Meeting attachments

Ordinary Meeting of Council

Wednesday 28 February 2024 6pm

fremantle.wa.gov.au

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C2402-13 BUILDING COMPLIANCE – No. 5 BEACH STREET, FREMANTLE

Attachment 1 – Aerial Image

C2402-13 BUILDING COMPLIANCE – No. 5 BEACH STREET, FREMANTLE

Attachment 2 – Photographs of Property

DRY WILDFLOWER
WHOLESALERS
OPEN 7 DAYS
5A
Nov 8, 2023, 10:51 AM

Nov 8, 2023, 10:51 AM

Nov 2, 2023, 12:50 PM

Save
Nov 2, 2023, 12:57 PM
Say something

Save
Nov 2, 2023, 12:59 P
Say someth

Save
Nov 2, 2023, 1:00
Say something

C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 1 – Fremantle Public Golf Course Business Plan

Business Plan

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

City of Fremantle
November 2023

fremantle.wa.gov.au

Introduction and Background

Introduction

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

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

i. $10 000 000; or

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

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

Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Summary of Property and Details of the Proposed Major Land Transaction

Brief Description

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

Address

Lot 555, 20 Montreal Street Fremantle

Certificates of Title

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

Site Area

That portion of Reserve 6638 as shown below.

Registered Proprietor

City of Fremantle

Encumbrances

O236300 Class A Reserve for the purpose of Recreation

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

Zoning (LPS4)

MRS reserve (Parks and Recreation (restricted) Reserve)

Heritage Issues

There are no heritage issues/considerations associated with the property

Nature of Major Land Transaction

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

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

Names of Parties

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

Consideration

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

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

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

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

Market Value of The Disposition

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

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

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

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

Methods of disposal

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

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

(a) the names of all of the parties concerned with the disposition;

(b) the consideration to be received by the Local Government for the disposition; and

(c) the market value of the disposition as ascertained by a valuation carried out not more than 12 months before the proposed disposition.

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

The Proposal

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

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

Details of the proposed golf operation

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

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

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

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

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

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

Proposed development site plan

Launchpad golf facility

About Belgravia Leisure

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

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

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

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

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

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

About Launchpad Golf

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

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

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

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

Launchpad Golf – Mickelson National – Calgary AB, Canada

Launchpad Golf Driving Range - Heritage Pointe AB, Canada

Proposed Fremantle Launchpad Golf Driving Range Facility

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

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

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

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

Design

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

- Undercover Alfresco Space and Order Kiosk: Located at the southern end of the building, this space is designed to blend seamlessly with the City's future plans for this section of Booyeembara Park. Park visitors can order food and drinks from the walk-up order & collect window, allowing interaction with the park.

- The indicative public art included on the south side of the building facing the park is the aboriginal symbols for "sand hill" and "meeting place". Booyeembara is a local Aboriginal word which means "of limestone hills".

- A minor (171 m2) encroachment of the buildings south end is required into Booyeembara Park. This encroachment is required in order to prevent a complete redesign of the ninth hole and a shortening of the first hole to the extent that it becomes unplayable. This encroachment benefits park visitors by providing an alfresco dining area and food and beverage services.

- Practice Green & Realigned First Tee: Located at the northwestern aspect of the building.

- Netting: The proponent has sought advice and a design from their netting supplier, Country Club International, on the amount of netting required who have advised the following:

    - Left-hand Side of the range: Safety Screen to be 100m in length by a minimum of 24 metres in height.
    - Right-hand Side of the range: Safety Screen to be 175m in length by a maximum of 36 metres in height.

- Bike Racks: Additional bicycle parking racks located near the building entrance.

- Car Park Modifications: Adjustments have been made to minimise any encroachment into Booyeembara Park and achieve a tree canopy cover of minimum 20%.

- The preservation of the Olive Grove Axis as a green, park-like pedestrian connection to Montreal Street.

- A well-defined pedestrian connection from the Montreal Street to the entrance of the building.

- EV Charging Stations: Two dedicated EV charging stations, with the flexibility to increase the number of chargers in the future.

- Loading and Bin Storage Area: This undercover section is shielded from public view.

Proposed integration with Boyeembara Park at Southern end of facility

Landscaping

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

Planning information

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

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

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

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

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

EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES

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

Is the property currently providing any services?

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

What effect will disposal have on that service?

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

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

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

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

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

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

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

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

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

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

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

Noise considerations

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

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

Lighting impacts

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

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

Bushfire Management

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

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

Proposed Community Facility

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

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

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

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

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

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

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

Car Parking

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

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

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

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

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

An indicative car parking plan is provided in Appendix 2.

Waste Management

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

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

EXPECTED FINANCIAL EFFECT ON THE CITY OF FREMANTLE

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

In financial terms what are the effects on budget?

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

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

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

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

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

What are the costs associated with the disposal?

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

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

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

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

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

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

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

Will the change have an effect on rates income?

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

Estimated income associated with the lease is as follows:

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

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

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

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

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

What will the impact be?

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

Fremantle: a destination city

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

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

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

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

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

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

Health and happiness - Creating a physical and social environment where it is easy for people to lead safe, happy and healthy lives.	• Introduction of an Australian-first recreational pursuit for the community to engage with by way of delivery of a Launchpad Golf Driving range facility, which is a significant improvement to current driving range facilities. • The facility will be complementary to existing recreational uses within Boyeembarra park including the mountain bike trail and provide the surrounding community with improved access to regional level recreational outcomes. • A publicly accessible food & beverage offering will become available for the surrounding community including access to coffee and food for Boyeembarra park users via the proposed integration with the park at the southern end of the golf facility.
Capability: An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.	• The lease will generate revenue for the City's commercial property portfolio. The City's commercial property portfolio is an important revenue generator for the City and contributes to its ability to deliver services to the community. • Revenue received from the lease will assist in the provision of

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

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

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

THE ABILITY OF THE CITY OF FREMANTLE TO PERFORM THE TRANSACTION

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

How will the disposition take place?

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

How does it fit in with the Local Government Act?

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

OTHER MATTERS OF WHICH DETAILS ARE REQUIRED TO BE GIVEN

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

Are there any encumbrances?

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

Appendix 1 – Lease Essential Terms

Lease term

- First Term: 10 years
- First Further Term: 6 Years
- Second Further Term: 5 years

Commencement date

- TBC

Commencement rent

- Year 1: $1 per annum
- Year 2: $1 per annum
- Year 3: $104,000 plus GST per annum and increased by 3% annually for the remainder of the term (including options).

Annual rent payable

- $104,000 plus GST per annum

Rent Review

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

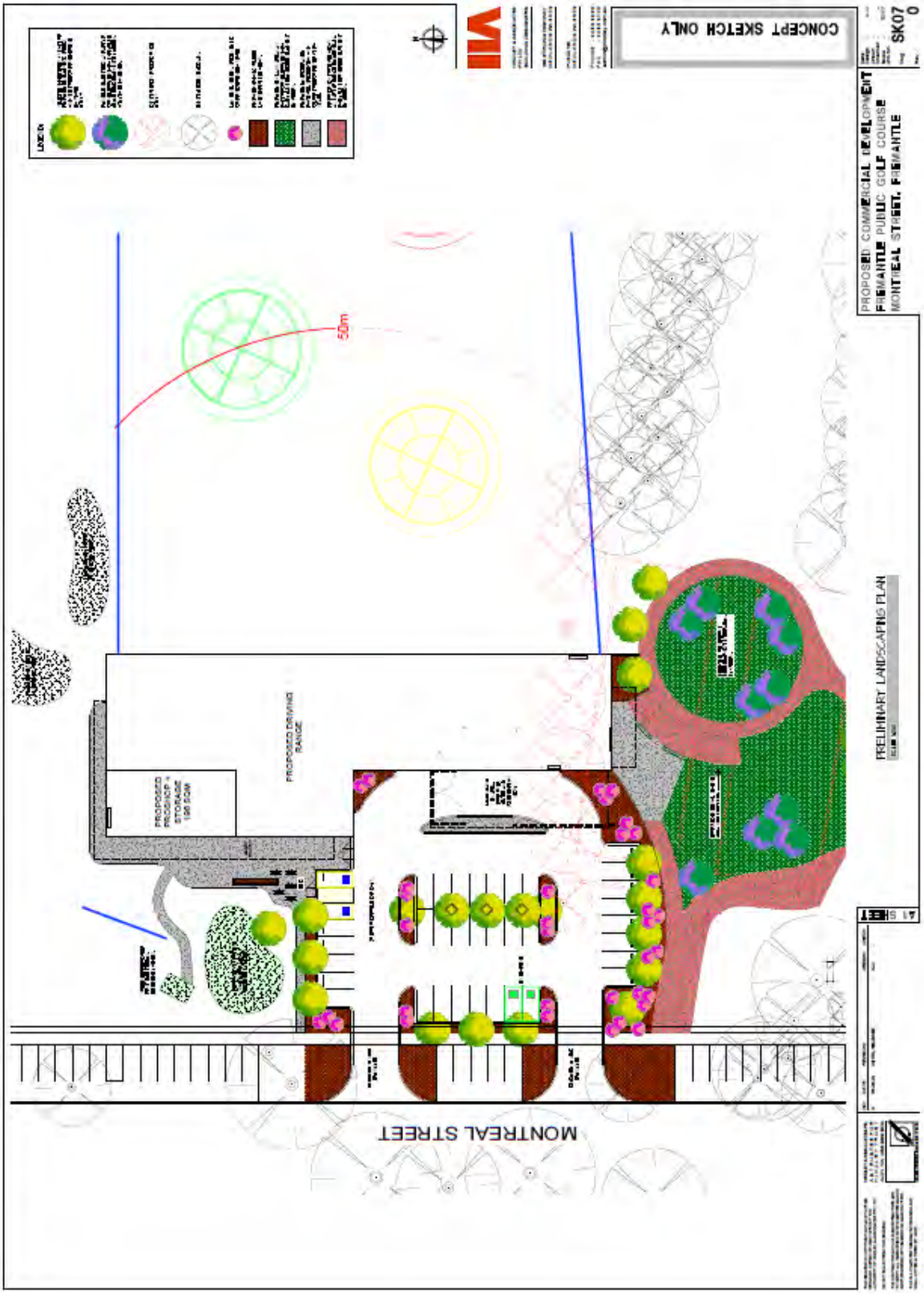
Capital Contribution from Lessee

- Minimum of $15,800,000

Capital Contribution form City of Fremantle

- $3,200,000

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



LAUNCHPAD
GOLF
Booyeembara Park - Olive Grove Concept Design - Artistic Representation

LAUNCHPAD
GOLF
Booyembara Park - Olive Grove Concept Design - Artistic Representation

LAUNCHPAD
GOLF
Booyembara Park - Olive Grove Concept Design - Artistic Representation

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LAUNCHPAD
GOLF
Booyembara Park - Olive Grove Concept Design - Artistic Representation

LAUNCHPAD
GOLF
Booyeembara Park - Olive Grove Concept Design - Artistic Representation
HA
Hindley and Associates

CONCEPT SKETCH ONLY
SK06
0
PROPOSED COMMERCIAL DEVELOPMENT
FREMANTLE PUBLIC GOLF COURSE
MONTREAL STREET, FREMANTLE
A1 SHEET
PROPOSED DEVELOPMENT
36 - NEW
5 - REMAIN
7 - NEW
23 - EXISTING
24 - EXISTING
11 - EXISTING
33 - NEW
22 - NEW
MONTREAL STREET
KNUTSFORD STREET
BLINCO STREET
160 BAYS TOTAL
SUBJECT TO FINAL
SITE SURVEY.

C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 2 – Fremantle Public Golf Course Engagement Report

Fremantle Public Golf Course

Business Plan Engagement Report & Public Submissions

fremantle.wa.gov.au

Acknowledgement of Country

The City of Fremantle acknowledges the Whadjuk people as the Traditional Owners of the greater Fremantle/Walyalup area and we recognise that their cultural and heritage beliefs are still important today.

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Location Demographics 5
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INTRODUCTION

The City of Fremantle sought submissions on the Fremantle Public Golf Course Business Plan.

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

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

i. $10 000 000; or

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

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

The City of Fremantle conducted a series of in-person, local media, and digital community engagement activities to collect submissions and feedback on the proposed Fremantle Public Golf Course Business Plan.

HOW WE ENGAGED

The City of Fremantle opened public engagement on the Fremantle Public Golf Course Business Plan on November 23rd, 2023, and collected submissions until close-of-business on 19 January 2024.

City officers promoted the public comment period in the following ways:

Social Media:

- The public engagement program for this project was regularly mentioned on the City of Fremantle's Facebook page, as well as its Instagram profile throughout the lifespan of the submission period.

Local Media:

- Call for public submissions was advertised in the Fremantle Herald and The West Australian as per Local Government Act 1995 guidelines for this type of proposal. The advertised dates were as follows:
    - Friday 1 December (The West Australian)
    - Saturday 2 December (Fremantle Herald)
    - Friday 8 December (The West Australian)
    - Saturday 9 December (Fremantle Herald)
    - Friday 12 January (The West Australian)

Electronic Newsletters:

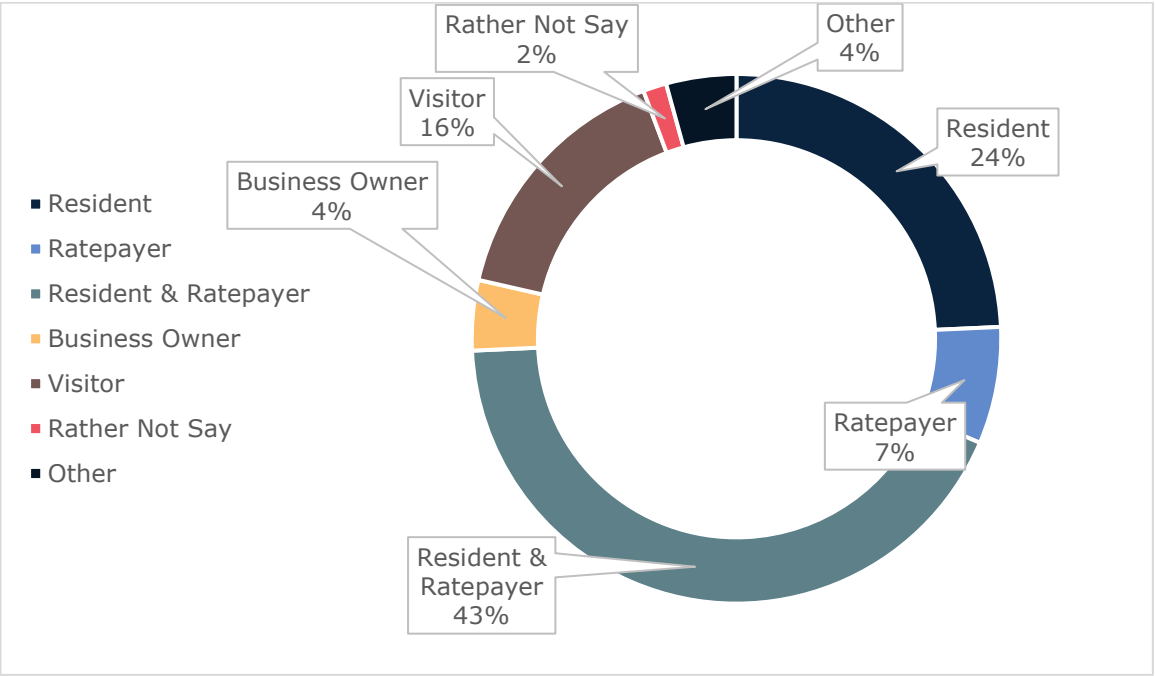
- The Community Engagement team advertised this project via its monthly engagement newsletter in November and December of 2023.
- The Community Engagement team advertised the project again in its monthly engagement newsletter in January of 2024.
- This email is deployed to over 2,800 users who are subscribed to hear engagement updates from the City of Fremantle.

Community Drop-in Session:

- City officers hosted a community drop-in session on January 10th, 2024.
- This event was attended by 10 people.
- The event was organised to provide clarity and answer questions about the proposed business plan.
- Representatives from Belgravia Leisure and Launchpad were in attendance, and fielded audience questions during this session.

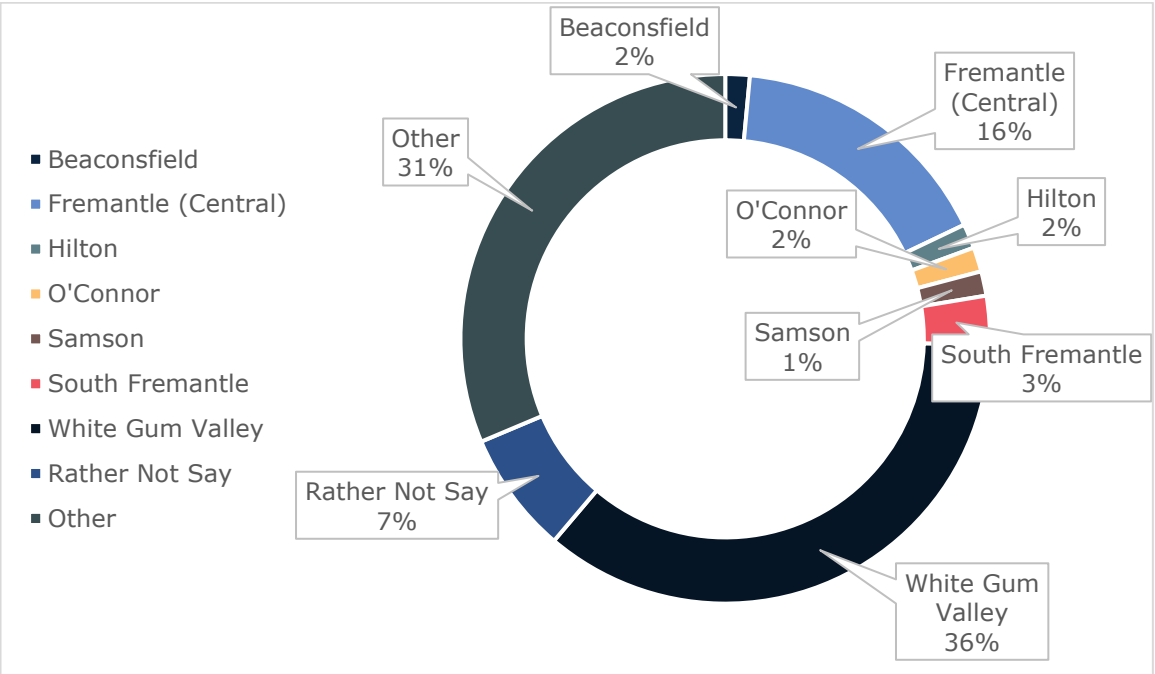
WHO WE REACHED

Connection to Fremantle



- The majority of respondents identified as residents and ratepayers.
- Those who selected "Other" specified their connection to Fremantle as community advocates, ex golfers, or former residents of the City of Fremantle.

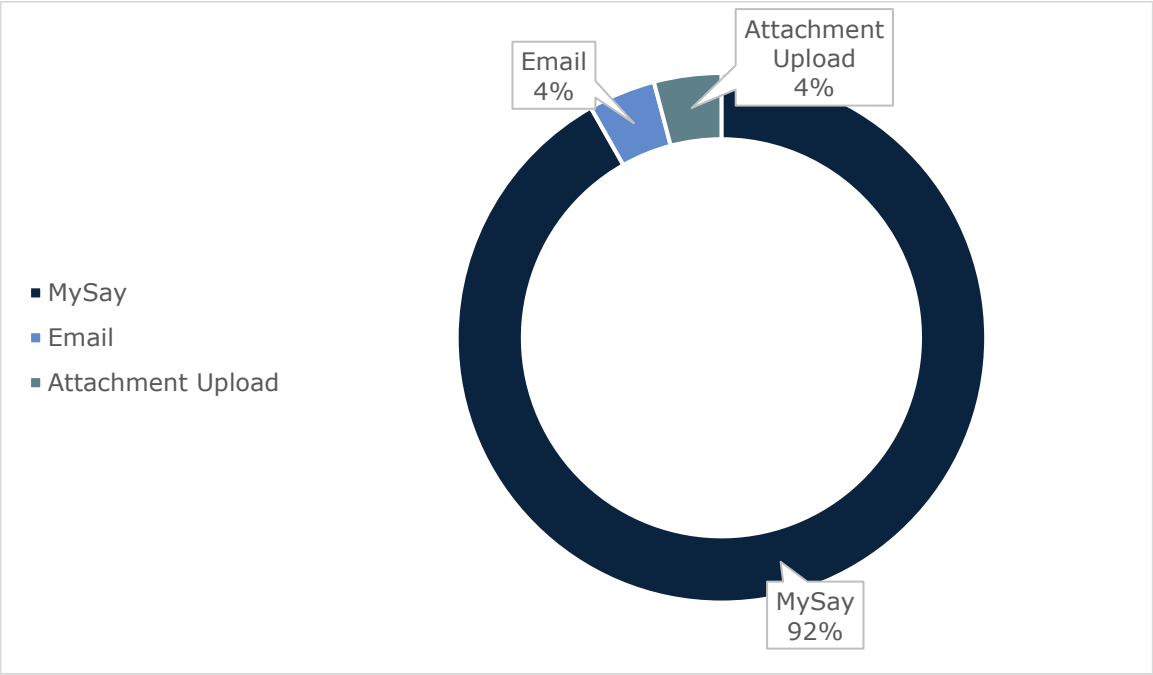
Location Demographics



- The suburb of White Gum Valley, Fremantle generated the majority of responses to the proposal.
- A significant number of respondents selected "Other" and specified the following locations: Hamilton Hill, Bicton (3), Coogee (2), South Perth (3), Queens Park, Carramar, Kalgoorlie, City of Perth, Mount Hawthorn, Embleton, Kardinya, East Fremantle, Ocean Reef, Palmyra, Wanneroo, Claremont.

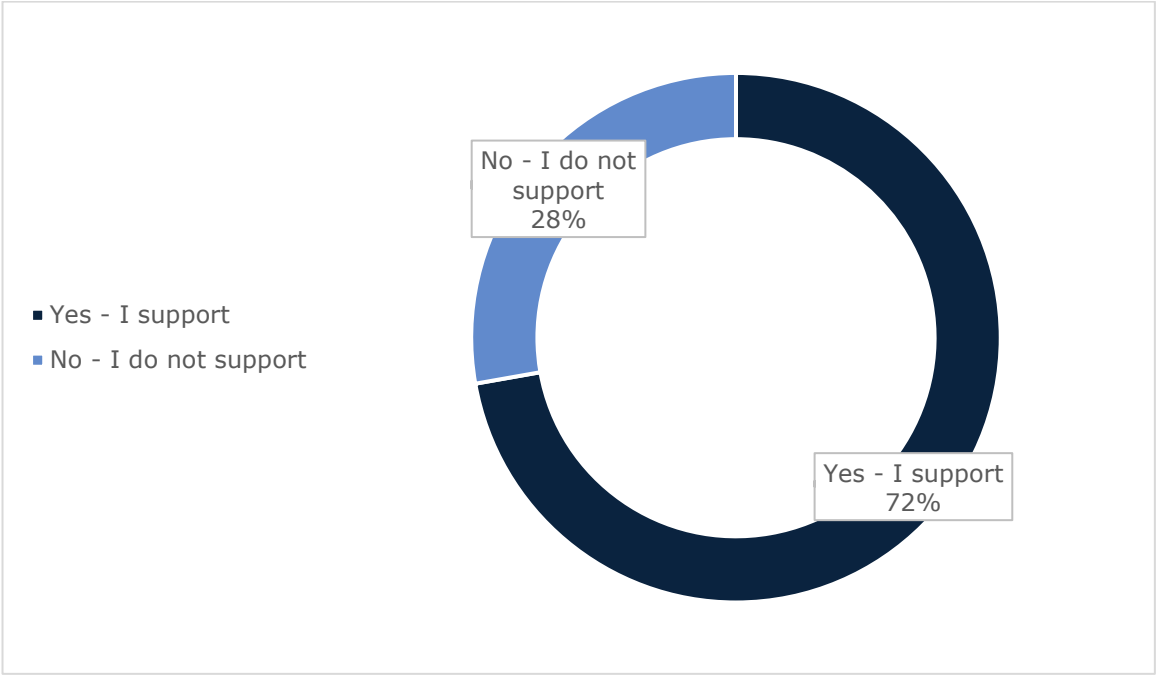
WHAT WE HEARD

Public Submission Types



- The public engagement program generated approximately **910 interactions** through face-to-face conversations and online visits through the City's MySay portal.
- The public engagement program resulted in **67 formal submissions** through the City's MySay portal.
- City officers also received **6 written submissions** via email or as attachments through the City's MySay portal.
- This resulted in **a total of 274 pieces of information** collected through the engagement program.

Public Support Outcome



- **72%** of respondents said **YES – I support** the proposed business plan.
- 28% of respondents said **NO – I do not support** the proposed business plan.

Summary of Feedback

Respondents were asked to select:

- YES – in support of the Fremantle Public Golf Course Business Plan or,
- NO – against the Fremantle Public Golf Course Business Plan.

Below is a summary of the comments voiced by respondents.

Respondents who selected "YES" in support of the business plan provided the following additional comments.

- **Strong Support for Upgrade was voiced 22 times:**
  - The overwhelming sentiment is in favour of upgrading the Fremantle Golf Course, citing its current poor condition and the need for improvement.
- **Diverse User Appeal was voiced 15 times:**
  - Respondents expressed excitement about the proposal's potential to attract a diverse range of users, including families, young people, and those new to golf.
- **Economic and Tourism Benefits was voiced 12 times:**
  - There is an expectation that the development will bring positive economic impacts, create jobs, and attract tourists to Fremantle.
- **Unique Features and Recreation was voiced 12 times:**
  - Respondents were enthusiastic about unique features like the driving range, a desire for recreational spaces beyond traditional golf, and turning the area into a broader entertainment hub.
- **Community and Social Hub was voiced 14 times**:

- Respondents stated that the development is seen as more than a golf course, envisioned as a community hub with cafes, restaurants, and recreational spaces fostering social interactions.

Of the respondents that supported the proposal, the following additional comments for consideration were provided.

- **Quality of Design and Architectural Concerns was voiced 3 times:**
  - Respondents sought further consideration of the design in relation to location, context and street activation and aesthetically complement Boo Park.
- **Environmental Concerns were voiced 6 times:**
  - Respondents sought further consideration of the visual impact of safety nets, noise, and light pollution, emphasising the need for thorough environmental reviews.
- **Inclusion of Women was voiced 2 times:**
  - Respondents noted the importance to provide facilities that cater to women, acknowledging their role in the golfing community.
- **Consideration of Course Redesign was voiced 3 times:**
  - Respondents sought further consideration of the redesign of the golf course, suggesting potential alternatives for dealing with overhanging trees in the fairway, as well as how the 1st hole could be reformatted for better playing.

Respondents who selected "NO", opposing the business plan provided the following additional comments.

- **Misalignment with Community Engagement Plans was voiced 10 times:**
  - Respondents raised discrepancy between the proposed business plan and 'Booyeembara Park Landscape Plan'.
  - Respondents raised a lack of consideration for the agreed-upon golf clubhouse and community facility and raised concern of insufficient community amenity in the proposal, suggesting a more community-oriented approach such as mini golf, trampolines, playground, and other recreational activities.
- **Concerns about Development Size and Commercial Focus was voiced 8 times:**
  - Respondents stated opposition to a large, multi-level commercial facility with perceived issues like alcohol service and traffic safety and possible neglect of the essence of a golf course and community space.
  - Respondents questioned Belgravia Leisure's commitment to proper management and maintenance of the golf course.

- **Environmental Impact and Wildlife Concerns was voiced 6 times:**
  - Respondents stated concerns in relation to the impact of traffic congestion, insufficient parking, poor venue access, floodlights and noise levels on natural flora and fauna, particularly bird wildlife and nesting water birds and flagged the need to undertake an assessment of the environmental impact.

CITY OF Fremantle

Fremantle Public Golf Course Business Plan

Submissions received during advertising period

SURVEY RESPONSE REPORT

PROJECT NAME:
Fremantle Public Golf Course Business Plan

BANG THE TABLE engagementHQ

Q4 Please share why

Screen Name Redacted 11/23/2023 05:24 PM	Good idea
Screen Name Redacted 11/23/2023 07:19 PM	A magnificent plan that will bring great people to the area not to mention a financial gain for all businesses in the area. If the area can have something that's on par (pun intended) with what the Wembley offers then it will be a winner in my eyes and our kids who love the setup just not the drive.
Screen Name Redacted 11/23/2023 09:03 PM	The new plans for Fremantle Golf Course are very exciting and I hope that they will come to fruition. I fully support what is planned as it's long overdue. I love Booyemara park also but the northern end is very much under-utilised and without appeal and feel that a more challenging reworking of the first hole could also be added here. Do not interfere with the 9 th hole as it is the most appealing hole of the entire course.
Screen Name Redacted 11/24/2023 06:41 AM	Current facilities are appalling. Poor clubhouse with extremely limited supplies. Little to no shade to enjoy an after game coffee or beer. Toilets only temporary- no showers. This is an exciting opportunity to upgrade a very run down facility. I have witnessed that there has been an influx of patrons recently in an age group of young men & women under the age of 30. This is fantastic to see them taking up golf as a new sport. I urge the council to make every effort to make this application by Belgravia is successful. If some leeway is needed to provide additional parking in Boo Park then so be it. This is an opportunity not to be missed.
Screen Name Redacted 11/24/2023 03:10 PM Download submission attachment	Fremantle Public Golf Course Business Plan does not align with previous community engagement & resulting 'Booyeembara Park Landscape Plan' that included a golf clubhouse & community facility agreed at City of Fremantle Ordinary Council meeting on 28 April 2021. Also, too big & bulky multi-level commercial facility with alcohol & traffic safety issues is not compatible with Booyeembara Park, surrounding area & future urban developments.
Screen Name Redacted 11/24/2023 04:52 PM	Current facility is poor There are no good driving ranges in the area. Closest decent driving ranges are whaleback and wembley

Screen Name Redacted 11/24/2023 05:34 PM	Bringing something unique back to Fremantle having been to a similar concept in Las Vegas called Top Golf it would be a welcomed addition to the city!
Screen Name Redacted 11/24/2023 05:54 PM	With the number of businesses closing down in Fremantle, it would be great to see something new open up that could help support the local golf course.
Screen Name Redacted 11/24/2023 06:01 PM	This is a fantastic plan for the area, making it a an outdoor leisure hub. Fully sport this submission, especially the driving range. I hope it provides a social outlet for the neighbourhood
Screen Name Redacted 11/24/2023 06:08 PM	Looks like a great facility. First of its kind in Australia. A huge opportunity for the area. Assuming it can satisfy the environmental and resident consideration's, I very much look forward to its development!!!
Screen Name Redacted 11/24/2023 06:23 PM	It would build the genral golf course/boo Park area into a thriving development and would provide a fantastic opportunity for family and friends to go and have fun
Screen Name Redacted 11/24/2023 07:04 PM	This looks incredible and exactly what Freo needs to bring back the life to our city! Wonderful
Screen Name Redacted 11/24/2023 11:11 PM	Great to have an Australian first in Perth for a change and the concept looks amazing.
Screen Name Redacted 11/25/2023 07:52 AM	It’s an amazing opportunity for The area to utilise what we have an expand on it being a golfer myself I’m very keen to See it happen
Screen Name Redacted 11/25/2023 01:45 PM	The current site is outdated and in need of an upgrade. I fully support the driving range proposal also, you only have to look at Top Golf on the Gold Coast to see how popular interactive driving ranges are
Screen Name Redacted 11/26/2023 09:50 AM	It would be great for the neighbourhood and the community, bringing more life and opportunities for businesses and families. It is also a great incentive on sports and community development.

Screen Name Redacted
11/26/2023 01:27 PM

Current driving range is in a terrible condition. Have visited facilities like this overseas and would use this one. Currently drive to Wembley golf course to use driving range.

Screen Name Redacted
11/26/2023 02:52 PM

Needing more sport facilities in the area. Great idea.

Screen Name Redacted
11/26/2023 04:13 PM

Put simply this is a DRIVING RANGE and Bar BUSINESS DEVELOPMENT PLAN. It has nothing to do with the golf course or community space as community amenity. This proposal in theory could be for a vacant car park. It does not mention at all how they are going to manage, maintain and activate the 9 hole golf course - to run a golf course takes passion and commitment. There is NO mention of that, why not (do they intend to get somebody else to manage the golf course??) It doesn't mention them putting in ANY community amenity other than a small kiosk and some landscaping which the City will pay for anyway. I'm against it in that it ignores the community aspect in the proposal, and its only about building what is essentially a shop, cafe and 2 story bar. Very 1 dimensional, only about making profit - certainly not about serving the local and wider community in terms of outdoor recreation. Missed opportunity of getting a wealthy business to invest in the space for not only their own profit, but also getting some improved community amenity and quality ongoing management and passion for running the golf course. If City of Fremantle is happy with this then I think you should at the very least rename it the "Driving Range Business Plan", not Fremantle Public Golf Course Business Plan, and go from there. I am a resident, ex pro golfer, environmental scientist, urban environmental planner, sustainability and community development consultant, nature play expert, and long term user of the driving range and Boo Park. From my wide experience and knowledge in these combined areas, I can confidently say this proposal could've been SO much better and achieved SO much more. Thanks for the opportunity to comment.

Screen Name Redacted
11/26/2023 07:46 PM

Golf is a great way to enjoy the outdoors, get in touch with nature, be physical and enjoy some peace. It is not a place to watch screens, and have technology tell you where, and how far your ball went. We don't use this tech on the course so why on the range? Just watch your own ball, it's not hard. We don't need to feed the screen-addiction that is so rife these days. And we don't need to bring anything else, other distractions, to the game for it to be enjoyable. Golf is a simple pleasure and should remain that way.

Screen Name Redacted

The ability for this to be a venue that offers more for the general

11/26/2023 09:31 PM	public and to provide potential for some night time activity to the area is greatly beneficial. The impact on Boo Park in terms of areas is minimal. The impact of the development in its footprint is minimal and could be returned to its present form in the long term. HOWEVER….. The proposed extent of nets to both side of the range must be reviewed. While noting the requirement for public safety both nets will have a significant visual impact in the area. In addition, nets installed to protect the high street from errand golf shots are an eyesore and fail in the high winds over time. The visual impact must be reviewed thoroughly and a commitment made to keep the nets in good repair.
Screen Name Redacted 11/27/2023 08:54 AM	It's good for the economy, for the local residents and general public. It will also create some jobs.
Screen Name Redacted 11/27/2023 08:59 AM	it could be an asset for fremantle actually not only for fremantle but for the whole perth city.. its first ever and only one in australia so why not? :) i think this one will be a big hit and could more potentially tourist from other place to visit fremantle another attraction and best spot to hang out with family and friendss..
Screen Name Redacted 11/27/2023 09:01 AM	Very much looking forward to having a great product in LaunchPad in Perth. I've used this in Canada and it was great. Congratulations to the council in moving forward with this project.
Screen Name Redacted 11/27/2023 09:12 AM	The proposal was excellent. It can probably benefits the people surrounds as this will be a nice and new kind of venue that people can bond, even for families too! It can also benefits the City Council to attract more visitors to come in.
Screen Name Redacted 11/27/2023 12:49 PM	After reviewing proposal i feel it will be a great upgrade to current facilities and only further enhance the city of Fremantles attractions.
Screen Name Redacted 11/27/2023 01:42 PM	To be the first in Australia.
Screen Name Redacted 11/27/2023 03:51 PM	This is an excellent way to enhance the the existing Golf Course and attract young and old to the sport. Well done. Manfred
Screen Name Redacted 11/27/2023 07:18 PM	It would be something fantastic to visit and use each time I come to Perth, I play golf each week and when visiting Perth as well. Would be a great experience to have a hit in something different and sit back

for a beer as well.

Screen Name Redacted
11/28/2023 03:59 PM

I do not agree with the development of land that takes away from our natural flora and fauna.

Screen Name Redacted
11/28/2023 09:17 PM

I think this will be a vital addition to Fremantle to bring in not only further tourism but to bring people from all over Perth to Fremantle. It's the first of its kind in Western Australia and will bring further growth to our state. In my opinion this will increase foot traffic into Fremantle bringing the community together and at the same time growing the reputation for Fremantle as a spot to be enjoying your day in one of the best cities in the world. This adventure will not only be a method for bringing in the younger crowd to give life to new hobbies and interests but to also increase the amount of golf players that we have, increase in memberships to the golf courses bringing the national age average down. Golf is an amazing sport and I think this is a great way to get others to love the sport and engage in activities they normally wouldn't of. I 100% agree with the council to have LaunchPad built! I can't wait to try out this new establishment!

Screen Name Redacted
11/29/2023 11:41 AM

I think this is an excellent plan to invigorate the existing golf facility and open it up to further access for enjoyment of golfers and non-golfers alike. I do however have a few comments. I believe the trading hours should be scaled back to a closing of 10pm, with a view to extending to the 12am closing 'sometime in the future'. I believe this will go some way to alleviate concerns around noise late at night. I think this is also a great ammenty to the existing bike park, however I am concerned that anti social behavior displayed by some users of the bike park may also be directed to patrons of the new facility. I would recommend the installation of security cameras/duress alarms around the site and associated parkland to discourage unwanted behavior. Lastly, I believe the council has selected a worthy operator of this facility and I know it will be very successful and be of great benefit to the city of fremantle. I can't wait to take my family there. Regards Jason

Screen Name Redacted
11/29/2023 03:23 PM

Excellent addition to social activities for broader Fremantle area.

Screen Name Redacted
11/30/2023 06:43 PM

This is an outstanding opportunity to further develop recreational assets in the City of Fremantle - a perfect way to enhance visitation to the City. I personally think this is brilliant and I live locally to the area.

Screen Name Redacted 12/02/2023 07:30 AM	Belgravia will charge too high entrance fees, and they already make plenty
Screen Name Redacted 12/02/2023 10:47 PM	Been to Launchpad Golf in Canada when I was on holiday. Great venue, Great fun, and a great idea. This would be extremely valuable to residents and visitors of Perth
Screen Name Redacted 12/03/2023 09:04 AM	This seems like a great development idea. As an avid golfer I can say that WA is crying out for a development like this. It will enhance and enrich the local area and flow on to the hospitality and tourism industry for the whole state. This will be a landmark development.
Screen Name Redacted 12/03/2023 02:23 PM	Completely ignores the local community. 1. No community building in the plan. A community building has been eagerly awaited for several years and frequently referred to at the WGV precinct meeting. Now it seems to have been completely scrapped?? 2. No vehicle access to the Olive Grove 3. New Golf Course development encroaching onto Booyeembara Park. Boo park is heavily used by locals, the attraction being nature, tranquility, flora and fauna. The closeness of the Golf Clubhouse/ Launchpad is likely to have a significant negative impact on the park by way of noise and ambiance. 4. The plan says the main target group for the new Golf Course facilities (Launchpad in particular) are the 20-35 year olds. This is a limited demographic; likely to be male dominated and produce high noise levels, particularly when combined with excessive alcohol, served until midnight seven days a week.
Screen Name Redacted 12/04/2023 11:11 AM	Whilst I support the concept of a private operator running the driving range and public golf course, the proposal that is being put forward should be rejected on the grounds of design merrit, lack of parking considerations and absolutely no intergration with the community of both Fremantle, White Gum Valley and Booyeembara Park. - PARKING: the proposed plans show a major shorfall in parking bays for a facilty of this size. The proposed pull in area is terribly designed and inefficient and no consideration has been given to the servicing of waste, loading and deliveries etc. Traffic is already bad on weekends with the Montreal Depot, Containers for Change, Assembly Yard, Boo Park and Pump Track patrons. the soon to be completed residential developments and cafe also will generate more traffic. None of this has been considered - DESIGN: the design is generic and resembles a cheap light industrial facility. Whilst we are not expecting award winning design, consideration to the location, context and street activation to Montreal St have been totally ignored. It resembles the rushed work of an eastern states firm who has not visited the site

other than on Google Earth. The operator is proposing a great design for South Perth - so why can't Freo get something of similar quality? - COMMUNITY: this design offers nothing back to the greater community it coexists with. It only favours the operator and does nothing to intergrate into the popular Boo Park. The connection to the Olive Grove is tokenistic and poorly considered. No other community benefits have been considered. Whilst I understand the business case needs to stack up for the operator and the investors, consideration of the unique and tightnit community of Freo and WGV should be considered. At the very least extension of the playgrounds and picnic areas. Even offerings like mini golf, trampolines, soft play, water play etc would be welcome. Community spaces that offer activities other than golf would be a great start.

Screen Name Redacted
12/04/2023 04:11 PM

I moved from Wembley to Fremantle and have spent time at both public golf courses. I think the Fremantle Golf Course has huge opportunity to become great, and a thriving local hub for people of all ages and abilities to enjoy golf or introduce themselves to the sport. This business plan shows a huge improvement to the current facility, which is not particularly welcoming. I would love to see this facility brought in to the 21s century, with some exciting recreation and entertainment!

Screen Name Redacted
12/05/2023 02:21 PM

The reasons for not supporting the plan, in no particular order, are as follows: - Why is the design encroaching on the olive grove. Part of the agreement of the changes to high street and the removal of the old golf clubhouse was to have a community space for locals of Fremantle/neighbouring WGV which integrates better with the park. This design takes away part of the olive grove, delays the community centre and only adds a coffee/food opportunity on the park side. We already have proximal cafes to the park - Stackwood, Tinsmith, and potentially a cafe at the base of the new Montreal commons building, we do not need another one here. It seems again that Fremantle council is making promises to the community and then reneging them as it suits. Residents were fearful of this when the new high street construction took place and it seems like it is happening with this design. - I am against a venue that is open from 7am to 12am 7 days a week in this area of Fremantle. This is not the centre of Fremantle or the middle of an industrial area with no residents. This is a quiet area, right next door to residents. The noise from this may not break any environmental noise levels but can you guarantee that noise will not travel across the open expanse of the park and be disruptive to residents of WGV, particularly on Stevens Street and surrounds. On clear days residents of WGV can hear the netball courts across high street, so why wouldn't they hear music from a venue that is open until 12am every night of the week. I have watched youtube videos

the venue in Canada and there is music playing to create a "sociable" atmostphere but the entire side of the building is open so surely that noise is going to travel. It is not a small venue, like a restaurant or wine bar, with most doors and windows closed, it is open to the elements. Why would it need to be open for those hours 7 days a week? - They have sugggested extra parking but what is often not taken into consideration is the feeder roads to the venue. Already, since the new high street design, there is difficulty pulling out of Montreal Street to join High street at certain times of the day due to increased traffic with multi dwelilng developments within this area. This will only get worse with a large golf venue like this. Also, similarly trying to enter this area when coming from Stirling highway you must turn right at the roundabout and then very quickly pull into the added left hand slip lane to turn left on Amherst street. This is difficult to do at times with traffic already let alone a large number of people trying to reach the golfing venue. The business plan talks of public transport options but the nearest bus travels along amherst street which is a long walk and it is through an industrial area which has very poor pedestrian access - footpaths that stop, poor street lighting, no ways to cross the road especially for people with accessbility issues. These things need to be taken into consideration as well as part of the business plan. I think it's highly unlikely people would currently travel to the venue by bus. - Booyeembars park is known for its bird wildlife and nesting water birds. Has consideration been given as to what huge floodlights shining across the park are going to do for their living and flight habits or diruption to their habitats? I am not against development in this area of Fremantle, but why make it a late night music playing venue. It is not the correct location in Fremantle for such a venue in my opinion and it does not involve the local community. Why not make it more community based, with mini golf for children, that is also a way of getting people into golf, and even a driving range that is open in the evenings for a normal hit and chat with friends that closes at 9/10pm?

Screen Name Redacted
12/05/2023 03:26 PM

Love the plan, there's no question I'll be using this facility. I wanted to also reach out as I'm a physio who specialises in golf. I am currently working out of a clinic in Freo but do have the ambition out of a golf facility. I thought I would raise this idea to see whether there would be space that a physio could work out of? Would love to discuss this further as plans move along.

Screen Name Redacted
12/05/2023 03:57 PM

Anything is better than the present one. A welcoming clubhouse with good coffee, & possibly cakes, is necessary to keep golfers going elsewhere to relax. A par 3 golf course is preferable to a poor 18 hole course & an invitation for families to enjoy. Signed A former regular FGC player Iris J

Screen Name Redacted 12/06/2023 08:41 AM	Because as a council you simply DO NOT consider feedback from anyone as evidenced by the previous alterations to the public gold course. You only ask for submissions because apparently its a legal requirement. Its all a load of BS from the Council because the decisions made about the golf course are pre-empted anyway. It would have been easy to take a little land from the adjoining Booyembara Park - which is hardly used and you could have had a really good golf course. But apparently its sacred land, not to be touched.
Screen Name Redacted 12/06/2023 06:07 PM	This is an exciting proposal that will ensure the future of the public golf course and will provide new facilities that will benefit local residents and visitors to Fremantle. This proposal, if approved, will improve Fremantle's sports infrastructure.
Screen Name Redacted 12/07/2023 12:43 PM	Innovating and onboarding a service like LauchPad is fantastic and will no doubt increase the community's use of these public golf courses. This is something that will improve opportunities for City residents to be physically and mentally healthy and is a great calling card for tourism beyond the coastal ward.
Screen Name Redacted 12/08/2023 12:15 PM	My partner likes to play golf
Screen Name Redacted 12/18/2023 09:46 PM	I have used this type of facility around the world. This development will be better than that at Wembley. it will give people the opportunity to have a Sunday afternoon with friends to enjoy a meal, drinks and hitting golf balls in a light entertainment way.
Screen Name Redacted 12/20/2023 01:29 PM	I don't know what the plan is to achieve for residents and rate payers. Is the asset.one primary for the enjoyment of resident or is it an asset the City wants to make a commercial return on. With out a clear objective, how can a plan be judged. The submitted plan also needs to be strenghtened to protect the City's interests in my view.
Screen Name Redacted 12/28/2023 03:25 PM	In essence ,any good development of the golf course is a good thing. Along with many others I have migrated most of my golf to Point Walter GC as it is in much better condition and has a significantly better and conventional layout. However I'm sure that Fremantle can be much better under the new plan. What is important though is that most of the fairways need to have the over hanging trees significantly

	cut back. Currently a player needs to be very accurate to drive right down the middle of most of the fairways or if not, watch your drive travel 50 metres into the over hanging trees and fall down. Then almost the same with a second shot as you're still under the canopy. Time is wasted while players search for their ball. In my experience most players are of average ability at best so most are regularly caught out.
Screen Name Redacted 12/29/2023 10:10 AM	The business identified has a unique offering that will help Fremantle increase its reputation as a recreational destination. This will increase business in the Fremantle area and lead to increased investment.
Screen Name Redacted 12/29/2023 11:20 AM	After playing at the golf course over my Christmas break, I believe the launchpad proposal will be a fantastic addition to the area. I feel it will bring a lot of local and tourist players to the area. Looking forward to seeing this proposal coming to fruition.
Screen Name Redacted 1/04/2024 11:37 AM	Amazing facility. Nothing else like it in the state. As long as enough parking I think it will be great and fully supportive. Creating an activity hub in the area is great idea.
Screen Name Redacted 1/10/2024 08:13 PM	I've been a young lover of golf since I was little and have always dreamt of going to a driving range with mates that adds a little more than your usual golf course range experience. Launchpad with its cool modern design would be awesome for myself, my mates and all other young people around my age whether it be for practice or just to have fun and launch a few balls in a fun envirionment.
Screen Name Redacted 1/10/2024 08:37 PM	The redeveloped Wembley golf facility had been a big win for the community. I know from experience that all aspects of it are heavily utilised. The proposal offers residents of the wider Freo catchment area a similar opportunity for sporting and social activities and will help to develop the game of golf in the area
Screen Name Redacted 1/16/2024 02:22 PM	I am writing to express my enthusiastic endorsement for the proposed upgrade of our golf course facilities by the new tenant. As an active member of our community, I believe these enhancements are long overdue and have the potential to bring immense benefits to our residents and the broader neighbourhood. The current state of our facilities, particularly the temporary nature of our amenities, leaves room for improvement. The proposed upgrades, including a new driving range, café/restaurant, and additional recreational spaces,

promise a holistic transformation that extends beyond the golf course itself. The introduction of a new driving range is an exciting prospect for golf enthusiasts like myself. This addition not only provides an opportunity for skill improvement but also promotes inclusivity by catering to players of all levels. It creates a welcoming environment for beginners while offering seasoned golfers a space for continuous refinement of their skills. The inclusion of a café/restaurant within the upgraded facilities is a noteworthy enhancement that goes beyond the traditional golfing experience. It offers a communal space for residents to gather, fostering a sense of community and camaraderie. Such social spaces contribute significantly to the overall well-being of our residents, creating a hub for social interactions and community events. These proposed upgrades are not merely amenities; they are investments in the social fabric of our community. The addition of recreational spaces and modernized facilities serves as a catalyst for community engagement. Whether it's families enjoying a weekend outing, friends gathering at the café, or neighbours participating in events hosted within these upgraded spaces, the benefits extend far beyond the golf course itself. Moreover, these enhancements align with the evolving landscape of recreational facilities management, emphasizing not just golf but a comprehensive lifestyle experience. The proposed upgrades reflect a commitment to providing a diverse range of activities and services, catering to the varied interests of our community members. In supporting this proposal, we are not just endorsing golf course upgrades; we are endorsing the creation of a vibrant community hub that fosters social connections, healthy living, and a sense of belonging. I encourage you to fully support this initiative, recognizing its potential to elevate our community and contribute to the well-being of all residents. Thank you for considering this impactful proposal, and I am optimistic about the positive transformations it will bring to our community.

Screen Name Redacted
1/17/2024 05:33 AM

1. The current opening hours for a business until Midnight each day is not suitable for a development of this scale in this area. 2. There is no mention of noise and light levels impact on wildlife in nearby Booyeembara Park. An independent assessment of the impact of the large scale sound and light elements of the proposed game model must be a condition of any approval process. Negative impacts are not acceptable. There are many nesting water birds, visiting breeding rainbow bee eaters and an ecosystem that is held as a shining example of rehabilitation of an old quarry and rubbish tip. The environmental values of this area must be preserved. 3. Previous plans for development of the area included a community facility. This element of the plan should be addressed and reasons for the change in policy by the City made clear to residents. The development is skewed in favour of commercial interests over those of the community despite a significant investment by the City of Fremantle

in the project. 4. The loud commercial gamified golf activity is not meeting the primary needs of the golf course for a clubhouse facility. A more targeted, smaller scale facility is a better use of this space including a dedicated cafe and seating area that has more widespread use and relevance to the community than a narrow focussed commercial development.

Screen Name Redacted
1/17/2024 04:05 PM

I have taken the time to read the business plan for the public golf course a number of times. I am also a keen golfer and aware of the complete failure of the City of Fremantle (elected members and staff) to achieve the best outcome for all… Council failed despite me complaining to anyone who would listen because it failed to understand what was being asked for and gave their own substandard version of what had been asked for. I have also looked at the the Launchpad Golf website to get a better idea of exactly what is being proposed. Unless I missed it, I didn't read any reference to maintenance of the public golf course. 1. I believe that Belgravia must employ a qualified Course Superintendent (Greenkeeper) directly to oversee the maintenance of the public golf course or contract Royal Fremantle Golf Club to maintain the course, not a labour hire company like Programmed or similar. 2. Safeguards for Council should Belgravia not deliver. Council's $3.2M contribution should be withheld until the Launchpad facility is operational. 3. Can Belgravia sell or transfer the lease and if yes what safeguards are there for Council? 4. Question regarding Launchpad. 40 hitting bays are referenced. What is the breakdown, how many are serviced "suites" and how many bays are provided for traditional golfers just wanting to practice and will any of the bays have a grass hitting surface? 5. I believe that Council fucked up (I don't have another way to describe it) with the re-design for the public golf course. To shorten the course by 300m+ and think the state's worst Par 5 is a signature hole… I believe the original design by Richard Chamberlain, which was rejected, was for a Par 3 course. Can those plans be made available and possibly be revisited by Belgravia? I'd also like to point out that one only Q&A opportunity at 4:30pm mid-week was bullshit when one considers the public consultation for the MTB track and other projects.

Screen Name Redacted
1/17/2024 06:23 PM

As the President of Fremantle/Jandalakes Ladies Golf Club I would like to make a submission in regard to the current proposal. These comments are from the perspective of women. The majority of our members have been previously involved in more rigorous sports. Golf provides an opportunity to stay fit, maintain important social links and be part of a community. Golf as a sport does not cater to women who are time poor or have limited finances, therefore, access to public golf courses and their facilities is essential. Members of clubs playing at

Public Golf courses provide and important role in maintenance of the fairways by replacing the divots of the general public. Therefore, facilities should cater for and attract these groups. We accept the fact that the current golf course is not as promised ‘like for like’ as it is much shorter and the official ‘slope’ rating has altered. If the driving range impacts even more, the possibility of a well-designed and well-maintained 3 par course is a consideration. Our members are also concerned that the proposed commercial driving range will be more expensive than the current facility.

Screen Name Redacted
1/18/2024 09:27 AM

Download submission attachment

Overall, I look forward to a successful Public Golf Corse and Driving Range that will attract the community, from school groups to the disabled, to use these facilities. However, I think the following 3 issues need to be addressed. 1. I am concerned the Launchpad radar will interfere with the foraging behavior of the bat population (see attached study). As EIS needs to assess the impact of the Launchpad radar on the park bat population. 2. Collocation of Golf and Community facilities: The original plan for the building site was to collocate the Golf Clubhouse and community facilities. Golfing groups, community and Booyeembara groups were extensively consulted so their needs could be accommodated. It is important that the CoF and Belgravia Leisure look at the requirements and design that were previously well documented (pre-COVID). The plan for the Community rooms, Golf amenities/shop and Launchpad should be collocated on the one site. It is essential for the “Boo-Park-Friends” to have a work area close as possible to the Olive Grove. This will require additional funds from the CoF to the project, however, savings will be made by CoF by not developing a new community building on a yet unnamed site. 3. Public Toilets: The ordering kiosk on the southern elevation of the building that will integrate with Booyeembara Park needs to include public toilets for community use.

Screen Name Redacted
1/18/2024 12:30 PM

Actually my answer to 6. is yes and no. I think most people would struggle with the binary phrasing of the question. Regardless ... I understand the need for development and whilst golf isn't my thing, I appreciate the need for such facilities. I also know that our first inclination is to say "not in my back yard" but then who's - it's hardly community spirited. That said, I do have questions that haven't been answered and seek some clarity on some issues that are a little nuanced. I'm not sure what the word limit is here so I'll attach a file with some brief comments.

Screen Name Redacted
1/18/2024 02:02 PM

The scale of the project is imposing, the tranquility of the park, of which there is less and less green space in Fremantle will be impacted by the quantity of people golfing and its proposed use. The

carpark allocation is too little and the awful space like driving range things with lights are visually awful and not condusive with the environment. Shame on Fremantle for allowing such a gawdy building as a revenue making project. Are there plans for traffic calming on Montreal and surrounding roads that will be impacted by the increase in traffic flow?

Screen Name Redacted
1/18/2024 02:06 PM

I have indicated 'No' to the plan because there was no option for 'wanting more clarification'. Issues concerning me are: That the development will badly affect wildlife in Booyeembara Park. Noise and light pollution need to be considered Attracting more traffic onto suburban streets would be totally unacceptable. There needs to be proper transport management planning for White gum Valley BEFORE further development, not afterwards. Transport planning is different to "traffic management", which generally translates into bumps on the road. This proposed development affects many other community proposals and there appears to be no integration. We keep getting piecemeal developments that may or may not work well together and for which overall community development and transport planning is missing.

Screen Name Redacted
1/18/2024 05:14 PM

An earlier plan included the building of a community facility as part of the clubhouse. It seems ideal to include a community facility in the building because: community land from Booyeembara Park is being used; it will reduce overall building costs; it is a good site for a community facility, being opposite East Village and next to Boo Park. The Business Plan should include traffic management/safety, especially as many pedestrians and cyclists use Boo Park and the surrounding area. I have seen a plan for the Fremantle trackless tram to run along Montreal St, which will need to be considered.

Screen Name Redacted
1/18/2024 11:27 PM

I support the plan with the following reservations or amendments: 1. City of Fremantle should extract from contract and retain maintenance responsibilities for the course including making some modifications to make the course safer (too many gold balls flying outside the grounds, risking a fatality - drop course to par 27) 2. Minimise light and noise pollution impacts from the driving range on the area, especially into Booyeembara and the ephemeral wetland planned for the base of the hill, which should become an important wildlife refuge for frogs and bats etc This could be through rotating the driving range away from the Boo boundary, monitoring impacts. 3. Eliminate golf balls crossing into Booyeembara from the driving range (they had hit people and caused injury in this past year and this needs urgent attention) through a high long fence along the boundary. 4. Reconsider the kiosk concept and design for Booyeembara. The

community facility consultation needs to be settled first. This avenue down the olive grove has a design narrative of recycling and community gathering and this needs to be reflected in an engaging entrance. The grass terraces were only relevant to a wedding venue onsite, and given the venue across the road this wasn't a good choice anyway. A good place for majestic tall tnut rees and an engaging entrances. 5. Consider moving the driving range eastward to allow for more parking no golf course. Already congested. 6. Main Roads funding for the Community building component is kept secure and separate to this decision for the golf course.

Screen Name Redacted
1/19/2024 02:47 PM

Thank you for the opportunity to comment on the Fremantle Public Golf Course Business Plan. I suggested to the City of Fremantle that it appeared that the community would not be getting the community facility it has been agitating for with this proposal, and questioned how CoF justified making a $3.2m contribution to this development. I received the following response: "Prior to selecting a preferred operator, the City commenced a procurement process for the construction of a Golf Clubhouse which was also to include a community centre. It was intended a community centre incorporated into the same facility would be managed by the City (and hired/accessed by community groups). While the proposed public golf course and driving range facilities will be completely publicly accessible and incorporate a public café servicing Boyeembara park, the proposal from Belgravia Leisure and LaunchPad does not incorporate a standalone bookable community facility. Given that the preferred operator is proposing to fund and construct the golf and driving range facilities via their own funding contribution (as an alternative to the City funding the entire project), an opportunity exists for the City to reassess the scope of the community centre component and consider the delivery of a dedicated standalone community centre in an alternate location within proximity to the existing site. As a result of not having to fund the entire project the City has been able to retain the funds required to deliver the community facility component, which will remain in the budget until the City engages the community on the most suitable location for the construction of a standalone community facility. The money being contributed to the current proposal by the City of Fremantle includes accommodation works funding provided by Main Roads WA and will be used for parking, Booyeembara Park and Golf Course integration works, and contribute towards parts of the clubhouse relating to public golf course operations. Despite the COF contribution being limited to the works above, the City will retain ownership of the entire facility at the end of the lease. While some elements of the proposal are commercial in nature (as is the case with many public golfing facilities), the overarching intent of the proposal is for Belgravia Leisure to manage and operate a Public Golf Course." I find this

response quite unsatisfactory: it seems obvious that a single building or a building cluster on a single footprint fulfilling various functions would be far more economical than separate structures and it would make better use of the land by not having it further dissected or more land, which is scarce, being required. All the potential economies of scale are lost with this proposal. I understand that an amount of $1.1m is reserved for the community facility. Since the blow-out of costs during covid, it will only become increasingly difficult to provide the proposed community facility separately from these funds. I suggest the plan, granted it appears most preliminary, is utterly uninspiring, merely wanting to copy a facility constructed in Canada in this location. There appears to be no understanding of the special position and community in which it is proposed to develop this facility. The proposal currently has merely a serving hatch for coffee and take-aways to serve the public, called a ‘serving hatch’ in the proposal. Surely the plan could very easily be adapted to include a simple café on the Booyeembara side as envisaged by the CoF and its residents. Instead of separate downstairs and upstairs restaurant and bar, such café/restaurant/bar facilities downstairs with meeting spaces on the first floor would seem to me to be far more in accordance with meeting the community’s needs. The proposal details ‘outcomes being prioritised as part of the negotiation process’ which one assumes are the ‘set of criteria’ against which the city assessed the four submissions received in response to the EOI. I submit that the proposal doesn’t sufficiently satisfy the requirement that ‘any new facility to include reception areas, social spaces, food and beverage facilities and amenities that are accessible to, and meet the needs of, all golf course users and the wider community, including the existing clubs.’ Rather, the proposal envisages colonising the space to the west of the olive grove without providing a café or other amenities to community, the general public and users of Booyeembara Park. It’s really pushing it to suggest that the ‘ordering kiosk’ fulfils this criterion. I also record that at the drop in session at the CoF on 10 January 2024 the response by the proponent to the question of toilets was quite unsatisfactory with the proponent not being able to confirm there would be toilet facilities serving Booyeembara Park, these being situated on the far side of the building proposed. I submit that the proposal could be easily adapted to more comprehensively satisfy the requirements of a public café and community facilities. I am not a golfer but it is my understanding that the 12 clubs which used to use the public golf course have all sought alternatives as they have been so disappointed in the new course. I don’t know whether it is possible to remedy the situation at all. I find nothing in the proposal of any suggestion of attempting to do so. I specifically take issue with the statement in the response received from the city that “the overarching intent of the proposal is for Belgravia Leisure to manage and operate a Public Golf Course“ It is my understanding that proper maintenance and management of the

golf course has long been a problem and has been unsatisfactory until the arrangement whereby the RFGC have been attending to such management and maintenance. I find nothing in the proposal from Belgravia to give the least indication that they have any interest in proper management and maintenance of the golf course. On the contrary, the entire proposal seems to hinge on the proposed Launchpad which offers a two story driving range with some fancy electronics as explained at the drop-in session. This sounds to me more like a games arcade than a driving range or golf course. How is this to “position Fremantle as a leading golf related destination” as the proponents claim? Could a better solution be found in RFGC (or someone else) continuing to manage and maintain the golf course? The proposed Launchpad may be far more appropriately situated in a different site, not immediately adjacent to a cherished park with the tranquillity it offers to the community and wildlife. I am concerned about the flood lights which it is proposed will be on until midnight every night of the week. How does this affect the tranquillity of Booyeembara Park and the wildlife resident or passing through? We were also advised that balls will be tracked by radar. No assessment has been undertaken on the potential effect of radar on bats and other wildlife in Booyeembara Park. I submit that an impact assessment should be undertaken about impacts of the proposed development on the natural environment and resident and passing species before the proposal is further considered. Parking: the proposal says there are “26 existing” parking bays with a further “56 in proximity”. The proponents claim that they will be developing further parking to get to 160 or 186 bays in total. Not only do they appear confused about the total number of bays, but how do they propose to do this? They’re expecting to employ 30 staff and have 276 patrons. The proposal speaks of providing bicycle racks. Surely it’s not expected that golfers will be arriving on bicycles? We can already see how busy it becomes on Montreal Road on weekends with the recycling centre and containers for change across the road, as well as the Assembly Yard. Booyeembara Park itself, including the mountain bike track, play park, skate park and other amenities also draws visitors. And there is further development taking place at East Village and otherwise planned for the proximity and surrounding area. All of this is expected to generate more traffic and parking demand. It doesn’t appear that any traffic assessment has been conducted. I suggest such assessment is imperative before the proposal can be properly considered. Valuation and Lease: The valuation of the property and the rental due under the lease seems to me to me rather low. Should Fremantle and its community not receive better value? To sum up, I submit that 1. There hasn’t been any assessment of the potential impacts of the proposed development in this cherished natural environment nor of the likely impacts on traffic. 2. There is no consideration of or benefit to the community and Booyeembara Park within which the development is proposed. The proposed

development doesn't appear to consider the context of the space it wishes to occupy. 3. The design is very preliminary but quite uninspiring and fails to provide amenity really other than for its own purposes. 4. Traffic and parking hasn't been appropriately considered. While I am in agreement, in principle, with allowing a private operator to run and operate the golf course and facilities, I am not satisfied that this proposal meets the requirements. I submit, accordingly, that the proposal be rejected.

Screen Name Redacted
1/19/2024 03:55 PM

I do not support the inclusion in the Belgravia Leisure Business Plan, the maintenance contract for the Fremantle Public Golf Course. I would very firmly suggest, the maintenance contract is removed from the existing contract and the maintenance of the FPGC remains with the City of Fremantle.

Mandatory Question (67 response(s))
Question type: Essay Question

Sent to email - communityengagement@fremantle.wa.gov.au

Hello,

In my submission I would like to express my concerns about the changes to Fremantle Public Golf Course (Fremantle) from my past experiences.

Have played golf for over 30 years, enjoying most played at Point Walter Golf course.

Many changes of management have occurred there over the years.

I have really enjoyed my time there and developed many great friendships with fellow players and management. BIG UPS also go to the ground staff for providing a quality course, even in the most difficult times.

The enjoyment diminished as Belgravia Leisure management took over.

I no longer play there because of the following

1. They have increased all prices to outrages levels and now it's just too expensive, compared to other courses. This goes against their policy of "***Ensure the public golf course remains affordable***"
2. It appears that golf is no longer a priority for management. Its more about ***money, money***, food, put-put and more ***money***.
3. It is very rare that you have to pre-pay to play golf.
4. They also have a policy of no refund before 24 hours of play if you can't play "SORRY NO REFUNDS ARE GIVEN". This has cost me a lot of money and not practiced at most courses. The no refund policy goes as far as when I played 4 holes and the course was unplayable. i.e. to much water on green to put ball. Again "SORRY NO REFUNDS ARE GIVEN". They still wanted other players to go ahead but I had to inform them "**the course by golf rules should be classified as unplayable don't waste your time**".
5. Staff have been rude and have no understanding of golf etiquette. This has created many problems on the course. i.e. placing a group of 5 players in front of us several times ,allowing a group of 4 players to use only 2 sets of club, alcohol consumption during play, young children playing golf on course with no experience,
6. No course management, creating extremely slow play. The worst experience for any golfer.
7. Parking at Point Walter Golf Course is completely inadequate, with the car park regularly full and has to overflow to over 400m away. There was a stipulation to

provide a clear demonstration to council of how parking demand would be met, as with Fremantle. They may have demonstrated a plan to council but obviously this hasn't met the requirements. This could well happen again. ***Where is the overflow parking at Fremantle ?***

The bigger picture for me that I want to relate is not to make the same decisions/mistakes as made at Point Walter Golf Course.

It's not about a ***money*** **making venture for some company**, but an ***affordable quality sports venue for the local community members and all others to enjoy. This is a quality asset that demonstrates the attraction of the Fremantle area***.

Regards,

[redacted]

Fremantle Public Golf Course Business Plan

[redacted]

To Community Engagement

You replied to this message on 18/01/2024 8:57 AM.

Reply | Reply All | Forward

Wed 17/01/2024 6:06 PM

Public Golf Course, Driving Range and Booyeembara Park. 17/1/24

Thanks for the opportunity to comment on the proposal. I looked at the Business Plan online and attended the information session at the CoF council chambers (10-1-24).
Overall, I look forward to a successful Public Golf Corse and Driving Range that will attract the community, from school groups to the disabled, to use these facilities.

1. Collocation of Golf and Community facilities: The original plan for the building site was to collocate the Golf Clubhouse and community facilities. Golfing groups, community and Booyeembara groups were extensively consulted so their needs could be accommodated. It is important that the CoF and Belgravia Leisure look at the requirements and design that were previously well documented (pre-COVID). **The plan for the Community rooms, Golf amenities/shop and Launchpad should be collocated on the one site.** It is essential for the "Boo-Park-Friends" to have a work area close as possible to the Olive Grove. This will require additional funds from the CoF to the project, however, savings will be made by CoF by not developing a new community building on a yet unnamed site.

2. Public Toilets: The ordering kiosk on the southern elevation of the building that will integrate with Booyeembara Park needs to include public toilets for community use.

Regards [redacted]

Launch Pad - response to Business Plan

[redacted]

To Community Engagement

You replied to this message on 18/01/2024 9:00 AM.

Reply | Reply All | Forward

Wed 17/01/2024 8:42 AM

[redacted]

I thought I would email you in lieu of completing a submission re Launch Pad, since the first question on the form asks if the respondent is supportive or not, and I am neither of these.

I am supportive of the mixed use of land and resources that promote diversity and engagement in our community, where proposed developments are aligned with the values, vision and aesthetics of that community.

My concern with Launch Pad is that it will not 'fit' with White Gum Valley from both a visual perspective and also because it will potentially have an adverse impact on the native fauna in Booyembarra Park, which is something locals value and want to ensure is protected. I am also concerned that Launch Pad will interfere with the community's access to the olive grove.

From a more general point of view, I am not a fan of golf as a sport. Investments in golfing facilities disproportionately outweighs the number of people who participate, and mostly benefits men from higher socioeconomic groups.

I firmly believe that the land and resources associated with golfing would be much better shared more equitably across the community.

As you know, I am a rate payer who lives in White Gum Valley.

[redacted]

TO	**COMMUNITY ENGAGEMENT PARTNERS, FREMANTLE COUNCIL**
FROM	[redacted]
SUBJECT	**FREMANTLE GOLF COURSE BUSINESS PLAN**
DATE	**17 JANUARY 2024**

Good day and thank you for taking the time to consult via MySay.

As I said in the formal submission form, I understand the need for development and whilst golf isn't my thing, I appreciate the need for such recreational facilities. I also know that our first inclination is to say "not in my back yard" but then who's? It's hardly community spirited. That said, I do have questions that haven't been addressed and seek clarity on some issues that are a little nuanced.

I also respect the expertise of Belgravia Leisure and encourage them to lean into our feedback because we have the experience of living in this area; for instance, my Italian family moved into this area over one hundred years ago and my aunt was a weekly golfer at the Club until she was in her late eighties. She is now in the neighbouring cemetery and I know she'd want me to speak. Our hearts are in this.

1. **There is reference to future plans for Boo Park (p. 15). What are these plans?**

   To support such significant issues, they need to be read against the broader context and strategies. My concern is that looking at isolated proposals can result in a gradual "creep" away from something we valued and lost through its gradual diminution or indeed part of an overall vision that is not clear.

2. In the context of the total High Street Project, there has already been a loss of land to accommodate the road works. This Business Plan documents another 171m2 encroachment into Boo Park (p. 15). **What is the total encroachment and impacts of the High Street Project of which, this is part?**

   More generally speaking, I think the is a paramount need for sincerity in relation to developments and their encroachment and impacts even if the truth is inconvenient. As you can infer from the above, I would prefer not to have a LaunchPad nor did I prefer a Mountain Bike Track but I recognise it's not all about what I want … it's the collective interest we need to advocate for. And we all need to be clear-sighted about the costs, I get that.

   My concerns relate to the loss of land for flora and habitat for fauna along with and the community amenity that comes with having more natural space to roam and walk. **How much land has been encroached? How much flora has been lost?** I think that latter question has a qualitative element related to it in addition to the number count. We are losing trees of significance so 1-for-1 doesn't cut it; the associated loss of canopy is an impact not to be underestimated. Lose flora and you lose fauna.

[redacted]

In terms of community amenity, it's just as important to retain at least some of the bush feel and ambience. In the visual representations, I'm seeing much higher ratio of lawn (described as park-like in the Plan) to bush (trees and shrubs) which doesn't meet the true intent of the brief I believe. We need to disturb less and add to the existing, we can be brutal in our "developments" because it is quicker and cheaper but never better.

Has there been consultation with experienced landscaping consultants who understand and have demonstrated experience in working with the Fremantle landscape? The remit for golf course landscapers and environmental designers is quite different.

3. **Have the commitments made to FERN specifically and the community more generally been met by this plan?** I do hear talk of unmet commitments in the community and I'm not in a position to know either way, but it is reasonable to expect that there is a reconciliation within the business plan against those commitments to secure the integrity of the proposal.

4. I'm on shaky ground here as I'm no expert but I am concerned about the light and noise spill. I understand why the LaunchPad would be positioned to the east, toward the golf course, but there are many of us, golfers and walkers, who use the golf course at dawn and dusk and love the peace and tranquility of the place. If that were compromised in any way, we would be losing something precious, something that underlines why we choose to live in the Valley.

   From my experience travelling, these facilities can get a little glitzy along the lines of where cricket's Big Bash games are at with the music and lights. **Can we get undertakings regarding a level of restraint in this regard?**

5. The preservation of the olive grove is welcome news and there is need for improvement in tree management. These trees have not been pruned with any level of expertise and are less healthy, and underperforming as fruit tree, as a result. This could be a great step forward. **Would you consider giving this area more consideration and investment?**

   Furthermore, members of the White Gum Valley community have been lobbying for an olive press for some time now and Sullivan Hall was deemed unsuitable, a decision I support. Locating it close to the olive grove is the most logical course. In addition to meeting an expressed community demand, it will also honour our migrant population so has a heritage significance. It's about trying to balance our past and potential future.

   A LaunchPad is way out there for our community, so it is reasonable that the business plan also honours our past and enables us to do so too. I don't believe the Business Plan should represent a take it or leave it proposition. We can make it better and enhance the amenity for the community … and it's inter-generational!

[redacted]

6. As you know, Booyembarra's meaning is "of the limestone hills." **To what extent is the development in keeping with this theme?**

The "place" has a significance that has priority ahead of all our preferences and proclivities, and that all things follow from that. The art is in the interpretation of course but limestone is an important material to substantially incorporate into the design.

It is not just the material but the colour palette. I will try not to spend too much time raking over old coals, but the palette used for the walls on the High Street Project fundamentally failed to harmonise with the environment. At least we can learn from that experience and not include an artificial palette.

I'm assuming a LaunchPad requires a level ground but the beautiful rise and fall of the landscape should be considered as part of the design intent and any levelling, compensated for in other areas of landscaping.

If you have arrived at this point, thank you for reading my submission. I have little time to do this because I am still working full time and understand that others struggle for time too. But I can assure you, we care, and we speak from our heart and heads and as a consequence, this matters in ways that it may not for others because this is our home.

If you would like to talk further, I am happy to. My details are in the footnote.

All the best, [redacted]

[redacted]

Fremantle Public Golf Course (Amended)

Preamble

Currently understand the City of Fremantle has a business plan / contractual arrangements with Belgravia Leisure, regarding upgrading golf facilities at the Fremantle Golf Course site, Montreal Street.
Also understand Belgravia Leisure are to pay $104,000 per annum for the use of the overall facility.

Originally when there was talk of renewing the previous lease at Fremantle Public Golf Course (FPGC), there was one tender to cover the following –

1. The management and maintenance of the FPGC
2. The management and maintenance of the Driving Range at the FPGC site
3. *To integrate the Main Roads like-for-like funding for a replacement of FERN (Fremantle Environmental Resource Network) into the golf course facilities / Booyeembara Park.* **Now confirmed confirmed - the Mains Roads Funding for a Community Facility – has been isolated and will not be part of the Belgravia Leisure proposal or contract.**

The Proposal

The proposed driving range facility - incorporating the 'Launch Pad' concept – by Belgravia Leisure will be the first of its type in WA. The fact that this proposal is different and will enter the market as a unique offering in the golfing space, is (in my opinion) a very welcomed initiative and I have no doubt it will be extremely successful. Belgravia Leisure clearly have runs on the board when it comes to managing golfing and golfing associated activities. To date, in this realm, they would appear to be successful and competent. This success is highly evident at the Goanna Golf facility at Point Walter, which was constructed and is managed by Belgravia Leisure.

It would appear that Belgravia Leisure's main interest at the FPGC site is the driving range and rightly so - for such a significant amount of financial investment.
From talking to the Manager at Goanna Golf – Tim Wood (on the Open Day held for CoF Councilors and Community Members {and thanks to the Councilors who attended}) - it is pretty clear the driving range facility will be their primary focus.

The other part of this development i.e. the management and maintenance of the FPGC would appear to be contractual necessities and an unwanted challenge that Belgravia Leisure will have to deal with, rather than a welcomed asset and a chance to create something special.

The Golf Course

Over the last 25 years, the FPGC has been very poorly managed and not well maintained by the previous lease holder. This is undisputable. Compared to surrounding 9-hole public courses at Cottesloe (Seaview), Point Walter, Mt Claremont, Mosman Park and the facility at Murdoch Pines – the FPGC has always finished a distant last.

Due to Belgravia Leisure's strong focus on the Launch Pad facility, it appears obvious they will sublet or outsource the maintenance of the FPGC. Currently the front runner would appear to Programmed. For anyone who has had anything to do with Programmed or Programmed Maintenance – you will be aware, 'quality of work' is not their highest priority. In terms of maintenance – their reputation is very poor.
If this outsourcing was allowed to occur (irrespective of KPI's or ongoing quality assurance and management) – it will continue be a disaster for the FPGC, the City and the Community. Belgravia Leisure will view this

contract as something they need to do - to gain access to the driving range and the care factor as to the quality of the asset (FPGC) – will be zero. The less they pay the maintenance contractor – the more profit they can post.

The current layout of the course needs work and is deemed by many – both long time course users and golfing experts – to be unsafe (I can elaborate more on this at another time) e.g. there are 2 fairways that face west onto Montreal Street. Late last year as I was cycling north on Montreal Street towards the High Street underpass – a golf ball went shooting across the road about 50 metres in front of me, towards the Recycling Depot. The layout of the FPGC and whether it is altered into 9 holes of par 3's – as per Mt Claremont (my personal preference = quality over quantity) – is outside the scope of this proposal. It is mentioned because - if it is deemed to be a concern within the next 21 years – it is something the Council can address outside of the contractual requirements with Belgravia Leisure. If Belgravia Leisure have the maintenance contract, any changes or alterations will be difficult, to say the least.

Solution

Keep the maintenance contract for the FPGC in the hands of the City of Fremantle. This does not mean the CoF has to directly undertake the maintenance with its staff or its equipment; it can clearly be outsourced. The City is currently outsourcing the maintenance of the FPGC to the Royal Fremantle Golf Club (RFGC) and for the foreseeable future, this would appear to be a viable option and is currently working very well.

This is exactly what occurs at Point Walter Golf Course. Belgravia Leisure manage the bookings and scheduling for the golf course along with Goanna Golf, however the City of Melville retains control of the maintenance of the course.

This is a very simple alteration to the current business plan and quite frankly, one I suspect Belgravia Leisure would welcome. The math is somewhat simple. The current cost of maintenance being paid to the RFGC (x 1.5 to allow for improvements and ongoing alterations) plus an annual CPI increase – is added on to Belgravia Leisure's annual lease.

