



Meeting attachments

Ordinary Meeting of Council

Wednesday 11 March 2026 6pm

C2603-1 DEFERRED ITEM - NO.37 (LOT 502) SOUTH TERRACE, FREMANTLE - VARIATIONS TO PLANNING APPROVAL DAP004/23 (THREE STOREY TAVERN DEVELOPMENT) (JL VA0008/25)	
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VA0008/25
2 February 2026

37 SOUTH TERRACE, FREMANTLE

DEVELOPMENT APPLICATION

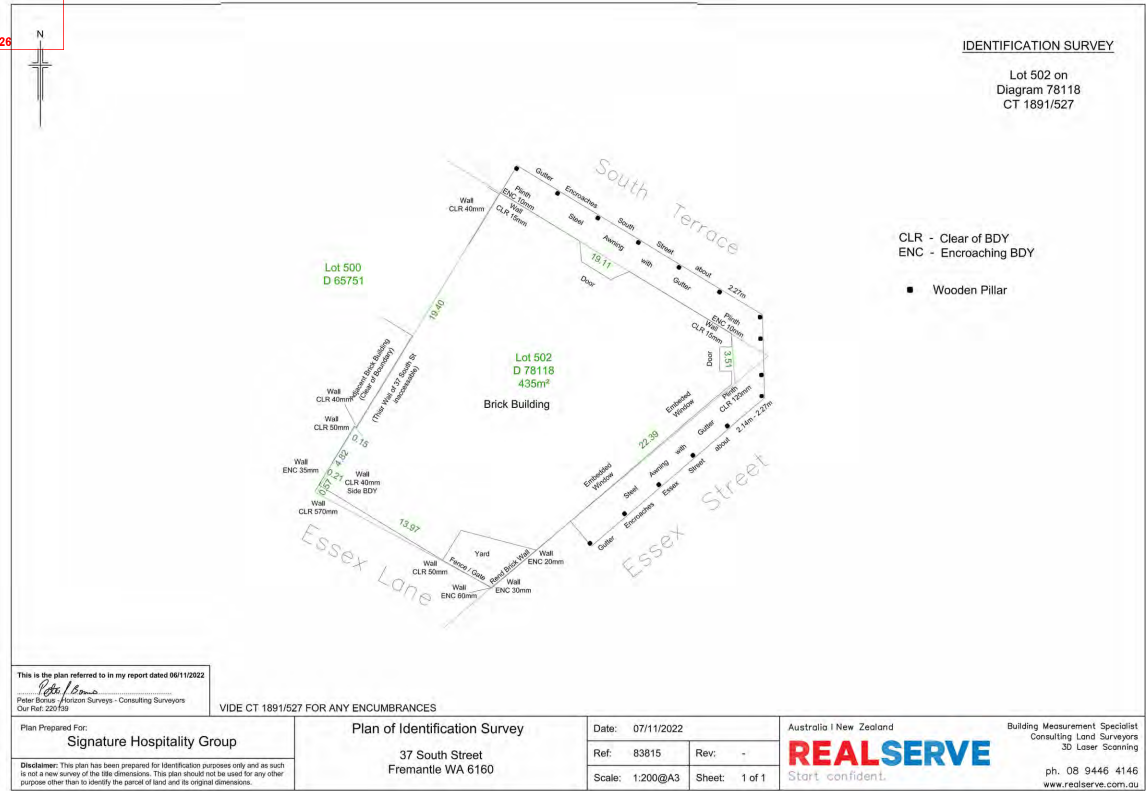


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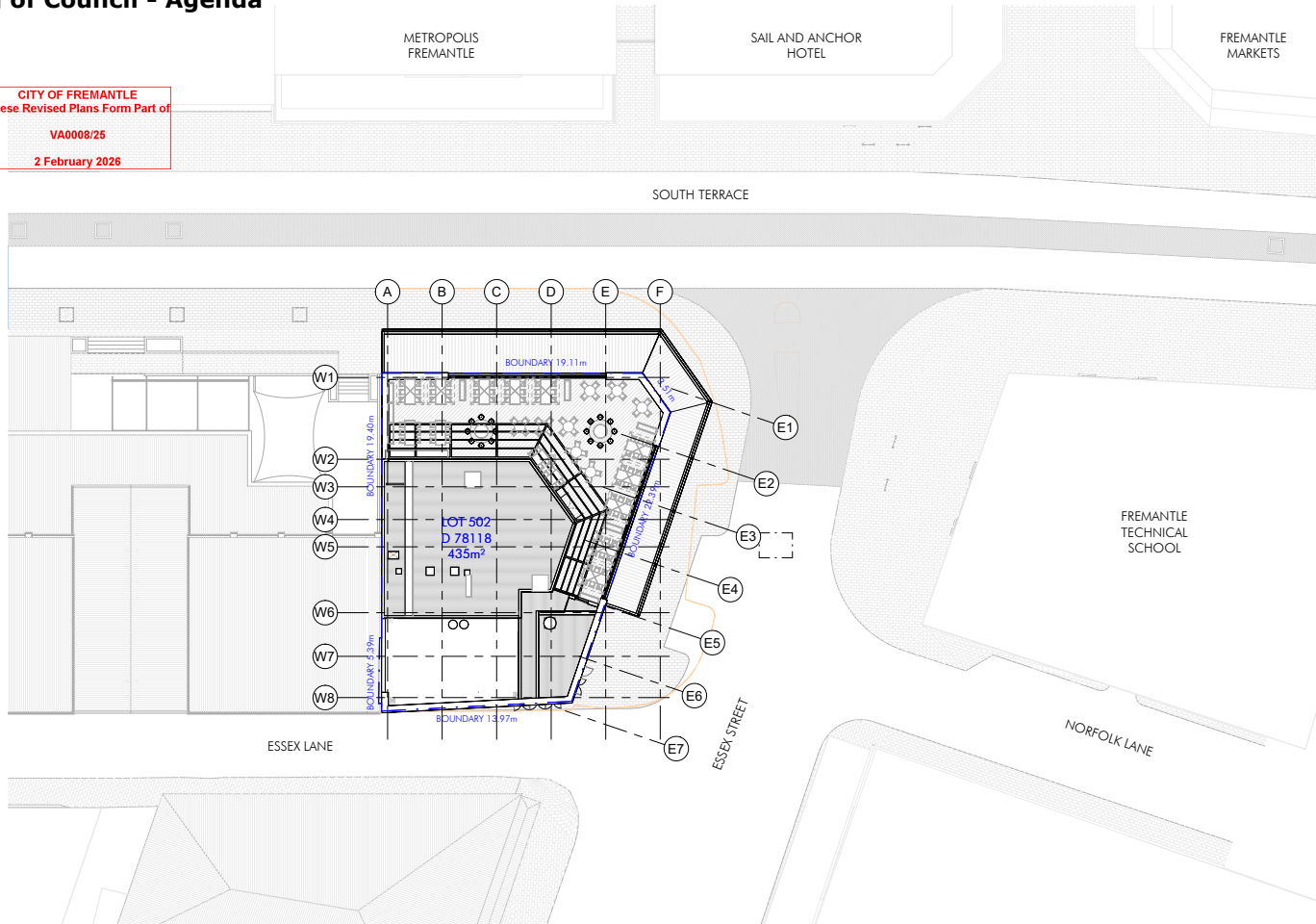


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 Signature Hospitality Group

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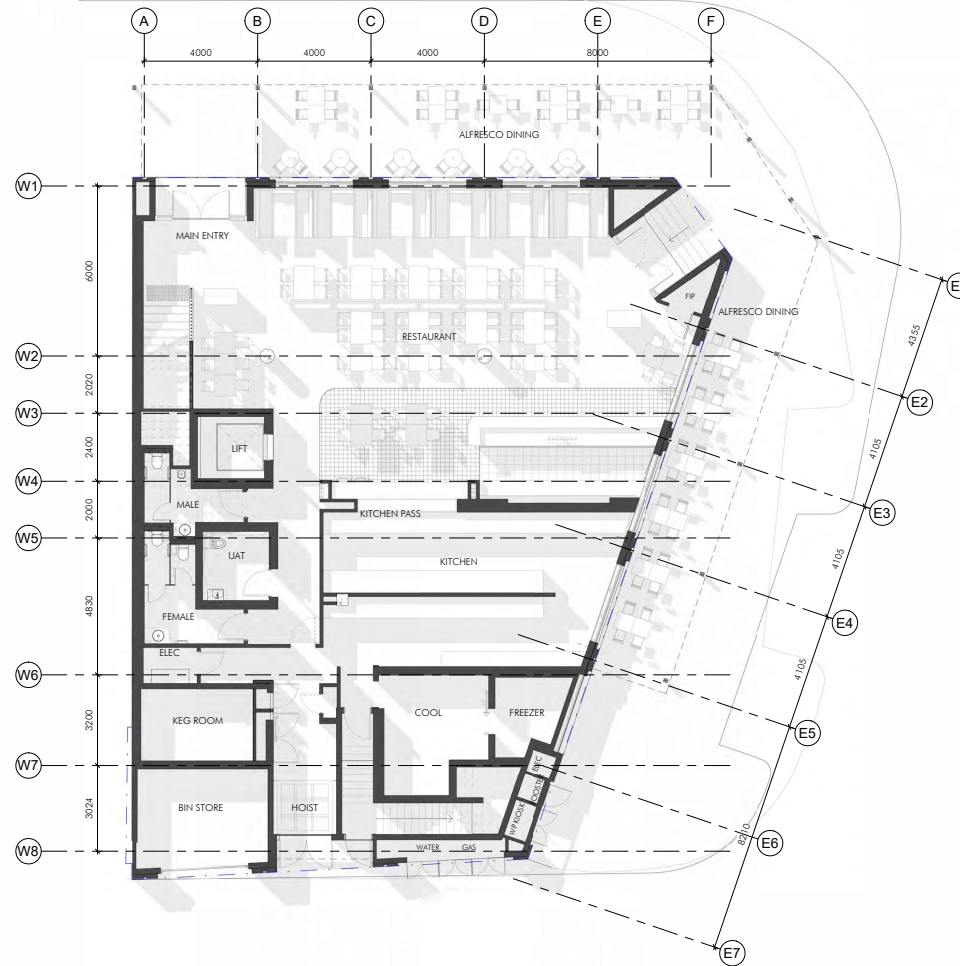
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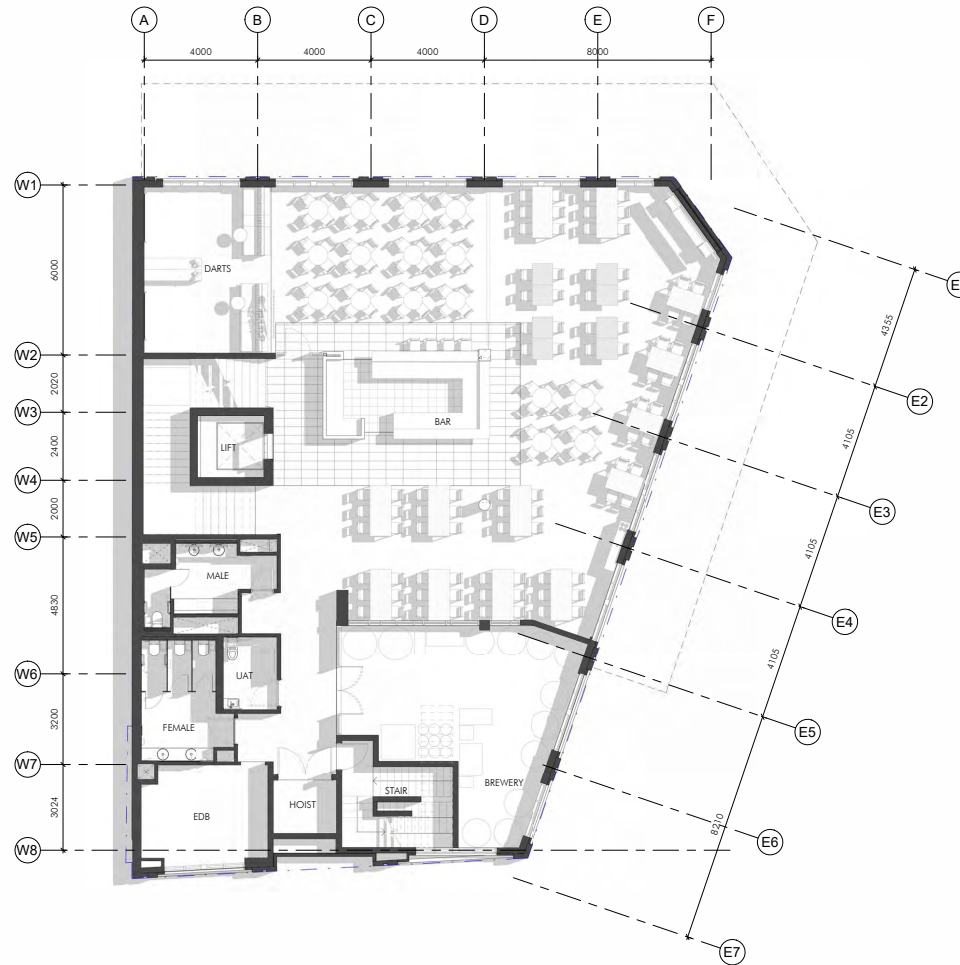
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 Fremantle
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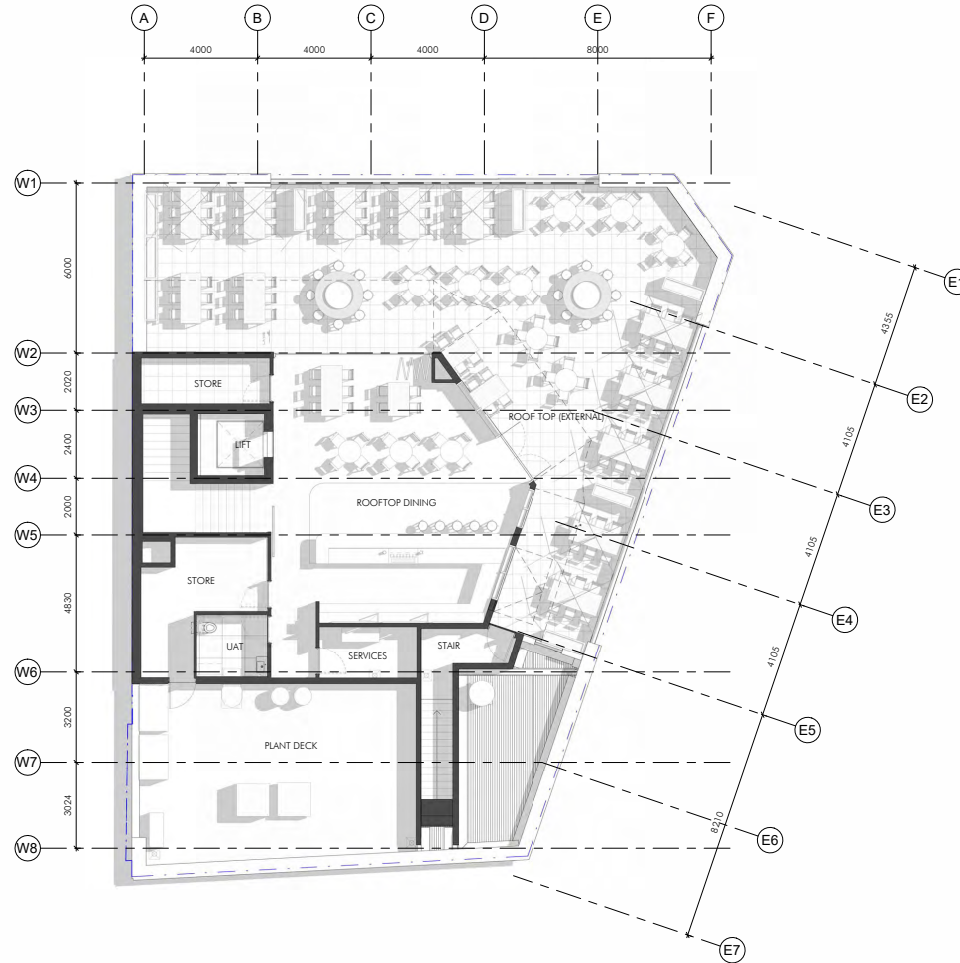
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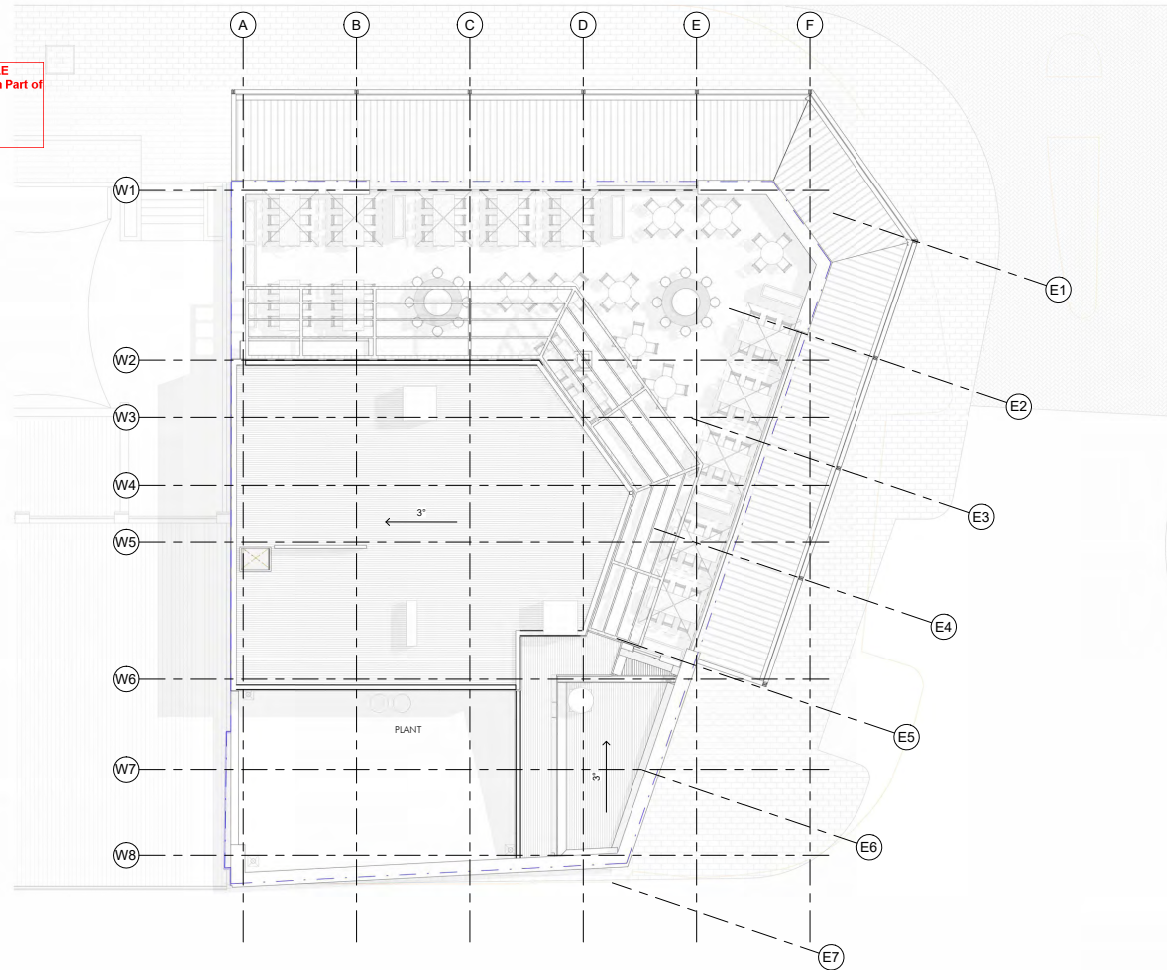
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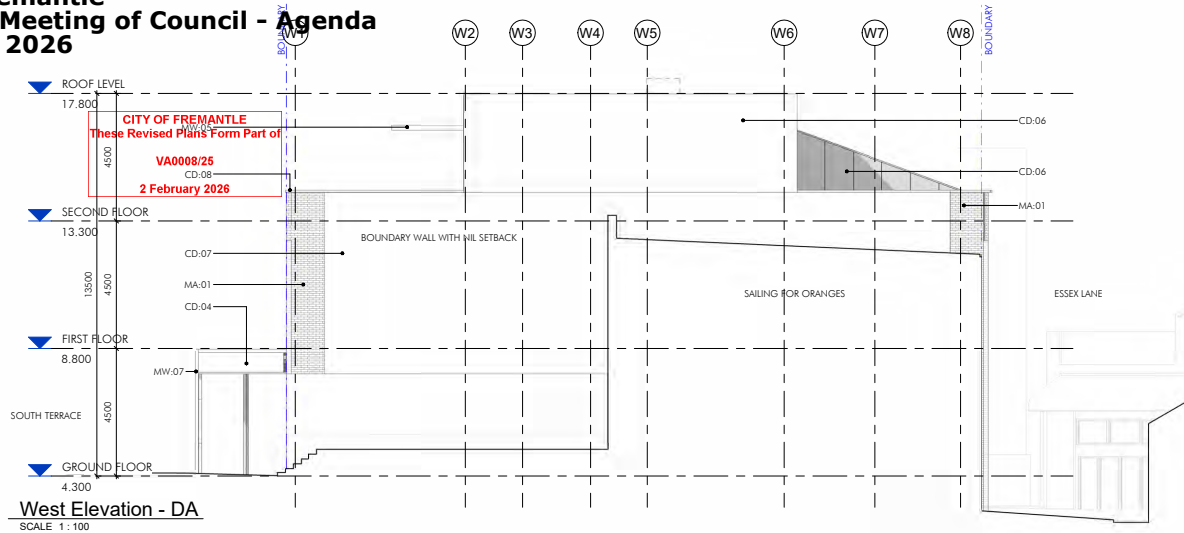


place
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 Fremantle
 Signature Hospitality Group

