport incentives.

To support local small businesses impacted by the closure, the City has just announced a round of small business [grants](#), which will be delivered in partnership with the Fremantle Chamber of Commerce.

The City is committed to working with the State Government, the Public Transport Authority, the Port and local residents to make sure the impact of the closure is manageable for everyone.

It's important that the community continues to share with us their experiences and concerns, so that we can keep advocating on their behalf.

## **Public question time**

Members of the public have the opportunity to ask a question or make a statement at council and committee meetings during public question time. Further guidance on public question time can be viewed [here](#), or upon entering the meeting.

## **Petitions**

Petitions may be tabled at the meeting with agreement of the presiding member.



## **Deputations**

A deputation may be made to the meeting in accordance with the City of Fremantle Meeting Procedures Policy.

## **Presentations**

Elected members and members of the public may make presentations to the meeting in accordance with the City of Fremantle Meeting Procedures Policy.

## **Confirmation of minutes**

### **OFFICER'S RECOMMENDATION**

**Council confirm the minutes of the Ordinary Meeting of Council dated 12 November 2025.**

## **Elected member communication**

Elected members may ask questions or make personal explanations on matters not included on the agenda.



## **Reports and recommendations from officers**

### **Planning reports**

Nil.



## General reports

### **C2511-12 SIR FREDERICK SAMSON RESERVE MASTERPLAN AND MANAGEMENT PLAN**

<b>Meeting date:</b>	26 November 2025
<b>Responsible officer:</b>	Manager Parks and Landscape
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Samson Park Masterplan</li><li>2. Appendix A: Samson Park Place Understanding Report</li><li>3. Appendix B: Samson Park Masterplan Phase 1 Engagement Report</li><li>4. Appendix C: Samson Park Masterplan Reference Group Meeting Minutes Meeting 1</li><li>5. Appendix D: Samson Park Masterplan Reference Group Meeting Minutes Meeting 2</li><li>6. Appendix E: Samson Park Masterplan Reference Group Meeting Minutes Meeting 3</li><li>7. Samson Park Management Plan</li></ol>

#### **SUMMARY**

**The Sir Frederick Samson Park Masterplan and Management Plan Project aims to set the foundations for upgrade, renewal and conservation works at Samson Park over the coming years. Samson Park possesses many great attributes, and the masterplan process aims to build on and improve these for the community, rather than undertake wholesale changes to the park.**

**This report presents the Samson Park Draft Masterplan and Management Plan for Council's approval to release for public consultation. Officers recommend Council endorse the draft documents for community engagement.**

#### **BACKGROUND**

Sir Frederick Samson Park (Samson Park) is a significant natural area in the suburb of Samson, City of Fremantle. Covering 14.08 ha of mostly undeveloped bushland, it is the City's largest remnant vegetation area, with extensive jarrah, marri and tuart woodland supporting over 50 bird species, reptiles and bats. The land lies on Whadjuk Noongar Country and is recognised as Bush Forever Site 059. Part of the site was used as a military camp during World War II and was vested in the City in 1985 when the suburb was developed.



In the City's Public Open Space Strategy 2024–2034, Samson Park is classified Regional with a Nature function. The park comprises predominantly bushland (12.8 ha) with a 1.3 ha central parkland spine of grassed recreation space separating the two main bushland precincts.

This much-loved bushland and park benefit from strong community stewardship. The Friends of Samson Park lead ongoing weeding, planting, watering, and education (e.g., wildflower walks). Since the 2020s, improvements have included co-designed interpretive and cultural signage and bush node with Whadjuk Elders and Samson Primary School, followed by a new car park early in 2025 with accessible paths and native verge plantings, and the establishment of the Samson Tree Festival (from 2022). Building on these initiatives, the Masterplan and Management Plan provide a coordinated plan for Samson Park's next decade.

Across the City of Fremantle, Samson has the highest public open space provision at 7.70 ha per 1,000 residents (2021), with 14.48 ha of POS serving a population of 1,881. This is attributable to Samson Park's 14.08 ha, meaning most of Samson's POS is bushland rather than developed sports grounds or recreational parks which allows a unique opportunity to support both high-quality recreation and strengthened urban biodiversity in one place.

The Masterplan and Management Plan project commenced in September 2024 following a report to Council to endorse the project objectives and commence the establishment of the Reference Group.

## **FINANCIAL IMPLICATIONS**

Future implementation of the masterplan will be aligned with the City's Long Term Financial Plan and staged over multiple financial years. Funding covers design, consultation, and staged implementation of upgrades to drainage, accessibility, amenity, bushland restoration, and accessibility improvements. The City has been invited to apply for a Federal Government Local Environmental Projects grant for the Seasonal Wetland, Boardwalks and Drainage component of the project, closing 30 June 2026. Should the City be successful, a budget amendment will be brought to Council to accept the grant and re-profile the project spend accordingly.

The adopted 2025/26 budget and Long Term Financial Plan have the budget allocations below which were based on preliminary estimates prior to masterplan and engagement commencement.



<b>Project Stage</b>	<b>Total Budget</b>
Community Engagement and Concept Plan	\$100,000
Parking and accessibility	\$250,000
Irrigation, Bore and Cabinet	\$599,000
Seasonal Wetland, Boardwalks and Drainage	\$800,000
Toilet, Ordinance and Education Signage	\$140,000
Playground and Park Infrastructure Upgrades	\$800,000
Youth Basketball Area Upgrade	\$50,000
Bushland, Paths and Fencing Upgrades	\$800,000
<b>Total</b>	<b>\$3,539,000</b>

As the masterplan has been developed, the cost estimates for the works have been refined and allocated towards works packages based on construction methodology and sequencing. The current estimate for all elements in the masterplan that have been identified as scope items through site analysis, engagement and design is in the order of \$5-5.5m. Officers are currently refining the budget estimate and potential grant against project staging and will propose amendments to the Long Term Financial Plan for Council consideration through the annual budget process to deliver work packages. Project staging and delivery will be adjusted accordingly to meet the adopted budgets with a focus on delivering core masterplan scope items as a priority.

Current stage 1 works, forecast to be constructed in 2027, include:

- Drainage and associated infrastructure upgrade
- Irrigation renewal
- Sellenger arrival and community lawn
- Playground, picnic area and multicourt
- Central pathway from Sellenger to McCombe

There are additional items outside the project scope area, such as the improvements to accessibility to the school and recreation centre, verge biodiversity planting and road safety improvements that can be delivered through existing City programs that are funded (Greenlinks, Footpaths, Road Renewal). These will be considered for inclusion in these programs for future delivery.

A detailed project budget breakdown and staging will be provided to Council when the final document is brought back for endorsement.

## **LEGAL IMPLICATIONS**

Nil



## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Liveable City - Functional and inclusive recreational facilities**

- Recreational facilities are contemporary, functional and can be accessed by all members of the community.

### **Resilient City – An educated and empowered community that seeks to mitigate the causes and effects of climate change**

- A community that drives the greening of the city and neighbourhoods which increases the tree canopy.

## **CONSULTATION**

These plans reflect years of community input and celebrates Samson Park as a unique ecological, cultural, social and recreational landscape.

The comprehensive community engagement program carried out between October 2024 and September 2025 has translated that vision into a coherent framework for the park. City staff, Elected Members, Friends of Samson Park, Samson Precinct and key community stakeholders helped this project reach more than 1,170 people through online and face-to-face interactions.

Key engagement activities included:

- A series of early engagement with Whadjuk Noongar Elders and representatives, the Friends of Samson Park, the Samson Precinct Group, City staff and environmental/engineering consultants via guided walks.
- A focused social media and email marketing campaign, as well as promotional spots in the Fremantle Herald.
- A public drop-in session (Saturday 30 November 2024) attended by approximately 70 people.
- Three Project Reference Group (PRG) sessions, involving residents, Councillors, community-groups, City staff and technical experts, which reviewed design options and priorities.
- The draft Samson Park Management Plan was provided to the Friends of Samson Park to review and comment on, and their feedback was taken into account.
- With Council endorsement of the draft(s), the next step will involve further community review before final adoption in early 2026.



The engagement report and reference group meeting minutes provided as attachments to this agenda provide the detail of who we reached and what we heard through this process.

## **OFFICER COMMENT**

The Draft Masterplan and Management Plan set the long-term direction for Samson Park and aim to set the foundations for upgrade, renewal and conservation works at Samson Park over the coming years. Samson Park possesses many great attributes, and the masterplan process aims to build on and improve these for the community, rather than undertake wholesale changes to the park.

### **Masterplan Objectives**

- Establish a clear long-term vision for the park and its bushland.
- Improve drainage to support ecological health and resilience.
- Enhance accessibility, amenities and recreation while protecting conservation values.
- Strengthen educational experiences, wayfinding and visitor signage.
- Recognise and celebrate cultural and heritage values.
- Promote sustainability and reinforce ecological & community connections.

### **Management Plan Objectives**

- Develop a comprehensive updated management plan for the period 2025-2035.
- Provide recommendations for effective conservation and bushland management practices.
- Understand the park's geographical and ecological context
- Assess the vegetation, wildlife diversity, habitat needs and ecosystem health.
- Develop strategies for managing invasive species, pests and fire risk.
- Improve drainage and hydrology management to reduce stress and flooding in the bushland.
- Integrate community and cultural knowledge (including Whadjuk elders and volunteers) into park stewardship.

The Samson Park draft masterplan and management plan establish a unified, community-driven vision for the park's future.