Simply remove Belgravia from the maintenance contract of the FPGC all together. Quite happy for Belgravia Leisure to handle the management / bookings / scheduling of the FPGC – just not the maintenance; as per Point Walter Public Golf Course.

SUMMARY

- That the City of Fremantle (and hence the Community) retain the contract for the maintenance of the FPGC.
- Belgravia Leisure be annually invoiced for a substantially larger amount of funds than currently proposed, to cover maintenance and upgrades to the golf course and facilities on the entire site. If it can be determined as to what it costs to maintain, or improve, the current standard of the FPGC, then surely it does not matter if Belgravia pay for it - or they pay the CoF - and they pay the contractor. **The difference in who manages and is responsible for the maintenance of the FPGC is enormous and should not be underestimated, moving forward. This is particularly in light of the prospect of upgrading, altering or generally making any changes to the FPGC.**

  Please remember - Belgravia Leisure stand to make literally millions of dollars from this venture. It will be a veritable cash cow, for which the Council needs to ensure it is duly funded for the maintenance and upkeep of the entire site. I would suggest there also needs to be a 5 yearly review of the lease amount.

Please note – this submission is generated purely from a sense of what I believe the White Gum Valley Community at large, would like to achieve.

Having lived in the Valley continuously for over 30 years and been involved in pretty much all of the Community initiatives mentioned above (disclaimer – had nothing to do with the Mountain Bike Track) – I would like to think, I have a pretty clear vision of what my fellow Community members would like to see in this space.
The above statement is **purely related to the maintenance contracts of the FPGC**.

I acknowledge there are many Community members who have concerns about bat habitat, lighting, radar influences and other associated issues with regards to the close proximity to Booyeembara Park and the fauna, which is starting to be significant.

There are many unanswered questions –

- Siting of the facility
- Orientation of the facility
- Car parking
- Location of the administration and refreshment outlet
- Final protection / fencing with Booyeembara Park
- Lighting
- Times of operation

The list goes on and no doubt there will plenty of opportunity to have further Community participation and consultation around these concerns.

This submission is purely to get the contract right in what is arguably, a very sensible division of responsibility. Without the foundations being right – we have no chance of developing a quality asset for the Community and the CoF.

I have no other motivations for such proposals other than – not wanting to see this site remain a 'dog's breakfast' for the next 21 years. If this proposal **goes ahead as is** – the site will see no positive change for the Community and leave the Council with more headaches, in the long term.

Thank you for your consideration

[redacted]
White Gum Valley Resident

C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 3 – Fremantle Public Golf Course Planning & Operational Summary, Proposed Site Plans & Proposed Concept Design Plans

Fremantle Public Golf Course

- Belgravia Leisure Course Planning & Operational Summary
- Landscaping Plan
- Additional Parking Plan
- Proposed Concept Design Renders

fremantle.wa.gov.au

Fremantle Public Golf Course Planning and Operational Summary

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

1 PROPOSAL AND OPERATIONS

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

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

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

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

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

2 DESIGN INTENT

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

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

3 TOWN PLANNING CONSIDERATIONS

3.1 Planning Framework

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

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

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

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

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

3.2 Car Parking

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

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

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

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

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

3.3 Landscaping

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

3.4 Noise

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

3.5 Lighting

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

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

3.6 Waste Management

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

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

3.7 Bushfire Management

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

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

160 BAYS TOTAL.
SUBJECT TO FINAL
SITE SURVEY.

CONCEPT SKETCH ONLY

HINDLEY & ASSOCIATES
PTY LTD
BUILDING DESIGNERS

166 STIRLING HIGHWAY
NEDLANDS WA 6009

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NEDLANDS WA 6909

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HINDLEY & ASSOCIATES P/L
AS TRUSTEE FOR
HINDLEY TRUST
ACN No. 088 989 904

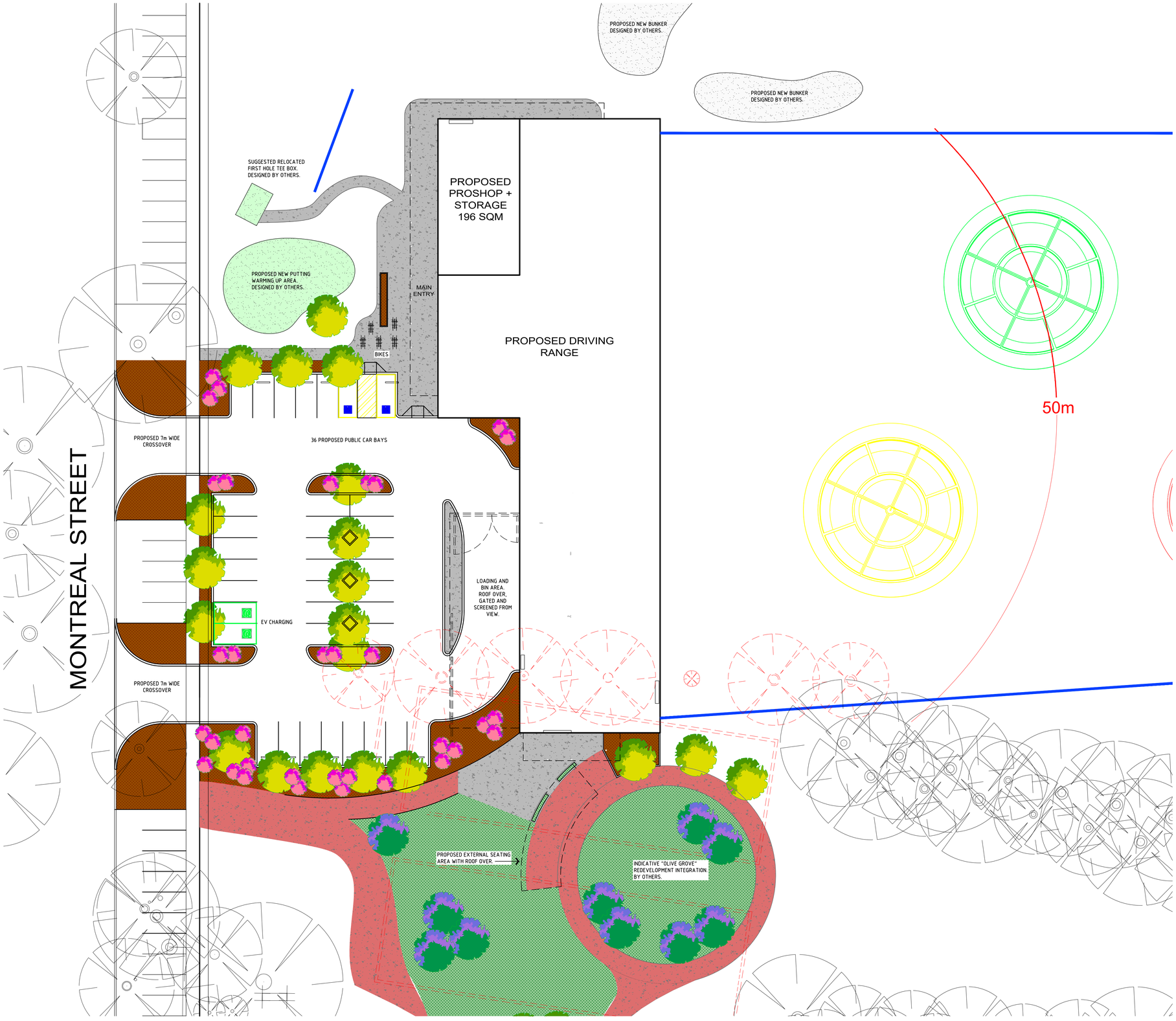
BUILDING DESIGNERS ASSOCIATION OF WA INC

NO:	DATE:	REVISION:	DRAWN:	CHECK:
0	05.09.23	INITIAL RELEASE	AJJ	-

A1 SHEET

PROPOSED COMMERCIAL DEVELOPMENT
FREMANTLE PUBLIC GOLF COURSE
MONTREAL STREET, FREMANTLE

Date	-	
Design	-	AJJ
Drawn	-	
Checked	-	-
Scale	-	1:100
Job No.	-	
Dwg	-	SK06
Rev	-	0



LEGEND:

- SELECTED SHADE TREES AS PART OF PROPOSED DEVELOPMENT. SPECIES AND SIZE TO BE CONFIRMED DURING DA STAGE. QTY: 19
- POSSIBLE SHADE TREES AS PART OF COUNCIL BOOYEEMBARA PARK: OLIVE GROVE REDEVELOPMENT BY OTHERS. QTY: TO BE CONFIRMED.
- EXISTING TREES TO BE REMOVED. QTY: 7
- EXISTING TREES TO REMAIN.
- LOW LEVEL SHRUBS. SPECIES TO BE CONFIRMED DURING DA STAGE.
- PROPOSED ORGANIC MULCHED LANDSCAPING BED AREAS.
- PROPOSED NEW LAWN AREAS AS PART OF COUNCIL BOOYEEMBARA PARK: OLIVE GROVE REDEVELOPMENT BY OTHERS.
- PROPOSED CONCRETE PAVED FOOTPATH. SPECIFICATION AND COLOUR TO BE CONFIRMED AT DA STAGE.
- PROPOSED NEW FOOTPATH AREAS AS PART OF COUNCIL BOOYEEMBARA PARK: OLIVE GROVE REDEVELOPMENT BY OTHERS.

N

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A1 SHEET

PRELIMINARY LANDSCAPING PLAN

SCALE 1:250

PROPOSED COMMERCIAL DEVELOPMENT FREMANTLE PUBLIC GOLF COURSE MONTREAL STREET, FREMANTLE

Date	-
Design	- AJJ
Drawn	-
Checked	- -
Scale	- 1:250
Job No.	-
Dwg	- SK07
Rev	- 0

LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

Hindley and Associates

LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

Hindley and Associates

LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

Hindley and Associates

LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

Hindley and Associates

LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

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Booyeembara Park - Olive Grove Concept Design - Artistic Representation

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Booyeembara Park - Olive Grove Concept Design - Artistic Representation

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LAUNCHPAD GOLF

Booyeembara Park - Olive Grove Concept Design - Artistic Representation

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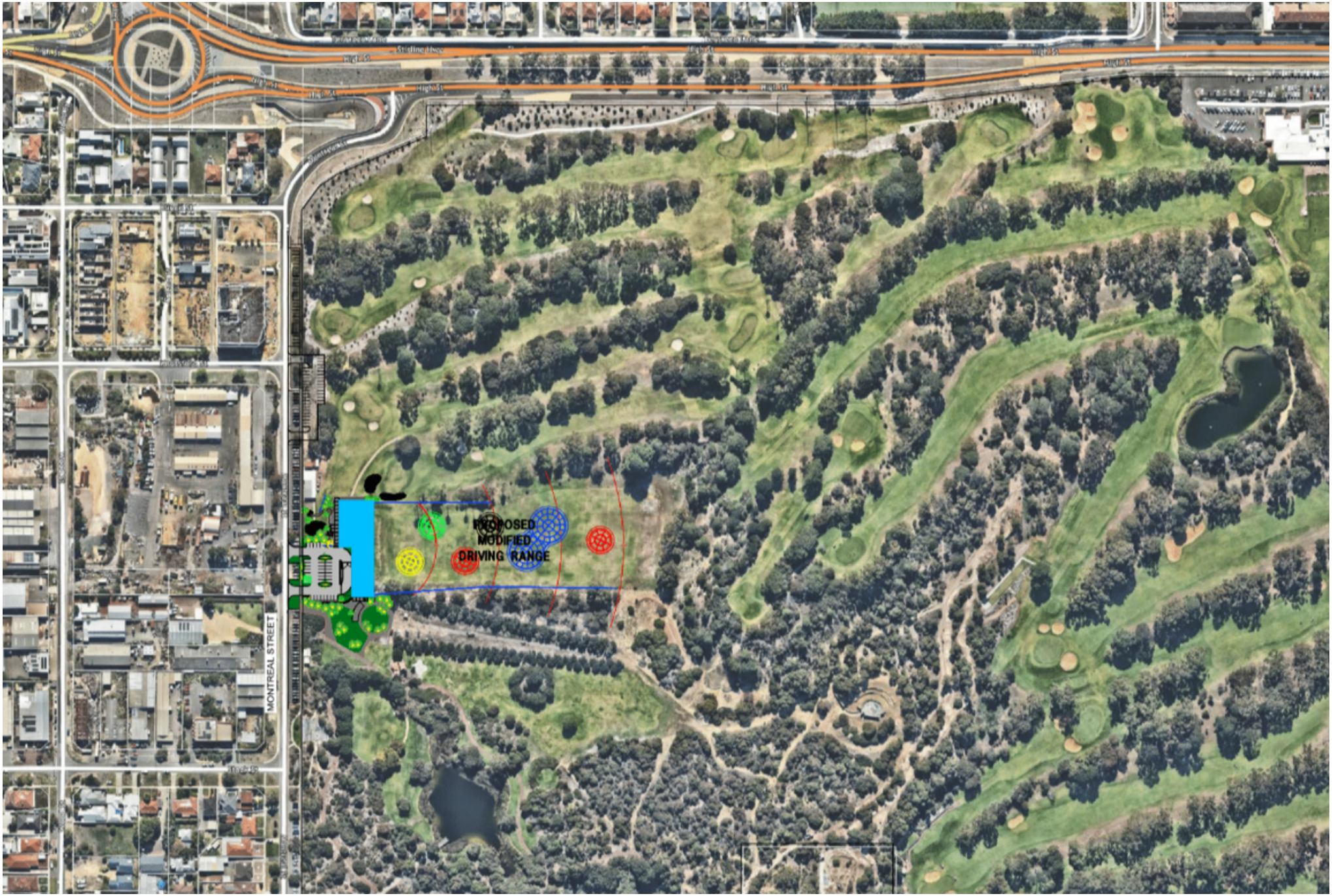
PROPOSED
MODIFIED
DRIVING RANGE
MONTREAL STREET

MONTREAL STREET
PROPOSED PROSHOP + STORAGE 196 SQM
PROPOSED DRIVING RANGE
50m

LAUNCHPAD GOLF

LaunchPad Golf - Booyeembara Park - Concept Design - Artistic Representation

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LAUNCHPAD GOLF

LaunchPad Golf - Booyeembara Park - Concept Design - Artistic Representation

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GOLF
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Booyeembara Park - Olive Grove Concept Design - Artistic Representation

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C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 4 – Belgravia Leisure Cost Plan

Fremantle Public Golf Course

- Belgravia Leisure Cost Plan

fremantle.wa.gov.au

Cost Plan 02.3

Fremantle Launch Pad Golf

Ashdabs Pty Ltd
atf
Gunson Family Trust

MBM 3513-0001

123/478

Cost Plan 02.3

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

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Our Expertise **9**

1. Executive Summary

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

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

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

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

2. Cost Estimate Summary

2.1. Cost Estimate Summary

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

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

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

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

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

Council Work Summary incl ProShop

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

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

Item	Description	Project Budget	Council Contribution	Ashdab Pty Ltd
		$	$	$
1	Clubhouse/Main Building	8,502,637	1,490,852	8,502,637
2	External Works	1,771,888	248,475	1,771,888
3	ProShop	682,071	0	682,071
4	Council Work - Works to Hole #1	224,522	0	0
5	Council Work - Works to Hole #9 Realignment	90,655	0	0
6	Council Work - Carparking & off-street Parking	1,088,754	745,426	0
7	Council Work - Landscaping are to the South of Clubhouse	370,823	0	0
8	Council Work - External Services	710,000	0	0
9	Trade Subtotal	13,441,350	2,484,754	10,956,596
10	Preliminaries (15%)	2,016,203	372,713	1,643,489
11	Margin (5%)	672,068	124,238	547,830
12	Tender Subtotal	16,129,620	2,981,705	13,147,915
13	Professional Fees (7%)	1,129,073	208,719	920,354
14	Authority Fees (1%)	161,296	9,576	151,720
15	Escalation to Dec 2024 (4%)	645,185		645,185
16	Construction Subtotal	18,065,174	3,200,000	14,865,174
17	Contingency (10%)	1,806,517		1,806,517
18	Project Subtotal	19,871,692	3,200,000	16,671,692

3. Basis of the Estimate

3.1. Scope of Works/Inclusions

The following works are included in the estimate:

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

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

3.2. Notes & Assumptions

- Site restrictions
- Assumptions noted in the cost plan

3.3. Exclusions

The following are excluded from this estimate:

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

4. Potential Price Range

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

MBM recommends the following cost range be considered:

HIGH RANGE +15%

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

TARGET PRICE – Current Price

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

LOW RANGE -5%

For this sum to be achievable savings will need to be achieved via the following adjustments to the current scope:
- preliminaries reduction as a result of rationalised approach to methodology, contingencies not expended in full, an increased level of competition amongst contractors at the time of tender, less than expected inflation.

5. Appendix A

5.1. Cost Break-Up

COST PLAN

mbm

Fremantle Launch Pad Golf

Fremantle Public Golf Course - R2.2

Prince Lane

3513-0001

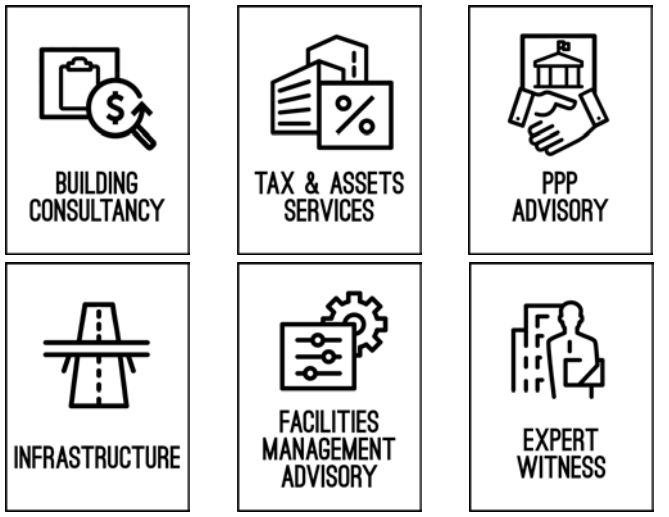
QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS

Fremantle Launch Pad Golf

Prince Lane

Fremantle Public Golf Course - R3

mbm | Experts DELIVERING CERTAINTY



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

SUMMARY

Client: Prince Lane
Project: Fremantle Launch Pad Golf

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

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

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

REPORT DETAILS

Client: Prince Lane
Project: Fremantle Launch Pad Golf

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

Code	Description	Quantity	Unit	Rate	Amount
1	**GENERAL INFORMATION**				
1.1	Introduction				0
1.2	Drawings				0
1.3	Exclusions				0
					0.00
2	**PROSHOP**				
2.1	Substructure	203	m2	329.76	66,941
2.2	Columns	203	m2	59.96	12,171
2.3	Roof & Roof Plumbing	203	m2	444.46	90,226
2.4	External Walls	203	m2	467.27	94,855
2.5	Doors	203	m2	110.84	22,500
2.6	Internal Walls	203	m2	193.10	39,200
2.7	Wall Finishes	203	m2	65.02	13,200
2.8	Floor Finishes	203	m2	247.93	50,329
2.9	Ceiling Finishes	203	m2	179.31	36,399
2.10	Joinery	203	m2	240.39	48,800
2.11	FFE	203	m2	270.94	55,000
2.12	Hydraulic Services	203	m2		0
2.13	Mechanical Services	203	m2	257.31	52,234
2.14	Fire Services	203	m2	36.02	7,313
2.15	Electrical Services	203	m2	380.46	77,234
2.16	Security Services	203	m2	77.19	15,670
					682,071
3	**COUNCIL WORK**				
3.1	**Works to Tee box area Hole #1**				
3.2	Site Prep - Site preparation work including surface removal, cart away and associated work	718	m2	43.00	30,875
3.3	New Putting Green including drainage	718	m2	57.45	41,250
3.4	Paving/Cart Path	718	m2	10.88	7,812
3.5	Safety Net of various heights				113,044
3.6	Landscaping	718	m2	43.93	31,541
3.7	**Subtotal**				224,522
3.8					
3.9	**Works to Hole #9 realignment**				
3.10	Creating sand bunker and associated works	243	m2	373.65	90,655
3.11	**Subtotal**				90,655
3.12					
3.13	**Car parking + off street parking**				
3.14	Demolition work	3,307	m2	60.00	198,420

Code	Description	Quantity	Unit	Rate	Amount
3.15	New carparking including kerbs	3,307	m2	180.00	595,260
3.16	Concrete pavement including kerbs	403	m2	160.00	64,458
3.17	Concrete footpath including kerbs	611	m2	150.00	91,620
3.18	Cross over	315	m2	120.00	37,759
3.19	Allowance for line marking	1	item	30,000.00	30,000
3.20	Allowance for bollards, bike racks	1	item	15,000.00	15,000
3.21	Allowance for wheel stop	1	item	10,000.00	10,000
3.22	Landscaping	3,307	m2	13.98	46,237
3.23	**Subtotal**				1,088,754
3.24					
3.25	**Landscaping area to the South of the building**				
3.26	Site Prep - Site preparation work including demolition, land clearing and associated work	1,973	m2	43.00	84,845
3.27	Timber pergola to outdoor seating	1,973	m2	26.02	51,350
3.28	Seating & outdoor FFE	1,973	m2	17.74	35,000
3.29	Paving	1,973	m2	51.56	101,741
3.30	Landscaping	1,973	m2	49.61	97,887
3.31	**Subtotal**				370,823
3.32					
3.33	**External Services**				
3.34	Allow for new transformer for power upgrade to site including power connection	1	item	300,000.00	300,000
3.35	Allow for NBN connection to Site	1	item	30,000.00	30,000
3.36	Allow for Sewer connection to main and associated works	1	item	150,000.00	150,000
3.37	Allow for Water & Gas connection to main and associated works	1	item	50,000.00	50,000
3.38	Stormwater connection and associated works	1	item	180,000.00	180,000
3.39	**Subtotal**				710,000
					2,484,754
4	**CLUBHOUSE/MAIN BUILDING**				
4.1	Substructure	2,570	m2	199.06	511,573
4.2	Columns	2,570	m2	91.86	236,081
4.3	Upper Floors	2,570	m2	151.20	388,584
4.4	Staircases	2,570	m2	27.82	71,500
4.5	Roof & Roof Plumbing	2,570	m2	279.44	718,152
4.6	External Walls	2,570	m2	258.58	664,545
4.7	External Doors	2,570	m2	35.31	90,750
4.8	Internal Walls	2,570	m2	87.37	224,550
4.9	Internal Doors	2,570	m2	15.88	40,800
4.10	Wall Finishes	2,570	m2	65.25	167,700
4.11	Floor Finishes	2,570	m2	102.60	263,680

Code	Description	Quantity	Unit	Rate	Amount
4.12	Ceiling Finishes	2,570	m2	68.05	174,876
4.13	Joinery	2,570	m2	103.52	266,056
4.14	FFE	2,570	m2	662.80	1,703,395
4.15	Hydraulic Services	2,570	m2	154.86	398,003
4.16	Mechanical Services	2,570	m2	253.19	650,703
4.17	Fire Services	2,570	m2	45.57	117,126
4.18	Electrical Services	2,570	m2	417.88	1,073,943
4.19	IT & AV	2,570	m2	96.21	247,267
4.20	Vertical Transportation	2,570	m2	136.26	350,200
4.21	Security Services	2,570	m2	55.70	143,155
					8,502,637
5	**EXTERNAL WORKS**				
5.1	Demolition				
5.2	Remove existing fence	92	m	70.00	6,468
5.3	Remove existing trees	7	no	700.00	4,900
5.4	Remove existing fence	92	m	60.00	5,544
5.5	Allowance to remove road pavement	700	m2	40.00	28,000
5.6	Allowance to remove concrete path	65	m2	50.00	3,250
5.7	Allowance to remove the kerb	1	item	8,000.00	8,000
5.8	Allowance to remove other items not shown on drawing	1	item	20,000.00	20,000
5.9					
5.10	Site Preparation				
5.11	Site Clearing	7,663	m2	15.00	114,943
5.12	Allowance for earthwork, minor cut & fill	1	item	150,000.00	150,000
5.13					
5.14	Soft landscaping				
5.15	Trees	33	no	1,200.00	39,600
5.16	Turfing	1,119	m2	35.00	39,167
5.17	Allowance for mass planting	1	item	15,000.00	15,000
5.18	Allowance for underground irrigation	1,119	m2	45.00	50,357
5.19					
5.20	Miscellaneous Siteworks				
5.21	New driving range high level fencing - Assumed 30m high	281	m	1,800.00	505,476
5.22	Loading bay and bin area including gates and fencing	207	m2	400.00	82,732
5.23	Covered seating area	78	m2	300.00	23,451
5.24					
5.25	Smart Targets - Glow Gear				
5.26	Supply & Installation of Smart Targets including sensory components	1	item	400,000.00	400,000
5.27	Minor levelling of ground to suit target installation	1	item	50,000.00	50,000

REPORT DETAILS

Client: Prince Lane
Project: Fremantle Launch Pad Golf

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

Code	Description	Quantity	Unit	Rate	Amount
5.28	Trenching for power/conduit including reinstatement of synthethic turf	1	item	75,000.00	75,000
5.29					
5.30	External Electrical Services				
5.31	Driving range lighting	6	no	25,000.00	150,000
					1,771,888
7	**PRELIMINARIES - 15%**				
7.1	Prelims	0.15	%	13,441,350.65	2,016,203
					2,016,203
8	**MARGIN - 5%**				
8.1	Margin	0.05	%	13,441,350.65	672,068
					672,068
10	**PROFESSIONAL FEE - 7%**				
10.1	Professional Fee	0.07	%	16,129,620.78	1,129,073
					1,129,073
11	**AUTHORITY FEES - 1%**				
11.1	Authority Fees	0.01	%	16,129,620.78	161,296
					161,296
12	**ESCALATION (4% to Dec 2024)**				
12.1	Escalation	0.04	%	16,129,620.78	645,185
					645,185
14	**CONTIGENCY - 10%**				
14.1	Contingency	0.10	%	18,065,175.27	1,806,518
					1,806,518

DISCLAIMER

Client: Prince Lane
Project: Fremantle Launch Pad Golf

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

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

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

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

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Our Expertise

Quantity Surveying

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

Tax & Assets Services

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

Asset and FM Advisory

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

Infrastructure

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

Expert Witness

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

Building Consultancy

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

Our Locations

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

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

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C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 5 – Fremantle Public Golf Course – Site Management Plan

Fremantle Public Golf Course

- Site Management Plan

fremantle.wa.gov.au

Fremantle Public Golf Course

Site Management Plan

City of Fremantle

27 January 2022

The Power of Commitment

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Perth, Western Australia 6000, Australia
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Executive summary

This Site Management Plan (SMP) has been prepared for the south-western portion of the Fremantle Public Golf Course an area comprising of approximately 5 hectares which is located on a portion of Lot 555, Montreal Street, Fremantle, Western Australia (the 'Site'). The Site is located adjacent to Booyeembara Park (the 'Park'), as outlined in Figure 1 which occupies the south-western portion of Lot 555, with the remainder of Lot 555 occupied by the Royal Fremantle Golf Club.

The Site has been classified under the Contaminated Sites Act 2003 (the Act) due to historically being subject to unregulated landfilling for 20 to 30 years (between 1960-1980). Previous investigations (GHD, 2021) reported asbestos containing material (ACM) at surface and at depth and is the key consideration for any work conducted at the Site. Any disturbance of soils will have a high potential to disturb ACM fragments which are likely to be comingled with anthropogenic fill material and inert construction waste. During the ongoing use of the Site, adequate management measures are required to mitigate the risk of exposure of workers and site users to ACM.

It is pertinent to note that previous investigations undertaken at the Site (GHD, 2021) also included assessment of the suitability (with respect to contamination) of the proposed club house development, which occupies the southwestern portion of the Site. In consultation with the City of Fremantle, the management measures (including consideration of landfill gases) relevant to the development and ongoing use of the proposed club house are detailed in the Booyeembara Park Site Management Plan, 11 November 2021 and are outside the scope of this report.

The purpose of this SMP is to assist the City of Fremantle (the City) in managing the risks associated with contamination present at the Site during routine maintenance works and any other remedial or civil works that may lead to the disturbance of soils.

City of Fremantle workers and contractors are to provide written advice to the City that they have reviewed the SMP, agree to its content and agree to abide by it (in particular, accepting the implementation of the required management actions during construction and ongoing maintenance of the Site) and develop site-specific HSE plan with consideration of the management measures outlined within this SMP.

The following sections summarise the required management measures for implementation at the Site.

- Periodic maintenance of surface coverings at a minimum of every six months and after heavy periods of rain (refer to Section 4.5)
- Handpicking of surficial ACM (refer to Section 4.6) across the Site routinely, on an ongoing basis every six months along with additional events undertaken
    - Following periods of heavy rainfall
    - Prior to any proposed redevelopment works
- Minimise earthworks (e.g. intrusive/excavation type activities). Where sub surface works are required workers are made aware of the potential ACM risk and implementation of the SMP (this report) is undertaken with reference to Section 4
- Workers are trained in basic asbestos awareness which includes the identification and correct disposal of ACM

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1. Introduction

The City of Fremantle engaged GHD Pty Ltd (GHD) to prepare a Site Management Plan (SMP) for the south-western portion of the Fremantle Public Golf Course an area comprising of approximately 5 hectares which is located on a portion of Lot 555, Montreal Street, Fremantle, Western Australia (the 'Site').

The Site is located adjacent to Booyeembara Park (the 'Park'), as outlined in Figure 1 which occupies the south-western portion of Lot 555, with the remainder of Lot 555 occupied by the Royal Fremantle Golf Club.

The Site is zoned as Public Purposes Reserve (Special Use) under the metropolitan regional scheme and is currently used as a public golf course with recent upgrades to the course completed.

1.1 Background

Portion of Lot 555 Montreal Street is currently classified under the Contaminated Sites Act 2003 (the Act) as "*Possibly contaminated – investigation required*" (04/10/2010) due to the area historically being subject to unregulated landfilling for 20 to 30 years (between 1960-1980) and visual indications of contamination including asbestos cement sheeting on the ground surface.

The portion of Lot 555 Montreal Street which is classified under the Act includes the southern portion of the Fremantle Public Golf Course (south of Knutsford Street), all the Park and the western portion of the adjacent Royal Fremantle Golf Club. A copy of the basic summary of records including a map depicting the Portion of Lot 555 Montreal Street which is classified under the Act is present in Appendix A.

In order to determine the (lateral) extent of impact from past landfilling activity at the Fremantle Public Golf Course a preliminary site investigation with limited sampling (PSI) was recently completed (GHD, 2021). The PSI concluded that historical quarrying (and filling activity) which occurred in the adjacent Park extends into the southern portion of the Fremantle Public Golf Course. The historical quarrying activities were limited to south of Knutsford street (the Site), no indication of quarrying or potential filling was evident in the northern portion of the Fremantle Public Golf Course. To mitigate the potential risks of shallow and surficial wastes (resultant of historical quarrying and filling activity) to human receptors (i.e. construction and maintenance workers) in the current and ongoing golf course land use, the preparation and implementation of a Site Management Plan (SMP) was recommended (GHD, 2021).

It is pertinent to note that the PSI (GHD, 2021) also included assessment of the suitability (with respect to contamination) of the proposed club house development, which occupies the south western portion of the Site. In consultation with the City of Fremantle, the management measures (including consideration of landfill gases) relevant to the development and ongoing use of the proposed club house are detailed in the Booyeembara Park Site Management Plan, 11 November 2021 and are outside the scope of this report.

The DWER accredited Contaminated Sites Auditor ("the Auditor") for the project Mr Jason Clay of Senversa Pty Ltd, has been appointed by the City of Fremantle to undertake a review of reports prepared for the Site and development of a Voluntary Auditors Report (VAR).

1.2 Objective

The objective of this SMP is to assist the City of Fremantle in managing the risks associated with contamination present at the Site during routine maintenance works and other remedial or civil works that may lead to the disturbance of soils at the Site.

1.3 Purpose of this report

This SMP defines how the Site is to be managed to ensure the risks from contamination remain at an acceptable level. The SMP provides procedures to enable the City of Fremantle and appointed Contractors (where relevant) to establish and maintain controls to manage potential environmental impacts during occupancy of the Site and during any proposed civil works. More specifically, the SMP:

– Identifies how potential human health/environmental maybe impacted by the contamination present at the Site

– Describes the minimum appropriate protection measures and procedures, to be implemented, to reduce adverse impacts on human health and the environment
– Assists those involved (City staff and Contractors) to comply with the requirements of relevant environmental legislation, and the conditions of any applicable licences, approvals and permits
– Allocates responsibility for the implementation of the SMP, required timeframes and protocols

1.4 Scope of works

This document (the SMP) has been prepared with reference, to the following guidelines:

– Guideline for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia (DoH, 2021)
– Assessment and management of contaminated sites (DER, 2014)
– National Environment Protection Measures (Assessment of Site contaminated [the ASC NEPM] (NEPC, as amended 2013)

1.5 Limitations

This report: has been prepared by GHD for City of Fremantle and may only be used and relied on by City of Fremantle for the purpose agreed between GHD and City of Fremantle as set out in section 1.2 of this report.

GHD otherwise disclaims responsibility to any person other than City of Fremantle arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

GHD has prepared this report on the basis of information provided by the City of Fremantle and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

Investigations undertaken in respect of this report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and conditions may have been identified in this report.

Site conditions (including the presence of hazardous substances and/or site contamination) may change after the date of this Report. GHD does not accept responsibility arising from, or in connection with, any change to the site conditions. GHD is also not responsible for updating this report if the site conditions change.

2. Site identification

2.1 Legal identification

Legal identification details of the Site are presented in Table 1. The Site and lot boundaries are shown in Figure 2 and a copy of the Certificate of Title is presented Appendix B.

Table 1 Legal identification

Legal identification of the Site	
Common name	Fremantle Public Golf Course
Street address	20 Montreal Street, Fremantle, Western Australia
Legal description	Portion of Lot 555 on Deposited Plan 413935
Certificate of Title	Volume: LR3170 Folio: 948
Ownership	Crown Land – Reserve Under Management Order (Primary Interest Holder: City of Fremantle)
Zoning	Parks and Recreation
Local Government Authority	City of Fremantle
Coordinates of Site Boundary[1]	NW – 383511.0817; 6453015.6149 NE – 383841.3128; 6452973.0983 SW – 383514.9352; 6452852.8807 SE – 383803.8672; 6452862.8316

2.2 Site overview and layout

The Site is located at the southern portion of the Fremantle Public Golf Course which is located approximately 15 km south-west of the Perth CBD and is used as a golf course. The Site is bounded by the Fremantle Public Golf Course to the north, Montreal Street to the west, the Royal Fremantle Public Golf Course to the east, and Booyeembara Park to the south.

The Site encompasses approximately 5 hectare of land with the northern portion comprising of well maintained vegetation consisting of fairways, greens, tees with established trees/palms located between fairways which are generally underlaid by grass. Installation of new turf and greens had recently been completed as part of the recent upgrades across the greater golf course area. The driving range is located in the southern portion of the Site which is connected with the first tee by a concrete footpath.

2.3 Surrounding land uses

The land use surrounding the Site is primarily residential, commercial, and light industrial. A summary of the surrounding area land usage is provided below.

Table 2 Surrounding land uses

Orientation	Land use
North	The Site is bound to the north for approximately 300 m by the Fremantle Public Golf Course beyond which is Leach Highway. Residential houses are present further north, as well as cafes and restaurants.
South	The Site is bound to the south for approximately 300 m by Booyeembara Park beyond which are residential houses and a primary school.
East	The Site is bound to the east for approximately 900 m by the Royal Fremantle Public Golf Course. Beyond this is the Fremantle Cemetery and a commercial area.
West	The Site is bound to the west by a mixture of light commercial/industrial and residential land use.

[1] Coordinates are provided in MGA94, Zone 50.

2.4 Environmental site setting

A summary of the environmental site setting is presented in Table 3 with supporting documentation presented in the PSI (GHD, 2021)

Table 3 Environmental site setting

<table>
<tr><th>Category</th><th>Summary</th></tr>
<tr><td>Topography</td><td>The topography is generally undulating across most of the Site and rises steeply in the eastern boundary of the Site. Elevation ranges from 22 m Australian Height Datum (AHD) in the driving range to 42 m AHD in the north east corner of the Site (Landgate 2021).</td></tr>
<tr><td>Geology</td><td>Published Australia 1:50,000 Geological Series (Fremantle Sheet 2033) indicates the Site is underlain by calcareous sand and coastal limestone (Safety Bay Sand and Tamala Limestone). The Geological Survey of Western Australia (Gozzard, 1983) describes the Site, which is located within the degraded surface of Aeolian origin of the Spearwood Dune complex, as LIMESTONE – pale yellowish brown, fine to coarse-grained, sub-angular to well rounded, quartz, trace of feldspar, shell debris, variable lithified, surface kankar, of eolian origin.
Previous investigation confirmed the lithology comprises of a surface layer of fill/waste over natural Safety Bay Sand and Tamala Sands/Limestone. Natural ground conditions were encountered at variation depths (GHD, 2021)</td></tr>
<tr><td>Acid sulfate sols</td><td>An on-line search of Perth Groundwater Map indicated that there is no known Acid Sulfate Soil disturbance risk less than 3 m from the surface at the Site (DWER 2021).</td></tr>
<tr><td>Groundwater</td><td>The Perth Groundwater Atlas indicates that the Site is located above the Superficial (Unconfined) Aquifer and groundwater beneath the Site is between 26 m bgl in the south-west corner of the Site to 40 m bgl in the north-east corner of the Site (DWER 2021). The Perth Groundwater Atlas indicates that groundwater flows in a westerly direction beneath the Site towards the Indian Ocean (DWER 2021) at approximately 1 m AHD.
Based on previous investigations (GHD, 2013) on the adjacent Booyeembara Park groundwater was indicated as flowing in a north-westerly direction towards the Fremantle Harbour at a rate of approximately 190 m/year, with groundwater indicated as fresh, slightly acidic with aerobic conditions.</td></tr>
<tr><td>Water Information Bore search results</td><td>A DWER Water Information (WIN) bore database search undertaken June 2021 indicates that there are six registered bores located in a 500 m radius of the Site. The information taken from the bore search can be summarised as follows:
<table>
<tr><th>Site reference</th><th>Owner</th><th>Location to Site</th></tr>
<tr><td>61402397</td><td>Royal Fremantle Golf Club</td><td>Up hydraulic gradient</td></tr>
<tr><td>61402403</td><td>Royal Fremantle Golf Club</td><td>Up hydraulic gradient</td></tr>
<tr><td>61601132</td><td>Fremantle Golf Club</td><td>Onsite</td></tr>
<tr><td>61601942</td><td>Unknown (located on residential lot)</td><td>Cross hydraulic gradient</td></tr>
<tr><td>61615641</td><td>Public Works Department</td><td>Down hydraulic gradient</td></tr>
<tr><td>61671815</td><td>City of Fremantle</td><td>Up hydraulic gradient</td></tr>
</table>
It is pertinent to note that unregistered bores may exist within and around the Site, which could potentially be used for domestic purposes.</td></tr>
<tr><td>Hydrology</td><td>There are no surface water bodies on the Site. The nearest surface water body is two ornamental lakes located at the Park which are maintained by scheme water.
The Indian Ocean is located approximately 2.5 km to the west of the Site and the Swan River is located approximately 1.8 km to the north west.</td></tr>
<tr><td>Public Drinking Water Source Area</td><td>An on-line search of the Public Drinking Water Source Areas dataset viewed on the mapping portal Locate did not identify any source areas on or within 2 km of the Site.</td></tr>
<tr><td>DWER Contaminated sites database</td><td>A search of the DWER Contaminated Sites Database reported 53 contaminated sites within one km of the Site. Given that the identified contaminated sites are all located down hydraulic gradient from the investigation Site it is considered unlikely that any contamination present would have significant effect on the contamination status of the Site and therefore not considered further as a potential source of contamination.</td></tr>
</table>

2.5 Contamination status of the Site

Previous investigations undertaken at the Site are limited to Fremantle Public Golf Course, Preliminary Site Investigation and Limited Sampling, August 2021 (GHD, 2021). A summary of the key findings are detailed below:

– The lateral extent of historical quarrying (and filling activity) which occurred in the adjacent Park extends into the southern portion of the Fremantle Public Golf Course (the Site) limited to south of Knutsford street. No indication of quarrying or potential filling was evident in the northern portion of the Fremantle Public Golf Course.
– Waste encountered during the PSI (GHD, 2021) was consistent with the previous investigations at the Park (GHD, 2013), being present at shallow depths and consisting of predominantly inert construction and demolition waste (including brick, glass, concrete, fragments of ACM, bitumen and plastics within a sandy soil matrix) with a small component of organic material only (predominately timber). The waste material (including ACM) was encountered at shallow depths and at the surface (in sandy/un-grassed areas of the driving range; which is understood to have since undergone upgrades with new turf cover now present).
– Previous investigations at the Park (GHD, 2013) reported contaminants of potential concern (CoPC) below human health investigation levels (with the exception of isolated lead exceedances) with no significant risk to receptors identified with respect to chemical CoPC. On this basis, fill material at the Site is not considered to pose a significant risk to human health or the environment with respect to chemical CoPC.

2.5.1 Conceptual site model

To assist in the understanding of the Site and potential risks to receptors (i.e. human health, the environment or any environmental value), a conceptual site model (CSM) has been prepared based on information obtained during the PSI including limited sampling and assessment of outcomes.

The CSM is a qualitative analysis tool, which identifies potential contamination sources, transport mechanisms, exposure pathways and possible receptors to inform decision making concerning requirements (if any) for management action.

Table 4 Conceptual site model

Potential CoPC	Migration/exposure pathway	Potential receptors	Potential linkages
Asbestos	Inhalation of fibres	Site users (general public) Grounds keepers and maintenance workers undertaking ground-disturbing work	Complete Appropriate management action should be implemented in order to mitigate potential risks posed to human receptors and for risk reassurance purposes; particularly during any ground-disturbing works such as maintenance works, the presence of waste will require management action.

2.5.2 Implications for the Site

During the time of the investigation ACM was reported at surface and at depth and is the key consideration for any work conducted at the Site. Any disturbance of soils will have a high potential to disturb buried ACM fragments which are likely to be comingled with anthropogenic fill material and inert construction waste.

It is understood that upgrades to the Fremantle Public Golf Course have been completed with dense grass cover (in the form of maintained grass, turf and tees) installed since the PSI (GHD, 2021).

During the ongoing use of the Site, adequate management measures are required to mitigate the risk of exposure of workers and site users to ACM.

3. Site management strategies

This section outlines management measures that should be implemented to mitigate the health risks associated with ACM in soil and risks posed to on-site workers, Contractors and the public. The tasks and management strategies required for immediate implementation, in addition to strategies for workers or Contractors performing routine and non-routine tasks for the City of Fremantle are outlined below.

3.1 Stakeholder identification

GHD notes the *ASC NEPM Schedule B8 – Guideline on Community Engagement and Risk Communication* (NEPC 1999), DER (2014) and DoH (2021) in relation to the community consultation process. These matters are being addressed directly by the City, consequently the City will liaise with the Contaminated Site Auditor directly on these matters.

Identified stakeholders and their associated roles and responsibilities as relevant to the SMP are summarised in Table 5. A written confirmation from stakeholders undertaking works at the Site, confirming understanding of the roles and responsibilities outlined within this SMP is required, a record template example is presented in Appendix C.

Table 5 Staff roles and responsibilities

Role and name of stakeholder	Responsibility
Principal – City of Fremantle	Endorse and fulfil the requirements of the SMP and reporting / notification requirements. Implement the SMP and undertake the required actions in accordance with this governing document. Responsible for appointment of relevant Contractors to undertake works (where required) and stakeholder management. Also responsible for: - Contract document preparation and procurement. - Review and approval of Contractor plans such as (but not limited to) Environmental Management Plans and Occupational Health and Safety Management Plans. - Management of the Contractor throughout site works including issue of directions. - Updating of the SMP as required. - Overall responsibility of the SMP.
City of Fremantle employees Contractors / infrastructure providers	Provide written advice to the City that they have reviewed the SMP, agree to its content and agree to abide by it (in particular, accepting the implementation of the required management actions during construction and ongoing maintenance of the Site). Include requirements of the SMP in existing health and safety documentation (to incorporate control measures in relation to the contamination issues at the Site refer to Section 2.5).
General public/site users	Adhere to any signage and remain outside restricted/fenced areas
An appropriately qualified environmental consultant (in accordance with NEPM schedule B9)	Undertake relevant technical work as identified in this SMP (i.e. validation of relevant works). Update the SMP in response to changes in site conditions.
Contaminated Sites Auditor (Mr Jason Clay of Senversa)	Provision of Voluntary Auditors Report (VAR) to DWER concerning the SMP
Regulatory body (DWER Contaminated Sites Branch and Department of Health)	Review and provide approval of the VAR

3.2 Site wide ACM management strategies

The following management strategies should be implemented immediately to reduce the risk posed to the public and groundskeepers/workers by the potential ACM present on-site.

– Periodic hand picking surficial ACM to DoH standards (refer to Section 4.6).

– Maintenance of lawns and vegetated areas
– Minimised earthworks (e.g. excavation type activities). Where earthworks are required workers are made aware of the potential ACM risk and implementation of the SMP (this report) is undertaken.
– Training for the maintenance workers at the Site on the identification of ACM and disposal of ACM.
– The workers made aware of the risk of encountering ACM during earthwork activities (e.g. planting, excavation)

Further detail on some of the key strategies is provided below.

3.2.1 Routine works

City engaged Contractors regularly conduct routine works including vegetation management, landscaping and general maintenance at the Site. The regular maintenance tasks conducted at the Site, an assessment of whether there is a potential exposure risk to asbestos and proposed management strategies to lessen the health risk posed to identified receptors are included Table 6

The key management procedures listed below should be undertaken with consideration to the EMP (see Section 4) and prior to any routine works being undertaken a visual inspection for the presence of ACM (and appropriate removal) should be undertaken prior to the commencement of any works.

Table 6 Routine tasks, risk and management procedures

Routine task	Specific part of routine task	Potential exposure to asbestos fibres	Management Procedure
Vegetation maintenance	Tree and shrub planting and/or removal (including disturbance of soil at base of existing plants)	Yes	Site workers awareness training and training concerning management procedures Provision of appropriate PPE (including P2 masks, goggles, gloves and coveralls[2]). Refer to Section 4 of this report for relevant considerations
	Stump grinding		
	Hand pulling weeds	No	N/A ACM maybe encountered however given the low impact of disturbance related to the activity it is unlikely to result in the breakdown of ACM Appropriate disposal of ACM required.
	Garden bed spraying		N/A
	Tree and shrub pruning		
	Pruned vegetation clean up (i.e. raking up limbs and leaves)		
	Dragging branches and vegetation along ground		
	Broad acre weed spraying		
	Watering		
Turf maintenance	Whipper snipping edges	Yes	Site workers awareness training and training concerning management procedures Provision of appropriate PPE (including P2 masks, goggles, gloves and coveralls[2]) Refer to Section 4 of this report for relevant considerations
	Bush cutting weeds/cutting weeds below ground level		
	Front deck turf mowing – utilising an open air mower		
	Turf renovations		

[2] Coveralls (reusable or tyvek) are not required, however they are recommended as the intent is for the coverall to be left at work for cleaning or disposal. This would provide an additional level of protection against workers inadvertently taking potentially asbestos contaminated work clothes home. The contractor/CoF employees should take the conservative and safe approach that PPE should be worn when there is any uncertainty as to whether PPE is needed for a given task.

Routine task	Specific part of routine task	Potential exposure to asbestos fibres	Management Procedure
	Broad acre turf mowing – utilising a closed cab tractor	No	NA
	Turf spraying		
	Turf fertilising and wetting agent application		
Reticulation maintenance	Irrigation repairs – includes excavations	Yes	Site workers awareness training and training concerning management procedures Provision of appropriate PPE (including P2 masks, goggles, gloves and coveralls[2]). Refer to Section 4 of this report for relevant considerations
	Disposal of excavated material/soil	No	Soils should be disposed of to an appropriate landfill licensed to accept asbestos waste

3.2.2 Non-routine Site works

City of Fremantle would need to conduct non-routine works to maintain management measures over time against elements such as erosion via wind, water and human interference. These non-routine site works includes activities such as civil works onsite and excavations such as in the case of services infrastructure requiring maintenance.

These works would be conducted by council workers and Contractors. The non-regular maintenance tasks conducted at the Site, the potential risks associated with the task and proposed management strategies to lessen the health risk posed to workers are included in Table 7.

The key management procedures listed below should be undertaken with consideration to the EMP (see Section 4).

Table 7 Non-routine tasks, risk and management procedures

Non-routine event	Non-routine task	Potential exposure to asbestos fibres	Management Procedure
Civil works and excavations	Any activity where ground disturbance is required including track maintenance and resurfacing	Yes Physical breakdown of ACM. Potential to create dust and release airborne fibres. Potential exposure to asbestos fibres. Encountering ACM at surface and within fill material. Potential to uncover previously buried ACM.	Site workers awareness training and training concerning management procedures (refer to Section 4.3). Conduct emu bob prior to commencement of works Provision of appropriate PPE (including P2 masks, goggles, gloves and coveralls). Air monitoring for presence of potential asbestos containing material fibres. Dust suppression applied during soil. In the event of identification of asbestos, Soils should be disposed of to an appropriate landfill licensed to accept asbestos waste Refer also to Section 4 of this report for relevant considerations.

Non-routine event	Non-routine task	Potential exposure to asbestos fibres	Management Procedure
	Backfilling of excavation pit	Yes The risk is minimal however there is the potential to create dust and release asbestos fibres into the air	Refer to Section 4 of this report for relevant considerations
	Disposal of excavated material	Yes Potential to create dust and release asbestos fibres into the air when loading material for transport Potential exposure to asbestos fibres	Soils should be disposed of to an appropriate landfill licenced to accept asbestos waste Dust suppression applied during soil loading/unloading. Refer to Section 4 of this report for relevant considerations
Unanticipated fires	Fire occurs onsite or migrates onsite	Yes Release of potential ACM via airborne dust/ash, crushed during works to put fire out etc. Vegetation roots potentially binding ACM in soil removed, therefore ACM more mobile	Alert bushfire responders of the potential presence of ACM Provision of appropriate PPE (P2 masks as a minimum, goggles, gloves and coveralls) during initial response to bushfire noting the potential for friable asbestos to be present as a result of the fire. Post bushfire - engage unrestricted licence holder to stabilise, remove and remediate identified ACM and impacted areas

3.3 Periodic inspections

The City of Fremantle should conduct the following periodic inspections/reviews:

– Periodic maintenance of surface coverings at a minimum of every six months and after heavy periods of rain (refer to Section 4.5):

– Handpicking of surficial ACM (refer to Section 4.6) across the Site routinely, on an ongoing basis every six months along with additional events undertaken:

- Following periods of heavy rainfall
- Prior to any proposed redevelopment works

4. Environment management plan

The following is provided as a guide for management measures that may be required during Site works. The environmental control measures provided in the following sections are those anticipated to be required and are not necessarily exhaustive. The merit of undertaking individual management measures should be considered on a specific task basis based on the nature of the specific activity and weather conditions. The Contractor should identify any additional control measure considered to be required. It will be the responsibility of the Contractor to provide, install and maintain the environmental control measures identified as being required for the Site.

4.1 General onsite work

The following principles should be considered for all onsite (routine and non-routine) work:

– All employees and Contractors involved in site work activities should comply with regulations for the proper storage, transport and disposal of asbestos/contaminated waste in Western Australia, if asbestos is identified in a work area, including *Environmental Protection (Controlled Waste) Regulations 2004* as appropriate.
– Allowance for proper PPE should be made.
– All works shall be carried out to minimise the risk of ACM being spread across uncontaminated material.
– Any breakage/spillage of ACM shall be promptly reported to the City and cleaned up.
– All works activities are to be managed by applying a hierarchy of controls (eliminate, substitute, isolate, engineering controls and administrative control) approach to minimise impacts.
– All works should be carried out in accordance with this SMP.

4.2 Occupational health and safety management plan

Occupational health and safety at the Site will be the responsibility of the Contractor and/or the City employees during any Site work. It is the Contractor and/or the City employees' responsibility to implement provisions for health and safety including the preparation of plans and hazard assessments. The Occupational Health and Safety Management Plan (OHSP) is to be developed by the Contractor and/or the City employees to ensure all risks and statutory requirements have been addressed that relate to the activities completed.

Requirement for an Occupational Health and Safety Management Plan (OHSP) for any site work, should be prepared prior to the commencement of the activity to provide all relevant health and safety information for all personnel undertaking work at the Site and to provide and maintain safety standards and practices which offer the highest practical degree of personal protection to the on-site workers and the public, based on current knowledge.

4.3 Training

Training should be provided to City of Fremantle staff and Contractors that may be involved in works at the Site. Workers should also be inducted and trained into the subject, such that it the SMP can be successfully implemented. Training should include presentation of information in relation to the identification, reporting and precautions involving asbestos finds. Worksafe WA should be consulted for advice on the appropriate training courses and facilitators for the training required for the Site. Training should include (but not be limited to):

– Familiarisation with this SMP.
– Risks associated with any inadvertent ground disturbing activities at the Site.
– Potential for encountering ACM across the Site and the potential risks.
– Identification and appropriate disposal of ACM (as outlined in Section 4.8).
– Use of Personal Protective Equipment (PPE).

4.4 Personal protective equipment

The following is provided as general guidance on common PPE used to reduce the health risk associated with working around asbestos. Task-specific PPE should be selected based on the results of the risk assessment and Safe Work Method Statement (SWMS) development process. City of Fremantle staff and Contractors will be

required to assess the level of personal protective equipment (PPE) for personnel working at the Site. PPE is to be task specific and may include but not be limited to:

– P2 mask or equivalent respirator;
– Tyvek suit;
– Steel capped boots and boot covers;
– Hard hat;
– Safety vest;
– Gloves ;and
– Safety glasses (when in an active work zone).

4.5 Cover system

For surficial covers systems of less than 1 m, additional management measures will also be required including the implementation of the SMP (this report), installation of a geo-textile barrier and/or application (and maintenance) of a vegetation cover.

– The SMP (this report) will be required to be adhered to whenever a covering barrier is employed. This provides additional assurance that the protective measures will be maintained and that potentially affected parties will be kept informed of possible risks.
– The geo-textile barrier provides a warning of the presence of underlying soil contamination.
– A vegetative barrier can be very useful in protecting the clean fill cover from erosion and also from some forms of human disturbance.

A cover system should protect the Site against erosion and exposure of buried ACM and requires to be regular inspected and proactively managed (refer to Section 3.3).

4.5.1 Grass/turf areas

Grass/turf areas provide a dense vegetation cover over the underlying contaminated soils. Given the nature of the grass/turf cover (providing a natural barrier system); it is considered that a surficial ACM pick followed by proactive ongoing grass/turf maintenance is sufficient to manage the potential risk of underlying contaminated soils.

4.5.2 Access tracks

Capping of paths are to be covered with a hardstand such as bitumen, concrete or compacted crushed limestone and maintained in a proactive manner.

4.5.3 Geotextile/warning barrier

In accordance with DoH 2021 the following geotextile requirements are required if a geotextile/warning barrier is installed in the future at the Site:

– Contrasting colour to surrounding soils
– Water permeable
– High visibility
– Rot-proof and chemically inert
– High tensile strength
– Coverage of contaminated area and 0.5 m beyond boundary if practical
– Parallel sheets to be fixed together or overlap by 20 cm

An alternative means of visibly identifying and separating fill may also be used as a warning layer e.g. a layer of crushed rock. The clean fill cover applied over the geotextile/warning barrier needs to be thick enough to maintain a suitable cover over time.

4.6 Periodic hand-picking inspections

To mitigate the potential exposure of ACM to workers and the general public, the City shall conduct periodic handpicking inspections across the Site to reduce the occurrence of ACM.

A handpicking inspection should be conducted to DoH standards (DoH, 2021) supervised by a suitably experienced person who had adequate asbestos specific training, work history and/or experience, (potentially by the City of Fremantle). Handpicking events should be conducted as per the following events/frequencies:

– Routinely, handpicking will be conducted on an ongoing basis every six months
– Following periods of heavy rainfall
– Prior to any proposed redevelopment works

Each handpicking event shall consist of the following activities:

– Visual inspection across the entire Site and targeting areas which may have become unsealed (e.g. beneath established trees), during which the condition of any cover system should also be recorded.
– Where large amounts of ACM (hot spot areas) are encountered (>20 pieces) a localised inspection of the surface shall be carried out and include the following:
    - Walkover of the ACM impacted areas to determine the boundary of the localised inspection, a suitable size area incorporating where the ACM was encountered extending 1 m laterally beyond the identified area of ACM contamination
    - A minimum three passes of the area shall be completed with a 90 degree direction change between each pass. The walkover should continue for a maximum five passes or until no visual ACM is identified in the top 10 cm. Where ACM is still encountered after five passes additional management measures maybe required (e.g. application of cover system/restrict access).
    - Where ACM fragments are identified the location should be recorded with a hand held GPS, along with the fragments description and weight before collection.
    - The % w/w of ACM will then be calculated on a grid basis to seek to demonstrate a reduction in the concentration of ACM.
    - Collect and dispose of all ACM material in accordance with relevant guidelines, where applicable, to a suitably licensed facility in accordance with appropriate procedures (as outlined in Section 4.8).
– Any hot spot area should be denoted and targeted during future handpicking events to confirm no reoccurrences of ACM over time.
– Where hot spot areas are encountered engaging a suitably qualified and experienced person (as defined in DoH, 2021) should be considered in conjunction with the extent of ACM impacts.
– Stringent, independent validation should be carried out by a suitably qualified and experienced City of Fremantle personnel, or an environmental professional. Verification should include visual confirmation of implementation of the above measures (including supervision of the handpicking and visual inspection at completion to confirm the removal of all visible surface ACM) and inspection of relevant documentation concerning disposal off site to confirm ACM was appropriately disposed of. Summary of reporting requirements are outlined in Section 5. All documentation in relation to the handpick will be maintained by the City of Fremantle.

4.7 Intrusive works at the Site

Prior to the commencement of any soil disturbance or intrusive works at the Site it is important that workers/Contractors are made aware of the potential for the presence of ACM fragments throughout the Site. As there is the potential to encounter and intersect ACM during surface or subsurface works, all activities should be undertaken in accordance with the procedures outlined below. This will assist in reducing the potential risk to site workers and general site users.

4.7.1 Approval to undertake subsurface activities

Prior to the commencement of any excavation works, the following procedures should be followed:

– Obtain permission from the City to undertake subsurface activities;

– Provide information on the specific works that are to be carried out so that the City can determine the appropriateness of the works; and
– Obtain information from the City on the details of the potential contamination, any control measures that may be in place and specific site management works requirements.

4.7.2 Hand picking for ACM

Prior to the mobilisation of any heavy machinery (where required) hand picking across the work area should be undertaken in accordance with DoH (2021) guidance and procedures outlined in Section 4.6.

Where ACM is still encountered after five passes of hand picking the soils, excavation and off-site disposal of contaminated soils to an appropriately licensed facility may be required but should only be undertaken in consultation and approval by the City. Consideration of managing ACM impacted soils on Site should also be undertaken in consultation and approval by the City.

4.7.3 Areas with implemented cover system

Wherever there is the need to penetrate below the any cover system (predominately grass/turf), the following management procedures should be adopted (where applicable):

– The overlying clean fill/turf will be segregated for future reuse and the warning layer (where applicable) neatly cut allowing for a minimum 300 mm overlap of the warning layer material (Figure 3)
– Material below the cover system shall be subject to active dust suppression (where deemed necessary and dependant on the area being disturbed). Works within soils that may contain ACM should be deferred to ideal weather conditions when the soil conditions are damp, and during a time that the Site is not heavily occupied. Should conditions be dry or windy all works should be postponed until calm conditions prevail.
– Consider all materials excavated from beneath the cover system as contaminated soils. No reuse of contaminated soils is permitted at the surface of the Site, all material excavated should be reinstated below the cover system (at a depth of >10 cm) or disposed offsite to a suitably licenced landfill facility in accordance with DWER (2019). Stockpiles of such material should not remain on Site.
– Backfill any excavation with clean fill (refer to Section 4.9) above the cover system. The segregated clean materials removed during the excavation may be used as backfill (Figure 4).
– Installation of replacement cover system layer at the same level as the original layer and overlap the original cover system layer by a minimum width of 300 mm in all directions (Figure 4).

4.7.4 Excavation

The following principles shall be adopted for all excavations:

– No excavation on the Site shall commence until a dust management plan and asbestos air monitoring program is implemented (where deemed necessary by the City of Fremantle) by an appropriately qualified person.
– No excavation or ground disturbance should commence prior to the completion of hand picking with procedures outlined in Section 4.7.2.
– Excavations should be carried out with due care and drop heights reduced when loading trucks to minimise drivers potential exposure to contaminated material.
– Trucks will be loaded as close to the area of excavation as reasonably practicable to minimise the potential of spreading contamination.
– No excavation should be carried out in windy conditions which are likely to generate significant airborne dust. If the surface soil is dry and dusty then it must be lightly sprayed with suitable surfactant (i.e. chemically inert) to prevent any dust occurrence. Water supply and approved dust surfactant for dust suppression must be present at all times.
– Excavation method shall be defined on-site to minimise exposure of the excavator and truck drivers to dust.
– All excavations and loading of trucks shall be undertaken in such a manner that ensures no spillage of impacted material occurs outside designated work areas.

– The excavations shall be carried out in such a manner as to minimise the material excavated to only material that is necessary for the remedial works.
– No asbestos contaminated material shall be stockpiled at any time.
– At the completion of excavations the cover system (refer to Section 4.5) should be adequately re-instated and a final handpick inspection for the assessment of residual surficial ACM (and removal) should be carried out (refer to Section 4.6) across the work area.

4.7.5 Fencing and signage

During any intrusive works the erection of fencing and warning signage should be considered. Discretion should be exercised when deciding which type of fencing is best suited for the task/activity. For activities containing the potential for generating dust (i.e. breaking ground), the fencing is required to be shrouded in hessian or similar to mitigate dust migration.

Temporary signs should be implemented to inform the general public of the works onsite or if public access is restricted. Signage required would be temporary and transportable, to be deployed during specific site maintenance activities such as brush cutting (i.e. not permanently mounted on fences or gates).

Signage should comply with Australian Standard AS1319 - 1994 Safety Signs for the Occupational Environment. As there is no imminent danger, the most appropriate sign would be the black on yellow Warning/Caution style, that warn of conditions that are not likely to be life threatening if the message is ignored. These signs often incorporate a black triangle with an exclamation mark in the middle. The wording on these signs should clearly read; “ground disturbance works in progress potential for dust generation”.

4.8 Removal and disposal of ACM

Where asbestos products such as cement sheeting fragments or piping are visibly encountered during hand picking activities or earthworks during routine/non routine tasks, the asbestos must be removed in accordance with Worksafe WA and the Code of Practice for the Safe Removal of Asbestos (NOHSC, 2005a). ACM will be excavated and segregated from the remainder of the material (where possible) so that it can be managed appropriately. The following minimum measures are to be undertaken to limit the release of asbestos fibres:

– All asbestos work greater than 10 m^2 and removal of any quantity of Friable Asbestos[3] is to be performed by a Contractor with an appropriate Asbestos Removal Licence issued by Worksafe WA (minimum of “Restricted Asbestos Removal Licence”). Removal of asbestos quantities less than 10 m^2 may be undertaken by a suitably experienced Competent Person[4].
– All suspected contaminated material should be maintained in a damp condition prior to disturbance and/or removal. Large volumes of water applied at low pressure to minimise the generation of dust from water droplets. If available, a wetting agent should be added to the water as this facilitates more rapid wetting of the ACM.
– ACM waste (not associated with asbestos contaminated soil) is to be double wrapped prior to transport as per the *Code of Practice for the Safe Removal of Asbestos* (NOHSC, 2005a).
– Any segregated asbestos sheet fragments identified will be placed by hand into heavy duty 200 µm (minimum thickness) polythene bags that are no more than 1,200 mm and 900 mm wide for ease of handling. The bags should be labelled with an appropriate warning, clearly stating that they contain asbestos and that dust creation and inhalation should be avoided. Material will be sprayed with low pressure water as it is loaded into the bags, which in turn should be placed into leak proof containers.
– Personnel in direct contact with asbestos need to adopt safe removal of their PPE.
– Used disposable coveralls, masks and gloves are to be removed prior to exiting the site and placed in bags for disposal along with the other asbestos waste.
– The person that undertakes the handpick must be appropriately licenced and experienced.

[3] Asbestos-containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure (NOHSC, 2005a).
[4] Person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work. (NOHSC, 2005a)

Transport and final disposal of asbestos containing material shall be carried out in accordance with the Occupational Safety and Health Regulations 1996 and the Code of Practice for the Management and Control of Asbestos in Workplaces (NOHSC, 2005b) and the Environmental Protection (Controlled Waste) Regulations 2004. Information provided by DWER Information Sheet: Disposal of Material Containing Asbestos advises "*you do not need a controlled waste carrier licence or controlled waste tracking forms for the offsite removal, transportation or disposal of material containing asbestos".*

ACM removed from the Site will be disposed of to a landfill licensed to accept asbestos waste in accordance with the Landfill Waste Classification and Waste Definitions 1996 (As amended December 2019) (DWER, 2019). Under the Landfill Waste Classification and Waste Definitions 1996 (As amended December 2019) (DEC, 2019), ACM, including cement sheeting and/or fibres is classed as a Type 1 Special Waste.

The responsibilities of the waste producers, transporters and operators of disposal sites are outlined in the Environmental Protection (Controlled Waste) Regulations 2004. The transportation and disposal of any waste materials containing asbestos is controlled by the DWER. Under the Environmental Protection (Controlled Waste) Regulations 2004, the Contractor responsible for transportation of ACM must be licensed to undertake such activities. Asbestos may only be disposed of at a site approved by the DWER.

Material will only be transported off-site once approval has been provided by the landfill operator, with copies of all tip dockets for material disposed of to landfill to be provided to the City.

4.9 Importation of fill

Any imported fill material shall meet the definition of clean fill (as summarised below):

Clean fill means raw excavated natural material such as clay, gravel, sand, soil or rock fines that:

– has been excavated or removed from the earth in areas that have not been subject to potentially contaminating land uses including industrial, commercial, mining or agricultural activities; and
– has not been processed except for the purposes of:
  - achieving desired particle size distribution; and/or
  - removing naturally occurring organic materials such as roots;
– does not contain any acid sulfate soil; and
– does not contain any other type of waste.

Importation of fill, should be carried out in accordance with the following:

– The Contractor shall confirm the source of proposed imported fill material and make sure it is classified as clean fill prior to importation, with appropriate documentation recorded and provided to the City
– All works shall be carried out to minimise the risk of remnant anthropogenic fill material (existing on-site soils) being exposed to or mixed with clean fill material.

If deemed necessary by the City, testing of proposed imported fill material will be undertaken, prior to use on Site, to make sure compliance with clean fill requirements. Soil samples shall be collected by the Contractor at an appropriate frequency and forwarded to a NATA-accredited laboratory and analysed for contaminants of potential concern (CoPC) as specified by the City.

4.10 Transportation procedures

The transportation of all materials to and from the Site should conform to the appropriate requirements of the DWER, Main Roads WA, local authorities and any other relevant authorities. The transportation procedures and conditions to be considered include:

– Based on the level and quantity of waste identified at the Site, controlled waste permits are currently not required. However, if this changes and a controlled waste permit is issued by the DWER and controlled waste permits shall be used for carting and disposal of controlled wastes.
– Before leaving the Site, trucks transporting contaminated soils should be inspected to ensure that no contaminated soil is adhering to the outside of the truck.
– If any spillage of contaminated material occurs along the trucking route it is to be reported immediately to the City and the Contractor shall clean it up directly.

4.11 Material tracking

Quantities and types of materials moving off-site should be documented on a material register. This should be compared to waste disposal receipts from receiving facilities. Receipts for disposal of materials should be supplied to the City at the end of each day.

Any change to the disposal location should be negotiated with the City prior to moving the material off-site.

Should material quantities moving off-site not match quantities being received at the recommended disposal facilities, the City may cease work until material-tracking issues can be corrected.

4.12 Control of dust

The level of dust control relates proportionally to the specific activity and weather conditions. Generation of dust should be kept to a minimum. A site risk assessment should be undertaken in accordance with *A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities* (DEC, 2011) to determine the level of dust management and monitoring required. The system shall also have the capacity to notify the City and Environmental Consultant.

The site manager should be kept informed of conditions breaching pre-defined dust levels used as triggers for control actions. Inevitably, a certain amount of dust will be produced during dry weather conditions by site work procedures but every effort is to be made to keep this to a minimum (DoH, 2021).

The Contractor should implement all measures necessary to effectively control all dust and windborne material emanating from the Site to prevent it from being blown over or onto property outside the Site. The measures should include, but not be limited to:

– Frequent watering of areas being disturbed or surface destabilised by the Contractor (Water used for dust suppression should not be allowed to escape off-site by the stormwater system, sewer or any other means).
– Discontinuing dust creating works when wind velocities are such that dust suppression is not achievable.
– The stabilisation using watering equipment and any approved stabilisation agent to all disturbed and exposed areas prior to any shutdowns or the operation of water carts through these periods to control dust.
– The timely stabilisation using approved hydromulch of completed earth-worked areas (if needed).
– Street sweeping to occur frequently on intersections of Site accessed and public roads.

4.12.1 Asbestos air monitoring

During intrusive works, asbestos air monitoring should be implemented (where deemed necessary by the City of Fremantle) for the duration of the works. The asbestos monitoring methodology should be undertaken with reference to the Codes of Practice listed below:

– Occupational Safety and Health Act 1984 (the Act) and the Regulation
– NOHSC. Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC:2018(2005)]
– NOHSC. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres. [NOHSC:3003(2005)]

The location of the asbestos air monitors should take into consideration the scope of works being undertaken, the location of prevailing winds and location of the closest receptor. The asbestos air quality limit for protecting the public around contaminated sites is 0.01 fibres per millilitre (f/ml) using the membrane filter method - as endorsed by the enHealth Council in Management of asbestos in the non-occupational environment 2005 document (enHealth 2005).

4.13 Environmental site attendance

Depending upon the specific task, the site works by the Contractor may need to be monitored full time by the City (or delegated representative), particularly in the case of any large scale works. This person will have the authority to dictate works, including any necessary stoppages for environmental reasons, as and when the situation requires.

The City (or delegated representative) will perform visual validation assessments of areas where site work measures are implemented. The purpose of visual validation inspection is to confirm that measures have been implemented appropriately and are effective.

4.14 Contingency response

A Contingency and Emergency Response Plan should be prepared by the Contractor. The purpose of the contingency plan is to identify unexpected situations that could occur during the management of the Site, and to specify procedures that can be implemented to manage such situations and prevent adverse impacts to human health. Examples of procedures to be adopted in the event of encountering unexpected occurrences are provided in the following sub sections.

4.14.1 Friable asbestos identified

For all ground-disturbance at the Site the presence of ACM is possible. However, the source of asbestos is expected to be bonded, non-friable ACM (with minor co-located asbestos fibres). In the event that visual observations identify a source of friable asbestos, the following shall be undertaken:

– The Environmental Consultant shall visually assess the suspected material to confirm (or otherwise) the presence of friable asbestos (FA) (confirmatory laboratory analysis may also be required).
– Areas where FA contamination is suspected / confirmed shall be isolated and secured from unnecessary access (including any non-essential workers).
– Appropriate signage shall be erected across the Site and at access points.
– A sealant, temporary cover or encapsulation shall be applied to the fibrous asbestos that cannot be immediately removed.
– Dust suppressants should be applied across relevant impacted areas.
– Site drainage should be evaluated and modified, particularly where there is a risk of potential water erosion.

The adopted actions will be contingent on specific site conditions identified during the progress of site works and will require further development within a CEMP. If FA is identified, all friable asbestos shall be managed and removed in accordance with Worksafe WA, the *Code of Practice for the Safe Removal of Asbestos* (2nd Edition) (NOHSC 2005a) and by an appropriately licensed asbestos removalist.

4.14.2 Other contaminants at the Site

Given the former landfill practices that have occurred at the Site during the implementation of site works, potential exists for previously undetected contaminants or hazardous materials to be found in the surface or subsurface soils. If, at any time during the site works, an operator intercepts a zone of contamination or a hazardous or potentially hazardous material that has not been identified previously, or that may require specialist management advice, the operator will report to the City within 24 hours.

The Contractor will cease work and instruct that the contaminated soils or hazardous materials be addressed to the satisfaction of the Environmental Consultant. The Environmental Consultant will implement a sampling and analysis program to evaluate the nature, extent and severity of the contamination and may segregate the material prior to off-site disposal.

Once test results have been received and the contamination has been assessed and fully delineated, the Environmental Consultant will provide advice to City of Fremantle on the recommended site work strategy. Validation will be undertaken following excavation of the contaminated soils and prior to any development.

4.14.3 Complaints

All complaints should be dealt with immediately by the Contractor and should be directed to the City, as required.

5. Reporting requirements

5.1 Periodic cover system inspections

The cover system requires periodic maintenance to ensure the integrity of the system. These inspections should be conducted biannually and after period of heavy rainfall and inspection records (example of which is presented in Appendix D) kept on file at the City of Fremantle offices. This can be achieved through addressing the following questions:

– Have appropriate materials been used? (i.e. not disturbed/degraded by weather conditions, suitable thickness applied, and integrity of hard cover intact)?
– Is there any evidence of unauthorised disturbance? i.e. digging, human interaction?
– Is there any evidence of erosion? i.e following high wind or rainfall events?

5.2 Periodic handpicking inspections

The City (or appointed contractors where required) shall undertake periodic hand picking events at the Site are to be undertaken to mitigate the risk of exposure to ACM and also address aesthetic and public perception to ACM. During the hand picking events the integrity of the cover systems, fencing, gates, signage should also be noted. The frequency of the handpicking events is outlined in Section 4.6. Inspection records and supporting documentation (example of which is presented in Appendix E) should be kept on file at the City of Fremantle offices.

The findings of the periodic inspections should be documented in accordance with DoH (2021) and as a minimum include the following:

– Scope of work completed
– Results of the hand picking event comprising weight and % concentration of ACM identified of the hot spot area
– Photographic log
– Disposal dockets of all ACM removed off site
– Figure showing locations of hot spot areas which required localised inspection
– Outline the asbestos specific training, work history and experience of at least the person supervising the handpicking event. Field personnel need to demonstrate that they have been adequately trained to identify the range of asbestos-containing materials present in soils and how to assess their condition.

The method of documentation, storage, and filing will be at the discretion of the City.

5.3 Review of site management procedures

The City shall conduct an annual periodic review of the SMP for the first 2 years of operation, after which the review may be undertaken on an ‘as needed’ basis, providing that the prior annual reviews demonstrate that a yearly review is no longer needed. This is to make sure the SMP addresses any issues concerning ongoing site management, incorporates any changes to the Site condition or changes in legislation, regulations and guidelines.

The City is responsible for undertaking, documenting and recording the SMP reviews. Additional reviews may be triggered in response to matters such as (but not limited to):

– Requirements for installation of underground services/utilities and/or above-ground structures (e.g. infrastructure improvements in the vicinity to the club house development).
– Further remedial works.
– Contingency actions (if implemented).
– A change in ownership.
– Changes to stakeholder expectations.

Where there is a change in the condition of the Site, the SMP should be updated accordingly and communicated (with inspection reports) to relevant internal stakeholders (e.g. relevant property managers responsible for different

portions of the Site) and relevant regulatory authorities (e.g. DWER). A formal process for recording the periodic SMP reviews should be developed and maintained with a Revision Status Register (or similar).