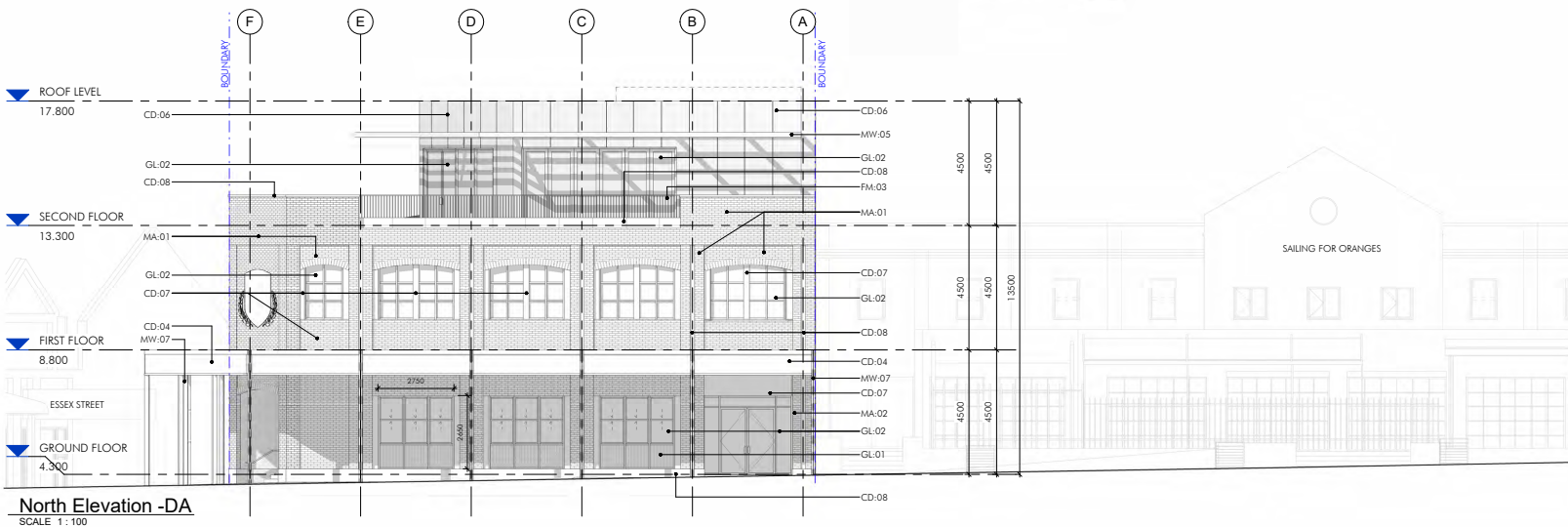
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**City of Fremantle
Ordinary Meeting of Council - Agenda
11 March 2026**

**C2603-1.1
Amended Plans**



West Elevation - DA
SCALE 1 : 100



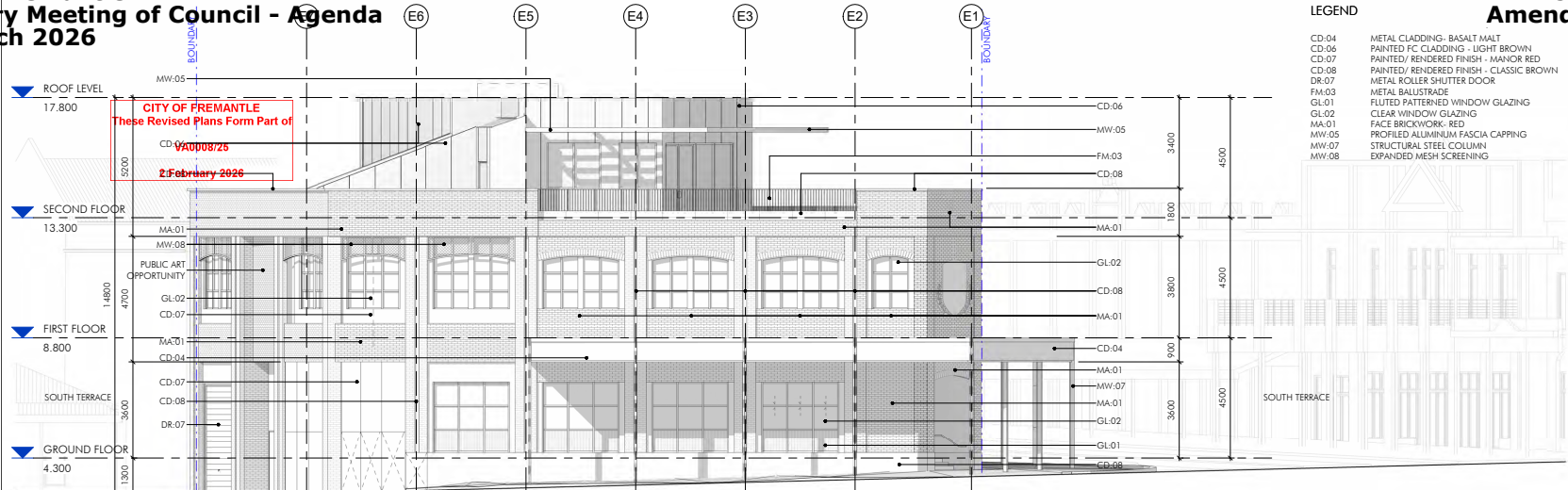
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SCALE 1 : 100

place fabric. 37 South Terrace
Fremantle
Signature Hospitality Group

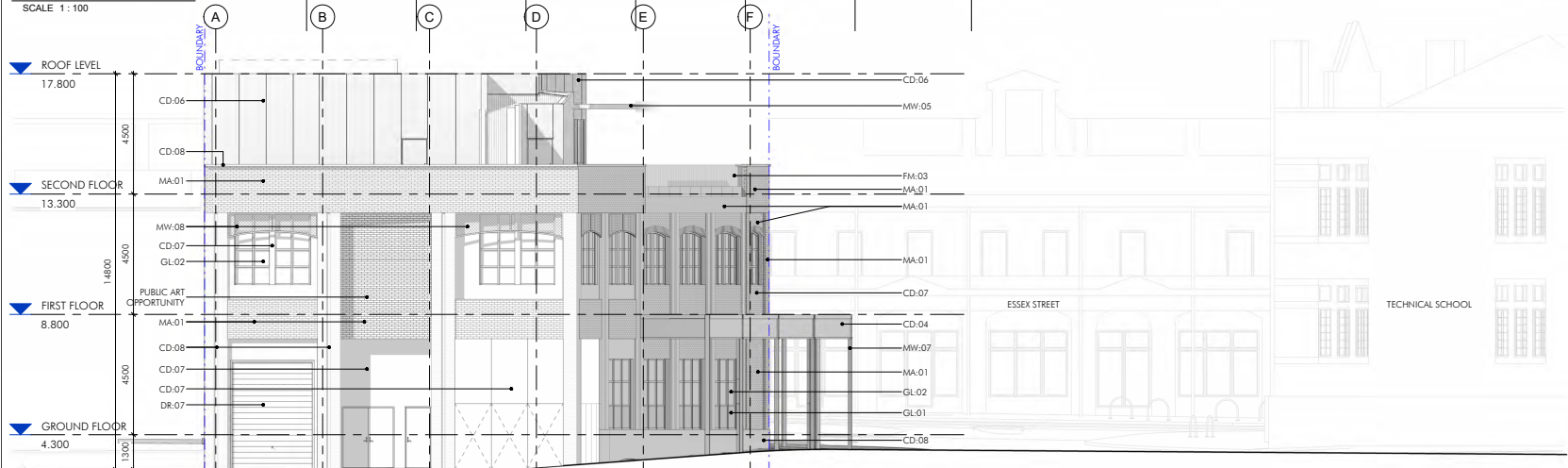
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**City of Fremantle
Ordinary Meeting of Council - Agenda
11 March 2026**

**C2603-1.1
Amended Plans**



East Elevation - DA
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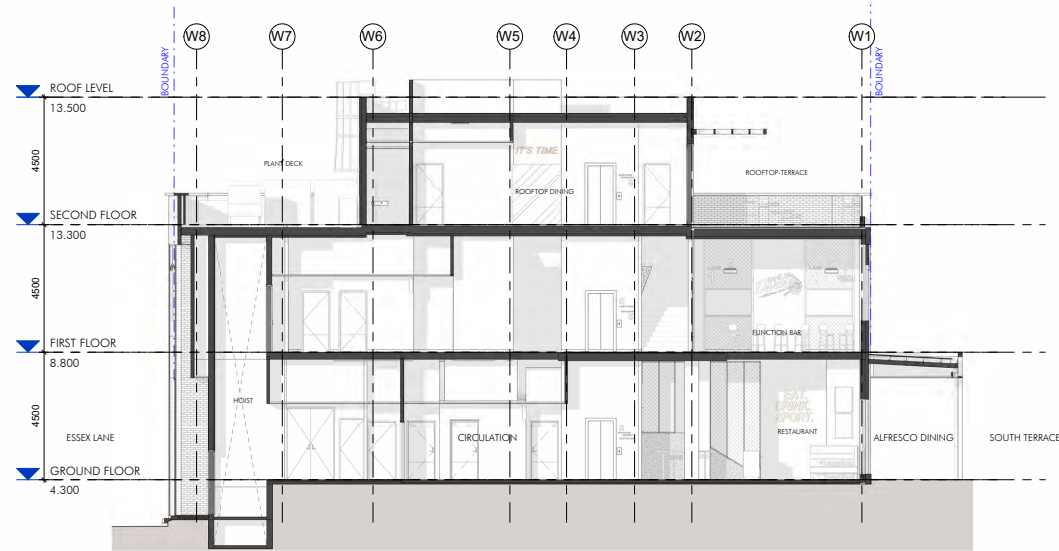


South Elevation - DA
SCALE 1 : 100

place fabric. 37 South Terrace
Fremantle
Signature Hospitality Group

SCALE 1 : 100 @A2	NP	DATE ISSUED 29.01.26	DRAWING NAME Elevations	DRAWING NO. DA008	REV D
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North South DA Section
 SCALE 1 : 100

place
 fabric. 37 South Terrace
 Fremantle
 Signature Hospitality Group

SCALE 1 : 100 @A2 NP	DATE ISSUED 29.01.26	DRAWING NAME North-South Section	DRAWING NO. DA009	REV D
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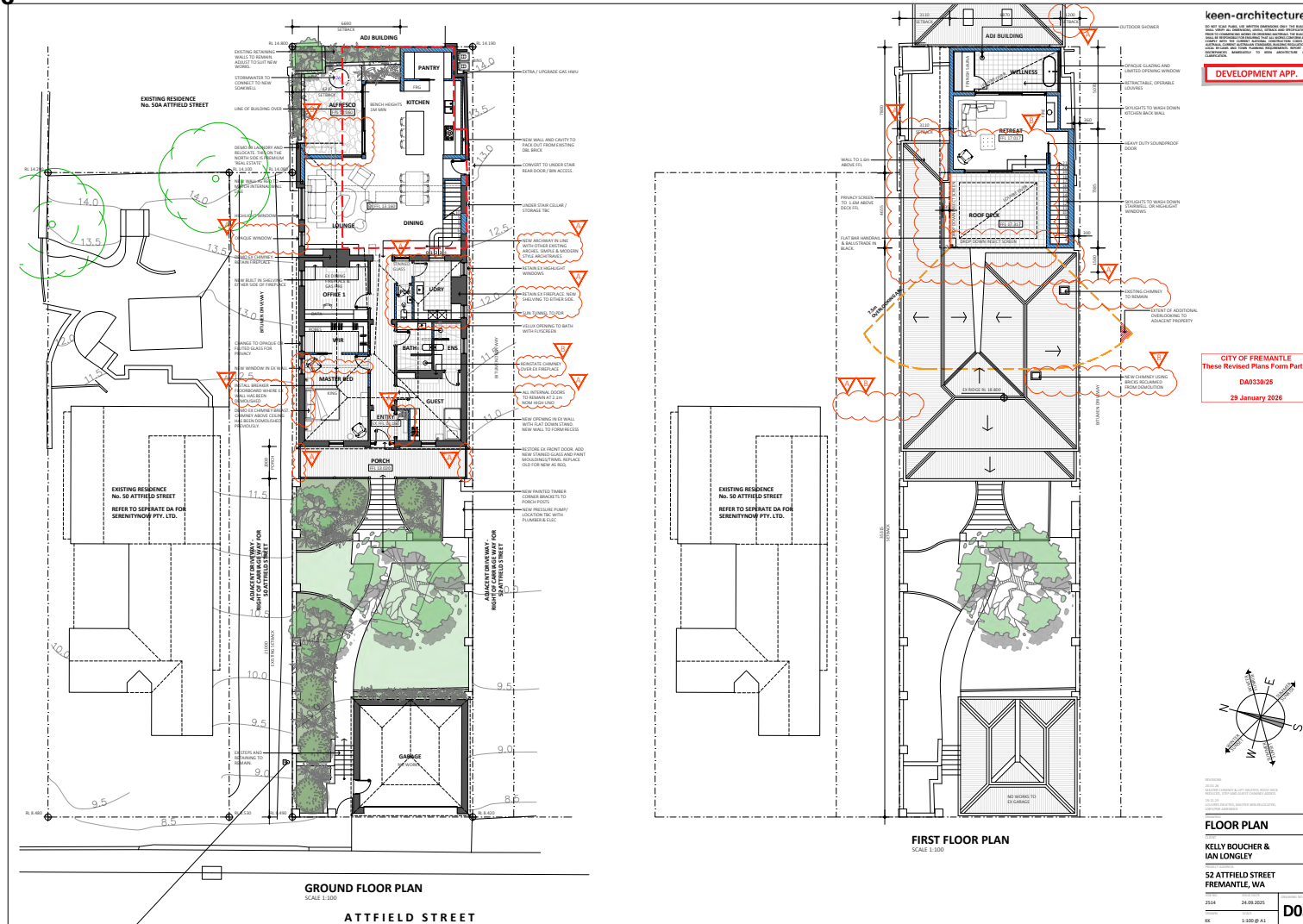
DEVELOPMENT APP.

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DA0330/25
29 January 2026

ISSUED 21.11.2025
D01 EXISTING & DEMO FLOOR PLANS
D02 EXISTING & DEMO ELEVATIONS
D03 PROPOSED FLOOR PLANS
D04 PROPOSED ELEVATIONS
D05 PROPOSED SHADOWS

KELLY BOUCHER & IAN LONGLEY
No. 52 ATTFIELD STREET, FREMANTLE, WA 6160





keen-architecture.
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 DEVELOPMENT APP.