**Key outcomes will include:**

- Improved drainage and water-sensitive design, including a new vegetated infiltration basin to address persistent flooding and will increase biodiversity.
- Accessibility upgrades such as inclusive pathways, rest nodes, and universally designed amenities.
- Cultural and ecological storytelling through interpretive signage and Whadjuk-led design and codesigned collaborations.
- Enhanced social, play, and recreation areas, balancing multigenerational use, family use, youth activity, and habitat protection.
- Dog governance measures to reduce conflicts between recreation and conservation.
- Sustainability and bushland restoration through targeted revegetation, invasive species control, wildlife corridor enhancement and better ecological education.

Endorsing the Draft Masterplan and Management Plan for community engagement places Samson Park on a clearly defined strategic pathway, enabling the City to protect its ecological and community values while aligning future staging and funding of amenities and infrastructure of the parkland and bushland. This framework provides greater certainty around environmental protection, delivery outcomes and community expectations.

Officers recommend Council endorse the Samson Park Draft Masterplan and Management Plan for the purpose of community engagement. The findings of this engagement will be considered and integrated into the documents where appropriate before being presented to the Council for adoption in early 2026.

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

**OFFICER'S RECOMMENDATION**

**Council endorse the Draft Samson Park Masterplan and Management Plan, as provided in the Attachment 1 and 7, for the purpose of community engagement.**



## **C2511-13 OUTDOOR EVENTS POLICY**

**Meeting date:** 26 November 2025  
**Responsible officer:** A/Manager Economic Development and Events  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. Draft Outdoor Events Policy

### **SUMMARY**

**The purpose of this report is to provide Council with an updated Outdoor Events Policy. The current policy was adopted by Council in June 2021 and is now due for renewal.**

**This report recommends that Council endorse the draft Outdoor Events Policy, as provided in attachment 1, for public consultation.**

### **BACKGROUND**

At the August 2020 Ordinary Council Meeting, Council adopted a new Commercial Events Policy, establishing a more proactive and structured framework for the City's management of commercial events.

The policy introduced caps on the number of commercial events permitted at each outdoor venue, based on both the classification of the event and the suitability of the venue.

The policy was initially adopted as a 24-month trial, during which its impacts on local businesses and the broader community were to be monitored and assessed.

To support the events industry during the challenges of COVID, Council also approved:

- A 25% discount on venue hire fees (as per the 2020–2021 Fees and Charges Schedule) until 30 June 2021.
- A suspension of the Expression of Interest Process (a new process introduced under the policy) for the 2020–2021 event season, to enable a wider range of events to take place during the trial period with minimal additional approval requirements for promoters to follow.

In 2021, Officers reviewed the Commercial Events Policy in response to the ongoing impacts of COVID and the continued uncertainty affecting the sector.

At its June 2021 Ordinary Council Meeting, Council adopted a revised and renamed [\*Outdoor Events Policy\*](#). This policy built on the City's proactive management approach, broadened its scope, and established a clearer framework for the application of event fees.



Key policy changes were:

- Expansion of the policy to cover non-commercial events in addition to commercial events.
- Introduction of a venue categorisation system (Gold, Silver, Bronze) to reflect venue suitability for hosting events.

Council extended the policy trial period for a further 24 months and approved a 12-month extension to the suspension of the Expression of Interest process. This was intended to allow sufficient time for data collection and evaluation before moving to a permanent policy.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications arising from the endorsement of this policy. The implementation of the policy will be managed within the City's operational budget.

The policy is intended to streamline the event approval process for event organisers, making it more accessible. As a result, an increase in the number of events is anticipated, generating additional revenue for the City and delivering broader positive economic impacts.

The current 25/26 event fees are charged as follows:

- Venue hire fee: ranging between \$1,000 and \$15,400 per event, per day, depending on the venue and the scale of the event.
- Standard bond: ranging between \$500 to \$50,000 determined by the size and complexity of the event and the proposed site layout. This amount is set in consultation with the City's Engineering team and may also be used in the instance where the event organiser is required to be fined for a breach.
- Ground restoration bond: ranging between \$500 to \$50,000 based on the size and complexity of the event, the proposed site layout, and the turf management measures outlined by the event organiser. This amount is set in consultation with the City's Parks team.

A comprehensive review of the event related fees and charges will be undertaken following Council endorsement of this policy through the engagement process. Findings from the engagement process will be brought back to Council for consideration along with any proposed changes to the fees and charges which will be made through the annual budget process.

### **LEGAL IMPLICATIONS**

Although not governed directly by this policy, all events must comply with the *Environmental Protection (Noise) Regulations 1997*. This requires the Chief Executive Officer (CEO) to approve exemptions to the prescribed noise levels for sporting, cultural, or entertainment purposes.



Where more than two exemptions are sought for the same venue, the CEO must be satisfied that the majority of residents within a specified distance are unlikely to object to noise levels exceeding the assigned limits. Based on the City's event history, there is no evidence to suggest significant levels of community objection to the type or number of events anticipated under this policy.

Event organisers must also comply with the terms and conditions of hire for City venues. For Large and Major events, approval is contingent on the execution of a formal contractual agreement between the City and the event organiser.

Final event approval is subject to event organisers obtaining all other necessary stakeholder approvals and securing public building approval from the Environmental Health team prior to the commencement of the event.

### **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

#### **Thriving City - Vibrant and active city centre**

- Key city centre places are activated by a diverse program of both programmed and community-driven events and activities.

### **CONSULTATION**

When the first trial Commercial Events Policy was first adopted, its principles and intent were discussed with the business community, including representatives of the Fremantle Chamber of Commerce, which reflects a broad cross-section of local businesses.

A formal community consultation process was scheduled to take place following the trial period to assess public response to the increased number of Large and Major events permitted under the policy.

Since the adoption of the Commercial Events Policy in June 2021, officers have maintained ongoing engagement with both internal and external stakeholders to gather feedback and insights. This has informed the development of the revised Outdoor Events Policy (Attachment 1).

However, a formal consultation process has not yet been undertaken, as annual events have not fully returned to Fremantle, the annual allocation of outdoor venue events has not been reached, and the Expression of Interest process has, to date, resulted in only two new events (Juicy Fest, and a new event which is yet to be announced publicly).

Between 2022-2025, the City received 25 complaints relating to large and major events covered under the Outdoor Events Policy, with the majority concerning increased noise levels.



These complaints are reviewed by the City’s Environmental Health team, which are responsible for assigning prescribed noise levels for each event in accordance with the *Environmental Protection (Noise) Regulations 1997*.

When a complaint is lodged during an event, Environmental Health Officers attend the residence where the complaint originated. If monitoring confirms that noise levels exceed the prescribed limits, the event organiser is notified and may be subject to penalties.

Over this period, no events were found to have breached their assigned noise levels. However, the Environmental Health Team has taken the feedback received into account when determining future noise conditions for outdoor event venues, and in the review of this policy.

Following the endorsement of this Outdoor Events Policy, the policy will be published for public consultation, with the findings to be brought back to Council for further consideration.

The purpose of this public consultation is to:

- Inform the community about the proposed policy changes;
- Gather feedback to ensure the policy reflects community (including local businesses) and industry needs; and
- Build transparency, trust, and collaboration between Council and stakeholders.

The objectives of this engagement are to:

- Inform the public and key stakeholders about the proposed policy changes to gather input, feedback, and suggestions to shape the final policy.
- Collaborate with the events industry and local businesses to identify potential impacts and opportunities.
- Ensure representation from a diverse range of community voices, including residents, event organisers, and local businesses.

The public consultation will target the following stakeholder groups:

<b>Stakeholder Group</b>	<b>Interest in Policy</b>	<b>Engagement Method</b>
General community	Affected by policy changes or interested in community outcomes	Community survey
Events industry representatives	Directly impacted by changes to event-related processes, regulations, fees, or approvals	One-on-one engagement meetings



Local business owners	Potentially affected by event-related activity and local economic impacts	Business engagement session
Council staff and elected members	Responsible for implementation and decision-making	Internal briefing and reporting

Community Survey

- Purpose: To gather broad community views, priorities, and feedback on the proposed policy changes.
- Method: Online survey hosted on MySay, hard copies available at Walyalup Civic Centre, promotion through corporate website, social media and e-newsletters (THIS IS BUSINESS, What’s On and Engagement e-news)
- Timing: Open for 11 weeks over Summer to capture peak event season.
- Output: a summary report of survey findings and key themes.

One-on-One Stakeholder Engagement (Events Industry)

- Purpose: To obtain detailed feedback from event organisers, promoters, and industry representatives about how the proposed changes may affect their operations.
- Method: Targeted outreach to key event organisers and venue operators, 30–45 minute individual meetings (in-person or virtual), structured interview guide to ensure consistency.
- Discussion Topics: awareness and experience with the current policy, impacts of proposed changes on event planning, cost, or compliance, opportunities to improve processes, partnership opportunities with Council to support event delivery.
- Timing: Held during weeks 1-4 of the engagement period.
- Output: confidential stakeholder feedback summary with anonymised themes.

Business Survey

- Purpose: To understand how the proposed policy changes may affect and identify opportunities to support economic activity.
- Method: Online targeted business survey distributed via TIB e-newsletter. Short, focused questionnaire (approx. 10 questions) to encourage high response rates.
- Participants: Local business owners and managers.
- Timing: Open for 11 weeks, overlapping with the community survey.
- Output: A summary of business feedback highlighting common themes, opportunities, and areas of concern.