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Scale 1:2,500 at A3

0 300 600 900 1,200

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50

N

Legend

Site Boundary

City of Fremantle
Fremantle Public Golf Course
Site Management Plan

Job Number	12545707
Revision	A
Date	09 Nov 2021

Site Location

Figure 1

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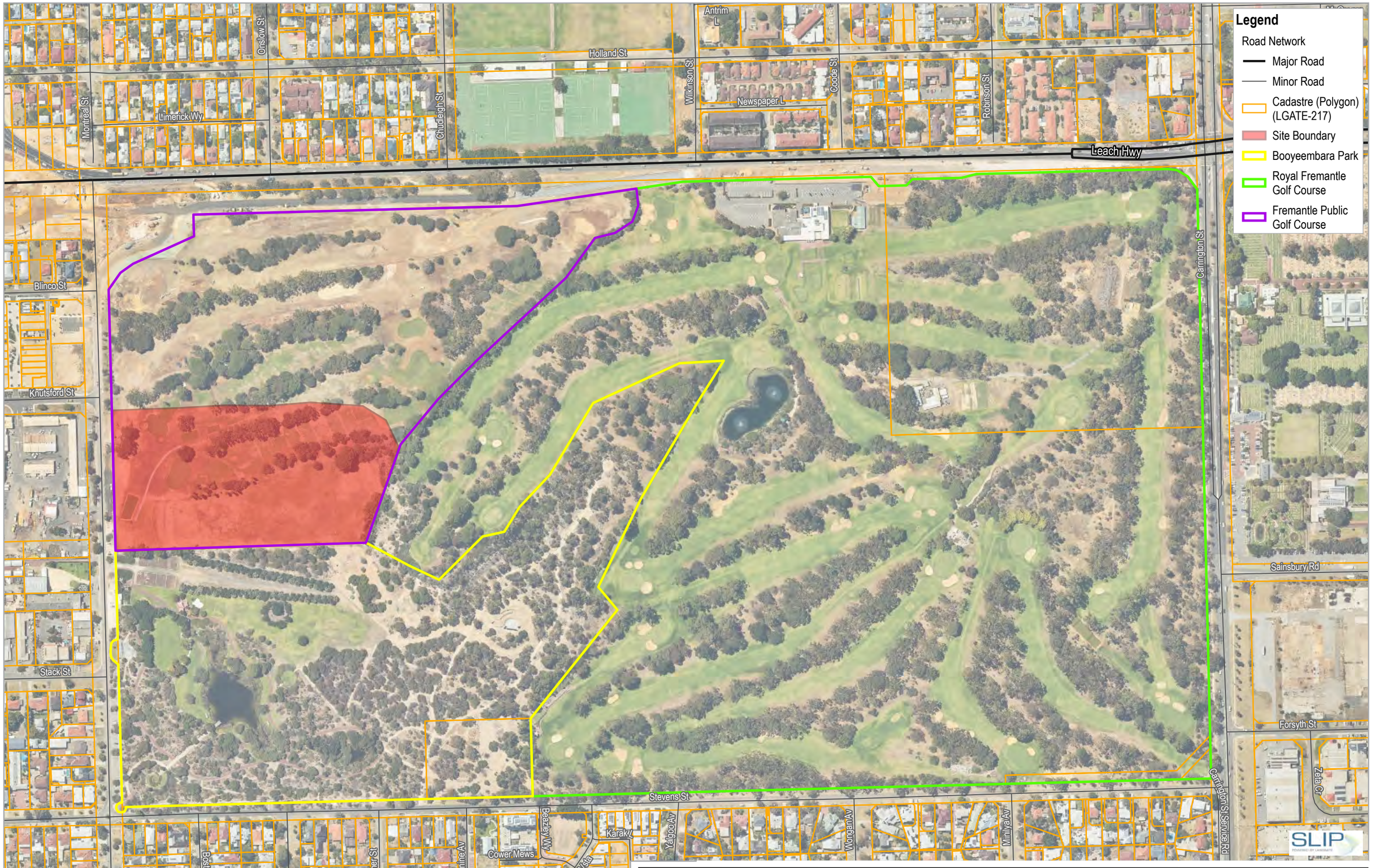
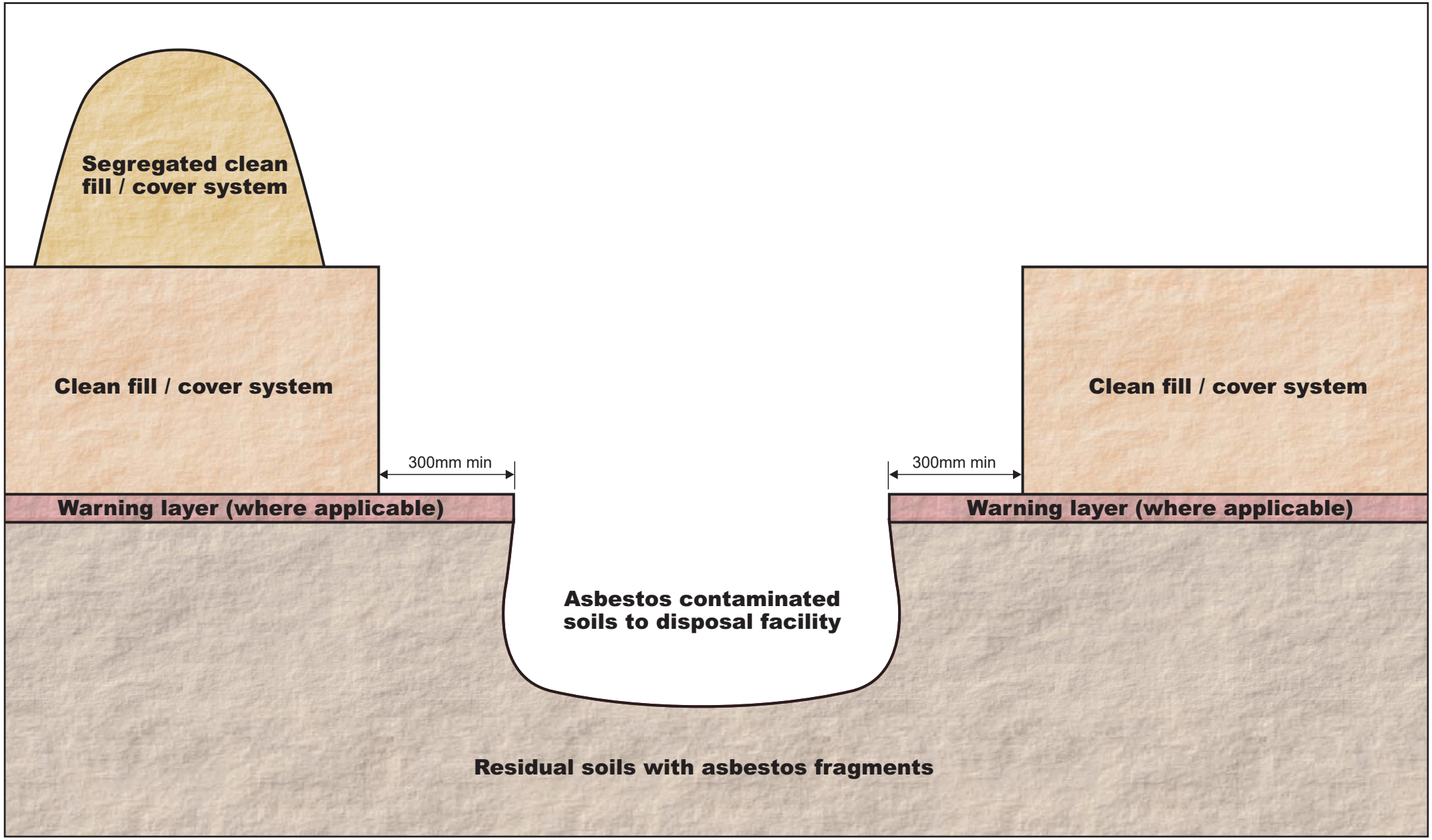

Legend
Road Network
Major Road
Minor Road
Cadastre (Polygon) (LGATE-217)
Site Boundary
Booyeembara Park
Royal Fremantle Golf Course
Fremantle Public Golf Course
Holland St
Onslow St
Montreal St
Limerick Wy
Chudleigh St
Wilkinson St
Antrim L
Newspaper L
Coode St
Robinson St
Leach Hwy
Carrington St
Blinco St
Knutsford St
Stack St
Sainsbury Rd
Forsyth St
Zeta Cr
Stevens St
Carrington St service Rd
Karak
Yalgoo Av
Wongan Av
Miniliya Av
Beazley Wy
Mougher Vista
Cower Mews
Nannine Av
Fisher St
Wiluna Av
Bosbeck St
Hope St
Paper Size ISO A3
0 25 50 75 100
Meters
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 50
N
City of Fremantle
GHD
City of Fremantle
Fremantle Public Golf Course
Site Management Plan
Site Layout
Project No. 12545707
Revision No. B
Date 15/11/2021
FIGURE 2
\\ghdnet\ghd\AU\Perth\Projects\61\12545707\GIS\Maps\Working\12545707\12545707.aprx\12545707_GolfCourse_002_SiteLayout_RevA
Print date: 15 Nov 2021 - 17:21
Data source: GHD: Site Boundary - 20210504; Landgate: Imagery, Road Network, Cadastre, Localities (Accessed) - 20210504
Landgate_Subscription_Imagery\WANow: Landgate / SLIP. Created by: azepeda-ortega



LEGEND

City of Fremantle
Fremantle Public Golf Course
Site Management Plan

Excavation below cover system

Job Number	12545707
Revision	0
Date	17 Sep 2021

Figure 3

N:\AU\Launceston\Projects\Admin\Graphics\12\545707\12545707_LST_01.cdr

999 Hay Street Perth WA 6000 **T** 61 8 6222 8222 **F** 61 8 6222 8555 **E** permail@ghd.com **W** www.ghd.com

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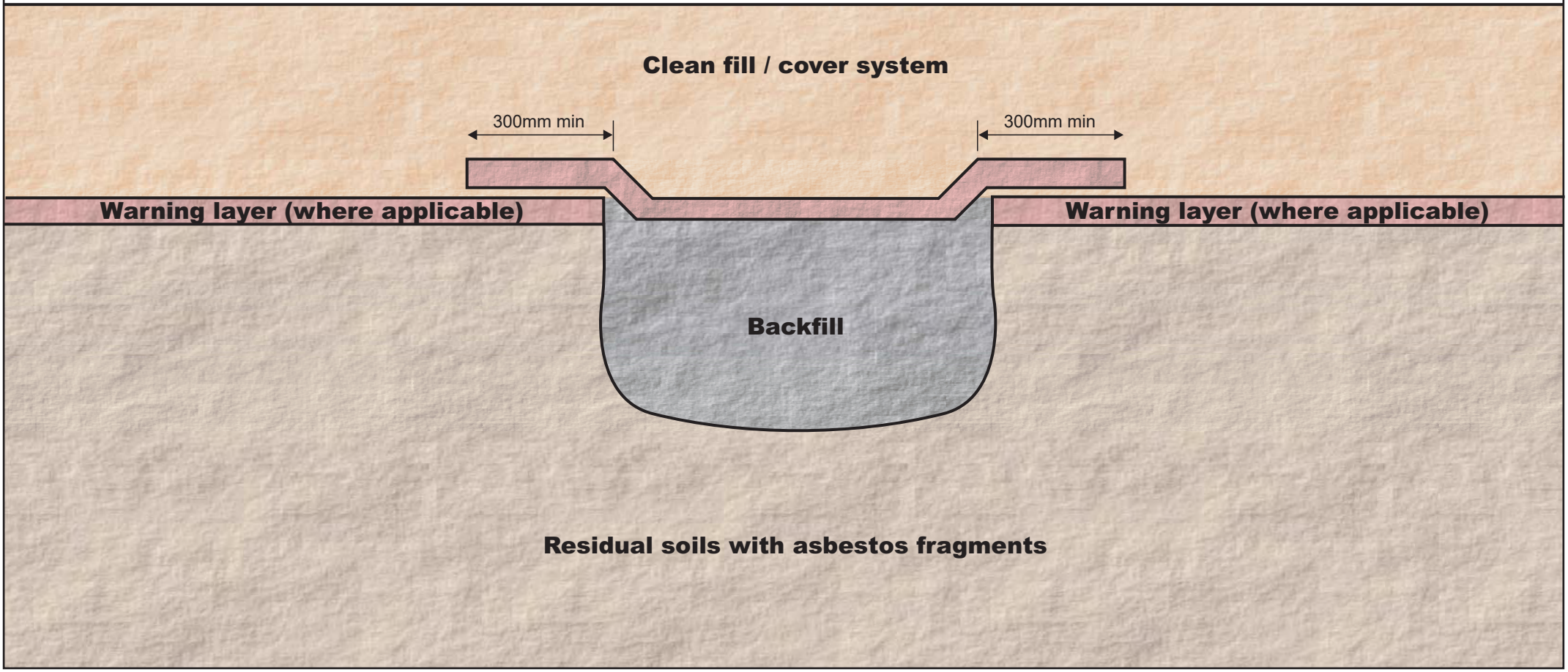

LEGEND

City of Fremantle
Fremantle Public Golf Course
Site Management Plan

Reinstatement of excavation below cover system

Job Number 12545707
Revision 0
Date 17 Sep 2021

Figure 4

N:\AU\Launceston\Projects\Admin\Graphics\12\545707\12545707_LST_02.cdr

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Appendices

Appendix A

DWER Basic summary of records

Contaminated Sites Act 2003
Basic Summary of Records Search Response

Report generated at 12:04:11PM, 05/05/2021

Receipt No: RR021998

ID No: 34592

Search Results

This response relates to a search request received for:

20 Montreal St
Fremantle, WA, 6160
Approximate spatial representation of section of Lot 555 on Deposited Plan 413935 as shown on certificate of title LR3170/948, Crown Reserve 6638, known as 20 Montreal Street, Fremantle WA 6160

This parcel belongs to a site that contains 2 parcel(s).

According to Department of Water and Environmental Regulation records, this land has been reported as a known or suspected contaminated site.

Address

20 Montreal St
Fremantle, WA, 6160
Approximate spatial representation of section of Lot 555 on Deposited Plan 413935 as shown on

Parcel Status

Classification: 04/10/2010 - *Possibly contaminated - investigation required*

Nature and Extent of Contamination:

The surface soils down to 0.3 metres below the ground surface are impacted with asbestos cement sheeting in the south western portion of Lot 2118, located near the corner of Montreal Street and Stevens Street.

The site was historically subject to unregulated landfilling and the quality of soil and groundwater beneath the site unknown.

Restrictions on Use:

Due to the presence of asbestos in soils, DEC recommends that a site-specific health and safety plan be developed to address the health risks associated with asbestos.

Reason for Classification:

This site was reported to the Department of Environment and Conservation (DEC) as per reporting obligations under section 11 of the 'Contaminated Sites Act 2003', which commenced on 1 December 2006. The site classification is based on information submitted to DEC by May 2010.

The site was reported because it has been subject to unregulated land filling for 20 to 30 years and there are visual indications of contamination including asbestos cement sheeting on the ground surface.

This site was historically used for unregulated land fill activity for approximately 30 years, from the 1960's to the 1980's. This is a land use that has the potential to cause contamination, as specified in the guideline 'Potentially Contaminating Activities, Industries and Landuses' (Department of Environment, 2004).

Disclaimer
This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.

Contaminated Sites Act 2003
Basic Summary of Records Search Response

Report generated at 12:04:11PM, 05/05/2021

	The site is a subsection of a larger site, comprising the Royal Fremantle Public Golf Course and Booyeembara Park. The area that has been selected for classification under the Contaminated Sites Act 2003 has been derived from historical aerial photographs which depict the former spatial extent of the landfill. DEC understands that several investigations and remedial efforts have been undertaken at the site to remediate the asbestos impacted areas since 2009. At the time of classification the City of Fremantle Council was in the process of developing an interim management plan and planning additional remedial work involving emu-picking surface asbestos cement sheeting (ACM) and installing fencing in areas that contain surface ACM. Additionally it is understood that investigations are planned to determine the contamination status of the site in relation to unregulated land filling that historically occurred at the site. Groundwater investigations have not been carried out, and the quality of groundwater beneath the site is unknown. A Screening Risk Assessment for asbestos present in soil has indicated that further remediation is required to mitigate potential risks to human heath, the environment or any environmental value. As the site has only been partially investigated, a comment cannot be made on the suitability of the site as a whole for continued use as a public reserve. As there are grounds to indicate possible contamination of the site, and further works are required to determine the contamination status of the site and the site is therefore classified as 'possibly contaminated - investigation required'. DEC, in consultation with the Department of Health, has classified this site based on the information available to DEC at the time of classification. It is acknowledged that the contamination status of the site may have changed since the information was collated and/or submitted to DEC, and as such, the usefulness of this information may be limited. In accordance with Department of Health advice, if groundwater is being, or is proposed to be abstracted, DEC recommends that analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.
Certificate of Title Memorial	Under the Contaminated Sites Act 2003, this site has been classified as "possibly contaminated - investigation required". For further information on the contamination status of this site, please contact the Contaminated Sites section of the Department of Environment & Conservation.
Current Regulatory Notice Issued	**Type of Regulatory Notice:** *Nil* **Date Issued:** *Nil*
General	No other information relating to this parcel.

Disclaimer
This Summary of Records has been prepared by Department of Water and Environmental Regulation (DWER) as a requirement of the Contaminated Sites Act 2003. DWER makes every effort to ensure the accuracy, currency and reliability of this information at the time it was prepared, however advises that due to the ability of contamination to potentially change in nature and extent over time, circumstances may have changed since the information was originally provided. Users must exercise their own skill and care when interpreting the information contained within this Summary of Records and, where applicable, obtain independent professional advice appropriate to their circumstances. In no event will DWER, its agents or employees be held responsible for any loss or damage arising from any use of or reliance on this information. Additionally, the Summary of Records must not be reproduced or supplied to third parties except in full and unabridged form.

Contminated Site DMO 5428 - Golf Course

LEGEND

DEC Classified - TGDB ROADS

- Highway, Freeway
- Main road sealed
- Main road unsealed
- Minor road sealed
- Minor road unsealed
- 1E - track (4x4)
- 2B - Operational secondary road (unsealed)
- 2C - Operational minor road (unsealed)
- 2D - Operational internal access (condition variable)
- 2E - Operational track (4x4)
- 3B - Restricted secondary road (sealed)
- 3C - Restricted minor road (unsealed)

N

0 ~150 m

Scale 1:5013
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994

Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by: valleld
Prepared for:
Date: 5/05/2021 11:52:28 AM

Information derived from this map should be confirmed with the data custodian acknowleged by the agency acronym in the legend.

Government of Western Australia
Department of Water and Environmental Regulation

WA Crown Copyright 2002

Appendix B

Certificate of title

WESTERN AUSTRALIA

REGISTER NUMBER	
555/DP413935	
DUPLICATE EDITION **N/A**	DATE DUPLICATE ISSUED **N/A**

VOLUME **LR3170** FOLIO **948**

RECORD OF QUALIFIED CERTIFICATE OF CROWN LAND TITLE

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 555 ON DEPOSITED PLAN 413935

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: CITY OF FREMANTLE OF PO BOX 807, FREMANTLE
(XE L100532) REGISTERED 9/10/2009

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. O236300 CLASS A RESERVE 6638 FOR THE PURPOSE OF RECREATION - ACT 95 OF 1973 REGISTERED 13/9/2019.
   L100532 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR ANY TERM NOT EXCEEDING 42 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS. REGISTERED 9/10/2009.

Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

----------END OF CERTIFICATE OF CROWN LAND TITLE----------

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	DP413935
PREVIOUS TITLE:	LR3112-708
PROPERTY STREET ADDRESS:	20 MONTREAL ST, FREMANTLE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF FREMANTLE

END OF PAGE 1 - CONTINUED OVER

LANDGATE COPY OF ORIGINAL NOT TO SCALE 29/03/2021 04:01 PM Request number: 61814591
Landgate
www.landgate.wa.gov.au

RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: O236298 CORRESPONDENCE FILE 11321-1897

LANDGATE COPY OF ORIGINAL NOT TO SCALE 29/03/2021 04:01 PM Request number: 61814591

Landgate
www.landgate.wa.gov.au

Appendix C

Stakeholder endorsement record

Subject: Site Management Plan (SMP) - Stakeholder endorsement statement

This form confirms that stakeholders, as listed in **Table 1**, are aware of the document entitled *Fremantle Public Golf Course Site Management Plan, 2021*, agree to its content, and agree to abide by it.

Table 1 Stakeholder endorsement of Site Management Plan (SMP)

Stakeholder	Name of authorised personnel	Signature of authorised personnel	Date (dd/mm/yy)	Contact details (email/telephone)

Appendix D

Cover system inspection record example

Site inspection record sheet

Site Name:			
Representative:		**Date:**	**Sheet____ of ____**
Home/Office Departure Time:	**Site Arrival Time:**	**Site Departure Time:**	
Weather Conditions:	(Please circle) Fine Overcast Light Rain Heavy Rain Other_____		
	Rainfall : Morning Afternoon		
	Wind strength: Generating Dust: (Please circle) **Yes** **No**		

Key activities planned for day	

Item	**Time**	**Photo**	**Record of Activities / Issues Encountered / Discussions with Contractors / Phone calls/ Sketch / Other Notes**

Notice/action to organise for next day:	

Appendix E

Periodic handpicking inspection record sheet

Periodic Handpicking Inspections Record

Date Name of personnel

Was a visual inspection for the presence of asbestos undertaken across the entire Site? Y N

If no which areas were not accessed? And why……

……

Are all signs warning of the potential for ACM at the entrances in good working order? Y N

If no which entrance sign requires maintenance?

Are the grass/turf areas providing a dense vegetation cover? Y N

Details of any grass/turf areas which require maintenance……..…….

Do the garden and bushland areas have an appropriate 0.1 m mulch cover ? Y N

If No which areas require maintenance .....……..

Are there any areas of mulch cover which have evidence of erosion? Y N

Are access tracks in good working order? Y N

If No which access tracks require maintenance .....…….……..

Where a geotextile barrier is installed is there sufficient cover over the barrier or is the barrier visible? Y N

Note areas where cover requires maintenance and/or barrier is visible

……

Was there any damage to fencing and/or gates across the Site? Y N

If Yes where and details of damage…….

Was any asbestos containing material (ACM) encountered during the inspection? Y N

If Yes

How many fragments …….

Where was the ACM encountered .....…….

Was the ACM removed and disposed off site appropriately Y N

Where >20 pieces of ACM were collected was a localised inspection undertaken? Y N

Refer to Section 5.6 of the Site Management Plan for details on the localised inspection procedures

If No why?.....

……..

If Yes make sure the following documentation has been provided

weight and % concentration of ACM identified of the hot spot area on a grid basis

GPS locations of ACM fragments

Disposal dockets of all ACM removed off site

Figure showing locations of hot spot areas which required localised inspection

Details/qualifications of persons who undertook the localized inspection

ghd.com

The Power of Commitment

C2402-15 PROPOSAL FOR MAJOR LAND TRANSACTION FREMANTLE PUBLIC GOLF COURSE

Attachment 6 – Fremantle Public Golf Course – Operational Management Plan

Fremantle Public Golf Course

- Operational Management Plan

fremantle.wa.gov.au

CITY OF FREMANTLE PUBLIC GOLF COURSE OPERATIONAL MANAGEMENT PLAN

To enrich the heritage and prestige of the Fremantle Public Golf Course. The City of Fremantle will continue to work collaboratively with the golfing community and all stakeholders to deliver a state-of-the-art golf facility and ensure all visitors have an exceptional golf experience.

Prepared by Trevor Strachan Consulting
ABN 43 824 580 472
Date 30th July 2021

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1.0 INTRODUCTION

The Fremantle Public Golf Course is built on Lot 2118 on Plan 194070 Vol. / FL 3112/702 High Road Fremantle. The course is set on 17.2 ha. The course as gone undergone an upgrade and redesign to accommodate the new High Road upgrade. This require the use of part of the northern section of the golf course and a redesign was required for Safety Compliance by the Main Roads Dept. This design looked at a reducing the impacted of shots leaving the property. This review reduced the hazard, previously 4 shots to now two shots with the inclusion of two par 3's on the northern part of the golf course.

2.0 OBJECTIVES and BENEFITS

The City of Fremantle has the exciting opportunity to upgrade the Fremantle Public Golf Course and clubhouse facility.

The project has been initiated by the Main Roads Western Australia (MRWA) High Street and Stirling Highway upgrade project. The new High Street Road alignment and median have been designed to retain and protect as many of the existing significant trees as possible within the High Street Road corridor.

To accommodate the roundabout and median, MRWA are acquiring a portion of the A Class and C Class reserves on the southern side of High Street and rezone it as Road Reserve, land that is currently leased by the Fremantle Public Golf Course.

The objectives will be maintained such that excellent playing conditions exist for the average golfer. The golf course should play to good playing conditions all year round with adjustments to seasonal conditions.

The goal of maintenance is the least amount of interference and inconsistencies as possible. Environmental Stewardship and resource management will impact selecting and applying products to the golf course.

2.1 Background information

The Golf Course project is required to achieve the following objectives:

i. Retain 9 holes
ii. Retain par 34
iii. Retain driving range and practice green
iv. Like for like new golf clubhouse facility
v. Minimum impact on trees
vi. Minimum impact on Booyeembara Park
vii. Golf course safety compliance

2.2 Document Purpose

The purpose of this document is to outline the maintenance practices and procedures necessary to achieve excellent playing conditions. Furthermore, this document is intended to serve as a guide for the operation for the Fremantle Public Golf Course for the course maintenance contractor.

2.3 Mission Statement

To prepare, preserve and maintain the golf course as a major asset of the City of Fremantle and to provide opportunity to provide enjoyment to golfing visitors within the city and outside the city

To protect, understand and fulfil the City of Fremantle visions and goals for a golfing experience that is fair and challenges for all levels of player ability.

To plan and execute programs and procedures that maintains a superior golf experience as well enhances and protects the environment, property and aesthetics of the property.

To protect, understand and fulfil the golf course architect's vision and goals and a fair golf challenge for all levels of player abilities, which is based on being mindful of the architect's design philosophies.

2.4 Vision

In our future, will enrich the heritage and prestige of the Fremantle Public Golf Course to provide an exceptional golf experience to all visitors. The City of Fremantle will offer a state-of-the-art golf facility and continually strive to effectively communicate with the golf community and all other stakeholders.

3.0 ROLES and RESPONSIBILITIES

The Fremantle Public Golf Course has been redeveloped to a High Standard that will require on-going management practices to maintain the agronomy and all other components to standard satisfactory to the City of Fremantle.

3.1 Statement of Requirements

The Fremantle Golf Course consists of nine holes with a Par 34 and a length of 2,199 for men and 1,970 for women. The City requires the Fremantle Golf Course and associated areas to be presented in good condition, one that represents the status and quality of the golf course.

The contractor must work to achieve a safe and healthy environment for all the golf course users and ensure environmental and local, state and Federal other compliance on the site is maintained.

3.2 Extent of work

The contractor shall undertake all the maintenance works within the maintenance area outlines the maintenance area including not limiting to the following:

a) Employment of suitable qualified and experience labour to perform the requirements of the contract.
b) Supervise the Maintenance Works and provide technical direction for those works.
c) Supply and maintain all the necessary tools, small power tools and turf equipment for the use by its employees to perform the duties of this contract.
d) Supply and maintain all necessary on-site vehicles including all turf equipment to perform the duties of this contract.
e) Supply and maintain any specialist equipment such as renovation and spray equipment to perform the duties of this contract.
f) Provide all the consumables required to undertake the Maintenance Works.
g) The Contractor must maintain the reticulation system and equipment, including pipe work, valves and sprinklers and bores and associated electrical works to ensure the system is in good working order and the golf course is adequately watered.
h) The Contractor must supply all necessary safety signage and equipment that meets WorkSafe Legislation for the use by its employees in perming their duties in this contract.
i) The Contractor will supply all labour as required seven days a week, every day of the year, excluding Public Holidays unless requested otherwise.
j) Provide Ground Water monitoring data to the City of Fremantle

The maintenance will be performed in the following areas:

a) Greens
b) Green surrounds
c) Tees

d) Fairways
e) Bunkers
f) Light rough
g) Native rough
h) Cart paths
i) Course Furniture
j) Clubhouse surrounds
k) Driving range
l) Putting and chipping greens
m) Bores
n) Pump Station
o) Car Park and access roads

3.3 Hours of Operation

All maintenance practices to maintain the golf course shall take place from Monday to Sunday (with the exception of public holidays), between the normal hours of 5.00am to 6.00pm and on Saturday and Sunday between 5.00am to 12.00pm. Operation outside these hours must be approved by the City.

All operations must be in compliance with Federal, State and Local Government bylaws, regulations, Acts and relevant statutes.

3.4 Maintenance Schedule

The maintenance shall include the following items

Area	Item	Comments
Greens	Pin Placements & Course Setup	• Cutting holes for pins to be made 3 times per week or as directed by City.
	Mowing	• Cutting of greens will be made at least 3 time per week to maintain a surface ready play. Ensure adequate mowing height to reduce thatch accumulation. The use of triplex mowers will be acceptable.
	Irrigation	• Closely monitor and apply irrigation as deemed necessary in accordance with the City's Irrigation Operating Strategy matching daily ET rates. Application rates are to achieve firm putting surfaces but without turf loss. • Trimming sprinklers and edging valve boxes and other irrigation fittings to be free of grass. Maintain the same with delineation of responsibilities outlined in the contract.
	Fertilisers	• Apply fertilisers as appropriate following careful observation and assessment of turf conditions (vigour and appearance)
	Pesticides	• All Herbicides, fungicides and insecticides shall be applied as per Manufacturer's recommendations. Greens shall be free of disease, weeds and insects.
	Wetting Agents	• Apply wetting agents at regular intervals from September to March reducing the impact of dry patch.
	Renovations	Renovations shall be as follows:

		• Coring will be required • Dusting or topdressing shall be required through periods of growth • Verti-mowing will be required

Area	Item	Comments
Green Surrounds	Mowing	• Mowing of surrounds shall be at least every two weeks or depending upon seasonal growth.
	Irrigation	• Closely monitor and apply irrigation as deemed necessary in accordance with the City's Irrigation Operating Strategy matching daily ET rates. Application rates are to achieved without turf loss. • Trimming sprinklers and edging valve boxes and other irrigation fittings to be free of grass. Maintain the same with delineation of responsibilities outlined in the contract.
	Fertilisers	• Fertilisers to be applied at least once per year with supplement foliar applications as required
	Pesticides	• All Herbicides, fungicides and insecticides shall be applied as per Manufacturer's recommendations. Green surrounds shall be free of disease, weeds and insects.
	Wetting Agents	• Apply wetting agents at least twice from September to March
	Renovation	• Will be required as directed by the Annual review

Area	Item	Comments
Tees	Course Setup	• Tee markers shall be moved at least 3 times per week to plant growth. And including the driving range tee setup.
	Mowing	• Mowing of tees shall be at least every two weeks or depending upon seasonal growth.
	Irrigation	• Closely monitor and apply irrigation as deemed necessary in accordance with the City's Irrigation Operating Strategy matching daily ET rates. Application rates are to achieve without turf loss. • Trimming sprinklers and edging valve boxes and other irrigation fittings to be free of grass. Maintain the same with delineation of responsibilities outlined in the contract.
	Fertilisers	• Fertilisers to be applied at least once per year with supplement foliar applications as required.
	Pesticides	• All Herbicides, fungicides and insecticides shall be applied as per Manufacturer's recommendations. Tees shall be free of disease, weeds and insects.
	Wetting Agents	• Apply wetting agents at least twice from September to March
	Renovation	• Will be required annually.

Area	Item	Comments
Fairways	Mowing	• Mowing of fairways as required but at least 2twice weekly or as seasonal growth requires
	Irrigation	• Closely monitor and apply irrigation as deemed necessary in accordance with the City's Irrigation Operating Strategy and meeting DWER water licence allocation requirements. Application rates are to be achieved without turf loss.

		• Trimming sprinklers and edging valve boxes and other irrigation fittings to be free of grass. Maintain the same with delineation of responsibilities outlined in the contract.
	Fertilisers	• Fertilisers to be applied at least once per year with supplement foliar applications as required
	Pesticides	• All Herbicides, fungicides and insecticides shall be applied as per Manufacturer's recommendations. Applications are only required if problem has a major impact on turf quality.
	Wetting Agents	• Apply wetting agents at least twice from September to March
	Renovation	• Will be required annually

Area	**Item**	**Comments**
Semi rough	Mowing	• Mowing of roughs as required but a least monthly or as seasonal growth requires
	Irrigation	• Closely monitor and apply irrigation as deemed necessary in accordance with the Irrigation Operating Strategy and meeting DWER water licence allocation requirements. Application rates are to achieved without turf loss. • Trimming sprinklers and edging valve boxes and other irrigation fittings to be free of grass. Maintain the same with delineation of responsibilities outlined in the contract.
	Fertilisers	• Fertilisers to be applied at least twice per year with supplement foliar applications as monthly in winter
	Pesticides	• All Herbicides, fungicides and insecticides shall be applied as per Manufacturer's recommendations. Applications are only required if problem has a major impact on turf quality.
	Wetting Agents	• Apply wetting agents at least twice from September to March
	Renovation	• Not required

Area	**Item**	**Comments**
Bunkers	Raking	• Rake bunkers to be raked at least once per week
	Edging	• As required to ensure runners don't impact play
	Faces	• As required but minimal maintenance required
	Fertiliser	• Not required
	Pesticides	• Not required
	Sand	• Adding sand to be addressed annually as required

Area	**Item**	**Comments**
Practice Facilities	Putting greens	• Maintain the putting green to the same level of maintenance has per the course greens
	Driving range and tee	• Mowing to be carried out weekly, fertilising and pesticide treatments required as per fairways management. Reduce irrigation to 3 times per week applying 60% of the weekly ET rate

Area	**Item**	**Comments**
	Weed Control	• Carry out weeds within landscape that are noxious as part of the weed eradication program

Landscape and Vegetation Maintenance	Remnant Vegetation	• Protect remnant indigenous vegetation wherever possible
	Playability	• Maintain an acceptable playability of the vegetation areas to a allow for play
	Tree Management	• Keep all trees in good health pruning dead wood were necessary.

Area	Item	Comments
Cart Paths	General	• Maintain paved surface to achieve a smooth, safe surface and keep clean of any debris. Monitor the surface quality of the path to ensure they are in good order and safe not to cause damage to carts or patrons
	Access	• Keep cart paths free of over-hanging vegetation

Area	Item	Comments
Course Furniture	Maintenance	• Maintain all course furniture to an acceptable level.
	Theft and damage	• Replace or rectify any stolen, vandalised or damaged course furniture to and report to the City of Fremantle

Area	Item	Comments
Irrigation	Control System	• To be operated in an efficient manner to ensure water application are within the licence amount. The control system to be maintained by the City of Fremantle
	Irrigation System	• Shall ensure the pipe work, valves and sprinklers are all in good working order and are regularly checked.
	Bores	• The Contractor to maintain the safe operation of the bores and to report any malfunction to City of Fremantle for approval for the repair
	Inspections	• City of Fremantle from time to time may require inspections of the irrigation system, pump station and bores.

Area	Item	Comments
General	Mowing Heights	• Mowing heights will be as follows for play and adjusted to seasonal condition and renovations: • Greens 3 – 4mm • Tees 6– 10mm • Surrounds 8-12mm • Fairways 8-12mm • Semi rough 25-32mm

3.5 Detailed requirements – Satisfactory Performance of Work

a) All turf areas shall be maintained in a continuing state of growth and appearance. Growth shall be strong, vigorous and healthy but not necessarily lush and excessive growth.
b) The Lessee shall perform all the maintenance to the satisfaction of the City of Fremantle

c) Where the Lessee is advised, the maintenance is not performed to a satisfactory standard in the opinion of the City of Fremantle shall be repeated or improved to the acceptable standard.
d) If the Lessee does not perform the duties or any part thereof pursuant to the Contract to the satisfaction of the City of Fremantle, the principle may exercise any of the following:
   I. Perform the duties not carried out to the satisfaction of the Principle or Representative. Any monies expended by the principle under the sub paragraph shall be recoverable from the contractor may be deducted from any monies payable to the Lessee under the contract.
   II. Assess the fair and reasonable cost of performance of the duties in respect of which default has been made and deduct that sum from any monies payable to the Lessee under the Contract.
   III. With hold any payment or payments under the Contract until such time as the duties or any part thereof has been carried out to the satisfaction of the City of Fremantle.

3.6 Fertilisers and Chemicals

a) The Contractor shall apply fertiliser, Insecticides, herbicides, and fungicides as required and directed by the Forward Maintenance Program. As in the case for the holding period as a curative program.
b) The Contractor is to apply all fertilisers and chemicals by a suitable qualified person and are applied to the Manufactures recommendations and statutory requirements.
c) The Contractor shall prior to any applications are made that the City is supplied with copies of all person / persons applying fertilisers or chemicals with the relevant qualifications.
d) Those fertilisers and chemicals are applied in accordance with City's Environmental Conservation Plan. If alternatives are desired to be used, these must be approved by the City of Fremantle.
e) The Contractor will store a chemicals and fertilisers at the expense in secure and safe facility and is compliant with Federal, State and Local Acts, Regulations and by Laws.
f) The Contractor will carry all MSDS, Matrix and Hazardous Sheets for all chemicals and fertilisers.

3.7 Contractor Personnel

a) The Contractor shall to the satisfaction, provide adequate supervision and employ and maintain during the whole term of the contract, a sufficient number of trained staff necessary for the due carrying out of the provision of Golf Maintenance.
b) The Contractor shall without cost to the City, make a duly authorised senior representative available, as and when directed by the City to receive instructions with respect to the Contract.
c) The Contract shall ensure that all Contract Personnel be regularly trained in the proper use of all equipment and materials used to carry out its obligations under the contract.
d) The Contractor's employees shall wear appropriate personal protective equipment (PPE) at all times. This will include, but not limit, to eye and / or face protection, ear protection, foot protection, hand protection, and sun protection as circumstances dictate. All such personal protective equipment shall be provided and maintained at the Contractors expense.

e) The Contractor shall make the Contract Personnel familiar with all contents and conditions of this Contract which are relevant to them.
f) The Principle or Representative shall be provided at all times with names of the Contract Personnel involved in Performing the contract services.
g) The Contractor shall take all reasonable precautions to ensure that all persons employed him/her in connection with the contract are civil, sober, and honest. Neither the Contractor nor the Contract Personnel shall consume alcoholic beverages in or around the premises serviced under this contract whilst on duty.
h) The Contractor must comply with all local, state and federal employment conditions and occupational health and safety regulations (OHS).

3.8 Labour Provision

a) The Contractor shall employ a sufficient number of employees who are in the opinion of the Principle or Representative fit and component for the purpose of the Contractor fulfilling its obligations under the contract.
b) From time to time the city may request the Contractor to review its personnel to meet the needs of the city.
c) The City of Fremantle may at times, require additional labour provision above that listed to meet short term requirements.
d) The City may, by notice in writing, require the Contractor to forthwith remove any employee the Principle or Representative considers to be unfit to carry out the works of the contract.
e) The Contractor shall indemnify the City in respect of all claims, demands, proceedings and liabilities in respect to such removals.

3.9 Supervision

The Contractor shall provide the Golf Course Superintendent to exclusively manage the Contractors responsibility under the contract. The Golf Course Superintendent shall be:

a) Responsible for managing the Contractors employees in the performance of the Contractor's obligations under the contract, including the provision of additional and / or replacement employees.
b) Responsible for the performance of the Contractors tools, machinery and vehicles including their availability, repair and / or replacement and appropriate use.
c) Responsible for the Turf Management of the golf course and has the appropriate qualification to fit the role as Golf Course Superintendent.

3.10 Equipment and Materials

a) The Contractor shall provide all the equipment and materials for the exclusive use at Fremantle Public Golf Course.
b) The Contractor shall provide at its own expense, unless otherwise specified, all machinery tools and machinery necessary to perform the duties of the contract.

c) The Contractor shall provide at its own expense, all storage, and materials necessary for the performance of its obligations under the contract including, but not limited to fuel, oils, fertilisers, chemicals, top-dressing material, seed, and other consumables.
d) The Contractor shall not, without prior approval from the City, store any poisonous, explosive, corrosive or flammable liquids, gas, oils or dangerous goods upon the premises. Should storage be required, adequate facilities are to be installed at the Contractors expense and they must comply with all relevant Federal, State, Local Council Acts and Regulations.
e) The Contractor shall ensure that all equipment used in the performance of the contract is safely stored away from access by unauthorised persons when not in use. Equipment unable to be stored is to be removed from the site immediately or secured in an agreed manner by the Principle or Representative.
f) All equipment & materials used for the purpose of the Golf Course Maintenance are to comply with all relevant Regulations.

3.11 Equipment Maintenance

The Contractor shall ensure that all tools, vehicles, and machinery used by the Contractor in maintaining the golf course in the contract are:

a) Maintained in an efficient and safe condition to the satisfaction of the City
b) Wash down at a designated wash down area to prevent the introduction of nuisance weeds
c) In the case of vehicles, kept in roadworthy condition
d) Licenced under the Road Traffic Act 1974, were appropriate
e) Replaced as required to efficiently perform the maintenance of the golf course

The Contractor shall:

a) Replace vehicles, tools and turf equipment which is unable to perform the maintenance of the works at the contractor's expense, with similar tools and turf equipment within 48 hours which are in good order and repair.
b) Be responsible for the costs of associated with downtime of tools and turf equipment including the costs of labour of employees not usefully employed as a result of down time.
c) Supply a list of tools and turf equipment it needs to carry out the maintenance of the golf course. The list must be detailed, the condition of all the equipment and machinery to be used on the golf course, with details including make, model, year and condition.

3.12 Garaging of Plant and Equipment

a) The city grants to the Contractor a licence to occupy the golf course maintenance building and maintenance yard used for the purpose of the golf course.
b) The Contractor will maintain all aspects of the building and insure against any damage or theft.
c) The Contractor when vacating the Maintenance Facility at the completion of the contract will make good any damage during occupancy and leave the premises in a clean and tidy state.

3.13 Water Supply

The Contractor shall be responsible for;

a) The safe and efficient operation of the reticulation system and equipment including the pumps, bore and irrigation system.
b) Water being applied at the required rates to various areas of the golf course
c) The calculation the amount of water required to maintain the Fremantle Public Golf Course in optimum condition ensuring no turf loss.
d) Checking all reticulation pumps station, bore and irrigation system daily.
e) Replace of any damaged or malfunctioning sprinklers, risers, solenoids valves and pipe work. The cost of materials will be the responsibility of the City but approval must be sort first. The Contractor will use its labour to make good the repair.
f) Testing the reticulation pumps, bores, sprinklers, valves once per week, or greater frequency as may be required.
g) Recording all water consumption for the maintenance areas in accordance with the Management Plans.

3.14 Water Application

Water must be applied evenly to all grassed areas ensuring a constant state of growth to achieve an acceptable standard grass coverage and quality without turf loss for a public golf course. The application of water shall be applied by monthly ET rates as per the Management Plan. Watering will be carried out to grass types being kikuyu grass and couch grass. Site conditions will also be taken into account soil types, climatic conditions. Watering rates can be amended by the Contractors Representative (Golf Course Superintendent) and that all watering rates are achieved.

3.15 Watering Monitoring

The Contractor will need to undertake the following items:

i. Water samples shall be taken from all bores on site and tested for water quality by the City.
ii. Annual Soil and leaf testing to access nutrient uptake shall be taken by the Contractor at their cost.

3.16 Contract Management

The Contractor shall meet regularly with the City to assist in managing the contract. Meetings are scheduled as follows:

Bi-Monthly – to review formally the contract performance and the condition of the golf course and plan future maintenance activities.

3.17 Inspection

The contractor will provide the city notice in writing regarding the inspection of works or the golf course which may be required. The notice must be issued not later than 48 hours prior to the meeting or inspection taking place. The inspection may include but not necessarily be limited to storm damage, plant deterioration, planting and transplanting, equipment failure, or results of test undertaken by the Contractor.

3.18 Performance Inspection

Bi-Monthly –

i. The Contractor and the Principles Representative shall be required to complete inspection report on a bi-monthly basis.

ii. A signed copy of the report shall be issued to the Contractor and the original retained by the City.

Half Yearly –

i. The city will nominate a Turf Consultant to undertake an inspection of the golf course every six months and provide a report on the up keep of the course.
ii. The contract includes a provisional sum for the cost of the inspection. The expenditure of the provisional sum will need the approval of the City. The cost of this inspection will be paid by the city.

iii. A signed copy of the report shall be issued to the Contractor and the original retained by the City.

3.19 Documentation

The Contractor shall maintain the following documentation which shall be available on request by the City.

i. Equipment maintenance Schedule – a schedule for the maintenance of the equipment including details of equipment availability and downtime.
ii. Staff Availability – a staff availability schedule, recording details of leave period, public holidays, and other periods of availability.
iii. Record of Attendance
iv. Communication Book – a communications book into which either party must enter details of issues requiring attention relating to maintenance, security, safety, the Contractors obligations, or Principal obligations
v. Bore and Pumps – Maintain manuals and maintenance schedules.
vi. Maintenance Records – The Contractor shall maintain a register and be responsible for maintaining records on a weekly basis for the following:
vii. Record of chemical usage and application sheets
viii. Record of fertiliser usage and application sheets

ix. Record of water usage daily, weekly, monthly
x. Daily record of course maintenance
xi. Prepare an Annual Forward Maintenance Plan to be presented to the city
xii. Maintain all OHS Records and Registers for compliance

3.20 Handover

The contractor if not awarded the on-going contract for the maintenance will work with the new contractor until hand-over.

4.0 DOCUMENTATION – REPORTING and MONITORING

4.1 Compliance and Management Plans

Furthermore, the Contractor is to collect weather measurements weekly (rainfall and Evaporation at as minimum) to assist with planning of the irrigation program.

4.2 Insurances

Without limiting its obligations and responsibilities, the contractor shall take out insurance for the entire contract period under the following headings;
Public Liability

A Public liability policy with an insurer approved by the Australian Prudential Regulation Authority (APRA) as per their list of insurers Authorised to Conduct New or Renew Insurance Business in Australia.

The policy of public liability insurance taken out by the Contractor is to provide minimum limit of liability of 20 million (AU $20,000,000) in respect of death, property and bodily injury.

4.2 Workers Compensation or Personal Accident Insurance Cover

The Contractor shall affect and keep in effect during currency of the contract such Insurance as may be necessary to adequately protect the contractor and the principle in respect to liability for payment of compensation to any employee of the contractor or sub-contractor of the contract under the ***Workers' Compensation and Injury Act 1981*** or at Common Law.

4.3 Terms and Conditions

During the Terms and Conditions of this contractor all existing reference to the Terms and Conditions of the Contract will remain the same.

4.4 Communications

The contractor shall have communications with the City's representative during the period of the contract. The communication shall be in a written form as detailed in the reporting requirements.

4.5 Reporting Requirements

The contractor shall report to their City's Representative every two months detailing all issues relating to the maintenance of the golf course. The report shall be detailed on fertiliser and chemical applications, renovations undertaken, water applications, maintenance of assets, problems and issues and future maintenance programs.

The reporting shall be in line with the Course Quality Standard, which will form the base for the elevation of the golf course and property assets.

4.6 Course Quality Standards

4.6.1 Scope of Document

This document has been prepared by the City of Fremantle in conjunction with the City's turf consultant and sets out to define agreed standards to which the course will be maintained and presented on a week-to-week basis.

4.6.2 Implementation

The City of Fremantle and the City's Consultant will be responsible for formulating and documenting the annual, monthly and weekly plans and daily operational procedures necessary to ensure the standards, as defined below, are achieved.

4.6.3 Monitoring and Assessment

The Course Superintendent is responsible for providing a detailed monthly report to the City of Fremantle for the information for the Management to monitor progress.

Where possible, measuring devices, independent assessors and objective measures will be used to monitor performance against the standards. For example, historical data (daily diaries), chemical and fertilizer application records, water consumption data, soil test results, Turf Consultant inspections, stimpmeter readings, etc.

Assessments of course presentation and quality standards will be conducted biannually in the autumn and spring seasons so as to ensure, as much as is possible, consistency and uniformity with respect to seasonal conditions.

Assessments of the course will be conducted by a panel comprising the City of Fremantle, Turf Consultant and Course Superintendent.

The results of these assessments will be recorded and reported to the City of Fremantle prior to distribution for the information of the contractor.

4.6.4 Course Preparation and Maintenance Standards

The City of Fremantle Public Golf Course is to be prepared and maintained to an excellent standard for golfers in keeping with the status of a public golf course.

The Fremantle Public Golf Course business plan has a key goal, "To maintain a high standard of agronomy and to present excellent year-round playing surfaces using best practice environmental management."

The Course Vision states that, "*Quality turf is a primary goal. We will maintain high quality playing surfaces along the playing corridor all year round through the maintenance of pure Santa ana greens and warm season grasses on fairways".* This philosophy is tempered by consideration of the time of year and prevailing seasonal conditions as the health and presentation of turf surfaces, particularly warm season grasses such as couch grasses, which undergo a period of dormancy in winter, varies considerably throughout the year.

Renovation programmes, will be undertaken as required to maintain the health of the turf whilst remaining mindful of maintaining reasonable access for members to play the course.

Renovation programmes will be performed in such a manner as to bring the course back to the desired standard in as short a time as possible.

All course maintenance policies and presentation standards are subject to the prevailing environmental conditions taking into account seasonal variations.

4.6.5 Greens

- Greens will be maintained with a uniform soil profile mixed with the thatch accumulation with a good healthy root system.

- *Poa annua* infestation in the greens will be kept below 5%.

- Greens will be soil sampled bi-annually and the soil fertility levels adjusted to optimize turf health and putting surface quality.

- Greens will be prepared, where possible, to ensure green speeds between the range of 9ft feet 8in to 10ft 8in as read by the stimpmeter. The use of the stimpmeter will be used as a guide for greens preparation, but is dependent on many factors - e.g., slope, contours, green size, grasses, weather, budgets etc.

- Greens on the golf course will be maintained so as to ensure a maximum speed variance is between 2 feet, with the exception of periods of renovation or abnormal climatic conditions.

- Greens will have, a uniform appearance in colour and will be characterized by high density, healthy, firm, smooth and true surfaces.

- Under no circumstances will the greens be treated to increase their speed such that the health of the turf is adversely impacted or endangered.

- Players will be continually educated, encouraged and reminded to repair pitch marks on the greens to assist in the control of poa annua.

4.6.6 Fairways

- Fairways will be maintained at a height not greater than 15mm throughout the playing season.

- All fairways will be maintained with *poa annua* infestation of less than 10%.
- That all other weeds infestation is controlled such as Parramatta grass and Crows Foot
- Fairways will be soil sampled annually and soil fertility levels adjusted so as to optimize turf health and surface quality.
- Fairways will have a good coverage of Kikuyu grass of high density.
- Players will be encouraged to repair divots by aggressively chopping in the sides of the divots.

4.6.7 Roughs

- The rough cut (Panels) is to be maintained between a level of 32mm and 40mm throughout the playing season. The physical cutting height of the mowers will be determined by agronomic conditions i.e., growth rates due to weather conditions.

4.6.8 Teeing Grounds

- Turf on the tees will be maintained with less than 10% *poa annua* infestation.
- Tees will be soil sampled biannually and soil fertility levels adjusted so as to optimize turf health and surface quality.
- Tees will be maintained with a good coverage of grass taking into account shade, location and climatic conditions.
- Tee positions will be moved in accordance to playing requirements and, or grass quality.

4.6.9 Annual Renovations

Major Green renovations will be carried out once per annum in the first week of late August or early September (Spring Renovations) with further allowance for minor renovations as deemed necessary throughout the year to ensure the continued good health of the greens. Minor renovations include mini tining, verti cutting and dusting.

Major Fairway renovations will be carried out in accordance with best practice for kikuyu grass growth. Scarifying will be carried out in late spring to early summer. Immediately after scarifying the fairways shall be cored to minimize disruption to play and achieve the best recovery of the fairways.

Tee renovations will comprise of coring and scarifying. Coring will be carried out in summer (December). A light scarifying shall be carried out in September and a heavy scarifying in December. Consideration will be made on the condition of each tee as the number of times the tee shall be scarified. Topdressing may need to be carried from time to time if the tees need leveling and shall be carried out in December if required.

Green surrounds / couch collars renovations will comprise of coring and scarifying and time to time topdressing. Coring will be carried out in summer (December). A light scarifying shall be carried out in September and a heavier scarifying December.

The total renovations annually on the course is to disrupt play for only 12 weeks of the year, with the course playable in accordance with these standards for 40 weeks of the year (refer to Major Renovations to the course and disruption to play Document).

Within the limitations of the Contractors human resources, the balance of the course not affected by renovation procedures will continue to be maintained at the appropriate level whilst renovations are undertaken. In particular, the standard of maintenance of the bunkers on course should not deteriorate during renovation procedures.

4.6.10 Bunkers

Bunkers at Fremantle Public Golf Course will be maintained to ensure the following:

- Firmness of bunker faces to avoid unplayable lies, lost balls under bunker lips or subsidence of bunker edges
- Playability and avoidance of plugged balls and unfair lies whilst acknowledging the nature of bunkers as hazards rather than prepared playing surfaces
- Consistency of sand characteristics, avoiding crustiness and hard bunker bases, whilst acknowledging seasonal variations in playing conditions
- Adequate ingress and egress for golfers

Bunkers will be maintained to ensure reasonable consistency using bunker sand native to the course taking into consideration weather conditions, seasonal variations and the specific site characteristics of each individual bunker.

Players will be continually educated and encourage to use the correct technique for raking bunkers and their obligations in this regard.

Bunker rakes will be placed outside the bunkers in accordance with the approved procedure. Bunker rakes will be of the type that provide the best possible surface following use and will be safe to use in all weather conditions.

4.6.11 Trees

The City of Fremantle will obtain and review expert advice and consider recommendations regarding the replacement and removal of trees on the basis of safety, impact on turf health, playability of the course, health of indigenous flora and appropriateness of species in relation to the City of Fremantle Tree Management Plan.

The Course Superintendent will liaise with appropriate authorities and receive expert advice regarding maintenance, sustainability and replacement programmes for trees deemed to be integral to the playability of the golf course.

A full safety review of trees will be carried out on a regular basis and where necessary a removal and replacement programme will be developed and implemented.

The removal and major pruning of trees shall come under the City's Tree Management Policy.

4.6.12 Water

Water usage and consumption will be monitored and reviewed monthly and annually in accordance with license regulations. Water consumption, where possible, will be progressively reduced and areas of the course out of play will be targeted for removal from the irrigation cycle or reduction of frequency and duration of irrigation.

The reticulation system (including all bores) will be maintained in good working order at all times, through an annual irrigation maintenance plan, to ensure a reliable supply of adequate water of a suitable quality is available for use on the golf course taking into account restrictions imposed by regulatory authorities.

All appropriate data collection and reporting will be in accordance with the conditions of the Water License issued by the Water Corporation.

4.6.13 Flora and Fauna

The Flora and Fauna Plan will be Managed by the City of Fremantle Management Plan

4.6.14 Incidental Maintenance

Prominent areas of the course that visually impact on its appearance and presentation will be a priority for action as course staff carry out the daily routine to prepare the course for play. Such areas include, but are not limited to, fallen branches, paths, green surrounds and bunkers.

4.7 Reporting

4.7.1 General Maintenance Activities

The Contractor is to record all general maintenance activities undertaken on a daily and weekly basis. These records are to be kept electronically on a desktop or laptop computer. At a minimum, the information recorded is to include:

1. Daily operations dairy
2. Spray application sheet
3. Fertiliser application sheet
4. Irrigation Scheduling

Irrigation applications are to be monitored and recorded, along with rainfall, ET rates. Month readings to be taken from the bore meters to be accurately recorded. Records must be taken of the bores and pumps infrastructure for any faults or damage and reported immediately to the City representative.

Copies of the maintenance records are to be supplied to the City of Fremantle on a quarterly bases (4 x annually) in the form of a concise, A4 size Maintenance Report. These reports shall be submitted on the last day of the respective calendar month of which they are due. A summary statement should also include forecasting works for three months ahead identifying key schedules activities.

4.7.2 Contractor / Lessee Documentation

The Maintenance Contractor is to prepare and submit the following site-specific documentation (Compliant with all relevant WH&S and Environmental Legislation) to the City of Fremantle for review and approval prior to commencing operations under the maintenance contract. This will include the following:

- A Work Health & Safety Management Plan
- A Quality Assurance Management Plan
- An Environmental Management Plan
- Waste Management Plan

The maintenance contractor is responsible for the execution of all maintenance activities in accordance with the approved versions of the above documents. A copy of each document is to be kept by the contractor / Lessee at all times and made available to the city on request.

4.7.3 Monitoring

The Contractor is to take soil, tissue and biannually and made available to the City of Fremantle in Autumn and Spring.

The City of Fremantle shall take Water samples as per the Ground Water Licence requirements and make them available to the contractor to prepare nutrition programs.

4.7.4 Soil Moisture Monitoring

The Contractor is to monitor soil moisture in the turf root zone across all playing surfaces. The information obtained will help inform the irrigation scheduling and the volumes of water to be applied to the playing surface of the golf course and practice area. The Contractor is to check and record readings at all monitoring sites on a weekly basis using a TDR moisture probe or similar.

4.7.5 Visual Inspections

The Contractors representative is to undertake daily inspections of the playing surfaces of the golf course which to inspect for damage, areas not irrigated and are under stress and the course is safe for play. Records shall be record of any abnormities and damage.

5.0 AGRONOMY TECHNICAL SPECIFCATIONS

5.1 Introduction

The Maintenance Contractor is responsible for all aspects of the professional maintenance of the golf course and practice area as described in the specification. Unless identified otherwise, all materials, machinery, equipment, tools and labour required to complete all maintenance activities are to be supplied by the Maintenance Contractor, all costs associated with the supply as deemed to be included in the agreement between the two parties.

5.2 Standards

All methods of maintenance, machinery operations, machinery maintenance, materials chemical & fertiliser applications and conduct of operations are to be in accordance with all applicable Australian Standards, Association Codes, Work Health and Safety Laws and Regulations, and the requirements of the product manufactures and / or suppliers.

5.3 Course Areas

The following are the areas for the golf course:

Hole	Area (m2)				Total
	Greens	Tees	Fairways	Vegetation – Non-Play areas	
1	318	432	1,653		2,403
2	321	252	4,644		5,217
3	295	247	4,549		5,091
4	281	274	1,199		1,754
5	326	211	1,790		2,327
6	235	178	5,663		6,076
7	339	324	10,502		11,165
8	310	223	5,169		5,702
9	369	298	5,081		5,748
Putt Green	320				320
Drive range		2,200	16,140		18,340
Total (Irrigated area)	3,114	5,071	56,390		64,575
Plus, non-play area				105,707	107,707
Total Property area					**170,282**

5.4 Grass Species

The following are the grass species for all the playing surfaces

Area	Grass species	Common Name
Greens	Cynodon dactylon x C.transvaalensis	Santa ana
Tees	Pennisetum clandestinum	Kikuyu
Fairways	Pennisetum clandestinum	Kikuyu
Short Rough	Pennisetum clandestinum	Kikuyu

5.5 Mowing

5.5.1 Greens

Greens are to be mown at a uniform height in the range of 3mm – 4mm for play and with heights adjusted for renovations or agreed by the City of Fremantle. The greens are to be mown with Triplex greens mower or a hand mower that is suitable for greens mowing.

All mowing must be done with catchers and removed from the green and disposed of in a proper manner by spreading evenly away from playing surfaces and preferably on bare ground.

Greens are to be mown once per day and at least 4 times per week, but mowing schedule to take into account seasonal conditions. Greens may need double cutting in a single day after renovations or during excessive growth. Greens cutting direction should be changed daily. Perimeter cuts should be monitored and should not be cut daily but a least 2 – 3 times per week depending upon growth and seasonal conditions. Care should be taken to ensure that turf is not under stress from excessive mowing.

5.5.2 Tees

All tees are to be mown at a uniform height in the range of 8-10mm or otherwise agreed with the City Representative with a triplex mower or a hand mower design for the task. As a guide it is expected that all tees will be mown a minimum of twice a week or as agreed or due to seasonal conditions.

5.5.3 Fairways

All fairways are to be mown at a uniform height in the range of 10-15mm or otherwise agreed with the City Representative with a cylinder mower design for the task. As a guide it is expected that all fairways will be mown a minimum of once a week or as agreed or due to seasonal conditions or peak growth periods which could be possibly 2-3 times per week or fortnightly during winter dormancy.

5.5.4 Green Surrounds

All Green surrounds are to be mown at a uniform height in the range of 10-15mm or otherwise agreed with the City Representative with a cylinder mower design for the task. As a guide it is expected that all green surrounds will be mown a minimum of once a week or as agreed or due to seasonal conditions or peak growth periods which could be possibly 2-3 times per week or fortnightly during winter dormancy.

5.5.5 Tee Surrounds and Short Rough

All Tee surrounds and short rough are to be mown at a uniform height in the range of 32-40mm or otherwise agreed with the City Representative with a cylinder mower design for the task. As a guide it is expected that all tee surrounds and short rough will be mown a minimum of once a week or as agreed or due to seasonal conditions or peak growth periods or fortnightly during winter dormancy.

5.5.6 Outer Rough

For the purpose of clarifying the scope, outer rough is deemed as the areas under the trees and along all fence lines, which includes all non-playing areas in the boundaries of the site not described elsewhere in the scope.

The out roughs are to be slashed in the play zones of the golf course at least once a month and the non-play zones a least every two months or as deemed during periods of excessive growth. The areas shall be mown at a uniform height in the range of 50-75mm or otherwise agreed with the City Representative with a rotary deck design for the task.

Care is to be taken to avoid any damage to trees, shrubs and other native vegetation growing in these areas.

5.6 Fertilising

5.6.1 Greens

The fertiliser program for greens must provide sufficient nutrients to ensure that a vigorous and healthy turf is sustained at all times. Special attention needs to be given to maintaining:

i. High level of turf density,
ii. Good wear tolerance recovery from wear
iii. Smooth putting surface
iv. Good turf colour

Under no circumstances is the turf to be allowed to become nutrient deficient.

The nitrogen applications should be in the range of 1.8kg – 2.5kg of actual nitrogen / 100m2 / year. However, sufficient growth must be sustaining to cope with wear but also provide a smooth putting surface to moderate speed.

Potassium applications should be in the range of 4kg of potassium / 100m2 / year. This will help in the wear and stress the turf will experience throughout the year.

The other key nutrients such as Phosphorus, Calcium and Trace elements (E.g., Copper, Zinc, Magnesium and Manganese) will be applied throughout the year as part of the regular fertiliser program. Magnesium and Iron will be applied regularly (2 -3 weeks) as part of a regular fertiliser program.

Soil test and tissue tests will be carried out biannually (Autumn & Spring at least 3 weeks to renovations) to make correction of any deficiencies of nutrients, such as:

i. pH
ii. Electrical conductivity
iii. Exchangeable cations (Calcium, Sodium and Magnesium)
iv. Potassium
v. Phosphorus

vi. Trace Elements

Foliar fertilising of greens should be carried out every 2 – 3 weeks to provide a steady growth and avoid strong flushes of growth. The program should be based on a little but often approach. Granular fertilising should carry out during renovations and peak growing periods, for example Spring coming out winter dormancy and Autumn preparing the Santa ana for winter dormancy.

Bio-stimulates shall form a base for the program which would include Kelp and Humic Acid products to build up soil profile for water and nutrition retention.

Nutrition (Fertilising)	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major Nutrients - Renovations (Granular)		✓							✓			
Major Nutrients (Granular)					✓						✓	
Soil Amendments		✓							✓			
Foliar Applications	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bio Stimulates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

The Contractor will be required to supply an annual nutrition program to the City of Fremantle.

5.6.2 Tees and Green Surrounds

The fertiliser program for tees must provide sufficient nutrients to ensure that a vigorous and healthy turf is sustained at all times. Special attention needs to be given to maintaining:

i. High level of turf density,
ii. Good wear tolerance recovery from wear
iii. Good turf colour

Under no circumstances is the turf to be allowed to become nutrient deficient.

The nitrogen applications should be in the range of 2.5kg – 4.0kg of actual nitrogen / 100m2 / year. However, sufficient growth MUST be sustained to cope with wear and provide quick recovery.

Potassium applications should be in the range of 4kg of potassium / 100m2 / year. This will help in the wear and stress the turf will experience throughout the year.
The other key nutrients such as Phosphorus, Calcium and Trace elements (E.g., Copper, Zinc, Magnesium and Manganese) will be applied throughout the year as part of the regular fertiliser program.

Foliar application of Nitrogen, Iron and Mn / Mg to applied monthly to maintain growing and colour during dormancy periods late Autumn, winter and early spring.

Tees are expected to be fertilised at least every 4 weeks during the growing period of Spring, Autumn and Summer.

Soil test and tissue tests will be carried out biannually (Autumn & Spring) to make correction of any deficiencies of nutrients, such as:

i. pH
ii. Electrical conductivity
iii. Exchangeable cations (Calcium, Sodium and Magnesium)
iv. Potassium
v. Phosphorus
vi. Trace Elements

Foliar application of Nitrogen, Iron and Mn / Mg to applied monthly to maintain growing and colour during dormancy periods late Autumn, winter and early spring.

Tees are expected to be fertilised at least every 4 weeks during the growing period of Spring, Autumn and Summer.

Bio-stimulates shall be form a base for the program which would include Kelp and Humic Acid products to build up soil profile for water and nutrition retention.

Nutrition (Fertilising)	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major Nutrition - Granular	✓		✓		✓		✓		✓		✓	
Soil Amendments			✓								✓	
Folia Applications		✓			✓	✓	✓	✓	✓	✓		✓
Bio Stimulates												

The Contract will be required to supply an annual nutrition program to the City of Fremantle.

5.6.3 Fairways and Short Rough

The fertiliser program for fairways and short rough must provide sufficient nutrients to ensure that a vigorous and healthy turf is sustained at all times. Special attention needs to be given to maintaining:

i. High level of turf density,
ii. Good wear tolerance recovery from wear
iii. Good turf colour

Under no circumstances is the turf to be allowed to become nutrient deficient.

The nitrogen applications should be in the range of 2kg – 3kg of actual nitrogen / 100m2 / year. However, sufficient growth MUST be sustained to cope with wear and provide quick recovery.

Potassium applications should be in the range of 3kg of potassium / 100m2 / year. This will help in the wear and stress the turf will experience throughout the year.

The other key nutrients such as Phosphorus, Calcium and Trace elements (E.g., Copper, Zinc, Magnesium and Manganese) will be applied throughout the year as part of the regular fertiliser program.

Foliar applications of Nitrogen, Iron and Mn / Mg to applied monthly to maintain growing and colour during dormancy periods late Autumn, winter and early spring.

Fairways and short rough would be expected to fertilised at least 4 times per year Mid-autumn, late winter, Mid Spring and mid-summer.

Soil test and tissue tests will be carried out biannually (Autumn & Spring) to make correction of any deficiencies of nutrients.

Nutrition (Fertilising)	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major Nutrition - Granular			✓						✓			
Soil Amendments				✓								
Foliar Applications				✓	✓	✓	✓	✓	✓			
Bio Stimulates				✓	✓	✓	✓	✓	✓			

5.9 Weed Control

5.9.1 Greens

The maintenance contractor is responsible for ensuring all greens are weed free at all times. The weeds to make special attention to are:

i. Poa annua
ii. Summer Grass
iii. Broadleaf weeds

The minimum requirement for keeping greens weed free are

i. Poa annua is less than 5%
ii. Summer grass 0%
iii. Broadleaf weeds 0%

The Contractor will be required to undertake a program to control weeds in all greens with special attention to Poa annua. (E.g., Barricade, Spectacle, Pronamide). Any chemical control program must be well documented by the Contractor and that no damage occurs to the playing surface as a result of selected herbicides applications.

Weed	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Winter grass (Pre-emergence)			✓									
Winter grass (post-emergence)							✓					
Summer grass (Pre-emergence)										✓		
Kikuyu encroachment	✓			✓				✓			✓	
Broadleaf								✓				

The Contractor will be required to supply an annual weed program to the City of Fremantle.

5.9.2 Tees

The Contractor is responsible to ensuring all tees pads are kept in a weed free manner at all times. The tees shall be treated with selective herbicide including pre and post emergence herbicides.

The program should include the control of winter grass, crabgrass and broadleaf weeds. The use of pre-emergence herbicides should be part of the overall program with minimal use of post-emergence herbicides.

Weed	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Winter grass (Pre-emergence)		✓										
Winter grass (post-emergence)							✓					
Summer grass (pre-emergence)								✓				
Broadleaf							✓					

5.9.3 Fairways and short rough

The Contractor is responsible to ensuring all fairways and roughs are kept in a weed free manner at all times. The fairways and short rough shall be treated with selective herbicide including pre and post emergence herbicides.

The program should include the control of winter grass, crabgrass, and broadleaf weeds.

Spot spraying will be required to eradicate parramatta grass, paspalum and crowfoot. As there is no selective herbicide to control these weeds.

Weed	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Winter grass (Pre-emergence)		✓						✓				
Winter grass (post-emergence)							✓					
Summer grass (Pre-emergence)								✓				
Paspalum (Post-emergence)									✓			
Parramatta (Post-emergence)	✓		✓								✓	
Broadleaf							✓					

5.10 Management of Fungal – Disease and Insect Issues

5.10.1 Greens

IPM Guidelines are to be adopted and implemented by the Contractor so as to minimise the risk of fungal, disease or insect outbreaks on the greens. The Contractor is responsible for the identification and control of such outbreaks that occur within the greens. Such control is to ensure that the basic causal problems are isolated and treated in an efficient and effective manner to reduce both the level of damage to the playing surface and any subsequent impacts on use of golf play.

In the event of a suspected disease or insect outbreak the Contractor is to take samples and then submit them to an appropriate laboratory for identification. Based on the I.D. the appropriate action will be taken.

When pesticide applications are made only turf registered pesticides will be used and applied at the recommended rates and the method of application should be strictly adhered to.

The use of any pesticide by the Contractor is to:

Be in accordance with all applicable WH&S regulations
Be undertaken by appropriate qualified personal with a Chemical Users Certificate
Use of the most effective and lowest toxicity pesticide registered for a particular pest
Be registered for use in turf
Use the most appropriate equipment that has been correctly calibrated
Take care with respect to adjoining properties
Be proceeded with the appropriate notice to all staff and users of the facility that spraying is taking place
Include the maintenance of appropriate records in respect to all applications made

Fungal diseases

The Contractor will be required to manage the disease with a planned program to control all diseases by understanding timing of each disease and have a preventative program in place before infection occurs. The contractor must understand the 4 factors that influences fungicide usage and effectiveness, these being:

i. Mode of Action
ii. Biochemical Mode of Action
iii. Application timing
iv. Application accuracy

5.10.2 Mode of Action

i. Contact Fungicides
Remain on the outside of the plant after application, forming a shield to protect the leaf from pathogens and prevent the spread of the disease. Contact fungicides such as Chlorothalonil, Propiconazole, Fludioxonil are best applied in autumn and winter, when growth is slow, ensuring the application techniques are correct, as they need good leaf coverage to get the best results.

ii. Localised Translaminar
Chemistry such as the SDHIs like Penthiopyrad move a short distance from the point of application to slightly penetrate the plant meaning the stay where they are placed.

iii. Systemic Fungicides
Fungicides with Propiconazole and Azoxystrobin move into the xylem before being distributed through the plant. They provide prolonged disease control, moving through the plant over time to protect new leaves as the grow. Best applied in Spring and early autumn during periods of high growth.

iv. The contractor must have a good knowledge of pathogens in its life cycle and then using the right MOA.

5.10.3 Biochemical Mode of Action

The Biochemical MOA refers to how a fungicide inhibits a pathogen and its unique cellular process. Single –site fungicides affect one biochemical process within the pathogen while a multi-site tackles the pathogen at several points.

Disease's resistance can be prevented by rotating fungicides from different chemical groups or tank mixing a single-site fungicide with products from a different MoA. This manages the build-up of resistance and ensure the fungicide program id effective.

Fungicides with a multi-site mode of action which can tackle the disease pathogen at a number of points makes pathogen resistance less a risk.

Reliance on one single-site fungicide product, applied repeatedly through the season, significantly increases the risk of pathogens developing resistance - resulting in reduced susceptibility to the fungicide and poor results.

5.10.4 Application timing

In most cases disease pathogens are present in the turf, but are waiting for the right conditions to break out. The contractor will need to know what is happening in the turf which will influence fungicide application timing and how effected the program will be.

i. **Preventative applications**
Minimises the risk of disease and stops the pathogen before it impacts the turf. This will occur after periods of high risk (when weather conditions are conducive to disease). Having a knowledge of disease forecasting will help the decision making on a preventative application and help the effectiveness of the application.

ii. **Curative application**
This is when the disease has occurred, but symptoms are not yet visible. It aims to stop early pathogen development inside the plant once it has germinated, as well as providing protection for uninfected leaves.

iii. **Eradication application**
This is mistakenly referred as curative but occurs when the damage to the turf quality has occurred. At this stage most fungicides are limited in their ability to remove the symptoms and the scaring. Then agronomic management is required to restore and recovery of the turf.

	PREVENTATIVE	CURATIVE	ERADICANT
ZONE OF ACTIVITY	Stops spore germination on the leaf surface to prevent infection.	Stops early pathogen development inside the plant.	Stops pathogen development when disease symptoms are visible and prevents further spread.
APPLICATION TIMING	Best applied just ahead of periods of high disease risk and before disease infection.	Apply at periods of high disease risk, when infection could have occured, but before symptoms are visible.	Apply when the first signs of infection are identified.

5.10.5 Application accuracy

To get the best results for the fungicide make sure applications are accurate and provide optimal coverage. Using the correct nozzles will help in providing accuracy.

5.11 Greens Disease – Santa Ana

Periods of disease occurrence on a number of turf diseases.

Disease	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Spring Dead Spot (SDS)								✓	✓	✓	✓	
Dollar Spot		✓	✓	✓	✓							
Pythium	✓	✓	✓	✓								
Brown Patch	✓									✓	✓	✓
Fairy Ring	✓	✓						✓	✓	✓	✓	✓
Fusarium						✓	✓					
Winter Fusarium						✓	✓					
Helminthosporium				✓	✓	✓	✓	✓				

NOTE: Refer to Syngenta Greensure program

5.12 Tees and Fairways Diseases – Kikuyu

Kikuyu acceptability to the following diseases and the occurrence but because not under high maintenance practices as a golf green the disease pressure is not as great.

Disease	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Spring Dead Spot (SDS)								✓	✓	✓	✓	
Dollar Spot		✓	✓	✓	✓							
Fairy Ring	✓	✓						✓	✓	✓	✓	✓
Winter Fusarium						✓	✓					
Helminthosporium				✓	✓	✓	✓	✓				

5.13 Nematodes

Sting nematodes live in the soil. They feed by inserting their stylet into roots, injecting enzymes and then sucking out nutrients. Sting nematodes prefer soils with a high sand content, especially if well irrigated. Nematodes can spread in soil on plant material, machinery and clothing or boots.

5.13.3 Management options

There are options available to manage the spread of sting nematode:

i. Establish turf on sites that are free of the nematode.
ii. If the site is infested, consider chemical treatment options to reduce nematode populations. The Australian Plant and Veterinary Medicine Authority (APVMA) has a nematicide registered for sting nematode.
iii. Plant turfgrasses from suppliers known to be free of sting nematode.
iv. Reduce stress on turfs by slightly raising the mowing height.
v. Fertilise well to counter poor nutrient uptake from roots damaged by the nematode.
vi. Avoid excessive nitrogen fertilisation as it promotes root tip growth, providing a source of food for nematodes.
vii. Encourage deep root growth with deep, infrequent watering as a deep root system is more tolerant to nematode damage.
viii. Avoid compaction and promote aeration, which encourages a healthy root system and may boost tolerance to nematodes.
ix. Apply organic soil amendments that may enhance turf growth and reduce nematode damage.
x. Avoid shading turfgrasses as this reduces nutrient production and storage, which lowers the turf's tolerance to nematode damage.
xi. When managing turf, work on healthy sites first to avoid transferring nematodes from infested sites to healthy sites.
xii. Consider soil solarisation if practical.

As damaged turf can be associated with a range of problems (including nematodes), obtaining a professional diagnosis from a reputable laboratory can save you valuable time, effort and pesticide treatments.

5.13.4 Nematode Tests

It is recommended that nematode test be taken twice are year in April mid-autumn and late August. The tests should be taken as follows for the various levels of different nematodes.

Nematode	Action Levels	
	Nematodes per 100cc of soil	
	Sand to loam	Control Options
Awl	1-79	A, E
Dolichodorus spp	80+	B, D
Dagger	1-299	A, E
Xiphinema americanum	300+	B, C, D
Lance	1-49	A, E
Hoplolaimus galeatus	50+	B, C, D
Ring	1-999	A, E
Criconemella ornata	1,000+	B, C, D
Root knot	1-299	A, E
Meloidoggyne spp	300+	B, C, D
Lesion	1-149	A, E
Pratylenchus spp	150+	B, C, D
Sheath	1-199	A, E
Hemicycliophora spp	200+	B, C, D
Spiral	1-999	A, E
Hemicotylenchus spp	1,000+	B, C, D
Sting	1-16	A, E
Belonolaimus longicaudatus	17+	B, C, D
Stubby root	1-99	A, E
Paratrichodorus minor	100+	B, C, D

Control Options	
A	Nematodes at this level are not likely to cause a problem.
B	Nematodes at this level are likely to cause a problem.
C	Apply cultural controls.
D	An approved nematicide can be of value.
E	Continue to monitor populations periodically.

5.14 Management of Insects

5.14.1 Greens – Tees and Fairways

Insecticide applications should be minimised, and the best form of control is to apply before adults emerge and removal of larva or infant stages of insects. The use of a long-term protection in using an insecticide is highly recommended. Acelepryn turf insecticide is the best effected control of a wide

range of turf damaging insects while also minimising the impact on the environment. The key benefits are:

i. Acelepryn will provide up to six months protection at the higher application rates
ii. Non-scheduled with high safety and no re-entry periods
iii. Low environmental impacts
iv. Assurance of solid insect control
v. Delivers excellent preventative performance with optimal results achieved when applied early in the season (mid-September) at the appearance of over winter adults
vi. Curative control with Acelepryn later in the season (mid-December onwards) can be achieved using the higher rate.

5.15 Renovations

With respect to renovations of all the various playing surfaces, the following are a minimum requirement to be undertaken to both golf course and practice area by the Contractor. Additional works may be required and shall be determined in conjunction with the City of Fremantle.

5.15.1 Greens.

All greens shall be renovated at least twice a year in late summer early autumn and mid spring.

Spring Renovation

i. At least three weeks before renovation take soil samples
ii. One week before renovations apply nutrition as per soil tests and apply a preventative fungicide.
iii. Verti-mow / Dethatch between 2 – 4mm to remove any excess thatch
iv. Hollow core with a tine diameter of between 10 – 15mm with a maximum spacing of 50mm x 50mm
v. Remove all cores
vi. Top-dress with a sand that has been specified for green construction
vii. All holes are to filled to the surface this can be done over two application 5 days apart if sand settles into core holes. Ensuring that the grass is smothered doing top-dressing.
viii. Apply any amendments as specified in the soil tests.
ix. Renovations are to include green collar.

Autumn Renovation

The autumn renovation is required to offset the effects of summer irrigation and the potential salinity and sodium accumulation in the greens.

i. At least three weeks before renovation take soil samples
ii. One week before renovations apply nutrition as per soil tests and apply a preventative fungicide.
iii. Verti-mow / Dethatch between 2 – 4mm to remove any excess thatch

iv. Hollow core with a tine diameter of between 5 - 10mm with a maximum spacing of 50mm x 50mm
v. Remove all cores
vi. Top-dress with a sand that has been specified for green construction
vii. All holes are to filled to the surface this can be done over two application 5 days apart if sand settles into core holes. Ensuring that the grass is smothered doing top-dressing.
viii. Apply any amendments as specified in the soil tests.
ix. Renovations are to include green collar.