WEST ELEVATION
SCALE: 1:100

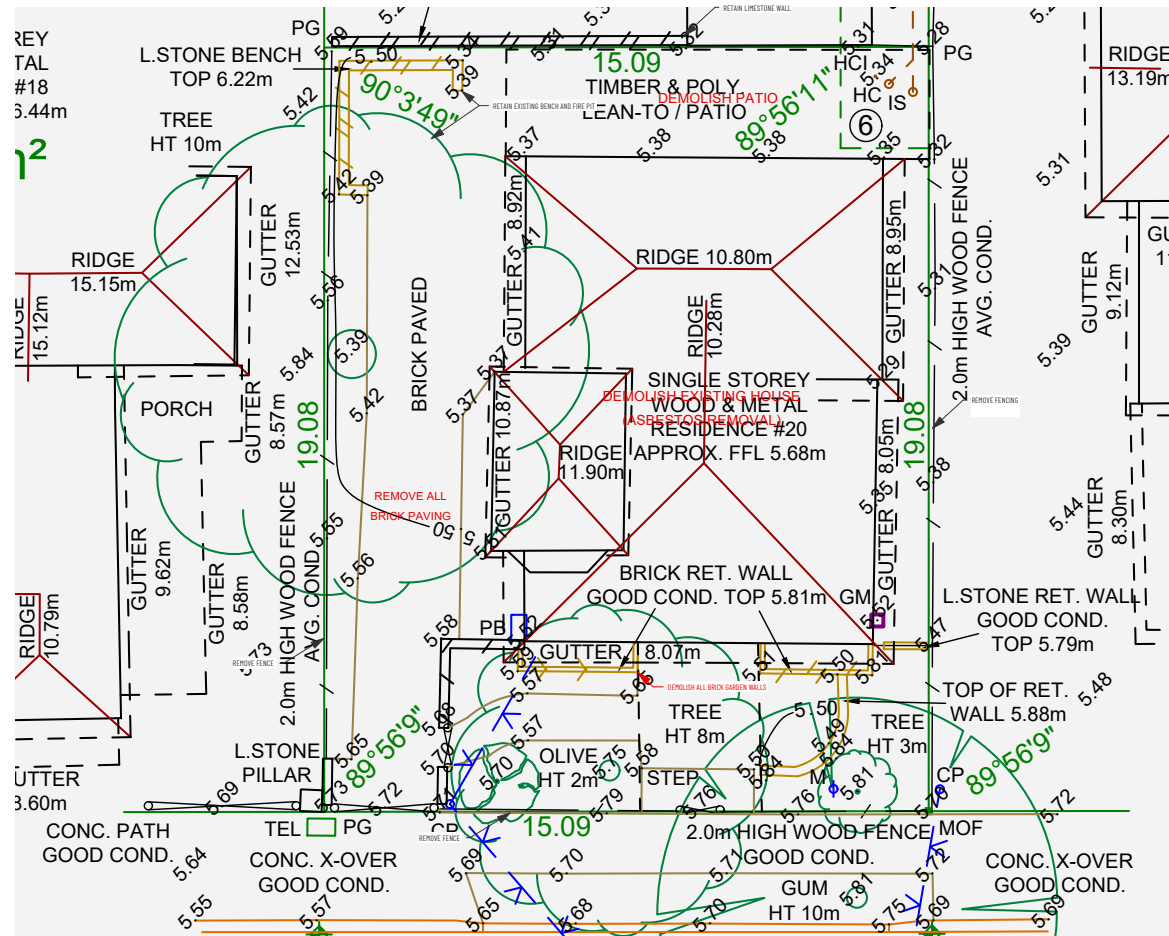
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EAST ELEVATION
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NORTH ELEVATION
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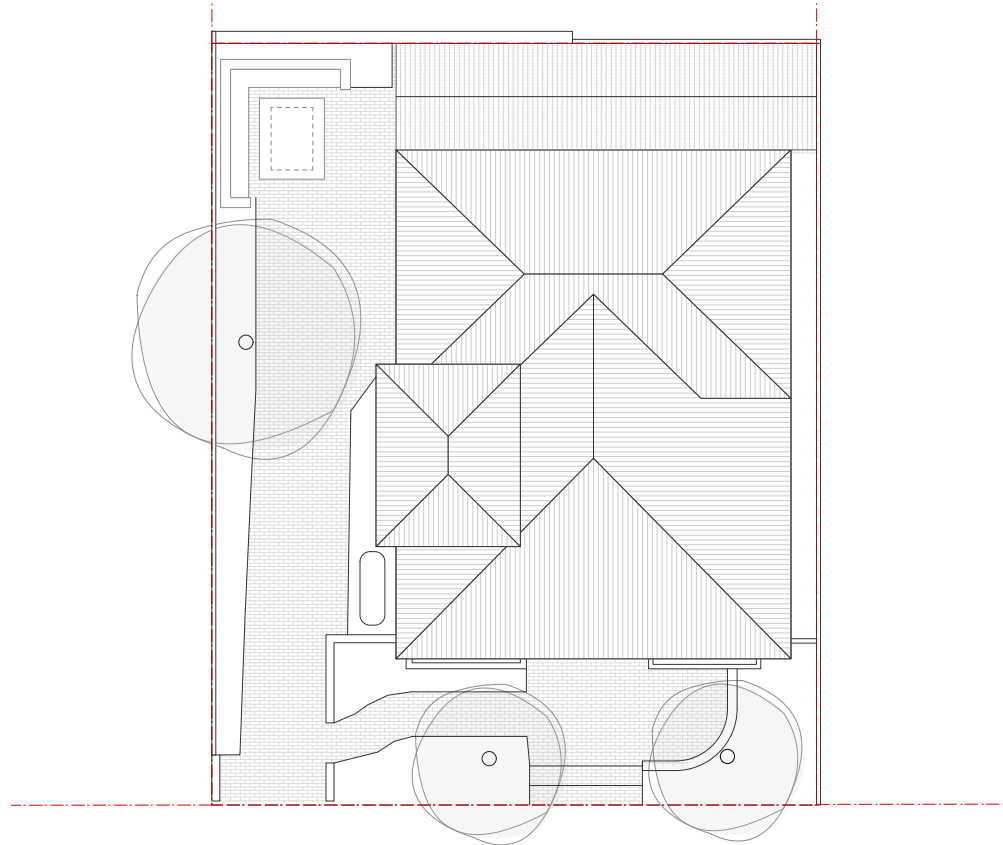
ELEVATIONS
 KELLY BOUCHER &
 IAN LONGLEY
 52 ATFIELD STREET
 FREMANTLE, WA
 2514 24.09.2025
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 ARCHITECTURE
 website: www.architectureps.com.au
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 reg: 2486

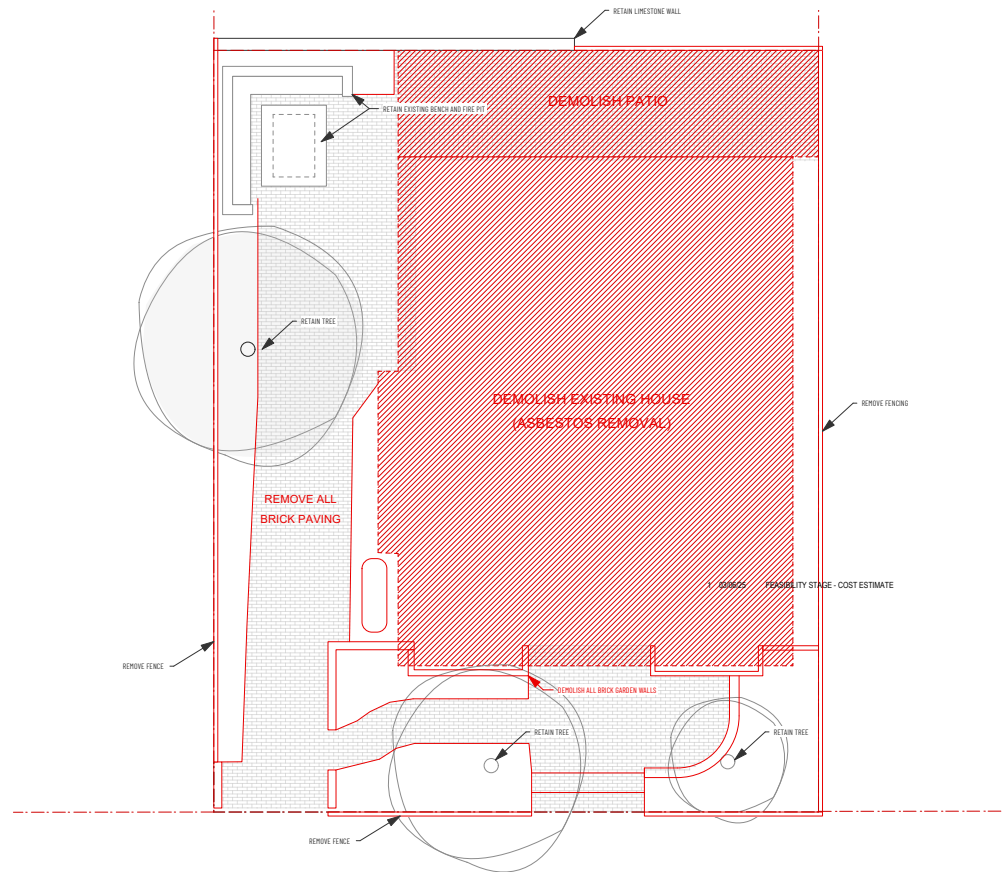
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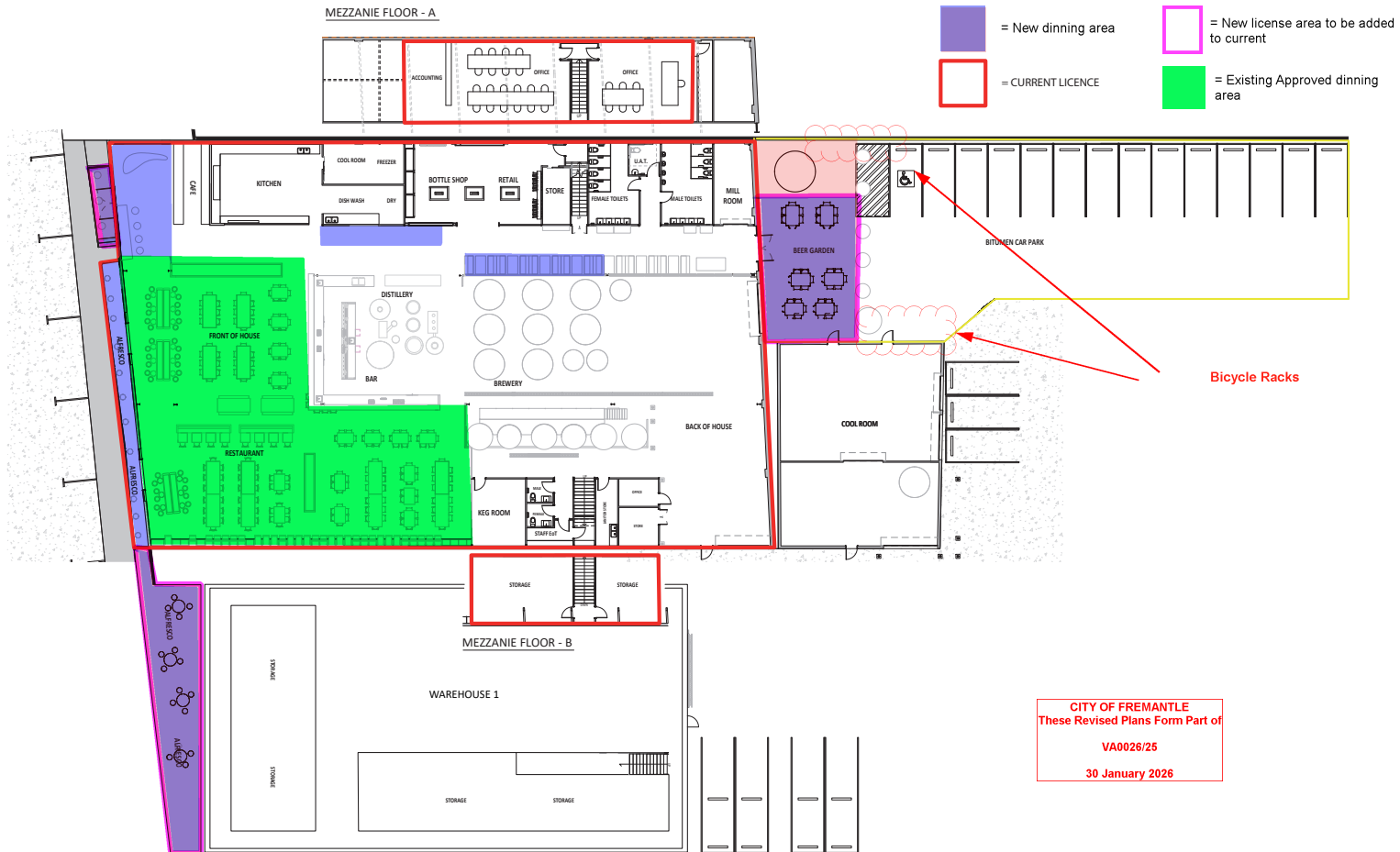
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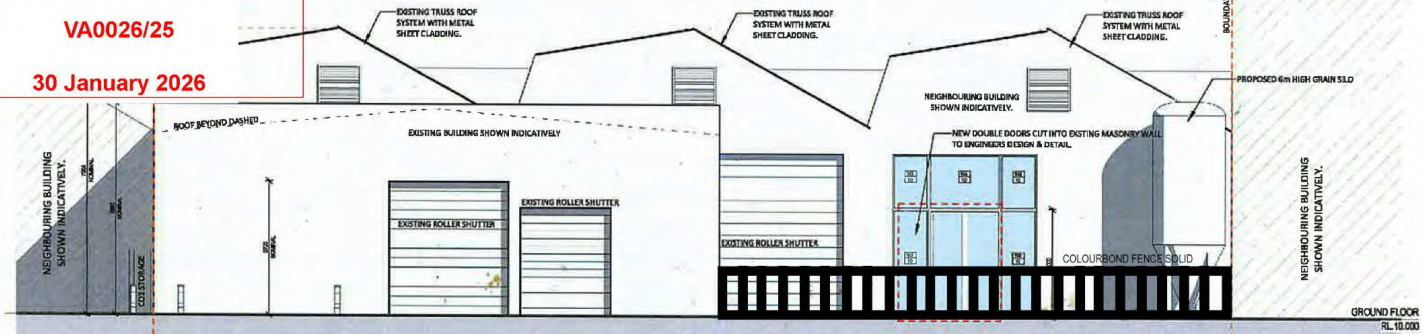
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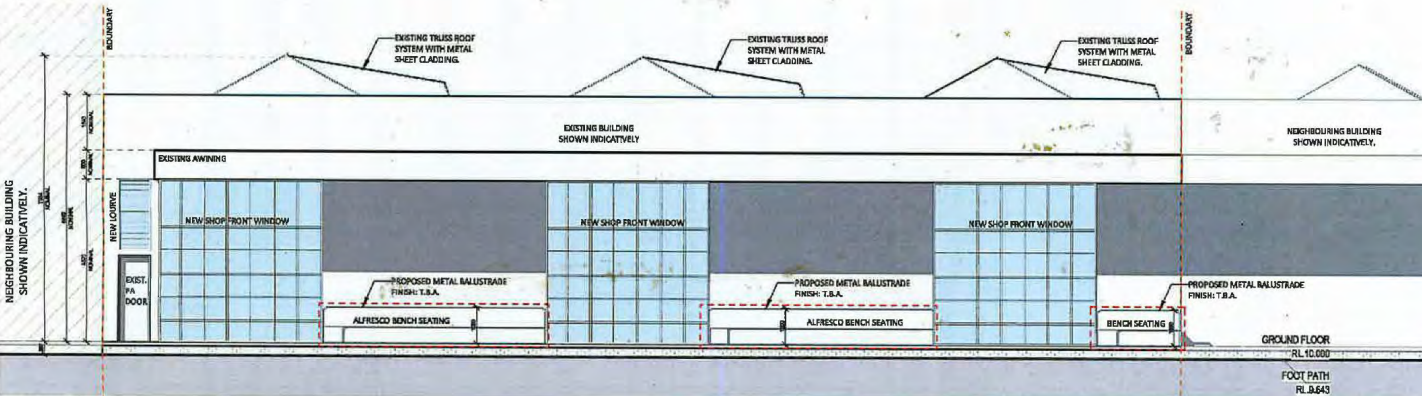
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30 January 2026



EAST
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WEST
 SCALE: 1:100

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Local Planning Policy 1.7

Development Exempt
from Planning Approval

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Development Exempt from Planning Approval

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 1.7 – Development Exempt from Planning Approval (LPP 1.7).

Introduction

Clause 60 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Deemed Provisions') requires the prior approval of Council for all development subject to Local Planning Scheme No. 4 (LPS4), except as detailed in Clause 61. Clause 61 lists development which is exempt from approval under the planning scheme and includes the carrying out of works or land use specified in a local planning policy or local development plan.

Objectives

To specify development which does not require Development Approval by the City under Local Planning Scheme No. 4 in addition to the exemptions listed under Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('Deemed Provisions').

Application of this Policy

This policy applies to all development within the Scheme area and is additional to the exemptions set out in Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Development Approval is not required for works or use if:

- a) the works or use are of a class specified in Column 1 of an item in Table 1;
- b) the works or use are located in zones or reserves set out in Column 2 of Table 1;
- c) if conditions are set out in Column 3 of Table 1 opposite that item — all of those conditions are satisfied in relation to the works or use; and
- d) the works are not in a Special Control Area or Bushfire Prone Area unless otherwise specified in Table 1.

Notwithstanding the above:

- a) An exemption does not apply if it will result in tree-damaging activity to a regulated tree unless otherwise exempt as per Local Planning Policy 2.26: Tree Retention.



- b) Notwithstanding whether a use is exempted, works to a heritage-protected place will require development approval unless specifically exempted in the table below.
- c) An exempt development cannot contravene any valid conditions of an existing Development Approval.
- d) An exemption from the requirement to obtain Development Approval does not remove the need to seek and obtain any other approval which may be required under any other written law, such as the Building Act, Strata Titles Act, Heritage of Western Australia Act or Dividing Fences Act.

Policy statement

Table 1: Exempt works and use

Note 1: Within a Heritage Area, where identification of 'contributory' places has not yet been carried out in that area and listed in LPP 3.6.1: Heritage Area Listings, all houses in that area are assumed to be 'contributory' for the purposes of this Policy.

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No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
General Exemptions			
1.	Works by any public authority acting pursuant to the provisions of any Act on, in, over or under a public street, or works for a utility service.	All Zones and Reserves	Nil
2.	Works urgently necessary for public safety, safety or security of plant or equipment, maintenance of essential services, or protection of the environment.	All Zones and Reserves	Nil
3.	Temporary works in existence for less than 14 days or such longer time as the City agrees.	All Zones and Reserves	The works are not signs or advertisements.
4.	The carrying out of any building or works to a building which affects only the interior of a building on the Heritage List.	All Zones and Reserves	<p>a) The works are confined to:</p> <ul style="list-style-type: none"> i. Existing kitchen, bathroom or laundry fit out with no structural alterations; ii. Replacement of light fitting(s); iii. Painting/wall papering/plastering of internal walls*; iv. Retiling; v. Construction of new internal non-masonry, non-load bearing walls; vi. New floor covering placed over but not replacing or damaging existing floor surface materials; or vii. Electrical and plumbing works. <p>b) The place is not:</p> <ul style="list-style-type: none"> i. Level 1A or 1B on the local Heritage List; ii. entered in the State Register of Heritage Places; or iii. the subject of a Heritage Order or Agreement.
5.	The carrying out of any building or works to a	All Zones and Reserves	The place is not:



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
	building which affects only the interior of a building in a Heritage Area.		<ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List unless exempt under No. 4 above.
Demolition			
6.	The demolition of a building on a lot to which the R-Codes do not apply.	All Zones and Reserves	The building is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included on the Heritage List; or iv. included in a Heritage Area.
7.	Demolition of the following structures on a place in a Heritage Area: <ul style="list-style-type: none"> i. Outbuildings; ii. Minor structures; iii. Patios; iv. Shade Structures; v. Carports; vi. External Fixtures; vii. Air Conditioners; viii. Private swimming pools and outdoor spas; ix. Flag poles; and x. Water tanks. 	All Zones and Reserves	<ul style="list-style-type: none"> a) If the building is an outbuilding: <ul style="list-style-type: none"> i. it is not of masonry or limestone construction; and ii. has a floor area of less than 25m². b) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included on the Heritage List; or iv. included in a Heritage Area.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
8.	Demolition of internal and boundary / dividing fences in Heritage Areas or Level 3 on the Heritage List.	All Zones and Reserves	a) The fence is not limestone or masonry. b) The fence is not on the primary or secondary street(s). c) The place is not: <ul style="list-style-type: none"> i. Level 2, 1A or 1B on the Heritage List; ii. entered in the State Register of Heritage Places; or iii. the subject of a Heritage Order or Agreement.
Non-Residential Land Use			
9.	A change in the use of an existing building to any of the following uses: <ul style="list-style-type: none"> a) Shop; b) Office; c) Consulting rooms; d) Child care premises; e) Medical centre; f) Recreation – private; or g) Restaurant. 	City Centre	<i>Note that works to a heritage-protected place will still require planning approval.</i>
10.	A change in the use of an existing building to any of the following uses: <ul style="list-style-type: none"> i. Shop; ii. Office; or iii. Consulting rooms. 	Neighbourhood Centre	If the use is a shop, the net lettable area does not exceed 300m ² .
11.	A change of use of a building which currently has Development Approval for use as a Small Bar to use as a Restaurant.	Mixed Use, Neighbourhood Centre	The new use operates in accordance with any conditions of Development Approval relating to the hours of operation that apply to the currently approved Small Bar use on the subject site.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
12.	Advertisements and signs.	Refer to Appendix 1	Refer to Appendix 1.
13.	Patios, carports, shade structures and awnings to non-residential development.	Commercial, Industrial	<ul style="list-style-type: none"> a) Patios, carports and shade sails have a maximum height of 3.5m. b) The development is outside of the primary and secondary street setback area(s). c) There is a minimum 1m setback to any residential zoned land. d) The development does not reduce the landscaping or tree supply required by a local planning policy. e) The place is not a heritage-protected place.
Additions and Alterations to Single Houses and Grouped Dwellings			
14.	Additions and Alterations to Single Houses or Grouped Dwellings identified as 'Contributory' in a Heritage Area. <i>See Note 1 above</i>	All Zones	<ul style="list-style-type: none"> a) The works are single storey (ground level). b) The works are located between a dwelling and the side or rear lot boundary of a development site (excluding secondary street setback areas). c) Side additions: <ul style="list-style-type: none"> i. Are lower in height than the place; ii. Are set back a minimum of 1m behind front building line (main wall); iii. Have a new roof independent from the roof form of the place and which doesn't continue the slope of the roof of the original building exterior; and iv. Have no alteration to existing roof form. d) Rear additions are standalone buildings detached from the existing place. e) The works meet the applicable deemed-to-comply provisions of the Residential Design Codes and any relevant local planning policy. f) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places;