The community engagement process is scheduled to commence following endorsement of this policy. Findings will be collated following the consultation process and presented to Council for its consideration. The fees and charges for the 26/27 budget will be informed by the engagement findings, specifically the feedback received from the events industry.

## **OFFICER COMMENT**

The current [Outdoor Events Policy](#) was developed to identify venues suitable for outdoor events, establish event categories (Large and Major scale), and allocate an annual number of such events to each venue.

The policy aligns with the strategic direction set out in the City of Fremantle Strategic Community Plan 2024–2034, Destination Development Strategic Plan 2023–2027, and the Economic Development Strategy 2025–2030.

The current review proposes the following key changes:

### Changes to the event allocation at outdoor event venues:

- Fremantle Park – increase to a maximum of two Major or Large impact events per year (currently one Major or Large).
- Fremantle Oval – increase to a maximum of one Major and four Large impact events per year (currently three Major and/or Large).
- Esplanade Reserve - increase to a maximum of one Major and four Large impact events per year (currently three Major and/or Large).
- Bruce Lee Oval – the addition of Bruce Lee Oval as a 'bronze' outdoor event venue.
- Hilton Park – the addition of Hilton Park as a 'bronze' outdoor event venue.

### Changes to the expression of interest process:

- Removal of the Expression of Interest process, which previously required promoters and organisers to submit applications up to 12 months in advance. This included the provision of detailed event information meeting specific policy criteria, information that was often subject to change due to industry uncertainty.
- Applications will revert to being received on a first-come, first-served process, managed in collaboration with the industry. The success of this approach will rely on Officer's ability to maintain strong industry relationships and proactively fill the event calendar, particularly during periods of low activation.

Since COVID, Perth's event landscape has shifted significantly. Fremantle has lost two cornerstone festivals—St Jerome's Laneway Festival, which relocated to Perth in search of a larger venue for up to 20,000 patrons, and Falls Festival, which returned briefly in 2023 but faced prohibitive increases in staffing, logistics, artist, and safety costs. The Falls Festival promoters subsequently announced an indefinite hiatus. The absence of these events has created a noticeable gap in Fremantle's event calendar.



The original Commercial Events Policy was created during the height of the COVID-19 pandemic, when organisers faced significant limitations and uncertainty.

The revised Outdoor Events Policy was adopted before the full, lasting impacts on the industry were fully understood.

A summary of Large and Major scale events held in Fremantle since policy adoption is provided below.

Large or Major scale events in Fremantle 2020-2025						
Number of Large / Major scale events	South Beach	Fremantle Park	Esplanade Reserve	Fremantle Oval	Walyalup Koort	Port Beach
2020 events			<b>St Jerome's Laneway Festival</b> February Major Impact  <b>BeerFest</b> November Large Impact	<b>Falls Festival</b> January Major Impact		
2021 events		<b>Summer Salt</b> March Major Impact	<b>Chilli Fest</b> March Large Impact  <b>BeerFest</b> November Large Impact			
2022 events		<b>Summer Salt April</b> Major Impact	<b>The Old Synagogue Block Party</b> January Large Impact	<b>The Old Synagogue Block Party</b> January Large Impact		

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			<b>BeerFest</b> November Large Impact  <b>The Gog Block Party</b> December Large Impact			
2023 events		<b>Falls Festival</b> January Major Impact	<b>Summer Salt</b> January Large Impact  <b>Fremantle Boat and Seafood Festival</b> March Major Impact			
2024 events			<b>BeerFest</b> November Large Impact	<b>JuicyFest</b> January Major Impact		
2025 events (held and planned)			<b>BeerFest</b> November Large Impact	<b>JuicyFest</b> January Major Impact		
2026 (planned)		<b>Wild God Show</b> January Major Impact	<b>Ocean Alley &amp; Second Act TBA</b> February Major Impact  <b>Foreshore</b> March Major Impact			



			<b>BeerFest</b> November Large			
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Feedback from the events industry has consistently highlighted the need to:

- Reduce regulatory burden and Council processes.
- Lower venue hire fees where possible.
- Shorten approval timeframes to allow for responsive programming.
- Create a more supportive environment for promoters operating in an already high-cost, high-risk industry.

The proposed removal of the formal EOI process, combined with increased event allocations at Esplanade Reserve, Fremantle Oval, and Fremantle Park, directly responds to this feedback while ensuring impacts on residents and the broader community are appropriately managed.

This revised policy aims to balance the needs of the events industry with the City’s responsibility to protect public amenity and minimise disruption to residents, particularly in relation to noise and other event-related impacts.

**VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

**OFFICER'S RECOMMENDATION**

**Council endorse the proposed Outdoor Events Policy, as provided in Attachment 1, to be advertised for public consultation.**



**C2511-14 REVIEW OF THE SHORT STAY ACCOMMODATION LOCAL LAW AND SIGNS, HOARDINGS AND BILLPOSTINGS MODEL LOCAL LAW**

<b>Meeting date:</b>	26 November 2025
<b>Responsible officer:</b>	Manager Governance
<b>Voting requirements:</b>	Absolute Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Draft Short Stay Accommodation Repeal Local Law 2025</li><li>2. Draft Local Government Model By laws Signs Hoardings and Billposting No 13 Repeal Local Law 2025</li></ol>
<b>Additional Information:</b> <i>(viewed electronically)</i>	<ol style="list-style-type: none"><li>3. <a href="#">Current Short Stay Accommodation Local Law 2008</a></li><li>4. <a href="#">Current Local Government Model By-laws ( Signs, Hoardings and Billposting), No. 13</a></li></ol>

**SUMMARY**

**This report seeks Council approval to repeal the Short Stay Accommodation Local Law 2008 and the Local Government Model By-laws (Signs, Hoardings and Billposting), No. 13 as they have been superseded by other relevant legislation, Council policy, and/or local law.**

**BACKGROUND**

As part of the Local Government Reforms and commencement of provisions within the *Local Government Amendment Act 2024* following assent, the City of Fremantle is required to review any local laws that are either due or overdue for a review. This must be undertaken within a two-year period, prior to 7 December 2026, unless a review occurred within the last 8 years.

As part of the decision made by Council at the Ordinary Meeting of Council held on 12 March 2025 (C2503-6) to complete a review of all City local laws, officers consulted with relevant departments which utilise the Short Stay Accommodation Local Law 2008 and the Local Government Model By-laws (Signs, Hoardings and Billposting), No. 13 to identify whether they should be amended, repealed, or remain unchanged.

**FINANCIAL IMPLICATIONS**

All costs associated with a local law review are included in the adopted budget.



## **LEGAL IMPLICATIONS**

As part of the Local Government Reforms and commencement of provisions within the *Local Government Amendment Act 2024* following assent, the City of Fremantle is required to review any local laws that are either due or overdue for a review. This must be undertaken within a two-year period, prior to 7 December 2026, unless a review occurred within the last 8 years.

In accordance with Section 3.16, the City will give local public notice of the proposed review of the Short Stay Accommodation Local Law 2008 and invite public submissions for a period of no less than 6 weeks. After submissions have been received and considered in accordance with section 3.16, the local government must determine, by absolute majority, whether it considers that the local law should be repealed, be amended or remain unchanged.

If Council endorse the repeal of the local laws, the City of Fremantle intend to conduct both the review and repeal public consultation simultaneously to reduce community confusion of the City's intention with the local law, while still complying with the legislative requirements.

Section 3.12 of the Act prescribes the procedure for making local laws, which is the same procedure to amend or repeal a local law. Section 3.5 of the *Local Government Act 1995* (the Act) provides the power for local governments to make local laws to help perform their functions.

## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- Enable the City to maintain legislative compliance and accountability for organisational decision making.

## **CONSULTATION**

In accordance with the Act, after the public submission period of no less than six (6) weeks has closed, officers will provide a report to Council to consider any submissions made. Council may then determine by absolute majority whether it considers that the local law should be repealed, amended, or remain un-changed.



Officers propose to open public consultation until the end of January, giving the community additional time over the Christmas and New Year break to provide their comments. Any feedback that may contribute to improvement of other similar policy and local laws at the City will also be considered.

## **OFFICER COMMENT**

The internal review completed by officers considered the local law's application, effectiveness, lawfulness, and need. The short term accommodation local law repeal would be timely with legislative changes resulting in its in-operativeness, while the Local Government Model By-laws (Signs, Hoardings and Billposting), No. 13 has been redundant for some time.

### **Short Stay Accommodation Local Law**

As of 1 January 2025, the City's Short Stay Accommodation Local Law no longer has effect following the introduction of a mandatory STRA Register under the Short-Term Rental Accommodation Act 2024, which centralises registration for all short-term rentals across WA. This requires all hosted and unhosted accommodation to be registered before advertising or accepting bookings. Hosted accommodation is exempt from requiring planning approval, and unhosted accommodation, can operate for up to 90 nights per year without planning approval, and beyond this, planning approval is required.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were introduced to create a more consistent treatment of STRA from both a legal and practical standpoint across local governments. The planning changes, which have triggered the need for the City to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes. The City is required to amend its scheme to bring it into alignment with the recent changes to the Regulations.

At the Ordinary Meeting of Council on 13 August 2025 (C2509-8), Council resolved the following:

- Amendment 88 be referred to the Western Australian Planning Commission (WAPC) for approval without modification;
- Local Planning Policy 1.7: Development Exempt from Planning Approval Under Local Planning Scheme No. 4 be amended to remove the short stay exemption upon gazettal of Amendment 88; and



- Local Planning Policy 2.27: Unhosted Short-term Rental Accommodation be adopted and come into force upon gazettal of Amendment 88.