Greens - Additional Regular Renovations Practices

The following renovation practices shall be carried out:

i. Verti-mow greens with thatch units fitted to a triplex mower to a depth of 1-2mm carried out every 3 weeks during the growing period of summer and monthly for late spring and early autumn.
ii. Dusting of greens shall follow after de-thatch as per the same period as above to promote a further smooth surface and control thatch.
iii. Solid tine greens with 6-8mm solid tine should be carried throughout the year on a monthly program to either help drainage in winter or promote water penetration in summer

Renovation	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major Renovation (coring)		✓							✓			
Major Renovation (Scarify)		✓							✓			
Major Renovation (Top-dress)		✓							✓			
Verti-mow	✓									✓	✓	✓
Dusting	✓		✓						✓	✓	✓	✓
Solid tine 8mm	✓			✓	✓	✓	✓	✓			✓	✓

5.15.2 Tees

All tees shall be renovated a least once a year in late spring or early summer once the Kikuyu is activity growing. It is recommended that:

i. At least three weeks before renovation take soil samples
ii. One week before renovations apply nutrition as per soil tests and apply a preventative fungicide.
iii. Scarify between 10 - 15mm to remove any excess thatch but not removing and sand material
iv. Hollow core with a tine diameter of between 8 - 10mm with a maximum spacing of 50mm x 50mm
v. Drag mat cores and blow off grass material
vi. Top-dress with a sand that has been specified for tee construction
vii. All holes are to filled to the surface this can be done over two application 5 days apart if sand settles into core holes. Ensuring that the grass is smothered doing top-dressing.
viii. Apply any amendments as specified in the soil tests.

Tees - Additional Regular Renovations

Coring of tee surfaces will be required at least two other times in summer with an 8mm hollow tine or solid tine to help water penetration

Renovation	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major renovation (Coring)											✓	
Major renovation (Scarify)											✓	
Major renovation (Top-dress)											✓	
Solid Tyne 10mm	✓		✓		✓				✓			

5.15.3 Fairways

Fairways will be required to be renovated every year either Verti-Quake or Scarifying or both when kikuyu is actively growth. Scarify fairways late spring and earthquake Mid spring. If both renovations are at the same time then scarify first, followed by Verti-Quake.

Scarifying

i. At least three weeks before renovation take soil samples
ii. Scarify between 20 - 25mm to remove any excess thatch but not removing and sand material
iii. When scarifying care must be taken not to rip or tear large pieces of turf.
iv. Sweep or blow off thatch material
v. Apply any amendments as specified in the soil tests.

Fairways - Additional Regular Renovations

Fairways may need addition Verti-Quake or verti-drain solid tune 12-19mm during summer to relieve dry patch or compacted conditions in isolated areas.

Renovation	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major renovation (Scarify)										✓		
Verti-drain				✓						✓		

5.15.4 Tee and Green Surrounds

Tee and green surrounds are to be renovated once a year in spring around the same time as the green's renovation. The following treatment will be required:

i. Lightly scarify the surface of the kikuyu at 20 – 25mm apart
ii. Clean of material
iii. Core with a tine 8 -10mm with a 50 x 50mm spacing

iv. Apply amendments as per soil tests

Tee and Green Surrounds - Additional Regular Renovations

Tee and green surrounds may need addition verti-drain solid tune 12-19mm during winter to relieve wet areas from compaction and wet areas.

Renovation	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Major renovation (Scarify)										✓		
Major renovation (Core)										✓		
Verti-drain (Solid tine)				✓		✓						

5.15.5 General Reinstatement and Rectification Works

i. The Contract is to undertake all general repairs, reinstatement and rectification works to all areas deemed necessary to address damage caused by Irrigation or other maintenance practices as undertaken by the Contractor. General repairs, reinstatement and rectification will include (but not limiting to):
ii. The leveling and / or smoothing of playing surfaces (include top-dressing)
iii. Carry out turfing works where necessary to all playing surfaces either from renovations, disease, or vandalism
iv. The re-setting and / or re-leveling sprinkler heads or valve boxes and top up mulch to areas required.

5.16 Wetting Agents

Water is the primary resource required for turfgrass for growth and development and is absorbed far great quantities than any other material. Different plant species have varying water requirements, though all required soil moisture in some capacity. The soil must offer the plant readily available water as it is required for the use in photosynthesis to solubilise the soil nutrients, cool itself through transportation and to maintain internal moisture and structural rigidity. As the level of available water in the soil begins to drop, the plant may reach a point where it is utilising water faster than it is accessing. This is known as wilting point and is the stage at which the first signs of plant dehydration become evident.

In addition to the water required for the turfgrass plant, a certain level of moisture is generally required to maintain an appropriate playing surface for golf. A soil left to dry out to 0% - 10% will help a golf green to be firm or roll too quickly. The retention of moisture plays a major role in preparing golf playing surfaces.

5.16.4 Application of wetting agents' program

Area	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Greens – Boom spray (Retention)	✓	✓	✓						✓	✓	✓	✓
Greens – Boom spray (Penetration)				✓	✓	✓	✓	✓	✓			
Tees – Boom spray		✓							✓			✓
Fairways – Boom spray		✓							✓			✓
Injection by irrigation	✓	✓	✓						✓	✓	✓	✓

5.17 Bunkers

The Contractor is responsible for undertaking the necessary on-going grooming and maintenance of all the bunkers to ensure they are presented in the desired appearance and kept neat and tidy manner at all times. This includes:

The trimming of all bunker edger's.
The raking of all bunkers floors to keep sand evenly distributed over the base of each bunker.
The raking of all bunker floors to remove all debris form the surface of each bunker, for example grass clippings, leaves and man-made waste.
Walls of bunkers are to be broomed or dummy board flat not to disturb the faces and making them soft. Topping up of sand to be done as required.
Note: The sand in the bunkers is to be a Gin Gin quartz and should not be changed unless approval by the City of Fremantle Representative.

6.0 COURSE SETUP

The Contractor is responsible for the daily setup of the course. All course setup is to account for all pro-active management of wear and tear on respective playing surfaces of the golf course, as well as specific requirements identified by the City and social groups with respect to all schedule events.

At a minimum, weekly routine setup activities are to include:

i. The re-positioning of all tee markers a minimum 3 times per week
ii. The cutting and setting golf holes (pins) to each green, including the practice putting green. The pin position on each green on the course is to be changed at least 3 times per week.
iii. Raking of all bunkers a minimum once a week
iv. Roping off of all areas as necessary to direct golf traffic
v. Marking of areas to direct golf cart traffic around green complexes
vi. Marking of areas treated as “Ground Under Repair” (GUR)
vii. The emptying of rubbish bins throughout the golf course and practice areas
viii. Divotting of tees at least fortnightly and especially Par 3’s

6.1 Frequency for changing hole locations

The frequency for changing hole locations is dependent on golfer traffic, turf growth and labour availability. For daily play, the purpose for changing the hole is primarily to distribute traffic over the entire putting surface to prevent wear damage.

During times of heavy play, changing the hole daily is likely a necessity to prevent excessive turf wear from concentrated foot traffic and spike marks and to maintain the integrity of the hole, as hole edges can easily become worn and/or damaged by players if they are careless in removing their ball from the hole or replacing the flagstick. Occasionally, hole locations may be changed twice a day if play is extremely heavy, especially on public golf courses. When play is light, golf facilities may choose to change the holes daily, not out of traffic concerns, but to keep the course more interesting for players fortunate enough to play every day.

7.0 PRACTICE FACILITIES

The Contractor is responsible for maintaining the Practice area which includes the practice putting green and the driving range tee.

The practice facility shall be maintained at the same standard as the golf course and shall have the same maintenance practice as the golf course including mowing, fertilising, spraying and renovations. The driving range tee shall require additional maintenance due to the high volume of play. The tee markers or rope for hitting bays will be move daily to reduce wear and stress to the tees. The tee will also require addition fertilising and renovations during active growth periods.

The putting green will be maintained to the same standard as the course such as mowing, green speeds and firmness of the surface. Holes shall be changed a minimum of once a week.

In many ways, the practice facility at a golf course is like the shooting gallery at a carnival. There are far more misses than makes, people rarely hit the bullseye and the prize of a well-struck shot usually leads to the desire to hit another one. The intensive use that most practice tees receive can make them one of the most challenging areas to maintain on a golf course. Superintendents are always on the lookout for strategies that can help a practice tee perform better through the constant wear and tear.

It is important to level with heavy topdressing applications used to repair divots in order to maintain a level practice tee.

8.0 LANDSCAPE and VEGETATION MANAGEMENT

The Contractor is to ensure that all landscaped areas are maintained in a neat and tidy manner. This includes the removal and disposal of any fallen branches greater than 2 metres in length or 300 mm in diameter. Where trees are located in maintained turfgrass (either within or immediately adjacent to 'in-play' areas), the underside of the trees are to be pruned and maintained at a height so as to allow for mowing of the grass underneath the tree.

For all areas where mulched vegetation works have been completed by the contractor shall ensure that they are weed free including couch and kikuyu.

All trees shall be sprayed around with a non-selective herbicide plus pre-emergence herbicide. The spray shall be 500mm – 1000mm to reduce the use of Brush cutters and rotary mowers ring barking or getting too close to trees and causing damage.

8.1 Tree Pruning

Major Tree Pruning will take place under the guidance of the City of Fremantle Arboriculturist and shall be performed by the City's Representative.

In the case under the design Philosophy of the golf course the Contractor (Lessee) shall annually make a review of all the golf holes to ensure that the playing corridors are not overgrown and impacting on play.

Also, during this period, the Contractor (Lessee) shall review any deterioration in turf quality due to shade issues impacting in turf quality on greens, tees, and fairways.

8.2 City's Tree Management Plan

The City of Fremantle has a Tree Management Plan which will form part of this document as an Appendix and the Contract shall review this TMP and to adopt the Plan as part of its operation.

9.0 IRRIGATION MANAGEMENT

9.1 Irrigation Water Source

The irrigation system for the golf course and practice areas is utilise by bores to irrigate the golf course drawn from two existing bores GWL 181443(1) drawing 129,000kl annually to irrigate 17.2 ha of golf course.

File No: SN7261

Government of Western Australia
Department of Water

Page 1 of 1

Instrument No. GWL181443(1)

LICENCE TO TAKE WATER

Granted by the Minister under section 5C of the Rights in Water and Irrigation Act 1914

Licensee(s)	City of Fremantle		
Description of Water Resource	Perth Perth - Superficial Swan	**Annual Water Entitlement**	129000 kL
Location of Water Source	Lot 2118 On Plan 194070 - Volume/Folio Lr3112/708 - Lot 2118 Fremantle - Fremantle Public Golf Course		

Authorised Activities	**Taking of water for**	**Location of Activity**
	Irrigation of up to 17.2 ha of golf course	Lot 2118 On Plan 194070 - Volume/Folio Lr3112/708 - Lot 2118 Fremantle - Fremantle Public Golf Course
Duration of Licence	From 24 June 2016 to 23 June 2026	

This Licence is subject to the following terms, conditions and restrictions:

1 The licensee must install an approved meter to each water draw-point through which water is taken under this licence.

2 The licensee must install an approved meter to each draw-point through which water is taken under this licence, by no later than 60 days from the date of issue of the licence.

3 The annual water year for water taken under this licence is defined as 1 July to 30 June.

4 In this licence the quantity of water that may be taken for irrigation of the golf course is limited to 129,000kL per water year.

5 The licensee must take and record the reading from each meter required under this licence at the beginning and another at the end of the water year defined on this licence.

6 The licensee must submit to the Department of Water the recorded meter readings and the volume of water taken within the water year, every 12 month(s) commencing 07/07/2016.

7 The licensee must ensure the installed meter(s) accuracy is maintained to within plus or minus 5% of the volume metered, in field conditions.

8 The licensee must notify the Department of Water in writing of any water meter malfunction within seven days of the malfunction being noticed.

9 The licensee must obtain authorisation from the Department of Water before removing, replacing or interfering with any meter required under this licence.

End of terms, conditions and restrictions

The Contractor will be required take weekly reading and submit them to the City of Fremantle's Representative monthly. The City of Fremantle Representative will be responsible for the submission of readings to the Department of Water annually at the end of 30th of June each year.

The City Representative will be responsible for the collection of water samples for testing as per the licence condition. All results will be made available to the Contract to formulate fertiliser program to water quality.

9.2 Irrigation Practices

The application of irrigation water to all playing surfaces is to be carefully managed and programmed by the Contractor at all times to ensure that all playing surfaces are kept healthy and not over stressed. The application of irrigation water is to minimise wastage. In that regard, excessive irrigation of playing surfaces should not occur.

Irrigation practices are to account for:

The requirements of individual grass species
Soil and growing medium moisture levels. It is expected that the Contractor will use a soil moisture probe (either a TDR moisture probe or POGO Probe) to assist in determining the soil moisture content and using that as a guide when irrigating.
The physical properties and the characteristics of both the site soil and growing medium of the construction profiles of various playing surfaces
Climatic conditions (i.e., rainfall, temperature, wind speed, wind direction and relative humidity)
The application of water shall be scheduled using monthly or daily ET rates to apply correct irrigation rates
The topography of the site (including variance across individual golf holes)
Any micro-climates within the site caused by soil, topography, vegetation and other factors
The level of use and subsequent wear to the playing surface
The subsequent impacts of the above factors on the performance and health of the playing surface

The contractor shall be responsible for taking daily rainfall figures from an on-site rain gauge to be supplied by the contractor. The rainfall gauge shall be installed in an appropriate location away from trees and in a suitable clear place. Rainfall figures shall be submitted to the City's Representative when submitting month water reading.

9.3 Irrigation System

The Contractor is responsible for the proper maintenance of all aspect of the Irrigation system. It will be the responsibility of the contractor to replace or repair all sprinkler heads and decoders. The replacements must be like for like. The contractor shall undertake in accordance with relevant Operation and Maintenance Manuals as per Appendix to this document. Where appropriate the Contractor is to seek further input and advice from relevant product manufactures and or suppliers to resolve operational or performance base issues.

The contractor is responsible for ensuring that sprinkler heads are regularly trimmed so that turf grass does not interrupt the correct operation of the sprinklers and appear neat and tidy at all times. The Contractor will be responsible for ensuring that all sprinklers are set level and no more than -20mm below the surrounding turf surface. The Contractor is to ensure that all valve boxes are maintained neat and tidy and in a secure manner. Any broken valve boxes lids shall be replaced immediately. Valve boxes are to be set level with turfgrass surface.

9.4 Irrigation Bores

The Contractor is to monitor the performance of the bores and is to notify the City of Fremantle's Representative of any perceived issues with the on-going operation.

The City of Fremantle will carry out all maintenance and testing of bores annually and this does not form part of the Contractors Scope of works.

9.6 Irrigation Monthly Application Rates - Evapotranspiration

FREMANTLE PUBLIC GOLF COURSE
ANNUAL IRRIGATION APPLICATION RATES
FULL MAINTENANCE (9 holes)

Rainfall and Evapration Rates							Greens & Nursery	Tees	Fairways & Roughs (10.0ha)			Surrounds	Roughs	Landscape	Driving Range	Club House	Daily Maint.	Irrigation lake	Total (kl)	Daily Average
									Left	Middle	Right									
						AREA (ha)	0.31	0.5071	1.9	1.9	1.9	0.45	0	0.10	1.60	0.1		0	8.7	(kL/d)
						Crop factor %	1	1	0.8	0.8	0.8	0.8	0.75	0.8	0.8	0.9		1		
Month	No.of days	Rainfall (mm)	Pan (daily) Evaporation (mm)	Pan (week) Evaporation (mm)	Pan (month) Evaporation (mm)	Net Pan Evaporation (mm)	Kilo Litres (m3)													
January	31	8.6	7.8	54.6	241.8	233.2	726.2	1,182.6	3,506.6	3,506.6	3,506.6	2,614.3	0.0	186.6	2,985.0	209.9	2,000.0	0.0	20,424.2	658.8
February	29	13.3	7.2	50.4	208.8	195.5	608.8	991.4	2,939.7	2,939.7	2,939.7	2,191.6	0.0	156.4	2,502.4	176.0	2,000.0	0.0	17,445.6	623.1
March	31	19.3	5.6	39.2	173.6	154.3	480.5	782.5	2,320.2	2,320.2	2,320.2	1,729.8	0.0	123.4	1,975.0	138.9	2,000.0	0.0	14,190.6	457.8
April	30	45.5	2.5	17.5	77.5	32.0	99.6	162.3	481.2	481.2	481.2	358.7	0.0	25.6	409.6	28.8	2,000.0	0.0	4,528.2	150.9
May	31	122.7	-1.3	-9.1	-40.3	-163.0	-	-	-	-	-	-	-	-	-	-	2,000.0		2,000.0	66.7
June	30	182.4	-4.1	-28.7	-123.0	-305.4	-	-	-	-	-	-	-	-	-	-	500.0		500.0	16.7
July	31	172.9	-3.6	-25.2	-111.6	-284.5	-	-	-	-	-	-	-	-	-	-	500.0		500.0	16.7
August	30	134.6	-1.8	-12.6	-55.8	-190.4	-	-	-	-	-	-	-	-	-	-	500.0		500.0	16.7
September	30	79.9	0.8	5.6	24.0	-55.9	-	-	-	-	-	-	-	-	-	-	2,000.0	0.0	2,000.0	66.7
October	31	54.5	3.2	22.4	99.2	44.7	139.2	226.7	672.1	672.1	672.1	501.1	0.0	35.8	572.2	40.2	2,000.0	0.0	5,531.6	178.4
November	30	21.7	5.6	39.2	168.0	146.3	455.6	741.9	2,199.9	2,199.9	2,199.9	1,640.1	0.0	117.0	1,872.6	131.7	2,000.0	0.0	13,558.5	437.4
December	31	13.9	7.1	49.7	220.1	206.2	642.1	1,045.6	3,100.6	3,100.6	3,100.6	2,311.6	0.0	165.0	2,639.4	185.6	2,000.0	0.0	18,291.0	590.0
TOTAL		869.3	29.0	203.1	882.3	13.0	3,152.0	5,132.9	15,220.2	15,220.2	15,220.2	11,347.2	0.0	809.8	12,956.2	911.0	41,100.0	0.0	99,469.7	3,279.8

10.0 ENVIRONMENTAL MANAGEMENT

10.1 Establishing the Environmental Principles for Golf Courses

The governing bodies of golf and golf course designers have recognised the importance of designing, constructing and managing golf courses in an environmentally sustainable manner. Golf courses can provide significant benefits to the environment if constructed and managed using best management practices. They can also result in water pollution, pesticide spills and the destruction of native vegetation if managed poorly. This chapter outlines the key issues and provides an overview of best environmental management practices.

Golf is growing as a recreational pastime and sport, and in certain areas of Australia, golf course resorts are a key feature of tourist locations. In recent years an increasing number of publications (overseas and in Australia) have stressed the importance of good environmental management of golf courses. This chapter provides an overview of best environmental management practices found in some key publications available to golf course superintendents and staff. These practices are detailed in full in the following chapters, which focus on key issues such as water and pesticide management.

10.2 Summary of key environmental principles and practices from recent publications

Construction or re-construction of golf courses is the first step to sound environmental management. The document, *Golf Courses — Benefits to the Community and Environment*, produced by the Society of Australian Golf Course Architects highlights ten key benefits of golf courses.

The benefits are:

i. they provide wildlife sanctuaries;
ii. they preserve open space and remnant vegetation in urban environments;
iii. they protect topsoil from degradation;
iv. they protect water resources;
v. they rehabilitate degraded landscapes;
vi. they promote physical and mental well-being;
vii. they promote indigenous flora and fauna;
viii. they improve air quality and moderate temperature;
ix. they utilise and treat water resources such as sewage, stormwater and urban runoff;
x. they beautify the environment and provide community education on environmental issues.

The Environmental Strategy for Australian Golf Courses (1998) identified the key environmental issues from an Australian perspective, provided information, promoted awareness of golf clubs as environmental assets and developed national guidelines for the environmental management of golf courses. Key management practices are
outlined in the following one-page summary:

10.3 Integrated Turf Grass Pest Management (IPM)

Turf grass, like all other plants are subject to the ravages of pest. A turf grass pest can be defined as any organism that causes a measurable deterioration in the aesthetic or functional value of a turf.

An IPM program should result in more efficient use of pesticides which leads to pesticide reduction use. The goal of a turf grass IPM program is to keep pest populations or damage to tolerable levels. This is called the pest response threshold level, it is determined by the number of pests or amount of pest damage that can be sustained before an unacceptable reduction in turf quality appears. These levels can change from site to site depending upon the expectations of the turf user.

The keystone of a turf grass IPM program is a frequent, careful monitoring program. Pests can be detected early and controlled before the threshold level is exceeded. By keeping good records of previous pest activity, turf grass managers will know where and when to look for subsequent pest infestation.

Chemical control of turf grass pests with conventional synthetic pesticides is also an important part of an IPM program. It is important to selected the right pesticide for the target pest and apply chemicals when required.

10.5 Environmental Statement

City of Fremantle

ENVIRONMENTAL STATEMENT

Our Organisation:

Fremantle Public Golf Course is one of Western Australia's public golf courses. Located amongst limestone ridgers and vegetation the course occupies 17.2 hectares and is home to many native species of flora and fauna.

Our Environmental Management Commitment:

We recognise our responsibility to the environment and we are committed to operating our golf course maintenance activities in an environmentally sustainable manner

Our Commitment is to:

- *Incorporate environmental responsibilities and accountabilities into every aspect of our course maintenance operations;*
- *Protect and enhance the natural and heritage elements of our golf course;*
- *Conserve water and implement best practice water management;*
- *Incorporate sustainable values and ensure that all developments and ongoing operations are in keeping with the principles of Ecologically Sustainable Development;*
- *Establish and maintain an environmental management system designed to meet or go beyond regulatory requirements;*
- *Maintain monitoring and reporting systems to audit and report on our environmental performance by promoting continual improvement to achieve our environmental objectives and targets;*
- *Identify opportunities to prevent pollution, minimise waste, save energy and conserve natural resources;*
- *Communicate with our community and stakeholders on our environmental performance;*
- *Provide our staff with environmental educational and training programs to ensure their commitment to environmental responsibility;*
- *Encourage our contractors and suppliers to aspire to our high environmental standards;*
- *Annually review this Policy and ensure all staff and contractors are aware of this Policy.*

SIGNED: ..... **DATED:** .....

The City of Fremantle management and the Contractor's staff are responsible for ensuring these principle are implemented.

11.0 TURF PLANT and EQUIPMENT

Today's golf courses require a fleet of vehicles designed to accomplish very specific tasks. Turf cutting calls triplex, intermediate rough and primary rough mowers, and different machines for mowing tees, approaches, greens collars, and fairways. Aerating and top-dressing requires machines that punch cores and cast sand into turf.

Even the average golfer is unaware of just how much machinery is involved in creating the spaces that they enjoy. From mowing to rolling to aerating to topdressing, for a public golf course.

11.1 Mowers

At the top of the golf course equipment list are mowers. Keeping the turf perpetually at a precise height requires a fleet of mowers running regularly. These mowers are the most important of the various mowers required for each section of the course, since they prepare the most-played-on-surfaces—the putting greens.

Riding mowers are faster but multiple machines cutting one area can yield inconsistent results which impacts play.

Turf cutting involves other mowers as well: greens collar mowers (for courses with collars around putting greens); tee mowers; approach mowers; and fairway mowers. Some are walk-behind and some are riding mowers. The kind and number of mowers in any given golf course maintenance company's stable depends on budget, size of golf course, manpower and desired look.

Two additional categories of mowers are usually also in the stable: intermediate rough mowers and primary rough mowers. These machines mow transition areas adjacent to primary play areas.

11.2 Aerating and Top-dressing

Aerating course turf is usually considered a necessary procedure. It is carried out for a number of reasons (one being the golf course maintenance contract) with the ultimate purpose of producing long-lasting, healthy grass that is consistent in quality, texture and density.

Walking aerators are often used on golf course surfaces such as putting greens, collars, approaches and tees. Tractor-mounted aerators typically get pressed into service on fairways and roughs. The contractor can out-source fairway renovations with renovation Contractor.

Specialty aerators have been developed that complement the performance of conventional aerators.

Vertical mowers accomplish dethatching (removing organic build-up around grass blades), which, in combination with aeration, yields unobstructed, healthy turf.

Topdressing takes place after aeration. Most golf courses top-dress their greens, collars and approaches, and sometimes also their tees and fairways.

Topdressing (a light application of sand onto turf to fill aeration holes, smooth turf and firm up playing surfaces) requires specialized equipment. This includes spinner units that throw sand and pull-behind drag booms that sweep sand into the turf canopy. Spinner units have to be towed behind vehicles such as tractors that have enough power to handle the weight of the sand.

11.3 Application Machinery

These range from walk-behind spreaders to mounted or towed spreaders and sprayers. Spraying can be applied by dedicated sprayers easy of application.

11.4 Other Machinery

Besides all of the equipment described above, golf course management operate miscellaneous other vehicles: motorized carts and small utility vehicles to move staff and materials around courses, front-end loaders for moving sand, tractors for running aerators and blowers.

This quick overview shows the array of machinery and equipment required to maintain an immaculate golf course. Every course is different, however, and the equipment inventory will vary according to course size, location and budget.

11.5 Turf Plant and Equipment List

The contractor shall supply the following turf equipment:

The following golf course maintenance equipment list is comprised for a 9-hole golf course, practice putting green, chipping green and driving range. This new-and-improved version reflects new types of maintenance equipment available. The list also is updated with equipment needed to provide upgraded agronomic and playing-condition standards for turf demand.

This should be used as a guideline, adjusted accordingly, for a municipal type golf course maintenance operation. Adjustments depend on the venue's agronomic and playing-condition standards, goals and objectives, as well as available capital and maintenance operating budget funding by the contractor.

11.5.1 Greens

- 1 x walk-behind greens mower with groomer attachments
- 1 x Triplex greens mower with spare reel
- 1 x maintenance carts with trailers
- 1 x tow-type, spinner greens topdressing machines (mounted or trailer)
- 1 x top-dressing drag brushes
- 1 x rotary push-type fertilizer spreaders
- 1 x self-propelled, tow blower
- 1 x tournament speed rollers with spiker/brush attachments
- 1 x sets of light verticut reels for triplex greens mower
- 2 x walk-behind, deep verticut machines

- 1 x greens aerifier
- 1 x greens sweeper
- 2 x plug pushers

11.5.2 Maintained roughs, short roughs and walk paths

- 1 x 360cm wide riding rotary mower (four-wheel drive where applicable)
- 1 x 173cm rotary-type triplex mowers (all-wheel drive where applicable)
- 1 x 216cm triplex reel-type mowers (all-wheel drive where applicable)
- 2 x string-line trimmers
- 2 x hovercraft-type rotary mowers

11.5.3 Fairways

- 1 x five-gang fairway mowers with one spare set of cutting units (four-wheel drive where applicable)
- 2 triplex greens mowers with one spare set of cutting units (all-wheel drive where applicable)
- 1 x large rotary PTO fertilizer spreader
- 1 x rotary fertilizer spreader mounted on a maintenance vehicle
- 1 x 1200lt sprayers mounted on maintenance vehicles with spray booms, hose reels and attachments (four-wheel drive where applicable)
- 1 x set of light verticut reels for five-plex fairway mowers

11.5.4 Tees, collars/approaches/collection fairways

- 1 x walk-behind 26-inch-wide tee mower
- 1 x maintenance carts with trailers
- 1 x 173cm rotary-type triplex mowers (all-wheel drive where applicable)
- 1 x Triples greens mower with spare reel

11.5.5 Clubhouse

- 1 x sidewalk edgers
- 2 x backpack blowers

11.5.6 Miscellaneous

- 1 x utility tractor 50Hp with turf tires and loader (four-wheel drive where applicable)
- 1 x utility turf vehicle
- 1 x heavy duty utility vehicle
- 1 x large dump trailer
- 1 x 18-inch junior sod cutter
- 1 x riding bunker rakes with front sand blade and one landscape scraper box (all-wheel drive where applicable)
- 1 x chain saw
- 2 x backpack sprayers
- 1 x 200lt water wagon/tank trailer mounted.

12.0 OCCUPATIONAL HEALTH and SAFTEY (OHS) MANAGEMENT

The workplace for the Fremantle Public Golf Course (City of Fremantle) will be guided by all Federal, State and Local Government legislation for Occupational Health and Safety Compliance. The Act sets out the rights and duties of workplace of the golf course. Its main purpose is to protect workers against health and safety hazards on the job. The Act is also supported by the General Regulations, which state in greater detail what employers and workers are required to do under the Act.

Also referenced in this Guide are the Health and Safety Policies of the City of Fremantle which are made pursuant to the Occupational Health and Safety Act.

12.1 Enforcement

Health and safety law (the Act and Regulations) is enforced by Occupational Health and Safety (OHS) Officers from the OHS Division of the Workers Compensation Board. OHS Officers have the legal right to enter any workplace, at any reasonable time, without giving notice, though notice may be given where the Officer thinks it is appropriate.

During a routine inspection visit, an Officer would look at the workplace, the work activities, and the overall management of health and safety to ensure the workplace is in compliance with the law.

The Officer may offer guidance, may talk to workers and their supervisors, and may issue orders and directives if there is a risk to the health and safety of workers.

12.2 Education

The Occupational Health and Safety Education will be the responsibility of the Contractor with the guidance of the City of Fremantle and that the staff also understand the law and how it applies to their workplace.

12.3 Health and Safety Responsibilities

The philosophical foundation of the OHS Act is the Internal Responsibility System. This means that every individual in a workplace has a direct responsibility for creating a healthy and safe workplace. The responsibility is shared, from owners/operators through a management team and to all workers.

12.4 Hazardous Substances

Golf course and groundskeeping workers can be exposed to a wide range of hazardous substances in the course of their work, including:

i. fuel, oil and grease
ii. pesticides, fertilizers
iii. cleaning materials and disinfectants
iv. paint and wood preservatives
v. dust and vapours
vi. fumes, from engine exhausts, battery charging and welding
vii. contact with dead animals or animal waste
viii. contact with poisonous plants

These substances may have an adverse effect on health, rather than affect general safety. Some of those effects include skin irritation, asthma, loss of consciousness, cancer, and infection.

To protect workers from these hazardous substances, the employer must:

i. Make workers aware of these types of hazards as they exist in the workplace
ii. Eliminate the hazard if possible
iii. Instruct workers on how to best protect themselves if the hazard cannot be eliminated, including the appropriate personal protective equipment (PPE).

13.0 ADDENDUM 1 – GOLF COURSE DESIGN

14.0 ADDENDUM 2 – IRRIGATION DESIGN

15.0 ADDENDUM 3 – LANDSCAPE DESIGN

16.0 ADDENDUM 4 – CITY OF FREMANTLE HEALTH & SAFETY POLICY

17.0 ADDENDUM 5 – CITY OF FREMANTLE NUTRIENT MANAGEMENT PLAN

18.0 ADDENDUM 6 - CITY OF FREMANTLE URBAN FOREST PLAN

19.0 ADDENDUM 7 – RESPONSIBILITIES MATRIX

ISSUE	DATE	REVISION	DRN	REC	APPD
1	10/2021	AS CONSTRUCTED SURVEY	SL	LG	MM
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

LEGEND n.t.s.

Distance Marker

SEE TITLE PAGE FOR ADDITIONAL FEATURES

NOTES:

Meters

20 0 20 40

1:1000

Note:

The boundaries shown in this plan have not been re-established as part of this survey. There accuracy can not be guaranteed and should not be used for any works.
The content of this plan is correct as of the date of survey.
See title block for date of survey.
The plans is not permitted be used by anyone other than the intended client.

Client:	LD TOTAL
Surveyor:	Liam G
Drawn by:	Saeid Larian
Scale:	1:1000@A1
Coordinates:	PCG94 Level: A.H.D.

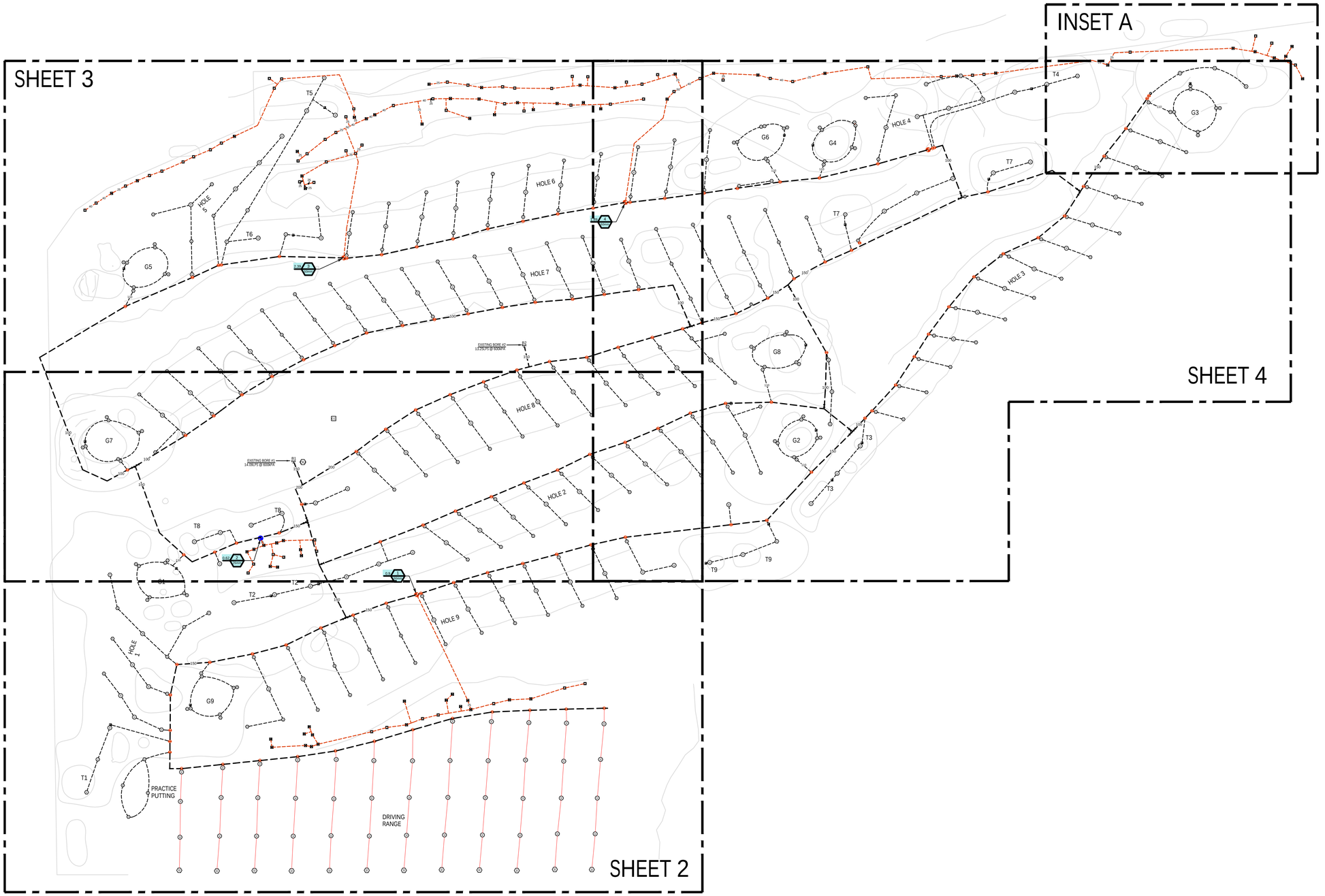
ASCON SURVEY AND DRAFTING
M:0410 343 012 E: admin@asconsurvey.com.au

NORTH

PROJECT: Fremantle Golf Course

TITLE: AS CONSTRUCTED SURVEY
SITE SURVEY

DRAWING: LD_Fremantle GC HARDSCAPES 20210831 ASCON - PCG94.dwg



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	kPa	L/MIN	RADIUS
#	Toro Flex 34 Rotor (FC)	483	VAR.	VAR.
#	Toro Flex 35 Rotor (PC)	483	VAR.	VAR.
	1 x Toro 570Z-4P with FB50 Bubbler			
	2 x Toro 570Z-4P with FB50 Bubblers			

SYMBOL	MANUFACTURER/MODEL
	50mm Toro Solenoid Control Valve (for tree planting)
	Main to Sub-Main Connection Point with 50mm Ball Valve
	25mm Rain Bird Quick Coupling Valve
	Mainline Isolation Valve (sized same as mainline)
A	Mainline Air Relief Valve
F	80mm Mainline Flushing Valve
CC	Toro Lynx Central Control System
DU	Dosing Unit
B1	Bore 1 - 14.09 LPS @ 600kPA
B2	Bore 2 - 13.25 LPS @ 600kPA
	Irrigation Sub-Mainline: PE100 PN 12.5 (sized as shown)
	Irrigation Tree Lateral: uPVC PN9, AS/NZS 1477 (sized as shown)
	Irrigation Lateral Line: DN63 POLY LATERAL PIPEWORK PE100 PN 10
	Irrigation Mainline: uPVC PN 12, AS/NZS 1477 (sized as shown)
	Two Wire Path #1 (Holes 4, 5, 6, 7 & 8)
	Two Wire Path #2 (Holes 1, 2, 3, 9, Driving Range & Practice Greens

10m 0m 10m 20m 50m
SCALE: 1:1000 @ A1 size sheet

REV:	DATE:	DESCRIPTION:
3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

CONSULTANT: SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT: CITY OF FREMANTLE

PROJECT: FREMANTLE PUBLIC GOLF COURSE IRRIGATION UPGRADE

DRAWING TITLE: COVER PAGE

DRAWING No: IDS-FPGC-IRR-01

SCALE @ A1: 1:1000

REVISION: 4

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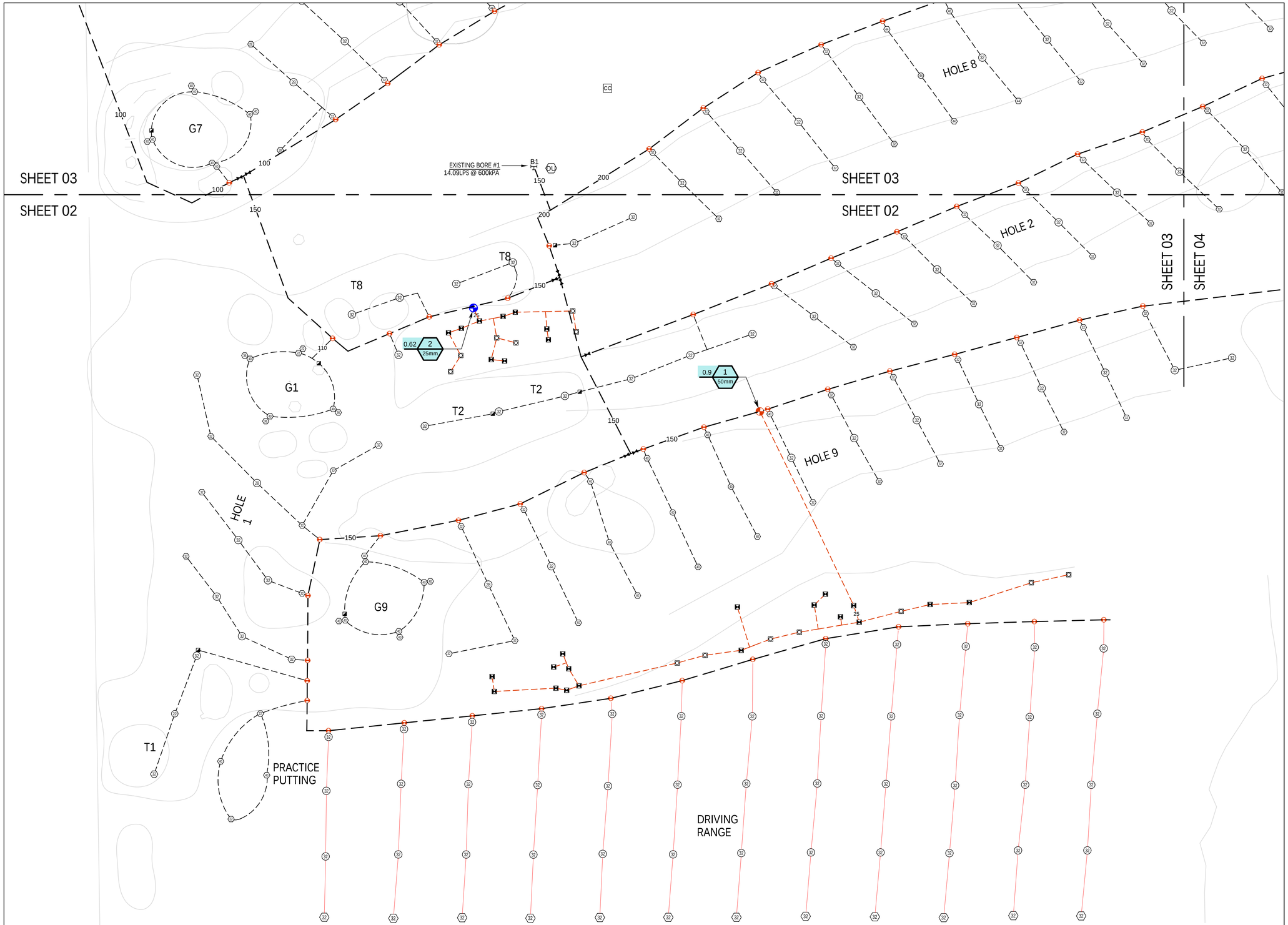

IRRIGATION SCHEDULE

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5m 0m 5m 10m 25m
SCALE: 1:500 @ A1 size sheet

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3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

CONSULTANT: SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT: CITY OF FREMANTLE

PROJECT: FREMANTLE PUBLIC GOLF COURSE IRRIGATION UPGRADE

DRAWING TITLE: IRRIGATION LAYOUT

DRAWING No: IDS-FPGC-IRR-02

SCALE @ A1: 1:500

REVISION: 4

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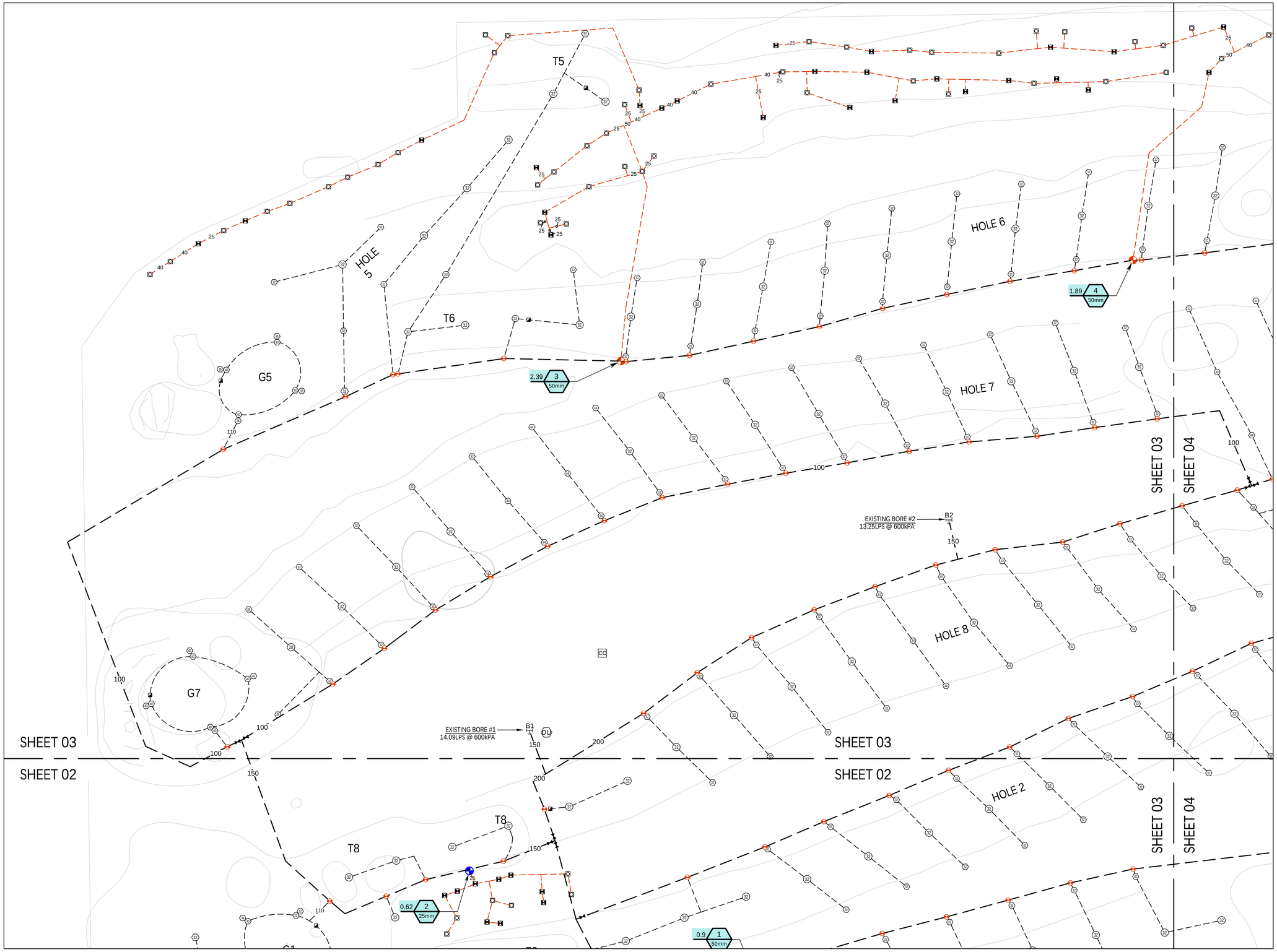

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	kPa	L/MIN	RADIUS
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#	Toro Flex 35 Rotor (PC)	483	VAR.	VAR.
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5m 0m 5m 10m 25m
SCALE: 1:500 @ A1 size sheet

REV:	DATE:	DESCRIPTION:
3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

REV:	DATE:	DESCRIPTION:

CONSULTANT: SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT: CITY OF FREMANTLE

PROJECT: FREMANTLE PUBLIC GOLF COURSE IRRIGATION UPGRADE

DRAWING TITLE: IRRIGATION LAYOUT

DRAWING No: IDS-FPGC-IRR-03

SCALE @ A1: 1:500

REVISION: 4

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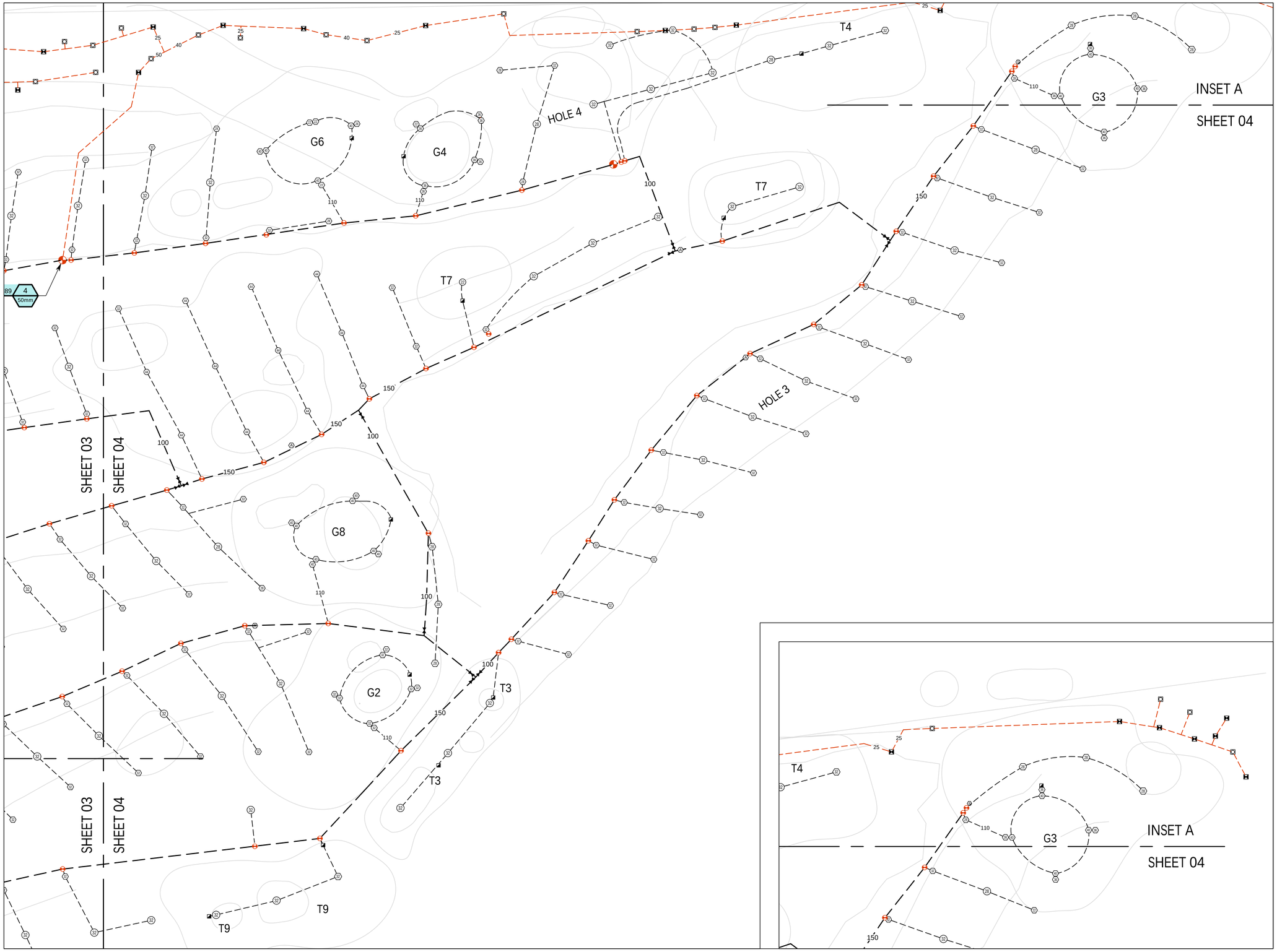

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	kPa	L/MIN	RADIUS
#	Toro Flex 34 Rotor (FC)	483	VAR.	VAR.
#	Toro Flex 35 Rotor (PC)	483	VAR.	VAR.
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F	80mm Mainline Flushing Valve
CC	Toro Lynx Central Control System
DU	Dosing Unit
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	Two Wire Path #2 (Holes 1, 2, 3, 9, Driving Range & Practice Greens

5m 0m 5m 10m 25m
SCALE: 1:500 @ A1 size sheet

N

REV:	DATE:	DESCRIPTION:
3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

REV:	DATE:	DESCRIPTION:

CONSULTANT:
SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT:
CITY OF FREMANTLE

PROJECT:
FREMANTLE PUBLIC GOLF COURSE
IRRIGATION UPGRADE

DRAWING TITLE:
IRRIGATION LAYOUT

DRAWING No:
IDS-FPGC-IRR-04

SCALE @ A1:
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REVISION:
4

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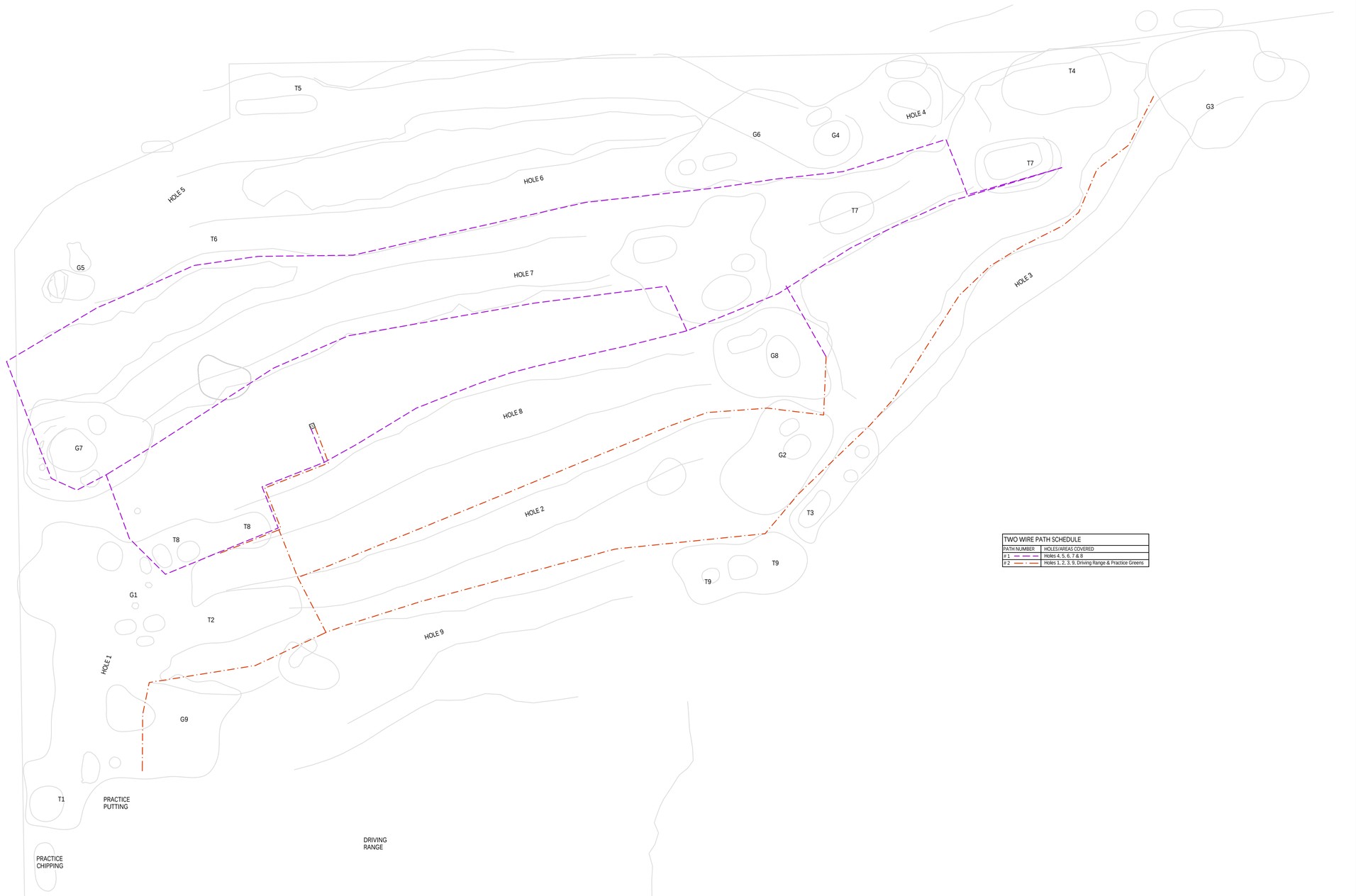

TWO WIRE PATH SCHEDULE

PATH NUMBER	HOLES/AREAS COVERED
# 1	Holes 4, 5, 6, 7 & 8
# 2	Holes 1, 2, 3, 9, Driving Range & Practice Greens

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	kPa	L/MIN	RADIUS
	Toro Flex 34 Rotor (FC)	483	VAR.	VAR.
	Toro Flex 35 Rotor (PC)	483	VAR.	VAR.
	1 x Toro 570Z-4P with FB50 Bubbler			
	2 x Toro 570Z-4P with FB50 Bubblers			

SYMBOL	MANUFACTURER/MODEL
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10m 0m 10m 20m 50m

SCALE: 1:1000 @ A1 size sheet

REV:	DATE:	DESCRIPTION:
3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

REV:	DATE:	DESCRIPTION:

CONSULTANT:
SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT:
CITY OF FREMANTLE

PROJECT:
FREMANTLE PUBLIC GOLF COURSE
IRRIGATION UPGRADE

DRAWING TITLE:
TWO WIRE PATHS

DRAWING No:
IDS-FPGC-IRR-05

SCALE @ A1:
1:1000

REVISION:
4

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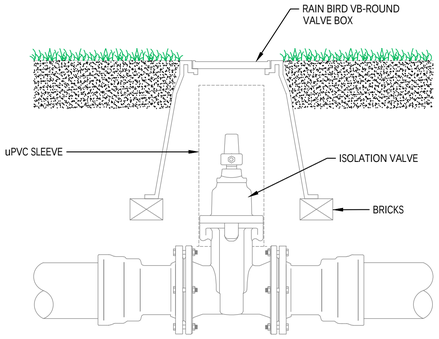
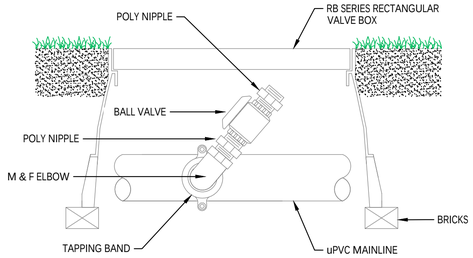
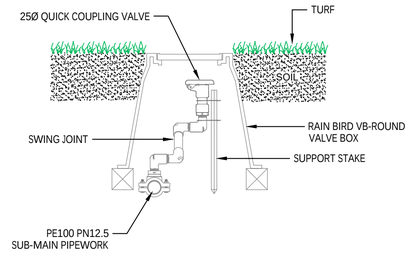
MAINLINE ISOLATION VALVE INSTALLATION DETAIL
NOT TO SCALE



MAINLINE FLUSH VALVE INSTALLATION DETAIL
NOT TO SCALE



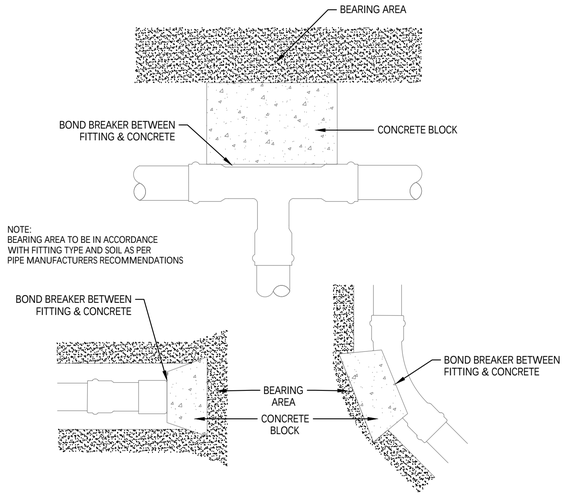
TYPICAL QUICK COUPLING VALVE INSTALLATION DETAIL
NOT TO SCALE



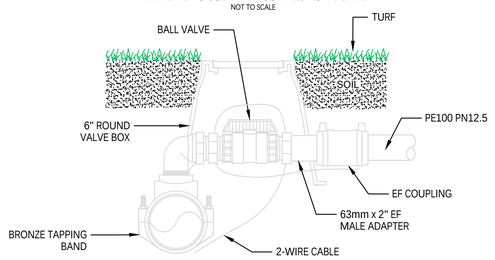
WATERING WINDOW SCHEDULE

DESCRIPTION	APPLICATION RATE (MM)	RUN TIME (HOURS)	CUMULATIVE RUN TIME (HRS)
Greens	10	0.2	0.2
Fairways	10	5.4	5.6
Tees	10	0.2	5.9
Driving Range	10	0.6	6.5

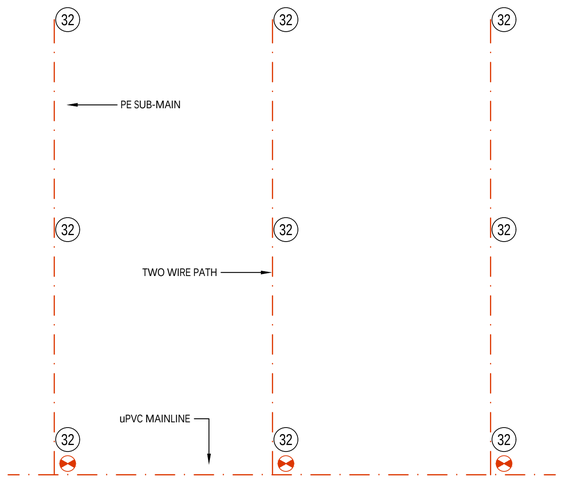
TYPICAL THRUST BLOCK INSTALLATION DETAILS
NOT TO SCALE



MAINLINE TO SUB-MAIN CONNECTION DETAIL
NOT TO SCALE

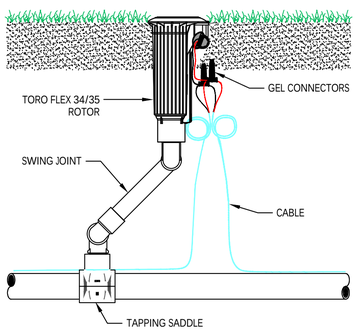


TWO WIRE PATH TYPICAL DETAIL
NOT TO SCALE



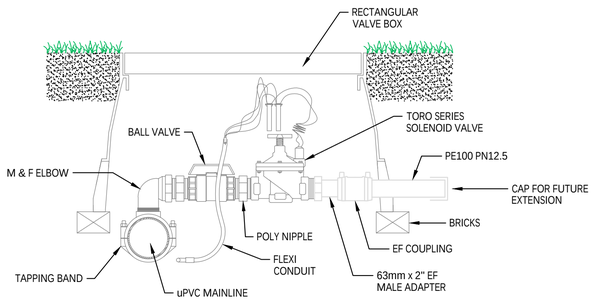
NOTES:
1. Two wire path to run along all pipe-work. Sheet 5 shows two wire path running along uPVC mainline only. Two wire to also run with sub-mains to VIH rotors.

TORO FLEX ROTOR INSTALLATION DETAIL
NOT TO SCALE



NOTES:
1. At all splice locations, provide sufficient slack to allow the splice to be raised a minimum of 60cm above grade for inspection.
2. The location of the wire connections shall be snugly placed beneath the flange of the rotor.

TREE WATERING - SOLENOID VALVE INSTALLATION DETAIL
NOT TO SCALE



NOTES:
1. THE CONTRACTOR SHALL INSTALL 1m LOOP MINIMUM OF 2-WIRE CABLE WITHIN ALL VALVE BOXES AND PITS.
2. CABLE INSTALLED DIRECTLY WITH THE MAINLINE.
3. LIGHTNING SURGE PROTECTION IS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
4. MAINLINE TO BE INSTALLED WITH 450mm SOIL COVER AND LATERALS TO BE INSTALLED WITH 300mm SOIL COVER.
5. CONTROL VALVES TO BE LOCATED WITHIN VALVE BOX WITH ADEQUATE CLEARANCE BETWEEN VALVE TOP AND LID.
6. AN AIR RELEASE VALVE SHALL BE INSTALLED AT THE HIGHEST POINTS ALONG THE MAINLINE.
7. FLUSHING VALVES TO BE INSTALLED AT EVERY END OF MAINLINE AND AS INDICATED ON DRAWINGS.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	kPa	L/MIN	RADIUS
(F)	Toro Flex 34 Rotor (FC)	483	VAR.	VAR.
(F)	Toro Flex 35 Rotor (PC)	483	VAR.	VAR.
	1 x Toro 570Z-4P with FB50 Bubbler			
	2 x Toro 570Z-4P with FB50 Bubblers			

SYMBOL	MANUFACTURER/MODEL
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CC	Toro Lynx Central Control System
DU	Dosing Unit
B1	Bore 1 - 14.09 LPS @ 600kPA
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3	06.08.2021	AS CONSTRUCTED BY NEWGROUND WATER SERVICES
4	03.05.2022	AS CONSTRUCTED BY NEWGROUND WATER SERVICES

CONSULTANT: SCARTERFIELD CONSULTING SERVICES

CONSTRUCTED BY:

DESIGNED | REVIEWED BY:
D: T.FISCUS
R: B.SCARTERFIELD

CLIENT: CITY OF FREMANTLE

PROJECT: FREMANTLE PUBLIC GOLF COURSE
IRRIGATION UPGRADE

DRAWING TITLE: IRRIGATION DETAILS

DRAWING No: IDS-FPGC-IRR-06

SCALE @ A1: 1:NTS

REVISION: 4

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Administration policy

Work Health and Safety Policy

Policy statement

The City of Fremantle is committed to providing a healthy and safe workplace for all City employees, volunteers, visitors, contractors and members of the public that interact with the City.

Objectives

The City will develop, implement and maintain health and safety systems in order to:

- Identify and control risks to employees, volunteers, contractors and the community.
- Involve employees in the health and safety of their workplace through open consultation and communications.
- Provide an inclusive workplace which promotes and nurtures the physical, mental, emotional and social wellbeing of all individuals.
- Ensure that all workers are trained and supervised to perform their tasks safely.
- Regularly audit and report health and safety performance against measurable objectives and targets.
- Meet legal obligations and comply with all applicable laws as a minimum.
- Continuously improve health and safety systems and performance.

Behaviour

The City will:

- Consistently demonstrate leadership and commitment to work health and safety.
- Encourage behaviours that promote a culture of accountability and continuous improvement in health and safety.
- Value and promote opportunities that enable employees to enhance their own health and wellbeing
- Provide adequate and appropriate resources to enable the achievement of these goals.

Policy scope

This policy applies in all City of Fremantle workplaces and covers all employees, volunteers, visitors, contractors and members of the public interacting with the City of Fremantle.

Definitions and abbreviations

City – City of Fremantle

WHS – Work Health and Safety

Workplace – any location, including vehicles, where tasks or activities are performed for or on behalf of the City.

Reviewing officer:	Manager, People and Culture
Policy adopted:	8 June 2021
Legislation:	*Work Health and Safety Act (2020) WA*
	Work health and Safety Regulations (2022) WA
Delegations:	NA
Related documents:	Work Health and Safety Procedures

NUTRIENT MANAGEMENT PLAN FOR PARKS AND RESERVES IN THE CITY OF FREMANTLE

MAY 2018

SPORTS TURF TECHNOLOGY

Prepared by
Sports Turf Technology Pty. Ltd.
PO Box 91, Como WA 6952
Tel: 9367 1600
ABN 46 102 735 053

1. INTRODUCTION

This is a comprehensive plan for nutrient management on turf within the parks and reserves maintained by the City of Fremantle. The City is committed to managing turf areas using industry best practices for fertilising.

1.1 Sustainable turf management

The City embraces the principles of sustainable turf management. This can be defined as the management of turf in a way that:

- meets the current and future needs of the community, particularly the various user groups;
- optimises the use of available resources, both economic and natural;
- and has no adverse impact on the environment, especially from nutrient pollution.

Sustainable turf management relies on implementing a site-specific approach to maintenance activities. This is to ensure that the maintenance inputs match the requirements of the turf. Regular monitoring is essential for making informed management decisions.

Turf maintenance requirements need to be prioritised according to the type of usage. Active recreational areas i.e. sporting fields have the highest expectations of turf quality by the users, and therefore require the most maintenance inputs. The next priority is passive recreational areas with high visitor numbers. Other turf areas in public open space will require less intensive maintenance.

1.2 Environmental guidelines

Turf has many benefits for the amenity of the urban environment, as well as the recreational value. However, it is essential that turf is managed in a way that does not damage the natural environment by contributing to the nutrient loads in the Swan River or the groundwater. Fertiliser is a potential source of nitrogen and phosphorus, which are the cause of algal blooms in the river and wetlands. The risks associated with fertilising are from nutrients leaching into the groundwater, or running off into the stormwater system.

To support turf managers, the Swan River Trust in collaboration with the Fertiliser Partnership Urban Users Working Group has published the *Western Australian environmental guidelines for the establishment and maintenance of turf grass areas (2014).* These guidelines are supported by extensive local research, including the Turf Irrigation and Nutrient Study (TINS) 1990-1996, and the University of Western Australia turf research program from 1997 to 2008. The abovementioned document has been used as a reference in the preparation of the City's nutrient management plan.

2. CATEGORIES OF PARKS AND RESERVES

The City is directly responsible for the maintenance of approximately 47 hectares of irrigated turf on 75 parks and reserves. For management purposes, the parks and reserves are divided into categories, based on their level of priority. Refer to Table 1 for a list of parks and reserves by category.

2.1 Active

There are nine sporting ovals, not including Stevens Reserve, with a combined area of approximately 21 hectares. These cater for a range of community sporting activities, including soccer, football, rugby league, netball and cricket. The period of most intense usage is during the winter-sports season from April to September. This is when fertilising is the most beneficial for turf to cope with and recover from wear damage.

2.2 Passive – Category 1

These are high-profile parks and reserves used for passive recreational activity around the CBD and other parts of the city with regional significance for visitation. They can be described as premium passives that require a high standard of turf maintenance. There are 23 sites with a combined area of approximately 12 hectares. The Esplanade Reserve has special significance as a tourist destination and for hosting major events. It has an extremely high level of usage all-year-round, requiring an intensive turf maintenance program, equivalent to an active reserve.

2.3 Passive – Category 2

These are considered to be important local parks and reserves for passive recreation, mainly located within the residential parts of the city. There are 20 sites in this category with a combined area of approximately 10 hectares. Their usage requires a moderate standard of turf maintenance.

2.4 Passive – Category 3

These are small, neighbourhood parks and other minor reserves in residential areas. There are low expectations of turf quality, and this is reflected in the standard of maintenance. This category has 23 sites with a combined area of approximately 4 hectares.

2.5 Sensitive sites

These are located in foreshore areas along the river, or adjacent to lakes and wetlands, where there may be seasonally high groundwater. Greater caution is needed with fertilising these areas to avoid nutrient movement into the water bodies.

Table 1. Parks and reserves listed in categories

ACTIVE	**PASSIVE Category 1**	**PASSIVE Category 2**	**PASSIVE Category 3**
Bruce Lee Reserve	Arthur Head (J-Shed)	Beach Reserve	Alfred Park
Dick Lawrence Oval	Arthur Head (Upper)	Booyeembara Park*	Burford Reserve
Frank Gibson Park	Bathers Beach	Edwards College Reserve	Collick Reserve
Fremantle Park	Elder Park	Gold Park	Coral Park
Fremantle Oval	Fremantle Leisure Centre	Gordon Dedman Park	Cypress Hill POS
Gilbert Fraser Oval	Hicks Park	Horrie Long Reserve	Davis Park
Hilton Park Soccer Ground	Kings Square	Knutsford Reserve	Depot Verge
Hilton Park South (Upper Oval)	Leighton Beach	Lookout Park	Douglas Park
Ken Allen Field	Leighton Park 1	Mills and Wares Park	Everybody's Park
	Leighton Park 2	North Fremantle Foreshore Reserve*	Griffith Park
	Monument Hill	Parmelia Park	Grigg Park
	Pensioner Guard Park	Plane Tree Reserve	Hilton Pocket
	Philimore Gardens	Point Direction Reserve*	Holland Park
	Pioneer Reserve	Princess May Park	Hollis Park
	Queens Square	Salentina Ridge POS	Jarvis Park
	Railway Reserve	Sir Frederick Samson Park	Lilydale Park
	Sorrell Park*	S.E.W. Park	McCabe Park
	South Beach Reserve	Tuckfield Oval	Moorni Boorn Park
	South Beach Promenade	Virginia Ryan Park	Naylor Reserve
	South Fremantle Dog Beach	Whitegum Valley (Development)	Rennie Cr.
	The Esplanade Reserve		Sardelic Park
	War Memorial Park		Valley Park
	Wilson Park		Whitegum Valley (Pocket)

*Sensitive sites for fertilising

3. CHARACTERISTICS OF PARKS & RESERVES

This is general information on the characteristics relevant to fertiliser management in the City's irrigated parks and reserves.

3.1 Soil types

The natural soil type in the City of Fremantle is classified as western coastal sand, also known as the Spearwood dune system. It consists of yellow, orange and brown coloured sands overlaying limestone, with occasional limestone outcrops. The soil pH tends to be neutral to slightly acid on the surface, with moderate phosphorus retention capacity, due to the iron oxide coating on the sand grains.

Along the coastal foreshore, there is calcareous sand, also known as the Quindalup dune system. This is white sand containing a high proportion of fine-grained limestone, causing it to be strongly alkaline. It also has moderate phosphorus retention capacity.

Established turf tends to accumulate fine organic matter in the root zone, forming a mat layer. This alters the characteristics of the sand by increasing nutrient and moisture retention. The organic matter also causes the sand to develop severe water repellence.

3.2 Turf species

Kikuyu (*Pennisetum clandestinum*) is the most widespread turf grass in the Perth region, and it is the the predominant turf species on parks and reserves within the City of Fremantle. Kikuyu has desirable traits as a turf grass, being highly competitive against weeds, retaining good winter colour and growth, with a lower fertilising requirement than other turf grasses.

Couch (*Cynodon dactylon*) is another turf species that commonly occurs in the City's parks and reserves, generally in areas that receive less irrigation. Ryegrass (*Lolium perenne*) is used in shaded and high-traffic areas of passive turf e.g. The Esplanade Reserve, and has been used in the past for oversowing on some playing fields.

3.3 Irrigation water quality

The groundwater used for irrigation is influenced by limestone in the aquifer, and is generally alkaline. This has the effect of raising the soil pH and inducing trace element deficiencies in the turf.

The nutrient levels in the City's irrigation water need to be considered in relation to fertilising requirements. In the neighbouring areas of Spearwood and Hamilton Hill, the bore water contains elevated nitrogen that causes a high growth rate in the turf during the irrigation season, and fertilising has to be avoided.

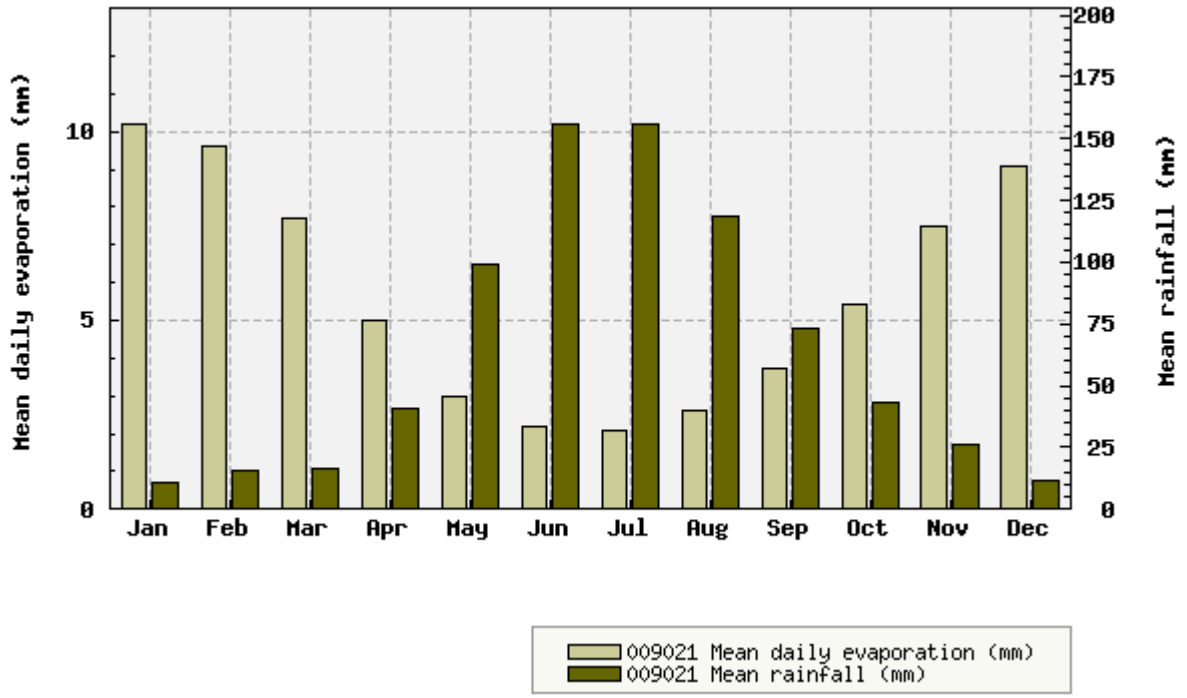
3.4 Topography

In general, the parks and reserves are relatively flat to slightly undulating. There are a few sites with steep slopes e.g. Memorial Hill, on which there is the risk of nutrient runoff from fertilising. However, on the sensitive sites near water bodies, there is minimal risk of surface runoff.

3.5 Climate

The climatic conditions of the Perth region are characterised by strongly seasonal rainfall during winter and high evaporative conditions during summer. Approximately 80% of the average annual rainfall occurs between May and September. From October to April, the average total evaporation is 1645 mm, while average total rainfall is only 163 mm for the same period. Therefore, irrigation is essential to maintain turf at an acceptable standard.

Figure 1. Mean monthly rainfall and daily evaporation, Perth Airport. (Source: Bureau of Meteorology)



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean daily evaporation (mm) for years 1981 to 2017	10.2	9.6	7.7	5.0	3.0	2.2	2.1	2.6	3.7	5.4	7.5	9.1	5.7
Statistics	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Annual**
Mean rainfall (mm) for years 1944 to 2018	11.0	15.3	16.4	40.5	98.9	155.9	155.7	118.2	73.2	43.3	25.9	11.4	767.3

4. CONSIDERATIONS FOR FERTILISING

These are key considerations for making decisions in relation to fertilising.

4.1 When to apply fertiliser

Deciding when to apply fertiliser involves visual observation of the turf. A change in colour or decline in growth rate are good indicators of the need to fertilise, along with thinning out from wear damage. This requires regular inspections to monitor the condition of the turf. Other stress factors, such as lack of soil moisture, will affect the performance of turf and reduce the effectiveness of fertilising.

4.2 What nutrients to apply

The use of soil and leaf analysis is essential for determining the nutrient requirements of the turf.

Soil analysis provides an indication of the availability of major nutrients in the turf root zone, as well as the pH and salinity. It is important to have the soil tested at a laboratory that uses the Colwell method for phosphorus, and also measures the Phosphorus Retention Index (PRI). For soil pH, the preferred method is in calcium chloride.

Leaf tissue analysis is a very useful tool for identifying nutrient deficiencies to support any visual observations of symptoms in the turf. It is also an accurate method of determining specific nutrient requirements, based on threshold levels for fertilising (refer to 5.1).

4.3 Types of fertilisers

Fertilisers can be classified into these broad categories: conventional, controlled release and natural organic.

Conventional

Conventional-type fertilisers break down readily in water, providing a quick release of nutrient and rapid turf response. These are the most widely used and cost-effective fertilisers, and are available in many different forms. For broadcast application, formulations include straight particulate, granular blends, or compound granules. For spray application, the formulations are soluble powders or liquids, either as individual nutrients or in combination.

Controlled release

Controlled release fertilisers use various mechanisms, such as coatings, microbial breakdown or low solubility, so that nutrients are not entirely available immediately after application, releasing gradually over an extended period. In most turf fertilisers, there is only a portion of the nitrogen component

that is controlled release. On sandy soils, controlled release nitrogen sources tend to be just as prone to leaching as conventional fertilisers.

Natural organic

Natural organic fertilisers are derived from animal and plant waste. Common examples are manures sourced from poultry, pigs or sheep. In recent times, the use of composted organic soil conditioners has become more common in turf, especially for the management of sting nematode. In general, natural organics have relatively low nutrient content, so higher rates are necessary to obtain equivalent turf growth response to other types of fertilisers. The quality of these materials varies according to the level of processing or composting. The application of raw manure is totally unacceptable, due to the health and environmental risks.