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
			<ul style="list-style-type: none"> ii. the subject of a Heritage Order or Agreement; iii. included on the Heritage List; or iv. located within Special Control Area 5.7 (SCA 5.7) and with a development granted approval under clause 5.7 of Local Planning Scheme No. 4.
15.	<p>Additions and alterations to all Single Houses and Grouped Dwellings, including those in a Heritage Area that are <u>not</u> 'Contributory'.</p> <p><i>See Note 1 above</i></p>	All Zones	<ul style="list-style-type: none"> a) The works are single storey (ground level). b) The works are located between a dwelling and the side or rear lot boundary of a development site (excluding secondary street setback areas). c) The works meet the applicable deemed-to-comply provisions of the Residential Design Codes and any relevant local planning policy. d) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included on the Heritage List; or iv. located within Special Control Area 5.7 (SCA 5.7) and with a development granted approval under clause 5.7 of Local Planning Scheme No. 4.
16.	The modification of major and minor openings to an existing Single House or Grouped Dwelling.	All Zones	<ul style="list-style-type: none"> a) The modifications meet the relevant deemed-to-comply provisions of the Residential Design Codes. b) If the building is identified as a 'Contributory' property in a Heritage Area, the openings do not impact the original building exterior (<i>See Note 1 above</i>). c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
Outbuildings, Patios and Shade Structures to Heritage-protected Places			
17.	Small outbuildings in Heritage Areas and/or a place listed as Level 3 on the City's Heritage List.	All Zones and Reserves	<ul style="list-style-type: none"> a) The outbuilding is located between a dwelling and a rear lot boundary of a development site (excluding secondary street setback areas). b) The outbuilding meets the applicable deemed-to-comply provisions of the Residential Design Codes for a small outbuilding. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included as a level 1A, 1B or 2 on the Heritage List; or iv. located within Special Control Area 5.7 (SCA 5.7) and with a development granted approval under clause 5.7 of Local Planning Scheme No. 4.
18.	Patios to a Single house or Grouped dwelling listed as Level 3 on the City's Heritage List.	All Zones and Reserves	<ul style="list-style-type: none"> a) The works are located between a dwelling and the rear lot boundary of a development site (excluding secondary street setback areas). b) Maximum height of 3m. c) The works meet the applicable deemed-to-comply provisions of the Residential Design Codes. d) The works are freestanding or do not include removal or alterations to the place aside from wall fixings. e) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included as a level 1A, 1B or 2 on the Heritage List; or iv. located within Special Control Area 5.7 (SCA 5.7) and with a development granted approval under clause 5.7 of Local Planning Scheme No. 4.
19.	Shade structures to a Single house or Grouped	All Zones and Reserves	<ul style="list-style-type: none"> a) The structure is located between a dwelling and the rear lot boundary of a



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
	dwelling in Heritage Areas or listed as Level 3 on the City's Heritage List.		development site (excluding secondary street setback areas). b) The structure is no greater than 3 metres in height and 25m ² in area. c) The works are freestanding or do not include removal or alterations to the place aside from wall fixings. d) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; iii. included as a level 1A, 1B or 2 on the Heritage List; or iv. located within Special Control Area 5.7 (SCA 5.7) and with a development granted approval under clause 5.7 of Local Planning Scheme No. 4.
Fences			
20.	Fences on or abutting a property on the Heritage List and/or within a Heritage Area.	All Zones	<ul style="list-style-type: none"> a) The fence is not located within the primary or secondary street. b) The maximum height is 1.2m where within 3m of the boundary of any local open space or regional reserve for parks and recreation, and a maximum height of 1.8m in all other cases. c) The fence is in line with or behind the main wall of the building when viewed from both the primary and secondary streets. d) The fence is freestanding and not attached to any existing structure, existing building or heritage feature. e) If the fence is subject to the Residential Design Codes, it meets the deemed-to-comply criteria for vehicle sightlines. f) If the fence is not subject to the Residential Design Codes, it meets the vehicle sightlines criteria of the relevant Australian Standards. g) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; or



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions								
			<ul style="list-style-type: none"> ii. the subject of a Heritage Order or Agreement. 								
21.	Primary and secondary street fences in a Heritage Area (excluding the Hilton Heritage Area).	All Zones	<ul style="list-style-type: none"> a) Fencing in the primary or secondary street setback areas (forward of the main wall of the place and measured from the street elevation) is: <ul style="list-style-type: none"> i. Solid up to 0.9m in height; or ii. Picket, post and wire or slat fences up to 1.2m in height and visually permeable; or iii. Hybrid with a solid portion up to 0.5m and visually permeable above to a total of 1.2m in height; and iv. With any piers up to 1.5m in height. b) Fences meet the deemed-to-comply criteria of the R-Codes for vehicle sightlines. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List 								
22.	Primary and secondary street fences in the Hilton Heritage Area	All zones	<ul style="list-style-type: none"> a) Street walls and fences forward of the building line are a maximum height of 1.5m as measured from the street elevation, and with the following visual permeability: <table border="1" data-bbox="868 1447 1334 1630"> <thead> <tr> <th data-bbox="868 1447 1098 1507">Max Height</th> <th data-bbox="1098 1447 1334 1507">Minimum Visual Permeability</th> </tr> </thead> <tbody> <tr> <td data-bbox="868 1507 1098 1552">Up to 0.9m</td> <td data-bbox="1098 1507 1334 1552">20% above 0.3m</td> </tr> <tr> <td data-bbox="868 1552 1098 1597">1m to 1.2m</td> <td data-bbox="1098 1552 1334 1597">50% above 0.3m</td> </tr> <tr> <td data-bbox="868 1597 1098 1630">1.3m to 1.5m</td> <td data-bbox="1098 1597 1334 1630">85% above 0.3m</td> </tr> </tbody> </table> b) Fences meet the deemed-to-comply criteria of the R-Codes for vehicle sightlines. 	Max Height	Minimum Visual Permeability	Up to 0.9m	20% above 0.3m	1m to 1.2m	50% above 0.3m	1.3m to 1.5m	85% above 0.3m
Max Height	Minimum Visual Permeability										
Up to 0.9m	20% above 0.3m										
1m to 1.2m	50% above 0.3m										
1.3m to 1.5m	85% above 0.3m										



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
23.	Screening material attached to an existing dividing fence.	All Zones and Reserves	a) The material projects no more than 500mm above the top of the fence at any point. b) The material is not situated within a primary or secondary street setback area.
Swimming Pools and Site Works			
24.	Private swimming pools and outdoor spas in Heritage Areas.	All Zones	a) The works are situated between a dwelling and the rear lot boundary of a development site, and no greater than 1.8m in height. b) The place is not: <ol style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List. <p><i>Note that pool fencing is subject to planning approval unless otherwise exempt in this Policy.</i></p>
25.	Filling or excavation of land with no more than 500mm change to the natural ground level.	All Zones and Reserves	a) The place is not: <ol style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement. b) The works do not impact a regulated tree as defined in Local Planning Policy 2.26: Tree Retention.
26.	Construction of a retaining wall less than 500mm in height above natural ground level.	All Zones and Reserves	a) The place is not: <ol style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement. b) The works do not impact a regulated tree as defined in Local Planning Policy 2.26: Tree Retention.
27.	Outdoor hard surfaces.	All Zones and Reserves	a) The finished level of the surface is no more than 500mm above natural ground level. b) The works meet the deemed-to-comply landscaping provisions of the R-Codes or a relevant local planning policy such as LPP3.8: O'Connor.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
			<ul style="list-style-type: none"> c) If the outdoor hard surface is located within a heritage-protected place, the works are located between a dwelling and the side or rear lot boundary of a development site (excluding secondary street setback areas). d) The works do not impact a regulated tree as defined in Local Planning Policy 2.26: Tree Retention. e) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement.
Painting, External Cladding and Roofs			
28.	The painting or application of render on the external surface of any building or structure.	All Zones and Reserves	<ul style="list-style-type: none"> a) If the building is in a Heritage Area, the works are not to the original building exterior. b) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List.
29.	The maintenance and repair of any building or structure being lawfully used immediately prior to the Scheme having effect.	All Zones and Reserves	<ul style="list-style-type: none"> The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
30.	Replacing or altering roofing materials on a building.	All Zones and Reserves	<ul style="list-style-type: none"> a) There is no change to the roof form or pitch. b) If the building is within a Heritage Area, the works are: <ul style="list-style-type: none"> i. not to a contributory place (See <i>Note 1 above</i>); or ii. not impacting the original building exterior; or iii. replacement of asbestos with corrugated zincalume or galvanised steel sheeting; or iv. like-for-like material replacement. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List.
31.	Adding, altering or replacing external cladding materials on a building.	All Zones and Reserves	<ul style="list-style-type: none"> a) There is no change to the building form. b) If the building is within a Heritage Area, the works are not to the original building exterior. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List.
Air Conditioners, Solar Panels and Other External Fixtures			
32.	External fixtures installed on a building to which the R-Codes do not apply.	All Zones and Reserves	<ul style="list-style-type: none"> a) If the building is within a Heritage Area, the works are not visible from the street. b) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. included on the Heritage List.
33.	External fixtures (excluding air conditioners) on a place on the Heritage List.	All Zones and Reserves	<ul style="list-style-type: none"> a) The external fixtures: <ul style="list-style-type: none"> i. do not exceed 1.8m in height and are fixed to a wall of a building which faces the rear or a side boundary (excluding walls facing secondary streets); or



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
			<ul style="list-style-type: none"> ii. are fixed to a plane of the roof of a building which faces the rear or a side boundary (excluding roof planes facing secondary streets), or to a flat roof, and project no more than 1m above the part of the existing roof to which the fixture is attached and no greater than 2m wide, or projecting no more than 2m above the highest part of the existing roof at any point in the case of an aerial or antenna. b) If the fixture is a satellite antenna or dish, the maximum diameter is 1m. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement.
34.	External fixtures (excluding air conditioners) in a Heritage Area.	All Zones and Reserves	<ul style="list-style-type: none"> a) The external fixtures: <ul style="list-style-type: none"> i. do not exceed 1.8m in height and are fixed to a wall of a building which faces the rear or a side boundary (excluding walls facing secondary streets); or ii. are fixed to a plane of the roof of a building which faces the rear or a side boundary (excluding roof planes facing secondary streets), or to a flat roof, and project no more than 1m above the part of the existing roof to which the fixture is attached, or projecting no more than 2m above the highest part of the existing roof at any point in the case of an aerial or antenna. b) If the fixture is a satellite antenna or dish, the maximum diameter is 1m. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. on the Heritage List.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
35.	Air conditioning units	All Zones and Reserves	a) The unit: <ul style="list-style-type: none"> i. does not exceed 1.8m in height and is fixed to a wall of a building which faces a side boundary (excluding walls facing secondary streets); ii. is fixed to a wall or roof plane of a building which faces the rear boundary at a height not exceeding the highest part of the existing roof at any point; or iii. if the building has a flat roof and is not on the Heritage List, is in a position where the top of the air conditioning unit is not more than 1m above the highest part of the existing roof at any point. b) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. on the Heritage List.
Other Structures and Vegetation			
36.	Water tanks on a place on the Heritage List or in a Heritage Area.	All Zones and Reserves	a) The water tank: <ul style="list-style-type: none"> i. is fixed to a wall of a building which faces the rear or a side boundary (excluding walls facing secondary streets) at a height not exceeding the eaves height; or ii. is free standing and located between a dwelling and the side or rear lot boundary of a development site (excluding secondary street setback areas), and no greater than 2.4m in height if more than 1m from any boundary, or 1.8m in height if less than 1m from any boundary. b) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; ii. the subject of a Heritage Order or Agreement; or iii. on the Heritage List.



No.	Development Type (Use/Works)	Zones/Local Reserves	Conditions
37.	Minor structures	All Zones and Reserves	<ul style="list-style-type: none"> a) If within the primary street setback area, the structure is a maximum of 2m in height, excluding clothes lines. b) If outside of the primary street setback area, the structure is a maximum of 3m in height. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement.
38.	Flag poles	All Zones and Reserves	<ul style="list-style-type: none"> a) Free standing and a maximum of 6m in height. b) Not used for advertising purposes. c) The place is not: <ul style="list-style-type: none"> i. entered in the State Register of Heritage Places; or ii. the subject of a Heritage Order or Agreement.
39.	Removal of trees or vegetation areas.	All Zones	<ul style="list-style-type: none"> a) Trees or vegetation are not: <ul style="list-style-type: none"> i. identified on the Register of Significant Trees or Vegetation Areas; or ii. required to be retained on a site through a condition of Development Approval. b) The works are exempt as set out in Local Planning Policy 2.26: Tree Retention.

*It is recommended to avoid introducing cement render/plaster and acrylic paints to walls that are not rendered, unpainted or have lime plaster and /or limewash or mineral paint as this can cause damp, mould and structural issues for the building. Refer to the City’s Technical Advice Sheets on the preservation of heritage properties.

Definitions

External fixtures has the meaning given to it in the Residential Design Codes, which includes solar panels and home batteries.

Heritage Act refers to the Heritage of Western Australia Act 1990, as amended, or subsequent legislation which supersedes this Act.

Heritage Area means an area designated as having cultural heritage significance within the Local Planning Scheme area under Schedule 2, clause 9 of the Planning and Development (Local Planning Schemes) Regulations 2015.



Heritage List means a list identifying places within the Local Planning Scheme area of cultural heritage significance, and worthy of built heritage conservation, under Schedule 2, clause 8 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Heritage Order or Agreement refers to an Order or Agreement made under Part 6 of the Heritage Act.

Heritage-protected place is as defined in the Planning and Development (Local Planning Schemes) Regulations 2015, which includes state and local heritage listed properties, properties subject to a Heritage Order or Heritage Agreement, and all properties within a Heritage Area, whether contributory or not.

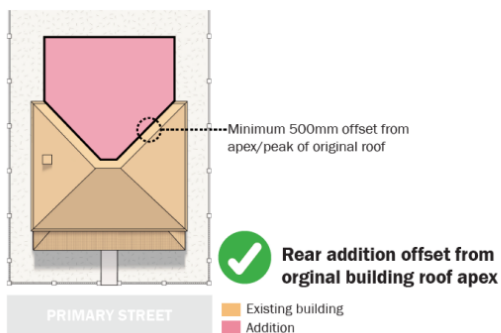
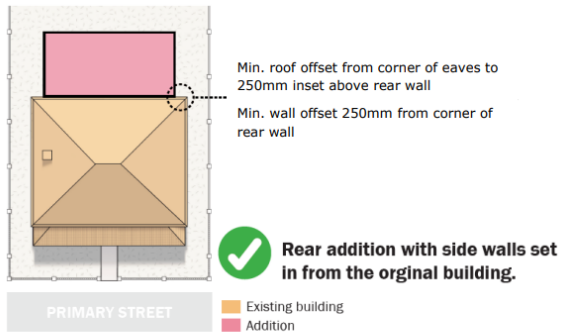
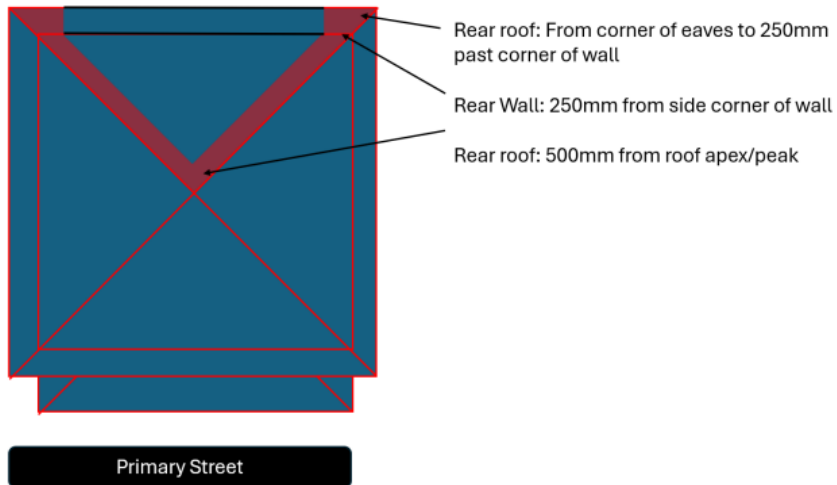
Maintenance and repair means minor works that are undertaken to fix, or prevent, a building, structure or place from deteriorating or falling into a state of disrepair. The works are to be undertaken to the same details, materials and specifications of the building, structure or place prior to the deterioration or disrepair occurring. The definition excludes: internal works, the full replacement of roofs or external cladding, or the painting or rendering of an element that is not part of the maintenance and repair as defined above.

Minor structures means free standing structures not attached to a building including, without limiting the generality of the foregoing, letter boxes, clothes lines, children's play equipment, basketball and netball hoops, barbecues and free standing satellite dishes, but excluding flag poles.

Original building exterior from LPP 3.6, means:

- a) the original external portions of a building that contribute to the area. It includes, the following:
 - i. the main external walls under the original main roofline;
 - ii. the roof, eaves, roof plumbing and chimneys of the original main building;
 - iii. any lean-tos of the same material and constructed at roughly the same time as the original main rooms of the house;
 - iv. porches, verandahs, front steps and the like;
 - v. window frames, doors, shopfronts, and positioning of openings;
 - vi. external detailing and features; and
 - vii. colour, material, texture, and the like.
- b) But excludes:
 - i. portions of rear wall (inclusive of above items i-vii on the rear wall) at least 250mm from a side corner;
 - ii. rear portions of roofs and eaves from the corner of the rear roof or eaves to 250mm in from the side corner of the wall; and
 - iii. any portions of roof at least 500mm behind the apex or parapet and down the length of the rear roof and not visible from the street.

Refer to figures overleaf





Shade structures means unenclosed permeable roofed structures designed primarily for the purpose of providing shade associated with residential development including, without limiting the generality of the foregoing, gazebos, sails, umbrellas, vergolas and pergolas.

State Heritage Register refers to the Register of Heritage Places prepared under the Heritage Act.

Visually permeable as defined in the Residential Design Codes, means in reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street or other public space, has:

- continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area;
- continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
- a surface offering equal or lesser obstruction to view.



Appendix 1: Exempt Advertisements

Refer to Local Planning Policy 2.14: Advertisements and Signs for definitions.

Note that election signage is governed by the Council Policy - Electoral Activities and Signage and the requirements of the WA Electoral Commission.

★The exempted signs specified below exclude signs which contain any illumination or radio; animation or movement in its design or structure; or reflective, retro-reflective or fluorescent materials.