As a result of the above, the local law is redundant and is recommended for repeal.

### **Local Government Model By-laws (Signs, Hoardings and Billposting) No. 13**

During the review of this local law, it was identified that the Model By-laws (Signs, Hoardings and Billposting) No. 13, originally adopted in 1963 under previous legislation, has become largely redundant following the introduction of the Local Government Act 1995 and subsequent local laws. Furthermore, the model by-law ceased to have effect statewide on 17 October 2005, and most councils have since repealed it as part of their local law reviews.

The following instruments now regulate signage, rendering the model by-law obsolete:

- Local Planning Policy 2.14 (Advertisement Policy) – addresses signage on private property within the planning framework.
- Activities in Thoroughfares and Public Places and Trading Local Law 2005 – regulates signage in public places and thoroughfares.

As a result of the above, it is recommended the local law be repealed.

### **Next steps**

Following Council's decision, public notice will be given and submissions sought. A report will be brought back to Council to consider the submissions and whether any further changes are required. If Council approve the Repeal Local Laws as recommended, a final determination can be made which will result in publication in the *Government Gazette*, notification to the Department, and further public notice.

### **VOTING AND OTHER REQUIREMENTS**

Absolute Majority Required



## OFFICER'S RECOMMENDATION

### Council:

1. Approves local public notice be given of the review of the Short Stay Accommodation Local Law 2008 and Local Government Model By-laws (Signs, Hoardings and Billposting) No.13 (Additional Information 3 and 4), in accordance with section 3.16 of the *Local Government Act 1995*, and invite public submissions for a minimum period of 6 weeks.

2. Approves local public notice to be given, in accordance with section 3.12 of the *Local Government Act 1995*, of its intention to make the City of Fremantle Short Stay Accommodation Repeal Local Law 2025 (Attachment 1), the purpose and effect of which is as follows:

**Purpose:** To repeal the City of Fremantle Short Stay Accommodation Local Law 2008

**Effect:** To repeal an obsolete local law within the City of Fremantle.

3. Approves local public notice to be given, in accordance with section 3.12 of the *Local Government Act 1995*, of its intention to make the City of Fremantle Local Government Model By-laws (Signs, Hoardings and Billposting), No. 13 Repeal Local Law 2025 (Attachment 2), the purpose and effect of which is as follows:

**Purpose:** To repeal the City of Fremantle Local Government Model By-laws (Signs, Hoardings and Billposting), No.13.

**Effect:** To repeal an obsolete local law within the City of Fremantle.

4. Notes that a further report will be presented to Council after the public submission period, including any submissions received and recommendations for adoption of the repeal local laws.



## Statutory reports

### C2511-15 FCC684/25 - ELECTRICAL SERVICES

**Meeting date:** 26 November 2025  
**Responsible officer:** Manager Infrastructure, Project Management & Facilities  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. CONFIDENTIAL - FCC684 25 Pricing Table

#### SUMMARY

**The purpose of this report is to consider tender number FCC684/25 for Electrical Services at various City of Fremantle assets.**

**This report recommends that Council accepts the tender submitted by Surun Services Pty Ltd in accordance with the tender evaluation undertaken as per the selection criteria included in the tender document.**

#### BACKGROUND

The City of Fremantle called for tenders to appoint a suitably qualified and experienced electrical contractor to provide electrical services to support the City’s asset management. The Contractor will provide reactive and preventative maintenance, and minor works as required.

#### FINANCIAL IMPLICATIONS

The table below summarises the available budget, current expenditures, recommended tender price by Surun Services Pty Ltd for the provision of electrical services, and associated expenses:

Budget Account	Account Description	25/26 FY Budgeted Amount	Estimated Expenditure per Annum	Estimated Expenditure Contract Term
Nat Acc 61123	Facilities Reactive maintenance	\$2,186,640	\$448,600.28	\$3,140,201.95
Nat Acc 61125	Facilities Preventative	\$272,000	\$84,112.55	\$588,787.86
101282	Planned maintenance (Facilities)	\$230,000	\$67,765.51	\$474,358.55
	<b>Total</b>	<b>\$2,688,640</b>	<b>\$600,478.34</b>	<b>\$4,203,348.36</b>



Sufficient funding provision has been allocated in the 2025/26 budget and is forecast in the Long Term Financial Plan to deliver the services within budget.

## **LEGAL IMPLICATIONS**

Tenders were invited in accordance with section 3.57 of the *Local Government Act 1995* and the tendering procedures and evaluation complied with part 4 of the Local Government (Functions and General) Regulations 1996.

## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Liveable City - Sustainable growth in city centre population**

- Infrastructure, services and facilities meet the needs of a growing residential population, and contribute to making the city centre a safe and desirable place to live.

### **Liveable City - Functional and inclusive recreational facilities**

- The matters contained in this report align to the intent of this theme's outcome.

### **Liveable City - A unique built heritage and history that is preserved, protected and shared**

- Our built heritage is central to our character and sense of place, and is retained and protected for future generations to enjoy.
- Adaptive re-use of heritage buildings is enabled through supporting private investment, renewal and innovation.

### **Thriving City - Vibrant and active city centre**

- The amenity and infrastructure that services our inner-city neighbourhoods reflect that of a modern and global city.

### **Resilient City – A future-proofed asset base that remains functional and accessible to the community**

- The matters contained in this report align to the intent of this theme's outcome.

### **Inclusive City – A safe and accessible community for all abilities**

- Public places and spaces are accessible for all.
- Accessibility is prioritised in planning and design.



## **OFFICER COMMENT**

### **Detail**

Tender FCC684/25 for Electrical Services at various City assets was advertised on 30 July 2025 and closed on 27 August 2025.

Essential details of the contract are outlined below:

Contract type	Supply of goods and services
Contract duration	Five (5) years with two (2) one (1) year extensions
Commencement date	1 <sup>st</sup> January 2026
Completion date	1 <sup>st</sup> January 2031

### **Tender evaluation**

Tender submissions were received from the following contractors and evaluated by the tender evaluation panel:

- AWB Building Company
- Ballantyne Commercial Property Services
- Boyan Electrical Services
- Electro Data and Generation
- Finestone Investments Pty Ltd
- Infinity Electrical and Solar
- JDN Consulting and Engineering Solutions
- Northlake Electrical Pty Ltd
- PEAP Contractors Pty Ltd
- Surun Services Pty Ltd

The tender evaluation panel establishes whether the tender submissions conform to the conditions for tendering and selects a suitably qualified and experienced contractor.

The tender evaluation panel comprised:

- Manager Infrastructure Project Management and Facilities
- Principal Design Engineer
- Facilities Management Coordinator
- Team Leader Facilities Management



Tenderers were required to disclose information that might be relevant to an actual or potential conflict of interest and disclose if they had any relationship with City of Fremantle employees involved in the tender process. Members of the tender evaluation panel are required to disclose any actual or perceived interest with any of the tenderers. No disclosures were made.

To obtain the broadest possible comparison base, each of the tenders was evaluated against the following tender selection criteria and was in turn graded in the tender evaluation matrix.

<b>Item No</b>	<b>Description</b>	<b>Weighting</b>
1	Relevant Experience	20%
2	Key Personnel, Skills and Resources	20%
3	Demonstrated Understanding	30%
4	Sustainability	10%
5	Price	20%

Ten (10) tender submissions received were conforming, and no tender submissions received were non-conforming.

The tender submitted by Surun Services Pty Ltd scored the highest rating with 74.42 points, followed by Northlake Electrical with 59.66 points. The remaining tender submissions received lower scores.

The results of the evaluation for delivery of tender number FCC684.25 Electrical Services at various City Assets are shown in the table below.

<b>Overall Weighted Score Including Pricing</b>	<b>Relevant Experience of Delivering Similar Services</b>	<b>Key Personnel Skills &amp; Resources</b>	<b>Demonstrated Understanding</b>	<b>Sustainability and Local Economic Benefit</b>	<b>Price</b>	<b>Total Score</b>	<b>Rank</b>
<b>Tenderer</b>	<b>20.00</b>	<b>20.00</b>	<b>30.00</b>	<b>10.00</b>	<b>20.00</b>	<b>100</b>	
Surun Services Pty Ltd	15.00	13.33	23.33	5.56	17.20	74.42	1
Northlake Electrical Pty Ltd	11.11	9.44	16.67	4.72	17.71	59.66	2
Boyan Electrical Services	10.00	10.00	15.00	3.06	16.52	54.58	3
Infinity Electrical & Solar	8.33	7.22	13.33	3.89	20.00	52.78	4
Finestone Investments Pty Ltd	9.44	8.33	15.00	3.61	14.94	51.33	5
AWB Building Company	7.22	7.22	15.83	4.17	15.57	50.01	6
JDN Consulting and Engineering Solutions	7.22	8.89	14.17	3.06	15.81	49.15	7
PEAP Contractors Pty Ltd	10.00	11.67	14.17	3.61	8.91	48.36	8
Ballantyne Commercial Property Services Pty Ltd	6.67	7.22	11.67	3.61	18.17	47.33	9
Electro Data and Generation	5.56	7.78	12.50	3.61	5.44	34.88	10

Surun Services Pty Ltd, the recommended tenderer, was assessed as having suitable experience relevant to the contract works and demonstrated the capacity to safely undertake the works and deliver the level of service described in the specification, in accordance with the terms of the tender document.