Compost

Compost is typically applied by top dressing in a blend with sand. The purpose of using compost is to regenerate turf that is severely nutrient deficient or recovering from damage. It is particularly beneficial on sting-nematode infested turf. At the rates that compost is applied, the nutrient loading exceeds the environmental guidelines for fertilising with nitrogen and phosphorus. However, a mitigating factor is that nutrients are in an organic form, and only a portion of the nutrient content is soluble and will release immediately. The nutrient content of compost is variable, so it is important to obtain the nutrient analysis details from the supplier. In commercially available products, the typical ranges are 1.8-2.6% for nitrogen and 0.6-1.1% for phosphorus.

The environmental risk associated with composted material depends on its level of maturity. The Australian Standard for Composts, Soil Conditioners and Mulches (AS4454-2012) contains a rating system of (1) Low, (2) Medium, and (3) High maturity. The City of Fremantle will not apply compost with a low maturity rating under any circumstances. A high maturity rating is preferred, although medium maturity is acceptable with careful management to prevent nutrient leaching and runoff. For example, applications should be avoided on sensitive sites or those prone to waterlogging in winter. Ideally, compost should be applied during the irrigation season when rain is less likely, and irrigation can be applied in a controlled manner to keep the nutrient within the root zone. In addition, nutrient leaching can be monitored using lysimeter equipment that collects leachate in the soil profile.

5. FERTILISING RECOMMENDATIONS

The following parameters will be used as a guide for making fertiliser applications. The fertiliser inputs will be influenced by the type of usage on the turf and its proximity to environmentally sensitive areas.

5.1 Guidelines for nutrient rates

Nitrogen

The nutrient that is required in the largest quantity by the turf is nitrogen. The amount of nitrogen applied will depend on the standard of turf required and the level of usage or wear damage.

Leaf tissue analysis is a valuable tool for determining the nitrogen requirements. Table 2 is a guide to leaf tissue thresholds for different categories of turf and time of year.

Table 2. Leaf tissue nitrogen thresholds

Category	Nitrogen threshold for fertilising (%)	
	April-September	October-March
Active & Esplanade	<2.8	<2.5
Passive – Category 1	<2.5	<2.2
Passive – Category 2	<2.2	<1.8
Passive – Category 3	<1.8	<1.5

On sandy soils, the maximum recommended rate is 40 kg of nitrogen per hectare in a single application. For example, Sulphate of Ammonia (20% Nitrogen) applied at 200 kg/ha.

Guidelines for the annual rates of nitrogen and number of applications for different turf categories, are given in Table 3.

Table 3. Annual rates of nitrogen

Category	Nitrogen (kg/ha/year)	Number of applications
Active & Esplanade	120-200	3-5
Passive – Category 1	80-120	2-3
Passive – Category 2	40-80	1-2
Passive – Category 3	0-40	0-1

Phosphorus

Based on previous leaf and soil analysis in the City's parks and reserves, there should be very little need for phosphorus fertilising.

Phosphorus application would only be considered when a deficiency is identified in the leaf analysis, using the thresholds in Table 4.

Table 4. Leaf tissue phosphorus thresholds

Phosphorus (%) based on leaf analysis		
Low	**Sufficient**	**High**
0.15-0.20	0.20-0.40	>0.40

To determine the application rate of phosphorus, soil analysis will be used to measure the available phosphorus and the Phosphorus Retention Index (PRI), according to the guidelines in Table 5.

Table 5. Phosphorus rates

PRI	Soil Test P (Colwell)	Recommendation
0		Do not apply P
1-2	<7 ppm >7 ppm	Apply up to 5 kg P/ha Do not apply P
3-5	<10 ppm >10 ppm	Apply up to 10 kg P/ha Do not apply P
>5	<10 ppm	Apply up to 20 kg P/ha

Potassium

Potassium fertilising is mainly required on young turf in sandy soils. On mature turf that has built up organic matter in the root zone, potassium fertilising is generally not required. Leaf analysis should be used as a guide for fertilising if the potassium concentration drops below 1.5%.

Trace elements

On active turf areas, iron and manganese fertilising will generally be needed at least twice per year in spring and autumn to correct deficiencies. These trace elements must be applied as foliar sprays for the best turf response. The application rate should be 5 kg/ha of actual iron and manganese.

5.2 Timing of application

As a general rule, there should be no need to apply fertiliser for turf maintenance during the summer months (December to February), except in preparation or following events to promote turf recovery. Fertilising during summer will increase turf water usage, and the extra leaf growth will increase the mowing requirement.

On active turf areas, the critical period for fertilising is during the winter sports season from April to September, and then following the spring renovation. On passive turf areas, the preferred timing of fertiliser application is the autumn (March to May) and spring (September to November) months.

5.3 Irrigation & rainfall

Irrigation is the preferred method of watering in fertiliser, because the amount of water applied can be controlled. As a guide, 6 mm of water is adequate to wash the nutrients into the root zone. Fertilising before rainfall events should be avoided if possible, because the amount and intensity of rain can be unpredictable.

5.4 Soil wetting agent

Sandy soils are prone to becoming water repellent, preventing uniform water penetration into the root zone. This increases the risk of nutrient runoff from fertilising, particularly on sloping sites, or nutrient leaching from preferential flow through the profile. The application of soil wetting agent is essential to minimise nutrient loss and improve the uniformity of turf response.

5.5 Buffers

Care should be taken with the application of fertiliser to avoid broadcasting particles onto roads, carparks or other hardstand areas where nutrients can be carried directly into stormwater drains. Similarly, when applying fertiliser near water bodies, there should be an unfertilised buffer of at least a few metres on the edge. This is to reduce the risk of nutrient runoff or accidental broadcasting of fertiliser particles into the water.

5.6 Sensitive sites

On the parks and reserves identified as sensitive sites, the following practices will be implemented.

- Only phosphorus-free fertilisers are to be used.
- No compost is to be applied.
- Appropriate buffers shall be maintained around water bodies, as described in 5.5.

5.7 Plant growth regulator

There are certain sites, such as Monument Hill and Fremantle Park, that experience an excessive growth rate of turf during summer, probably from nitrogen in the bore water. The application of a growth regulator, e.g. Primo Maxx every 4-6 weeks from January to April, would be beneficial to reduce mower scalping, grass clippings and thatch.

6. MONITORING AND EVALUATION

An essential element of the site-specific approach to fertilising is to undertake regular monitoring and evaluation of the inputs and outcomes.

6.1 Leaf and soil analysis

As outlined in 5.1, leaf and soil analysis will be used to determine turf nutrient requirements.

Table 6. Testing schedule

Actives & Esplanade	Leaf analysis three times per year in March, June and September. Soil analysis once per year in September.
Passive – Category 1	Leaf analysis twice per year in March and September. Soil analysis once per year in September.
Passive Category 2	Leaf analysis once per year in September. Soil analysis every second year.
Passive Category 3	Leaf and soil analysis as required.

6.2 Lysimeter

A lysimeter device is designed to monitor nutrient leaching beneath an undisturbed section of turf root zone. It catches the water moving past the root zone, typically at a depth of 25 to 30 cm, indicating the amount of leaching over a certain period. The leachate is then tested for nitrogen and phosphorus to quantify the rates (kg/ha) of nutrients that have been leached. This is the most effective method of assessing the impact of fertiliser applications, especially with the high rates of nutrients applied in compost.

Lysimeters will be installed in the most environmentally sensitive sites, as well selected sites with the highest fertiliser inputs. They should be checked at least twice per year, after winter and then again after the irrigation season, although the frequency may need to be increased depending on the extent of leaching.

6.3 Fertiliser application

Conducting regular audits of fertiliser application will be necessary to ensure that the specified product is used at the correct rate and applied in a uniform manner. For broadcast application, the average rate and uniformity is measured using catch-mats placed randomly across the area being fertilised. For boom-spray application, a leaf sample is taken immediately after fertilising to measure the concentration of nutrients on the turf. There are benchmarks for iron and manganese that provide an indication of the application rates.

7. TURF MAINTENANCE PLAN

7.1 Active & Esplanade

Activity	January	February	March	April	May	June	July	August	September	October	November	December
Fertilising		Granular NK*		Granular N	Foliar Fe, Mn	Granular NK		Granular N		Compost/ Granular N	Foliar Fe, Mn	
Leaf & Soil analysis			Leaf			Leaf			Leaf & Soil			
Wetting agent		Liquid									Liquid	
Growth regulator	Selected sites		Selected sites									

*If required for events

7.2 Passive – Category 1

Activity	January	February	March	April	May	June	July	August	September	October	November	December
Fertilising		Granular NK*		Granular N						Granular N		
Leaf & Soil analysis			Leaf						Leaf & Soil			
Wetting agent		Liquid or Granular									Liquid or Granular	
Growth regulator	Selected sites		Selected sites									

7.3 Passive – Category 2

Activity	January	February	March	April	May	June	July	August	September	October	November	December
Fertilising				Granular N						Granular N		
Leaf & Soil analysis									Leaf & Soil			
Wetting agent											Granular	

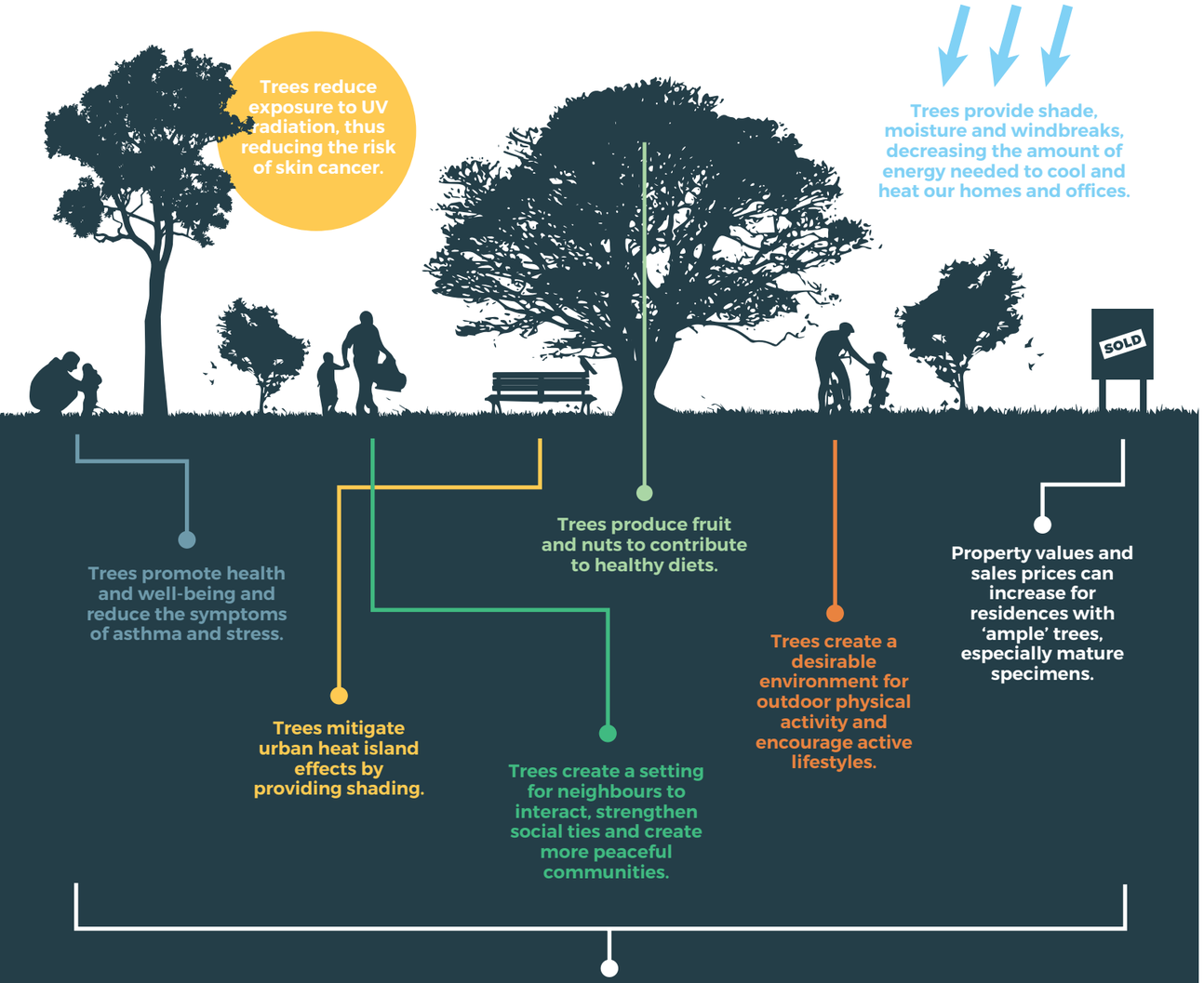
7.4 Passive – Category 3

Activity	January	February	March	April	May	June	July	August	September	October	November	December
Fertilising										Granular N		
Leaf & Soil analysis									Selected sites			
Wetting agent											Selected sites	

City of Fremantle

City of Fremantle
Urban Forest Plan

Trees for Public Health



Trees contribute to the overall physical, mental, and social well-being of individuals and communities.

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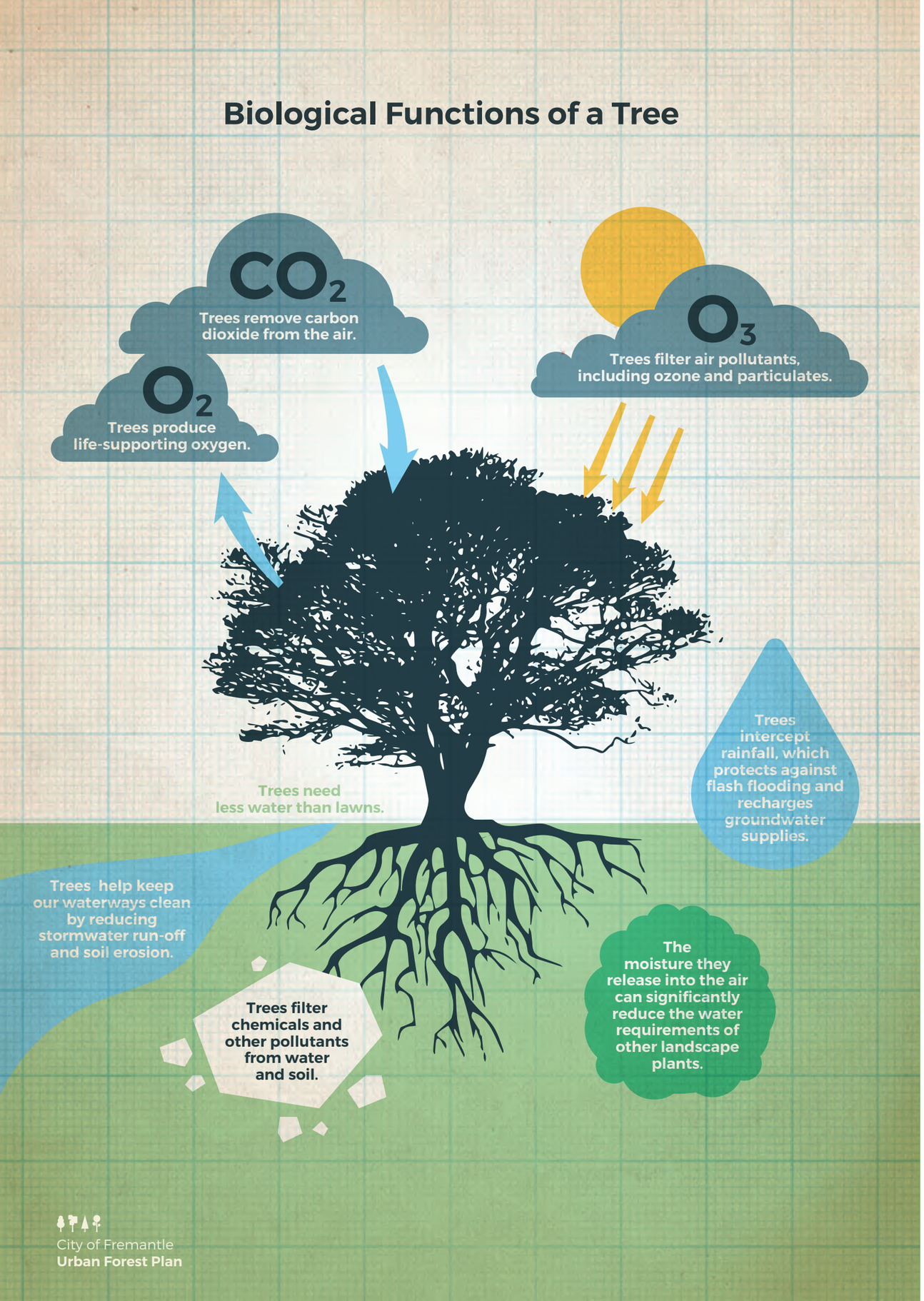


PART A

City of Fremantle Urban Forest Plan

What is an urban forest?

An urban forest has many community, economic & environmental benefits; it comprises all trees and other vegetation within the city and the soil and water that supports it. It incorporates vegetation in:

- streets
- parks and gardens
- plazas
- campuses
- river embankments
- railway corridors
- community and residential gardens
- green walls
- balconies and roofs.

Urban forestry, as distinct from arboriculture and horticulture, considers the cumulative benefits of an entire tree population, as well as other urban greenery across a town or city.

202020 Vision – How to Grow an Urban Forest

Why do we need an Urban Forest Plan?

Although the City of Fremantle (City) maintains and plants trees every year, there is no overall comprehensive plan for the long term management and establishment for city trees.

According to the 2014 Urban Forest of Perth and Peel mapping prepared by the Department of Planning WA, Fremantle was rated as having one of the lowest rated Urban Forests - between 5 - 10%. This result is very low, in comparison to other Perth City centres such as Booragoon 10-15%, Subiaco 10-15% or Claremont which has a rating of 15-20%. The mapping clearly demonstrated the most urban (the Perth CBD and surrounding LGA's) and the outlying suburbs of the Perth Metropolitan Area as having the lowest ranking Urban Forests.

The innovative and interactive Fremantle 2029 Community Visioning process identified a clear long-term vision to be a sustainable, liveable and vibrant place over the coming decades. A key value identified is the City of Fremantle (City)'s green spaces and places, with a fundamental responsibility to protect and enhance the natural environment, green spaces and heritage features of the City.

An Urban Forest Plan (UFP) will provide an opportunity to contribute to achieving this core community wellbeing and environmental value. An urban forest provides residents and the City's community with critical ecosystem services such as air and water filtration, shade, cooling, habitat, oxygen, carbon sequestration and nutrient cycling. Holistically an urban forest and its associated ecosystem services allows for consideration of the broader issues of climate change, the urban heat island effect and population growth within the Perth Metropolitan Area; a number of the benefits are described in the graphic on page 2.

Strategic Context

Greening Fremantle: Strategy 2020

Green spaces and places are important to our community and have been identified as valued assets through the Fremantle 2029 Community Visioning process as:

"... a City that values its environment and heritage and the protection and enhancing the natural environment, green spaces and heritage features".

To achieve this vision, the Greening Fremantle: Strategy 2020 (GFS) has six focus areas to maintain and enhance green spaces, increase quality and distribution of green spaces, increasing and improving biodiversity, water efficiency and encouraging the greening of private property.

The GFS provides the background, rationale and framework to deliver projects and programs over five years. Key initiatives and targets include:

- Every resident and worker to be within walkable distance to public open space.
- Progressively increase tree planting across the City to achieve at least 20% canopy coverage.
- Design adaptable open space that allows for future flexibility as the community and open space function and needs change over time.
- Planning for future water security to identify opportunities for best available water sources for existing and new open space.
- Develop links that increase the amount of flora/vegetation and increase habitats for native fauna and encourage their movement between green spaces and to increase and improve biodiversity areas.

Key projects include:

- Investigation and identification for accessing public open space in the priority areas of Hilton, O'Connor and White Gum Valley.
- Investigation and identification of options to improve and/or expand public open space and its proximity to future high density areas.
- Undertaking an Urban Forest Strategy (title changed to Urban Forest Plan to reflect relationship with the retitled GFS) to manage and guide tree and vegetation population across the public and private realm, to increase canopy and biodiversity and to mitigate the Urban Heat Island Effect.
- Undertaking water demand modelling to inform future fit for purpose water supply options.
- Prepare landscaping/planting plans for green links and develop a biodiversity plan.

Existing City Relevant Plans and Policies

- SG28 Tree Planting And Preservation Policy
- 2.10 Landscaping Or Development And Existing Vegetation On Development Sites
- 2.12 Planning Applications Impacting On Verge Infrastructure And Verge Trees
- 2.9 Residential Streetscape
- LP.P 2.2 Split Density Codes And Energy Efficiency And Sustainability Schedule
- LP.P 2.13 Sustainable Buildings Design Requirements
- Foreshore Reserves And Management Plans
- Local Planning Scheme No. 4
- Local Area Design Policies & Urban Design
- Verge Beautification Program.

What is the City of Fremantle doing to contribute to the UFP?

- Allocated funding to commence initial tree survey to establish detailed data and health.
- Invite people to participate in a number of community planting days.
- Integrating new trees where possible in road and path upgrades.
- Funded establishment of baseline data of the various urban forest features within Fremantle (UFP).
- The City shall also invite people to participate in a number of community planting days to achieve a minimum of 1,000 trees planted every year.
- Verge beautification program – Encourages residents to develop native verge gardens, supplemented with access to free mulch and subsidised plants.
- Revegetation Programs - Revegetation of Arthur Head, railway link, and coastal reserves, ongoing tree planting program, ongoing street tree program, ongoing natural area protection and restoration.
- Planning Scheme and Policy provisions - Range of Scheme and Policy requirements to retain and encourage retention of vegetation and mature trees on developable land.

City Area Definition

Place-based analysis, planning and design is a way to shape the future of our towns and Cities by concentrating on the look and feel of places, their form and their character, instead of focusing only on conventional standards across all places. The UFP recognises that the City is made up of many precincts, communities or places and proposes to assess, engage and make recommendations based on three key urban environment components:

- street hierarchy
- places / nodes
- precincts (Distinct Areas).

The first step in the preparation of the UFP was the identification of four distinct Areas as defined on above. The Areas were initially defined through anaylsis of the baseline biophysical mapping. Key characteristics used to define the Areas were topography and geology as these two aspects greatly influence tree species form and diversity. Landuse typologies were also considered as well as ensuring each Area contained a community group. The City has a number of well-defined existing and proposed Green Links connecting Green Areas as well places / nodes.

The Areas are networked by a well defined street hierarchy and the proposed Green Links provide an overarching structure to further refine the needs of each Area and consequently guide the implementation and prioritisation of works to implement the UFP vision.

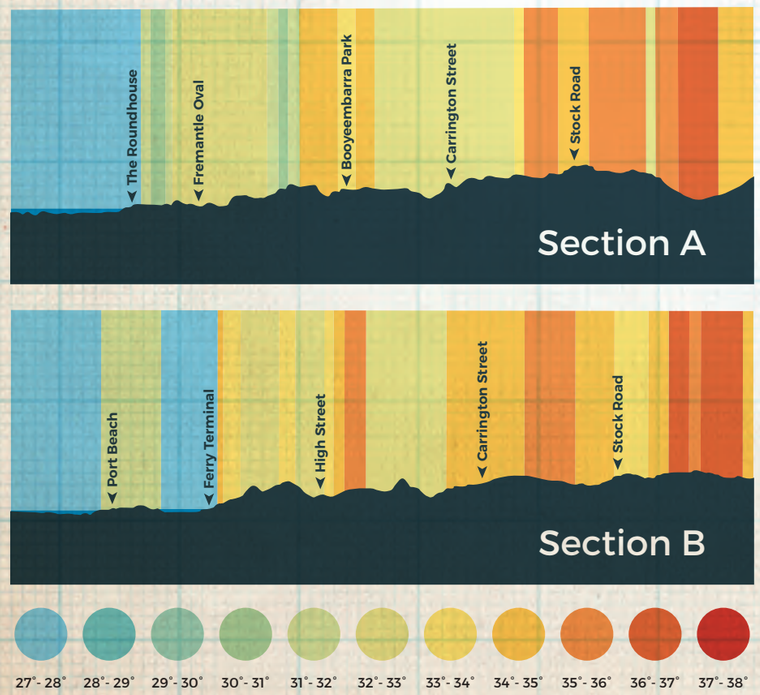
Fremantle Thermal Patterns

Thermal Blocks (Jan 2015)
Degrees in Celcius

- 27°- 28°
- 28°- 29°
- 29°- 30°
- 30°- 31°
- 31°- 32°
- 32°- 33°
- 33°- 34°
- 34°- 35°
- 35°- 36°
- 36°- 37°
- 37°- 38°

Source: City of Fremantle/Arbor Carbon 2015

Average Maximum Surface Temperature & Topography January 2015



Strategic placement of trees in urban areas can cool the air by between 2˚C & 4˚C.

Benefits of Urban Trees, Food and Agriculture Organization of the United Nations

"The liveability of Australia's cities will be affected by how their sustainability is managed."

Department of Infrastructure & Regional Development, State of Australian Cities 2013

Urban Heat Island Effect

Reducing Urban Heat Island Effect (UHIE) stress is the main objective behind the federal government's plan to set tree canopy targets for Australian cities. (https://theconversation.com/why-green-cities-need-to-become-a-deeply-lived-experience-65566) Green areas and tree planting in urban areas reduce the social and economic impacts associated with heatwaves and also, reduce heat-related deaths.

As average temperatures continue to rise, and the number of extreme heat days increase annually, methods to cool our cities are becoming increasingly important. With over three-quarters of Australians now living in urban areas, combating the UHIE within our cities is becoming a major public health issue. (Cooling Cities – Urban Heat Island Effect, AILA 2016)

The "Fremantle Doctor" plays a critical role in the UHIE in our city. The sea breeze occurs because of the major temperature difference between the land and sea; which is the strongest predominantly in December and January based on the greatest temperature difference in the water and the land. It is known to consistently blow from the southeast starting between noon and 3pm daily and depending on the landform, penetrates inland as far as 100km. This phenomenon cools Fremantle by several degrees and days when the wind fails to transpire; the afternoon temperatures are considerably higher and often exceed 40˚C which is commonly attributable to the influence of a strong easterly wind from the east over the desert.

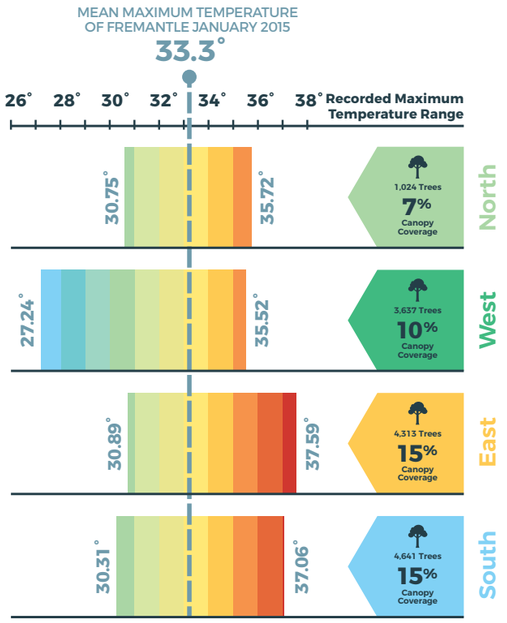
Green areas are increasingly recognised as useful for moderating the UHIE of urban areas. This helps cities adapt to and reduce the consequences of climate change associated with the pressures on essential infrastructure services because many of these systems are reliant on each other. For example, electricity is essential to multiple systems, and a failure in the electrical grid can affect water treatment, transportation services, and public health.

The City has mapped the Green areas which include canopy cover of trees over 3 meters in height, native bushland and the City's parks and recreational areas. The City has a total Green Area of 413Ha or 23% of the total land area. The remaining balance consists of a high % of hardstand (roofs, roads, paving etc) and bare ground. The City has a high diversity in land use including dense urban development, residential, green areas, natural bushland areas and a high proportion of light industrial land use to the south and east of the City. The City has a unique summer urban heat island effect in that its proximity to natural coastal processes, land use and the geological and topographical nature of the City's landscape have resulted in a number of urban cooling intricacies dependent on the sea breeze and where you are in the City.

The continued densification of the City has led to the increase in heat absorbing hard surfaces to network the commercial and residential components that make up the City. According to "Where are all the Trees? An analysis of tree canopy cover in urban Australia" the City was classified as predominantly a 'Hard surface heavy" local government authority. Hard surfaces were defined as built elements including asphalt, buildings, car parks, footpaths, train lines and groynes as well as natural elements including sandy beaches, rocky coastlines and water.

The UHIE occurs because of the capacity (thermal mass) of these darker surfaces to absorb the sun's energy, converting up to 80 per cent of sunlight into heat that is stored and then released, raising local temperatures. As development occurs, these darker, absorbent surfaces and materials will increase, while the overall extent of vegetation, shade and open spaces will decrease. (Cooling Cities – Urban Heat Island Effect, AILA 2016)

Maximum Surface Temperature Variations January 2015



PART B

What does the City want to achieve?

What's our Vision?

Extreme temperatures associated with global warming are significantly impacting on our cities and our health and wellbeing. The most effective way of combating this trend is to promote the greening of our cities, particularly through tree cover. The vision of the UFP is:

To protect the existing green spaces and trees and progressively grow and diversify the City's tree population for adaptive climate management and amenity; to collaborate effectively to plant, plan, design and sustainably fund programs to create a resilient urban forest.

A green city is an inviting city. The UFS vision aligns with the Strategic Community Plan vision of Fremantle: a destination city, a compassionate city that cares for the wellbeing of our people and the environment we share. The UFS best aligns with these three strategic focus areas; Environmental responsibility – Develop environmentally sustainable solutions for the benefit of current and future generations, Places for people – create great spaces for people through innovative urban and suburban design and Health and happiness – creating an environment where it is easy for people to lead safe, happy and healthy lives.

Objectives

A core objective of the UFP is to work towards increasing the amount of tree cover up to 20% and encourage landowners to retain vegetation, including protecting trees on private property by implementing a range of policy review and update and potential incentives. The UFP will:

- assist in maintaining and enhancing green areas / trees
- increase quality and distribution of green areas / trees
- increase and improve biodiversity
- encourage the greening of private property
- encourage the greening of urban hard surfaces such as car parks
- apply a coordinated approach through the City's strategies, policy, plans and development applications and operations to target a reduction in UHIE
- manage and guide tree and vegetation populations across the public and private realm
- increase canopy cover and biodiversity to mitigate the UHIE.

Key Issues

Without this vision, issues such as maintenance, funding and uneven distribution of trees and urban forest expansion will not be effectively addressed. Community awareness coupled with a number of City policy and approvals process changes will be the primary drivers in ensuring the City can meet the objectives of the UFP. The City will need to address a number of critical challenges.

Protection and Retention

Currently in the front and back yards of the city's residential areas there are a great number and variety of trees and vegetation that contribute to the overall environmental and social benefits of having green areas. The City will need to engage with residents and major land holders of those areas to achieve acceptance and ultimately ownership of any tree planting efforts.

There are several ways to protect important trees on private property. These vary from state to state but include Tree Preservation Orders, Significant Tree registers, planning controls, incentive programs and education. The City's Local Planning Scheme No. 4 and associated planning policies encourage the retention of trees and/or significant vegetation. Trees listed under the Heritage Register also help identify and preserve important and large trees in the City.

UFP Challenge:

Engagement and ownership by the community, large land holders and major developers of the natural environment.

A 5% fall in urban tree cover can lead to a 1-2˚C rise in air temperature, leaving these communities more exposed to extreme heat. This really matters for community health and well-being, especially for the vulnerable among us – the elderly, young children and those with existing health issues. There's also mounting evidence that exposure to greenery and nature improves community mental health and well-being.

(https://theconversation.com/fewer-trees-leave-the-outer-suburbs-out-in-the-heat-33299)

Imbalance of Person to Tree Ratio

Currently the City has a ratio of approximately one tree to every two people, refer graphic on page 11. An article written in 2015 by Science Focus, states that each person requires at least 7 mature trees to meet the annual oxygen needs of a healthy adult. (http://www.sciencefocus.com)

Trees not only provide oxygen they provide a myriad of other vital biological and social functions that all make up a healthy environment. The graphic on page 2 describes the biological functions of a tree. The social benefits are enormous; the following are some of the key benefits:

» A reduction in power and energy bills: Trees near buildings can reduce the demand for heating and cooling, which results in lower power bills and less carbon emissions from Western Australia's largely coal-based electricity industry. Deciduous trees planted on the north side of homes can reduce air-conditioning running costs by as much as 12-15 % and will provide shade in summer and allow sunlight during winter.

» Strengthen a sense of place: The unique characteristics of different tree species assist in visually defining Australia's urban and bush landscapes. People appreciate the beauty of trees – whether in their back yards, the street, parks and reserves, or in bushland.

» Improve health and wellbeing: Being outdoors and amongst trees can have a restorative effect on people through helping to create a sense of wellbeing. Getting in touch with nature has been known to assist with people's ability to recover from stress, illness and injury.

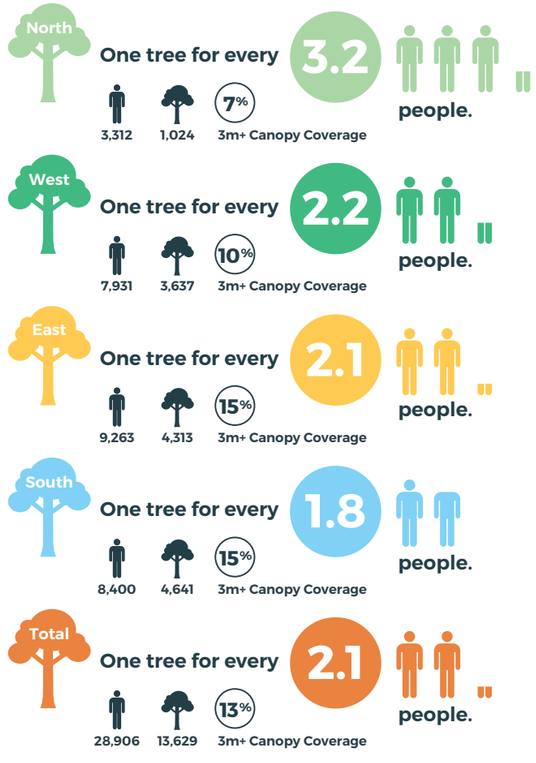
» Trees improve property value: Trees can soften the harsh lines of buildings and screen unsightly views. Research has shown that properties in leafy streets have been valued at 30 % higher than less leafy streets in other parts of a similar suburb. An attractive and appropriate tree planted in the right location can complement the architectural built form and increase the net worth of the property.

Suburbs with the fewest trees shading roads and pavements should be prioritised in the UFP, because they will get the greatest cooling benefit from planting more trees. The UFP will need to ensure that everyone has an equal opportunity to be resilient to the mental pressures of urban living and the hazards of heat waves.

UFP Challenge:

To increase the ratio of trees per person across the City and provide an equal opportunity to be resilient to the mental pressures of urban living and the hazards of UHIE.

Existing Person to Tree Ratio



Source: ABS 2016

Adaptive Climate Management Practices

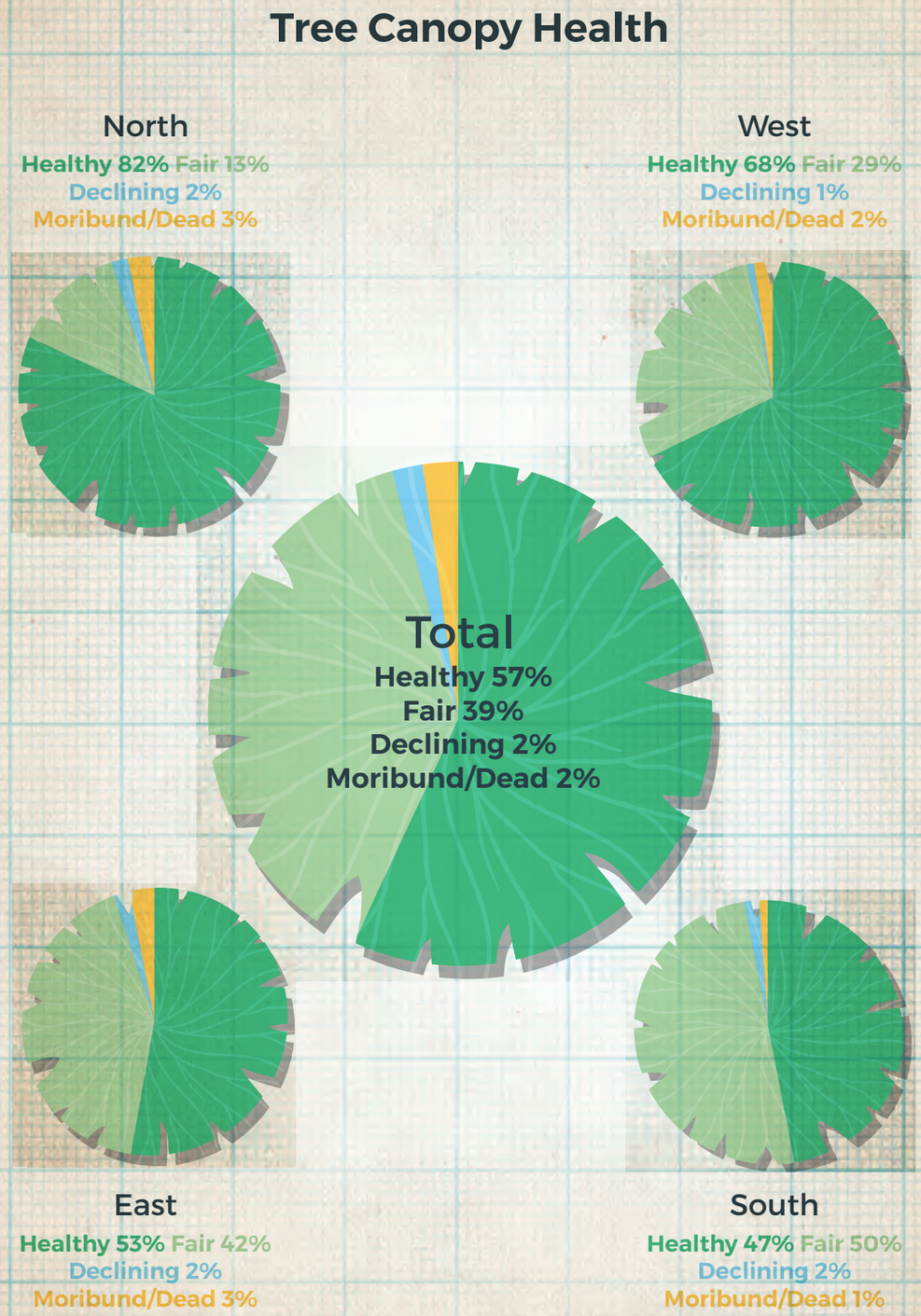
"Important ecological considerations for species selection are often narrowed down to a debate on whether or not native trees should be systematically preferred. Such framing diverts attention away from a balanced approach considering both ecological value and resilience."

(Trees & Design Action Group, 2012)

There are benefits for both WA native and non-native tree species. WA native species provide opportunities for nature conservation through connectivity with remnant bushland areas as well as the provision of habitat for native fauna. WA native species will also require significantly less water requirements in the long term and will have better growth and form due to a preference for the lack of nutrients in the Fremantle soil profile.

On a number of projects the City has led with an instinctive preference for planting WA native trees, this will influence the overall resilience of the urban forest and result in a number of unmitigated risks. Increasing species diversity and a layer of complexity of species composition can allow for adaptive management in addressing the implications of climate change with respect to the UFP. Additionally, the application of WA native and non-native tree diversity can assist in mitigating disease spread and lessen the distribution of environmental pests.

Research suggests that large-canopied, broadleaf trees, with thick or denser foliage can be more effective in urban cooling. A recent study comparing the different cooling effects of three common street tree species in Australia (London Plane, European Elm and River Gum) indicates that the higher the canopy quality and density, the cooler the midday microclimatic conditions under that canopy in summer. Conditions were significantly hotter under the River Gum, due



to its thin, open canopy architecture and more pendulous leaf structure, in comparison to the denser, rounder canopy architecture of the European Elm and London Plane trees. (Sanusi & Livesley, 2014) It should be noted that a number of exotic tree species also provide habitat and fauna foraging such as pine trees for the Carnaby's Cockatoo.

The City is fortunate to have a diverse mix of WA native and non-native species throughout private and public land holdings. The majority of new planting within the City has been WA native. Most of the existing trees are considered to be appropriate in terms of species for the location they have been planted. However there are a number of instances where scale, form and root growth have not been considered and resulted in maintenance issues, removal due to clashes with other essential services. The most common issues are:

- utility and services clashes
- pavement heave
- root control
- clashes of location with new construction works
- clashes with overhead power utilities.

This has led to a number of maintenance issues or in the worst case scenario removal of an otherwise healthy tree. An educational process for the public on verge and trees within their own land holdings will aid in the management of existing trees.

UFP Challenge:

Establish a process for city work to adapt to climate change by ensuring:

- tree species diversity
- appropriate selection species to suit the location
- structural health and risk assessments of mature tree specimens in public and private land holdings
- pest and disease management
- short and long term maintenance funding and education for City maintenance crews
- education of the public regarding the value of trees.

Water Availability

Vegetation plays a critical role in the natural water cycle, modifying rainfall inflows, soil infiltration and groundwater recharge. Urbanisation has seen the natural water cycle replaced by an artificial 'urban water cycle', with extensive impervious surfaces and highly efficient drainage systems, which dramatically increase the quantity, while reducing the quality, of urban storm water runoff. This negatively impacts on the natural aquatic ecosystems receiving this runoff and also removes a valuable water resource for the City.

There a number of best practice water management philosophies in urban environments. Green Infrastructure provides efficient and effective contributions, including alternatives, to conventional engineering infrastructure in the process of integrated water cycle management and Water Sensitive Urban Design (WSUD). (Green Infrastructure Evidence Base)

The City takes seriously its duty to manage irrigation water responsibly. It is important for the City to consider ways in which water for green spaces will be managed in light of reduced rainfall, finite groundwater resources, a drying climate, atmospheric moisture deficits and increasing water demand (GFS). In 2013, the City adopted the Water Conservation Strategy to manage the City's water resources, this included:

- Implementing staged water management actions for all City properties and recreation facilities.
- Set clear targets for reduced water usage and improved water health in accordance with the State Water Strategy (Water Forever).

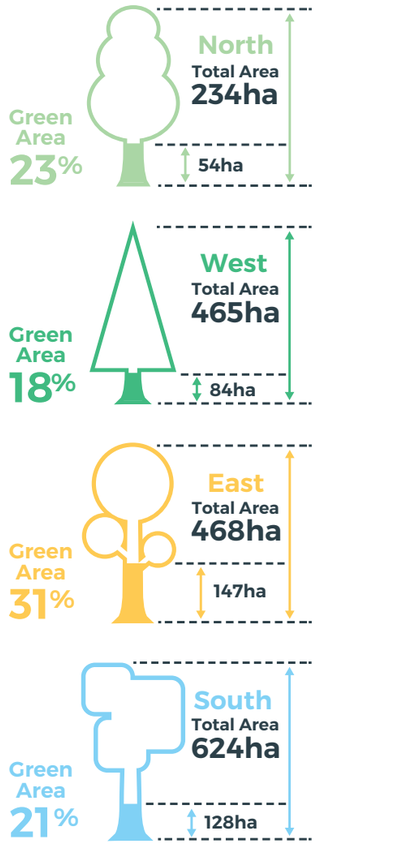
The Water Conservation Strategy also specifically detailed options to use water efficiently in the City's green spaces, these included:

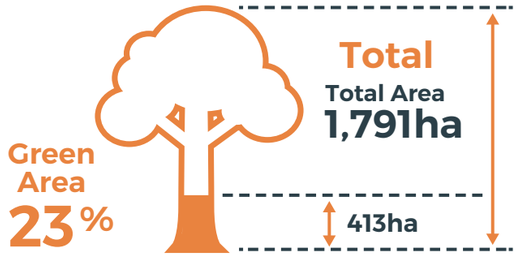
- Water requirement investigation for future urban trees, open space and vegetation.
- Opportunities for water re-use and savings.
- Water Sensitive Urban Design street planting infrastructure.
- Overview analysis of water use and water cycles.

UFP Challenge:

To ensure adequate water availability to irrigate new tree plantings and the high proportion of young trees recently planted by the City.

Green Areas





Green Areas includes canopy cover of 3m+, native bushland and City of Fremantle parks & recreational areas.

The Current City Forest

In the preparation of the UFP, the City performed a baseline analysis and assessment of the City's biophysical and social structure to inform the recommendations and priorities within the City.

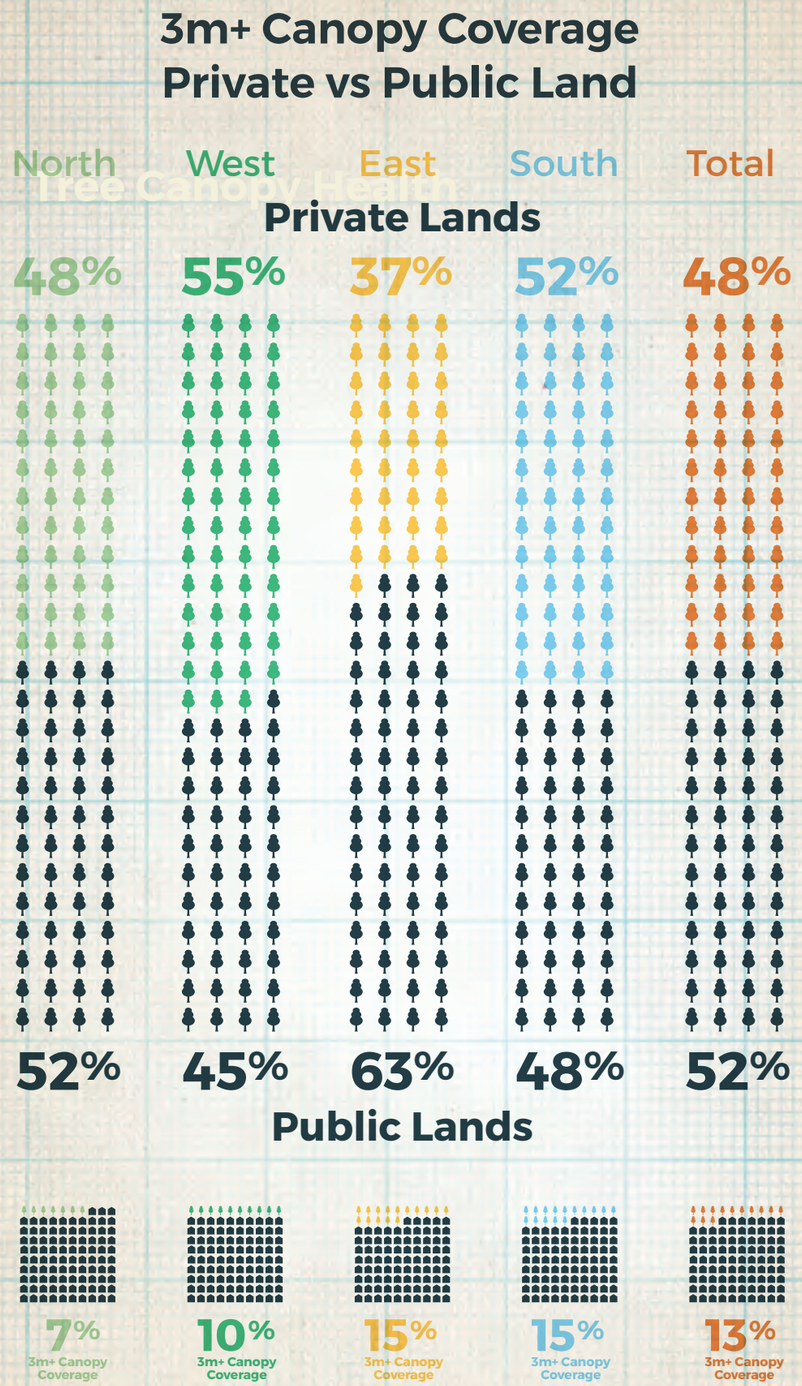
Statistics - City of Fremantle

- 13% Canopy Coverage
- 23% Green Area
- 13,629 trees
- 14.28 people / Ha

The infographics throughout the report, detail the statistical analysis of the most recent baseline data for each Area as well as City averages for comparison. In addition to the physical baseline data, recent available thermal imaging has been assessed in comparison with socio-economic data. This assessment has highlighted a number of key areas that should be targeted as priority areas for tree planting to reduce UHIE and heat related death risk. Refer page 6 for thermal imaging.

Each of the Areas has been analysed reviewing:

- Biophysical including soil type, topography and local climatic aspects
- Cultural Demographics
- Heritage
- Population Density
- Planning and Infrastructure
- Landscape Character Profile
- Priority Areas.



Public Lands includes parks, reserves and open space available to the public including Clontarf Hill, Fremantle Oval, both public and private golf courses, Fremantle Hospital, Fremantle Prison, museums and spaces along Fishing Boat Harbour.

Private lands is the remainder after subtracting public areas from the total city area and also includes Fremantle Harbour land area.

City of Fremantle
Urban Forest Plan

Source: City of Fremantle 2015

Area 1: North

Key Statistics - City of Fremantle

- 7% canopy coverage
- 11.65 people per hectare
- 23% green area
- 1,024 trees

Biophysical

- Majority of the existing tree planting is on the eastern portion of the Area and has been classified as young to semi mature and in a healthy to fair condition.
- 85% of the 1,024 trees in the northern Area are over 15m in height.
- Large proportion of the Area has a sand soil type.
- Some Reclaimed / disturbed land closer to the port environs and limestone to the north eastern corner.
- Limestone ridge to the north eastern corner with a dominant elevation of below 5.3m Above Mean Sea Level (AMSL).
- Maximum recorded temperature in January 2015 was approximately 2.4˚C warmer than the average.
- High saline content in ground water.

Cultural

- Approximately 75% of the population are between 25-60yrs with an increasing trend of retirees moving into the area.
- Majority of the population identify their heritage as Australian / English.
- The eastern corner of the Area is the most populated and the western side is the least due to land use and infrastructure.

Planning and Infrastructure

- Majority of the Area is zoned R25 with small pockets of R35, R40 and R60.
- Three main Development sites including Leighton Marshalling Yards, McCabe Street and Stirling Highway and one small site at the Rose Hotel.
- High bushfire prone sites on both the eastern and western edges of the Area.
- Large portions of land on the foreshore and river fringe have been classified as sites for Priority Conservation Action and some sites classified as having native vegetation.
- Proportionally the Area has a lot of City owned and managed parks.
- This Area has one primary school – North Fremantle PS and many commercial businesses, with only a small portion of residential dwellings.
- Majority of the overhead power network (28% coverage) is in the residential landzone on the eastern and southern fringe edge adjacent the river.
- This area has the highest ranking in terms of economic capital per Area Ha of the four Areas
- Majority of the City Green Links have fragmented to nil canopy cover.

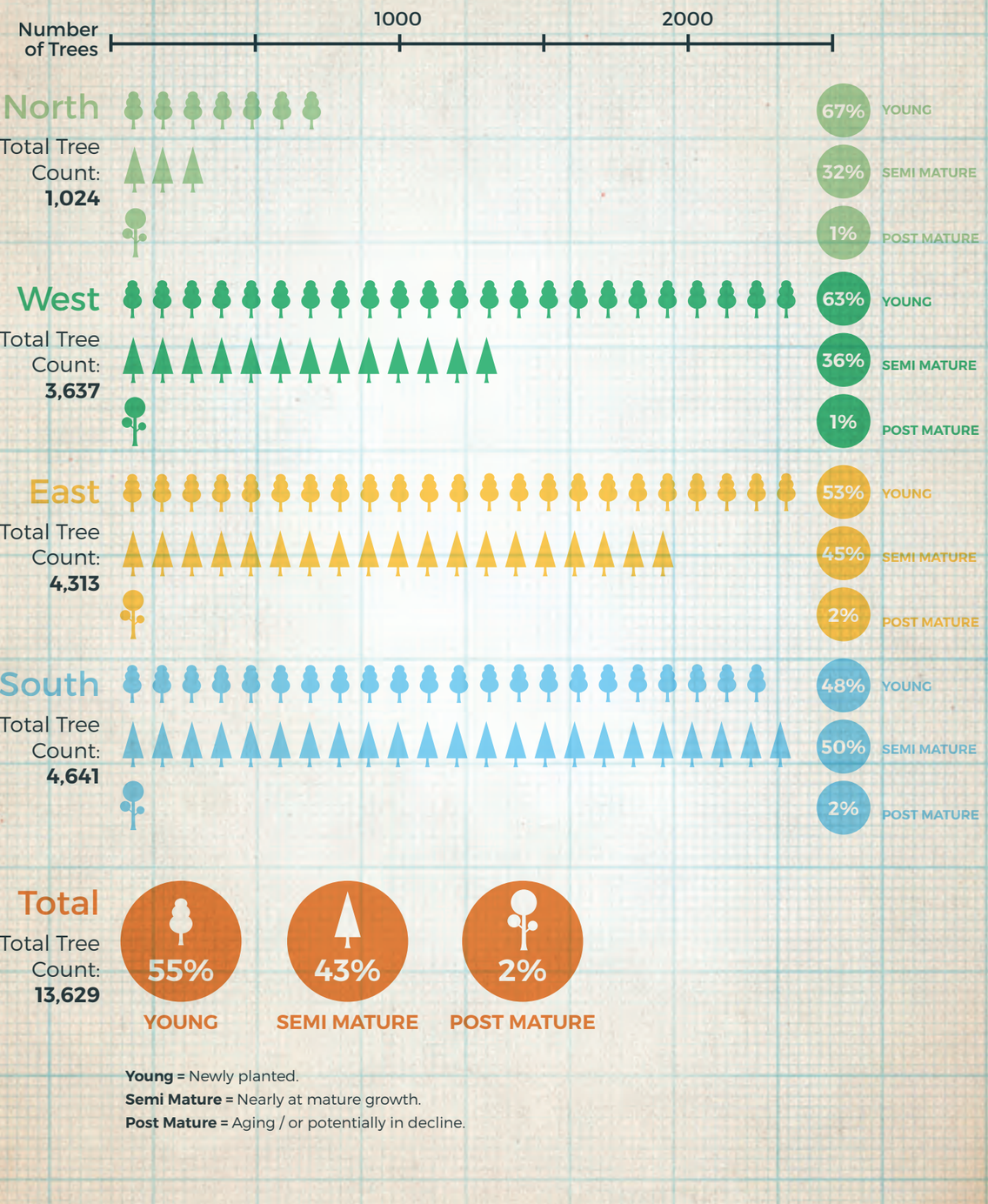
Landscape Character Profile

- Industrial port landscape.
- Between coast and river.
- Mix of residential / commercial and mixture of private and government owned land.
- Generally flat with high point to east adjacent river.
- Heavily dissected by infrastructure (train / roads / port).

Area 1 Priorities

- Δ Fragmented to nil canopy cover along identified City Green Links.
- Δ Western edge and Southern portion of Area in mostly in government owned land.
- Δ Port interface is harsh and has high percentages of hard surfaces.
- Δ Major infrastructure alignments lack mature vegetation.

Combined Number of Trees and Age

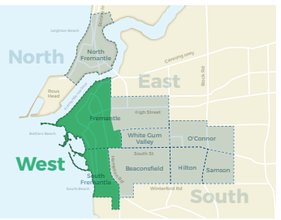


Young = Newly planted.
Semi Mature = Nearly at mature growth.
Post Mature = Aging / or potentially in decline.

City of Fremantle
Urban Forest Plan

Source: City of Fremantle 2008

Area 2: West



Key Statistics - City of Fremantle

- 10% canopy coverage
- 12.36 people per hectare
- 18% green area
- 3,637 trees

Biophysical

- Majority of the existing tree planting is in the southern portion of the Area and has been classified as young to semi mature and in a healthy to fair condition. The northern section of the Area has a higher percentage of semi mature trees and less in number but in a similar condition healthy to fair.
- 78% of the 3,637 trees in the western Area are over 15m in height.
- Approximately 50% of the Area has a sand soil type, and the remainder is a mix of disturbed to the northern river boundary, chalky sand to the southwestern fringe and limestone ridge to the eastern boundary.
- There is a distinct limestone ridge to the north eastern corner and a small limestone outcrop to the western point.
- Elevation is predominately below 5.3m AMSL with the western boundary reaching over 47.8m at a peak high point.
- Maximum recorded temperature in January 2015 was approximately 2.2˚C warmer than the average and had the lowest minimum of over 6˚C cooler.
- The City has undertaken a number of bulk tree planting activities in this Area.

Cultural

- South Fremantle has a high percentage of families with young children.
- The residential area of Fremantle in this precinct also has a high percentage of families with young children as well as a higher percentage of retirees.
- Majority of the population identify their heritage as Australian / English and in Fremantle there is a high percentage of Irish, Scottish and Italian.
- This Area has many educational facilities, hospital grounds and a number of friends groups for specific open space locations.
- This Area has the highest density of population across the four Areas.

Planning and Infrastructure

- This Area has the highest land development densities and also encompasses the Fremantle City centre the remainder of the Area is predominantly R25-R35 with small pockets of R40.
- There are a number of large open green spaces in the north and along the western coast of the area and many small pocket parks in the middle and south of the Area.
- There are a number of small areas within City parks that have been classified for Priority Conservation Action and sites classified as having native vegetation.
- Four main Development sites including a Department of Housing site, City of Fremantle site and two significant private developments.
- Most land holdings in this precinct are privately owned.
- This Area has the second highest ranking in terms of economic capital per Area Ha of the four Area.
- Majority of the overhead power network is located within the residential land type of the Area in the middle and southern sections approximately 31% coverage.
- Majority of the City Green Links have fragmented to nil canopy cover.

Landscape Character Profile

- Urban / City centre.
- Harbour and Esplanade parkland, beach front.
- Mixture of commercial and residential.
- Dense residential with narrow streets and laneways.

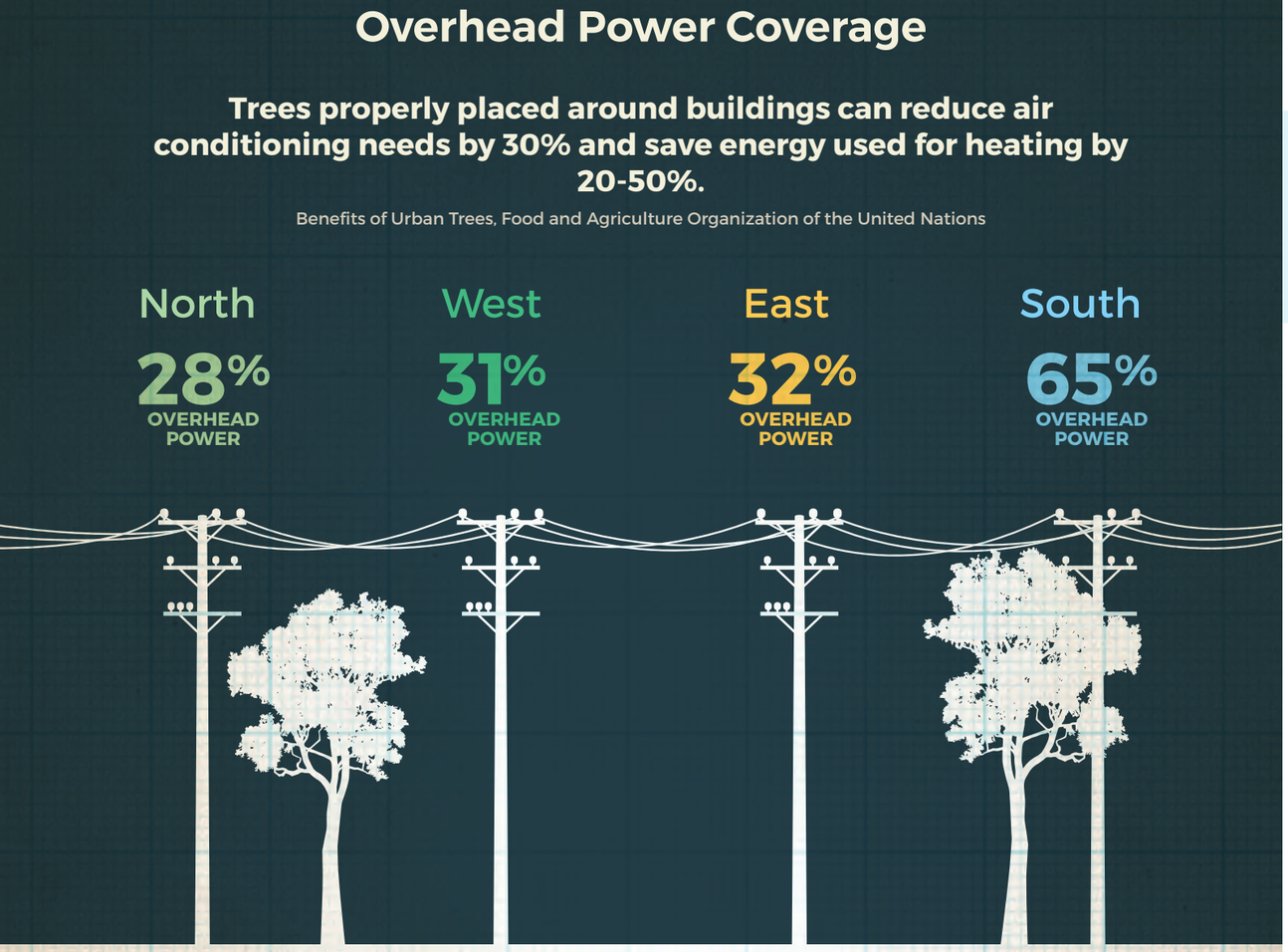
Area 2 Priorities

- Δ Fragmented to nil canopy cover along identified City Green Links
- Δ The northern section of the Area adjacent the river where there are large expanses of hard surfaces.
- Δ Southern fringe in new development sites.

Overhead Power Coverage

Trees properly placed around buildings can reduce air conditioning needs by 30% and save energy used for heating by 20-50%.

Benefits of Urban Trees, Food and Agriculture Organization of the United Nations



Precinct Total Area	Precinct Total Area	Precinct Total Area	Precinct Total Area
234ha	465ha	468ha	624ha

39% OVERHEAD POWER

Total Area 1791ha

Of the city's total land area – 39% has overhead power – a significant factor in programming where trees are planted and future underground power projects.

City Average Totals

Source: City of Fremantle 2015

Area 3: East

Key Statistics - City of Fremantle

- 15% canopy coverage
- 21.30 people per hectare
- 31% green area
- 4,313 trees

Biophysical

- Majority of the existing tree planting is located in residential zoning with only a small percentage in the industrial. The majority of the trees have been classified as young to semi mature and in a healthy to fair condition. The southern section of the precinct has a higher percentage of semi mature and post mature trees.
- 64% of the 4,313 trees in the Eastern Area are over 15m in height.
- Approximately 50% of the western side of the Area has a limestone soil and the eastern side has a sand soil type.
- A dominant limestone ridge extends towards the east into O'Connor; connecting a number of high points in the landscape.
- The Area contains a number of small areas classified as contaminated sites, with the majority associated with the Swanbourne Street Development site.
- Elevation ranges from 11.5-31m AMSL except for limestone ridges which elevate to over 47.8m.
- Maximum recorded temperature in January 2015 was approximately 4.3˚C warmer than the average.
- The City has undertaken a number of bulk tree planting activates in this Area associated with Green Areas.

Cultural

- The area of Fremantle in this Area and White Gum valley has a high percentage of families with young children.
- Majority of the population identify their heritage as Australian / English and in White Gum Valley there is a high percentage of Italian.
- This Area has two educational facilities and one friends group for Booyeembara Park.
- The majority of the population is clustered on the western side of the Area and the least on the east due to the industrial land use.

Planning and Infrastructure

- The Area has a diverse mix of zoning densities primarily consisting of R25-R30. There is also a large portion which is industrial in the east.
- Three main Development Areas include Knutsford Street East, Swanbourne Street and the LandCorp White Gum Valley Site.
- The majority of the landownership is private with a number of small pockets of government, WAPC and City ownership.
- This Area has the largest Green Area, comprised of Booyeembara Park; the Fremantle Public Golf Course and Royal Fremantle Golf Course.
- The largest Green Area has been classified as areas for Priority Conservation Action and one small area classified as having native vegetation and high bushfire prone on the western boundary in Development Area 4 – Swanbourne Street.
- There are a number of small areas within City parks that have been classified for Priority Conservation Action and sites classified as having native vegetation.
- Majority of the overhead power network is located within the residential areas of the Area in the middle and southern sections.
- This Area is ranked fourth in terms of economic capital per Area Ha of the four Areas.
- Majority of the City Green Links other than the ones adjacent to Green Areas such as Booyeembara Park and the Golf Course have fragmented to nil canopy cover.

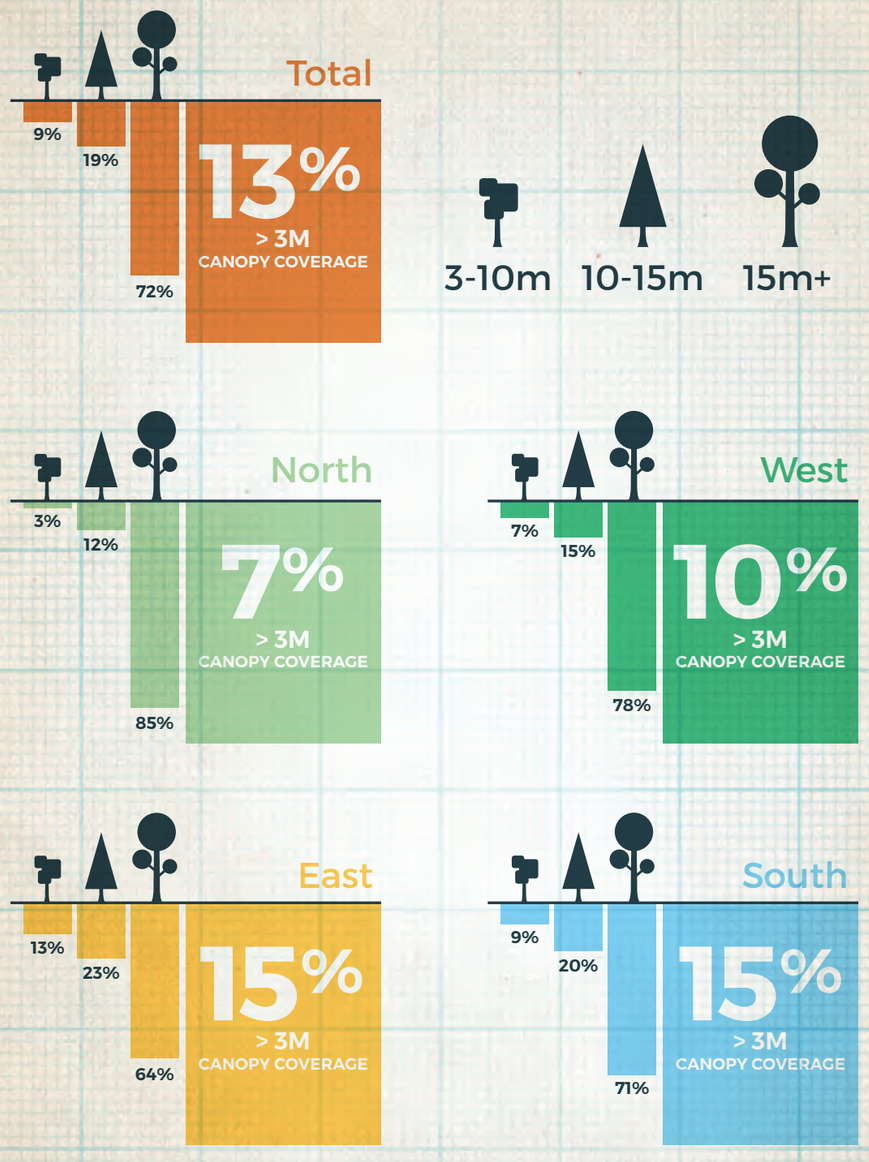
Landscape Character Profile

- Residential with wide verges and well treed landscape.
- Dominated by parklands and open spaces.
- Industrial landscape with minimal to no tree cover to the eastern boundary.
- Major infrastructure corridors.

Area 3 Priorities

- Δ Fragmented to nil canopy cover along identified City Green Links.
- Δ Industrial zoned areas.
- Δ New development sites.

Canopy Heights (3m+) & Canopy Coverage



Large urban trees are excellent filters for urban pollutants and fine particulates.

Benefits of Urban Trees, Food and Agriculture Organization of the United Nations

Source: Arbor Carbon 2015

Area 4: South

Key Statistics - City of Fremantle

- 15% canopy coverage
- 13.04 people per hectare
- 21% green area
- 4,641 trees

Biophysical

- Majority of the existing tree planting is located in the residential areas. The majority of the trees have been classified as young to semi mature and have been classified as fair condition. Beaconsfield and Hilton both have a higher percentage of semi mature and post mature trees and a much higher percentage of fair condition than healthy.
- 71% of the 4,641 trees in the southern Area are over 15m in height.
- Approximately 80% of the western side of the Area has a sand soil type and the western fringe has a limestone outcrop.
- Elevation is predominantly above 30m AMSL with a number of areas over 47.8m with some minor valleys to the western edge down to 5.4m AMSL.
- The Area contains two areas classified as contaminated sites, both adjacent to the Lefroy Road Quarry Development Area.
- Maximum recorded temperature in January 2015 was approximately 3.8˚C warmer than the average.
- The City has undertaken a number of bulk tree planting activities in this precinct associated with Green Areas.

Cultural

- Beaconsfield, Hilton, Samson have a high percentage of families and young people up to 34.
- Majority of the population identify their heritage as Australian / English however Beaconsfield has the highest percentage of Italian ancestry.
- The eastern and south western corners are the least populated areas and the western side has similar population densities to Area Two.
- This Area has a number of educational facilities and two friends groups for Samson Park and Clontarf Hill.

Planning and Infrastructure

- This Area has a diverse mix of zoning with higher densities R25-R30 to the west and R15 in the east.
- Two main Development areas including Lefroy Road Quarry and Clontarf Hill.
- The majority of the landownership is private with a many small blocks of government, WAPC and City ownership.
- High bushfire prone areas on both the south eastern and south western fringes of the Area associated with Stock Road and Green Areas.
- This Area has two large Green Areas, comprised of Samson Park and Hilton Park. In addition to this space there are also a number of other small Green Areas creating 21% total Green Area.
- Samson Park, Stock Road and Clontarf Hill have been classified as having native vegetation and both Samson Park and Clontarf Hill have been classified as areas for Priority Conservation Action.
- This Area is ranked third in terms of economic capital per precinct Ha of the four precincts.
- Majority of the City Green Links other than the ones adjacent to Green Areas have fragmented to nil canopy cover.
- Majority of the overhead power network is located within the residential areas of the Area in the middle and southern sections; approximately 65% coverage which is the highest ratio of all the precincts.

Landscape Character Profile

- Residential with wide verges and a mixture of densities of tree cover.
- Industrial landscape with minimal to no tree cover to the southwestern boundary.
- Major infrastructure corridors.

Area 3 Priorities

- Δ Fragmented to nil canopy cover along identified City Green Links.
- Δ Residential Areas in Hilton, Samson and Beaconsfield.
- Δ New development areas.
- Δ Industrial zoned areas.

PART C
Communication

Focus and Consultation Objectives

To ensure community and key stakeholders are informed about collaboration opportunities and implemetnation of the UFP, the Project Team prepared a Communication Plan to complement the UFP. It identifies key stakeholders and communication tools to be used and to develop communications deliverables.

- To pro-actively and effectively deliver informative communications around the UFP at key preparation milestones to ensure community and key stakeholders are fully informed.
- To ensure through project communications there is awareness established around the broader plans, procedure and initiatives related the Greening Fremantle Strategy.
- To ensure there is opportunity built into the approach to enhance the level of information required by community should the level of interest demand it.

Whilst the communication approach is centred on Informing, should the community express a high level of interest in the project, then the City of Fremantle may consider running more specialised and targeted community engagement.

Target Audience

By identifying the key stakeholders with an interest or impact in the Urban Forest Plan the appropriate methods are employed to meet the communication needs of different individuals and groups.

There are two distinct target audience types that are identified for this project:

Key Decision makers

- Elected members
- Executive Leadership Team
- City staff
- Potential implementation partners
- Approval & servicing authorities
- Adjacent LGA's

Community Groups

- Precinct groups
- Friends of' groups
- Community garden groups
- Traditional Owners
- Property owners/residents

Communication Channels

The following is a list of the different channels and approaches used to communicate the project to key stakeholder and the broader community.

Councilor updates

Key members of the City's staff to provide information at key milestones in project programs.

Frequently Asked Questions

Frequently Asked Questions (FAQs) be developed specifically for this project, to address anticipated questions related to the preparation of the Urban Forest Plan.

Media/advertising

Preparation of a project announcement to community and stakeholders on website, social media and direct communication (identified community interested). Media release on completion and approval of the UFP.

Communication Materials

Direct communication via correspondence with key stakeholders will ensure key agencies; community groups and known interested people are informed about the preparation of the Urban Forest Plan. Dissemination of this information be at key milestones in the project based on the relevance of the information. The use of info graphics to assist with project understanding is recommended.

Online Project Information

Online information about UFP programs will be provided (via My Say Freo), to ensure a broad cross section of the community are well informed.

Direct Enquiries

To ensure general questions can be asked a project email is established to coordinate queries and ensure there is a consistent approach to responses.

PART D

Urban Forest Action Plan

Action Plan

The baseline assessment and analysis led to the development of the following five key goals and subsequent actions required to achieve the UFP Vision.

Vision

To protect the existing green spaces and trees and progressively grow and diversify the City's tree population for adaptive climate management and amenity; to collaborate effectively to plant, plan, design and sustainably fund programs to create a resilient urban forest.

Goals

#1 – Engage

Engage residents, businesses, community groups and government agencies in educating and facilitating ownership of the urban forest.

#2 – Protect

Protect the existing and future urban forest from economic and environmental threats.

#3 – Grow

Grow the urban forest towards the target of 10,000 new trees in 10 years and increase the ratio of trees per person across the City to ensure equal opportunities to maximise the social, economic and environmental benefits of trees and urban greening.

#4 – Diversify

Diversify and promote resilience in urban greening and the urban forest.

#5 – Manage

Manage urban greening through the development of a coordinated and comprehensive adaptive climate management and funding strategy to ensure the long term health and sustainability of the City urban forest.

Targets

AREAS	CURRENT STATISTICS						TARGET		
	Population	Area (Ha)	# Trees	Green Area (Ha)	People / Tree Ratio	Canopy Cover	# Trees by 2027	People / Tree Ratio	Canopy Cover
Area 1: North	3,312	234	1,024	54	3.2 / tree	7%	**3,024**	**1.1 / tree**	**14%**
Area 2: West	7,931	465	3,637	84	2.2 / tree	10%	**6,387**	**1.2 / tree**	**18%**
Area 3: East	9,263	468	4,313	147	2.1 / tree	15%	**6,063**	**1.5 / tree**	**21%**
Area 4: South	8,400	624	4,641	128	1.8 / tree	15%	**8,141**	**1.0 / tree**	**26%**
TOTALS	**28,906**	**1,791**	**13,615**	**413**	**2.1 / tree**	**13%**	**23,615**	**1.2 / tree**	**20%**

Goal #1 – Engage

Engage residents, businesses, community groups and government agencies in educating and facilitating ownership of the urban forest.

- Promotion, support and facilitation of education on the benefits of urban greening.
- Encourage participation in local, Area and City wide activities.
- Encourage innovation and versatility in greening the City.

Goal #2 – Protect

Protect the existing and future urban forest from economic and environmental threats.

- Protect existing trees within public realm through increased awareness and conduct a value assessment of their worth to deter removal and encourage creative design solutions for retention.
- Policy and motivation for tree retention on privately owned lots.
- Policy of development areas to consider solar access, prevailing winds, over shadowing and utilisation of other natural systems to reduce the long term requirements for mechanical heating and cooling systems.
- Application of Green Star ratings for all private and government Development Areas to improve built form environmental efficiencies improving the health and well-being of the City.

Goal #3 – Grow

Grow the urban forest towards the target of 10,000 new trees in 10 years and increase the ratio of trees per person across the City to ensure equal opportunities to maximise the social, economic and environmental benefits of trees and urban greening.

- Undertake equitable distribution of new streetscape greening to priority residential, industrial and commercial Areas.
- Undertake infill planting to strengthen City Green Links and provide links to green spaces enhancing connectivity between Green Areas and Areas.