Sign Type★	Zones/Reserves	Conditions
All	In all zones	Any change to the words, pictures, symbols or colours of any approved advertisement where the change does not alter the size or purpose of the approved advertisement.
Property disposal	In all zones	<ul style="list-style-type: none"> • One sign per street frontage advertising for sale, lease or rent the property on which the sign is situated. • Maximum area as follows— <ul style="list-style-type: none"> ○ Sites less than 5000 sqm - 2 sqm ○ Sites greater than 5000sqm - 5 sqm
Construction sites	In all zones	<ul style="list-style-type: none"> • One sign per street frontage advertising details of the project, architects, contractors or builders, displayed only for the duration of the construction. • Maximum area as follows— <ul style="list-style-type: none"> ○ Sites less than 5000 sqm — 2 sqm ○ Sites greater than 5000 sqm — 5 sqm
Temporary sign	In all zones	<ul style="list-style-type: none"> • One sign per road frontage. • Maximum area as follows— <ul style="list-style-type: none"> ○ Sites less than 5000 sqm — 2 sqm ○ Sites greater than 5000 sqm — 5 sqm



Sign Type★	Zones/Reserves	Conditions
Sign not permanently attached	In all zones, excluding the Residential zone	<ul style="list-style-type: none"> • One per street frontage, • located on the lot to which the sign relates and directly relating to the goods, services, or functions of the property on which it is located, • maximum area 2sqm, and • does not pose a hazard or obstruction to vehicle and/or pedestrian movement or sightlines.
Window sign	In all zones, excluding the Residential zone	Provided the sign is/are displayed on the windows of the business premises from which the advertised item is sold, or the advertised services are supplied, and the total sign does not cover more than 50% of the total window area of the tenancy as viewed from the street.
Plaques or plates	In all zones	On the site to which they pertain. Maximum area 0.2 sqm
Building identification Sign	In all zones	A single line of letters not exceeding 300mm in height and fixed to the façade of the building.
Signs erected by a public authority, or on its behalf for the purpose of public safety or information and/or the direction and control of people, animals or vehicles	Local Reserves	N/A
Signs erected by a public authority, or on its behalf for the purpose of public safety or information and/or the direction and control of people, animals or vehicles	Road Reserves	N/A



Local Planning Policy – Document Control			
Responsible Officer		Previous Policy Title	Next Review Date
Manager City Planning		Development Exempt from Planning Approval Under LPS4	(four years)
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	23 September 2020 OCM - PT2009-3	Inclusion of COVID provisions and limitations on Small Bars/Restaurants	
2	22 February 2023 OCM - PC2302-8	Removal of COVID provisions	
3	9 October 2024 OCM – C2410-4	Update to reflect new heritage areas policy and incorporate fencing	
4	TBD	Incorporate fence & sign exemptions; modify exemptions for heritage places, grouped dwellings and non-res land use; add definitions	
Public Consultation		Yes/No	
WAPC Approval Required?		No	Date approved by WAPC
			N/A



Local Planning Policy 3.2

Security Screens in the City Centre Zone



Security Screens in the City Centre Zone

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 3.2 – Security Screens in the City Centre (LPP 3.2).

Introduction

The local government aims to make the City Centre a welcoming environment 24 hours a day. The proliferation of security screens along a street creates an oppressive atmosphere and cultivates the sense that an area is dangerous. The local government aims to balance the need of individual shopfront security with maintaining open facades that preserve the day and night amenity of streets in the City Centre.

Objectives

The objectives of this policy are to:

- Ensure a balance between security and a safe, pleasant pedestrian environment.
- Maintain visually attractive, interesting and welcoming streetscapes at all times.
- Protect the integrity of heritage-protected places where security measures are required.

Application of this Policy

This policy applies to security screens to all buildings on land zoned City Centre under the City of Fremantle Local Planning Scheme No. 4.

Policy Provisions

Design Elements	Policy Provisions
1. Design and location	Security screens should be: <ul style="list-style-type: none"> a. Unobtrusive; and b. internal to the building (preferably behind the windows or door – see Figure 1) or integrated into the shopfront itself (such as the use of heavy duty bifold clear glass doors)
2. Visual permeability	<ul style="list-style-type: none"> a. Security screens should be at least 80% visually permeable to allow visibility into the premises at all times.



	b. Solid or predominantly solid security screening, such as thick grates or roller shutters, are not appropriate.
3. Compatibility	Where proposed on a heritage listed building, the materials, design, installation and location of the security screens should be compatible with the existing shopfront and the streetscape. For non-heritage listed buildings, the materials and form of the security screen are to be in harmony with the nearby historic shopfronts and the general streetscape.

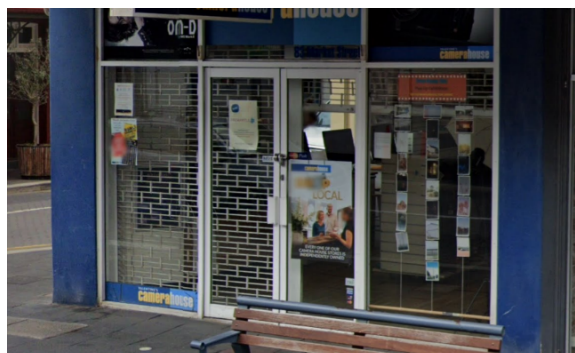


Figure 1: Example of appropriately designed internal security screens.

Definitions

Security screens means roller shutters, roller doors, metal grills, and the like, which are typically intended to provide security from break-ins to doors and windows of non-residential units and are normally utilised during hours the business is closed.

Local Planning Policy – Document Control			
Responsible Officer		Previous Policy Title	Next Review Date
Manager City Planning		DE3: Security Doors to Shopfronts in the Retail Core	(four years)
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	16 December 1985	Adoption	
2	TBD	Update criteria. Modify to WAPC form and manner.	
Public Consultation		No	
WAPC Approval Required?		No	Date approved by WAPC N/A



Local Planning Policy 2.8

Fences

fremantle.wa.gov.au



Fences

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 2.8 – Fences (LPP 2.8).

Introduction

The purpose of this policy is to augment the Residential Design Codes (R-Codes) for residential fencing to provide local guidance and dividing fence criteria and provide development standards for fencing to non-residential properties.

Objectives

The objectives of this policy are:

- to ensure street fences maintain or enhance the character of the prevailing streetscape and the area while providing safety to road and footpath users;
- to ensure boundary fences have minimal adverse impacts to adjoining properties with particular emphasis on solar access, visual privacy, building bulk, and views.

Application of this policy

This general Policy applies to all residential development assessed under Volume 1 of the Residential Design Codes (R-Codes) except where provisions are contained within a Local Planning Policy, Local Development Plan or Structure Plan pertaining to a more localised area. In the event that there is a conflict between this general Policy and a provision contained within another planning instrument dealing with a specific area, the provision within the specific instrument shall prevail to the extent of any inconsistencies.

For heritage-protected places, in the event that there is a conflict between this Policy and Local Planning Policy 3.6 Heritage-protected Places Built Form and Land Use (LPP 3.6), the criteria in LPP 3.6 will prevail.

The deemed-to-comply criteria in this Policy replace the specified deemed-to-comply clauses of the R-Codes. Where a R-Codes clause or sub-clause is not referred to in this Policy, that clause remains as per the R-Codes. Where any development does not meet the Policy criteria, it is to be assessed against the Design Principles of the R-Codes and this Policy (as relevant), and the objectives of this Policy. Other exemptions from planning approval may be found in LPP 1.7: Development Exempt from Planning Approval.

Note that a building permit may still be required.



Policy statement

PART 1 – ALL FENCING

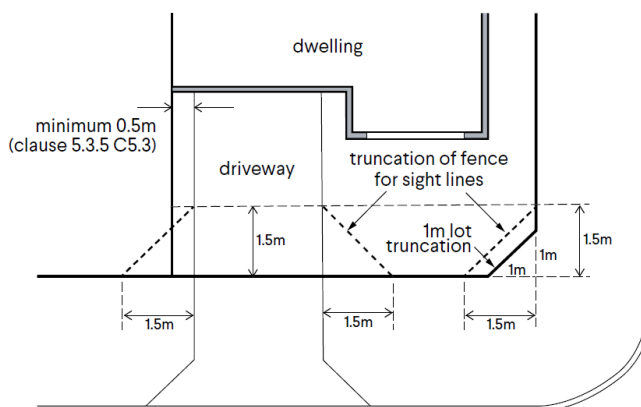
All Development
1. All Fences and Gates
Deemed-to-comply provisions being modified
N/A
Local Housing Objectives (Design Principles)
Fences to be designed so that they do not present a safety hazard to users of adjoining properties, particularly residential properties.
Deemed-to-comply
1.1 Fences are not electric, barbed wire, razor wire or similar.



PART 2 – RESIDENTIAL FENCING

This part covers development assessed under Volume 1 the Residential Design Codes.

Note that in addition to the modified criteria below, all fences abutting vehicle accessways must also meet the deemed-to-comply criteria of cl. 5.2.5: Sightlines of the R-Codes, requiring a 1.5m truncation area be provided clear of obstructions greater than 0.75m high (refer figure below). Additionally, cl. 5.3.5: Vehicular access of the R-Codes has been modified by Local Planning Policy 2.9: Residential Streetscapes to limit driveway width at the boundary to maximum 4.5m.



R-Codes Volume 1, Parts B & C
2. Part B, cl. 5.2.4 - Primary street walls and fences Part C, cl. 3.6 - Streetscape
Deemed-to-comply provisions being modified
Volume 1, Part B, cl. 5.2.4 (C4.1), (C4.2) Volume 1, Part C, cl 3.6 (C3.6.8)
Local Housing Objectives (Design Principles)
2.1 In addition to the existing design principles, the local government shall have regard to maintaining sufficient street surveillance from the property as well as the following matters: <ul style="list-style-type: none"> a) Whether the proposed fence height and permeability is consistent with the established pattern of fences within the streetscape; b) Whether minor variations are made necessary by virtue of the sloping topography of the site; and/or



c) Whether it is necessary to provide privacy screening where there is no alternative outdoor living area to the primary street setback.	
Deemed-to-comply (Part B)	
<p>C4.1 When provided, fences or walls within the primary street setback area are to be:</p> <ul style="list-style-type: none"> i. a maximum height of 1.8m; and ii. visually permeable above 1.2m (refer Figure 12 of the R-Codes); <p>measured from natural ground level on the primary street side of the fence or wall.</p> <p>C4.2 Solid pillars that form part of front fences not more than 2.0m above natural ground level provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12 of the R-Codes).</p> <p>C4.3 Clauses C4.1 and C4.2 above do not apply to primary street fences along Douglas Street in Fremantle. Fences on Douglas Street are to have a maximum height of 1.1m measured from natural ground level on the primary street side of the fence or wall.</p>	
Deemed-to-comply (Part C)	
<p>C3.6.8 Solid pillars that form part of front fences or walls are not more than 2.0m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c of Vol. 1 of the R-Codes).</p>	
WAPC Approval Required?	Date Approved By WAPC
No	N/A
3. Secondary street fencing Part B – New Part C, cl. 3.6 - Streetscape	
Deemed-to-comply provisions being modified	
Part B – New Part C, cl. 3.6 (3.6.9)	
Local Housing Objectives (Design Principles)	
3.1 In addition to the existing design principles of clause 3.6 of Part C of the R-Codes, the local government shall have regard to the following matters:	



<ul style="list-style-type: none"> a) Whether the proposed fence height and permeability is consistent with the established pattern of fences within the streetscape; b) Whether minor variations are made necessary by virtue of the sloping topography of the site; and/or c) Whether it is necessary to provide privacy screening where there is no alternative outdoor living area. 	
Deemed-to-comply (Part B)	
<p>C3.1 (New) Street fences or walls within a secondary street setback area and outside of a primary street setback area are solid to a maximum height of 1.8 metres in height measured from the natural ground level on the secondary street side of the fence or wall.</p>	
Deemed-to-comply (Part C)	
<p>C3.6.9 For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d of the R-Codes) and with all remaining fencing to a maximum 2.0m in height measured from the natural ground level on the secondary street side of the fence or wall.</p>	
WAPC Approval Required?	Date Approved By WAPC
No	N/A
4. Boundary fences and screening materials	
Deemed-to-comply provisions being modified	
N/A	
Local Housing Objectives (Design Principles)	
<p>4.1 Boundary fences and screening materials are to have no significant adverse impacts on the amenity of neighbouring properties, particularly in relation to building bulk, loss of views, visual privacy, and solar access.</p>	
Deemed-to-comply (Parts B & C)	
<p>4.1.1 Boundary fences outside of the primary or secondary street setback areas no greater than 1.8m in height above natural ground level as measured from the highest natural ground level either side of the boundary fence, and with attached screening material no more than an additional 500m high.</p>	
WAPC Approval Required?	Date Approved By WAPC
No	N/A



PART 3 – NON-RESIDENTIAL FENCING

This part covers development that is not assessed under the Residential Design Codes.

5. Non-residential land use	
<p>Objectives</p> <ul style="list-style-type: none"> • To maintain the amenity of adjoining lots; • To ensure the style and height of fencing is consistent with the established pattern of fences within the streetscape; • To provide safety to vehicles and pedestrians; and • To provide security to a non-residential property. 	
<p>Policy Provisions</p> <p>Where development meets the Policy Provisions below, it is considered to be deemed-to-comply and does not require a planning approval but may still require a building permit. Where development does not meet the Policy Provisions, it is assessed against the above objectives and the objectives of this Policy.</p>	
Design Elements	Policy Provisions
5.1 Street walls and fences	<p>5.1.1 Primary and secondary street walls and fences for non-residential properties meet all of the R-Codes Volume 1, Part B deemed-to-comply criteria as modified in this Policy.</p> <p>5.1.2 Street fences are not chain link, mesh, electric, nor have razor wire, barbed wire, or the like.</p>
5.2 Sightlines at vehicle access points	5.2.1 Where a fence abuts a vehicle access point and is not of visually permeable construction, sight lines are provided in accordance with the relevant Australian Standard AS2890.2 (as amended).
5.3 Boundary fences	5.3.1 Boundary fences outside of the primary and secondary street setback areas are a maximum of 2.0 metres in height where abutting ground floor non-residential development, and 1.8 metres in height where abutting ground floor residential development or residential zoning.



Definitions and terms

Heritage-protected place is as defined in Schedule 2 Regulation 1A of the *Planning and Development (Local Planning Schemes) Regulations 2015*. For ease of reference: the definition includes state registered places, locally registered places, places the subject of a heritage order or heritage agreement, and all properties within a heritage area, including non-contributory properties.

Prevailing Streetscape means the characteristics (front walls and fencing) of the 3 properties, where appropriate, adjoining either side of the subject site, fronting the same street and in the same street block.

In the case of a corner lot where the dwelling is orientated to the splay, the characteristics of the adjoining three properties, where appropriate, facing both streets shall be considered.

Greater weight may be given to the characteristics of the two immediately adjoining properties on either side of the subject site fronting the same street(s).

For the purpose of this definition, properties separated by a street shall not be considered 'adjoining'.

Primary street means:

- For residential development, as per the R-Codes; and
- For non-residential development, unless otherwise designated by the local government, the sole or principal public road that provides access to the major entry (front door) to the building.

Secondary street means:

- For residential development, as per the R-Codes; and
- For non-residential development, in the case of a site that has access from more than one public road, a road that is not the primary street.

Subject site means the site or lot on which the development is proposed.



Local Planning Policy – Document Control			
Responsible Officer		Previous Policy Title	Next Review Date
Manager City Planning		N/A	(four years)
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	22 October 2008 - OCM - PSC0809-288	Adoption	
2	24 April 2012 - OCM - PSC1204-55	Consolidate and clarify elements	
3	23 March 2022 – OCM - PC2203-11	Introduce exemptions and heritage area fences	
4			
Public Consultation		Yes/No	
WAPC Approval Required?		No	Date approved by WAPC N/A



DOUGLAS STREET LOCAL AREA

OBJECTIVE

The objective of this policy is to allow new residential development and additions that will enhance the existing historical character and streetscape of Douglas Street and alleviate the traffic and parking congestion in the street.

POLICY

1. New infill residential development should follow the established streetscape pattern which consists of a densely built, traditionally urban street with single storey residences of varying building materials, low boundary walls, small front gardens, front verandahs and dwellings which relate to the street with front setbacks of only a few metres.
2. Those buildings within the street of architectural and historic character should be conserved.
3. New additions or alterations to the existing residences, including second storeys, should be sympathetic to the architectural and historic character of the building and positively contribute to the streetscape.
4. New residential dwellings must provide at least one on-site car parking space. Carports and garages must comply with the Council's Policy on 'Garages/Carports in Front of Dwellings/Buildings' (D.C.6).
5. No front fence or screen wall exceeding 1.1m in height should be allowed in the street.

Adopted: 15/8/88



Local Planning Policy 2.14

Advertisements and Signs

fremantle.wa.gov.au



Advertisements and Signs

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This policy may be cited as Local Planning Policy 2.14 – Advertisements and Signs (LPP 2.14).

Introduction

The purpose of this policy is to provide requirements for advertisements where they require planning approval under the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) and the Local Planning Scheme No. 4 (the Scheme).

Objectives

The objectives of this Policy are to ensure that advertisements:

1. Are minimised and designed to not detract from the character and amenity of the area;
2. Are not detrimental to the amenity of nearby residential properties;
3. Avoid a proliferation of signs and prevent streetscapes from becoming visually cluttered;
4. Do not cause hazardous distraction or danger to motorists, pedestrians and other road and footpath users;
5. Are integrated into and proportional to the scale and features of the building to which they relate;
6. Do not dominate the view of the building from the street nor detrimentally affect view corridors or the streetscape; and
7. Are in keeping with, and do not detract from, the heritage significance of a heritage-protected place.

Application of this Policy

The provisions of this policy apply to all land zoned and reserved under the Scheme.

For advertisements proposed on land not zoned or reserved under the Scheme, the provisions of this Policy will be used for guidance purposes when undertaking a planning assessment.

Variations to this Policy will be assessed against the objectives of this Policy.

Advertisements exempt from requiring planning approval can be found in Local Planning Policy 1.7: Development Exempt from Planning Approval.



Policy Provisions

PART 1 - GENERAL ADVERTISEMENT PROVISIONS

1.1 General requirements applicable to all signage:

- a) Advertisements are not to be placed on properties primarily used for residential purposes where the advertisement does not pertain to a relevant home business, occupation or store on the site unless otherwise provided for in another local planning policy.
- b) Advertisements should be located and designed so as not to cause a hazardous distraction to motorists, pedestrians or other road users.
- c) Advertisements should be compatible with the style, scale and character of the surrounding streetscape, and the predominant uses within the locality. Consideration will be given to the number and type of existing signs in the locality so as to avoid visual clutter.
- d) Advertisements should not impede pedestrian or vehicle movements.
- e) Illuminated signs should be maintained to operate as an illuminated sign.
- f) Advertisements should not emit a flashing or moving light or radio; animation or movement in its design or structure; or reflective, retro-reflective or fluorescent materials in its design structure.
- g) Animated signs are discouraged in all zones due to amenity impacts, driver distraction and visual clutter. Large animated signs are generally not compatible with heritage-protected places.
- h) Advertisements are not to include:
 - i. the name, logo, or symbol of a company or other organisation that does not own or substantially occupy the site or building on which the advertisement is located;
 - ii. a product or service not provided on the site on which the advertisement is located;
 - iii. a product or service that does not form part of the signage displaying the name, logo or symbol of a company or other organisation that owns or substantially occupies the site or building on which the advertisement is located; or
 - iv. signs for an activity or event not occurring on the site on which the advertisement is located.



PART 2 - PROVISIONS FOR SPECIFIC TYPES OF ADVERTISEMENTS

2.2 Awning Fascia or Verandah Fascia Signs

2.2.1 Awning fascia or verandah fascia signs should be:

- (a) Contained within the depth of the existing fascia and do not exceed the length of the tenancy; and
- (b) Restricted to three signs per street frontage per tenancy.

2.3 Below Awning or Verandah Signs

2.3.1 Below awning or verandah signs should:

- (a) Allow for a headway of at least 2.75m above the footpath as measured from immediately below the sign;
- (b) Be located so that they are perpendicular to the building façade;
- (c) Not exceed the width of the awning or verandah; and
- (d) Be restricted to one sign per street frontage per tenancy and can be double sided.

2.4 Wall, Fascia, Building Identification or Projecting Sign

2.4.1 Wall, fascia or projecting signs should:

- (a) Where the sign is a projecting sign, allow for a headway of at least 2.75m above the footpath as measured from immediately below the sign;
- (b) Not project above the fascia of the building;
- (c) Not exceed the frontage of the tenancy; and
- (d) Be restricted to three signs per street frontage per tenancy.