## **Environmental considerations**

Surun Services Pty Ltd highlighted waste management methodologies to reduce, reuse and recycle. City Officers will endeavour to nominate energy efficient fitting and fixtures where appropriate.

## **Risk consideration**

An assessment undertaken by Dun and Bradstreet indicates that Surun Services Pty Ltd have the financial capacity to undertake the contract.

There are no strategic or corporate risks within the City's existing risk registers which relate to the issues contained in this report.

Project specific risk assessments have been developed and will be used in the management of this project.

## **References**

The City has received references in respect to the recommended tenderer, as follows:

### Reference 1 - Local Government

- The Referee provided feedback regarding the provision of maintenance services over 5 years and commented on the high quality of work.
- Communication and response times were highlighted as a strength.

### Reference 2 - Local Government

- Maintenance Contractor over a 7-year period.
- Communication during the delivery of works has been positive.
- Variations received have been limited and justified.

## **Comment**

Surun Services Pty Ltd provided a high level of detail within their qualitative submission, with particular emphasis on their understanding of 24/7 service provision, sustainable practices and materials and safety.

## **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required



**OFFICER'S RECOMMENDATION**

**Council:**

- 1. Accept the tender from Surun Services Pty Ltd for FCC684/25 at the rates tendered for a period of 5 years.**
- 2. Delegate Authority to the Chief Executive Officer to approve the option to extend the contract for up to two (2) years providing Surun Services Pty Ltd have performed satisfactorily in accordance with the terms of the contract.**



## **C2511-16 BUDGET AMENDMENTS - NOVEMBER 2025**

**Meeting date:** 26 November 2025  
**Responsible officer:** Manager Financial Services  
**Voting requirements:** Absolute Majority Required  
**Attachments:** Nil

### **SUMMARY**

**The purpose of this report is to present budget amendments for consideration in accordance with the Budget Management Policy. This report recommends that Council approves the proposed budget amendments to the 2025/26 adopted budget.**

### **BACKGROUND**

In accordance with the Budget Management Policy this report provides details of proposed amendments to the 2025/26 budget that:

1. Consider amendments for a purpose identified within the budget for which there are insufficient funds allocated in the 2025/26 year.
2. Consider Budget amendments for expenditure for a purpose identified for which there was unbudgeted grant funding received and no expenditure budgeted.
3. Make amendments to the carried forward budget to reflect the final position at the time of this report.

### **FINANCIAL IMPLICATIONS**

It is important to note that these adjustments have nil impact on the closing position of the 2025/26 Financial Year.

### **LEGAL IMPLICATIONS**

*Local Government Act 1995:*

#### **Section 6.2 (1)**

The Council is required to prepare and adopt, by Absolute Majority, an annual budget for its municipal fund by 31st August each year.



### **Section 6.8 (1) and (2)**

The Council cannot incur expenditure from its municipal fund for a purpose for which no expenditure estimate is included in the annual budget (known as an 'additional purpose') except where the expenditure —

- (a) is incurred in a financial year before the adoption of the annual budget by the local government;
- (b) is authorised in advance by resolution by Absolute Majority; or
- (c) is authorised in advance by the mayor or president in an emergency.

Where expenditure has been incurred;

- (a) under S 6.8 (1) (a) it is required to be included in the annual budget for that financial year; and
- (b) under S 6.8 (1) (c), it is to be reported to the next ordinary meeting of the council.

### **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

#### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- Enable the City to maintain legislative compliance and accountability for organisational decision making.

### **CONSULTATION**

Nil.

### **OFFICER COMMENT**

The following amendments to the adopted budget for 2025/2026 are submitted to Council for approval as outlined below.



**1. Budget amendments for a purpose identified within the budget for which there was unbudgeted funding received:**

<b>Item</b>	<b>Account Details</b>	<b>Nature</b>	<b>2025/26 Adopted Budget</b>	<b>Revenue Increase/ (Decrease) OR Expenditure (Increase)/ Decrease</b>	<b>2025/26 Amended Budget</b>
1.1	Funding received from Fremantle Community Bank for 25-26 sponsorship and partnership				
	Allocate arts development funding	Operating grants, subsidies and contributions	0	10,000	10,000
		Other Expenditure	(53,500)	(10,000)	(63,500)
	Provide arts centre education services	Operating grants, subsidies and contributions	5,000	10,000	15,000
		Materials and contracts	(100,810)	(10,000)	(110,810)
	Conduct Sunday music program	Operating grants, subsidies and contributions	30,000	5,000	35,000
		Materials and contracts	(118,552)	(5,000)	(123,552)
	Operate Creative Learning Hub	Operating grants, subsidies and contributions	0	30,000	30,000
		Materials and contracts	0	(30,000)	(30,000)
1.2	Grant received from Gordon Darling Foundation in 24-25 for Theo Konig Exhibition and book				
	Conserve city art collection	Operating grants, subsidies and contributions	20,000	9,092	29,092
		Materials and contracts	(101,018)	(9,092)	(110,110)
1.3	Grant received from DLGSC for Our Voice-Our Mark				
	Coordinate special art projects	Operating grants, subsidies and contributions	0	23,426	23,426
		Materials and contracts	(10,949)	(23,426)	34,375



1.4	Grant received from Local Government Professionals Association for Connect Café-Community Connections				
	Conduct seniors programs and activities	Operating grants, subsidies and contributions	0	15,000	15,000
		Materials and contracts	(18,600)	(15,000)	(33,600)

**VOTING AND OTHER REQUIREMENTS**

Absolute Majority Required

**OFFICER'S RECOMMENDATION**

**Council adopt the budget amendments as outlined in this report and amend the adopted budget for 2025/2026, the impact thereof:**

- 1. The financial implications to the budgeted position are summarised as below:**

Nature		
<b>Grants, subsidies and contributions</b>	<b>Increase</b>	<b>102,518</b>
<b>Materials and Contracts</b>	<b>(Increase)</b>	<b>(92,518)</b>
<b>Other Expenditure</b>	<b>(Increase)</b>	<b>(10,000)</b>
<b>Net impact to closing position</b>		<b>0</b>

- 2. No impact to the closing position for 25/26.**



## **C2511-17 STATEMENT OF INVESTMENTS OCTOBER 2025**

**Meeting date:** 26 November 2025  
**Responsible officer:** Manager Financial Services  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. Investment Report - October 2025

### **SUMMARY**

**This report outlines the investment of surplus funds for the month ending 31 October 2025 and provides information on these investments for Council consideration.**

**This report recommends that 31 October 2025, as provided in Attachment 1.**

**The investment report provides a snapshot of the City's investment portfolio and includes information as at 31 October 2025 in relation to:**

- **Portfolio details;**
- **Portfolio credit framework;**
- **Portfolio liquidity;**
- **Portfolio fossil fuel summary;**
- **Interest income; and**
- **Investing activities.**

### **BACKGROUND**

In accordance with the Investment Policy adopted by Council, the City of Fremantle invests its surplus funds, long term cash, current assets and other funds in authorised investments as outlined in the policy.

Due to timing differences between receiving revenue and the expenditure of funds, surplus funds may be held by the City for a period of time. To maximise returns and maintain a low level of credit risk, the City invests these funds into appropriately rated and liquid investments, until the City requires the money for operational expenditure.

The City's investment policy seeks to limit investments in financial institutions which support, either directly or indirectly, fossil fuel companies, while balancing compliance with the Investment Policy, and achieving a suitable return on those investments.



## **FINANCIAL IMPLICATIONS**

Investment interest earned year to date is \$829k against a full year budget of \$1.85m. Interest earnings year to date are higher than YTD budget by \$195k with \$234k being earned in October. The strong investment performance is due to the attractive interest rates in the current market.

The Reserve Bank of Australia (RBA) maintained the cash rate at 3.60% at its November meeting, following three earlier reductions this year. The decision reflected the Bank's view that, although inflation has moderated, recent data indicate renewed price pressures, particularly in services and rents. Headline inflation rose to 3.2% year-on-year in the September quarter, with underlying inflation around 3.0%, slightly above expectations.

The labour market remains resilient, with unemployment steady near 4.3% and wage growth showing signs of stabilisation. Economic growth has moderated but household spending and housing activity have strengthened, supported by population growth and improved consumer sentiment. Despite progress in containing inflation, the RBA remains cautious, citing weak productivity growth, lingering global uncertainty, and the risk of inflation persistence once temporary cost relief measures expire.

The Board noted that monetary policy is now in a monitoring phase, and future adjustments will depend on incoming data on inflation, wages, and demand. Financial markets interpreted the decision as a pause in the easing cycle, with expectations that further rate cuts are unlikely before 2026.

The City's investment portfolio is invested in highly secure investments with a low level of risk yielding a weighted average rate of return of 4.35% for the month of October 2025. The City's actual portfolio return in the last 12 months is 4.17%, comparing on par with the benchmark Bloomberg AusBond Bill Index reference rate of 4.11% (refer to Attachment 1 point 8).

## **LEGAL IMPLICATIONS**

The following legislation is relevant to this report:

- *Local Government (Financial Management) Regulations 1996* Regulation 19 – Management of Investments; and
- *Trustee Act 1962* (Part 3)

Authorised Deposit-taking Institutions are authorised under the *Banking Act 1959* and are subject to Prudential Standards which are overviewed by the Australian Prudential Regulation Authority (APRA).



## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

## **CONSULTATION**

Nil.

## **OFFICER COMMENT**

The City's Investment Portfolio Manager has provided a comprehensive Investment Report for the month ending 31 October 2025 which can be viewed in the Attachment. A summary of the investment report is provided below.