Goal #4 – Diversify

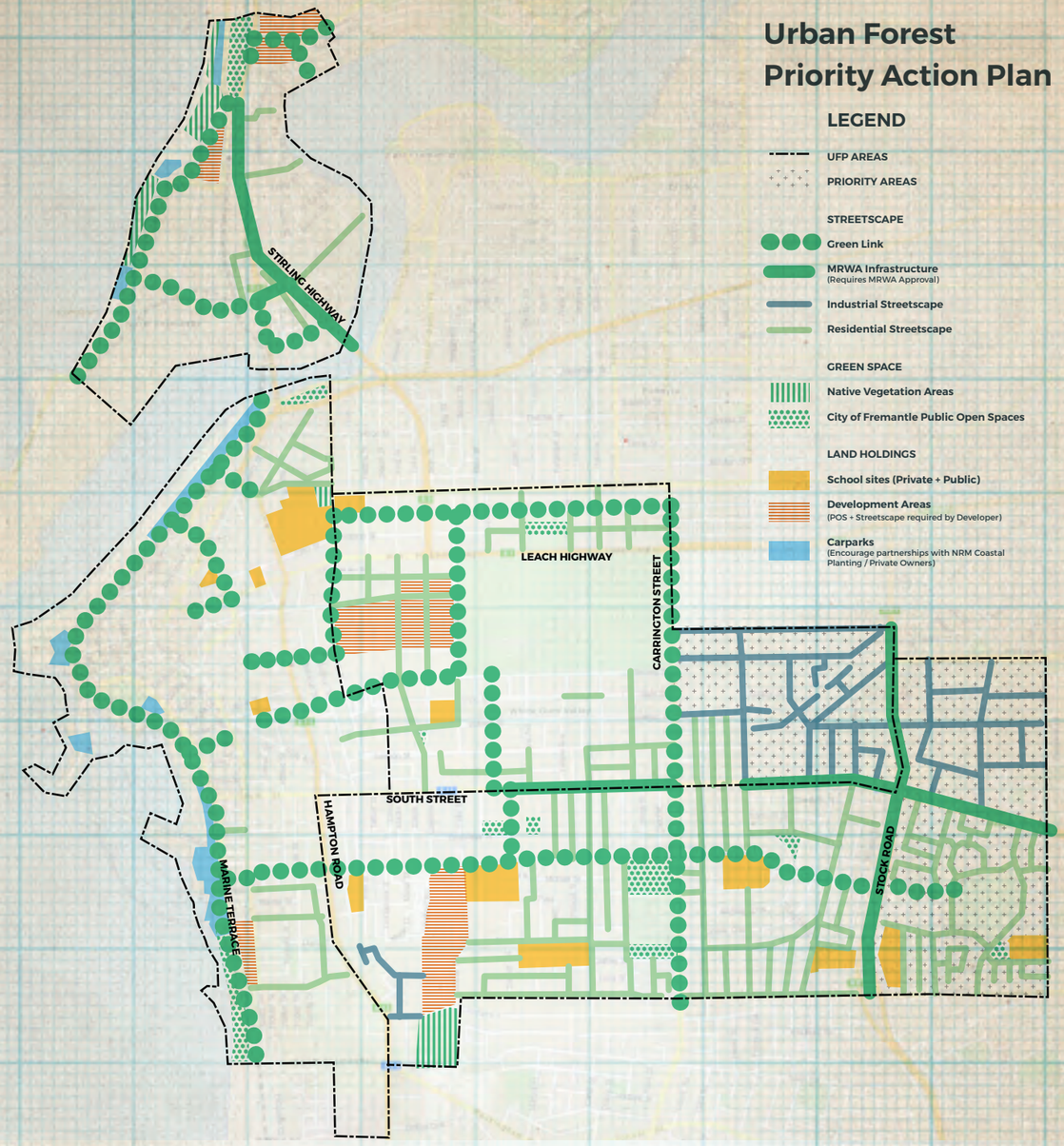
Diversify and promote resilience in urban greening and the urban forest.

- Encourage and regulate tree species diversity to meet environmental and social resilience in an urban environment.
- Encourage creative urban greening solutions to contribute to the urban forest target in complex urban environments including green roofs and green walls in new urban developments and maximise opportunities to retrofit into existing sites.
- Regulate appropriate selection of species to suit the location and context.

Goal #5 – Manage

Manage urban greening through the development of a coordinated and comprehensive adaptive climate management and funding to ensure the long term health and sustainability of the City urban forest.

- Prepare a dynamic urban forest register connected to the City's Intramaps and encourage community input to update tree information within private land holdings to collate and assess data of the urban forest.
- Undertake structural health and risk assessments of mature tree specimens in the public realm. Encourage assessments within private landholdings as a planning development requirement.
- Develop and educate the community on strategies to manage pest and disease impacts on trees within their Areas.
- Ensure adequate water availability to irrigate new tree plantings and the high proportion of young trees.
- Secure funding each financial budget to facilitate tree planting, establishment, maintenance and monitoring in public and City landholdings.
- Seek private funding/partnerships from major stakeholders and other sources to facilitate the growth and management of the urban forest.



Priority Implementation

The UFP provides a guide for the City for the implementation of Goals #1 - Engage, #3 - Grow and #4 - Diversify.

Goal #1 - Engage will be required to occur across all of the phases of planning, implementation and management.

The implementation of Goal #3 - Grow is described and detailed for each Precinct over the next couple of pages. Following the outline of how the City will go about growing the urban forest, a detailed schedule of how to achieve Goal #4 - Diversify is outlined on page 37. This table details proposed species, appropriate locations and other relevant information for each Area.

To implement Goal #2- Protect and Goal #5 - Manage; the City will need to make policy changes to embrace the required strategies to ensure the long term health and sustainability of the City urban forest.

The implementation of the UFP is intended to be dynamic and will take into account other City projects such as road and path upgrades, natural resource management and public space development.

City Targets

CITY TARGETS	YEAR 1	2	3	4	5	6	7	8	9	10	TOTAL TREES OVER 10 YEARS
TREE POPULATION	13,615	14,515	15,265	15,765	16,515	17,265	18,765	19,915	21,315	22,465	
NEW TREES REQUIRED	900	750	500	750	750	1,500	1,150	1,400	1,150	1,150	**10,000**
REPLACEMENT TREES REQUIRED*	272	290	305	315	330	345	375	398	426	449	**3,508**
TOTAL TREES REQUIRED PER YEAR	1,172	1,040	805	1,065	1,080	1,845	1,525	1798	1,576	1,599	**13,508**
TOTAL TREES IN THE URBAN FOREST	**14,515**	**15,265**	**15,765**	**16,515**	**17,265**	**18,765**	**19,915**	**21,315**	**22,465**	**23,615**	

* Assumes an annual 2% mortality / removed tree rate.

Approach to new and replacement tree planting distribution in City owned tenure

The distribution of new tree planting has been undertaken in application of the following key criteria and mapped on page 30.

- Residential areas that are mapped as above the baseline temperature average (based on thermal imaging) to ensure equitable distribution of green infrastructure.
- Linking green spaces through infill planting of City nominated Green Links to provide improve the green infrastructure network across the four Areas.
- Identification of expansive hard stand areas with the capacity to provide canopy cover and urban greening.
- Identification of additional major streetscapes/ infrastructure areas with the capacity to provide canopy cover and urban greening.
- Green spaces that require infill planting or replacement planting to maintain healthy active communities.
- Native vegetation areas identified as Priority Conservation Action Areas that require infill planting.
- Linking road, path and underground power works programs.
- Annual tree planting program.

Approach to New and Replacement tree planting distribution in non-City owned tenure

There are a number of landholdings which are not City owned that have the potential to have a substantial influence on meeting the targets and Goals of the UFP. The following should be considered for all development areas which are still subject to review / approval by the City or where possible if past this point in the approvals process open discussions with land holders to encourage urban greening:

- Ensure protection of existing trees within new development.
- Maximise opportunities to increase tree densities and area of green space where appropriate.
- Encourage and support applications for roof gardens and vertical gardens.
- Maximise WSUD principles to maximise runoff catchment in high density areas.

Area 1: North

Priorities

- Fragmented to nil canopy cover along identified City Green Links.
- Western edge and Southern portion of precinct in mostly in government owned land.
- Port interface is harsh and has high percentage of pavement areas.
- Major infrastructure alignments lack mature vegetation.

Targets

AREA 1	YEAR										TOTAL TREES OVER 10 YEARS
	1	2	3	4	5	6	7	8	9	10	
TREE POPULATION	1,024	1,024	1,024	1,024	1,274	1,524	1,774	2,024	2,524	2,774	
NEW TREES REQUIRED	0	0	0	250	250	250	250	500	250	250	**2,000**
REPLACEMENT TREES REQUIRED*	20	20	20	20	25	30	35	40	50	55	**1,206**
TOTAL TREES PER YEAR	20	20	20	270	275	280	285	540	300	305	**3,206**
TOTAL TREES IN URBAN FOREST	1,024	1,024	1,024	1,274	1,524	1,774	2,024	2,524	2,774	3,024	

* Assumes an annual 2% mortality / removed tree rate.

Implementation Approach

YR	1	2	3	4	5	6	7	8	9	10
N	0	0	0	250	250	250	250	500	250	250
Priority	· N/A	· N/A	· N/A	· Industrial streetscapes · Industrial streetscapes · Native Vegetation areas	· Green link (Curtin Ave)	· Green link (McCabe Street) · Stirling Highway verge / median planting	· Residential streetscapes · Green link (Tydeman Road)	· Green link (Tydeman Road) · Stirling Highway verge / median planting · Green Spaces	· Green Spaces · Foreshore carparks	· Green Spaces · Foreshore carparks
R	20	20	20	20	25	30	35	40	50	55
Priority	· Green links	· Green links	· Green links	· Green links	· Residential streetscapes · Green Spaces	· Foreshore carparks	· Foreshore carparks	· As required across Area	· As required across Area	· As required across Area

N - New tree plantings.
R - Replacement tree installations.

Note:

- MRWA approval required to Stirling Highway verge/median proposed works.
- Future road planning requirements to proposed Green Link "Curtin Ave" and Green Link "Tydeman Road"

Area 2: West

Priorities

- Fragmented to nil canopy cover along identified CoF Green Links
- The northern section of the precinct adjacent the river where there are large areas of hard surfaces.
- Southern fringe in new development areas.

Targets

AREA 2	YEAR										TOTAL TREES OVER 10 YEARS
	1	2	3	4	5	6	7	8	9	10	
TREE POPULATION	3,637	3,637	3,637	3,637	3,637	3,637	4,237	4,837	5,387	5,887	
NEW TREES REQUIRED	0	0	0	0	0	600	600	550	500	500	**2,750**
REPLACEMENT TREES REQUIRED*	73	73	73	73	73	73	85	97	108	118	**843**
TOTAL TREES PER YEAR	73	73	73	73	73	673	685	647	608	618	**3,593**
TOTAL TREES IN URBAN FOREST	3,637	3,637	3,637	3,637	3,637	4,237	4,837	5,387	5,887	6,387	

* Assumes an annual 2% mortality / removed tree rate.

Implementation Approach

YR	1	2	3	4	5	6	7	8	9	10
N	0	0	0	0	0	600	600	550	500	500
Priority	· N/A	· N/A	· N/A	· N/A	· N/A	· Green links (from East Fremantle to Fremantle City Centre)	· Residential streetscapes (South Fremantle) · Green links (Fremantle City Centre to Lefory Road)	· Harbour edge carparks and industrial areas · Green Spaces (South Fremantle)	· Green link (Lefory Road to southern boundary) · Residential streetscapes (Fremantle)	· Foreshore edge, carparks and industrial areas to South Fremantle · Residential streetscapes (White Gum Valley)
R	73	73	73	73	73	73	85	97	108	118
Priority	· Urban streetscapes in Fremantle City Centre	· Urban streetscapes in Fremantle City Centre	· Residential Streetscapes (South Fremantle)	· Green Spaces	· Native Vegetation areas (Clontarf Hill)	· School Site (Fremantle PS)	· Native Vegetation areas · School Site (JCCOTA)	· Native Vegetation areas · School Site (JCCOTA)	· As required across Area	· As required across Area

N - New tree plantings.
R - Replacement tree installations.

Area 3: East

Priorities

- Fragmented to nil canopy cover along identified City Green Links.
- Industrial areas.
- New development areas.

Targets

AREA 3	YEAR										TOTAL TREES OVER 10 YEARS
	1	2	3	4	5	6	7	8	9	10	
TREE POPULATION	4,313	4,313	4,313	4,313	4,313	4,313	4,613	4,913	5,263	5,663	
NEW TREES REQUIRED	0	0	0	0	0	300	300	350	400	400	**1,750**
REPLACEMENT TREES REQUIRED*	86	86	86	86	86	86	92	98	105	113	**927**
TOTAL TREES PER YEAR	86	86	86	86	86	386	392	448	505	513	**2,677**
TOTAL TREES IN URBAN FOREST	**4,313**	**4,313**	**4,313**	**4,313**	**4,313**	**4,613**	**4,913**	**5,263**	**5,663**	**6,063**	

* Assumes an annual 2% mortality / removed tree rate.

Implementation Approach

YR	1	2	3	4	5	6	7	8	9	10
N	0	0	0	0	0	300	300	350	400	400
Priority	• N/A	• N/A	• N/A	• N/A	• N/A	• Residential streetscapes (O'Connor) • Residential streetscapes (White Gum Valley)	• Residential streetscapes (White Gum Valley) • Green link (east/west alignments)	• Industrial streetscapes (O'Connor) • Green Spaces	• Residential streetscapes (Fremantle - south of High Street & north of Stevens St) • Green Spaces	• Residential streetscapes (Fremantle - north of High St) • Green link (north/south alignments)
R	86	86	86	86	86	86	92	98	105	113
Priority	• O'Connor industrial and residential streetscapes	• Residential streetscapes (White Gum Valley)	• Residential streetscapes (White Gum Valley)	• Green Spaces	• Green Spaces	• Residential streetscapes (Fremantle)	• As required across Area	• As required across Area	• As required across Area	• As required across Area

N - New tree plantings.
R - Replacement tree installations.

Area 4: South

Priorities

- Fragmented to nil canopy cover along identified City Green Links
- Residential Areas in Hilton, Samson and Beaconsfield.
- New development areas.

Targets

AREA 3	YEAR										TOTAL TREES OVER 10 YEARS
	1	2	3	4	5	6	7	8	9	10	
TREE POPULATION	4,641	5,541	6,291	6,791	7,291	7,791	8,141	8,141	8,141	8,141	
NEW TREES REQUIRED	900	750	500	500	500	350	0	0	0	0	**3,500**
REPLACEMENT TREES REQUIRED*	93	111	126	136	146	156	163	163	163	163	**1,418**
TOTAL TREES PER YEAR	993	861	626	636	646	506	163	163	163	163	**4,918**
TOTAL TREES IN URBAN FOREST	**5,541**	**6,291**	**6,791**	**7,291**	**7,791**	**8,141**	**8,141**	**8,141**	**8,141**	**8,141**	

* Assumes an annual 2% mortality / removed tree rate.

Implementation Approach

YR	1	2	3	4	5	6	7	8	9	10
N	900	750	500	500	500	350	0	0	0	0
Priority	• Residential streetscapes (Samson) • Green links (Carrington and Lefroy)	• Residential streetscapes (Hilton) • Green Spaces	• Green links (east of Carrington) • Residential streetscapes (Beaconsfield - west)	• Residential streetscapes (Beaconsfield - east)	• Green Spaces (Beaconsfield - east) • Industrial streetscapes (O'Connor)	• South Street • Hampton Road	• N/A	• N/A	• N/A	• N/A
R	93	111	126	136	146	156	163	163	163	163
Priority	• Residential streetscapes (Samson)	• School Site (Hilton PS)	• Residential streetscapes (Hilton)	• School Site (Beaconsfield PS)	• Residential streetscapes (Beaconsfield)	• School Site (South Fremantle HS and Tafe)	• Native vegetation areas	• Native vegetation areas	• As required across Area	• As required across Area

N - New tree plantings.
R - Replacement tree installations.

Species List

BOTANICAL NAME	COMMON NAME	HT	LOC.	TYPE	AREA			
					1	2	3	4
Agonis flexuosa	WA Peppermint	15m	R1.R2. U1.P	En/N/E	x	x	x	x
Allocasuarina fraseriana	Common Sheoak	15m	R1.U1.P	En/N/E			x	x
Araucaria columnaris	Cook Island Pine	60m	U1.U3.P	N/E	x	x		
Araucaria cunninghamii	Hoop Pine	60m	U1.U3.P	Ex/E	x	x		
Araucaria heterophylla	Norfolk Island Pine	60m	U1.U3.P	Ex/E	x	x		
Brachychiton acerifolius	Illawarra Flame Tree	15m	R1.U1. U2.U3	N/E			x	x
Callitris priessii	Rottnest Island Pine	10m	R1.R2.P	En/N/E	x	x	x	x
Casuarina equisetifolia	Coastal Sheoak	6m	R1.R2.P	N/E	x	x		
Citrus aurantifolia	Sweet Lime	2-4m	R2.U2	F/Ex/E			x	x
Citrus x limon	Lemon	2-4m	R2.U2	F/Ex/E			x	x
Citrus x sinensis	Sweet Orange	4-6m	R2.U2	F/Ex/E			x	x
Corymbia calophylla	Marri	40m	R1.P	En/N/E			x	x
Corymbia ficifolia	Red Flowering Gum	6m	R1.R2. U1.U2.P	N/E			x	x
Erythrina indica	Flame Tree	8m	R1.U1. U2.U3	Ex/D	x	x		
Eucalyptus caesia	Silver Princess	8m	R1.R2.P	N/E			x	x
Eucalyptus decipiens	Red Heart	15m	R1.R2.P	En/N/E	x	x		
Eucalyptus erythrocorys	Illyarrie	4m	P	N/E	x	x		
Eucalyptus foecunda	Fremantle Mallee	5m	R1.R2.P	En/N/E	x	x		
Eucalyptus forrestiana	Fuchsia Gum	5m	R1.R2.P	N/E			x	x
Eucalyptus gomphocephala	Tuart	40m	R1.P	En/N/E	x	x	x	x
Eucalyptus leucoxylon rosea	White Ironbark	20m	R1.R2.P	N/E			x	x
Eucalyptus marginata	Jarrah	40m	R1.P	En/N/E			x	x
Eucalyptus spathulata	Swamp Mallet	8m	R1.R2.P	N/E			x	x
Eucalyptus stoatei	Scarlet Pear Gum	7m	R1.R2.P	N/E			x	
Eucalyptus todtiana	Prickly Bark	10m	R1.R2.P	En/N/E	x	x	x	x
Eucalyptus torquata	Coral Gum	6m	R1.R2.P	N/E			x	x
Eucalyptus utilis	Round Leaf Moort	8m	R1.R2.P	En/N/E	x	x		
Eucalyptus victrix	Dwarf Ghost Gum	8m	R1.R2.P	N/E			x	x
Ficus carica	Fig	7m	U2	F/Ex/D	x		x	x
Ficus macrocarpa ssp hillii	Hills Fig	15m	U1.P	Ex/E	x	x	x	x
Ficus macrophylla	Morton Bay Fig	20m	U1.P	N/E	x	x	x	x
Ficus rubiginosa	Port Jackson Fig	30m	U1.P	N/E	x	x	x	x
Gleditsia triacanthos	Honey Locust	20m	R1.P	F/Ex/D	x		x	x
Hakea francisiana		4m	R1.R2.P	N/E			x	x
Jacaranda mimosaefolia	Jacaranda	20m	R1.U1. U3.P	Ex/D			x	x
Liquidamber styraciflua	Liquidamber	15m	U1.U2. U3	Ex/D			x	x
Melaleuca argentea	Silver Weeping Melaleuca	4m	R1.R2.P	N			x	x
Melaleuca lanceolata	Moonah or Rottnest Island Tea Tree	6m	R1.R2.P	N/E	x	x	x	x
Olea europaea	Olives	8m	R2	En/N/E	x	x	x	x
Phoenix canariensis	Canary Island Palm	10m	U1.U2. U3.P	Ex/E	x	x	x	x
Platanus acerifolia	London Plane	14m	U1.U2. U3	Ex/D			x	x
Plumeria rubra	Frangipani	3m	R2	Ex/D	x	x	x	x
Prunus cerasifera nigra	Purple Leaf Flowering Plum	5m	R2.U1. U2.U3	F/Ex/D			x	x

BOTANICAL NAME	COMMON NAME	HT	LOC.	TYPE	AREA			
					1	2	3	4
Prunus dulcis	Almond	3m	R2	F/Ex/D	x	x	x	x
Pyrus calleryana	Callery Pear	5m	R2	F/Ex/D			x	x
Sapium sebiferum	Chinese Tallow	15m	R1.R2. U1.U2	Ex/D	x	x	x	x
Schefflera actinophylla	Queensland Umbrella	4m	R2	N/E	x	x	x	x
Szygium smithii	Lilly Pilly	8m	R1.R2. U1.U2	N/E			x	x
Washingtonia robusta	Fan Palm	25m	U2.U3.P	N/E	x	x	x	x
Ulmus chinensis	Chinese Elm	10m	R1.R2	Ex/D	x	x	x	x

LEGEND

LOCATION

- R1 - Residential Street Verge +3m width
- R2 - Residential Street Verge -3m width
- U1 - Urban Street Verge +3m width
- U2 - Urban Street Verge -3m width
- U3 - Urban Street Median
- P - Park

TYPE

- E - Evergreen
- Ex - Exotic
- En - Endemic
- F - Fruit
- D - Deciduous
- N - Native

Implementation Costs

The following chart tables the expected expanses to implement the proposed tree planting program to Grow the Fremantle urban forest over 10 years.

CAPITAL COST PER ANNUM	YEAR										TOTAL TREES OVER 10 YEARS
	1	2	3	4	5	6	7	8	9	10	
AREA 1 - NORTH											
TOTAL TREES REQ.	20	20	20	270	275	280	285	540	300	305	**2,320**
COST OF TREES	$2K	$2K	$2K	$27K	$28K	$28K	$29K	$54K	$30K	$30K	**$232K**
COST OF WATERING	$1K	$2K	$2K	$13K	$24K	$25K	$25K	$37K	$37K	$27K	**$192K**
TOTAL COST AREA 1	**$3K**	**$4K**	**$4K**	**$40K**	**$52K**	**$53K**	**$54K**	**$91K**	**$67K**	**$57K**	**$424K**
AREA 2 - WEST											
TOTAL TREES REQ.	73	73	73	73	73	673	685	647	608	618	**3,593**
COST OF TREES	$7K	$7K	$7K	$7K	$7K	$67K	$69K	$65K	$61K	$62K	**$359K**
COST OF WATERING	$5K	$6K	$6K	$6K	$6K	$33K	$60K	$59K	$55K	$54K	**$293K**
TOTAL COST AREA 2	**$12K**	**$13K**	**$13K**	**$13K**	**$13K**	**$100K**	**$129K**	**$124K**	**$116K**	**$116K**	**$652K**
AREA 3 - EAST											
TOTAL TREES REQ.	86	86	86	86	86	386	392	448	505	513	**2,677**
COST OF TREES	$9K	$9K	$9K	$9K	$9K	$39K	$39K	$45K	$51K	$51K	**$268K**
COST OF WATERING	$6K	$7K	$7K	$7K	$7K	$21K	$35K	$37K	$42K	$45K	**$217K**
TOTAL COST AREA 3	**$15K**	**$16K**	**$16K**	**$16K**	**$16K**	**$60K**	**$75K**	**$82K**	**$93K**	**$96K**	**$484K**
AREA 4 - SOUTH											
TOTAL TREES REQ.	993	861	626	636	646	506	163	163	163	163	**4,918**
COST OF TREES	$99K	$86K	$63K	$64K	$65K	$51K	$16K	$16K	$16K	$16K	**$492K**
COST OF WATERING	$67K	$82K	$66K	$56K	$57K	$51K	$30K	$15K	$15K	$15K	**$451K**
TOTAL COST AREA 4	**$166K**	**$168K**	**$129K**	**$120K**	**$122K**	**$102K**	**$46K**	**$31K**	**$31K**	**$31K**	**$943K**
TOTAL COST	**$195K**	**$202K**	**$163K**	**$190K**	**$203K**	**$314K**	**$302K**	**$327K**	**$307K**	**$301K**	**$2.5M**

NOTE:

- * Assumes an annual 2% mortality / removed tree rate.
- # Supply and install 30L tree stock as per the total required per annum / Allow $100/tree ex GST
- Costs could be saved through the installation of smaller stock and planting during autumn months.
- Costs do not assume for the other works such as road cutting, kerbing, grating etc.
- Costs for watering assume watering for 2 years per tree (only over 4 summer months at $133 / tree).

Adaptive Management

To ensure the long term success and viability of the urban forest, the City will need to undertake the preparation of a Comprehensive Adaptive Climate Management and Funding Plan (the Plan).

The Plan will call for new forms of adaptive urban governance that go beyond the conventional notions of urban planning. This will involve improvement of City planning tools and governance processes and the exploration of how existing structures and new development can influence the urban green.

The Plan will aim to achieve an improved integration of different types of approaches to tree measurement, monitoring and review as well as formal and informal funding through the budget process. At a minimum the Plan should detail the following key aspects.

Approvals Processes

Changes are required by the City to ensure Development areas, particularly those not in City ownership are actively contributing to meeting the City wide targets and Goals. The following are some approaches which could assist:

- Regulation and motivation for tree retention on privately owned lots.
- Regulation of development areas to consider solar access, prevailing winds, over shadowing and utilisation of other natural systems to reduce the long term requirements for mechanical heating and cooling systems.
- Application of Green Star ratings for all private and government Development Areas to improve built form environmental efficiencies improving the health and well-being of the City.

Measurement

Prepare a dynamic urban forest "database" connected to the City's Intramaps; which can be updated by City GIS officers and made available to the community via the City website. The City can also encourage community input to update tree information within private land holdings to collate and assess data. This will be a valuable resource in measuring the success and targets of the urban forest.

Protection of existing trees within public realm using an accredited assessment criteria of their worth to deter removal and encourage creative design solutions for retention should be explored and data attributed to the dynamic mapping on the Intramaps.

Another key issue in measurement will be ensuring adequate water availability to irrigate new tree plantings and the long term success of the high population proportion of young trees. The following will need to be considered:

- review of existing water sources to irrigate
- ensure WSUD principles are integrated into new development design in non-City and City owned tenure.

Implementation

The previous section details the implementation areas and priorities. Based on the numbers and recommendations, the City will need to either invest in forward growing contracts with reputable and accredited nurseries in WA to supply the tree stock in the sizes and species nominated.

To minimise the loss of stock planting should occur in Autumn to maximise winter rain fall and cooler climatic conditions.

Monitoring

Critical success of the urban forest will be the continuing professional development and education of best practice management for trees and urban green spaces for City decision makers as well as City contractors. A City management/ property tree survey is required for critical base data for future planting and current management to ensure a proactive rather than reactive tree management approach. Base tree data for monitoring and management could include:

- structural health and risk assessments of mature tree specimens in public realm and private landholdings
- pest and disease management
- pruning, removal and storm management
- Tree Protection Zone enforcement during construction
- identification of opportunities to recycle / salvage trees for reuse for play opportunities or habitat should always be considered when a tree is removed.

Funding

Funding can be allocated with each City financial budget to facilitate tree planting, establishment, maintenance and monitoring in public and City landholdings. The UFP provides an outline on page 39 of the expected costs for increasing the tree population by 10,000 trees.

Collaboration and partnerships with major stakeholders and state and federal grants and programs is also an opportunity to facilitate the growth and management of the urban forest.

Review

An annual review of the processes, policies and targets should be undertaken. These results can be reported to the community and used to seek additional funding if required.

Glossary of Terms

Adaptive Management
Adaptive management is a systematic approach for improving resource management by learning from management outcomes andreducing uncertainty over time via system monitoring.

Biodiversity
Biodiversity is a term used to describe all living things and the variation within and between them. It includes plants, animals, fungi, and micro-organisms, and can be considered at various levels of complexity. (Roetman and Daniels, 2008)

Canopy cover
The percentage of area covered by the vertical projection of tree crowns when assessed from above.

Ecosystem services
An ecosystem is a dynamic community comprising populations of plants, animals, microorganisms and the non-living environment interacting together as a functional unit. Environmental factors, such as soil type, position in the landscape, climate and water availability, determine the presence and distribution of ecosystems. The main inputs to ecosystems are sunlight, soil, nutrients and water, while wastes from one part of the system form fuel for other parts. A key output is biomass (or carbon-based life) regenerating itself. An ecosystem functions by continually cycling energy and materials through living organisms that grow, reproduce and then die. This cycling of energy and materials through living organisms has evolved in response to a mix of disturbances (e.g. fires or floods), stresses (e.g. droughts or diseases) and ecological interactions (e.g. competition or predation) over millions of years. (Commonwealth of Australia, 2010) http://www.environment.gov.au/system/files/resources/b53e6002-4ea7-4108-acc8-40fff488bab7/files/ecosystem-services.pdf)

Linked green spaces
In this approach Green Infrastructure emphasizes the importance of retaining and linking green spaces, nature corridors and drainage networks in cities to enhance ecosystem functioning (Benedict and McMahon, 2002). In this sense the network of Green Infrastructure is seen as analogous to the network of conventional engineering infrastructure underlying the functioning of a city. Green Infrastructure networks can provide a 'green' framework for more sustainable urban development.

Urban forest
The urban forest has been defined as 'the sum of all publicly and privately owned trees within an urban area, including street trees, trees on private property, and remnant stands of native vegetation' (Nowak et al., 2001; Miller, 2007)

Urban Heat Island Effect
The rise in temperature of any man-made area, resulting in a well-defined, distinct "warm island" among the "cool sea" represented by the lower temperature of the area's nearby natural landscape. (http://www.urbanheatislands.com/)

Useful Life Expectancy
Useful life expectancy is the estimated lifespan of a tree.

Urban greening
Urban greening is the creation and maintenance of new and existing green space, such as parks; planting and care of trees; and the creation of green infrastructure such as rain gardens and green roofs.

Well-being
Well-being comprises not just the benefits gained from psychological and physical health, but is also related to specific aspects of well-being such as favourable thoughts and feelings, satisfaction with life, ability to be self-sufficient and proactive, possessing a sense of happiness, and a positive evaluation of life in a general sense (Diener et al., 1999).

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City of Fremantle **Urban Forest Plan**

Quick Reference Matrix

Task Description	Task	Responsibility	Action / Frequency											
			Summer		Autumn			Winter			Spring			
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Documentation, Reporting & Monitorin	Reporting to City	*Contractor*	X		X		X		X		X		X	
	Annual review of course	*City of Fremantle*								X				
	Prepare Annual report	*City of Fremantle*				X								
	Soil & tissue Tests	*Contractor*			X					X				
	Submitt annually maintenance plan	*Contractor*					X							
Mowing	Greens	*Contractor*	Daily	Daily	4 x Wk	4 x Wk	3 x Wk	2 x Wk	3 x Wk	3 x Wk	4 x Wk	4 x Wk	Daily	Daily
	Tees	*Contractor*	2 x Wk	2 x Wk	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	2 x Wk	2 x Wk	2 x Wk	2 x Wk
	Fairways	*Contractor*	2 x Wk	2 x Wk	2 x Wk	Weekly	Weekly	As Required			2 x Wk	2 x Wk	2 x Wk	2 x Wk
	Tee and Green surounds	*Contractor*	Weekly	Weekly	Weekly	As Required					Weekly	Weekly	Weekly	Weekly
	Short rough	*Contractor*	Weekly	Weekly	Weekly	As Required					Weekly	Weekly	Weekly	Weekly
	Non Play Rough	*Contractor*	X		X		X	X	X	X	X	X		X
	Raking Bunkers	*Contractor*	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Course Setup	Change Holes	*Contractor*	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	13 x Wk	3 x Wk
	Tee Markers	*Contractor*	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk	3 x Wk
	GUR	*Contractor*	As Required											
	Traffic Control (Roping)	*Contractor*	As Required											
Driving Range & Practice areas	Change holes	*Contractor*	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
	Move driving range rope	*Contractor*	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily
	Mowing	*Contractor*	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
Nutrition	Greens - Granular	*Contractor*		X			X				X			X
	Greens - Folia	*Contractor*	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly
	Greens - Organics & Biostimulates	*Contractor*	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly	Fortnightly
	Tees - Granular	*Contractor*	X		X		X		X		X		X	
	Tees - Folia	*Contractor*		Fortnightly			Fortnightly	Fortnightly	Fortnightly	Fortnightly				Fortnightly
	Tees - Organics & Biostimulates	*Contractor*					Fortnightly	Fortnightly	Fortnightly	Fortnightly				
	Fairways - Granular	*Contractor*			X						X			
	Fairways - Folia	*Contractor*				Monthly	Monthly	Monthly	Monthly	Monthly	Monthly			
	Fairways - Organics & Biostimulates	*Contractor*				Monthly	Monthly	Monthly	Monthly	Monthly	Monthly			
	Soil Tests	*Contractor*			X					X				
	Tissue Tests	*Contractor*			X					X				
Pesticide Management	Greens - Herbicide	*Contractor*			X				X			X		
	Greens - Fungicide	*Contractor*				X	X		X		X			
	Greens- Insecticide	*Contractor*									X			X
	Tees - Herbicide	*Contractor*		X					X	X				
	Tees - Fungicide	*Contractor*												
	Tees - Insecticide	*Contractor*												
	Fairways & Roughs - Herbicide	*Contractor*		X					X		X			
	Fairways & Roughs - Fungicide	*Contractor*	Not Required											
	Fairways & Roughs - Insecticide	*Contractor*									X			
	Nematode Tests	*Contractor*				X				X				
Wetting Agents and PGR	Greens - Wetting Agent	*Contractor*		X			X		X		X			X
	Greens - PGR	*Contractor*	X-X	X-X									X-X	X-X
	Tees - Wetting Agent	*Contractor*									X			
	Tees - PGR	*Contractor*												
	Fairways - Wetting Agent	*Contractor*									X			
	Fairways - PGR	*Contractor*	Monthly	Monthly	Monthly								Monthly	Monthly
			Summer		Autumn			Winter			Spring			
			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Renovations	Greens Coring	*Contractor*		X							X			
	Greens scarifying	*Contractor*		X							X			
	Greens Solid tine	*Contractor*		X		X	X-X	X-X	X-X	X-X			X	X
	Greens Verti-mow	*Contractor*	X-X									X	X-X	X-X
	Tees Coring	*Contractor*											X	
	Tees scarifying	*Contractor*											X	
	Tees Topdressing	*Contractor*											X	
	Tees Solid tine	*Contractor*		X		X		X		X		X		
	Fairways Vertidrain	*Contractor*				X						X		
	Fairways Verticut	*Contractor*			X						X			
	Fairways scarify	*Contractor*											X	
Water Management	Groundwater Licence (Owner)	*City of Fremantle*							Submission					
	Recording usage	*Contractor*	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
	Water Samples	*City of Fremantle*				X								
	Submission of readings	*City of Fremantle*							X					
	Irrigation Programming	*Contractor*	Daily	Daily	Daily	Daily	Daily	Daily				Daily	Daily	Daily
	Bore Inspection	*Contractor*	Daily	Daily	Daily	Daily	Monthly	Monthly	Monthly	Monthly	Daily	Daily	Daily	Daily
	Sprinkler/riser Repairs & maintenance	*Contractor*	As Required											
	Sprinkler & Valve Box Eding / Cleaning	*Contractor*	X			X			X			X		
	Pipe work Repairs & Maintenance	*City of Fremantle*	As Required											
	Bores Repairs & Maintenance	*City of Fremantle*						X						
	Irrigation Control System Maintenanc	*Contractor*	As Required											
	Checking sprinklers	*Contractor*	X	X	X	X	X				X	X	X	X
	Wetting Agent injection	*Contractor*	X	X	X						X	X	X	X
Course Infrustructure	Maintenance Facility -	*Contractor*	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly	Weekly
	Boundary Fence	*Contractor*	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
	Bores Repairs & Maintenance	*City of Fremantle*	On-Going											
	Irrigation System	*Contractor*	On-Going											
	Safety Fencing - Structure	*City of Fremantle*	As Required											
	Safety Fencing - Soft netting	*Contractor*	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly
	Course Signage & Fixtures	*Contractor*	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily	Daily
Safety Management	Staff Training	*Contractor*	On-Going											
	Preparing SOP's	*Contractor*	As Required											
	Hazard Substance Register	*Contractor*	On-Going											
	MSDS	*Contractor*	On-Going											
	Recording pesticide & fertiliser Applic	*Contractor*	On-Going											
Vegetation & Tree Management	Tree Pruning	*City of Fremantle*	As Required											
	Tree Removal	*City of Fremantle*	As Required											
	Dead Tree removal	*City of Fremantle*	As Required											
	General cleaning of limbs & Branches	*Contractor*	As Required											
	New plantings	*City of Fremantle*	As Required											

Legend	
X	Once per month
X-X	Twice per month
2 x Wk	2 times per week
3 x Wk	3 times per week
As Required	As required throughout the year
On-Going	On-going review
Submission	Submission to authorities
Not Required	Not applicatable for this task
Daily	Occurs every day
Fortnightly	Occurs every forthnight

C2402-17 DRAFT PUBLIC OPEN SPACE STRATEGY

Attachment 1 – Draft Public Open Space Strategy 2024-34

CITY OF Fremantle

Public Open Space Strategy 2024 - 2034

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Acknowledgement of Country

Kaya nidja Walyalup, wadjak boodja wer nyidiyang boodja. (Hello, this Freo Wadjak country and white fella country). Ngalak kaadatj ngalang wadjak moort wirin keniny, kawininy, kakarookiny wer warangkiny. (We acknowledge our Wadjak families spirits celebrating, laughing, dancing and singing). The City of Fremantle acknowledges the Whadjuk people as the Traditional Owners of the Fremantle/Walyalup area and we recognise their cultural and heritage beliefs are still important today.

Introduction

In today's rapidly changing world, public open spaces serve as vital sanctuaries, providing communities with places for recreation, relaxation, social interaction, and connection with nature. As population growth, climate change, and urbanisation pose significant challenges, the value of these spaces becomes increasingly evident.

The Fremantle community told us they most often spend their outdoor leisure time walking, visiting the beach, using the Fremantle Leisure Centre and reading; and the most common reasons for using POS were to relax and take time out, enjoy nature and walk pets. They also told us the most important features of the City's POS were accessibility, shade and native trees and vegetation. Residents highlighted lack of compliant infrastructure meeting both modern sporting standards and accessibility requirements and outdoor exercise areas as some of the areas they would like to see improvement in the City's POS.

The purpose of the City of Fremantle Public Open Space (POS) Strategy is to provide a clear strategic direction and framework for the provision and management of POS within the City. In doing so, the Strategy recognises the challenges presented by the City's declining POS provision per person and limited opportunities for new POS acquisition.

The City's future directions for public open space is to ensure it continues to serve its purpose to allow the community to participate and connect in a functional, flexible and sustainable environment.

- The level of POS provision per 1,000 people and due to population increase will continue to decline, with only five of the City's eight suburbs meeting the state government's existing standard of 3.36ha per 1,000 people.
- The current limited functionality of the City's existing POS (in particular Sport Spaces) and associated community infrastructure, reduces the capacity of the POS to cater for growth in participation and changing community needs
- Current management practices can present a barrier for use and create inequitable access to Sport Spaces and bookable POS areas.
- Adaption to climate change, requiring greater resilience of turf and landscaped areas, and greater flexibility of infrastructure to cater for changing patterns of use over time.

This strategy has responded to these by developing four key priorties for the City to abide by, in order to counteract these challenges.

Purpose

The City of Fremantle's POS Strategy is an informing strategy in the context of the City's Integrated Planning and Reporting Framework, and so it is important that the Strategy aligns with the City's vision, which is:

Vision for the future

Fremantle: a destination city

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

The vision which underpins the Strategy is as follows:

For the City of Fremantle's Public Open Space to:

What is POS

In the context of this Strategy, Public Open Space and Community Infrastructure are defined as Follows:

Public Open Space

Open Space is land which is owned, vested or managed by the City of Fremantle and has been set aside for the purpose of public enjoyment and protection of unique, environmental, social and cultural values for existing and future generations.

Community Infrastructure

Community infrastructure is the facilities which are provided to enable the provision of services, activities or opportunity for use. In the context of POS, community infrastructure includes (but is not limited to) buildings (i.e., toilets, changerooms, storage areas, sporting pavilions etc.), floodlighting, playgrounds, goals, cricket wickets, practice nets, irrigation systems, car parking, pathways etc.

Strategy Scope

The primary focus of this Strategy is on parks and sporting fields and includes consideration of the community infrastructure associated with the City's POS (i.e., playgrounds, toilets, changerooms, floodlighting) and supporting infrastructure including car parking, irrigation systems etc.

The Strategy does not consider the City of Fremantle's beaches, conservation areas or stand-alone community and recreation centres. It is intended that these types of community infrastructure may be included in future revisions of the Strategy. A list of the POS included within the scope of the Strategy has been included at the end of the document.

Parks & Sporting Fields

Beaches, conservation areas, community centres, civic centres, and those considered to be in the public realm.

Strategic Alignment

The Strategy has been developed within the context of the City of Fremantle's Integrated Planning and Reporting Framework and external stakeholder strategies, policies and plans. The relationship of these documents to the Strategy has been illustrated in the figure below, based on the Integrated Planning and Reporting Framework.

Figure 1: POS Strategy Integrated Planning and Reporting Framework Alignment

Framework Descriptions

The City of Fremantle POS Framework aligns with the Department of Local Government, Sport and Cultural Industries POS Classification Framework (2012). This framework defines POS by function and by hierarchy of use. The City of Fremantle's public open spaces are appealing for large scale events that attract visitors from outside of the City. Thus, the City needs to balance the use the POS Classification Framework (2012) will be considered and activated in response to demands of the City.

Function of POS

Type	Purpose
Recreation Spaces	Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction.in a timely manner and meet community expectations
Sport Spaces	Sport spaces provide a setting for formal structured sporting activities.
Nature Spaces	Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values.

Hierachy of POS

Type	Description	Catchment & Size
Small	Small open spaces can provide numerous community benefits, particularly within an inner urban context.	Immediate walking distance.< 0.4ha
Local	Small parklands that service the recreation needs of the immediate residential population.	400m or 5-minute walk 0.4ha to 1ha
Neighbourhood	Recreational and social focus of a community, providing a variety of features and facilities and opportunities to socialise.	800m or 10-minute walk. Total area of between 1ha to 5ha.
District	Designed to provide for organised formal sport and usually include recreation space and some nature space around the perimeter of the sporting spaces.	2km or 5-minute drive. Between 5ha to 15+ha
Regional	Spaces accommodate important recreation and organised sport spaces as well as significant nature spaces.	Serve one or more geographical or social regions. Attract visitors from outside City

Guiding Planning Principles

The following principles have been developed to guide the strategy development process and the implementation of the Strategy's actions.

Equity of Access, Availability and Participation

- Improve access to POS for pedestrians, cyclists and public transport.
- Improve physical access within its POS and associated community, recreation and sporting infrastructure (community infrastructure).
- Implement policy and management models which maximise availability of the City's Public Open Space and encourages participation across a broad range of formal and informal community, sport and recreational activity.

Opportunities

- Manage its POS and community infrastructure to optimise use, turf condition and general amenity, power generation and water efficiency.
- Increase and improve linkages between green spaces and areas of biodiversity.
- Support and promote club and user group sustainability and development.
- Promote opportunities to capitalise on emerging technologies to support the use and management of POS and community infrastructure.

Design

- Embed within its design process, guidelines and specifications that seek to maximise the functionality, flexibility and use of POS and community infrastructure to meet changing community needs over time.
- Create POS which encourage people to linger, connect and interact.
- Ensure best practice design is applied in an integrated way for existing and new POS .
- Finalise a POS and community infrastructure classification and definition framework (noting hierarchy and function), based on current industry practice.

Health and Wellbeing

- Facilitate and support programs, services and activities which encourage and promote the use of the City's POS and community infrastructure for improved health and well-being, social connectivity and inclusiveness within the community

Community Focus

Undertake appropriate and meaningful engagement with the community and key stakeholder groups to:

- Optimise POS outcomes across the City.
- Ensure the needs of relevant stakeholder groups are considered in the design and development of new and re-developed of existing POS and community infrastructure.
- Balance the expectations of the community and stakeholder groups.
- Ensure POS and community infrastructure development is based on a sound evidence base.
- Ensure that projects are planned, budgeted and delivered in a timely manner and meet community expectations

Hierarchy of Public Open Space within City of Fremantle

POS Hierarchy

- Small POS < 0.4ha
- Local POS <0.4ha but > 0.1ha
- Neighbourhood POS 1.0 to 5.0ha
- District 5ha to 15+ha
- Regional POS
- 400m Buffer around Local POS
- 800m Buffer around Neighbourhood, District or Regional POS
- Suburb boundary
- City of Fremantle / Walyalup Boundary
- POS in the CBD is subject to further planning strategies
- Major Sporting Facility near CoF Boundary
- Natural dune area
- Sporting space under lease

POS Provision

The City currently has a total of 1,270 hectares of POS. The table below breaks down this number based on the hierarchical classification of the POS and calculates the provision per person based population increments. As can be seen, with no further increase in POS, the provision per person will continue to decline across all classification categories.

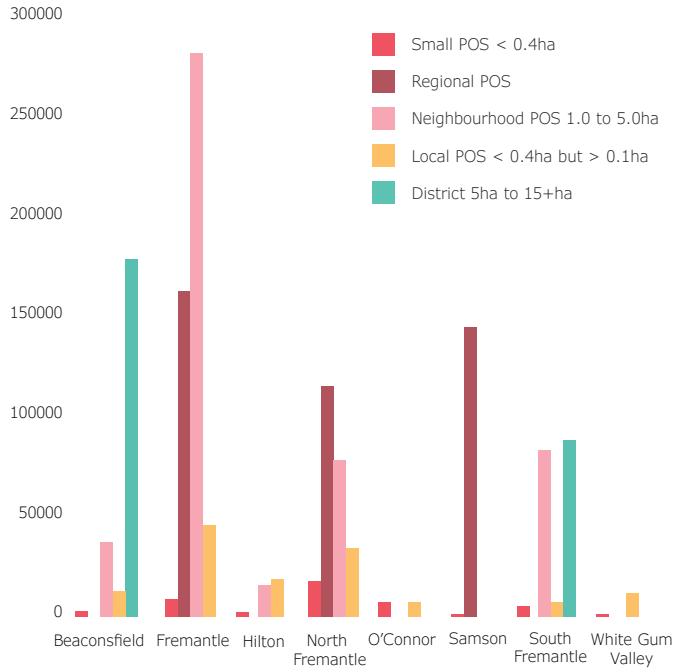
Population by Year and POS per Person

Class	Area sqm	2016	2021	2031	2036
		28,893	31,930	35,101	42,440
Small	43,048	1.49	1.35	1.23	1.01
Local	137,776	4.77	4.31	3.86	3.25
Neighbourhood	492,441	17.04	15.42	12.46	11.60
District	176,697	6.12	5.53	9.99	4.16
Regional	419,989	14.54	13.15	11.97	9.90
	1,269,950	43.95	39.77	36.18	29.92

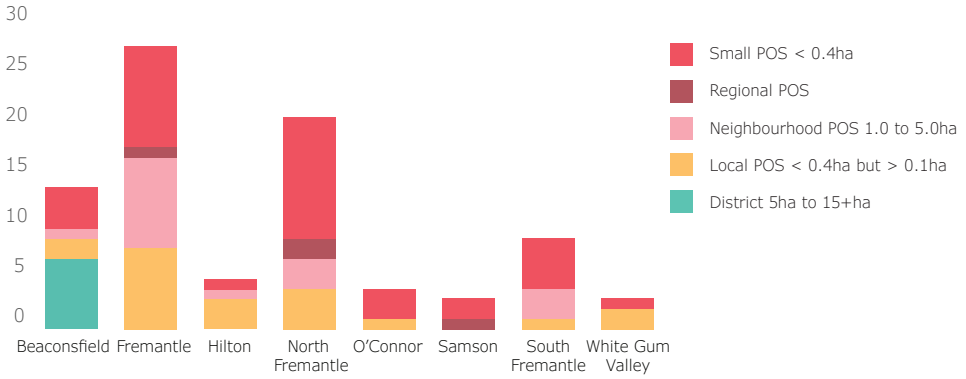
The current POS provision (hectares) by suburb and the number of POS areas by suburb are shown in the figures on this page. The dominant type by hierarchy are the 'Small' and 'Local' POS, while the most dominant type by number of POS areas is the 'Small' classification, which are areas smaller than 0.4ha or 4,000m2. POS areas of this size are quite restricted in their functionality, serving a limited recreational use for residents within the immediate area.

Assessment of POS provision on a suburb-by-suburb basis shows that Fremantle and Beaconsfield benefit most, with the largest provision in terms of total hectares and number of spaces.

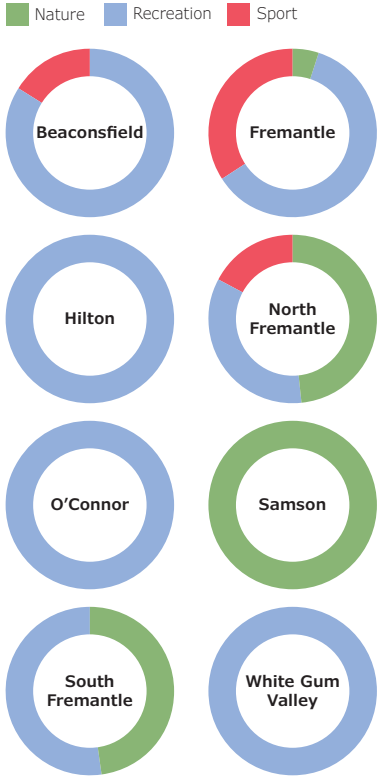
POS Provision by Suburb



Count of POS by Suburb



POS Function by Suburb

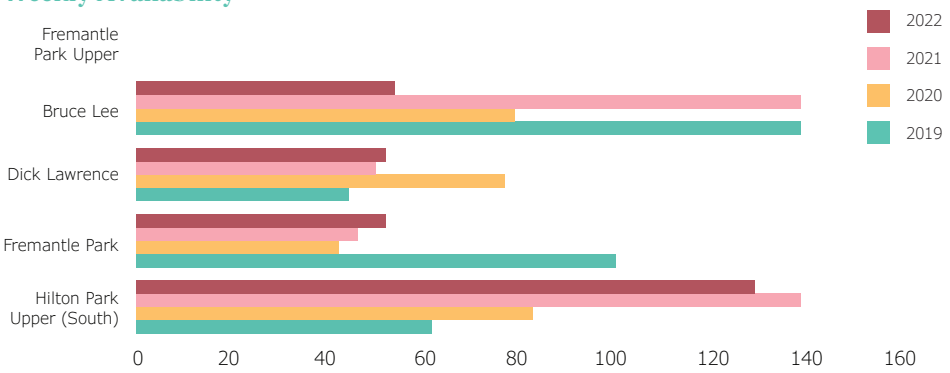


Sport and Oval Use

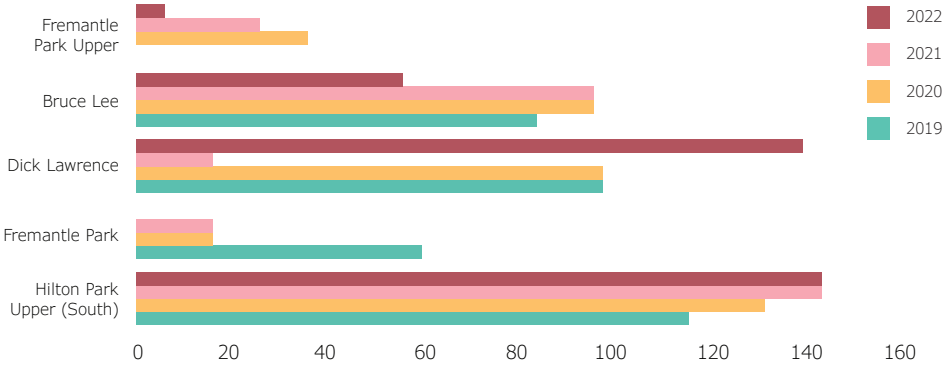
The draft CSRF Plan undertook a utilisation analysis of Sport Spaces over the period 2018 to 2020, based on the City's existing booking data. The playing capacity of a natural turf sports space pitch (playing field) is generally between 26 to 30 hours per week, based upon the quality of the turf and availability of appropriate levels of floodlighting.

The Figures below illustrate summer and winter season utilisation from 2018 to 2022 and show that utilisation of these spaces has increased over this period, with around half of Sport Spaces being used at or more than the 26 to 30 hours per week benchmark.

Summer Utilisation Based in Percentage Terms Based on an Average of 26 Hours Weekly Availability



Winter Utilisation Based in Percentage Terms Based on an Average of 26 Hours Weekly Availability



POS Gaps

The assessment of the City's existing POS provision identified the following key considerations:

- The provision of POS on a per person basis will continue to decline in the coming years.
- Current POS provision is predominantly through Small, Local and Neighbourhood POS areas.
- There is limited District and Regional POS, in particular for the provision of Sport Spaces.

POS provision is benchmarked against the State Government's Development Control Policy 2.3 (Public Open Space in Residential Areas), which identifies 10% POS or **3.36ha of POS per 1,000** population and is reflected within the state government's planning documentation. The application of this this standard to the current POS provision within the City of Fremantle shows that four of the City's eight suburbs currently meet or exceed the standard level of provision, as shown in the table below.

Suburb	Current POS Hectares	2021 Census Population	2021 Provision Ratio (ha / 1,000 pop.)
Beaconsfield	22.95	5,315	4.32
Fremantle	49.38	9,251	5.34
Hilton	3.43	4,323	0.79
North Fremantle	24.31	3,947	6.16
O'Connor	1.52	460	3.30
Samson	14.48	1,881	7.70
South Fremantle	9.65	3,398	2.84
White Gum Valley	1.27	3,358	0.38
City of Fremantle Total	**127.00**	**31,933**	**3.98**

Future Demand

Future POS provision within the City of Fremantle has been illustrated in the Figure below and shows that additional POS will be limited to primarily the suburb of Beaconsfield (one district space at 4ha in size), with smaller allocations to be provided in Fremantle, North Fremantle and South Fremantle.

Suburb	Current POS Hectares	2021 Census Population	2021 Provision Ratio (ha/1,000 pop.)	Future POS Hectares	2031 Census Population	2031 Provision Ratio (ha/1,000 pop.)
Beaconsfield	22.95	5,315	4.32	26.95	6269	4.30
Fremantle	49.38	9,251	5.34	50.38	10513	4.79
Hilton	3.43	4,323	0.79	3.43	3392	1.01
North Fremantle	24.31	3,947	6.16	24.51	5054	4.85
O'Connor	1.52	460	3.30	1.52	460	3.30
Samson	14.48	1,881	7.70	14.48	1863	7.77
South Fremantle	9.65	3,398	2.84	17.65	3470	5.09
White Gum Valley	1.27	3,358	0.38	1.27	3480	0.37
City of Fremantle Total	**127.00**	**31,933**	**3.98**	**140.18**	**34501**	**3.68**

When considering future demand, the draft CSRF Plan identified that for the period from 2021 to 2031 there will be a need for the following additional Sport Spaces: The analysis of existing use of Sport Spaces shows that there is some capacity to meet future demand, however there is not the capacity to meet the future requirement for 7.92ha of space. This makes the provision of the additional Sports Space POS at Beaconsfield particularly important regarding the City's capacity to meet future sporting demand.

Table 1: Future POS Sport Spaces Requirements - Additional Hectares

Number	Size[1]	Total Hectares Required
1	Oval playing field dimension with safety zone = 145m x 175m.	2.53 ha
7	Square playing field dimension with safety zone = 108m x 71m. Total area = 7,668m2 or 0.77ha	5.39ha
	Total	**7.92ha**

[1] based on designated senior sized Sport Space – DLGSC Sports Dimension Guide

Key Priorities

Focus Area: Acquisition

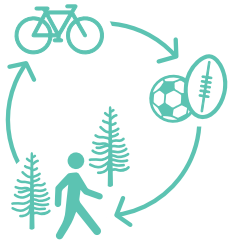
Vision: A focus on public open space acquisition, advocacy and partnerships.

Key Challenge: :The level of POS provision per person will continue to decline, with only four of the City's eight suburbs meeting the state government's existing standard of 3.36ha per 1,000 people.

This Looks Like:

- Develop and implement an Advocacy Plan for the acquisition of additional POS within Beaconsfield (as a part of the Heart of Beaconsfield development), North Fremantle, Fremantle and South Fremantle.
- Implement standardised and formal Shared Use Agreements with education institutions for the use of POS.

Focus Area: Functionality



Vision: Flexibility of function with public open space to cater for growth in population and changing community needs

Key Challenge: :The current limited functionality of the City's existing POS (in particular Sport Spaces) and associated community infrastructure, reduces the capacity of the POS to cater for growth in participation and changing community needs.

This Looks Like:

- Finalise the City's CSRF Plan 2025-35.
- POS and Community Infrastructure guidelines, design specifications and standard drawings to facilitate the implementation of the Community Infrastructure Provision Policy

Focus Area: Management

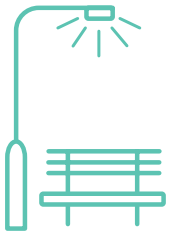
Vision: Sound management practices which increase availability for use of public open space.

Key Challenge: :Current management practices can present a barrier for use and create inequitable access to Sport Spaces and bookable POS areas

This Looks Like:

- A revised policy framework which guides the lease, licence and hire of POS and associated community infrastructure.
- Develop a comprehensive policy and guidelines for the hire of POS and community infrastructure

Focus Area: Sustainability



Vision: Long-term resilience of public open space surfaces by using sustainable lighting, landscaping & surface care practices.

Key Challenge: Adaption to climate change, requiring greater resilience of turf and landscaped areas, and greater flexibility of infrastructure to cater for changing patterns of use over time.

This Looks Like:

- Prepare and implement a city-wide water management plan.
- Continue implementation of the POS floodlighting and park lighting renewal program, with a specific focus on the use of LED lamps, sustainable power options and remote management capability.

Function of the Public Open Spaces within City of Fremantle

POS Function

- Nature
- Recreation
- Sport
- Suburb boundary
- City of Fremantle / Walyalup Boundary
- POS in the CBD is subject to further planning strategies
- Major Sporting Facility near CoF Boundary
- Natural dune area
- Sporting space under lease

List of Public Open Space

Beaconsfield

Name	Hierarchy	Function
Beacy Park	Small	Recreation
Bruce Lee	Neighbourhood	Sport
Reserve Davis	Local	Recreation
Park Hilton	District	Recreation
Reserve Ken Allen	District	Recreation
Field Naylor	Small	Recreation
Reserve Peace	District	Recreation
Grove Salentina	Local	Recreation
Ridge	Small	Recreation
Sardelic Reserve		

Fremantle

Name	Hierarchy	Function
Arthur Head Res	Neighbourhood	Nature
Beach Reserve	Neighbourhood	Recreation
Booyeembara Park	Regional	Recreation
Cantonment Hill	Local	Recreation
Douglas Park	Small	Recreation
East Street Jetty	Small	Recreation
Edmund Reserve	Small	Recreation
Elder Park	Small	Recreation
Esplanade Reserve	Neighbourhood	Recreation
Frank Gibson 1	Neighbourhood	Sport
Fremantle Oval	Neighbourhood	Sport
Fremantle Park	Neighbourhood	Sport
Holland Park	Small	Recreation
Horrie Long Res	Neighbourhood	Sport
Knutsford Reserve	Small	Recreation
Mews Park	Small	Recreation
Monument Hill	Neighbourhood	Recreation
Phillimore Gardens	Small	Recreation
Pioneer Park	Local	Recreation
Princess May Park	Local	Recreation
Queens Square	Local	Recreation
Railway Reserve	Small	Recreation
Stevens Reserve	Neighbourhood	Sport
Tuckfield Oval	Local	Recreation
Virginia Ryan Park	Local	Recreation

Hilton

Name	Hierarchy	Function
Collick Reserve	Local	Recreation
Griffiths Park	Neighbourhood	Recreation
Grigg Park	Local	Recreation
Hines Park	Small	Recreation
Moorni Boorne	Local	Recreation

North Fremantle

Name	Hierarchy	Function
Alfred Road Park	Local	Recreation
Burford Place Park	Small	Recreation
Dublin PAW	Small	Recreation
Gilbert Fraser Res	Neighbourhood	Sport
Gordon Dedman	Local	Recreation
Hicks Park	Small	Recreation
McCabe Memorial	Small	Recreation
North Freo F/Sh	Small	Recreation
Pensioner Guard	Small	Recreation
Point Direction	Small	Nature
Leighton Bch F/Sh	Regional	Nature
Prawn Bay	Neighbourhood	Recreation
Cypress Hill	Neighbourhood	Recreation
Rule Park	Small	Recreation
S.E.W. Park	Neighbourhood	Recreation
Sorrell Park	Neighbourhood	Recreation
Tyrone Reserve	Small	Recreation
War Memorial Park	Small	Recreation

O'Connor

Name	Hierarchy	Function
Collick Reserve	Local	Recreation
Griffiths Park	Neighbourhood	Recreation
Grigg Park	Local	Recreation
Hines Park	Small	Recreation
Moorni Boorne	Local	Recreation

Samson

Name	Hierarchy	Function
Haynes Court Res	Small	Recreation
Samson Park	Regional	Nature
Owen Fitzgerald	Small	Recreation

South Fremantle

Name	Hierarchy	Function
Coral Park	Small	Recreation
Florence Park	Small	Recreation
Gold Street Park	Small	Recreation
Lillydale Park	Small	Recreation
Mills And Wares	Small	Recreation
Parmelia Park	Local	Recreation
Wilson Park	Neighbourhood	Recreation

White Gum Valley

Name	Hierarchy	Function
Davies Reserve	Local	Recreation
Minilya Park	Small	Recreation
Valley Park	Local	Recreation

C2402-18 CORPORATE BUSINESS PLAN REPORT – JULY TO DECEMBER 2023

Attachment 1 – Corporate Plan Report – July to December 2023

CITY OF Fremantle

Corporate Plan Report

as at 31 December 2023

fremantle.wa.gov.au

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Integrated Planning and Reporting framework

Planning for the future is a requirement under the *Local Government Act 1995.* The planning process requires an integrated planning framework to align documents that inform the delivery of outcomes for the local area. The City of Fremantle has the following documents under the Integrated Planning framework.

Strategic Community Plan (SCP)
A plan that articulates the community's vision and aspirations for the long term (10 years).

Corporate Plan (CP)
Translates the community aspirations and outcomes into services, initiatives, and projects within the resources available over 5 years.

Long Term Financial Plan
A 10-year rolling plan that incorporates the five-year financial projections from the Corporate Business Plan and is a key tool for prioritisation and managing financial sustainability.

The diagram below outlines the City's integrated planning framework.

Figure 1 Integrated planning and reporting framework

Reporting and monitoring performance

The City has several measures for monitoring performance, tracking the commitments made to the community and ensuring legislative requirements are met.

Reporting for the City is aligned to the Strategic Community Plan, maintaining the focus on the long-term outcomes. These reports are delivered for ongoing monitoring and are presented in Council reports and the City's Annual Report.

Strategic Community Plan 2015-25 (SCP)

The Strategic Community Plan sets the long-term aspirations for the city and has seven key focus areas, each with several outcomes. The following outlines the City of Fremantle's vision and key focus areas that the City has committed to, and the Corporate Business Plan report will be focussed on delivering.

Strategic Community Plan Vision: ***Fremantle - a destination city***

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

Economic development	**Environmental responsibility**	**Transport and connectivity**	**Character, culture and heritage**	**Places for people**	**Health and happiness**	**Capability**
Diversify and strengthen Fremantle's economic capacity.	Develop environmentally sustainable solutions modelled on the principles of the One Planet Fremantle Strategy for the benefit of current and future generations.	Enhance the connectivity between all areas of Fremantle, the city centre and other strategic economic hubs and populations.	Sustain and grow arts and culture and preserve and promote the importance of our social capital, built heritage and history (both pre and post European settlement).	Create great spaces for people through innovate urban and suburban design.	Creating a physical and social environment where it is easy for people to lead safe, happy and healthy lives.	An innovative, responsive, influential local government which leads the way in delivering services and projects through good governance, effective communication, responsible management and excellence in delivery.

Figure 2 Strategic Community Plan focus areas

Progress

ECONOMIC DEVELOPMENT

Diversify and strengthen Fremantle's economic capacity.

Outcomes

- More people live in, work in, and visit Fremantle.
- Fremantle welcomes investment.

Measures of success

- Increase in the number of people living in Fremantle.
- Increase in the number of people working in Fremantle.
- Increase in the number of visitors to Fremantle.
- Growth in the total value of development investment.

Our services

The economic vibrancy of the City of Fremantle is largely dependent on tourism, business, and investment.

The City actively promotes Fremantle as a visitor and investment destination through advocacy, business support and engagement, festivals, and place activation.

The City makes visitors feel welcome and helps facilitate an enjoyable experience through its visitor centre.

Service highlights

- The Visitor Information Centre had 18,508 visitors between July and December 2023.
- The City approved more than $98 million in building approvals during the period.
- Planning approvals represent a long-term investment in Fremantle of more than $166 million.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Increase carpark capacity	Planning	$2m	A strategic discussion on city centre parking is scheduled for April 2024.
Asset renewal of commercial tenancies	Infrastructure	$1.6m	Works have commenced at both the Fremantle Leisure Centre and the Arts Centre to upgrade commercial tenancies. First stage tender process underway for air conditioning to levels 1, 2 and 3 of the Walyalup Civic Centre.
Ticket machine program	City Business	$1.7m	Tender approved by Council. Project implementation is underway.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Develop Commercial Plan	City Business	✓	Commercial property portfolio analysis underway. Commercial plan in development.
Develop City Plan Strategy	Planning	$70k	Community and stakeholder engagement is underway around the analysis, vision and potential scenarios related to a City Plan.
Fremantle Oval Redevelopment	Planning	$30k	The planning phase is underway, community engagement, and the development of the masterplan and business case will commence in quarter 1, 2024.
Develop Economic Development Strategy	City Business	✓	Currently in the planning phase.

ENVIRONMENTAL RESPONSIBILITY

Develop environmentally sustainable solutions for the benefit of current and future generations.

Outcomes

- Embedded consideration of environmental (as well as social and economic) sustainability in decision-making.
- All City capability-controlled buildings, activities and public places will be more energy and water efficient, and energy will increasingly be delivered by renewable technology.
- The City, working with the community, will reduce waste.
- Better quality natural habitat with space for endemic biodiversity.

Measures of success

- Application of sustainability criteria in tender allocation for majority of tendered expenditure.
- All buildings, structures (including street lighting and stationary energy sources) and activities within the operational control of the City of Fremantle will be 'net zero carbon' by 2025 with a substantially reduced reliance on off-sets.
- Measured improvements in water use at City of Fremantle facilities.
- A three-bin system will be implemented for domestic waste.
- Maintain and upscale 1,000 new trees per year program.

Our services

The City's commitment to sustainable solutions is embedded in its service delivery organisation wide.

The City actively promotes sustainable initiatives within the community through waste education programs and waste collection service which aims to reduce and divert the waste from going to landfill.

Facilities are managed with energy efficiency in mind and coastal and open spaces are managed to benefit biodiversity in an environmentally conscious way.

Road reserves and urban spaces are designed to encourage green space, tree planting, and energy-efficient lighting choices.

Service highlights

- The City's carbon inventory indicates it is on track to meet net zero targets, with Greenhouse gas (GHG) emissions at 8.532 tCO2-e for 2022-23. A new baseline measure has been established to track progress to achieve net zero by 2050.
- All tenders released during the period met specified sustainability criteria, contributing to the City's sustainability goals.

Service highlights continued

- The Fremantle Leisure Centre maintained its Waterwise endorsement for 2022-23.
- It is noted that corporate and community water usage increased by 1.48% during 2022-23.
- The City's Waste education initiatives reached 821 people in the community, promoting sustainability and environmental resilience.
- More than 4,367 tonnes or 60% of domestic waste was diverted from landfill through kerbside collections (FOGO and comingled recycling), Containers for Change, verge collections, and the Recycling Centre.
- In 2023, 1,313 trees were planted to increase the City's Urban Forest canopy.
- Conservation activities, including Friends of Groups, planted 13,847 plants in 2023 to regenerate and conserve natural areas.
- 11,000 plants were provided to the community in 2023 to create and maintain verge gardens.
- Several planting projects designed to help green Fremantle were undertaken; one of which was challenged due to several factors, including unusual climatic conditions.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Coastal monitoring and adaptation projects	Infrastructure	$610k	The work at Port Beach for coastal adaptation is complete and in the maintenance phase. Several projects are ongoing to monitor and manage our coastline in collaboration with external agencies.
Tree planting program	Infrastructure	$530k	Trees are being planted in line with the revised Urban Forest Plan targets approved by Council in 2023. Operational programmes and watering schedules have been adjusted to improve tree survival.
Develop City's Sustainability Road Map and Sustainability Strategy	Planning	✓	Carbon inventory for the year 2022-23 has been finalised.
Waste review	Infrastructure	✓	Informal discussions are concluding and a comprehensive report to Council is expected to be submitted in February.

TRANSPORT AND CONNECTIVITY

Enhance the connectivity between all areas of Fremantle, the city centre and other strategic economic hubs and population centres.

Outcomes

- Fremantle is recognised as a pedestrian and cycle friendly city.
- Public and active transport are preferred methods of transport.
- A city that provides a range of parking options, in balance with other land use and transport requirements.

Measures of success

- Majority of off-street parking (excluding on-street bays) on the periphery of the city centre.
- Develop preferred routes and case for high frequency fixed route public transport corridors.
- Increase mode share for walking and cycling within Fremantle.

Our services

A safe, well-connected network of pedestrian, cyclist and vehicle routes is maintained across the city.

The provision of a range of parking services supports an accessible, convenient, functional, and economically sustainable city.

Service highlights

- During the period, 269m of footpaths were upgraded, and 1,272m^2 were maintained.
- The City Cat bus has been replaced by a more frequent 532 service.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Review Access and Inclusion Plan	Creative Arts and Community	✓	Access and Inclusion Plan 2021–2025 review has commenced.
Road safety initiatives	Infrastructure	✓	Designs are in development for Parry/Queen Victoria, South/Hampton.

CHARACTER, CULTURE AND HERITAGE

Sustain and grow arts and culture and preserve and promote the importance of our social capital, built heritage and history (both pre and post European settlement).

Outcomes

- Recognise and celebrate Aboriginal heritage and culture.
- Fremantle celebrates its history and the built heritage through renewal and adaption.
- Fremantle provides a cultural, economic, and physical environment that supports arts and culture.
- Fremantle is recognised locally, nationally, and internationally for its festivals and street life.

Measures of success

- Improve community satisfaction with and awareness of local history and heritage.
- Increase the number of City of Fremantle curated, external performing arts, visual arts and cultural events.
- The economic benefits of arts and culture to Fremantle is measured.
- Increase the number of external festival events held in Fremantle.
- Increase in visitor and participant numbers.

Our services

The City delivers festivals, events and programs, supports external arts organisations to promote Fremantle on the local, national, and international stage.

The Fremantle Arts Centre offers a rich cultural program of exhibitions, residencies, art courses, music and events.

The City continues to respect the built heritage and local history through the careful management of facilities and heritage services.

The City celebrates and recognises its indigenous history through a Reconciliation Action Plan, working to build trust and respect for future generations to thrive together.

Service highlights

- 75% of event visitors would recommend Fremantle for its events and festivals.
- Over 2,000 artists, from more than 10 industries were attracted to support our creative city and programming outcomes.
- The City worked with 100 local business partners to sponsor events and festivals.
- Fremantle hosted 53 festivals and events, attracting more than 130,000 visitors, and delivering $7.8million in economic benefit to the City.
- The City contributed to reconciliation through multiple initiatives that supported engagement for constitutional recognition and celebrated Aboriginal culture through city programmed events, festivals and NAIDOC week 2023.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Undertake Heritage Surveys	Planning	$30k	Report received at December Council meeting on the outcome of the public consultation. A further report will go to Council in February on the review findings.
Develop Creative Strategy	Creative Arts and Community	✓	Community engagement is complete, final editing stage is underway and nearing completion.
Deliver Arts and Culture Program	Creative Arts and Community	$310k	Groundworks, Revealed and Fremantle Biennale are complete with final reports being developed. The Walyalup Koort artwork is awaiting funding confirmation before final stakeholder research and design stage.
Develop Equal Employment Opportunity (EEO) Plan	Office of the CEO	✓	The current plan is largely progressing well, with further opportunities remaining available to the City to improve engagement with EEO initiatives. Planning will commence for the new EEO Plan in early 2024.
Fremantle Art Centre	Infrastructure	$2.05m	General works underway at the Fremantle Arts Centre. The final stage to replace the roof is complete. The contract relating to the creation of the Arts Centre Creative Hub is anticipated to occur mid-year. The grant agreement process is underway.
Develop Reconciliation Action Plan (RAP) 2024-2027	Creative Arts and Community	✓	Final draft RAP is being reviewed prior to assessment by Reconciliation Australia. It is anticipated that Council will consider the final draft for endorsement in March 2024.

PLACES FOR PEOPLE

Create great spaces for people through innovative urban and suburban design.

Outcomes

- Fremantle provides more diverse and affordable living opportunities.
- Fremantle has urban and suburban environments for everyone to enjoy.
- Activate urban spaces through increased numbers of people within Fremantle.

Measures of success

- Increase the number of dwellings provided in the city centre.
- An increase in the number of programmed events and activities in public spaces.
- Increase the diversity of residential dwellings.

Our services

The City maintains and improves accessible open spaces and places including parks, gardens, public squares and streets, providing great community facilities and sustainable environments.

The City supports new development including infill development and diverse living opportunities which comply with the relevant planning and building standards.

Service highlights

- Building permits were approved for 22 new dwellings.
- Planning approvals were issued for 267 new dwellings, increasing the number of dwellings in the city centre by 215.
- In this period, 94.8% of compliance enquiries were resolved.
- In 2022-23, 45% of the Access and Inclusion Plan 2021-2025 actions were completed, improving access to the City's services, programs, events, and facilities for people with a disability.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Develop Lighting Strategy	Infrastructure	✓	Strategy has been workshopped and is currently in development.
Fremantle Golf Course Clubhouse	Infrastructure	$4.4m	Proposal for major land transaction process underway, business plan has been advertised. Subject to Council approval.
North Fremantle Plan	Planning	✓	Project being scoped.
Local Planning Strategy	Planning	✓	Final edits have been provided to WA Planning Commission for review.

HEALTH AND HAPPINESS

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

Outcomes

- Fremantle is a welcoming, safe, and caring place that celebrates and actively supports diversity.
- Partner with the community to build capacity for social inclusion, connectivity, and capital.
- Promote healthier lifestyles and community enjoyment.

Measures of success

- Reduce the number of anti-social related incidents in CBD.
- Improve community satisfaction of community safety to exceed the industry average.
- Improve community satisfaction of sporting and recreational facilities provided by the City of Fremantle to exceed industry standard.
- Parks, reserves, and open spaces are within walking distance for all residents.

Our services

Maintaining playing fields, playgrounds, skate parks, youth precincts, beaches, and recreation centres ensures open spaces are available for community enjoyment.

The community standards are upheld with relevant public health standards, planning conditions, parking, and safety requirements.

A wide range of community support services is provided, aiming to enhance the quality of life for the community, creating Fremantle as an inclusive, accessible, and diverse place to live, work and visit.

Service highlights

- The Fremantle Leisure Centre had 214,216 visitors participate in programs and enjoy services. The increase in visitors to the leisure centre can be attributed to the opening of the 25m pool.
- The Fremantle library welcomed 125,291 visitors.
- The Library delivered 215 programs that engaged with 6,723 participants.

Service highlights continued

- Customers expressed a 97% satisfaction with the overall library experience.
- In 2023, the Community Safety Team responded to 1,825 customer requests.
- The community reported 81% satisfaction with the services provided by the Community safety team, a slight increase compared to 2022.
- Of the 425 food business inspections conducted in 2023, 94% maintained compliance with the *Food Act 2008*.
- The business community reported an 82% satisfaction with health inspection services.
- Mental health outreach initiatives contributed to improved safety across the city by directly engaging with 118 people who are street present to access mental health services.
- Vulnerable clients supported by the Legal Centre increased by 11.2% in family violence and 3.4% decrease in financial hardship compared to the same period last year.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Develop Public Health Plan	Planning	✓	An outline of the draft Generic Health Plan with content applicable to Fremantle is being prepared.
Develop Employee Value Proposition	Office of the CEO	✓	A draft Employee Value Proposition has been developed for further feedback and consultation.
Leighton Beach playground	Infrastructure	$190k	Design work is complete. Site works commence in January 2024 with an anticipated February completion.
South Beach implementation	Infrastructure	$3.2m	South Beach changeroom project is in the procurement phase following rejection of all tenders received in December 2023. Access matting has been installed for improved access to the beach. The bore is programmed for renewal.
Walyalup Koort (lighting and tree planting)	Infrastructure	$530k	Planting of trees in William Street is complete. The contract to deliver improved lighting in Queen Street has been awarded, with construction to be completed end of April 2024. The project to replace the lighting surrounding FOMO (in William, Henderson and Queen Streets) is being scheduled by Western Power and is expected to be completed May 2024
Stevens Reserve clubrooms	Infrastructure	$175k	The review of the draft feasibility report is complete and meetings with stakeholders have occurred to provide a project update.
Hilton Park precinct	Infrastructure	$1.4m	The City has been successful in a Community Night Lights Program Grant to support the replacement of lighting at Dick Lawrence. Replacement of irrigation infrastructure at Dick Lawrence is underway with the remaining works being planned around game fixtures. Planning is underway relating to the facilities at Hilton Park and the wider precinct area. Workshops with stakeholders to review the vision, place themes and spatial needs will continue in February 2024.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Booyeembara Park masterplan	Infrastructure	$400k	The delivery of this project is aligned with the construction of the Fremantle Golf Course facility, which is currently in the public consultation phase for the business case.
North Fremantle foreshore	Infrastructure	✓	Prawn Bay Ecological Restoration and Northbank Riverwall are in the design phase. North Fremantle Heritage trail is in the public consultation phase.
Develop Community Development Strategy	Creative Arts and Community	✓	Early internal discussions have commenced to develop the project brief with further investigation into the desired outcomes of the strategy required.

CAPABILITY

An innovative, responsive, influential local government delivering services and projects through good governance, effective communication, responsible management, and excellence in delivery.

Outcomes

- A transparent and responsive organisation.
- Effective leadership where people are responsible for outcomes.
- A city that maintains its assets and operates in a financially sustainable manner to meet the needs of its community.

Measures of success

- Increase the number of interactions and participants by using the 'My Say Freo' online engagement tool and other engagement methods.
- Improve employee engagement results to exceed the industry benchmark.
- Implemented appropriate reporting measures for financial resilience.
- Meet or exceed financial ratios for each of the nine asset classes.

Our services

Ongoing collaboration and communication with the community, Council and external agencies helps ensure we meet community needs.

Organisational performance is monitored with effective leadership, training, and performance management. This ensures the delivery of services, projects and operations aligned with the available finances and resources.

Service highlights

- Proactive engagement with media kept the community informed through 54 media releases since July 2023.
- The City's website remained a key communication channel with 49,000 visitors during Dec/Jan, representing an increase of 11% compared to the previous year.
- Fremantle maintained active engagement through more than 102,200 social media interactions and 5% increase in followers.
- Customers reported an overall satisfaction of 97% with their contact with the City.
- Customer service responded to 24,249 calls, 81.29% within 20 seconds, and 73.9% were resolved on first contact with the City.