2.5 Free Standing Sign or Pole or Pylon Sign

2.5.1 Free standing signs, pole or pylon signs should:

- (a) Not exceed the height of the immediately adjoining subject building or be no more than 6.0m in height, whichever is the lesser;
- (b) Not significantly obstruct the view between the building and the street, thereby preventing casual surveillance of the street from the property and vice versa;
- (c) Demonstrate that the advertisement is consistent with a particular design convention associated with a specific land use (i.e. pylon signs for petrol stations); and
- (d) Be restricted to one sign per site, but may include the advertising of multiple tenancies and may be illuminated and / or double sided.

2.6 Window Sign



2.6.1 Window signs should:

- (a) Ensure casual surveillance of the street is sufficiently maintained; and
- (b) Cover no more than 50% of the total window area of the tenancy.
- (c) Where Animated signs are considered, they are limited to 1 per tenancy

2.7 Roof Signs

2.7.1 Roof signs should:

- (a) Not project more than 1.5m above the height of the roofline;
- (b) Not exceed the length of the tenancy;
- (c) Be restricted to one sign per street frontage per tenancy and may be illuminated and / or double sided; and
- (c) Not overshadow major openings or outdoor living spaces of neighbouring residential properties.

2.8 Other Signs

- 2.8.1 In assessing advertisements that do not fit within the definitions, advertisements shall be assessed against Part 1, Part 3 (where applicable), and the objectives of this Policy.

PART 3 - ADDITIONAL REQUIREMENTS FOR PROPERTIES ON THE HERITAGE LIST



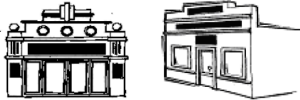
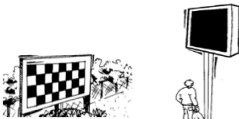
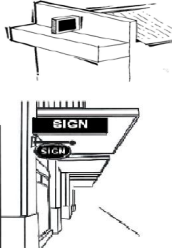
3.1 Advertisements on a heritage-protected place should:

- (a) Not have a detrimental impact on the heritage significance of the place;
- (b) Not cover any significant architectural features or detailing of a building;
- (c) Not significantly obstruct the view between the building and the street; and
- (d) Fit to the traditional location/positioning of the specific building or streetscape whenever possible.




Definitions

For the purposes of this policy the following definitions of the Regulations and the Scheme apply to this policy: 'Advertisement', 'Sign', 'Window Sign' and 'Temporary Sign'. In addition to these Scheme definitions, the following definitions apply:

<p>Awning or verandah fascia sign means an advertisement attached to the fascia of an awning or verandah.</p>	
<p>Below awning or verandah sign means an advertisement attached to or supported below an awning, verandah.</p>	
<p>Building identification sign and wall or fascia sign means an advertisement attached to or painted on a wall or fascia of a building (including structures attached to the building) or on a structure that protrudes no more than 50mm from the wall, fascia or structure.</p>	
<p>Pole, pylon or freestanding sign means advertisement which is erected on a permanently attached freestanding pole, pylon or other structure and used to advertise one or multiple tenancies on private land.</p>	
<p>Projecting sign means an advertisement attached to and protruding perpendicularly or horizontally, from a building or structure but is not attached to the roof of the building or structure.</p>	



<p>Roof sign means an advertisement that is displayed on, or erected on or above, the parapet or eaves or roof surface of a building.</p>	
<p>Illuminated sign means an advertisement illuminated by internal and/or external lights or composed of light devices that do not flash, change intensity or pattern. Advertisement that is considered illuminated will generally be considered under another definition of a sign and includes advertisements that are projected onto a building or vertical surface.</p>	
<p>Animated Sign includes but not limited to any sign or its contents that moves, and includes flashing or “chasing” lights, as well as video signs, plasma and LCD screen signs and signs which are “trivision”, “variable message”, “changing message” and “fibre optic” signs.</p>	
<p>Other sign means a sign that is not consistent with any of the other signage types defined for the purposes of this policy.</p>	
<p>Exempt Advertisement means advertising that does not require the prior planning approval of Council.</p>	

Heritage-protected place is as defined in Schedule 2 Regulation 1A of the *Planning and Development (Local Planning Schemes) Regulations 2015*. For ease of reference, the definition includes state registered places, locally registered places, places the subject of a heritage order or heritage agreement, and all properties within a heritage area, including non-contributory properties.

Local Planning Policy – Document Control			
Responsible Officer	Previous Policy Title	Next Review Date	
Manager City Planning	2.14: Advertisements	(four years)	
Version	Decision to Adopt/Amend	Brief Details of Modifications	
1	27 July 2016 OCM	Adoption	
2	4 October 2019 OCM	Moving requirements from scheme to policy	
4			
Public Consultation	Yes/No		
WAPC Approval Required?	No	Date approved by WAPC	N/A

SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

1. SCOTT STREET, NO.36 (LOT 35), SOUTH FREMANTLE – CONVERSION OF EXISTING OUTBUILDING TO ANCILLARY DWELLING TO EXISTING SINGLE HOUSE - (CR DA0405/25)
2. HIGH STREET, NO.4/107 (LOT 4), FREMANTLE – SIGNAGE ADDITIONS TO EXISTING BUILDING - (CR DA0415/25)
3. HOWARD STREET, NO. 16 (LOT 1), FREMANTLE – VARIATION TO DA0206/25 (DEMOLITION OF EXISTING BUILDING AND ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE) – (JD DA0206/25)
4. HOLDSWORTH STREET, NO. 1 (LOT 536), FREMANTLE – ROOF ALTERATIONS TO EXISTING BUILDING – (JD DA0439/25)
5. MARINE TERRACE, NO.168 (LOT 39), SOUTH FREMANTLE - ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE – (JD DA0425/25)
6. ELLEN STREET, NO. 29 (LOT 2), FREMANTLE – EXTERNAL STAIRCASE ADDITION AND ALTERATIONS TO EXISTING BUILDING - (ED DA0445/25)
7. MARMION STREET, NO.137 (LOT 13), FREMANTLE – SUBDIVISION CLEARANCE (JL WAPC1020-25)
8. WARDLE ROAD, NO.23 (LOT 88), BEACONSFIELD – RETAINING WALL ADDITION TO EXISTING SINGLE HOUSE - (LG DA0245/25)
9. SOUTH STREET, NO.40 (LOT 377), FREMANTLE – PRIMARY STREET FENCE ADDITION TO EXISTING SINGLE HOUSE - (CR DA0440/25)
10. SOUTH STREET, 249 (LOT 301), BEACONSFIELD - CARPORT ADDITION TO EXISTING SINGLE HOUSE - (JA/LG DA0011/26)
11. HANLIN WAY, NO.5 (LOT 476), SAMSON – SITE WORKS (RETAINING WALL) TO EXISTING SINGLE HOUSE - (CR DA0030/26)
12. HENRY STREET, NO.7 (LOT 21), FREMANTLE – SIGNAGE ADDITION TO EXISTING BUILDING - (CR DA0419/25)
13. HOPE STREET, NO. 110 (STRATA LOT 1), WHITE GUM VALLEY – TWO STOREY ADDITION AND ALTERATIONS AND CARPORT ADDITION TO EXISTING SINGLE HOUSE- (LG DA0431/25)
14. HINES ROAD, NO. 32-34 (LOT 31), O’CONNOR – CHANGE OF USE FROM INDUSTRIAL TO RECREATION – PRIVATE (DJ MUSIC STUDIO) - (LG DA0361/25)
15. JEAN STREET, NO. 12B (LOT 102), BEACONSFIELD – SINGLE STOREY SINGLE HOUSE - (ED DA0435/25)

16. YORK STREET, NO. 77 (STRATA LOT 1), BEACONSFIELD – OUTBUILDING ADDITION TO EXISTING GROUPED DWELLING - (LG DA0424/25)
17. BURT STREET, NO. 7 (LOT 3), FREMANTLE – PERGOLA ADDITION - (JA DA0023/26)
18. STACK STREET, NO. 6 (LOT 1221), FREMANTLE - UNAUTHORISED ALTERATIONS AND CHANGE OF USE OF EXISTING WAREHOUSE BUILDINGS TO THREE MULTIPLE DWELLINGS, SHOP AND OFFICE LAND USES - (ED DA0436/25)
19. EAST STREET, NO.41 (LOT 1), FREMANTLE – OUTBUILDING ADDITION TO EXISTING SINGLE HOUSE - (CR DA0421/25)
20. HEBBARD STREET, NO. 19 (LOT 259), SAMSON – CROSSOVER AND DRIVEWAY ADDITION TO EXISTING SINGLE HOUSE - (ED DA0019/26)
21. HAMPTON ROAD, NO. 256 (LOT 7001), BEACONSFIELD – SIGNAGE ADDITION TO EXISTING BUILDING – (JD DA0024/26)
22. SOLOMON STREET, NO. 1 (LOT 3), FREMANTLE – TWO STOREY (REAR) ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (LG DA0388/25)
23. TRUSTING LANE, 27 (LOT 2), WHITE GUM VALLEY – OUTBUILDING ADDITION TO EXISTING GROUPED DWELLING - (JA DA0014/26)
24. PEARSE STREET, 3 & 3A (LOT 26 & 27), NORTH FREMANTLE –AMALGAMATION OF 2 LOTS - (JA WAPC202732)
25. HOLLAND STREET, NO.21 (LOT 2), FREMANTLE – BOUNDARY FENCE ADDITION TO EXISTING GROUP DWELLING - (JA DA0015/26)
26. HOPE STREET, NO.75 (LOT 29), WHITE GUM VALLLEY – ALTERATIONS AND ADDITIONS TO EXISING SINGLE HOUSE - (CR DA0441/25)
27. LEFROY ROAD, NO. 148 (STRATA LOT 1), BEACONSFIELD – PATIO ADDITION TO EXISTING GROUPED DWELLING - (JA DA0027/26)
28. SCOTT STREET, 16 (LOT 10), SOUTH FREMANTLE – CARPORT AND FRONT FENCE ADDITION TO EXISTING SINGLE HOUSE - (ED DA0435/25)
29. PAGET STREET, 93 (LOT 2), HILTON – ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE - (JD DA0007/26)
30. SMITH STREET, NO. 1A (LOT 6), BEACONSFIELD – CARPORT ADDITION TO EXISTING SINGLE HOUSE – (JD DA0429/25)
31. REUBEN STREET, NO. 3 (LOT 5), BEACONSFIELD - ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (JD DA0452/25)

32. SOUTH TERRACE, NO.36 (LOT 102), FREMANTLE – MURAL ARTWORK ADDITION TO EXISTING BUILDING – (DA0052/26)
33. FORREST STREET, NO. 23 (LOT 29), FREMANTLE – VARIATIONS TO PLANNING APPROVAL DA0291/24 - ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE AND RESTAURANT - (LG VA0003/26)
34. HOLLAND STREET, NO. 100 (LOT 1396), FREMANTLE - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (JD DA0025/26)
35. WATKINS STREET, NO. 112B (STRATA LOT 2), WHITE GUM VALLEY – CONVERSION OUTBUILDING TO ANCILLARY DWELLING AND ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING - (LG DA0428/25)
36. GIBSON STREET, NO. 78 (LOT 703), BEACONSFIELD - PERGOLA AND CARPORT ADDITION TO EXISTING SINGLE HOUSE - (JA DA0040/26)
37. MILSON PLACE, NO.13/11 (LOT 17), O’CONNOR – UNAUTHORISED PARTIAL CHANGE OF USE TO RECEPTION CENTRE - (CR DA0339/25)
38. SWANBOURNE STREET, NO. 45 (LOT 3), FREMANTLE – TWO STOREY REAR ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (ED DA0005/26)
39. MARKET STREET, NO.45 (LOT 1), FREMANTLE – PARTIAL CHANGE OF USE TO RESTAURANT/CAFÉ AND ALTERATIONS TO EXISTING BUILDING - (CR DA0437/25)
40. PEARSE STREET, NO.26 (LOT 107), NORTH FREMANTLE – TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (CR DA0394/25)
41. HARWOOD STREET, NO. 29 (LOT 1), HILTON – PERGOLA ADDITION TO EXISTING SINGLE HOUSE - (JA DA0043/26)
42. DALY STREET, NO.25 (LOT 143), WHITE GUM VALLEY – TWO STOREY GROUPED DWELLING - (CR DA0370/25)
43. GOLD STREET, NO. 13 (LOT 52), SOUTH FREMANTLE – INTERNAL REMEDIATION WORKS TO EXISTING ANCILLARY DWELLING (JL DA0057/26)
44. PROWSE STREET, NO.4 (LOT 65), BEACONSFIELD – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (CR DA0453/25)
45. NICHOLAS CRESCENT, NO. 68 (STRATA LOT 1), HILTON – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (LG DA0443/25)
46. SOUTH TERRACE, NO.1-13/396 (LOT 700), SOUTH FREMANTLE – FENCE ADDITION TO EXISTING BUILDING - (CR DA0013/26)

47. NAIRN STREET, NOS. 8-10 (LOT 444 & 445), FREMANTLE - CONSERVATION WORKS AND ALTERATIONS TO EXISTING BUILDING - (ED DA0022/26)
48. MCCOMBE AVENUE, NO. 40 (LOT 303), SAMSON – SHADE SAIL ADDITIONS TO EXISTING CHILD CARE PREMISE - (JA DA0050/26)
49. WILUNA AVENUE, NO. 7 (LOT 26), WHITE GUM VALLEY - ALTERATIONS TO EXISTING PRIMARY STREET FENCE - (JA DA0033/26)
50. FIFTH AVENUE, 52 (LOT 30), BEACONSFIELD – CARPORT ADDITION AND INTERNAL ALTERATIONS TO EXISTING SINGLE HOUSE - (ED DA0074/26)



Schedule of Submissions

19F Lefroy Road – ROW
Upgrade and Dedication



Schedule of Submissions: 19F Lefroy Road – ROW Upgrade and Dedication

No.	Affected Landowner	Submission	Officer Response
Supportive			
1	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>This is a great asset to the broader community of the City of Fremantle with a series of linking walkways. I'm the owner and the burden of maintain insurance and upkeep is just not viable for my family.</p> <p>Do you support the Specified Area Rate?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>The upfront payment is too much in one hit, so the cost spread out over 10 years makes the most sense.</p> <p>Is there anything else you would like to add?</p> <p>Some comments / Questions:</p> <ol style="list-style-type: none"> The plan that was discussed in the meeting does not appear on the mysay page. It would be great to understand the street addresses for each of the 15 that the CoF have identified so that the owners can potentially lobby these neighbours. 	<p>Position noted</p> <p>Noted</p> <ol style="list-style-type: none"> The MySay page was updated to include the Concept Layout. The 15 affected properties are 8 Belmont St, 46A, 48A, 50 & 52 Jenkin St, 1, 3 & 3A Chester St, 13A, 13B, 15, 17, 19, 21A & 21B Lefroy Rd.

1



		<p>3. If we don't get the number are there any alternative routes that can be considered for dedication? Can the owners directly work with the City without the consent of the abutting neighbours and come to agreed funding arrangement. Is there an option if a group of neighbours and the owners pay more for the shortfall of 1 or 2 non-contributors.</p> <p>4. Can the rates for the laneway be reconsidered based on a fractured history of no rates for significant portions of time over the last 100 years.</p> <p>5. Given the current public access through the ROW and an asset to South Fremantle, can council cover the insurance of the laneway. Insurance is very difficult to achieve for a single residential owner for a ROW and general public access.</p> <p>6. As the owners can we block off the public access to the general public and only allow those neighbours who have a Right of Carriage or Access.</p> <p>7. Can the payment be made in full by one owner or neighbours upfront and not have it as a rate over 10 years.</p>	<p>3. Owners can arrange for the work themselves and fund the project upfront, without the City's intervention but to the City's specifications through the Development Application process. They can arrange for payments themselves.</p> <p>4. Whilst the ROW is in private ownership and is classified as rateable land rates will be payable. If it is transferred to public use as a road, it will no longer be rateable.</p> <p>5. As the ROW is private land the City is not responsible for paying insurances.</p> <p>6. Access could be blocked to the general public, but any property abutting the laneway would be deemed to have implied access. Access for adjoining properties, their guests and invitees would be required.</p> <p>7. The Local Government Act 1995 does not specifically prescribe that the rate can or cannot be paid upfront. Generally, owners can pay the years specified area rate in full, but owners usually cannot "pay out" the whole 10 years as a matter of statutory entitlement, because the future years rates generally haven't been imposed yet.</p>
2	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>We are in agreement with all points raised by the owner of 21A Lefroy Road in their submission. Additionally, we offer the following information: We are currently one of two owners, bearing the burden of ownership, council rates, insurance and maintenance. We believe this is unfair. It's also becoming untenable for us as insurance is becoming increasingly difficult to obtain and the risk is not insignificant.</p>	Noted.



	<p>We are asking for a fairer distribution of risk and responsibility. We have tried several times in the last 15 years to rally neighbours to contribute to a maintenance fund as we are unable to carry the cost of the maintenance ourselves. However, this met with no success, either on grounds of cost or implied liability for future maintenance on account of the contribution. We therefore felt this application was our last option to address the continuing deterioration of the laneway. We pursue this not simply to off-load the responsibility. We pursue this on behalf of the wider community as this is a heavily used neighbourhood piece of infrastructure and its current state presents a heightened safety risk for the public. Beyond safety concerns, we feel the asset is better managed by the City for the benefit of the community, rather than by two private property owners.</p> <p>The other day I was patching the bitumen and a passer-by commented 'well done' for doing this myself, assuming it was a council asset. I believe the general perception is that it is a council asset and I suspect members of the public would feel an entitlement to use the ROW. Strictly speaking there is nothing to stop us from restricting access to only those with a formal right of carriageway. We aren't going to do this, but it reinforces the need for this dedication to be realised.</p> <p>All this said, we aren't under any delusions and realise it is highly unlikely for 75% of the owners to accept a \$10k levy in addition to already inflated rates due to undergrounding of power.</p> <p>My question is, therefore, what happens if insufficient numbers are achieved? In the information session there was discussion of 'wriggle room' and the indication was that a discussion would ensue, where common sense and discretion could prevail. We can only hope that insufficient numbers don't automatically mean a closed case and back turned on this issue yet again. Our hope is that we can engage in dialogue ensuing from this process, for as long as is required to achieve a workable solution that sees the laneway repaired and maintainable with shared burden rather than the inequitable situation we have today. Whether this is formal dedication, or whether it is some other means of contribution by the City or facilitation by the City of a fair outcome between owners, it would be good to be able to</p>	<p>Should the 75% support rate not be achieved Council are unlikely to support the application of the SAR as it poses a risk to the City should the decision be challenged. Upgrading of the ROW could still be undertaken by the landowner to the City's satisfaction, at which point the City could consider dedication.</p>
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		<p>continue this discussion with the City meaningfully even if numbers for dedication are not achieved.</p> <p>Do you support the Specified Area Rate?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>Whilst we don't agree with the quantum of the costs arrived at through the process, we understand the need for the SAR and support this in principle subject to the clarifications being sought below:</p> <ol style="list-style-type: none"> 1. There needs to be flexibility to pay the full amount up front as opposed to SAR over 10 years. 2. There needs to be the flexibility as to how the SAR is distributed, not just GRV. 3. There needs to be an ability to put historical rates paid for 19F Lefroy Road towards the SAR for 21A and 21B Lefroy Road. An approximate sum of nearly \$30,000.00 has been paid over the past 15 years for no apparent benefit. 4. There would ideally be a contribution by the City towards the renovation of the laneway, as it has been a community asset, which the City has benefitted from through happy residents, etc. Consideration for footing the bill for any shortfall to avoid recourse by non-consenting owners being forced to pay the SAR? <p>Is there anything else you would like to add?</p> <p>We ultimately would like genuine (not just procedural) involvement be the City in recognition of the value this laneway represents for the community as part of a wider network. We need advocacy beyond words or sentiments, but actual, real action / money in place of</p>	<ol style="list-style-type: none"> 1. The Local Government Act 1995 does not specifically prescribe that the rate can or cannot be paid upfront. Generally, owners can pay the years specified area rate in full, but owners usually cannot "pay out" the whole 10 years as a matter of statutory entitlement, because the future years rates generally haven't been imposed yet. 2. The City's preference is to levy a specified area rate as prescribed in the policy. 3. Officers are currently reviewing the historic charges on the right of way to determine the appropriateness of applying these funds to the upgrade. 4. The upgrade of the ROW is to be entirely funded by the application of a SAR. As the ROW is in private ownership the City would not contribute to the upgrade, but would be responsible for the upkeep and maintenance after dedication as a road.
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		rhetoric. We believe in this City. Please don't give us reason to stop believing.	The City acknowledges the importance of the ROW to the community but is required to follow the procedures outlined in the Council Policy. Any decisions outside of the policy parameters would need to come from Council.
3	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>The laneway currently is deemed to be attached to a single property. However, I believe that the laneway should be regarded as a public asset to which my property also has 'Right of Carriageway'. Consequently, the maintenance and repairs to the laneway should not be the responsibility of private ownership and I support the upgrade and dedication of the laneway to the City of Fremantle so that maintenance and repairs can take place as required.</p> <p>Do you support the Specified Area Rate?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>If a SAR is in place and consistent with other dedicated laneways within the City if Fremantle then I am happy to support a SAR in this is case.</p> <p>However, consideration should be given to titles on the block when determining the rate to be applied. For example, 13 Lefroy Rd is a Strata Title block of two and the SAR imposed for this block should be shared between the two titles. The SAR should be determined on land and title size which would be commensurate to other single title blocks where the land size is greater.</p> <p>Is there anything else you would like to add?</p> <p>I am happy to support a shared approach to the dedication and upgrade of Lefroy land between residents and the City of Fremantle as</p>	<p>Position noted</p> <p>The application of the SAR would provide for the upgrade and the allow for dedication of the right of way. The City would then be responsible for the upkeep and maintenance.</p> <p>The City's preference is to levy a specified area rate as prescribed in the policy, which is imposed only on properties that are or have benefited or access from the ROW.</p> <p>Noted</p>