### **1. Portfolio Details**

As at 31 October 2025 the City's investment portfolio totalled \$69.03m. The market value of this investment was \$69.92m at that time, which takes into account accrued interest.

The investment portfolio is made up of:

Cash Investments (<= 3 months)	\$5.95m
Term Deposits (> 3 months)	\$63.08m
TOTAL	\$69.03m

Of which:

Unrestricted cash	\$49.09m
Restricted cash (Reserve Funds)	\$19.94m
TOTAL	\$69.03m

The current amount of \$49.09m held as unrestricted cash represents 44.97% of the total adopted budget for operating revenue (\$109.17m).

### **2. Portfolio Credit Framework**

The City's Investment policy determines the maximum amount to be invested in any one Tier, or any one financial institution within a Tier, based on the credit rating of the financial institution.



Council adopted amendments to this policy at its Ordinary Council Meeting held on 25 November 2020, and the current adopted Counterparty Credit Framework is noted below.

**Portfolio Credit Framework limits**

The Portfolio Credit Framework limits prescribe the limit of investments that may be made within any Tier of financial institutions. The maximum allocation to be invested in each Tier, and the City’s actual investment allocation in those Tiers as at 31 October 2025 shows that the distribution of the City’s investments across the four Tiers is compliant with the City’s investment policy.

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	51,028,421.68	73.92%	100.00%	73.92%	26.08%	0.00%
Tier 2	4,000,032.68	5.79%	60.00%	9.65%	90.35%	0.00%
Tier 3	14,000,000.00	20.28%	35.00%	57.94%	42.06%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
69,028,454.36						
Values used in the above calculations exclude interest for term deposits and other simple interest securities.						

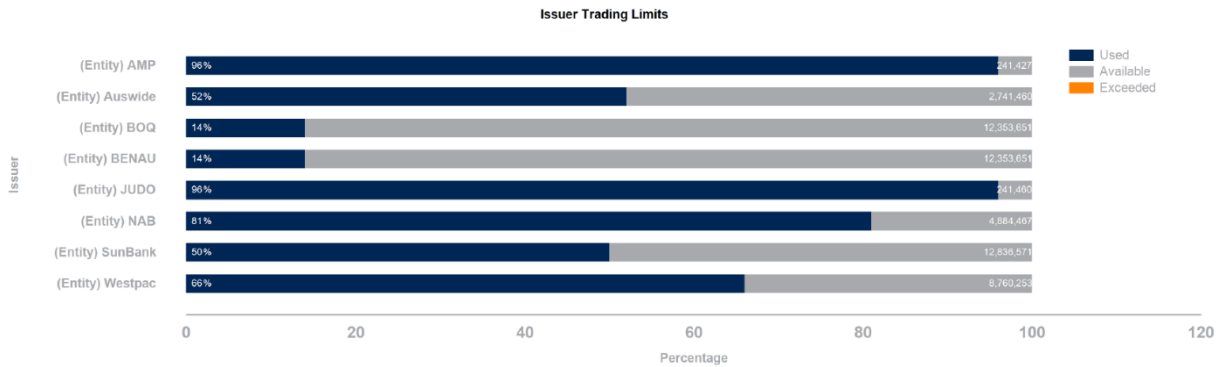
Within each Tier, the Counterparty Credit Framework limits prescribe the limit of investments that may be made with any one financial institution. The maximum percentage of investments to be held with any one financial institution, within a given Tier, are outlined below.

**Counterparty credit framework**

Investments are not to exceed the following percentages of average annual funds invested with any one financial institution and consideration should be given to the relationship between credit rating and interest rate.

Credit quality	Maximum % of total investments
Tier 1 (excl. AAA government) AAA to AA-	45%
Tier 2 A+ to A-	25%
Tier 3 BBB+ to BBB-	10%
Tier 4 Unrated	(\$1m)

The City’s funds invested as at 31 October 2025, relative to the Counterparty Credit Framework limits were as follows:

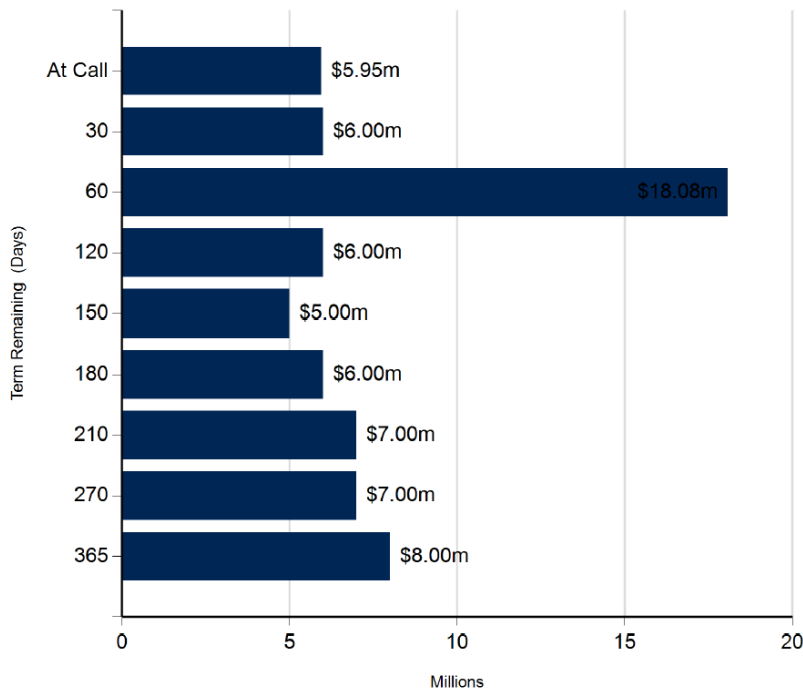


As shown in the above graph, the portfolio was compliant with the issuer trading limit.

### 3. Portfolio Liquidity Indicator

The City’s investments are to be made in a manner to ensure sufficient liquidity to meet all reasonably anticipated cash flow requirements, without incurring significant costs due to the unanticipated sale of an investment.

Face Value by Term Remaining



The below graph provides details on the maturity timing of the City’s investment portfolio as at 31 October 2025. Currently, all investments will mature in one year or less.

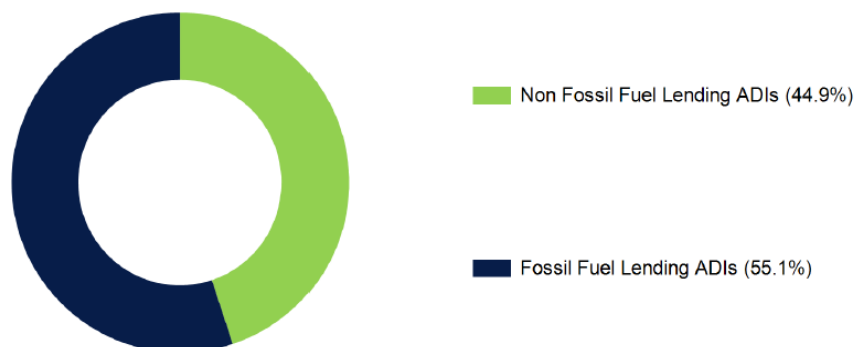


#### **4. Portfolio Summary by Fossil Fuels Lending Authorised Deposit-Taking Institutions (ADIs)**

To support the City’s ability to undertake greater fossil fuel divestment, a review of the Investment Policy was presented and adopted by Council on 25 November 2020 which incorporated a minor change to the investment framework to increase the percentages allocated to Tier 3 and Tier 4 categories, allowing greater flexibility. Since December 2020 investments have been made in accordance with the revised policy to increase the percentage invested in “Green Investments”; being ADIs that do not lend to industries engaged in the exploration for, or production of, fossil fuels (Non-Fossil Fuel Lending ADIs).

As at 31 October 2025, \$31m (44.9%) of the City’s portfolio was invested in “Green Investments”.

**Fossil Fuel vs  
Non Fossil Fuel  
Lending ADI**



Refer to Attachment 1 (Note 7) for details on which financial institutions these investments are held in.

#### *Australian Banking Industry’s Financial Stability Risks*

According to the Reserve Bank of Australia’s (RBA) Financial Stability Review published in March 2024, the Australian banking industry’s financial stability remains robust, underpinned by strong capitalisation, sound asset quality, adequate liquidity, and effective risk management practices. While challenges and risks persist, proactive regulatory measures and prudent banking practices continue to support the sector’s resilience and ability to navigate uncertainties effectively.

Given the current financial stability risk assessment the City will implement the following investment strategies:

1. Diversify investment portfolio across different banks - continue to prioritise higher rated banks (Tier 1 & 2) when it comes to investment activity. If a non-fossil fuel lender is providing competitive rates that will generate a suitable return, and fall within a tier 1 or 2 category, these lenders will be prioritised.



2. Implement risk management strategies to protect the investment portfolio against downside risks - The City will prioritise low risk investment activity across higher tier banks in order to limit the City's exposure to the risk being faced across the sector.
3. Regular review and rebalance of investment portfolio to ensure alignment with the investment goals, risk tolerance and market conditions.

## **5. Interest Income for Matured Investments**

Per Attachment 1 (Note 9), interest income earned during 31 October 2025 from matured investments was \$48k.

## **6. Investing Activities**

At 31 October 2025, there were no new term deposit. Full details of the institutions invested in, interest rates, number of days and maturity date for investments held as at 31 October 2025 are provided in Attachment 1 (Note 10).