Service highlights continued

- Customer satisfaction with building and planning services was an average of 90%.
- More than 32,659 interactions through face-to-face and online community engagement activities during this period.
- More than 1,000 community contributions were received towards 15 different projects across the City.
- 34% of interactions with the City were self-service.
- The City cleaned 70% of CBD and 32% of suburban drainage systems.
- 82% of Council decisions were actioned in 2023.
- 959 metres of roads were resurfaced.

What we plan to deliver	Lead directorate	2023/24 approved budget	Progress
Fleet replacement program	Infrastructure	$679k	One electric vehicle has been ordered with an expected delivery of May 2024.
Depot redevelopment	Infrastructure	✓	Stage 1 of architectural layout designs and costings have been initiated.
Develop Workforce Strategy	Office of the CEO	$100k	Planning has commenced. Most of this project will be delivered in 2024-25.
Deliver ICT program	City Business	$590k	Phase 1 of the Technology One migration was completed successfully, with the migration of software from on-premises to the cloud. Phase 2 is in progress to upgrade finance, supply chain, budgeting, reporting, and assets modules to CI Anywhere software. Go-live is expected in quarter 3 of 23/24 financial year.
Develop Information Communication Technology (ICT) Strategic Plan and Roadmap	City Business	✓	The City is developing the ICT Strategic Plan to inform the technology roadmap for the future
Software – Meeting management	Office of the CEO	$46k	Expression of Interest documentation is being prepared to start the procurement process in January 2024.
WAEC Elections	Office of the CEO	$150k	Local government elections are complete.
Review City of Fremantle website	Office of the CEO	✓	Current website outdated and options for a contemporary corporate website are being investigated.
Industrial Agreement negotiation	Office of the CEO	✓	In principle agreement has been reached for the Inside agreement, pending final review and submission to the commission. Negotiation is ongoing for the outside agreement.

Amendments to the Corporate Business Plan

Activity	Project ref	Adopted budget 2023/24	Amended budget 2023/24	Comments

C2402-19 ACCEPTANCE OF MINUTES AND CONSIDERATION OF MOTIONS FROM THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON MONDAY 6 JUNE 2023

Attachment 1 – Minutes of the Annual General Meeting of Electors held 5 February 2024

Minutes

Annual General Meeting of Electors

Monday 5 February 2024 6pm

fremantle.wa.gov.au

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1. Official opening, welcome and acknowledgment

The Mayor, Hannah Fitzhardinge declared the meeting open at 6:05pm and welcomed members of the public to the meeting.

2. Attendance

Ms Hannah Fitzhardinge	Mayor / Presiding Member
Mr Glen Dougall	Chief Executive Officer
Mr Matt Hammond	Director City Business
Mr Pete Stone	Director Creative Arts and Community
Mr Graham Tattersall	Director Infrastructure
Mr Russell Kingdom	Director Planning, Place and Urban Development
Ms Alida Ferreira	Manager Financial Services
Ms Melody Foster	Manager Governance
Mr David Settelmaier	Manager Strategic Communications and Stakeholder Relations
Ms Emily Groves	Media and Community Relations Advisor
Ms Gabrielle Woulfe	Meeting Support Officer

There were approximately 36 electors present at the meeting and 1 member of the press.

3. Annual Report

3.1 Presentation of the Annual Report

A presentation on the Annual Report 2022-23 was presented by the Director City Business.

3.2 Public question time: Annual Report

Craig Ross asked the following questions:

Question 1:
Page 23 of the annual report misleadingly refers yet again to only selectively the construction contract portion of $43m for the new civic centre and disregards the architect fees of $7m, management fees, fit-outs, still unfinished fit-outs and other blow-out project costs. How is this not spinning ratepayers given total project costs currently exceeds $65m?

Response:
As quoted on page 23 of the Annual Report "A fixed contract for construction of the Civic Centre was awarded at $43.05 million and commenced in 2019."

This statement did not refer to the pre-construction costs. Additionally, this did not include the costs that resulted from the contractor entering administration and the resultant work to the Civic Centre to complete the project.

A full breakdown of costs associated with the Walyalup Koort/Walyalup Civic Centre Project is publicly available in the minutes of the Ordinary Meeting of Council held on 24 August 2022.

Question 2:
Page 36 of the annual report in the Finance section incorrectly refers to FY22 not FY23 and in other pages many figures quoted do not tie back correctly to the audited finance report. Has the annual report actually been properly proof-read by the finance department and when will the corrections be made?

Response:
The year ending shown as 2022 will be updated to 2023.

Question 3:
Year on year budgeted capital projects are consistently and inefficiently delayed and FY23 is no exception. Why is the actual capital expenditure of $10m so low compared to the budget of $28m?

Response:
The construction industry has been highly impacted with staff shortages, cost increases on materials and transportations costs. These increases are impacting all entities that go out to tender for materials and constructions related services. The city has been experiencing cost increases and delays to capital works projects as a result of market conditions that are beyond our control. The city is continually considering different options to how we manage the market conditions and the impact on the city and will adjust our procurement practised where possible as appropriate.

Noting that the funding related to underspend in capital works remains available to be spend in future years. Essentially, those capital items are budgeted for and would not impact budget setting decisions in a future year.

Question 4:
With the sell-off of numerous income producing properties and car parks over the years, is the council deliberately raising rates and postponing budgeted capital projects due to a dwindling financial buffer which is highlighted by many examples such as cutting the CAT bus, inability to absorb South Beach changeroom costs, lack of maintenance of the Town Hall…etc?

Response:
Rates increases are imposed in line with the operational/project requirements of the City for that year, as well as market conditions which have included rapid inflation and increasing cost pressures across most developed economies. Further information regarding the rate increase is available in the media release on the City's website below, as well as the budget report adopted by Council in June 2023.

Fremantle budget focuses on the fundamentals | City of Fremantle

Question 5:
For the current year ratepayers have been levied rate increases of 9% based on budgeted capital expenditure that will not eventuate and no benefit received. Will ratepayers receive a refund in the next rates cycle?

Response:
It is the intention that all projects will be completed. However, for any projects that experience unforeseen delays the related budgeted capital expenditure is carried forward to the following financial year.

Question 6:
In the council monthly financial update for the 5 months YTD FY24 capital expenditure is only a meagre $2.7m. According to the council minutes response of 6 Dec 2023, 'for many of the capital projects the procurement strategy is to go out to tender early in the financial year and with action to occur later in the financial year'. Does the council still believe this is the best practice procurement strategy rather than a continuous rolling procurement program of capital projects?

Response:
Resource and capacity challenges has meant that there has been a tendency for Officers to design and deliver in one year; however there has been significant focus on better forward planning during this year's planning. Officers have lengthened project forecasting to 4 years as part of the annual business planning process, this will further improve project alignment, allow more time for scoping, tender documentation and cost estimating earlier in the project process.

Question 7:
How are project managers held accountable for project delivery failures and poor budgeting such as the South Beach changerooms to ensure adopted capital expenditure budgets and project timelines are realistic and actually met?

Response:
Officers work within the parameters of the City's Project Management Framework, this includes project reviews and monthly project monitoring.

Reasons for project delays and or budget challenges are reviewed and discussed as part of this process.

Question 8:
Note 19 in the financial report refers to contaminated sites for remediation. In addition to the South Fremantle landfill site and the scandalous Jones St property acquisition what other sites are contaminated?

Response:
There are a number of contaminated sites across Fremantle falling under both State & Local Government ownership as well as private ownership. A database of contaminated sites is made available online by the Department of Water and Environmental Regulation.

It is noted that Jones St Property is not a registered contaminated site.

Question 9:
In FY23 the council has belatedly acknowledged for the first time in an audited financial report a contingent liability. What event or circumstances triggered the now more forthcoming contingent liability disclosure on contaminated sites in Note 19?

Response:
The Annual Financial Statements were audited by Grant Thornton on behalf of the Office of the Auditor General (OAG).

Both Grant Thornton and OAG agreed that the city's Financial Statements accurately reflect the city's finances. The contaminated sites and revaluation of assets information included in the statements were reviewed in detail by both auditors and the financial statements and notes is an accurate reflection thereof.

The city is aware of the contaminated sites within its boundaries as declared by Department of Water and Environmental Regulation (DWER). For city owned properties, there are management plans in place that requires monitoring of these sites. There are no contaminated sites that have been declared by DWER to be remediated at this stage, to that end note 19 accurately reflects that there are no contingent liabilities for the financial year.

Question 10:
What is the current preliminary best guess estimate of the remediation costs for these contaminated sites?

Response:
As per response to question 9.

Question 11:
What is the expected timeline for agreeing with the Department of Water and Environmental Regulation the costs associated with remediation of the South Fremantle landfill contamination?

Response:
There are currently no plans to remediate the site and will continue to be monitored in line with the agreed management plan.

Question 12:
In which year will the remediation of the Jones St property contamination be undertaken, and how much is currently included in future budgets?

Response:
The asbestos located within the buildings at Jones Street will be addressed appropriately as and when redevelopment of the site occurs. There is no fixed date set for the redevelopment of the site.

Question 13:
Note 17 of the financial report summaries a massive asset revaluation of $241m containing multiple common-sense discrepancies, and given the paucity of public information, what were the valuation methodology/technique changes since the previous June 2020 valuation?

Response:
As part of the International Accounting Standards 16 Property, Plant and Equipment requires to be revalued at least every five years.

As part of the Local Government Act 1995 the city is required to adhere to the International Accounting standards. The infrastructure assets were required to be revalued in the financial year ending 30 June 2023.

The same methodology for revaluations was used, being replacement costs for infrastructure assets. The city engaged a registered valuer, Cushman & Wakefield, to undertake this work. The fair value increases are based on the City's infrastructure data.

As part of the audit for financial statements ending 30 June 2022, OAG noted that if the city is aware of an assets class that might have significant changes in fair value, it is not appropriate to wait for five years to undertake a formal revaluation of that asset class.

Accordingly, the city engaged with registered valuer to ascertain price per hectare for city owned land. Noting that the zoning for those land parcels was considered in deriving the price per hectare.

Question 14:
For what reasons did the revaluation of Park properties in Note 9 inexplicably change from an opening carrying value of $10m to $70m in FY23?

Response:
During the financial year there were new assets to the value of $2.8M added and existing parks assets increased in value due to revaluations of $54M. Along with capitalisation of new assets to the value of $4.2M and depreciation of ($1.6M) the value of parks assets on 30 June 2023 is $69.8M.

Question 15:
Given the civic centre was specifically built for council purposes and will never have a ready commercial buyer now or in future years, why is this property valued purely at market approach?

Response:
It was valued based on building replacement cost in line with the Building Cost Index.

Question 16:
What is the revalued amount for the disastrous multimillion dollar loss making Jones St property which has been sitting idle since 2014, and does the valuation take into account the required contamination rehabilitation?

Response:
The total value of land and buildings is $8.8 million.

Question 17:
In the absence of transparent information for the $241m revaluation can a detailed property listing be made publicly available similar to three years ago (ARMC 2106-1 June 2021) for comparison?

Response:
While an extract of the list of building assets have been provided in the past, there is no requirement to make the list available as part of the annual financial statements.

Question 18:
If the detailed property listing is not to be made publicly available, why not?

Response:
As per response to question 17.

Question 19:
Given the Infrastructure carrying value doubled from $158m in FY22 to $339m in FY23, is the valuation technique wording actually correct in Notes 8 & 9 of the financial report?

Response:
Yes.

Question 20:
Who was the independent registered valuer performing the valuation?

Response:
The city engaged a registered valuer, Cushman & Wakefield, to undertake this work.

Question 21:
The majority of public sector restricted use land in Australia is valued taking into account the restricted use and for a better example refer to the City of Perth. For what reasons is Fremantle using a market approach valuation without properly taking into consideration the public sector restrictions?

Response:
Due to the changes experienced in the construction industry, buildings were also revalued by way of a management valuation. Based on the building construction cost index published by the Australian Institute of Quantity surveyor (AIQS) the city's building portfolio was updated to reflect the relevant replacement cost for the components of city buildings. The indices are based on projects for buildings procured by competitive tender. 12 Quantity Surveying firms in Perth contribute their advice and data to the AIQS in compilation of the index. Noting that the subcomponents of a building remains the same regardless of the purpose of a building, On that basis, the increase due to revaluation for buildings of $ 55.1M is accurate.

Question 22:
Apart from Quarry St, what buildings, land, parks and carparks is the council intending to sell in the coming three to five years?

Response:
This is a decision that will require determination by council.

Question 23:
Is the council intending to sell the Leisure Centre carpark?

Response:
This is a decision that will require determination by council.

Question 24:
When will the incorrect YTD FY24 monthly accounts be updated for the increased multimillion dollar depreciation arising from the FY23 revaluation which significantly decreases operating results?

Response:
The Ordinary Council Meeting in February 2024 is the first opportunity to update the monthly financial statements following the adoption of the annual report and audited financial statements. Depreciation will be reflected in the January 2024 monthly financial statements provided in February.

Question 25:
Note 22 of the financial report refers to a total $3m loss in FY23 for the Resource Recovery Group investment, and given the withdrawal by Fremantle from this agreement and associated liabilities, would it have not been more accurate to write-down to $nil the remaining $2.3m carrying value in FY23?

Response:
The OAG estimated that the financial impact of potential changes in the RRG financial statement to that of the city's financial statement were insignificant. On that basis, the auditors agreed that an emphasis of matter note in the audit opinion is sufficient to close out the city's 2023 financial statement. Along with the note 24 of events occurring after the end of the reporting period.

Question 26:
Given the auditor included an emphasis of matter paragraph in the audit report will the investment in the Resource Recovery Group carrying value now be written to $nil in FY24?

Response:
As far as the city is aware the RRG financial matters are still to be resolved and the city will reflect future changes in the next years financial statements, once signed off by the OAG.

Question 27:
Why is the $3m investment loss and secretive significant variance to budget in FY23 not properly described in the council monthly financial updates and kept confidential?

Response:
As far as the city is aware the RRG financial matters are still to be resolved and the city will reflect future changes in the next years financial statements, once signed off by the OAG.

Question 28:
As pointed out in prior years Fremantle fails to disclose Heritage Land and Heritage Buildings separately and loses meaningfulness to the readers of the financial report. So, asking yet again, why heritage assets are not shown separately and transparently in line with best practice in the Note 8 of the financial report to both highlight and showcase the heritage assets of Fremantle?

Response:
There is no statutory requirement to show heritage buildings separately and as such this has not been a priority, however the city is now considering this and will look at how it can be implemented in the future.

Mark Woodcock asked the following questions:

Question 1:
What is the latest cost of the Kings Square project?

Response:
A full breakdown of costs associated with the Walyalup Koort/Walyalup Civic Centre Project is publicly available in the minutes of the Ordinary Meeting of Council held on 24 August 2022.

Question 2:
How much of is it yet to be completed?

Response:
As per response to question 1.

Question 3:
What is the estimated cost of to complete the Kings Square Project?

Response:
As per response to question 1.

Question 4:
The Council's business plan was that the new civic centre was to make approximately $900,000 annually, what is the actual revenue of the Kings Square business to date annually or year by year?

Response:
Two ground floor leases have been signed which generate 70K per annum in revenue. One of those leases is now open and operational the other will be open as at 1 July 2024 (fit out currently in process).

The remaining space which is available to lease and currently being marketed via an externally appointed leasing agent is estimated to generate an additional $544,950 per annum in line with current market expectations.

Question 5:
What is the real total loss Resource Recovery Group to the city of Fremantle? Point 22 of the financial report refers to $3 million loss in FY2023, given the withdrawal of East Fremantle this year, how much will this increase the operating loss for this facility and how much will this cost the rate payers?

Response:
The OAG estimated that the financial impact of potential changes in the RRG financial statement to that of the city's financial statement were insignificant. On that basis, the auditors agreed that an emphasis of matter note in the audit opinion is sufficient to close out the city's 2023 financial statement. Along with the note 24 of events occurring after the end of the reporting period.

As far as the city is aware the RRG financial matters are still to be resolved and the city will reflect future changes in the next years financial statements, once signed off by the OAG.

Question 6:
Why were the losses/next steps of the facility made confidential instead of opening discussing back in Mid 2023?

Response:
As per response to question 5.

Question 7:
What other council properties/land are listed for sale in the coming 5 years?

Response:
This is a decision that will require determination by council.

Question 8:
Is the Leisure Centre car park still for sale, and is the revenue for this sale listed in council documents or make up any part of future budgets?

Response:
This is a decision that will require determination by council.

Question 9:
When will the council properly establish the History library it promised to the rate payers?

Response:
An engagement process has just been concluded and options will be brought to council for consideration in the near future.

Ian Ker asked the following questions:

Question 1:
Referring to the statement on page 38 of the Annual Report being that 18,790 emails were received and responded to, 11,160 service requests were created for City business units to action, and the number of service requests was 2,740 fewer then the previous year; how many of the emails received were repeat emails, in response to problems or dissatisfaction with the 10-day delay, including the need for earlier responses?

Response:
The city does not have capacity to measure the amount of repeat emails or determine how many emails were regarding concerns about response times.

Question 2:
The Annual Report further states that satisfaction with the City's response to service requests was rated at 72%. How does this 28% level of non-satisfaction compare to previous years?

Response:
The average satisfaction level for service delivery over the last 5 financial years is 76%.

Question 3:
In relation to question 2, how does this 28% level of non-satisfaction compare to other local governments?

Response:
We are not aware of any other LGA's that measure satisfaction with regard to service requests. The standard measure for local governments is customer satisfaction with regard to customer service (front counter and phones).

Question 4:
In relation to question 2, does the City of Fremantle regard this level of non-satisfaction to be satisfactory?

Response:
City of Fremantle target is 70% satisfaction for service delivery and 90% satisfaction for customer service. City of Fremantle exceeds these targets.

Question 5:
In relation to question 2, to what extent is the reduction in the number of service requests a result of a high level of dissatisfaction with the City's response to previous requests, in other words, have people given up?

Response:
The city does not have capacity to measure this.

Will Ody asked the following questions:

Question 1:
In relation to parks infrastructure on page 82 of the Annual Report, can you explain how parks can go from a valuation of $9.6m in 2021 and increase in value by $54m? What caused that massive increase?

Response:
During the financial year there were new assets to the value of $2.8M added and existing parks assets increased in value due to revaluations of $54M. Along with capitalisation of new assets to the value of $4.2M and depreciation of ($1.6M) the value of parks assets on 30 June 2023 is $69.8M. Current market conditions have contributed towards an increase in values.

Cathy Gavranich asked the following questions:

Question 1:
Did the City question the independent valuers valuation of the parks infrastructure and the massive increase?

Response:
As part of the process, the City assesses the reports and works closely with the consultant to verify the information. The City will continue to verify the information throughout the next year as well as in line with market conditions.

3.3 Receival of the Annual Report

ELECTORS DECISION
(Officers recommendation)

Moved: Doug Thompson **Seconded: Jenny Archibald**

That the City of Fremantle Annual Report 2022-23, provided in Attachment 1, be received.

Motion LOST

4. Public question time: General

Alan David Greenwood asked the following questions:

Question 1:
Why was the decision to change the Australia Day Citizenship Ceremony date made by a non-elected "City administration" and to which executive body does this title refer?

Response:
In December 2022, the Department of Home Affairs announced an update to the Australian Citizenship Ceremonies Code, removing the requirement for councils to hold Australia Day citizenship ceremonies on 26 January.

The Australian Citizenship Ceremonies Code sets out the requirements for conducting citizenship ceremonies in accordance with the Australian Citizenship Act 2007.

Whilst the dates upon which to which schedule civic and community events does not require a council decision, Elected Members were informed of the scheduled date and no objections were raised.

John Dowson (Fremantle Society) asked the following questions:

Question 1:
The Department of Local Government, Sports and Cultural Industries has recently undertaken a review, the Financial Better Practice review. Has the Council volunteered for an assessment and is there a report available from the department?

Response:
No.

Question 2:
As a result of simplified financial reporting to commence from 1 July 2022, has the City implemented the changes as recommended by the Office of the Auditor General (OAG)?

Response:
Yes.

Question 3:
Has the City adopted a Rates and Revenue Policy to link the costs of service and maintenance of assets to the setting of Rates?

Response:
Rates increases are imposed in line with the operational/project requirements of the City for that year, as well as market conditions. Further information regarding the imposition of rates for the year ending June 30 2023 is available in the media release on the City's website below, as well as the budget report adopted by Council in June 2023.

Fremantle budget focuses on the fundamentals | City of Fremantle

Question 4:
Are the financial metrics reported on MyCouncil adjusted to reflect the underlying position of the City?

Response:
The My Council website is managed by the Department of Local Government, Sport and Cultural Industries.

Question 5:
As some of the matters that form the review will be passed in regulation, what is the City doing to prepare for this?

Response:
The City plans for and implements all legislative changes as per timelines required by the State Government.

Question 6:
Has the City prepared for the new Model Financial Statements?

Response:
The City already utilises the model financial statement and implements any recommended changes to that model on an annual basis.

Question 7:
Is the City preparing for the separation of waste rates from the general rate as will be required by 1 July 2024?

Response:
Yes.

Question 8:
With regard to waste services, does the City have a plan for the future delivery of services, in-house or contracted services?

Response:
The City has recently concluded a review of its waste (collection and disposal) arrangements. It is anticipated that a report will be presented to Council with proposals in respect to services moving forward.

Question 9:
As can be observed, the City trucks are old and possibly no longer fit of service. What system does the City have to determine if these trucks are no longer assets?

Response:
The city's fleet is included in the City's asset management plan and there is a fleet replacement strategy; funding requirements are included in the City's 10-year financial plan.

Question 10:
What is the City doing to ensure that the waste services delivered are efficient and the City waste rates will be competitive?

Response:
This has been addressed in question 8.

Question 11:
What is the City doing to facilitate and manage fixed-interest loans to building owners undertaking environmental or heritage upgrades to their buildings?

Response:
The City does not currently have any programs it provides to financially support upgrades to heritage properties.

Craig Ross asked the following questions:

Question 1:
If we are asked to vote on Annual and Financial Reports, and we are asking legitimate questions, we expect a professional response. Will you answer my questions and other rate payers' questions much more seriously?

Response:
Yes.

Andrew Luobikis asked the following questions:

Question 1:
Why can't the costs for the South Beach toilet and showers be consistent with other WALGA Councils, when recent examples are a third of that cost?

Response:
The City has undertaken an extensive engagement process with the community in respect to the place plan and the facilities required at South beach. The scope and quality of the change / toilet facilities tendered reflect those requirements.

Question 2:
In relation to the South Beach toilet and changerooms, why such expenditure on consultants and architects?

Response:
Consultant expenditure and commitments for the project are in line with industry and officer expectations.

Question 3:
In relation to question 2, who are these consultants and are there conflicts of interest reported?

Response:
The consultants include an architect, inc sub-consultant services and a quantity surveyor.
There are no reported conflicts of interest.

Cathy Gavranich asked the following questions:

Question 1:
Am I correct in my understanding that the former Committee meeting structure gave the community the opportunity to discuss and debate critical issues before they went to a full Council meeting?

If so, what benefit is it to the community to no longer have this platform to engage with Council decision making?

Response:
The ability for the community to engage in Council decision-making is essentially the same. Members of the community can raise questions and speak on items for the same amount of time – whether it was at a Committee or full Council. When there were Committees, there was only one Council meeting per month. Now there are two per month (to replace Committees).

Helen Cox asked the following questions:

Question 1:
Can you please inform the citizens of our city what new regulations you (the Mayor) have implemented to improve the hygiene and cleanliness of our streets and public amenities; in particular sidewalks/walkways located in the West End, used by patrons of cafes and bars?

Response:
The City has adopted precinct approach to cleansing across the city; service levels for the CBD have been developed to provide a fast response to incidents whilst also maintaining a regular (daily) cleaning regime across the CBD area.

Higher use / busy areas have a higher level of service (more intensive cleaning approach).

Question 2:
Which regulations and policy guidelines are business owners required to meet to sustain the use of public street amenities?

Response:
Al fresco licenses are regulated through a Local Law and Al Fresco Policy. These include a requirement on the business to keep al fresco areas clean. All complaints about specific al fresco areas should be reported to the City so that appropriate action can be taken.

Question 3:
How often are business owners required to undertake the cleaning of City sidewalks outside their premises?

Response:
The regularity of cleaning is not specified.

Question 4:
How often do Council employees or contractors conduct maintenance in the CBD area to ensure the highest of hygiene and safety is completed for the benefit of all residents, visitors, and tourists?

Response:
See response 1 above.
Planned and responsive works and maintenance services are provided through the appropriate teams.

5. Acceptance of Motions

1. Motion proposed by Mark Woodcock

Moved: Mark Woodcock **Seconded: Andrew Luobikis**

That Electors form a small group to write to the Auditor General Office of WA and ask for a full investigation of the finances of the Resource Recovery Group (RRG), investigate the management, operations and reporting of the entity that has lost so many millions of rate payers funds.

Motion Carried

2. Motion proposed by Dominique Mimnagh

Moved: Dominique Mimnagh **Seconded: Mark Woodcock**

1. **The City of Fremantle is to immediately commission an independent investigation into the south beach toilet and changeroom project outlining specifically the expenditure on architects and consultants, along with why this projects budget is 3 times the cost of comparable projects, such as Mandurah eastern foreshore toilet block. This report is to be made available to ratepayers and residents.**

2. **Authorises the CEO to immediately implement this resolution.**

3. **Justification for the pre-mature demolition of the old toilet/change facility was that the building had concrete cancer. Considering the café was made from the same concrete and is still standing, we the ratepayers would like to see evidence of this so-called concrete cancer. We ask the City of Fremantle to make the building reports public.**

Motion Carried

3. Motion proposed by Dominique Mimnagh

Moved: Dominique Mimnagh **Seconded: Cathy Gavranich**

1. Request that Council instructs the City to:

a. Publish a weekly pesticide schedule;
b. Leave glyphosate and other pesticides caution signs up for 24 hours; and
c. Use glyphosate and other pesticides with marker dye so sprayed area is visible.

2. Request the City of Fremantle investigate safer alternatives to the use of pindone/glyphosate.

3. The City of Fremantle provide a response to part 1 and 2 above by 30 June 2024.

Motion Carried

4. Motion proposed by Dominique Mimnagh

Moved: Dominique Mimnagh **Seconded: Sally Price**

Request that Council instructs that from now on the City is to:

1. Disclose any negotiation between telecommunication providers seeking to use any local government resources for 5G network infrastructure.

2. Have a local law to restrict small cells from residential areas.

Motion Carried

5. Motion proposed by Dominique Mimnagh

Moved: Dominique Mimnagh **Seconded: Daniel Mimnagh**

Request that Council instructs the City to make available bicycle parking at the Bruce Lee Oval. At the moment cyclist have to find posts or trees to lock their bicycles to while shopping at the Sunday Farmer's Market.

Motion Carried

6. Motion proposed by Dominique Mimnagh

Moved: Dominique Mimnagh **Seconded: Daniel Mimnagh**

Request that Council instructs the City to maintain cash payment options in City's venues.

Motion Carried

7. Motion proposed by John Dowson (Fremantle Society)

Moved: John Dowson **Seconded: Mark Woodcock**

The Fremantle Society seeks the reinstatement of the following:

a. **The 1.25% of rates that used to go to the Heritage Fund.**
b. **The annual heritage awards**
c. **The annual Local History awards**
d. **The annual heritage festival**
e. **The annual $100,000 grants program to owners of heritage properties.**

Motion Carried

8. Motion proposed by John Dowson (Fremantle Society)

Moved: John Dowson **Seconded: Mark Woodcock**

The Fremantle society, in lodging a formal complaint about council processes, seeks a report which assesses the handling of this application, and to know why:

a. **Council did not choose the author to the heritage impact statement to be paid for by the developer, instead of allowing the developer to choose the author. The result was a deeply flawed report, contradictory, shallow, and unconvincing.**
b. **Why the council's heritage office report was contradictory, shallow and totally failing to protect the long-held policies for protection of the West End which includes that new works to heritage listed properties cannot be seen from the street?**
c. **Council's planning department again has not stood up for Fremantle's heritage, and the future for Fremantle's heritage is dire.**
d. **The planning application was taken offline before the council meeting and was unavailable for some days.**

e. **The Fremantle Society were not notified as is customary when the matter was going to JDAP.**
f. **The Fremantle Society is also concerned at the shallow and simplistic attitudes evident to heritage assessments, especially relating to context, from the Mayor and some councillors. In particular, relating to 49 Phillimore street, the Mayor and Crs Lang, Williamson-Wong, Archibald, and van Dorssen. We congratulate the 4 councillors who agreed with the community experts on heritage and voted against this proposal (Crs Lawver, Thompson, Camarda, and Sullivan)**

Motion Carried

9. Motion proposed by Petr Pacak

Moved: Petr Pacak **Seconded: Elisabeth Megroz**

1. **To ensure democratic, fair and transparent elections are carried out in the City of Fremantle, ensuring all eligible voters can participate, and the business owners and non-residents are fully informed with enrolment eligibility claims on the basis of occupations of rateable property within the electorate. This will be in the form of sending notification to those eligible occupants via Rates Notices, City of Fremantle social media and website posts, plus other City Publications such as FRE-OH! Magazine and local newspaper advertising. Modification to Council Policy to ensure this notification is to happen again at 30 days prior to the period of 56 days before the election day for ordinary elections of the local government as per section 4.33 (2B) (a) of the** *Local Government Act 1995.*

2. **By giving ample written notice (30 days minimum) of eligible persons occupying rateable property within the electorate and give information on how to re-enrol when their claim expires on the day 6 months after the holding of the second ordinary elections of the local government after the claim is accepted.**
In reference to section 4.34 of the *Local Government Act 1995:*
   a. **The CEO is to ensure that the information about electors, that is recorded from enrolment eligibility claims, is maintained in an up-to-date and accurate form.**
   b. **In consideration of this with section 4.35 (2) the CEO is to give written notice to the person before making a decision under subsection (1)(c) and is to allow 28 days for the person to make submission on the matter.**

c. If the CEO make decision under subsection (1)(c) the CEO is to give written notice of it to the person.

3. The voter registration form to be straight forward and easy to follow. Simple mistakes in the form must not be reason for the application rejection and must be corrected by a Council officer in communication with the applicant. Voting right refusal notice to ratepayers (2)(c) (as above) to be legally justifiable if challenged before court.

Motion Carried

10. Motion proposed by Marija Vujcic (on behalf of Susan Allwood)

Moved: Marija Vujcic **Seconded: Mark Woodcock**

1. That the Council reinstate the disability wheelchair facility at South Beach and to construct a shed like the two new change sheds to lock up the disability wheelchair. Please do this immediately.

2. Request the City of Fremantle to investigate extending the wheelchair access closer to the water line at South Beach, reporting back to Council by 31 March 2024.

Motion Carried

11. Motion proposed by Marija Vujcic

Moved: Marija Vujcic **Seconded: Elisabeth Megroz**

Motion of no confidence in Mayor Fitzhardinge handling of the City finances and in particular the South Beach Toilets and Changeroom Project.

Motion Carried

12. Motion proposed by Lyn Wicks

Moved: Lyn Wicks **Seconded: Marija Vujcic**

That all events, indoor and outdoor, organised, supported and/or approved and funded by the Fremantle Council, where children under the age of 18 years are involved in, or have access to, be adherent to a Policy made by the Fremantle Council where, and which includes:

1. **All organising and presenting staff (paid or voluntary) have current Working with Children clearances.**
2. **There are no sexualised, inferred sexualised, or politicised contact in the activities, presentations, and/or in the materials (including books) to be used.**
3. **Presenters are of good character and have three professional references to support this.**
4. **Authorise the CEO to implement this.**

Motion Carried

6. Closure

The Mayor, Hannah Fitzhardinge declared the meeting closed at 7:56pm.

C2402-19 ACCEPTANCE OF MINUTES AND CONSIDERATION OF MOTIONS FROM THE ANNUAL GENERAL MEETING OF ELECTORS HELD ON MONDAY 5 FEBRUARY 2024

Attachment 2 – South Beach change rooms – Engineers report

QUOIN

Structural & Heritage Engineers
5/5 Rockingham Road, Hamilton Hill, WA 6163
08 9335 4906
info@quoinconsulting.com.au
www.quoinconsulting.com.au

Our Ref – P21089-01_A

25 March 2021

Project Officer - Asset Management
City of Fremantle
70 Parry Street
Fremantle WA 6160

Dear Mr Fragomeli

RE: South Beach Café and Change Rooms – Investigation of Concrete Deterioration

Background

The South Beach Café and Change Rooms are two single-storey buildings constructed from rendered masonry walls with precast concrete 'V-beams'. The buildings are interconnected with masonry walls. Concrete deterioration (concrete cancer), including spalling and exposed reinforcement has been observed on some of the V-beams.

Quoin Consulting was engaged to inspect and report on the damage.

Site observations

We attended site on the following occasions:

- 19 February – Initial inspection.
- 16 March – Inspection of V-beam soffits (undersides) after removal of friable concrete by City of Fremantle.
- 19 March 2020 – Inspection of top surface of V-beams.

We made the following observations.

- During our initial inspection, we observed one area of spalled (lost) concrete on the west side of the café building and several other areas on the west side of the change rooms where concrete had clearly delaminated but had not yet spalled off. We requested that City of Fremantle complete a drummy test of the beam soffits and to break out all loose and friable concrete.

- During our subsequent inspections, we observed 9 damaged areas, all on the west side of the V-beams. This was the side exposed to the beach and prevailing weather. In 8 locations, concrete had been removed (or lost) and corroding reinforcement was exposed. In the ninth location, the concrete was still in place but was visibly delaminated from the solid concrete (here the presence of a light fitting prevented the concrete from being removed).
- At many locations, the steel fitments looping around the main longitudinal bars had corroded severely and in some cases there was nothing left.
- The main longitudinal reinforcing bars showed minor to moderate corrosion. Laminating layers of corrosion product could be seen at many locations. This made it difficult to determine the exact extent of the corrosion to the intact steel beneath.
- Some of the larger areas of deterioration, principally in the men's change room, had evidence of previous concrete repair. These repairs were generally up to the reinforcement but not behind it.
- The approximate location and extent of these 9 spalled locations is listed below.

Location	**Number and approximate size**
Café, exterior	1 no. medium (0.5m^2)
Women's change room, exterior, entrance	1 no. medium (0.5m^2)
Women's change room, interior, shower	1 no. small (0.25m^2)
Men's change room, exterior	1 no. large (0.75m^2) 1 no. medium (0.5m^2)
Men's change room, interior, passage	3 no. extra large (1.0m^2)* 1 no. medium (0.5m^2)

**** One of these is the area of delaminated concrete still in place***

- In addition, a very small patch of concrete had spalled over the entrance to the men's change room. However, the reinforcement was not exposed.
- There were several areas where the paint on the soffit had bubbled and blistered.
- Large areas of the V-beam soffits appeared to be in serviceable condition.
- We inspected the top surfaces of the V-beams over the change room area. The concrete was found to be in good condition without evidence of spalling or other signs of distress. The concrete was not weather-proofed. The mastic seals between the beams had deteriorated, typically by detaching from one or other side of the joint.
- The V-beams over the café have been capped with steel sheet and were not inspected.
- The steel lintel over the west-side entrance to the men's change room was showing signs of corrosion. Masonry above the lintel had cracked and this will likely indicate mild to moderate corrosion of the steel.

Assessment

Based on the visual inspection, the top surfaces of the V-beams above the change rooms appeared to be in good condition. In addition, much of the extent of the soffits of these beams was also in good condition. The damaged areas looked severe, but they were localised and can be remediated.

The exposed reinforcement has corroded to a mild/moderate degree (the main bars) and to a severe degree (fitments). Given the extreme exposure to airborne salt and moisture, corrosion in this location will advance quickly into the areas adjacent to the current spalling. Therefore, remedial works should be completed urgently.

Most of the spalling has occurred near a supporting wall. At these locations, the reinforcement in the bottom of the beams is not highly stressed. Therefore, it may be possible to clean and protect the remaining steel without having to install additional bars. After the bars have been cleaned of corrosion product, an engineer should be engaged to determine whether or not additional bars are required.

Some of the spalled areas had evidence of previous concrete repair. Best practice in concrete repair requires the concrete to be broken out at least 20mm behind the reinforcement, so that the repair material protects the steel with an alkaline environment all round. This did not appear to be the case with the prior repairs.

The blistered paint indicates that moisture has penetrated from the top surface of the V-beams, likely at the failed joints, and has become trapped below the paint layer.

The corroded lintel will continue to corrode and damage the surrounding masonry over time. Remediation to remove corrosion and protect the steel should be achievable in-situ.

It is not possible to estimate the remaining life of the V-beams. Large areas appear to be in good condition, suggesting that the beams may be serviceable for many years to come. However, other areas of spalling will occur over a short to medium time period, and these would need to be remediated to maintain the V-beams in a serviceable condition.

We recommend the following actions.

- Patch repair the spalled areas of concrete. A repair methodology is attached to this report.
  Priority: Very High (recommend immediate action)

- Remove blistered paint wherever it is found and leave concrete surface exposed. Review options after 6-12 months (e.g., whether to remove all coatings back to concrete, or to remove and recoat with a breathable coating).
  Priority: Very High (recommend immediate action)

- Replace the mastic joint seals at the top surfaces of the V-beams.
  Priority: High (recommend before winter rains)

- Remediate the lintel at the west entrance to the men's change room.
  Priority: Medium (recommend within 12 months)

Although we have given a different priority to the above works, it would be preferable for at least the first three recommendations to be completed at the same time.

<u>Summary scope of repair works</u>

- Prop beams.
- Isolate nearby lights and remove.

- Remove blistered paint by scraping, wire brush or other means and leave the concrete substrate exposed.
- Follow the enclosed patch repair specification for remediation of the exposed reinforcement and spalled concrete. Applies to the 9 locations identified above.
- Engineer to inspect, after steel has been cleaned and primed, to determine whether additional main bars need to be installed. Note that the repair specification already specifies the need to replace corroded fitments.
- Complete the concrete patch repairs.
- Patch repair the additional small area of spalled concrete (no reinforcement) at the west entrance to the men's change room.
- Reinstall lighting.

- Replace the joint seals along the full length of all top surface joints. Applies to the beams over the change rooms only. Cut out and remove the failed joint sealant, plus any backing rod and other debris. Clean and prepare the joint edges for new mastic. Select a proprietary system for sealing the joints to include backing rod (if required), debonding tape and mastic sealant. The system must be suitable for the marine, sun and weather exposure.

- Remediate the lintel at the west entrance to the men's change room. Remove coating and clean back to bare metal. Prime and paint exposed areas. Protect hard to access areas (e.g., above lintel) with Wattyl Fishoilene or equivalent product capable of penetrating to the inaccessible areas. Paint coating(s) must be selected for the marine exposure and applied as specified by the manufacturer.

Summary

Quoin Consulting was engaged to inspect and report on concrete spalling at the above facility. Whilst the damage is severe, it is localised and remediation is possible. We have prepared a summary scope of work and a concrete patch repair specification to guide the remedial works. We have also recommended repair of the failed joint seals between the V-beams and remediation of a corroded lintel.

Should you have any queries please do not hesitate to contact us.

Yours sincerely
For **Quoin Consulting**

David Katz, BA(Eng), PhD, MIEAust, NER
Senior Structural Engineer

Enc. Attachment 1: Photos
Attachment 2: Concrete Patch Repair Specification

ATTACHMENT 1: PHOTOS

View of change rooms (left) and café (right) from the east showing V-beam roofs

View of V-beam roof of the change rooms

Men's change room – delamination, prior to initial break out

Men's change room – three areas of spalling after break out

Men's change room – example fitments (looping steel) corroded to nothing

Men's change room – example of main bars likely to have mild to moderate corrosion

Men's change room – area of delaminated concrete not yet removed due to light fixture

Men's change room – example area of bubbling paint

Spalled concrete at café building

V-beam roof of change rooms

Typical failed joint seal between V-beams

V-beam concrete undamaged

Men's change room entrance – masonry over corroded lintel

Men's change room entrance – corroded lintel

ATTACHMENT 2: CONCRETE PATCH REPAIR SPECIFICATION

- The size of the repairs to be assessed and the reinstatement approach (patch repair, pour and form method, etc.) shall be carried out according to the principles of the Australian Concrete Repair Association (ACRA) document HB84-2006 ***Guide to Concrete Repair and Protection***.
- In general terms, determine the extent of damage to the member or area. Design and install props as necessary to provide support whilst the reinforcement is exposed for remedial treatment.
- Commence manual breakout in the most corroded section of each area. Concrete breakout shall be back to uncracked, dense sound concrete substrate, 100mm beyond the ends of corroded reinforcement or fitments and 20mm all around reinforcement (including behind).
- All loose or spalled concrete must be removed. In general, remove at least 60mm concrete back from the surface in the affected areas.
- Continue breakout to 100mm past corroded areas of the bars. Spray concrete with indicator solution (phenolphthalein) to confirm that pink (alkaline) colour exists where the bars are not corroded. Whether or not this is the case, advise the engineer of the findings of the indicator test.
- Demarcate the edge of the patch by saw-cutting or similar method, to a depth of 10mm.
- Clean all corroded reinforcement and fitments to a standard similar to class 2.5 (AS1627.4) by abrasive grit blasting or other approved technique. Hydrodemolition may be used (if appropriate) to complete blasting and pressure wash with minimal evolution of dust. Collect all demolition debris for removal from the site.
- Engineer to inspect the condition of the reinforcement prior to continuing. Reinforcement may be primed to prevent surface scaling.
- Reinstate corroded fitments by supplying N10 bars bent into a 'U' shape. Install at the location of all fitments that have lost 30% or more of their section. Drill 100mm up into solid concrete and anchor both ends of the fitments using Hilti HIT-RE 100 epoxy mortar. Anchorage depth must be 100mm both ends.
- Apply a zinc rich primer such as Nitoprime Zincrich to exposed reinforcement according to the manufacturer's instructions to achieve 120 microns wet film thickness.
- Provide 30mm cover to existing and new bars, increasing the depth or width of the beam or slab if necessary to meet this requirement.
- Formwork, if used, shall be designed to carry the loads imposed during rectification work and be fully sealed to prevent loss of repair agents.
- Reinstate concrete using a high strength, low permeability shrinkage-compensated cementitious repair mortar such as Renderoc HB40 (for hand pack) with compatible primer such as Nitobond HAR primer. Primer shall be well scrubbed into surface after water soaking the substrate and mortar shall be well packed in behind the reinforcement with no voids.
- For form and pour repair mortar, use Renderoc LA55 with no concrete primer.
- Primers and repair mortars are to be compatible products and applied strictly in accordance with the manufacturer's recommendations for preparation, mixing, application, finishing, low/high temperature working.
- Curing periods shall be as recommended by material suppliers. A curing membrane shall be used that is compatible with later coatings. Additional curing may be required with taped polyethylene sheet in hot weather. Repair mortar is to be finished to a level flush with surrounding surface of sound concrete (i.e. not used as a substitute for render).

- Propping and formwork must not be removed before achieving 32MPa concrete strength and at least 7 days of cure.
- To ensure that material warranties are preserved, the builder shall select a supplier or suppliers offering compatible materials, systems and warranties for approval by the principal.

C2402-20 SCHEDULE OF PAYMENTS – DECEMBER 2023 AND JANUARY 2024

Attachment 1 – Schedule of Payments and Listings
Attachment 2 – Purchase Card Transactions

(Attachments viewed electronically)

C2402-21 STATEMENT OF INVESTMENTS – JANUARY 2024

Attachment 1 – Statement of Investments – December 2023

Concise Investment Report

Cash and Simple Interest

City of Fremantle - Municipal

Period Ended 31 December 2023

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2. Portfolio Credit Framework As At 31 December 2023
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10. Transactions For Period 1 December 2023 to 31 December 2023

1. Portfolio As At 31 December 2023

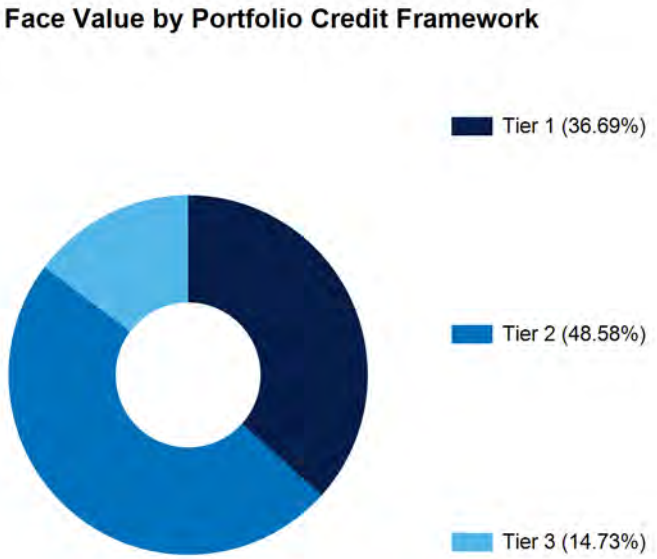
Latest Deal Code	Latest Deal Settlement Date	Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Yield	Coupon Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremantle - Municipal												
At Call Deposit												
LC189782	29 Dec 2023	National Australia Bank Ltd	1 Jan 2024	2,133	2.50	Nil	S&P ST A1+	S&P AA-	5.50%	3,174,829.24	0.00	3,174,829.24
LC189781	29 Dec 2023	Macquarie Bank	1 Jan 2024	1,229	0.35	Nil	Moodys ST P-1*	Moodys A2	5.26%	3,033,919.70	0.00	3,033,919.70
LC94818	30 Jun 2020	AMP Bank Ltd	1 Jan 2024	2,376	0.55	Nil	S&P ST A2	S&P BBB	0.00%	32.68	0.00	32.68
At Call Deposit Subtotal									10.76%	6,208,781.62	0.00	6,208,781.62
Term Deposit												
LC166264	17 Apr 2023	Bank of Queensland Ltd	12 Jan 2024	270	4.65	Maturity	Moodys ST P-2	Moodys A3	3.47%	2,000,000.00	65,736.98	2,065,736.98
LC168529	22 May 2023	MyState Bank Ltd	17 Jan 2024	240	4.90	Maturity	Moodys ST P-2	Moodys Baa2	1.73%	1,000,000.00	29,936.99	1,029,936.99
LC179097	31 Aug 2023	Westpac Banking Corporation Ltd	29 Jan 2024	151	5.19	Maturity	S&P ST A1+	S&P AA-	3.47%	2,000,000.00	34,694.80	2,034,694.80
LC177679	11 Aug 2023	Bendigo & Adelaide Bank Ltd	7 Feb 2024	180	5.20	Maturity	Moodys ST P-2	Moodys A3	5.20%	3,000,000.00	60,690.42	3,060,690.42
LC164873	15 Mar 2023	Suncorp-Metway Ltd	14 Feb 2024	336	4.60	Maturity	S&P ST A1	S&P A+	5.20%	3,000,000.00	110,021.91	3,110,021.91
LC178943	29 Aug 2023	Bendigo & Adelaide Bank Ltd	26 Feb 2024	181	5.10	Maturity	Moodys ST P-2	Moodys A3	8.66%	5,000,000.00	86,630.15	5,086,630.15
LC178957	29 Aug 2023	National Australia Bank Ltd	26 Feb 2024	181	5.10	Maturity	S&P ST A1+	S&P AA-	10.40%	6,000,000.00	103,956.18	6,103,956.18
LC176940	7 Aug 2023	Suncorp-Metway Ltd	4 Mar 2024	210	5.23	Maturity	S&P ST A1	S&P A+	1.73%	1,000,000.00	20,920.00	1,020,920.00
LC179344	5 Sep 2023	National Australia Bank Ltd	5 Mar 2024	182	5.05	Maturity	S&P ST A1+	S&P AA-	6.93%	4,000,000.00	64,750.68	4,064,750.68
LC178254	22 Aug 2023	Suncorp-Metway Ltd	19 Mar 2024	210	5.25	Maturity	S&P ST A1	S&P A+	3.47%	2,000,000.00	37,684.94	2,037,684.94
LC176321	2 Aug 2023	Bank of Queensland Ltd	29 Apr 2024	271	5.40	Maturity	Moodys ST P-2	Moodys A3	5.20%	3,000,000.00	67,019.19	3,067,019.19
LC166872	1 May 2023	Bank of Queensland Ltd	30 Apr 2024	365	4.55	Maturity	Moodys ST P-2	Moodys A3	1.73%	1,000,000.00	30,416.44	1,030,416.44
LC179340	5 Sep 2023	National Australia Bank Ltd	2 May 2024	240	5.10	Maturity	S&P ST A1+	S&P AA-	5.20%	3,000,000.00	49,043.85	3,049,043.85
LC185105	6 Nov 2023	MyState Bank Ltd	6 May 2024	182	5.20	Maturity	Moodys ST P-2	Moodys Baa2	1.73%	1,000,000.00	7,835.62	1,007,835.62
LC178835	28 Aug 2023	Macquarie Bank	24 May 2024	270	4.82	Maturity	Moodys ST P-1	Moodys A2	1.73%	1,000,000.00	16,506.85	1,016,506.85
LC179093	31 Aug 2023	Bank of Queensland Ltd	27 May 2024	270	5.00	Maturity	Moodys ST P-2	Moodys A3	3.47%	2,000,000.00	33,424.66	2,033,424.66
LC169958	12 Jun 2023	AMP Bank Ltd	11 Jun 2024	365	5.45	Maturity	S&P ST A2	S&P BBB	0.87%	500,000.00	15,080.82	515,080.82
LC174485	10 Jul 2023	Judo Bank	9 Jul 2024	365	5.75	Maturity	S&P ST A3	S&P BBB-	1.73%	1,000,000.00	27,410.96	1,027,410.96
LC177875	16 Aug 2023	National Australia Bank Ltd	11 Jul 2024	330	5.20	Maturity	S&P ST A1+	S&P AA-	5.20%	3,000,000.00	58,553.43	3,058,553.43
LC177678	11 Aug 2023	Judo Bank	9 Aug 2024	364	5.15	Maturity	S&P ST A3	S&P BBB-	3.47%	2,000,000.00	40,071.24	2,040,071.24
LC185623	13 Nov 2023	Suncorp-Metway Ltd	8 Oct 2024	330	5.40	Maturity	S&P ST A1	S&P A+	3.47%	2,000,000.00	14,202.74	2,014,202.74
LC185774	13 Nov 2023	Judo Bank	12 Nov 2024	365	5.40	Maturity	S&P ST A3	S&P BBB-	3.47%	2,000,000.00	14,202.74	2,014,202.74
LC185985	15 Nov 2023	AMP Bank Ltd	14 Nov 2024	365	5.40	Maturity	S&P ST A2	S&P BBB	1.73%	1,000,000.00	6,805.48	1,006,805.48
Term Deposit Subtotal									89.24%	51,500,000.00	995,597.07	52,495,597.07

Latest Deal Code	Latest Deal Settlement Date	Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Yield	Coupon Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremantle - Municipal Subtotal					4.81				100.00%	57,708,781.62	995,597.07	58,704,378.69
Report Total									100.00%	57,708,781.62	995,597.07	58,704,378.69

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

2. Portfolio Credit Framework As At 31 December 2023

Credit Quality	Issuer/Security Rating Group	Face Value	% Total Value
Tier 1			
	AA+ to AA-	**18,000,000.00**	31.19%
	A1+	**3,174,829.24**	5.50%
	Tier 1	**21,174,829.24**	36.69%
Tier 2			
	A+ to A-	**25,000,000.00**	43.32%
	A1	**3,033,919.70**	5.26%
	A2	**32.68**	0.00%
	Tier 2	**28,033,952.38**	48.58%
Tier 3			
	BBB+ to BBB-	**8,500,000.00**	14.73%
	Tier 3	**8,500,000.00**	14.73%
	Portfolio Total	**57,708,781.62**	100.00%



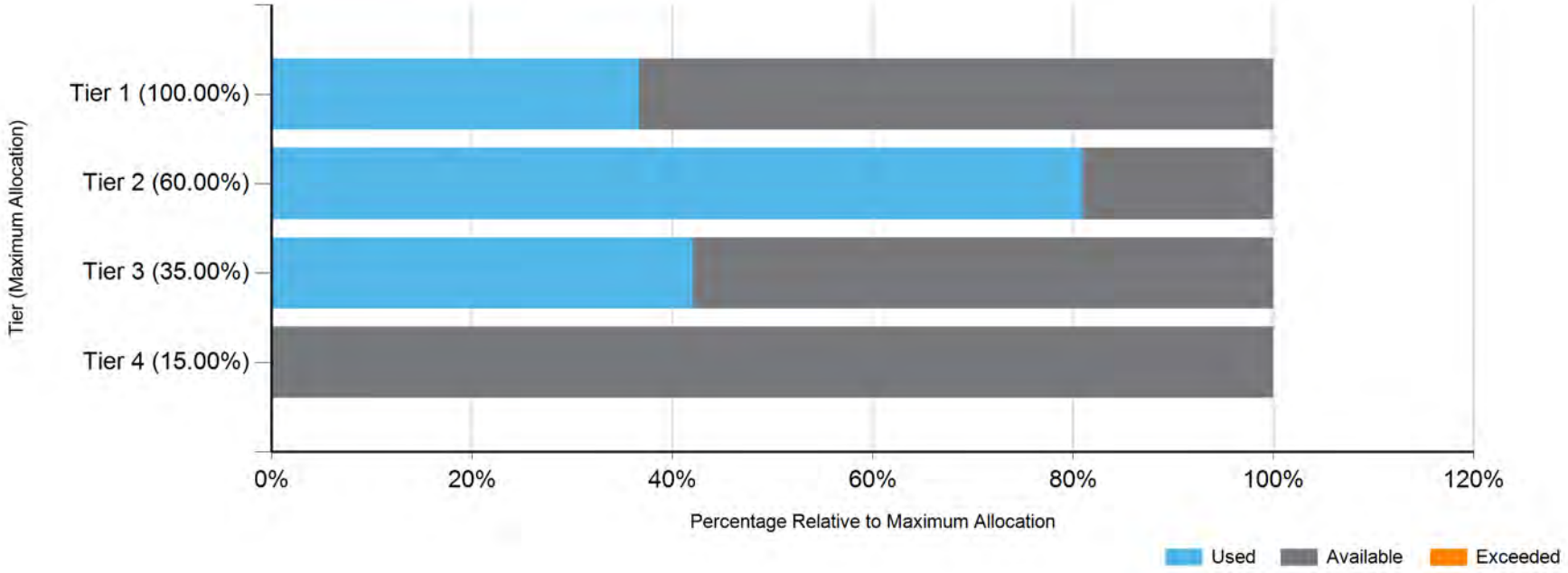
	Limits		
	Credit Rating Group	**Maximum Allocation Face Value**	Maximum Allocation %
Tier 1	AAA to AA- to A1+	**57,708,781.62**	100%
Tier 2	A1 to A-	**34,625,268.97**	60%
Tier 3	BBB+ to BBB-	**20,198,073.57**	35%
Tier 4	Unrated (Authorised)	**8,656,317.24**	15%

3. Portfolio Credit Framework Limits As At 31 December 2023

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	21,174,829.24	36.69%	100.00%	36.69%	63.31%	0.00%
Tier 2	28,033,952.38	48.58%	60.00%	80.97%	19.03%	0.00%
Tier 3	8,500,000.00	14.73%	35.00%	42.09%	57.91%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	57,708,781.62					

Values used in the above calculations exclude interest for term deposits and other simple intereest securities.

Portfolio Credit Framework Amounts Relative to Maximum Allocations

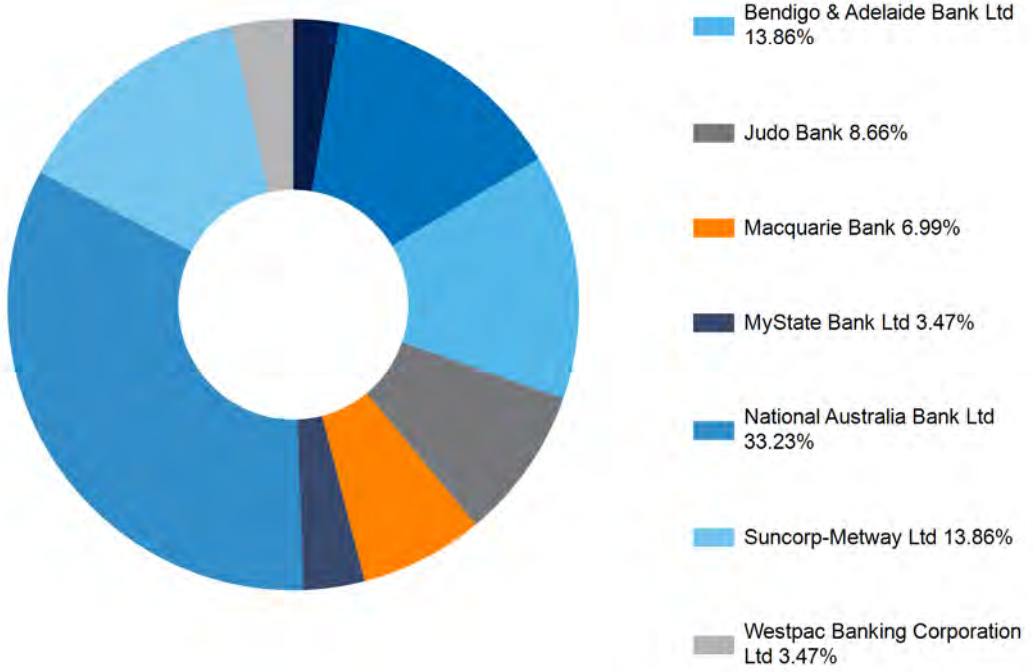


4. Counterparty Credit Framework As At 31 December 2023

Issuer	Rating Group	Face Value	% Total Value
AMP Bank Ltd	A2, BBB+ to BBB-	**1,500,032.68**	2.60%
Bank of Queensland Ltd	A+ to A-	**8,000,000.00**	13.86%
Bendigo & Adelaide Bank Ltd	A+ to A-	**8,000,000.00**	13.86%
Judo Bank	BBB+ to BBB-	**5,000,000.00**	8.66%
Macquarie Bank	A+ to A-, A1	**4,033,919.70**	6.99%
MyState Bank Ltd	BBB+ to BBB-	**2,000,000.00**	3.47%
National Australia Bank Ltd	A1+, AA+ to AA-	**19,174,829.24**	33.23%
Suncorp-Metway Ltd	A+ to A-	**8,000,000.00**	13.86%
Westpac Banking Corporation Ltd	AA+ to AA-	**2,000,000.00**	3.47%
Portfolio Total		**57,708,781.62**	100.00%

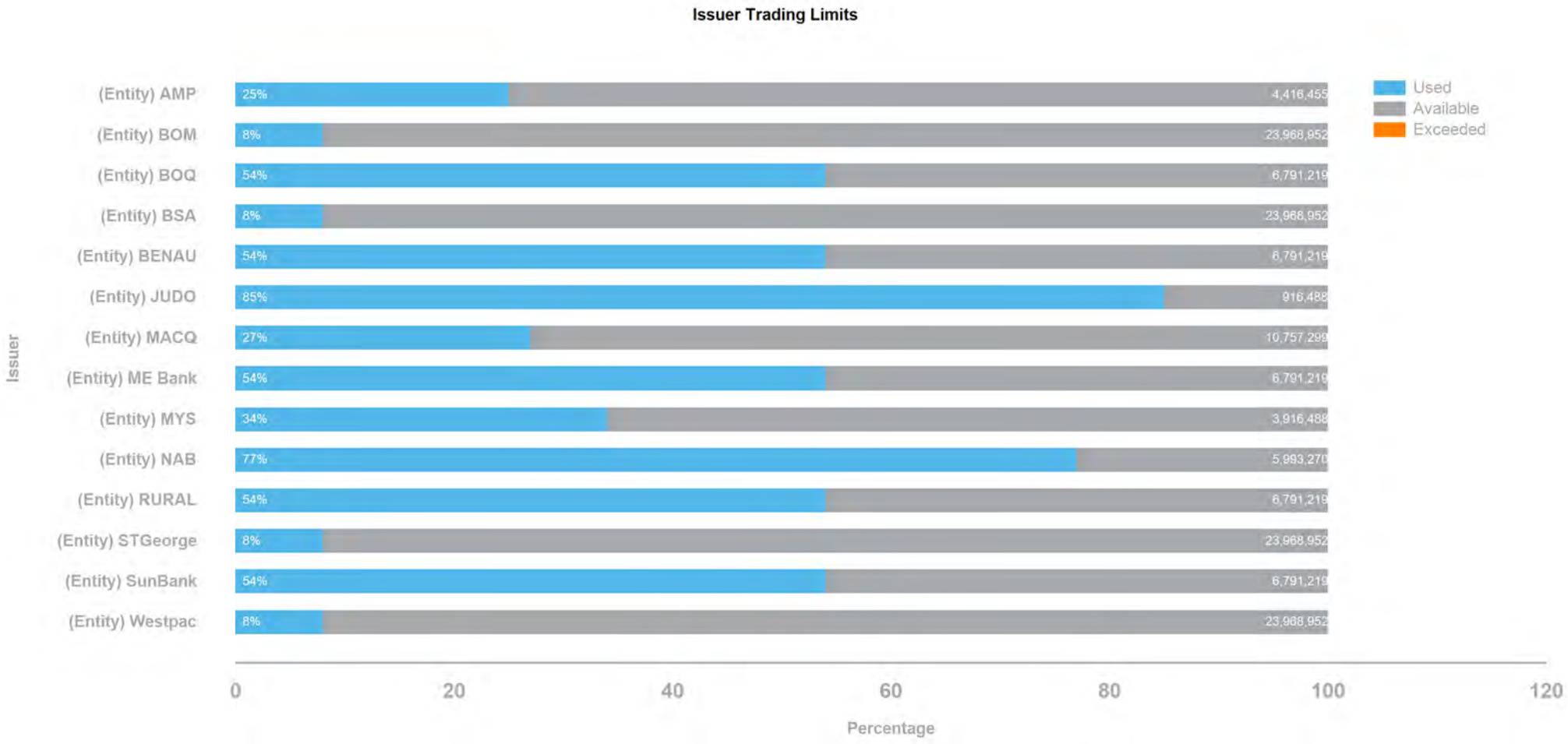
Notes
1. An issuer may have multiple rating groups if they are associated with, as an example, holdings in both an At Call Deposits (short term rating) and a term deposit (long term rating) security.

Face Value by Issuer



5. Issuer Trading Limits As At 31 December 2023

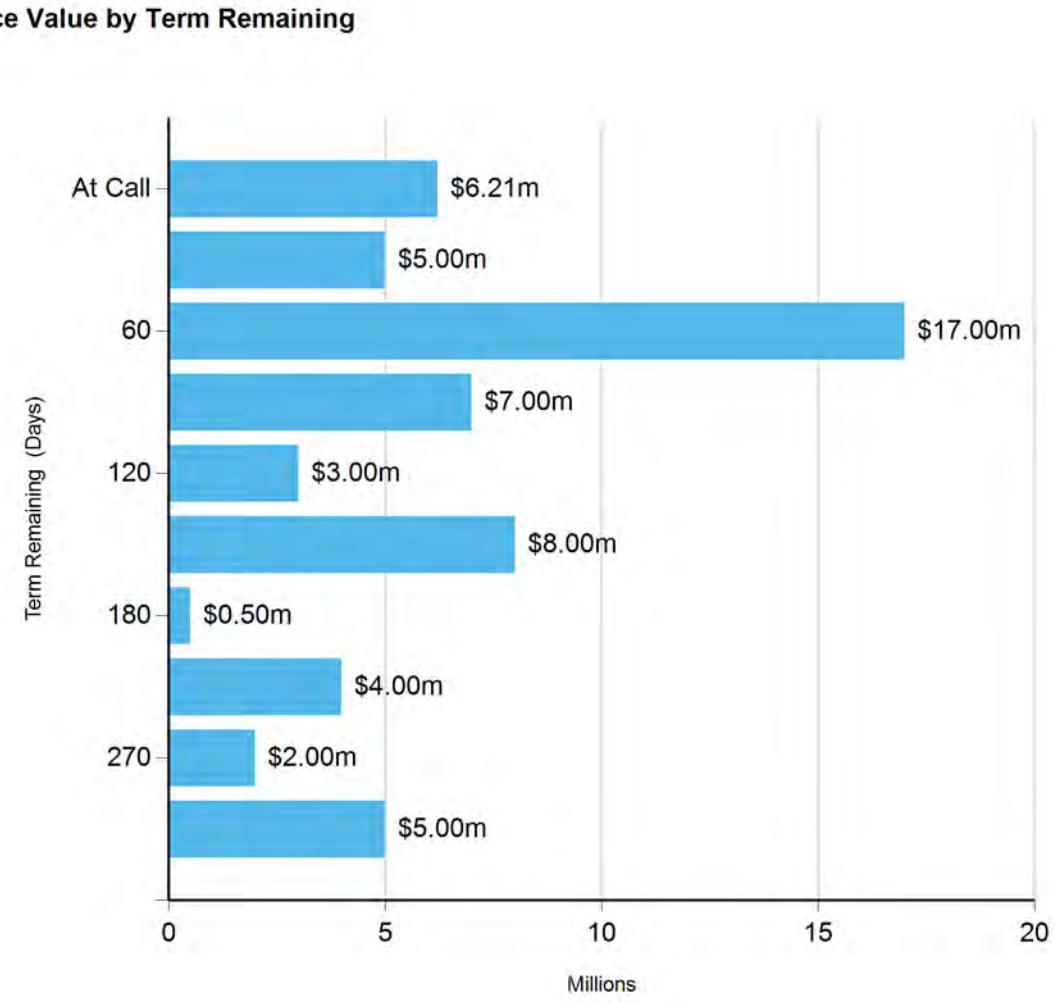
Issuer	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or Trading Entity	Tier (Long Term Rating)	Trading Limit	Trading Limit Type	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded ($)
AMP Bank Ltd		1,500,032.68	Entity	Tier 3	10.00	% of 59,164,876.70	25	75	4,416,455	0	0
Bank of Melbourne	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,708,781.62	8	92	23,968,952	0	0
Bank of Queensland Ltd		8,000,000.00	Entity	Tier 2	25.00	% of 59,164,876.70	54	46	6,791,219	0	0
BankSA	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,708,781.62	8	92	23,968,952	0	0
Bendigo & Adelaide Bank Ltd		8,000,000.00	Entity	Tier 2	25.00	% of 59,164,876.70	54	46	6,791,219	0	0
Judo Bank		5,000,000.00	Entity	Tier 3	10.00	% of 59,164,876.70	85	15	916,488	0	0
Macquarie Bank		4,033,919.70	Entity	Tier 2	25.00	% of 59,164,876.70	27	73	10,757,299	0	0
ME Bank - a division of Bank of Queensland Ltd	Bank of Queensland Ltd	8,000,000.00	Entity	Tier 2	25.00	% of 59,164,876.70	54	46	6,791,219	0	0
MyState Bank Ltd		2,000,000.00	Entity	Tier 3	10.00	% of 59,164,876.70	34	66	3,916,488	0	0
National Australia Bank Ltd		20,630,924.32	Entity	Tier 1	45.00	% of 59,164,876.70	77	23	5,993,270	0	0
Rural Bank Ltd	Bendigo & Adelaide Bank Ltd	8,000,000.00	Entity	Tier 2	25.00	% of 59,164,876.70	54	46	6,791,219	0	0
St George Bank Limited	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,708,781.62	8	92	23,968,952	0	0
Suncorp-Metway Ltd		8,000,000.00	Entity	Tier 2	25.00	% of 59,164,876.70	54	46	6,791,219	0	0
Westpac Banking Corporation Ltd		2,000,000.00	Entity	Tier 1	45.00	% of 57,708,781.62	8	92	23,968,952	0	0
		81,164,876.70							155,831,903		0
	(Excluding Parent Group Duplicates)	59,164,876.70									


Issuer Trading Limits
Used
Available
Exceeded
Issuer
(Entity) AMP
(Entity) BOM
(Entity) BOQ
(Entity) BSA
(Entity) BENAU
(Entity) JUDO
(Entity) MACQ
(Entity) ME Bank
(Entity) MYS
(Entity) NAB
(Entity) RURAL
(Entity) STGeorge
(Entity) SunBank
(Entity) Westpac
25%
8%
54%
8%
54%
85%
27%
54%
34%
77%
54%
8%
54%
8%
4,416,455
23,968,952
6,791,219
23,968,952
6,791,219
916,488
10,757,299
6,791,219
3,916,488
5,993,270
6,791,219
23,968,952
6,791,219
23,968,952
0
20
40
60
80
100
120
Percentage

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

Term Remaining (Days)	Face Value	% Total Value
At Call	**6,208,781.62**	10.76%
30	**5,000,000.00**	8.66%
60	**17,000,000.00**	29.46%
90	**7,000,000.00**	12.13%
120	**3,000,000.00**	5.20%
150	**8,000,000.00**	13.86%
180	**500,000.00**	0.87%
210	**4,000,000.00**	6.93%
270	**2,000,000.00**	3.47%
365	**5,000,000.00**	8.66%
Portfolio Total	**57,708,781.62**	100.00%

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



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

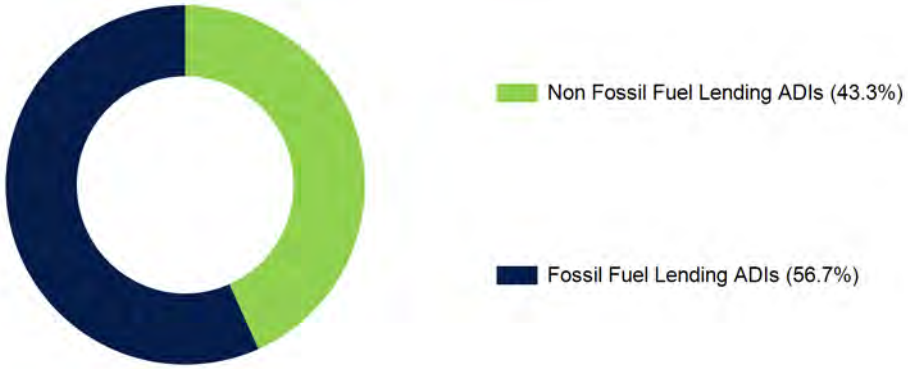
Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Stattus	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	3.5%	2,000,000.00
Bendigo & Adelaide Bank Ltd	13.9%	8,000,000.00
Judo Bank	8.7%	5,000,000.00
MyState Bank Ltd	3.5%	2,000,000.00
Suncorp-Metway Ltd	13.9%	8,000,000.00
	43.3%	25,000,000.00
Fossil Fuel Lending ADIs		
AMP Bank Ltd	2.6%	1,500,032.68
Bank of Queensland Ltd	10.4%	6,000,000.00
Macquarie Bank	7.0%	4,033,919.70
National Australia Bank Ltd	33.2%	19,174,829.24
Westpac Banking Corporation Ltd	3.5%	2,000,000.00
	56.7%	32,708,781.62
Total Portfolio		57,708,781.62

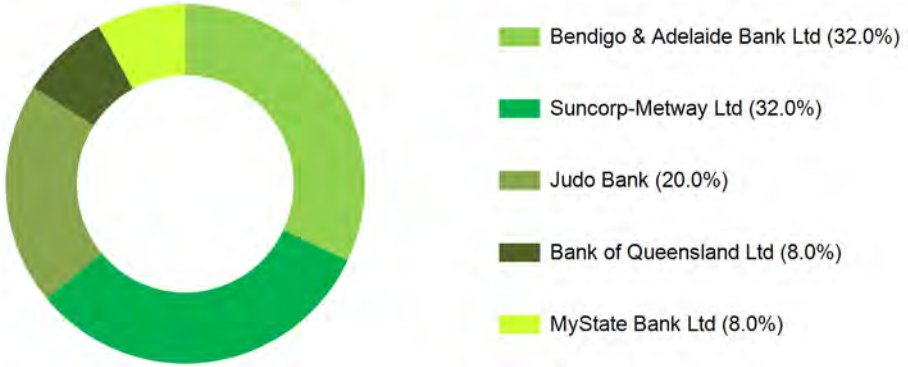
All amounts shown in the table and charts are Current Face Values.
The above percentages are relative to the portfolio total and may be affected by rounding.
A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.

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

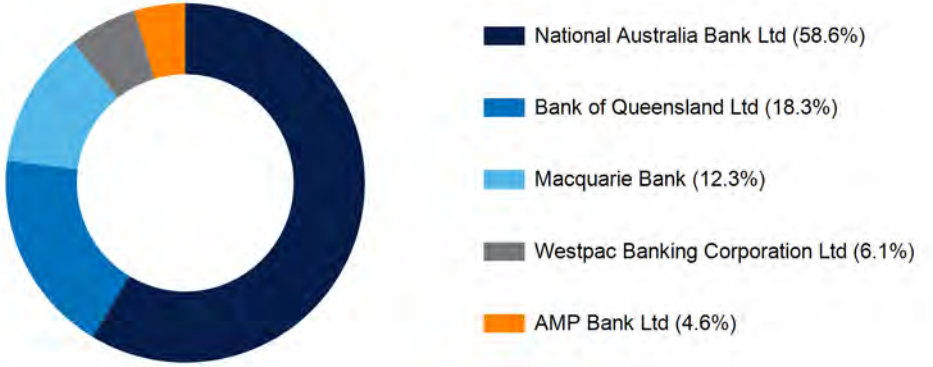
Fossil Fuel vs Non Fossil Fuel Lending ADI



Non Fossil Fuel Lendings ADIs



Fossil Fuel Lendings ADIs



8. Performance Statistics For Period Ending 31 December 2023

Trading Book		1 Month	3 Month	12 Month	Since Inception
City of Fremantle - Municipal					
	Portfolio Return (1)	0.38%	1.12%	3.90%	1.79%
	Performance Index (2)	0.37%	1.06%	3.89%	1.48%
	Excess Performance (3)	0.01%	0.06%	0.01%	0.31%

Notes

1 Portfolio performance is the rate of return of the portfolio over the specified period

2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)

3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
City of Fremantle - Municipal	4.81
Fossil Fuel Support - Simple Interest Only	5.10
Non Fossil Fuel Support - Simple Interest Only	5.14
Fossil Fuel Support - All Securities	4.57
Non Fossil Fuel Support - All Securities	5.14

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

Security ISIN	Security	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	**Consideration Notional**	Income Type	Trading Book
	BOQ 4.7 04 Dec 2023 90DAY TD	IEI313629	4 Dec 2023	2,000,000.00	**23,178.08**	Security Coupon Interest	City of Fremantle - Municipal
	BENAU 4.7 05 Dec 2023 273DAY TD	IEI280573	5 Dec 2023	1,000,000.00	**35,153.42**	Security Coupon Interest	City of Fremantle - Municipal
					58,331.50		

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

No fixed interest deals transacted during entered period.