		I believe it will enhance the area and create a safer environment for us all.	
4	Y	<p>ROW's are a historic form of tenure that the state stopped creating many decades ago, mainly because of ownership and maintenance issues that were later eliminated with the creation of the Strata Titles Act.</p> <p>However, I have not seen one like this that has transferred into private ownership so recently (2008). The current owners of this ROW are adjoining at 21A & 21B, shown below. No doubt the City has obtained agreement from these 2 owners that they will surrender their ownership to allow the ROW to be dedicated as road under the LAA 1997.</p> <p>The ROW has several drainage/soak wells that surround our property at 17-19 Lefroy Road, and given the upgrades in the City's works program, it would seem beneficial to our lot. I have no objections in principle to what the City is proposing or you in writing back to them, subject to them providing you with written confirmation of the quote or estimate, and on the basis that the ROW is surrendered and dedicated as road under the LAA 1997.</p>	<p>Position noted.</p> <p>City officers estimate the cost upgrading the ROW to be \$169,213.58</p>
Somewhat supportive			
1	N	Do you support the upgrading and dedication of the ROW?	<p>Support for upgrade of ROW noted – 21 Lefroy Rd is not considered an affected property as it does not meet the threshold for a SAR, being whether a property:</p> <p>(a) has benefited or will benefit from; or (b) has access to or will have access to; or (c) has contributed or will contribute to the need for, that work, service or facility.</p> <p>No. 21 does not take vehicle or pedestrian access off the laneway and is heritage listed so it won't ever be able to be developed to take laneway access. Officers are therefore of the opinion that it does not meet the three tests and so have excluded it.</p>
		Yes	
		Can you tell us why that chose that option?	
		I believe the laneway is an integral part of the community and should be the maintained by the Town Council.	
		Do you support the Specified Area Rate?	
		No	
Can you tell us why that chose that option?			



		<p>I'm not sure that I qualify to participate in the vote as I abut the laneway I actually have no access and no option to obtain access at any point in time.</p> <p>Is there anything else you would like to add?</p> <p>Not answered</p>	
2	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>Yes</p> <p>Can you tell us why that chose that option?</p> <p>The city of Fremantle needs to take ownership of the laneway - it is used by many people, not just adjacent residents: cyclists, pedestrians, other vehicles. Or else the laneway should be closed to non resident use.</p> <p>Do you support the Specified Area Rate?</p> <p>No</p> <p>Can you tell us why that chose that option?</p> <p>The city of Fremantle and current owners should be funding the work. By allowing development of the parcels of land on the laneway CoF have benefited from additional rates for decades. It is not private individuals responsibility for the maintenance of these laneways. We have an easement benefit over this portion - that does not make us financially responsible for any maintenance or upgrades.</p> <p>Is there anything else you would like to add?</p> <p>It's a shocker - this laneway has been allowed to degrade for decades. People have been injured and our garages have flooded. Council and the current owners continue to ignore the issue.</p>	<p>Before the City is able to take over the care and maintenance of the ROW through the process of dedication, the ROW is to be upgraded to the satisfaction of the City.</p> <p>Position noted. The Local Government Act 1995 specifies the ability for the City to apply a SAR for the funding of the upgrade of the ROW.</p>
3	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>No</p> <p>Can you tell us why that chose that option?</p>	



		<ol style="list-style-type: none"> 1. No sufficient information form council. Documents provided by the council are almost inexistant. Expect the council to provide plans, details on kerbs, lightings, signs, illegal parking and detailed pricing. Cost exuberant and not properly justified. GST? 2. Need answers to why the ROW was sold to the actual owners. 3. According to "Explanatory note: Why dedicate a private ROW or Road" on "19F Lefroy road Upgrade and Dedication website" Any ROW that is intended to provide access to a lot or lots should be dedicated as an underwidth road. Essentially "dedication" refers to the formal process of setting aside of land for a public purpose. ROWs should be formally set aside as minor or underwidth roads in order that they can be managed and maintained by the Council and importantly provide for the coordinated provision of services and infrastructure. Furthermore, Department of Planning, Lands and Heritage policy generally does not permit the creation of residential lots unless they have dedicated road frontage. 4. Did the council ask the actual owners or the previous developer to purchase the ROW? 5. Why the council is charging rates to the owners, when no rates were paid before? Can you explain why some ROWS do not get charge with rates? (example: Wardie Street to Scott Road: privately bought after 19F Lefroy Road ROW) 6. In other words, it would not be possible to subdivide and maximise the potential of land abutting the ROW unless the ROW itself becomes dedicated as an underwidth road. 	<ol style="list-style-type: none"> 1. A concept plan is available to view on the City's MySay page and detailed costing was made available at the information session. Should the proposal progress more detailed plans would be developed. The cost estimates provided do not include GST. 2. According to Landgate records, the ROW was previously held in private ownership with a transfer date of execution being 10/12/2008 to the current owners. The sale of the ROW occurred as a normal land sale between private owners and did not involve the City of Fremantle. 3. Noted 4. The ROW is noted on a Metropolitan Water Supply Plan dated 1913. Ownership would need to be traced from 1913 to confirm when the laneway was transferred into private ownership – leading up to the current ownership. 5. City officers are reviewing the historical decision to levy rates on the right of way and to assess consistency against other right of ways. 6. WAPC OP2.2 expresses the preferred lot configuration is where there is an opportunity to dedicate existing rights of way as public
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		<p>7. OFFICIAL The council confirmed that If the council accept the dedication of the ROW, it will be responsible the maintenance of the ROW. Who is presently responsible of the maintenance of this ROW.</p> <p>These questions require answers before we say yes or no and it will affect the way the Specified area rate is shared and supported. We asked all these questions to the council but no satisfying answer were given. Do you think we will need to contact the Ombudsman.</p> <p>Do you support the Specified Area Rate?</p> <p>No</p> <p>Can you tell us why that chose that option?</p> <p>8. I do not think that dedication is the answer. We need to get answers from the council about the full history around the ROW. As I understand the SAR will be shared equally to all residence adjoining the ROW, but not all residence will get the same outcome, paying the same though.</p> <p>Is there anything else you would like to add?</p> <p>9. The council considers that 15 residents are concerned in the dedication of the laneway (no including no 21 Lefroy). I have to argue with this as the certificate of title for this property includes the ROW and therefore should be included . There should be 16 properties involved in the process. Could you please notify the owner that the no 21 Lefroy is involved in</p>	<p>streets. Direct rear laneway access is preferred over battleaxe configuration.</p> <p>7. The maintenance of the ROW is the responsibility of the current owners.</p> <p>8. Clause 11.1 of the Policy states that Council may resolve to apply a SAR to fund the upgrade of the ROW. The Local Government Act specifies the following: A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area (a) have benefited or will benefit from; or (b) have access to or will have access to; or (c) have contributed or will contribute to the need for, that work, service or facility.</p> <p>Therefore, only those properties which meet this threshold will be subject to the SAR.</p> <p>9. 21 Lefroy Rd is not considered an affected property as it does not meet the threshold for a SAR, being whether a property: (a) has benefited or will benefit from; or (b) has access to or will have access to; or</p>
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		the process. (as I recall the council told the owner that this property was not involved. It is important that we all agree on the amount of people concerned in the sharing of the SAR and the minimum of owners required (75%).	(c) has contributed or will contribute to the need for, that work, service or facility. No. 21 does not take vehicle or pedestrian access off the laneway and is heritage listed so it won't ever be able to be developed to take laneway access. Officers are therefore of the opinion that it does not meet the three tests and so have excluded it.								
4	Y	With reference to the proposed upgrade of the laneway at 19F Leftoy Road. I live at [REDACTED]. My property backs onto the lane and I use it for car and bike access. I think the proposed upgrade is excessive and will destroy the "laneway" feel and create a conventional though way, which is a shame, as it is quite unique. I'm sure there is a simpler and cheaper way to deal with this. I will support the project, however, if the numbers are sufficient for it to go ahead.	Position noted								
Do not support											
1	Y	<table border="1"> <tr> <td>Do you support the upgrading and dedication of the ROW?</td> </tr> <tr> <td>No</td> </tr> <tr> <td>Can you tell us why that chose that option?</td> </tr> <tr> <td>There is not enough information about the future implications for my property. I was told at the information session that the lighting plan would be included in the consultation documents. Secondly, it was unclear what effect this would have on a future planning application and the potential to subdivide the property - easier or harder, unsure</td> </tr> <tr> <td>Do you support the Specified Area Rate?</td> </tr> <tr> <td>No</td> </tr> <tr> <td>Can you tell us why that chose that option?</td> </tr> <tr> <td>It was not disclosed whether interest would be charged on as part of the SAR. Personally, I would like the option to pay upfront, as it then</td> </tr> </table>	Do you support the upgrading and dedication of the ROW?	No	Can you tell us why that chose that option?	There is not enough information about the future implications for my property. I was told at the information session that the lighting plan would be included in the consultation documents. Secondly, it was unclear what effect this would have on a future planning application and the potential to subdivide the property - easier or harder, unsure	Do you support the Specified Area Rate?	No	Can you tell us why that chose that option?	It was not disclosed whether interest would be charged on as part of the SAR. Personally, I would like the option to pay upfront, as it then	<p>A concept plan is available on the project MySay page. Should the proposal proceed more detailed plans will be prepared.</p> <p>There is potential for subdivision and a rear lot to take access from the right of way. This is possible whether the laneway is upgraded and dedicated or not, subject to agreement by all parties.</p> <p>The City may consider applying a single upfront charge and offering interest-free instalments for rate payers who wish to make payments</p>
Do you support the upgrading and dedication of the ROW?											
No											
Can you tell us why that chose that option?											
There is not enough information about the future implications for my property. I was told at the information session that the lighting plan would be included in the consultation documents. Secondly, it was unclear what effect this would have on a future planning application and the potential to subdivide the property - easier or harder, unsure											
Do you support the Specified Area Rate?											
No											
Can you tell us why that chose that option?											
It was not disclosed whether interest would be charged on as part of the SAR. Personally, I would like the option to pay upfront, as it then											



		<p>will not impact the future sale (likely within the next 10 years as I downsize) of my property</p> <p>Is there anything else you would like to add?</p> <p>The information session did discuss the option of the residents doing the work and then handing it over to the council. If this is a possibility, the council would have to be more specific about the standard of work and the specifications and materials to be used so that we can cost this option.</p>	<p>over a 10-year period. Penalty interest may apply where payments are not made by the due dates.</p> <p>Should the ROW owners wish to undertake this option further discussions would be required to determine the standard of the upgrade. The costing and concept plan provides a preliminary, indicative scope.</p>
2	Y	<p>Do you support the upgrading and dedication of the ROW?</p> <p>No</p> <p>Can you tell us why that chose that option?</p> <p>We (my Brother & I) find the amount being requested obscenely expensive for our living circumstances. We at [REDACTED] have the width of our Block at aprox 7 meters (this backs onto the alley way) , we do have a Gate .To access the property It's not enough to fit a car for off street parking! I park on the Lefroy Rd Verge (at the front) I mean It was originally access for the outside Toilets to be serviced by the "Waste Horse & Cart". I find it a bit rich that the City approves countless subdivisions where sometimes little or no thought is given to vehicle Parking. And with its rates income It can't afford to cover this? (How much planning or thought has been applied to this & other Alleys/ ROWs in Freo?) Too hard to deal with. So now How exactly is this mine , my Bros. + neighbours dilemma?!</p> <p>Do you support the Specified Area Rate?</p> <p>No</p> <p>Can you tell us why that chose that option?</p>	<p>Position noted</p>



		Not answered	
		Is there anything else you would like to add?	
		No Thankyou for the oppportunity to participate	
3	Y	Do you support the upgrading and dedication of the ROW?	
		No	
		Can you tell us why that chose that option?	
		Do not want as a throughfair and the cost of this program is exorbitant	Position noted
		Do you support the Specified Area Rate?	
		No	
		Can you tell us why that chose that option?	
		Over priced and don't believe it is our responsibility to upgrade this Lakeway	Position noted
		Is there anything else you would like to add?	
		No	
4	Y	Do you support the upgrading and dedication of the ROW?	Position noted
		No	
		Can you tell us why that chose that option?	
		I don't think I have any responsibility in this	
		Do you support the Specified Area Rate?	
		No	
		Can you tell us why that chose that option?	Standard general rate revenue for a freehold property.



		Over priced. What are the rates paid by the owners of 21a and 21B Lefroy Road for?	
		Is there anything else you would like to add?	
		No	
5	Y	<p>Whilst I support the ROW at 19F Lefroy Road for the people that use it, I do not support the cost of upgrading it because I do not use it as my address I live at [REDACTED].</p> <p>I do not have vehicle access to my back yard from the LANEWAY whereas some of the residences need the ROW to get to their property VIA THEIR VEHICLE because they have built on Battle - Axe Blocks.</p> <p>It should be a user pays contribution for the DRAINS AND BITUMEN because if they need access for the cars then they should pay. I bought my property 22 years ago and my vehicle access is from Chester st.</p> <p>The neighbours have talked to me about getting drains fixed in the proposed scope for the drive way/ROW.</p> <p>I must point out again that they bought blocks and houses with the only access being via the Lane so it's their responsibility to get the road works and drainage sorted out.</p>	<p>Position noted.</p> <p>Clause 11.1 of the Policy states that Council may resolve to apply a SAR to fund the upgrade of the ROW. The Local Government Act specifies the following: A local government may impose a specified area rate on rateable land within a portion of its district for the purpose of meeting the cost of the provision by it of a specific work, service or facility if the local government considers that the ratepayers or residents within that area</p> <p>(a) have benefited or will benefit from; or (b) have access to or will have access to; or (c) have contributed or will contribute to the need for, that work, service or facility.</p> <p>Therefore, only those properties which meet this threshold will be subject to the SAR.</p>
6	Y	<p>My thoughts are that we don't use the driveway/lane and don't think we should pay for it to be upgraded. It also look in good shape except the t section from east to west?</p>	<p>Position noted</p>

BUDGET REVIEW 2025-26		STATEMENT OF FINANCIAL ACTIVITY				
FOR THE PERIOD ENDED 31ST JANUARY 2026		BY NATURE				
	2025/26 Adopted Original Budget	2025/26 Adopted Amended Budget	2025/26 Proposed Budget (Year End Estimate)	2025/26 YTD Actual	Variance Proposed Budget to Adopted Budget (b) - (a)	Variance % (b)-(a)/(a)
	\$	\$	\$	\$	\$	%
Revenue from operating activities						
General Rates	67,538,194	67,538,194	66,835,647	66,719,929	(702,547)	(1.04%)
Service Charges (Underground Power)	1,808,804	1,808,804	1,803,804	1,875,214	(5,000)	(0.28%)
Grants, Subsidies and Contributions	8,791,568	8,090,764	4,908,365	2,506,161	(3,182,399)	(39.33%)
Fees and Charges	26,448,888	26,448,888	25,939,233	15,891,213	(509,655)	(1.93%)
Interest Earnings	2,410,000	2,410,000	2,526,662	2,066,459	116,662	4.84%
Profit on Sale of Assets	64,377	64,377	64,377	23,332	-	0.00%
Other Revenue	2,169,602	2,169,602	2,664,542	1,542,024	494,940	22.81%
	<u>109,231,433</u>	<u>108,530,629</u>	<u>104,742,630</u>	<u>90,624,333</u>	<u>(3,787,999)</u>	<u>(3.49%)</u>
Expenditure from operating activities						
Employee Costs	(51,412,087)	(51,412,087)	(49,989,408)	(28,085,797)	1,422,679	2.77%
Materials and Contracts	(40,773,662)	(40,936,256)	(39,938,498)	(18,125,990)	997,758	2.44%
Depreciation on Non Current Assets	(21,932,500)	(21,932,500)	(21,459,068)	(12,327,999)	473,432	2.16%
Finance Cost	(387,016)	(387,016)	(387,016)	(218,423)	-	0.00%
Utility Charges (gas, electricity, water)	(2,461,244)	(2,461,244)	(2,461,244)	(1,161,659)	-	0.00%
Loss on Sale of Assets	(281,125)	(281,125)	(281,125)	(49,881)	-	0.00%
Insurance Expenses	(1,244,257)	(1,244,257)	(1,244,257)	(654,694)	-	0.00%
Other Expenditure	(1,332,640)	(1,342,640)	(1,652,033)	(853,426)	(309,393)	(23.04%)
	<u>(119,824,531)</u>	<u>(119,997,125)</u>	<u>(117,412,649)</u>	<u>(61,477,869)</u>	<u>2,584,476</u>	<u>2.15%</u>
Operating activities excluded from budget						
(Profit)/Loss on Asset Disposals	216,748	216,748	216,748	26,549	-	0.00%
Depreciation on Assets	21,932,500	21,932,500	21,459,068	12,327,999	(473,432)	(2.16%)
Non Current Rates Debtors Movement	75,000	75,000	75,000	33,870	-	0.00%
Non Current Lease liability Movement				(22,963)	-	
Amount attributable to operating activities	11,631,150	10,757,752	9,080,797	41,511,919	(1,676,955)	(15.59%)
Investing Activities						
Capital Revenue						
Capital Grants and Subsidies/ Contributions for the development of Assets	9,650,034	11,192,788	7,464,905	1,102,948	(3,727,883)	(33.31%)
Proceeds from Disposal of Assets	200,000	200,000	125,000	50,023	(75,000)	(37.50%)
	<u>9,850,034</u>	<u>11,392,788</u>	<u>7,589,905</u>	<u>1,152,971</u>	<u>(3,802,883)</u>	<u>(33.38%)</u>
Capital Expense						
Payment for Investment Properties	(1,590,324)	(2,599,317)	(2,744,435)	(1,205,960)	(145,118)	(5.58%)
Payment for Property, plant and equipment	(9,345,193)	(11,368,079)	(8,848,294)	(5,417,513)	2,519,785	22.17%
Payment for Construction of infrastructure	(18,240,900)	(19,187,509)	(14,703,782)	(3,778,998)	4,483,727	23.37%
	<u>(29,176,417)</u>	<u>(33,154,905)</u>	<u>(26,296,511)</u>	<u>(10,402,472)</u>	<u>6,858,394</u>	<u>20.69%</u>
Investing activities excluded from budget						
Amount attributable to investing activities	(19,326,383)	(21,762,117)	(18,706,606)	(9,249,501)	3,055,511	(14.04%)
Financing Activities						
Repayment of Debentures	(1,337,806)	(1,337,806)	(1,337,806)	(742,717)	-	0.00%
Repayment of Operating Lease	(713,159)	(713,159)	(713,159)	(199,672)	-	0.00%
	<u>(2,050,965)</u>	<u>(2,050,965)</u>	<u>(2,050,965)</u>	<u>(942,389)</u>	<u>-</u>	<u>0.00%</u>
Reserve Transfers						
Transfer to Reserves (Restricted)	(1,898,116)	(1,898,116)	(4,633,116)	(1,763,623)	(2,735,000)	(144.09%)
Transfer from Reserves (Restricted)	5,894,251	6,675,001	6,841,169	3,704,395	166,168	2.49%
Transfer to/from reserves	3,996,135	4,776,885	2,208,053	1,940,773	(2,568,832)	(53.78%)
Amount attributable to financing activities	1,945,170	2,725,920	157,088	998,384	(2,568,832)	(94.24%)
Surplus or Deficit at the start of the financial year	5,830,053	8,358,435	9,583,157	9,583,157	1,224,722	14.65%
Amount attributable to operating activities	11,631,150	10,757,752	9,080,797	41,511,919	(1,676,955)	(15.59%)
Amount attributable to investing activities	(19,326,383)	(21,762,117)	(18,706,606)	(9,249,501)	3,055,511	14.04%
Amount attributable to financing activities	1,945,170	2,725,920	157,088	998,384	(2,568,832)	(94.24%)
Closing Funding Surplus/(Deficit)	79,990	79,990	114,436	42,843,959	34,446	43.06%