## **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

## **OFFICER'S RECOMMENDATION**

**Council receive the Investment Report for the month ending 31 October 2025 as provided in Attachment 1.**



## **C2511-18 PAYMENT OF ACCOUNTS OCTOBER 2025**

<b>Meeting date:</b>	26 November 2025
<b>Responsible officer:</b>	Manager Financial Services
<b>Voting requirements:</b>	Simple Majority Required
<b>Attachments:</b>	<ol style="list-style-type: none"><li>1. Schedule of Payments and Listings - October 2025</li><li>2. Purchase Card Transactions - October 2025</li><li>3. Schedule of Payments and Listings Summary - October 2025</li></ol>

### **SUMMARY**

**The purpose of this report is to present to Council a list of accounts paid by the Chief Executive Officer under delegated authority for the month ending 31 October 2025 as required by the *Local Government (Financial Management) Regulations 1996*.**

**This report recommends that Council accept the list of payments made under delegated authority and accept the detailed transaction listing of Purchase Card expenditure.**

### **BACKGROUND**

Council has delegated, to the Chief Executive Officer, the exercise of its power to make payments from the City's municipal or trust fund. In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996*, a list of accounts paid under delegation for the month of October 2025 is provided within Attachments 1 and 2.

### **FINANCIAL IMPLICATIONS**

A total of \$10,528,563.56 in payments were made in, from the City's municipal and trust fund accounts.

### **LEGAL IMPLICATIONS**

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* states:

13. *Payments from municipal fund or trust fund by CEO, CEO's duties as to etc.*
  - (1) *If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared —*



- (a) *the payee's name; and*
  - (b) *the amount of the payment; and*
  - (c) *the date of the payment; and*
  - (d) *sufficient information to identify the transaction.*
- (2) *A list of accounts for approval to be paid is to be prepared each month showing*
- (a) *for each account which requires council authorisation in that month*
    - 
    - (i) *the payee's name;*
    - (ii) *the amount of the payment; and*
    - (iii) *sufficient information to identify the transaction; and*
  - (b) *the date of the meeting of the council to which the list is to be presented.*
- (3) *A list prepared under sub-regulation (1) or (2) is to be —*
- (a) *presented to the council at the next ordinary meeting of the council after the list is prepared; and*
  - (b) *recorded in the minutes of that meeting.*

## **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle's Strategic Community Plan 2024 – 2034:

### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

## **CONSULTATION**

Nil.

## **OFFICER COMMENT**

The following table summarises the payments for the month ending 31 October 2025, by payment type:

<b>Payment Type</b>	<b>Amount (\$)</b>
<i>Cheque / EFT / Direct Debit/International Payments</i>	<i>\$7,491,209.64</i>
<i>Purchase card transactions</i>	<i>\$ 38,008.52</i>
<i>Salary / Wages / Superannuation</i>	<i>\$2,999,345.40</i>
<b>Total</b>	<b>\$10,528,563.56</b>



Attachment 1 provides a detailed listing of the payments by Cheque, EFT and Direct Debit, while Attachment 2 provides a detailed listing of Purchase Card transactions for the month ending 31 October 2025.

## **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

## **OFFICER'S RECOMMENDATION**

### **Council:**

- 1. Accept the list of payments made under delegated authority, totalling \$7,491,209.64 for the month ending 31 October 2025 including the Cheque /EFT/ Direct Debits/ International Payments as contained within Attachment 1.**
- 2. Accept the detailed transaction listing of Purchase Card expenditure, totalling \$38,008.52 for the month ending 31 October 2025 contained within Attachment 2.**
- 3. Accept the Salary / Wages / Superannuation payments made under delegated authority, totalling \$2,999,345.40 for the month ending 31 October 2025, as contained within Attachment 1.**



## C2511-19 MONTHLY FINANCIAL REPORT OCTOBER 2025

**Meeting date:** 26 November 2025  
**Responsible officer:** Manager Financial Services  
**Voting requirements:** Simple Majority Required  
**Attachments:** 1. Monthly Financial Report - October 2025

### SUMMARY

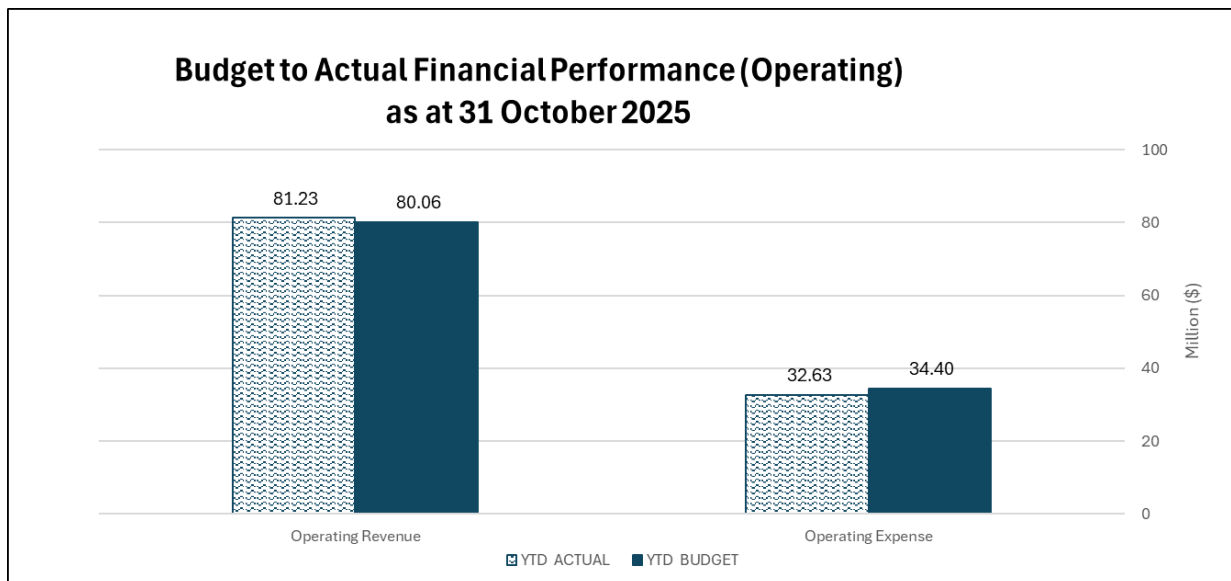
The monthly financial report for the period ending 31 October 2025 has been prepared and tabled in accordance with the *Local Government (Financial Management) Regulations 1996*.

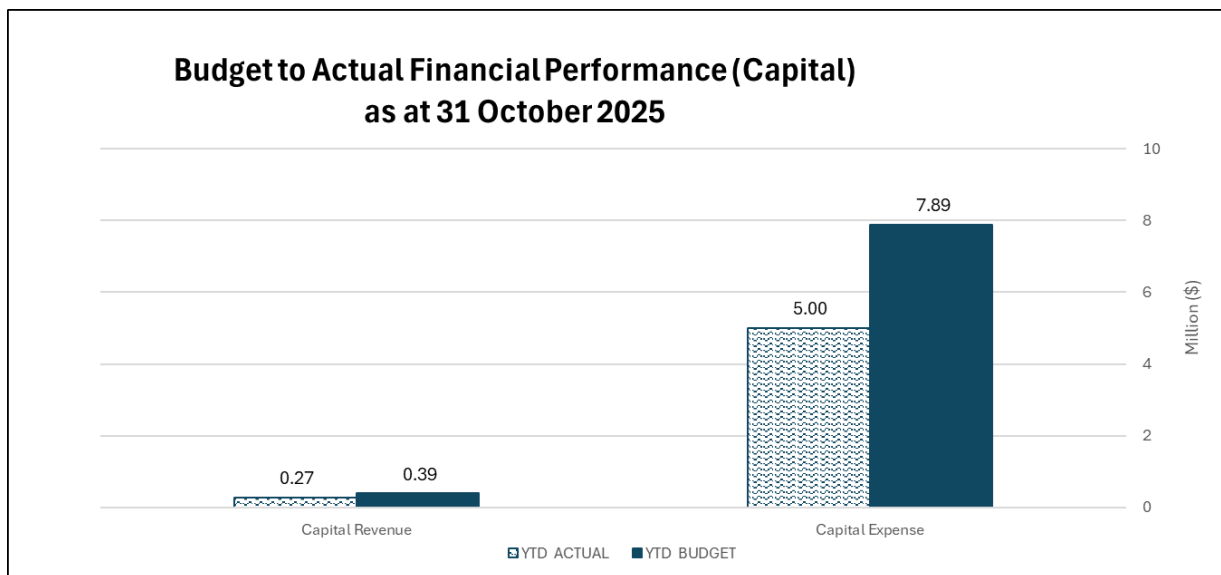
This report provides an analysis of year to date (YTD) financial performance up to 31 October 2025 based on the following statements:

- Statement of Comprehensive Income by Nature;
- Statement of Financial Activity by Nature and by Directorate; and
- Statement of Financial Position with Net Current Assets.

### Background

The following charts and table provide a high-level summary of the Council's year to date financial performance as at 31 October 2025.





**STATEMENT OF FINANCIAL ACTIVITY – BY NATURE FOR THE PERIOD TO 31 OCTOBER 2025**

The table provides a variance summary of the operating revenue and expenses for the Statement of Financial Activity by Nature, to 31 October 2025. The detailed Statement can be found in the attached Monthly Financial Report.

Description	YTD Adopted Budget \$	YTD Actual \$	Variance \$	Variance %
<b>Operating Income</b>				
Rates	66,638,194	66,729,590	91,396	0.14%
Service Charges	1,808,804	1,874,051	65,247	3.61%
Grants, Subsidies & Contributions	1,309,376	1,646,795	337,419	25.77%
Fees and Charges	8,589,170	9,073,673	484,503	5.64%
Interest Earnings	1,163,900	1,294,085	130,185	11.19%
Other Income	555,468	608,868	53,400	9.61%
<b>Total</b>	<b>80,064,912</b>	<b>81,227,062</b>	<b>1,162,150</b>	<b>1.45%</b>
<b>Operating Expenses</b>				
Employee Costs	(16,556,770)	(15,382,731)	1,174,039	7.09%
Materials and Contracts	(8,832,035)	(8,644,034)	188,001	2.13%
Depreciation	(7,206,706)	(7,203,630)	3,076	0.04%
Interest Expenses	(118,341)	(126,988)	(8,647)	(7.31%)
Utility Charges	(820,424)	(573,342)	247,082	30.12%



Insurance Expenses	(413,970)	(377,993)	35,977	8.69%
Other Expenditure	(447,687)	(324,563)	123,124	27.50%
<b>Total</b>	<b>(34,395,933)</b>	<b>(32,633,281)</b>	<b>1,762,652</b>	<b>5.12%</b>

Further explanation of material variances can be found within the Officer’s Comment section of this report.

### **STATEMENT OF FINANCIAL POSITION - FOR THE PERIOD TO 31 OCTOBER 2025**

The detailed Statement can be found in the attached Monthly Financial Report.

### **FINANCIAL IMPLICATIONS**

This report is provided to enable Council to assess how revenue and expenditure are tracking against budget, and to identify any material variances of which the Council should be informed.

### **LEGAL IMPLICATIONS**

Local Government (Financial Management) Regulation 34 requires a monthly financial activity statement and an explanation of any material variances to be prepared and presented to an Ordinary Council meeting.

Local Government (Financial Management) Regulation 35 requires a monthly statement of financial position to be prepared and presented to an Ordinary Council meeting.

### **STRATEGIC IMPLICATIONS**

This item is in keeping with the City of Fremantle’s Strategic Community Plan 2024 – 2034:

#### **Corporate - Lead and empower the organisation to deliver the vision of 'strong reputation, stronger future'**

- Support the City through financial, procurement and revenue functions whilst ensuring legislative compliance and providing excellent customer service.

### **CONSULTATION**

Nil.



## **OFFICER COMMENT**

### **Summary of financial performance**

As at the end of October 2025, the City demonstrated strong financial performance with a closing funding position of \$59.98m.

In summary, as at the end of October 2025, the current closing position exceeds the YTD amended budget by \$4.66m. This is mainly due to favourable variances against the year-to-date budget across the following areas:

- Grants, Subsidies and Contributions \$0.34m;
- Fees and Charges of \$0.48m;
- Employee Costs of \$1.17m;
- Utility charges \$0.25m;
- Capital expenditure of \$2.90m;
- Increased carry forward funds from the 2024/25 financial year of \$1.22m compared to the amended budget\*;

\*It should be noted that 2024/25 FY figures remain draft until audit finalisation.

These favourable variances are offset by:

- Net reserve transfers \$2.12m behind YTD budget.

### **Explanation of Material Variances & YTD Performance**

In accordance with regulation 34(5) of the Local Government (Financial Management) Regulations 1996 and AASB 1031 Materiality, Council adopted the level to be used in Statements of Financial Activity by Nature in the 2025-26 financial year for reporting material variances as 10% together with the minimum value of \$100,000 (Refer Item C2506-13 from Council meeting on 25 June 2025).



The material variance thresholds are adopted annually by Council and indicate whether actual expenditure or revenue varies materially from the year-to-date budget. The following is an explanation of significant operating and capital variances to budget as identified in the Statements of Financial Activity by Nature.



Building on the favourable opening net position for the year, the following items explain the City’s major variances in operating performance for this financial year, as highlighted in the year-to-date Financial Activity Statement as at 31 October 2025:

<b>Description</b>	<b>Variance Amount (\$)</b>	<b>Comment</b>
<b>Grants, subsidies and contributions</b>	<b>337,419</b>	<b>25.77%</b>
<b>Major Variances:</b>		
Maintain roads	120,292	Operating Grant received earlier than expected.
Operate Fremantle arts centre	97,275	\$90K unspent grants carried forward - included in budget amendments November.
Conduct Sunday music program	35,000	\$35K unspent grant carried forward. Included in budget amendments November.
<b>Interest earnings</b>	<b>130,185</b>	<b>11.19%</b>
<b>Major Variances:</b>		
Receive investment income	194,169	Favourable interest rates have resulted in higher than expected interest earnings.
Raise Rate Income	(64,937)	Penalty interest phasing to be adjusted.
<b>Utilities</b>	<b>247,082</b>	<b>30.12%</b>
<b>Major Variances:</b>		
Contribute to public street lighting	117,163	Timing – billed to September 2025.
Maintain Hard Landscaping	47,433	Expenses less than forecast. To adjust at budget review.
<b>Other expenditure</b>	<b>123,124</b>	<b>27.50%</b>
<b>Major Variances:</b>		
Support the mayor and councillors	41,894	October payments for Mayor and Councillors allowances only paid up to election date.
Support Fremantle Surf Lifesaving Club	35,000	Payment expected November.



Allocate community development funding	27,930	1st round of grants estimated at \$35k to be awarded and paid in November.
<b>Payments for property, plant and equipment</b>	<b>1,747,256</b>	 <b>43.49%</b>
<b>Major Variances:</b>		
Program - Ticket machines	1,165,777	Awaiting on invoice from supplier.
Program - Plant, Equipment & Vehicles	153,431	One plant item delivered, awaiting invoice. Remaining items have been delayed by the manufacturer.
CBD Toilet provision	150,000	Alternate location, following advice from Public Transport Authority, is being investigated. To be confirmed.
<b>Payments for construction of infrastructure</b>	<b>1,139,894</b>	 <b>38.42%</b>
<b>Major Variances:</b>		
Program - MRRG Works	335,172	Pending receipt of \$400K invoice November 2025.
Bathers Beach - Safe Swimming Area	215,000	Project delayed due to heritage redesign requirements and Department of Transport licence approval.
Road safety - Low-cost urban road safety upgrades	151,250	The Horrie Long Reserve urban road safety upgrades project has been rescheduled to commence in November 2025.
Walyalup Koort Public Realm - Public Artwork	136,530	Schedule of works adapted due to contract finalisation. Anticipated project start is December.
Program - R2R Works	68,906	Resurfacing scope on Swanbourne Street only partially completed due to Western Power works.
Program - Irrigation	56,346	Contracts awarded and works progressing (Parmelia Park Irrigation and Princess May Park Bore). Gilbert Fraser irrigation to be scheduled based on tank location Council decision.



Ken Allen Reserve Sports Lighting Upgrade	50,000	Contract awarded, project in lead time for lighting poles.
Samson Park - Community Engagement and Concept Design	50,000	Project progressing, invoice timing variance.
<b>Transfer to Reserve</b>	<b>(910,723)</b>	<b>▼ (132.12%)</b>
<b>Major Variances:</b>		
South Fremantle Underground Power	(889,338)	Timing Variance: Transfer based on collection of funds. Phasing to be adjusted.

### **Accounting methods**

The City manages its finances in line with the requirements of the *Local Government Act 1995*, associated regulations and Australian accounting standards.

The City carries out accounting on both an accrual basis and a cash basis.

Accrual accounting requires accounting transactions to be recognised and recorded when they occur, regardless of whether payment/receipt has been made at that time, in accordance with the Australian Accounting standards.

The City accounts for Rates, Service Charges, Interest income on term deposits, Insurance expenses and Interest expenses on borrowings (loans) & leases on an accrual basis.

The remainder of income and expenditure items are recognised and recorded at the period they are encountered.

### **VOTING AND OTHER REQUIREMENTS**

Simple Majority Required

### **OFFICER'S RECOMMENDATION**

**Council receive the Monthly Financial Reports, as provided in Attachment 1, including the Statement of Comprehensive Income, Statement of Financial Activity, Statement of Financial Position and Statement of Net Current Assets, for the period ended 31 October 2025.**



## **Committee and working group reports**

Nil.

## **Motion of which previous notice has been given**

A member may raise at a meeting such business of the City as they consider appropriate, in the form of a motion of which notice has been given to the CEO in accordance with the Meeting Procedures Policy.

Nil.

## **Urgent business**

In cases of extreme urgency or other special circumstances, matters may, on a motion that is carried by the meeting, be raised without notice and decided by the meeting.

## **Late items**

In cases where information is received after the finalisation of an agenda, matters may be raised and decided by the meeting. A written report will be provided for late items.



## **Confidential business**

### **C2511-20 FREMANTLE PARK CARETAKER PERIOD UPDATE**

**Meeting date:** 26 November 2025  
**Responsible officer:** Director City Business  
**Voting requirements:** Simple Majority Required

#### **REASON FOR CONFIDENTIALITY**

This report is **CONFIDENTIAL** in accordance with Section 5.23(2) of the *Local Government Act 1995* which permits the meeting to be closed to the public for business relating to the following:

- (e) a matter that if disclosed, would reveal -
  - (i) a trade secret;
  - (ii) information that has a commercial value to a person; or
  - (iii) information about the business, professional, commercial or financial affairs of a person

## **Closure**