BUDGET REVIEW 2025-26

NET CURRENT ASSETS

FOR THE PERIOD ENDED 31ST JANUARY 2026

Ref Note	Original Budget	Amended Budget (a)	Proposed Budget (b)	Actuals 31-Jan-26	Movement (b) - (a)
	\$		\$	\$	\$
Current Assets					
Cash Unrestricted	10,098,862	10,098,862	13,079,806	44,417,169	2,980,944
Cash Restricted	15,404,133	14,806,933	17,375,765	17,643,046	2,568,832
Receivables	3,453,779	3,453,779	3,453,779	15,338,382	-
Inventories	193,809	193,809	193,809	217,714	-
Other assets	1,973,675	1,973,675	1,973,675	1,343,392	-
	31,124,258	30,527,058	36,076,834	78,959,703	5,549,776
Less: Current Liabilities					
Trade and other payables	(7,520,400)	(7,520,400)	(7,520,400)	(6,929,513)	-
Contract liabilities	(320,130)	(320,130)	(320,130)	(287,908)	-
Capital grant/contribution liability	(948,548)	(948,548)	(3,924,421)	(4,009,173)	(2,975,873)
Lease liabilities	(720,000)	(720,000)	(720,000)	(66,856)	-
Borrowings	(1,172,856)	(1,172,856)	(1,172,856)	(925,676)	-
Employee provisions	(6,851,057)	(6,851,057)	(6,821,682)	(6,521,682)	29,375
	(17,532,991)	(17,532,991)	(20,479,489)	(18,740,808)	(2,946,498)
Unadjusted Net Current Assets	13,591,267	12,994,067	15,597,345	60,218,895	2,603,278
Adjustments and exclusions permitted by FM Reg 32					
Less: Cash - reserve accounts	(15,404,133)	(14,806,933)	(17,375,765)	(17,643,046)	(2,568,832)
Less: Capital grant/contribution liabilities non-current				(724,421)	
Add: Current liabilities not expected to be cleared at end of year					
- Current portion of borrowings	1,172,856	1,172,856	1,172,856	925,676	-
- Current portion of lease liabilities	720,000	720,000	720,000	66,856	-
Adjusted Net Current Assets	79,990	79,990	114,436	42,843,959	34,446

BUDGET REVIEW 2025-26

RESERVE FUND BALANCES AND MOVEMENTS SUMMARY

FOR THE PERIOD ENDED 30 JUNE 2026

Reserve Fund	Opening Balance 1-Jul-2025	2025/26 Proposed Budget				Closing Balance 30-Jun-26
		Transfer To Muni Fund		Transfers From Muni Fund		
		Operating	Capital	Operating	Capital	
	\$	\$	\$	\$	\$	\$
Cantonment Hill Master Plan Reserve	117,868	-	-	-	-	117,868
Public Open Space - Swan Hardware	284,449	-	-	-	-	284,449
Public Open Space - 37 Strang St	-	-	-	-	-	-
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	-	(10,000)	-	-	391,075
Community Care Programs Reserve (Previously HACC)	6,386	-	-	-	-	6,386
Fleet Reserve	-	-	-	-	-	-
Fremantle Markets Conservation Reserve	70,132	-	-	-	-	70,132
Fremantle Oval Reserve	760,708	(295,708)	-	-	-	465,000
Hilton Park Sports Reserve	3,541,249	-	(832,739)	-	-	2,708,510
Investment Fund Reserve	4,948,574	-	(1,270,613)	-	-	3,677,961
Leighton Precinct Maintenance Reserve	285,084	(61,000)	-	89,312	-	313,396
Leisure Centre Upgrade Reserve	506,792	-	(23,193)	-	-	483,599
Parking Dividend Equalisation Reserve	6,192,654	-	(2,379,606)	-	-	3,813,048
Parks Recreation and Facilities Reserve	97,771	-	-	-	-	97,771
Sustainability Investment Reserve	200,310	-	(22,310)	-	-	178,000
White Gum Valley Precinct Community Bore Reserve	35,338	(4,000)	-	8,804	-	40,142
Projects Unexpended Municipal Reserve	1,942,000	-	(1,942,000)	-	2,700,000	2,700,000
Service charge - South Fremantle Targeted Underground Power	-	-	-	1,835,000	-	1,835,000
Total	19,583,818	(360,708)	(6,480,461)	1,933,116	2,700,000	17,375,765

BUDGET REVIEW 2025-26

RESERVE FUND BALANCES AND MOVEMENTS DETAIL

Cash Backed Reserves	Adopted Budget 25/26 \$	Amended Budget 25/26 \$	Proposed Budget 25/26 \$
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Cantonment Hill Master Plan Reserve

Reserve Purpose:

To fund capital works at Cantonment Hill in accordance with the Cantonment Hill Master Plan.

Source of Income:

Transfer from the Investment Reserve as approved by Council. Transfer from Municipal Fund amounts 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

Public Open Spaces Reserves

Reserve Purpose:

To hold any monies received as contribution for cash in lieu of public open 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 - Developer contribution for Road safety-McCabe Street	-	99,000	99,000
Opening Balance - Lot 57 Jean street, Beaconsfield	-	158,550	158,550
Opening Balance - Christian Brothers	131,830	131,830	131,830
Opening Balance - Lot 502 Lefroy	61,600	61,600	61,600
Opening Balance - Knutsford Blinco	401,075	401,075	401,075
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(10,000)	(10,000)	(10,000)
300197 - P-10412 Design and construct - Booyembara Park Masterplan	(10,000)	(10,000)	-
300455 - P12410 Booyembara Park Masterplan Forward Planning	-	-	(10,000)
Closing Balance	611,404	868,954	868,954

Community Care Programs Reserve (Previous HACC Asset Replacement 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.

Opening Balance	6,386	6,386	6,386
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	6,386	6,386	6,386

Cash Backed Reserves	Adopted Budget 25/26 \$	Amended Budget 25/26 \$	Proposed Budget 25/26 \$
Fleet Reserve			
Reserve Purpose:			
<i>To replace City's vehicles fleet when required.</i>			
Source of Income:			
<i>Transfer from Retained Surplus Brought Forward from 2020-21 financial year</i>			
Opening Balance	-	-	-
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
300361 - P-12189 Program - Fleet replacement	-	-	-
Closing Balance	-	-	-
Fremantle Markets Conservation Reserve			
Reserve Purpose:			
<i>To fund conservation works to the Fremantle Markets.</i>			
Source of Income:			
<i>Contribution by lessee on signing of new lease in June 2008. Increase of rent derived from the premises for the first ten years of the lease commencing in June 2008 as a minimum to assist in obtaining external funding for implementing the Conservation Plan.</i>			
Opening Balance	70,132	70,132	70,132
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
300121 - P-11843 Design and construct- Markets Building Services	-	-	-
Closing Balance	70,132	70,132	70,132
Fremantle Oval Reserve			
Reserve Purpose:			
<i>To fund capital and business planning costs associated with the redevelopment of the Fremantle Oval precinct.</i>			
Source of Income:			
<i>Transfer from Former Stan Reilly Property Site Redevelopment Reserve as approved by Council. Transfer from Municipal Fund amounts determined by Council through the annual budget, budget review and budget amendments.</i>			
Opening Balance	773,303	760,708	760,708
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	(295,708)
200132 - P-10300 Plan-Fremantle Oval Precinct	-	-	-
200889 - P-12425 Fremantle Oval Redevelopment Planning	-	-	(295,708)
Transfer from Reserves (Capital)	(308,303)	(295,708)	-
300426 Buildings - Fremantle Oval Redevelopment	(308,303)	(295,708)	-
Closing Balance	465,000	465,000	465,000

Cash Backed Reserves	Adopted Budget 25/26 \$	Amended Budget 25/26 \$	Proposed Budget 25/26 \$
Hilton Park Sports Reserve			
Reserve Purpose:			
<i>To fund sporting, infrastructure and facility improvements in and around Hilton Park Sports Reserve.</i>			
Source of Income:			
<i>Transfer from Municipal Fund amount determined by Council through the annual budget and budget review.</i>			
Opening Balance	3,490,000	3,541,249	3,541,249
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(830,000)	(832,739)	(832,739)
300344 - P-11843 P-11989 - Design and construct - Hilton Reserve	(200,000)	(202,739)	(50,886)
300434 - P-12373 Hilton Park Master Plan - Northern Projects	(630,000)	(630,000)	(781,853)
300332 - P-12100- Design and construct - Dick Lawrence irrigation	-	-	-
Closing Balance	2,660,000	2,708,510	2,708,510

Investment Fund Reserve

Reserve Purpose:

To realise and make investments in income producing assets. A specified list of investment properties forms part of the investments. Funds will not be withdrawn from the reserve to subsidise operating or recurrent expenditure, nor shall funds be withdrawn for the purpose of providing community facilities that do not provide a commercial rate of return, unless specifically decided otherwise by the Council.

Source of Income:

Net proceeds of sale of nominated freehold properties, unless otherwise resolved by Council. Net proceeds from sale of miscellaneous parcels of land, unless otherwise resolved by Council. Transfer from municipal fund of principal repayment equivalent for Loan 189 (Queensgate) that was paid out in January 2006 using funds from the Investment Reserve. Net proceeds from the winding up of the City of Fremantle Trust Fund as per the City of Fremantle and Town of East Fremantle Trust Funds (Amendment and Expiry) Bill 2013.

Opening Balance	4,828,601	4,936,788	4,936,788
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(707,638)	(1,294,445)	(1,270,613)
300073 - P-11077 Install - Network Infrastructure (Kings Square)	(34,638)	(34,638)	(34,638)
300112 - P-11829 Design and construct - Commercial tenancy (KS)	(23,000)	(29,533)	(29,533)
300206 - P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	-	(23,832)	-
300299 - P-12090 Fitout - WCC tenancy - Level 1,2 & 3	(650,000)	(1,206,442)	(1,206,442)
Closing Balance	4,120,963	3,642,343	3,666,175

Leighton Precinct Maintenance Reserve

Reserve Purpose:

To hold any specified area rate income raised during the financial year that were unspent at 30 June in relation to Leighton Precinct maintenance. To fund the above normal costs associated with maintaining the 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 end of the financial year.

Opening Balance	270,163	296,871	296,871
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Cash Backed Reserves	Adopted Budget 25/26	Amended Budget 25/26	Proposed Budget 25/26
	\$	\$	\$
Transfer to Reserves (Operating)	89,312	89,312	89,312
100913 - Maintain Landscape - Leighton Precinct SAR	89,312	89,312	89,312
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(61,000)	(61,000)	(61,000)
100913 - Maintain Landscape - Leighton Precinct SAR	(61,000)	(61,000)	(61,000)
Transfer from Reserves (Capital)	-	-	-
Closing Balance	298,475	325,183	325,183

Leisure Centre Upgrade Reserve

Reserve Purpose:

To provide funds for major upgrading and refurbishment works at the Fremantle Leisure Centre.

Source of Income:

Transfer from the Investment Reserve as approved by Council. Transfer from Municipal Fund amounts determined by Council through the annual budget and budget review.

Opening Balance	483,599	506,792	506,792
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	(23,193)	(23,193)
300422 - P-12239 Buildings -FLC Pool structural works & plant upgrade	-	(23,193)	(23,193)
Closing Balance	483,599	483,599	483,599

Parking Dividend Equalisation Reserve

Reserve Purpose:

To provide a smoothing out of revenue contributions to municipal operations from commercial parking activities. That is to be achieved as follows (a) by transferring net profits in excess of budget to the reserve and (b) if required, when there is a material (i.e. plus 1%) net loss, transferring funds from the reserve to municipal fund to compensate the loss. Fund commercial parking capital equipment and facilities or parking infringement capital equipment and facilities to the extent the funds available in the reserve exceed 2.5% of budgeted gross parking revenue. Provide temporary funding to the City for its initial contribution to the Hilton Underground Power project. This funding will be returned to the Reserve annually via a service levy on residential consumers within the Hilton Underground Power project.

Source of Income:

Transfer from the Municipal Fund (a) net profit on commercial parking operations exceeding a set figure in the budget. Note: Net profit is calculated including depreciation and allocated support service costs but excludes capital. and/or (b) Transfer from the Municipal Fund amounts determined by Council through the annual budget or budget review in relation to parking operations. Transfer from Municipal Fund amounts determined by Council through the annual budget or budget review in relation to parking infringement operations. Net proceeds from sale of parking facilities as determined by Council through the annual budget or budget review.

Opening Balance	5,962,048	6,192,653	6,192,653
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(1,509,000)	(2,189,606)	(2,379,606)
300259 - P-12041 Program - Ticket machines	(1,509,000)	(1,739,606)	(1,739,606)
300457 - Construct 7-15 Quarry St Car park	-	(450,000)	(640,000)
Closing Balance	4,453,048	4,003,047	3,813,047

Cash Backed Reserves	Adopted Budget 25/26 \$	Amended Budget 25/26 \$	Proposed Budget 25/26 \$
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Parks Recreation and Facilities Reserve

Reserve Purpose:

To fund improvements within the South Fremantle Tip Site Reserve. To Finance improvements within the Kings Square Reserve. To Finance tourism projects within the City. To finance facilities for sporting clubs on a self supporting loan basis in accordance with Council guidelines for such advances to clubs. To Finance improvements within the Port and Leighton Beach Reserve. To finance capital works and improvements at Fremantle Oval. To Finance improvements or major refurbishments to other parks and recreation facilities within the municipality.

Source of Income:

Municipal Fund contribution as approved by Council in the annual budget.

Opening Balance	97,771	97,771	97,771
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	97,771	97,771	97,771

Projects Unexpended Municipal Reserve

Reserve Purpose:

To hold municipal funding for uncompleted or deferred projects, that will be completed and expended in ensuing financial years.

Source of Income:

Municipal Fund unexpended as approved by Council in the annual budget or budget review.

Opening Balance	1,942,000	1,942,000	1,942,000
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	2,700,000
300320 P-12112 Stevens Reserve - Master Plan Projects	-	-	450,000
300373 P-12171 Old Fire Station - Electrical and Fire Works	-	-	220,000
300401 P-12223 Walyalup Civic Centre - Drainage	-	-	300,000
300406 P-12262 Walyalup Koort Public Realm	-	-	150,000
300423 P-12242 CBD Toilet provision	-	-	200,000
300449 Program - Urban Realm Streetscape Upgrades	-	-	100,000
300437 Samson park - Masterplan	-	-	1,280,000
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(1,942,000)	(1,942,000)	(1,942,000)
300167 P-11944 Design and construct - 38-40 Henry Street - Façade'	(1,150,000)	(1,150,000)	(1,150,000)
300373 P-12171 Install - Old Fire Station - Electrical and fire sys	(170,000)	(170,000)	(170,000)
300341 P-12082 Design and construct - Brad Hardie Changerooms	(380,000)	(380,000)	(380,000)
300394 P-12217 Buildings - Town Hall - Performance infrastructure	(242,000)	(242,000)	(242,000)
Closing Balance	-	-	2,700,000

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

Cash Backed Reserves	Adopted	Amended	Proposed
	Budget 25/26	Budget 25/26	Budget 25/26
	\$	\$	\$
Opening Balance	500,000	-	-
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	-	-
300218 - P-11992 Design & construct-South Beach-Changerooms	(500,000)	-	-
Closing Balance	-	-	-

Service charge reserve - South Fremantle Targeted Underground Power

Reserve Purpose:

To fund the delivery of the South Fremantle Targeted Underground Power Project being delivered by Western Power.

Source of Income:

Transfer from Municipal Fund amounts determined by Council through the annual budget and budget review.

Opening Balance			
Transfer to Reserves (Operating)	1,800,000	1,800,000	1,835,000
200845 - South Fremantle Targeted Underground Power	1,800,000	1,800,000	1,835,000
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	1,800,000	1,800,000	1,835,000

Sustainability Investment Reserve

Reserve Purpose:

To purchase sufficient carbon offsets to maintain the City's carbon neutral status. Remaining funds will then be used to invest in projects that promote positive renewable energy outcomes. If no renewable energy 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 annual budget and budget review.

Opening Balance	200,310	200,310	200,310
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(22,310)	(22,310)	(22,310)
300152 - P-11873 Program-Solar Panels City	(22,310)	(22,310)	(2,273)
300448 - Program - Building Sustainability Initiatives	-	-	(20,037)
Closing Balance	178,000	178,000	178,000

White Gum Valley Precinct Community Bore Reserve

Reserve Purpose:

To fund the associated costs required to maintain the community bore within the WGV development.

Source of Income:

Revenue raised from a service charge that was unspent at the end of the financial year.

Cash Backed Reserves	Adopted Budget 25/26 \$	Amended Budget 25/26 \$	Proposed Budget 25/26 \$
Opening Balance	36,683	35,336	35,336
Transfer to Reserves (Operating)	8,804	8,804	8,804
<i>100738 - Service charge - Use of community bore</i>	<i>8,804</i>	<i>8,804</i>	<i>8,804</i>
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(4,000)	(4,000)	(4,000)
<i>100738 - Service charge - Use of community bore</i>	<i>(4,000)</i>	<i>(4,000)</i>	<i>(4,000)</i>
Transfer from Reserves (Capital)	-	-	-
Closing Balance	41,487	40,140	40,140
Summary			
Opening Balance	19,400,268	19,583,818	19,583,818
Transfer to Reserves (Operating)	1,898,116	1,898,116	1,933,116
Transfer to Reserves (Capital)	-	-	2,700,000
Transfer from Reserves (Operating)	(65,000)	(65,000)	(360,708)
Transfer from Reserves (Capital)	(5,829,251)	(6,610,001)	(6,480,461)
Closing Balance	15,404,133	14,806,933	17,375,765