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SYDNEY OFFICE: LEVEL 18 ANGEL PLACE, 123 PITT STREET, SYDNEY NSW, 2000 T 61 2 8094 1230
BRISBANE OFFICE: LEVEL 15 CENTRAL PLAZA 1, 345 QUEEN STREET, BRISBANE QLD, 4000 T 61 7 3123 5370

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

C2402-21 STATEMENT OF INVESTMENT – JANUARY 2024

Attachment 2 – Statement of Investments – January 2024

Concise Investment Report

Cash and Simple Interest

City of Fremantle - Municipal

Period Ended 31 January 2024

Contents

1. Portfolio As At 31 January 2024
2. Portfolio Credit Framework As At 31 January 2024
3. Portfolio Credit Framework Limits As At 31 January 2024
4. Counterparty Credit Framework As At 31 January 2024
5. Issuer Trading Limits As At 31 January 2024
6. Portfolio by Term to Maturity As At 31 January 2024
7. Portfolio Summary by Fossil Fuel Lending ADIs As At 31 January 2024
8. Performance Statistics For Period Ending 31 January 2024
9. Interest and Distribution Income For 1 January 2024 to 31 January 2024
10. Transactions For Period 1 January 2024 to 31 January 2024

1. Portfolio As At 31 January 2024

Latest Deal Code	Latest Deal Settlement Date	Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Yield	Coupon Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremantle - Municipal												
At Call Deposit												
LC192102	31 Jan 2024	Macquarie Bank Ltd	1 Feb 2024	1,260	4.70	Nil	Moodys ST P-1*	Moodys A2	5.28%	3,046,792.78	0.00	3,046,792.78
LC192103	31 Jan 2024	National Australia Bank Ltd	1 Feb 2024	2,164	2.50	Nil	S&P ST A1+	S&P AA-	5.51%	3,178,160.50	0.00	3,178,160.50
LC94818	30 Jun 2020	AMP Bank Ltd	1 Feb 2024	2,407	0.55	Nil	S&P ST A2	S&P BBB	0.00%	32.68	0.00	32.68
At Call Deposit Subtotal									10.78%	6,224,985.96	0.00	6,224,985.96
Term Deposit												
LC177679	11 Aug 2023	Bendigo & Adelaide Bank Ltd	7 Feb 2024	180	5.20	Maturity	Moodys ST P-2	Moodys A3	5.20%	3,000,000.00	73,939.74	3,073,939.74
LC164873	15 Mar 2023	Suncorp-Metway Ltd	14 Feb 2024	336	4.60	Maturity	S&P ST A1	S&P A+	5.20%	3,000,000.00	121,742.46	3,121,742.46
LC178943	29 Aug 2023	Bendigo & Adelaide Bank Ltd	26 Feb 2024	181	5.10	Maturity	Moodys ST P-2	Moodys A3	8.66%	5,000,000.00	108,287.65	5,108,287.65
LC178957	29 Aug 2023	National Australia Bank Ltd	26 Feb 2024	181	5.10	Maturity	S&P ST A1+	S&P AA-	10.39%	6,000,000.00	129,945.18	6,129,945.18
LC176940	7 Aug 2023	Suncorp-Metway Ltd	4 Mar 2024	210	5.23	Maturity	S&P ST A1	S&P A+	1.73%	1,000,000.00	25,361.92	1,025,361.92
LC179344	5 Sep 2023	National Australia Bank Ltd	5 Mar 2024	182	5.05	Maturity	S&P ST A1+	S&P AA-	6.93%	4,000,000.00	81,906.84	4,081,906.84
LC178254	22 Aug 2023	Suncorp-Metway Ltd	19 Mar 2024	210	5.25	Maturity	S&P ST A1	S&P A+	3.46%	2,000,000.00	46,602.74	2,046,602.74
LC176321	2 Aug 2023	Bank of Queensland Ltd	29 Apr 2024	271	5.40	Maturity	Moodys ST P-2	Moodys A3	5.20%	3,000,000.00	80,778.09	3,080,778.09
LC166872	1 May 2023	Bank of Queensland Ltd	30 Apr 2024	365	4.55	Maturity	Moodys ST P-2	Moodys A3	1.73%	1,000,000.00	34,280.82	1,034,280.82
LC179340	5 Sep 2023	National Australia Bank Ltd	2 May 2024	240	5.10	Maturity	S&P ST A1+	S&P AA-	5.20%	3,000,000.00	62,038.35	3,062,038.35
LC185105	6 Nov 2023	MyState Bank Ltd	6 May 2024	182	5.20	Maturity	Moodys ST P-2	Moodys Baa2	1.73%	1,000,000.00	12,252.05	1,012,252.05
LC178835	28 Aug 2023	Macquarie Bank Ltd	24 May 2024	270	4.82	Maturity	Moodys ST P-1	Moodys A2	1.73%	1,000,000.00	20,600.55	1,020,600.55
LC179093	31 Aug 2023	Bank of Queensland Ltd	27 May 2024	270	5.00	Maturity	Moodys ST P-2	Moodys A3	3.46%	2,000,000.00	41,917.80	2,041,917.80
LC169958	12 Jun 2023	AMP Bank Ltd	11 Jun 2024	365	5.45	Maturity	S&P ST A2	S&P BBB	0.87%	500,000.00	17,395.21	517,395.21
LC191667	29 Jan 2024	Westpac Banking Corporation Ltd	27 Jun 2024	150	5.07	Maturity	S&P ST A1+	S&P AA-	3.46%	2,000,000.00	555.62	2,000,555.62
LC174485	10 Jul 2023	Judo Bank	9 Jul 2024	365	5.75	Maturity	S&P ST A3	S&P BBB-	1.73%	1,000,000.00	32,294.52	1,032,294.52
LC177875	16 Aug 2023	National Australia Bank Ltd	11 Jul 2024	330	5.20	Maturity	S&P ST A1+	S&P AA-	5.20%	3,000,000.00	71,802.75	3,071,802.75
LC190939	17 Jan 2024	MyState Bank Ltd	15 Jul 2024	180	4.95	Maturity	Moodys ST P-2	Moodys Baa2	1.73%	1,000,000.00	1,898.63	1,001,898.63
LC177678	11 Aug 2023	Judo Bank	9 Aug 2024	364	5.15	Maturity	S&P ST A3	S&P BBB-	3.46%	2,000,000.00	48,819.18	2,048,819.18
LC185623	13 Nov 2023	Suncorp-Metway Ltd	8 Oct 2024	330	5.40	Maturity	S&P ST A1	S&P A+	3.46%	2,000,000.00	23,375.34	2,023,375.34
LC185774	13 Nov 2023	Judo Bank	12 Nov 2024	365	5.40	Maturity	S&P ST A3	S&P BBB-	3.46%	2,000,000.00	23,375.34	2,023,375.34
LC185985	15 Nov 2023	AMP Bank Ltd	14 Nov 2024	365	5.40	Maturity	S&P ST A2	S&P BBB	1.73%	1,000,000.00	11,391.78	1,011,391.78
LC190940	17 Jan 2024	Suncorp-Metway Ltd	16 Jan 2025	365	5.21	Maturity	S&P ST A1	S&P A+	3.46%	2,000,000.00	3,996.72	2,003,996.72
Term Deposit Subtotal									89.22%	51,500,000.00	1,074,559.28	52,574,559.28

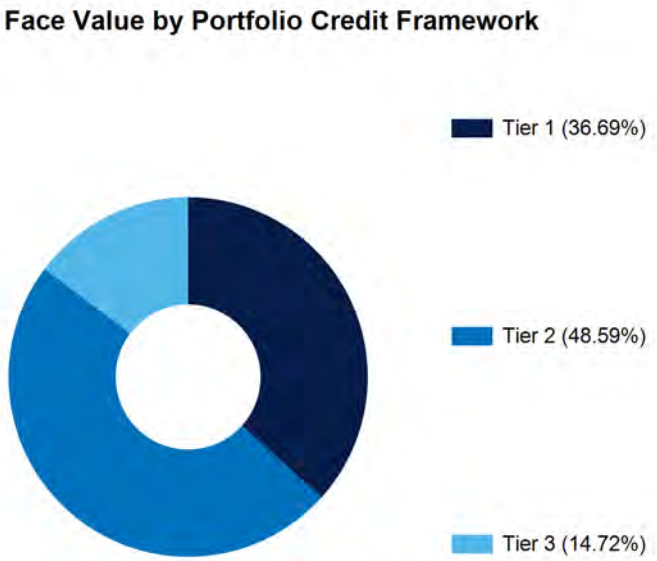
Latest Deal Code	Latest Deal Settlement Date	Issuer	WAL / Interim Maturity Date	Term (Days)	Coupon Rate/Latest Yield	Coupon Frequency	Issuer Rating Short Term	Issuer Rating Long Term	% Total Face Value	Original Face Value Notional	Accrued Interest Notional	Market Value Notional
City of Fremantle - Municipal Subtotal					4.83				100.00%	57,724,985.96	1,074,559.28	58,799,545.24
Report Total									100.00%	57,724,985.96	1,074,559.28	58,799,545.24

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

2. Portfolio Credit Framework As At 31 January 2024

Credit Quality	Issuer/Security Rating Group	Face Value	% Total Value
Tier 1			
	AA+ to AA-	**18,000,000.00**	31.18%
	A1+	**3,178,160.50**	5.51%
	Tier 1	**21,178,160.50**	36.69%
Tier 2			
	A+ to A-	**25,000,000.00**	43.31%
	A1	**3,046,792.78**	5.28%
	A2	**32.68**	0.00%
	Tier 2	**28,046,825.46**	48.59%
Tier 3			
	BBB+ to BBB-	**8,500,000.00**	14.72%
	Tier 3	**8,500,000.00**	14.72%
	Portfolio Total	**57,724,985.96**	100.00%

	Limits		
	Credit Rating Group	**Maximum Allocation Face Value**	Maximum Allocation %
Tier 1	AAA to AA- to A1+	**57,724,985.96**	100%
Tier 2	A1 to A-	**34,634,991.58**	60%
Tier 3	BBB+ to BBB-	**20,203,745.09**	35%
Tier 4	Unrated (Authorised)	**8,658,747.89**	15%

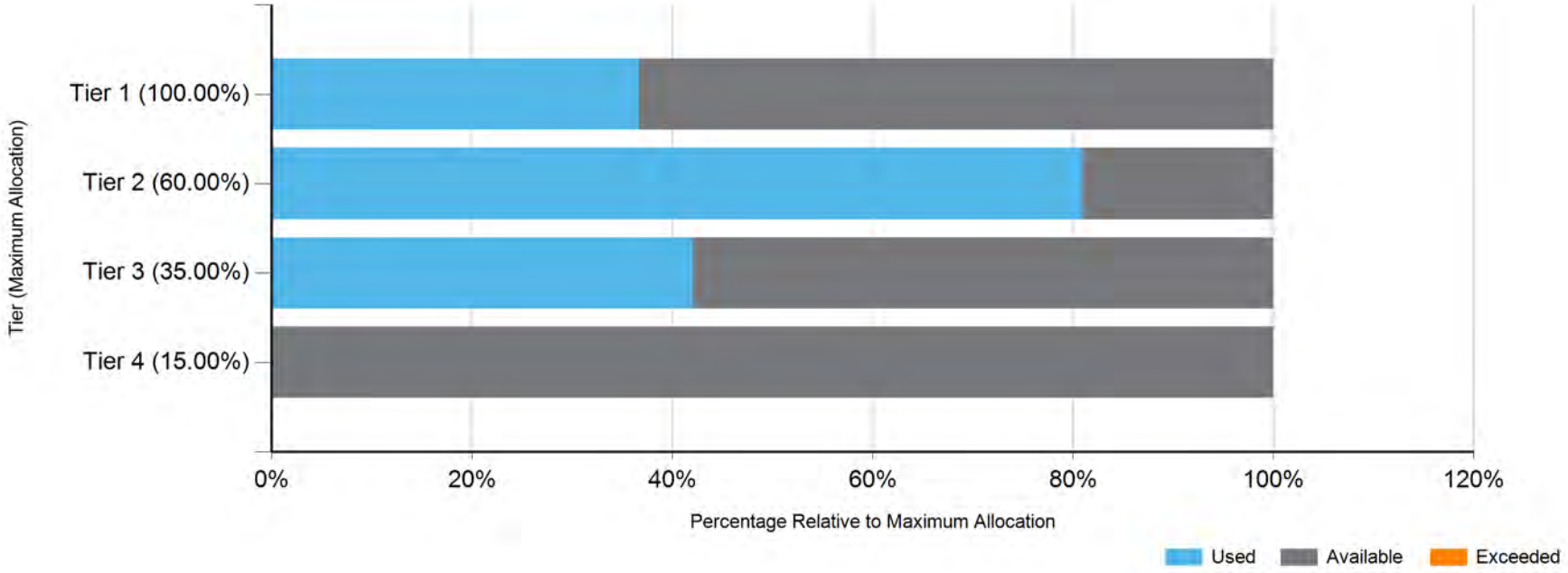


3. Portfolio Credit Framework Limits As At 31 January 2024

Tier	Allocation	Allocation %	Maximum Allocation %	% Used of Maximum Allocation	% Available of Maximum Allocation	% Exceeded of Maximum Allocation
Tier 1	21,178,160.50	36.69%	100.00%	36.69%	63.31%	0.00%
Tier 2	28,046,825.46	48.59%	60.00%	80.98%	19.02%	0.00%
Tier 3	8,500,000.00	14.72%	35.00%	42.06%	57.94%	0.00%
Tier 4	0.00	0.00%	15.00%	0.00%	100.00%	0.00%
	57,724,985.96					

Values used in the above calculations exclude interest for term deposits and other simple intereest securities.

Portfolio Credit Framework Amounts Relative to Maximum Allocations

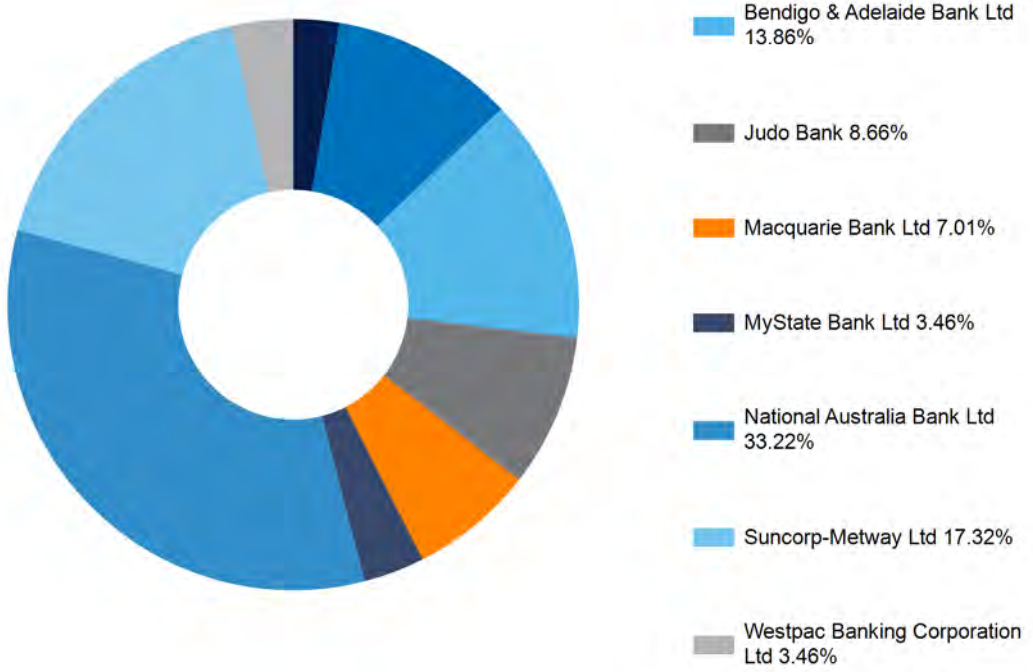


4. Counterparty Credit Framework As At 31 January 2024

Issuer	Rating Group	Face Value	% Total Value
AMP Bank Ltd	A2, BBB+ to BBB-	**1,500,032.68**	2.60%
Bank of Queensland Ltd	A+ to A-	**6,000,000.00**	10.39%
Bendigo & Adelaide Bank Ltd	A+ to A-	**8,000,000.00**	13.86%
Judo Bank	BBB+ to BBB-	**5,000,000.00**	8.66%
Macquarie Bank Ltd	A+ to A-, A1	**4,046,792.78**	7.01%
MyState Bank Ltd	BBB+ to BBB-	**2,000,000.00**	3.46%
National Australia Bank Ltd	A1+, AA+ to AA-	**19,178,160.50**	33.22%
Suncorp-Metway Ltd	A+ to A-	**10,000,000.00**	17.32%
Westpac Banking Corporation Ltd	AA+ to AA-	**2,000,000.00**	3.46%
Portfolio Total		**57,724,985.96**	100.00%

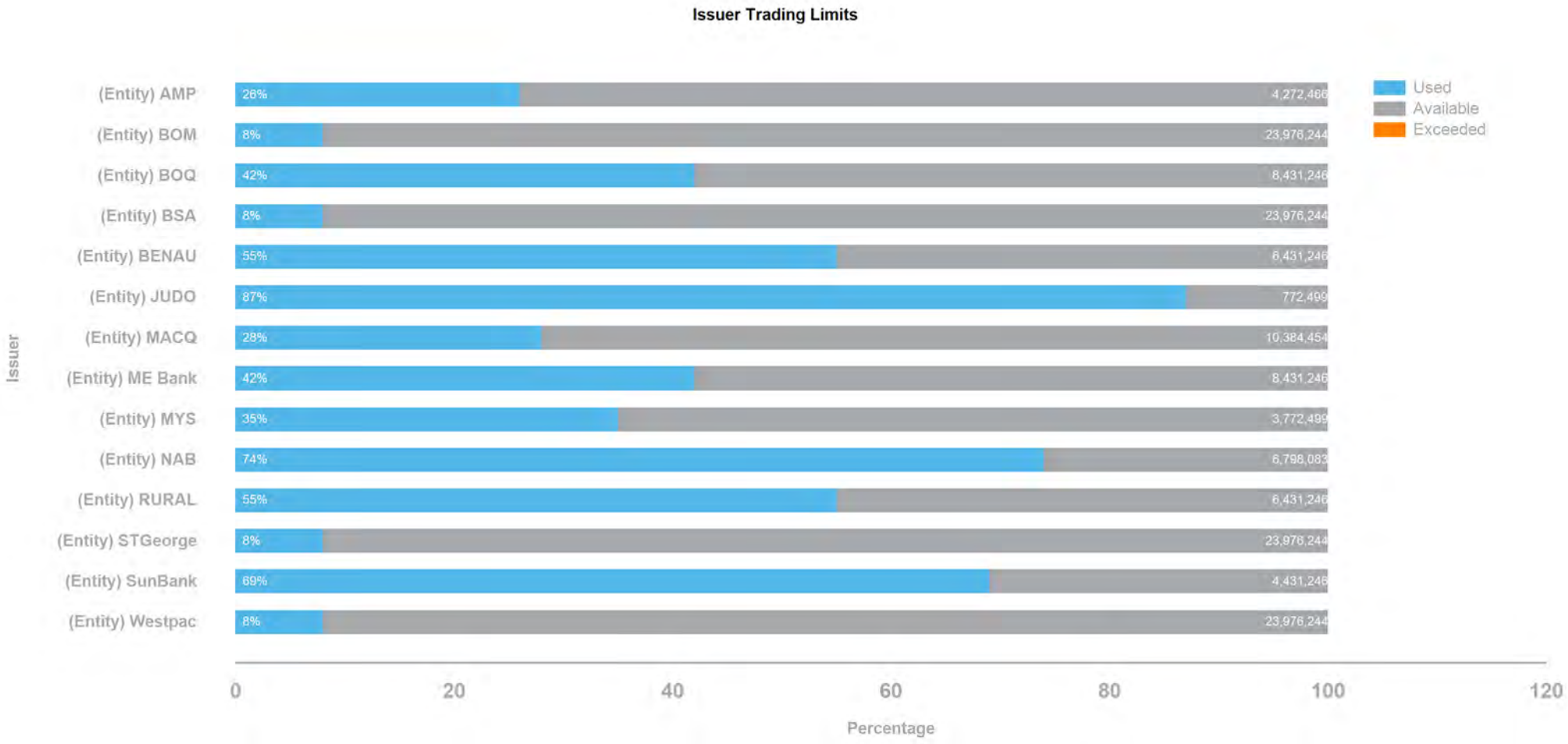
Notes
1. An issuer may have multiple rating groups if they are associated with, as an example, holdings in both an At Call Deposits (short term rating) and a term deposit (long term rating) security.

Face Value by Issuer



5. Issuer Trading Limits As At 31 January 2024

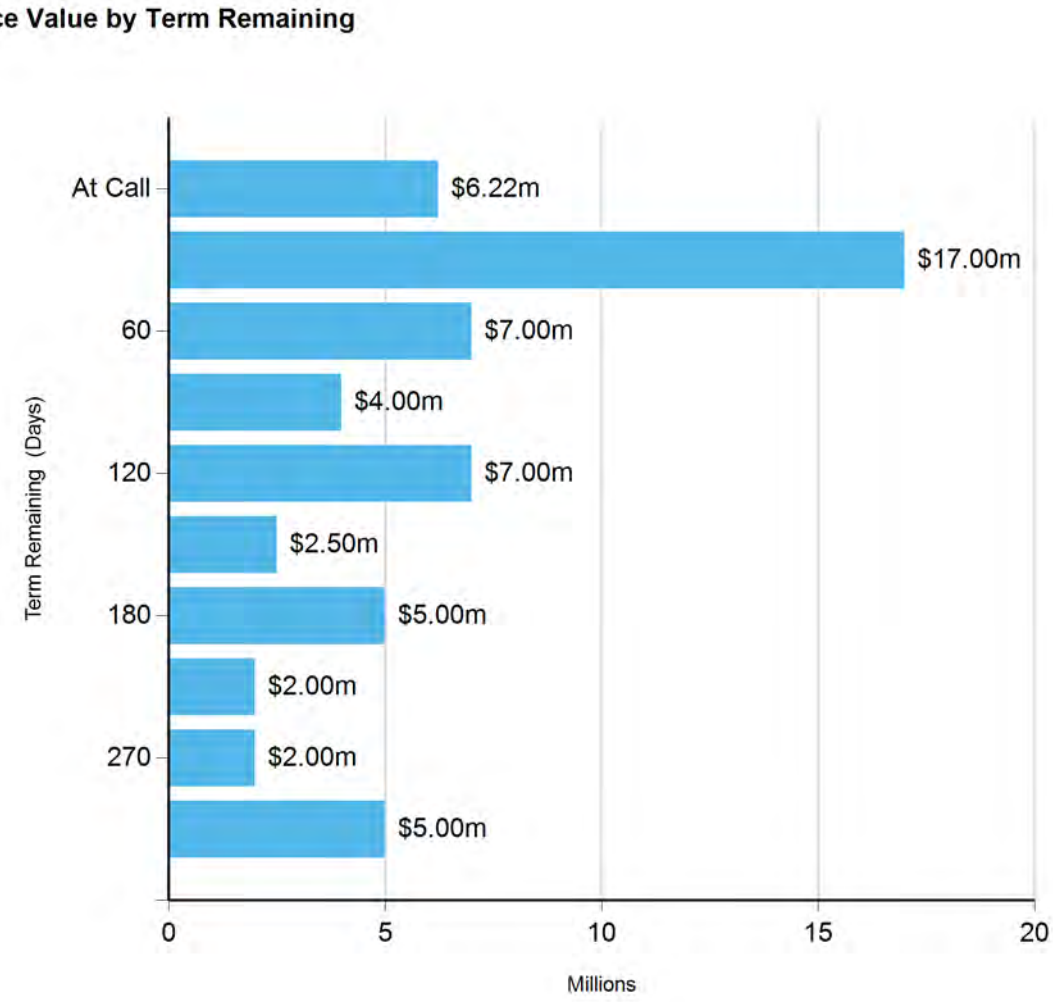
Issuer	Issuer Parent	Already Traded (with Issuer Group) Face Value Notional	Limit For Book or Trading Entity	Tier (Long Term Rating)	Trading Limit	Trading Limit Type	Trading Limit Used (%)	Trading Limit Available (%)	Trading Limit Available (Value)	Trading Limit Exceeded (%)	Trading Limit Exceeded ($)
AMP Bank Ltd		1,500,032.68	Entity	Tier 3	10.00	% of 57,724,985.96	26	74	4,272,466	0	0
Bank of Melbourne	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,724,985.96	8	92	23,976,244	0	0
Bank of Queensland Ltd		6,000,000.00	Entity	Tier 2	25.00	% of 57,724,985.96	42	58	8,431,246	0	0
BankSA	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,724,985.96	8	92	23,976,244	0	0
Bendigo & Adelaide Bank Ltd		8,000,000.00	Entity	Tier 2	25.00	% of 57,724,985.96	55	45	6,431,246	0	0
Judo Bank		5,000,000.00	Entity	Tier 3	10.00	% of 57,724,985.96	87	13	772,499	0	0
Macquarie Bank Ltd		4,046,792.78	Entity	Tier 2	25.00	% of 57,724,985.96	28	72	10,384,454	0	0
ME Bank - a division of Bank of Queensland Ltd	Bank of Queensland Ltd	6,000,000.00	Entity	Tier 2	25.00	% of 57,724,985.96	42	58	8,431,246	0	0
MyState Bank Ltd		2,000,000.00	Entity	Tier 3	10.00	% of 57,724,985.96	35	65	3,772,499	0	0
National Australia Bank Ltd		19,178,160.50	Entity	Tier 1	45.00	% of 57,724,985.96	74	26	6,798,083	0	0
Rural Bank Ltd	Bendigo & Adelaide Bank Ltd	8,000,000.00	Entity	Tier 2	25.00	% of 57,724,985.96	55	45	6,431,246	0	0
St George Bank Limited	Westpac Banking Corporation Ltd	2,000,000.00	Entity	Tier 1	45.00	% of 57,724,985.96	8	92	23,976,244	0	0
Suncorp-Metway Ltd		10,000,000.00	Entity	Tier 2	25.00	% of 57,724,985.96	69	31	4,431,246	0	0
Westpac Banking Corporation Ltd		2,000,000.00	Entity	Tier 1	45.00	% of 57,724,985.96	8	92	23,976,244	0	0
		77,724,985.96							156,061,207		0
	(Excluding Parent Group Duplicates)	57,724,985.96									


Issuer Trading Limits
(Entity) AMP
(Entity) BOM
(Entity) BOQ
(Entity) BSA
(Entity) BENAU
(Entity) JUDO
(Entity) MACQ
(Entity) ME Bank
(Entity) MYS
(Entity) NAB
(Entity) RURAL
(Entity) STGeorge
(Entity) SunBank
(Entity) Westpac
Issuer
26%
8%
42%
8%
55%
87%
28%
42%
35%
74%
55%
8%
69%
8%
4,272,466
23,976,244
8,431,246
23,976,244
6,431,246
772,499
10,384,454
8,431,246
3,772,499
6,798,083
6,431,246
23,976,244
4,431,246
23,976,244
Used
Available
Exceeded
0
20
40
60
80
100
120
Percentage

6. Portfolio by Term to Maturity As At 31 January 2024

Term Remaining (Days)	Face Value	% Total Value
At Call	**6,224,985.96**	10.78%
30	**17,000,000.00**	29.45%
60	**7,000,000.00**	12.13%
90	**4,000,000.00**	6.93%
120	**7,000,000.00**	12.13%
150	**2,500,000.00**	4.33%
180	**5,000,000.00**	8.66%
210	**2,000,000.00**	3.46%
270	**2,000,000.00**	3.46%
365	**5,000,000.00**	8.66%
Portfolio Total	**57,724,985.96**	100.00%

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



7. Portfolio Summary by Fossil Fuel Lending ADIs As At 31 January 2024

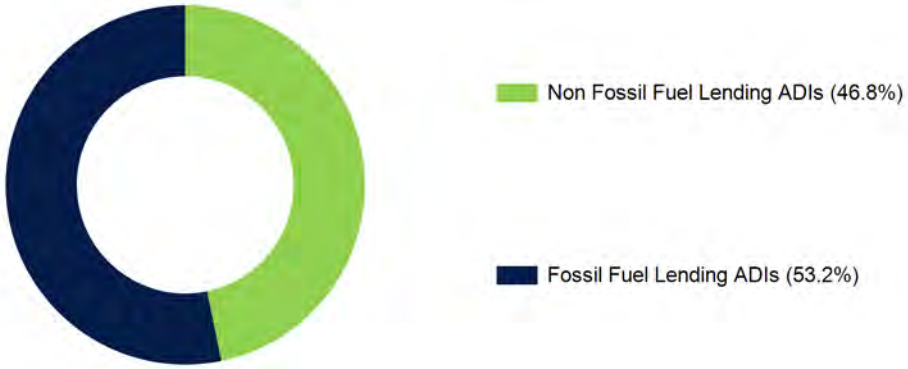
Portfolio Summary by Fossil Fuel Lending ADIs

ADI Lending Stattus	% Total	Current Period
Non Fossil Fuel Lending ADIs		
Bank of Queensland Ltd	3.5%	2,000,000.00
Bendigo & Adelaide Bank Ltd	13.9%	8,000,000.00
Judo Bank	8.7%	5,000,000.00
MyState Bank Ltd	3.5%	2,000,000.00
Suncorp-Metway Ltd	17.3%	10,000,000.00
	46.8%	27,000,000.00
Fossil Fuel Lending ADIs		
AMP Bank Ltd	2.6%	1,500,032.68
Bank of Queensland Ltd	6.9%	4,000,000.00
Macquarie Bank Ltd	7.0%	4,046,792.78
National Australia Bank Ltd	33.2%	19,178,160.50
Westpac Banking Corporation Ltd	3.5%	2,000,000.00
	53.2%	30,724,985.96
Total Portfolio		57,724,985.96

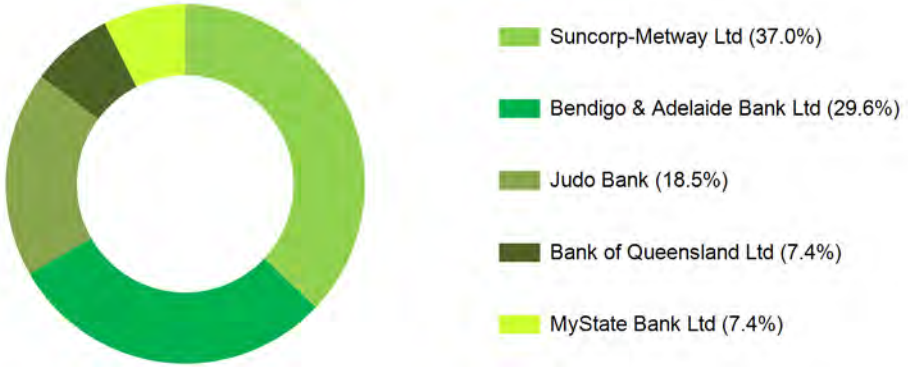
All amounts shown in the table and charts are Current Face Values.
The above percentages are relative to the portfolio total and may be affected by rounding.
A fossil fuel lending ADI appearing in the non-fossil fuel related table will indicate that the portfolio contains a "green bond" issued by that ADI.

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

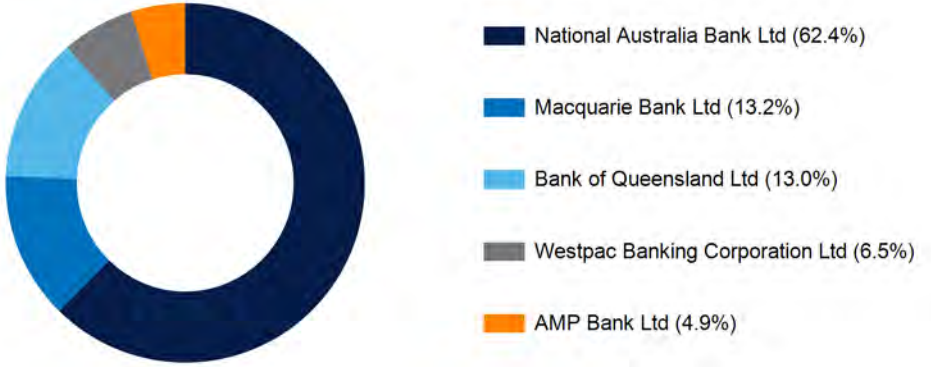
Fossil Fuel vs Non Fossil Fuel Lending ADI



Non Fossil Fuel Lendings ADIs



Fossil Fuel Lendings ADIs



8. Performance Statistics For Period Ending 31 January 2024

Trading Book		1 Month	3 Month	12 Month	Since Inception
City of Fremantle - Municipal					
	Portfolio Return (1)	0.38%	1.13%	3.99%	1.83%
	Performance Index (2)	0.37%	1.09%	4.00%	1.52%
	Excess Performance (3)	0.01%	0.04%	-0.01%	0.31%

Notes

1 Portfolio performance is the rate of return of the portfolio over the specified period

2 The Performance Index is the Bloomberg AusBond Bank Bill Index (Bloomberg Page BAUBIL)

3 Excess performance is the rate of return of the portfolio in excess of the Performance Index

Trading Book	Weighted Average Running Yield
City of Fremantle - Municipal	4.83
Fossil Fuel Support - Simple Interest Only	5.12
Non Fossil Fuel Support - Simple Interest Only	5.14
Fossil Fuel Support - All Securities	4.55
Non Fossil Fuel Support - All Securities	5.14

9. Interest and Distribution Income For 1 January 2024 to 31 January 2024

Security ISIN	Security	Income Expense Code	Settlement Date	Face Value (Basis of Interest Calculation)	**Consideration Notional**	Income Type	Trading Book
	BOQ 4.65 12 Jan 2024 270DAY TD	IEI288565	12 Jan 2024	2,000,000.00	**68,794.52**	Security Coupon Interest	City of Fremantle - Municipal
	MYS 4.9 17 Jan 2024 240DAY TD	IEI297257	17 Jan 2024	1,000,000.00	**32,219.18**	Security Coupon Interest	City of Fremantle - Municipal
	Westpac 5.19 29 Jan 2024 151DAY TD	IEI313372	29 Jan 2024	2,000,000.00	**42,941.92**	Security Coupon Interest	City of Fremantle - Municipal
					143,955.62		

10. Transactions For Period 1 January 2024 to 31 January 2024

Security	Security ISIN	Deal Code	Acquisition/ Disposal	Transaction Date	Settlement Date	Face Value Original	Face Value Current	Bond Factor	Capital Price	Accrued Interest Price	Gross Price	**Consideration Notional**
MYS 4.95 15 Jul 2024 180DAY TD		LC190939	Acquisition	17 Jan 2024	17 Jan 2024	1,000,000.00	1,000,000.00	1.00000000	100.000	0.000	100.000	**1,000,000.00**
SunBank 5.21 16 Jan 2025 365DAY TD		LC190940	Acquisition	17 Jan 2024	17 Jan 2024	2,000,000.00	2,000,000.00	1.00000000	100.000	0.000	100.000	**2,000,000.00**
Westpac 5.07 27 Jun 2024 150DAY TD		LC191667	Acquisition	29 Jan 2024	29 Jan 2024	2,000,000.00	2,000,000.00	1.00000000	100.000	0.000	100.000	**2,000,000.00**
												5,000,000.00

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

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BRISBANE OFFICE: LEVEL 15 CENTRAL PLAZA 1, 345 QUEEN STREET, BRISBANE QLD, 4000 T 61 7 3123 5370

Report Code: TEPACK050EXT-00.19
Report Description: Concise Investment Report Pack 50
Parameters:
Trading Entity: City of Fremantle
Trading Book: City of Fremantle - Municipal
Settlement Date Base
History Start Date: 1 Jan 2000
Prior Period End Date: 31 Dec 2023
Exclude Term Deposit Interest
Do Not Eliminate Issuer Parent-Child Effect In Trading Limit Calculations
Show Issuer Parent Column in Trading Limit Table
Use Face Value Notional in Trading Limit Calculations

C2402-22 MONTHLY FINANCIAL REPORT - DECEMBER 2023 AND JANUARY 2024

Attachment 1 – Monthly Financial Report – December 2023

Monthly Financial Report

December 2023

fremantle.wa.gov.au

CITY OF FREMANTLE

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 December 2023

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

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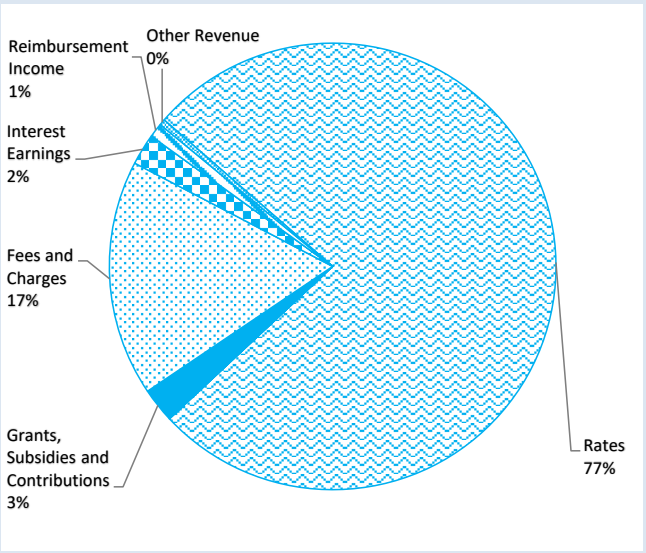
MONTHLY FINANCIAL REPORT

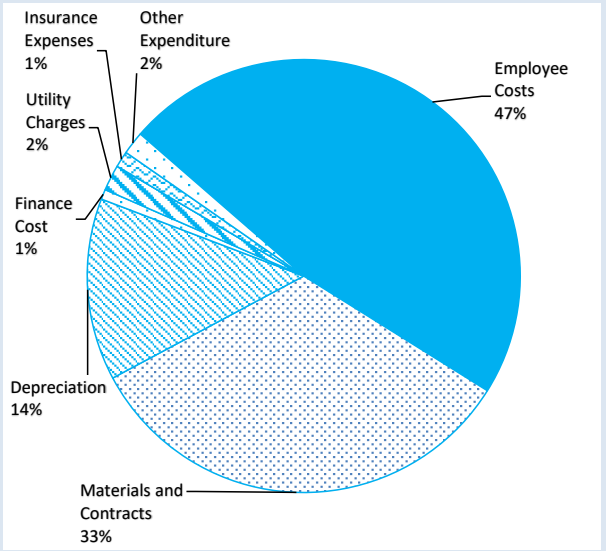
FOR THE PERIOD ENDED 31 DECEMBER 2023

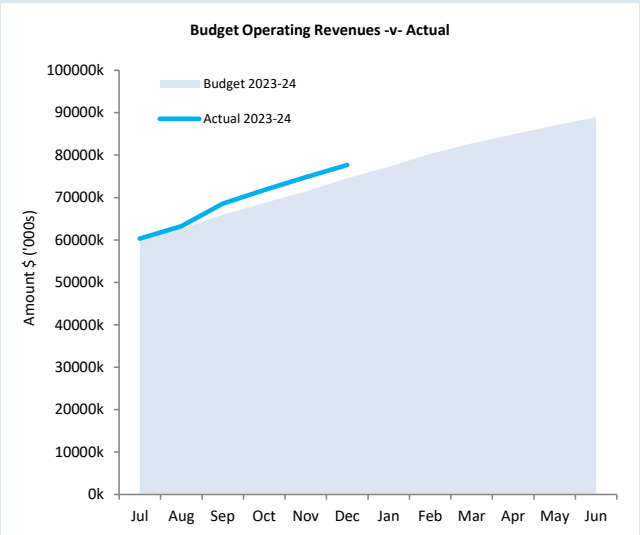
MONTHLY SUMMARY GRAPHS

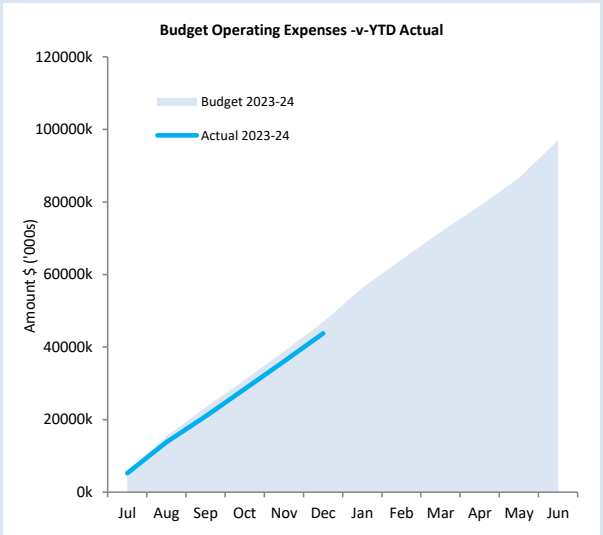
OPERATING REVENUE



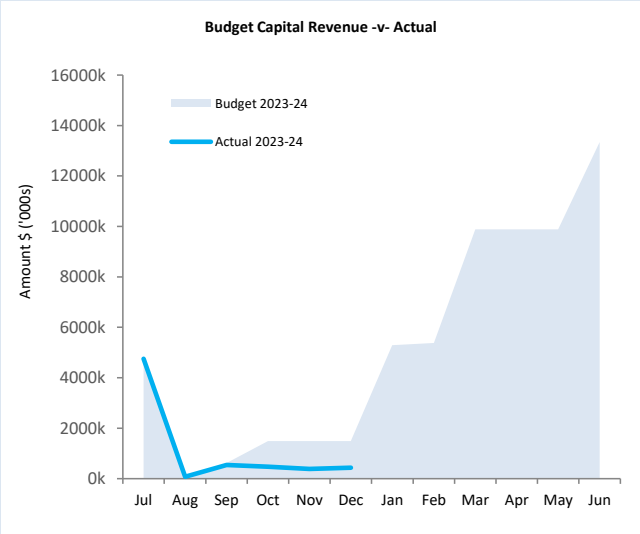
OPERATING EXPENSES



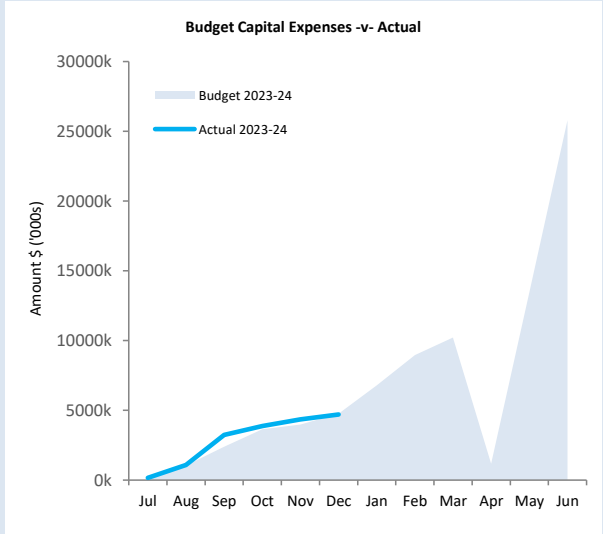




CAPITAL REVENUE



CAPITAL EXPENSES



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

STATEMENT OF COMPREHENSIVE INCOME
BY NATURE AND TYPE

	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	%	
Revenue						
Rates (including Annual Levy)	57,895,889	57,895,889	59,541,748	1,645,859	2.84%	
Service Charges	8,804	4,400	12,680	8,280	188.19%	
Grants, Subsidies & Contributions	2,752,434	1,702,189	1,943,071	240,882	14.15%	▲
Fees and Charges	25,076,153	13,093,099	13,278,245	185,146	1.41%	
Interest Earnings	1,508,875	951,196	1,755,862	804,666	84.60%	▲
Reimbursement Income	1,264,662	658,828	808,498	149,670	22.72%	▲
Other Revenue	505,456	252,726	336,029	83,303	32.96%	
	89,012,273	74,558,327	77,676,133	3,117,806	4.18%	
Expenses						
Employee Costs	(46,493,382)	(22,525,542)	(20,224,952)	2,300,590	10.21%	▲
Employee costs - Agency Labour	(703,234)	(325,862)	(561,227)	(235,365)	(72.23%)	▼
Materials and Contracts	(32,357,277)	(15,415,871)	(14,575,818)	840,052	5.45%	
Depreciation on Non Current Assets	(11,705,852)	(5,855,594)	(5,950,145)	(94,551)	(1.61%)	
Finance Cost	(453,974)	(229,240)	(327,441)	(98,201)	(42.84%)	
Utility Charges (gas, electricity, water)	(2,109,155)	(1,047,159)	(845,617)	201,542	19.25%	▲
Insurance Expenses	(1,167,587)	(583,793)	(528,296)	55,497	9.51%	
Other Expenditure	(1,807,611)	(880,078)	(750,302)	129,776	14.75%	▲
	(96,798,072)	(46,863,139)	(43,763,798)	3,099,341	6.61%	
Operating Surplus / (Deficit)	**(7,785,799)**	**27,695,188**	**33,912,336**	**6,217,147**	**22.45%**	▲
Non-Operating Grants, Subsidies & Contributions	8,665,145	1,492,594	424,074	(1,068,520)	(71.59%)	▼
Profit on Asset Disposals	313,000	-	-	-		
Loss on Asset Disposals	(386,631)	-	-	-		
	8,591,514	**1,492,594**	**424,074**	**(1,068,520)**	**(71.59%)**	▼
Net Result	**805,715**	**29,187,782**	**34,336,410**	**5,148,627**	**17.64%**	▲
Other Comprehensive Income	-	-	-	-	-	
	-	**-**	**-**	**-**		
Total Comprehensive Income	**805,715**	**29,187,782**	**34,336,410**	**5,148,627**	**17.64%**	▲

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

STATEMENT OF FINANCIAL POSITION

	31 Dec 2023 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
	$	$	$
Current Assets			
Cash and Cash Equivalents	6,011,732	10,811,503	(4,799,771)
Other Financial Assets	51,500,033	26,500,033	25,000,000
Trade and Other Receivables	16,207,280	2,233,347	13,973,932
Inventories	169,821	149,691	20,131
Other Current Assets	995,597	348,273	647,324
Land held for sale	4,546,299	4,546,299	-
	79,430,762	44,589,146	34,841,617
Non-Current Assets			
Other Receivables	1,240,504	1,263,423	(22,919)
Investments	2,346,790	2,346,790	-
Capital Work in Progress	4,703,659	1,659,461	3,044,198
Property, Plant and Equipment	319,148,117	321,498,163	(2,350,046)
Right of Use Assets	2,120,512	2,499,930	(379,418)
Investment Property	22,753,725	22,753,725	-
Infrastructure	334,360,404	337,590,844	(3,230,440)
	686,673,711	689,612,336	(2,938,624)
Total Assets	**766,104,473**	**734,201,482**	**31,902,992**
Current Liabilities			
Trade and Other Payables	(11,480,773)	(12,663,593)	1,182,820
Short Term Borrowings	(931,015)	(1,861,059)	930,044
Lease Liability	(685,273)	(1,005,825)	320,552
Provisions	(5,811,134)	(5,811,134)	-
	(18,908,195)	(21,341,612)	2,433,416
Non-Current Liabilities			
Long Term Borrowings	(18,536,286)	(18,536,286)	-
Lease Liability	(1,549,291)	(1,549,291)	-
Trade and Other Payables - Non - current	(29,494)	(29,494)	-
Provisions	(1,242,234)	(1,242,234)	-
	(21,357,304)	(21,357,305)	-
Total Liabilities	**(40,265,499)**	**(42,698,917)**	**2,433,416**
Net Assets	**725,838,974**	**691,502,565**	**34,336,408**
Equity			
Retained Surplus	(173,360,752)	(171,071,395)	(2,289,359)
Reserves - Cash/Investment Backed	(10,478,891)	(10,543,904)	65,013
Reserves - Asset Revaluation	(507,662,921)	(507,662,921)	-
Net Result (YTD Current Year)	(34,336,410)	(2,224,345)	(32,112,065)
Total Equity	**(725,838,974)**	**(691,502,565)**	**(34,336,408)**

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

STATEMENT OF FINANCIAL ACTIVITY
BY NATURE AND TYPE

	2023/24 Original Budget	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	$	%	
Revenue from operating activities							
General Rates	57,899,128	57,895,889	57,895,889	59,541,748	1,645,859	2.84%	
Service Charges (Underground Power)	8,804	8,804	4,400	12,680	8,280	188.19%	
Grants, Subsidies and Contributions	3,857,232	2,752,434	1,702,189	1,943,071	240,882	14.15%	▲
Fees and Charges	24,971,153	25,076,153	13,093,099	13,278,245	185,146	1.41%	
Interest Earnings	1,508,875	1,508,875	951,196	1,755,862	804,666	84.60%	▲
Profit on Sale of Assets	313,000	313,000	-	-	-		
Reimbursement Income	1,264,662	1,264,662	658,828	808,498	149,670	22.72%	▲
Other Revenue	505,456	505,456	252,726	336,029	83,303	32.96%	
	90,328,310	89,325,273	74,558,327	77,676,133	3,117,806	4.18%	
Expenditure from operating activities							
Employee Costs	(46,493,382)	(46,493,382)	(22,525,542)	(20,224,952)	2,300,590	10.21%	▲
Employee costs - Agency Labour	(703,234)	(703,234)	(325,862)	(561,227)	(235,365)	(72.23%)	▼
Materials and Contracts	(31,824,932)	(32,357,277)	(15,415,871)	(14,575,818)	840,052	5.45%	
Depreciation on Non Current Assets	(11,705,852)	(11,705,852)	(5,855,594)	(5,950,145)	(94,551)	(1.61%)	
Finance Cost	(453,974)	(453,974)	(229,240)	(327,441)	(98,201)	(42.84%)	
Utility Charges (gas, electricity, water)	(2,106,655)	(2,109,155)	(1,047,159)	(845,617)	201,542	19.25%	▲
Loss on Sale of Assets	(386,631)	(386,631)	-	-	-		
Insurance Expenses	(1,167,587)	(1,167,587)	(583,793)	(528,296)	55,497	9.51%	
Other Expenditure	(1,747,866)	(1,807,611)	(880,078)	(750,302)	129,776	14.75%	▲
	(96,590,113)	(97,184,703)	(46,863,139)	(43,763,798)	3,099,341	6.61%	
Operating activities excluded from budget							
(Profit)/Loss on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	5,855,594	5,950,145	94,551	1.61%	
Non Current Rates Debtors Movement	73,438	73,438	-	22,919	22,919		
Amount attributable to operating activities	**5,591,118**	**3,993,491**	**33,550,782**	**39,885,399**	**6,334,616**	**18.88%**	▲
Investing Activities							
Capital Revenue							
Capital Grants and Subsidies/ Contributions for the development of Assets	7,723,166	8,665,145	1,492,594	424,074	(1,068,520)	(71.59%)	▼
Proceeds from Disposal of Assets	4,679,000	4,679,000	-	9,757	9,757	-	
	12,402,166	13,344,145	1,492,594	433,831	(1,058,763)	(70.93%)	▼
Capital Expense							
Payment for Investment Properties	(2,263,910)	(2,263,910)	(25,000)	(15,433)	9,567	38.27%	
Payment for Property, plant and equipment	(12,020,117)	(11,864,113)	(1,145,659)	(1,098,877)	46,782	4.08%	
Payment for Construction of infrastructure	(10,237,654)	(11,666,203)	(3,589,430)	(1,929,887)	1,659,543	46.23%	▲
	(24,521,681)	(25,794,226)	(4,760,089)	(3,044,197)	1,715,892	36.05%	▲
Amount attributable to investing activities	**(12,119,515)**	**(12,450,081)**	**(3,267,495)**	**(2,610,366)**	**657,129**	**20.11%**	▲
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(904,076)	(930,044)	(25,968)	2.87%	
Repayment of Operating Lease	(613,662)	(613,662)	(305,437)	(320,552)	(15,115)	4.95%	
	(2,476,713)	(2,476,713)	(1,209,513)	(1,250,596)	(41,084)	3.40%	
Reserve Transfers							
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	(3,876)	(3,876)		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(44,747)	(89,501)	(44,754)	100.02%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	889,887	112,936	(776,951)	(87.31%)	▼
Transfer from Reserves (Restricted) - Operating	75,972	133,585	62,252	45,454	(16,798)	(26.98%)	
Transfer to/from reserves	1,844,066	1,865,398	907,392	65,013	(842,379)	(92.84%)	▼
Amount attributable to financing activities	**(632,647)**	**(611,315)**	**(302,121)**	**(1,185,583)**	**(883,463)**	**(292.42%)**	▼
Surplus or Deficit at the start of the financial year	7,177,108	9,083,969	9,083,969	11,024,215	1,940,246	21.36%	▲
Amount attributable to operating activities	5,591,118	3,993,491	33,550,782	39,885,399	6,334,616	18.88%	▲
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(3,267,495)	(2,610,366)	657,129	20.11%	▲
Amount attributable to financing activities	(632,647)	(611,315)	(302,121)	(1,185,583)	(883,463)	(292.42%)	▼
Closing Funding Surplus/(Deficit)	**16,064**	**16,064**	**39,065,135**	**47,113,665**	**8,048,530**	**20.60%**	▲

KEY INFORMATION
▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATE

	2023/24 Adopted Budget	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	$	%	
Revenue from operating activities							
Office of the Chief Executive	-	-	-	3,458	3,458		
City Business Directorate	75,002,238	73,902,458	66,341,696	69,344,676	3,002,980	4.53%	
Community Development Directorate	8,688,321	8,673,213	4,873,943	4,503,359	(370,584)	(7.60%)	
Strategic Planning and Projects Directorate	3,921,511	3,966,511	1,920,119	1,924,412	4,293	0.22%	
Infrastructure and Projects Directorate	2,716,240	2,783,091	1,422,569	1,900,228	477,659	33.58%	▲
	90,328,310	89,325,273	74,558,327	77,676,133	3,117,806	4.18%	
Expenditure from operating activities							
Office of the Mayor and Councillors	(763,600)	(763,600)	(396,355)	(319,979)	76,376	19.27%	
Office of the Chief Executive	(4,627,477)	(4,627,477)	(2,165,801)	(2,117,833)	47,968	2.21%	
City Business Directorate	(28,459,874)	(28,595,584)	(13,009,848)	(12,899,886)	109,962	0.85%	
Community Development Directorate	(19,851,814)	(20,003,406)	(9,999,750)	(9,001,636)	998,114	9.98%	
Strategic Planning and Projects Directorate	(8,515,773)	(8,578,955)	(4,271,672)	(3,488,149)	783,523	18.34%	▲
Infrastructure and Projects Directorate	(34,371,575)	(34,615,681)	(17,019,713)	(15,936,315)	1,083,398	6.37%	
	(96,590,113)	(97,184,703)	(46,863,139)	(43,763,798)	3,099,341	6.61%	
Operating activities excluded from budget							
Profit/(Loss) on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	5,855,594	5,950,145	94,551	(1.61%)	
Non Current Rates Debtors Movement	73,438	73,438	-	22,919	22,919		
Amount attributable to operating activities	**5,591,118**	**3,993,491**	**33,550,782**	**39,885,399**	**6,334,616**	**18.88%**	▲
Investing Activities							
Capital Revenue							
Capital Grants and Subsidies/ Contributions for the development of Assets	7,723,166	8,665,145	1,492,594	424,074	(1,068,520)	(71.59%)	▼
Proceeds from Disposal of Assets	4,679,000	4,679,000	-	9,757	9,757	-	
	12,402,166	13,344,145	1,492,594	433,831	(1,058,763)	(70.93%)	▼
Capital Expense							
Payment for Investment Properties	(2,263,910)	(2,263,910)	(25,000)	(15,433)	9,567	38.27%	
Payment for Property, plant and equipment	(12,020,117)	(11,864,113)	(1,145,659)	(1,098,877)	46,782	4.08%	
Payment for Construction of infrastructure	(10,237,654)	(11,666,203)	(3,589,430)	(1,929,887)	1,659,543	46.23%	▲
	(24,521,681)	(25,794,226)	(4,760,089)	(3,044,197)	1,715,892	36.05%	▲
Amount attributable to investing activities	**(12,119,515)**	**(12,450,081)**	**(3,267,495)**	**(2,610,366)**	**657,129**	**20.11%**	▲
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(904,076)	(930,044)	(25,968)	2.87%	
Repayment of Operating Lease	(613,662)	(613,662)	(305,437)	(320,552)	(15,115)	4.95%	
	(2,476,713)	(2,476,713)	(1,209,513)	(1,250,596)	(41,084)	3.40%	
Reserve Transfers							
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	(3,876)	(3,876)		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(44,747)	(89,501)	(44,754)	100.02%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	889,887	112,936	(776,951)	(87.31%)	▼
Transfer from Reserves (Restricted) - Operating	75,972	133,585	62,252	45,454	(16,798)	(26.98%)	
	1,844,066	1,865,398	907,392	65,013	(842,379)	(92.84%)	▼
Amount attributable to financing activities	**(632,647)**	**(611,315)**	**(302,121)**	**(1,185,583)**	**(883,463)**	**(292.42%)**	▼
Surplus or Deficit at the start of the financial year	7,177,108	9,083,969	9,083,969	11,024,215	1,940,246	21.36%	▲
Amount attributable to operating activities	5,591,118	3,993,491	33,550,782	39,885,399	6,334,616	18.88%	▲
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(3,267,495)	(2,610,366)	657,129	20.11%	▲
Amount attributable to financing activities	(632,647)	(611,315)	(302,121)	(1,185,583)	(883,463)	(292.42%)	▼
Closing Funding Surplus/(Deficit)	**16,064**	**16,064**	**39,065,135**	**47,113,665**	**8,048,530**	**20.60%**	▲

KEY INFORMATION

▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT

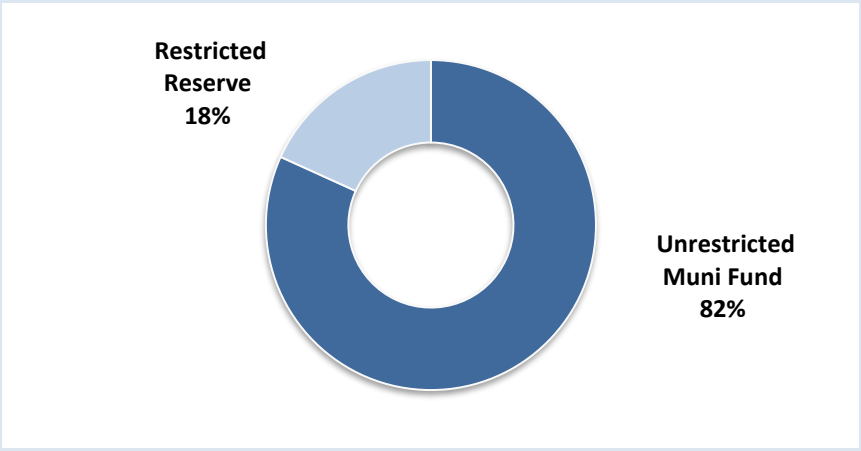
FOR THE PERIOD ENDED 31 DECEMBER 2023

CASH AND INVESTMENTS
NOTE 1

Cash and Investments	Unrestricted Muni Fund	Restricted Reserve	YTD Actual without Trust	Trust Fund	YTD Actual
	$	$	$	$	$
Cash on Hand					
Petty Cash and Floats	40,450	-	40,450	-	40,450
	40,450	**-**	**40,450**	**-**	**40,450**
At Call Deposits					
Municipal Fund	(15,559)	-	(15,559)	-	(15,559)
Receipts in Progress	(221,907)	-	(221,907)	-	(221,907)
	(237,466)	**-**	**(237,466)**	**-**	**(237,466)**
Investments					
Cash Investments *(≤ 3 months)*					
Professional Funds Account	3,174,829	-	3,174,829	-	3,174,829
Trust Fund	-	-	-	909,614	909,614
MACQ Oncall Account	3,033,920	-	3,033,920	-	3,033,920
	6,208,749	-	6,208,749	909,614	7,118,363
Term Deposits *(> 3 months)*					
Municipal Investment	41,021,142	-	41,021,142	-	41,021,142
Reserve Fund Investment	-	10,478,891	10,478,891	-	10,478,891
	41,021,142	10,478,891	51,500,033	-	51,500,033
Investments Total	**47,229,891**	**10,478,891**	**57,708,782**	**909,614**	**58,618,395**
Total	**47,032,874**	**10,478,891**	**57,511,765**	**909,614**	**58,421,379**

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.



Total Cash

$57.51 M

Unrestricted

$47.03 M

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

ADJUSTED NET CURRENT ASSETS
NOTE 2

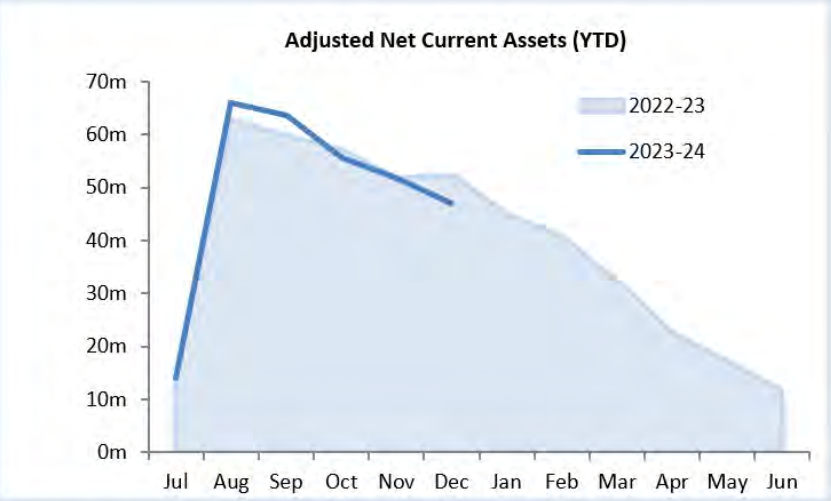
	Ref Note	31 Dec 2023 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
		$	$	$
Current Assets				
Cash Unrestricted		47,032,874	26,767,632	20,265,242
Cash Restricted		10,478,891	10,543,904	(65,013)
Rates Outstanding		13,901,512	1,029,038	12,872,474
Sundry debtors		1,960,155	1,017,662	942,493
GST Receivable		345,613	186,648	158,965
Land held for sale		4,546,299	4,546,299	-
Accrued income		995,597	348,273	647,324
Inventories		169,821	149,691	20,130
		79,430,762	44,589,146	34,841,616
Less: Current Liabilities				
Trade and other payables		(11,480,773)	(12,663,593)	1,182,820
Long term borrowings		(931,015)	(1,861,059)	930,044
Lease liability - Current		(685,273)	(1,005,825)	320,552
Provisions		(5,811,134)	(5,811,134)	-
		(18,908,195)	(21,341,612)	2,433,417
Unadjusted Net Current Assets		**60,522,567**	**23,247,534**	**37,275,033**
Adjustments and exclusions permitted by FM Reg 32				
Add: Loan Repayments (Current)		912,522	1,842,566	(930,044)
Added: Current portion of loan - associated funded		18,493	18,493	-
Add: Lease Liability (Current)		685,273	1,005,825	(320,552)
Less: Cash - Reserves - Restricted		(10,478,891)	(10,543,904)	65,013
Less: Land held for sale		(4,546,299)	(4,546,299)	-
Adjusted Net Current Assets		**47,113,665**	**11,024,215**	**36,410,002**

SIGNIFICANT ACCOUNTING POLICIES

Please see Information attachment on significant accounting polices relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



Last Year YTD Surplus(Deficit)
$52.46 M

This Year YTD Surplus(Deficit)
$47.11 M

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

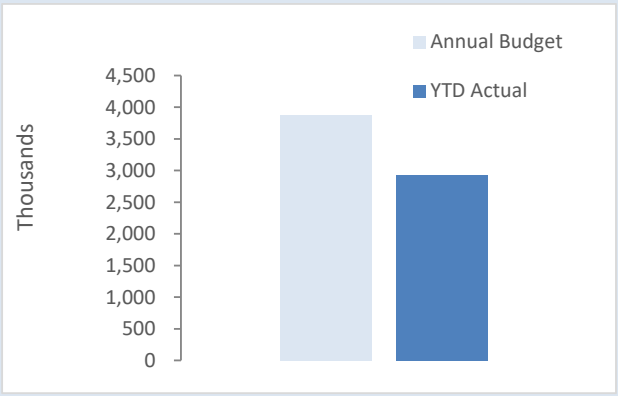
CAPITAL ACQUISITIONS SUMMARY NOTE 3(a)

Capital Acquisitions	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Budget Variance
	$	$	$	$
120 Investment Land	300,000	-	-	-
210 Buildings	8,983,107	1,098,653	1,089,436	9,217
220 Investment Buildings	1,963,910	25,000	15,433	9,567
310 Infrastructure - Roads	2,440,258	338,258	301,877	36,381
330 Infrastructure - Drainage	425,367	225,367	193,027	32,340
340 Infrastructure - Paths	402,104	115,600	150,158	(34,558)
380 Infrastructure - Parks	6,906,392	1,587,128	831,086	756,042
390 Infrastructure - Other	1,492,082	1,323,077	453,739	869,338
440 Furniture and Fittings	384,006	47,006	1,680	45,326
450 Plant and Equipment	2,497,000	-	7,761	(7,761)
Capital Expenditure Totals	**25,794,226**	**4,760,089**	**3,044,197**	**1,715,892**
Capital Acquisitions Funded By:				
Capital grants and contributions	8,665,145	1,492,594	424,074	(1,068,520)
Contribution - operations	10,384,329	2,377,608	2,507,187	129,579
	19,049,474	3,870,202	2,931,261	938,941
Cash Backed Reserves				
Hilton Park Sports Reserve	780,000	-	-	-
Investment Fund Reserve	386,034	183,887	102,199	(81,688)
Parking Dividend Equalisation Reserve	3,951,000	706,000	10,737	(695,263)
Sustainability Investment Reserve	31,510	-	-	-
Public Open Spaces Reserves	401,075	-	-	-
Fleet Reserve	500,000	-	-	-
Fremantle Markets Conservation Reserve	70,133	-	-	-
South Beach Reserve	625,000	-	-	-
	6,744,752	889,887	112,936	776,951
Capital Funding Total	**25,794,226**	**4,760,089**	**3,044,197**	**(1,715,892)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$25.79 M	$3.04 M	12%

Capital Grant	Annual Budget	YTD Actual	% Recognised
	$8.67 M	$.42 M	5%

Capital Expenditure - Level of Completion Indicators

0%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red

** Please see table at the end of this note for further detail*

% of Completion		Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
			$	$	$	$	$
	City Business Directorate						
	IT Operations Team						
0%	P-10498 Install-Network infrastructure	300007	12,368	12,368	-	12,368	-
0%	P-11077 Install-Kings Square Network infrastructure Queensga	300073	34,638	34,638	-	34,638	-
0%	P-11636 Relocation-Vocus communications	300108	-	-	1,680	(1,680)	(1,680)
	Economy and Commercial						
0%	P-11829 Design and construct-Kings Square Commercial tenancy	300112	134,779	-	-	-	-
	Commercial						
0%	P-12041 Program - Ticket machines	300259	1,706,000	-	-	-	-
	Commercial Property Team						
0%	P-12159 Tenancy Fitout	300353	150,000	-	-	-	-
	Creative Arts and Community Directorate						
	Arts and Culture Management						
0%	P-11687 Install Public Art Kings Square	300088	35,200	-	-	-	-
	Fremantle Arts Centre Team						
0%	P-10545 Program-Artworks Victor Felstead	300050	7,000	-	-	-	-
	Public Art Team						
0%	P-11878 - Design and construct -Walyalup Koort – Public Artw	300162	79,449	-	-	-	-
	Art and Culture Team						
0%	P-12134 Program - Access and inclusion	300285	30,000	30,000	-	30,000	-
	Community Development Management						
59%	P-12164 Install - Leisure Centre portable steps	300358	17,500	17,500	10,250	7,250	-
	Planning, Place and Urban Development Directorate						
	Parking Compliance Team						
0%	P-12036 Purchase - Parking licence plate recognition cameras	300256	180,000	-	-	-	-
	Infrastructure Directorate						
	Building Maintenance						
0%	P-12033 Software - Utility data management system	300254	12,000	-	-	-	-
	Building Projects						
40%	P-11842 Design and construct-Westgate Mall courtyard	300119	176,504	-	70,531	(70,531)	-
0%	P-11843 Design and construct- Markets Building Services	300121	2,270,133	-	-	-	-
0%	P-11670 Design and construct-Leisure Centre Pool Roof	300123	-	-	6,793	(6,793)	(6,793)
0%	P-11882 Design and construct Fremantle Golf Course Clubhouse	300157	4,381,857	-	10,594	(10,594)	-
0%	P-11944 Design and construct – 38-40 Henry Street – Façade'	300167	300,000	-	-	-	-
28%	P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	300206	234,168	19,800	66,605	(46,805)	-
2%	P-12197 Demolition - Ken Allen Clubhouse	300216	106,285	-	2,427	(2,427)	-
0%	P-12074 Design + Construct Fremantle Leisure Centre Kiosk	300281	40,000	-	-	-	-
0%	P-12090 Fitout - WCC tenancy - Level 1,2 & 3	300299	1,041,860	-	-	-	-
0%	P-12081 Design and construct - Leighton Beach - Toilets	300307	-	-	850	(850)	(850)
96%	P-10223 Design and construct - Arts Centre - Roof	300309	359,183	359,183	345,085	14,098	-
3%	P-12114 Design and construct - Notre Dame - Drainage	300319	47,545	47,545	1,360	46,185	-
0%	P-12082 Design and construct - Brad Hardie Changerooms	300341	200,000	200,000	-	200,000	-
0%	P-12150 Design and construct - FAC Café	300347	93,911	3,911	-	3,911	-
0%	P-12149 Install-Leisure Centre - Air Con	300348	55,000	-	-	-	-
124%	P-12145-Design and construct - North Fremantle Bowling Club	300350	201,159	201,159	249,584	(48,425)	(48,425)
0%	P-12184 Design and construct - Arts Centre Creative Hub	300355	1,257,410	-	-	-	-
0%	P-12179 Install - Local History - Partition	300357	25,000	-	-	-	-
7%	P-12160 Install - Arts Centre - Ceramics studio aircondition	300363	62,000	-	4,417	(4,417)	-
0%	P-12183 Install - Arts Centre - Jewellery studio ventilation	300364	22,000	22,000	-	22,000	-
0%	P-12182 Install - Arts Centre - Office climate control	300365	22,500	-	-	-	-
0%	P-12176 Install - Moores Building - Electrical	300368	50,000	-	-	-	-
0%	P-12175 Install - Arts Centre - Fire system	300369	95,000	-	-	-	-
0%	P-12174 Install - Victoria Pavilion - Fire system	300370	60,000	3,000	-	3,000	-
0%	P-12173 Refurbish - Point St - Toilets	300371	15,000	-	-	-	-
44%	P-12172 Refurbish - 92 Adelaide Street - Windows (Fremantle	300372	25,000	-	11,016	(11,016)	-
0%	P-12171 Install - Old Fire Station - Electrical and fire sys	300373	300,000	-	-	-	-

Capital Expenditure - Level of Completion Indicators

0%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red

** Please see table at the end of this note for further detail*

% of Completion		Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
	Construction and Maintenance Teams						
0%	P-11914 Road safety - Hampton Rd - Bike lane - Stage 2	300209	-	-	(18)	18	-
0%	P-12130 Parking - Leighton Beach	300288	-	-	10,737	(10,737)	(10,737)
98%	P-12125 Install - William, Henderson & Queen St - Lighting	300290	156,095	156,095	152,208	3,887	-
0%	P-12122 Road Safety - Carrington & Hughes St - Intxn	300292	258	258	-	258	-
139%	P-12120 Drainage - York and Long St	300294	27,364	27,364	38,024	(10,660)	(10,660)
99%	P-12119 Drainage - Jenkin and Daly St	300295	30,458	30,458	30,113	345	-
105%	P-12085 Design and construct - Paget St - Streetscape	300303	50,000	50,000	52,388	(2,388)	(2,388)
0%	P-12117 Footpath - Hampton Rd	300317	-	-	11,735	(11,735)	(11,735)
0%	P-12104 Resurface - R2R - Letchford St	300328	-	-	1,815	(1,815)	(1,815)
0%	P-12103 Resurface - R2R - Marchant Rd	300329	-	-	1,111	(1,111)	(1,111)
0%	P-12148 Design and construct - Walyalup Koort Lighting	300345	330,000	330,000	-	330,000	-
0%	P-12163 Design and construct - Increase carpark capacity	300359	2,000,000	-	-	-	-
0%	P-12188 Program - Drainage catchment	300360	200,000	-	-	-	-
0%	P-12190 Program - Paths	300362	160,000	50,000	-	50,000	-
0%	P-12181 Install - Arts Centre - Lighting	300366	30,000	-	-	-	-
0%	P-12169 QUARANTINED - Resurface – Delamere Lane	300375	102,000	-	-	-	-
50%	P-12192 Resurface - Cliff Street - Carpark	300377	65,000	65,000	32,296	32,704	-
98%	P-12193 Resurface - R2R - Sellenger Avenue	300378	97,300	97,300	95,405	1,895	-
113%	P-12194 Resurface - R2R - Baird Place	300379	33,769	33,769	38,023	(4,254)	(4,254)
72%	P-12195 Resurface - R2R - Kirby Way	300380	156,931	156,931	113,153	43,778	-
	Parks and Landscapes Team						
88%	P-12000 Program - Doepel St - Trees	300225	19,660	19,660	17,220	2,440	-
117%	P-12079 Program - Dog improvements	300305	60,450	60,450	70,588	(10,138)	(10,138)
0%	P-12138 Design and construct - John St Riverwall Replacment	300310	136,552	118,700	-	118,700	-
25%	P-12129 Program - Prawn Bay - Ecological restoration	300313	94,362	29,060	23,770	5,290	-
4%	P-12100 Design and construct - Dick Lawrence - Irrigation	300332	310,000	210,000	12,038	197,963	-
4%	P-12097 Design and construct - South Beach - Bore	300335	84,337	30,000	3,021	26,979	-
85%	P-12096 Design and construct - Pioneer Park - Bore	300336	206,400	180,000	175,488	4,512	-
0%	P-12191 Install - Fremantle Oval - Bore	300376	75,000	-	-	-	-
	Waste Collection Team						
116%	P-12032 Purchase - FOGO bins - Multi unit dwellings	300253	10,754	10,754	12,518	(1,764)	(1,764)
	Mechanical Services Team						
1%	P-12189 Program - Fleet replacement	300361	679,000	-	5,911	(5,911)	-
0%	P-12177 Program - Fleet Replacement - EV Premium	300367	50,000	-	-	-	-
	Facilities and Environmental Management						
0%	P-11873 Program - Solar panels	300152	31,510	-	-	-	-
	Place and Projects Team						
33%	P-10077 Program-Parks-Infrastructure	300147	193,688	80,000	63,408	16,592	-
0%	P-10412 Design and construct - Booyeembara Park Masterplan	300197	401,075	-	-	-	-
11%	P-11992 Design & construct–South Beach–Changerooms	300218	3,230,119	210,000	363,894	(153,894)	-
118%	P-12048 Design and construct - Paddy Troy Mall - Lighting	300262	30,352	30,352	35,923	(5,571)	(5,571)
0%	P-12070 - Deliver - N Fremantle landscaping	300280	16,394	16,394	-	16,394	-
110%	P-12126 Footpath - Fremantle Port to Bathers Beach	300289	45,940	45,940	50,672	(4,732)	(4,732)
4%	P-12123 Design and construct - Leighton Reserve - Playground	300291	229,000	170,000	8,042	161,958	-
102%	P-12116 Install - William St – Trees	300297	152,442	152,442	155,650	(3,208)	(3,208)
0%	P-12086 Design and construct - Leighton Beach - Signage	300302	15,000	15,000	-	15,000	-
0%	P-12078 Design and construct - Nannine Commons	300308	27,605	-	-	-	-
12%	P-12136 Install - Parks - Signage	300311	20,000	5,000	2,478	2,522	-
96%	P-12127 Design and construct - Hilton Bowling Club - Green	300316	122,335	122,335	117,878	4,457	-
6%	P-12112 Design and construct - Stevens Res - Facility	300320	175,000	19,600	11,160	8,440	-
0%	P-12084 Design and construct - Dick Lawrence - Lighting	300342	90,000	-	-	-	-
6%	P-11989 - Design and construct - Hilton Park Precinct	300344	720,000	85,000	43,038	41,962	-
103%	P-12140 Drainage – Port Beach carpark	300349	120,000	120,000	123,530	(3,530)	(3,530)
4%	P-12185 Purchase - South Beach - Access matting	300356	50,000	-	1,850	(1,850)	-
	Natural Areas and Urban Forest Team						
30%	P-11823 Design and construct-Port Beach coastal adaptation	300110	1,033,018	996,514	308,379	688,135	-
94%	P-12028 Program - Coastal Monitoring (South)	300278	84,609	84,609	79,560	5,049	-
	Grand Total		**25,794,226**	**4,760,089**	**3,044,197**	**1,715,892**	**(129,391)**

PROJECTS OF OVERSPENDING	VARIANCE OVER 23/24 BUDGET	COMMENT *(Tolerance level is 10% and $10,000)*
P-12145-Design and construct - North Fremantle Bowling Club	*(48,425)*	*Project Completed in FY23. However, final invoice received & paid in FY24*
P-12130 Parking - Leighton Beach	*(10,737)*	*Project Completed in FY23. However, final invoice received & paid in FY24*
P-12120 Drainage - York and Long St	*(10,660)*	*Change of design and additional scope resulted in overspent*
P-12117 Footpath - Hampton Rd	*(11,735)*	*Change of design due to change in scope of work, resulted in overspent*
P-12079 Program - Dog improvements	*(10,138)*	*The project incurred variations due to requirements for additional fill, concrete, traffic management, mulching and fence to complete the works*

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

CAPITAL ACQUISITIONS - WORK IN PROGRESS
NOTE 3(c)

Works in Progress 2022/23 (LTD) & 2023/24

Account No.	Project	Financial Year 2022/23 (LTD)	2023/24 (YTD)
Buildings			
300123	P-11670 Design and construct-Leisure Centre Pool Roof	-	6,793
300206	P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	-	66,605
300216	P-12197 Demolition - Ken Allen Clubhouse	13,715	2,427
300218	P-11992 Design & construct–South Beach–Changerooms	127,943	363,894
300269	P-12050 Purchase - South Beach - Temporary toilets	8,177	-
300299	P-12090 Fitout - WCC tenancy - Level 1,2 & 3	4,320	-
300307	P-12081 Design and construct - Leighton Beach - Toilets	-	850
300309	P-10223 Design and construct - Arts Centre - Roof	390,817	345,085
300320	P-12112 Design and construct - Stevens Res - Facility	-	11,160
300344	P-11989 - Design and construct - Hilton Park Precinct	-	43,038
300350	P-12145-Design and construct - North Fremantle Bowling Club	-	249,584
Investment Buildings			
300363	P-12160 Install - Arts Centre - Ceramics studio aircondition		4,417
300372	P-12172 Refurbish - 92 Adelaide Street - Windows (Fremantle		11,016
Furniture and Fittings			
300107	P-10897 Purchase-Wi-Fi network infrastructure	35,278	-
300108	P-11636 Relocation-Vocus communications	17,396	1,680
Plant and Equipment			
300356	P-12185 Purchase - South Beach - Access matting	-	1,850
300361	P-12189 Program - Fleet replacement	-	5,911
Infrastructure - Drainage			
300293	P-12121 Drainage - Johanna St - Phase 1	34,250	-
300294	P-12120 Drainage - York and Long St	8,704	38,024
300295	P-12119 Drainage - Jenkin and Daly St	9,305	30,113
300296	P-12118 Drainage - Chamberlain St	10,252	-
300319	P-12114 Design and construct - Notre Dame - Drainage	2,455	1,360
300349	P-12140 Drainage – Port Beach carpark	-	123,530
Infrastructure - Roads			
300135	P-11854 Resurface MRRG-South Tce	1,398	-
300209	P-11914 Road safety - Hampton Rd - Bike lane - Stage 2	-	(18)
300270	P-12053 Road safety - Leighton Beach - Traffic calming	12,630	-
300292	P-12122 Road Safety - Carrington & Hughes St - Intxn	39,742	-
300303	P-12085 Design and construct - Paget St - Streetscape	-	52,388
300328	P-12104 Resurface - R2R - Letchford St	89,104	1,815
300329	P-12103 Resurface - R2R - Marchant Rd	-	1,111
300339	P-12093 Resurface - MRRG - South Tce and Wray Ave	55,920	-
300378	P-12193 Resurface - R2R - Sellenger Avenue	-	95,405
300379	P-12194 Resurface - R2R - Baird Place	-	38,023
300380	P-12195 Resurface - R2R - Kirby Way	-	113,153

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

CAPITAL ACQUISITIONS - WORK IN PROGRESS
NOTE 3(c)

Works in Progress 2022/23 (LTD) & 2023/24

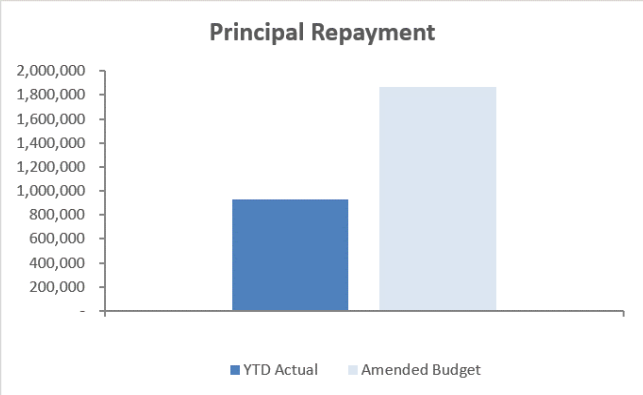
Account No.	Project	Financial Year 2022/23 (LTD)	2023/24 (YTD)
Infrastructure - Parks			
300147	P-10077 Program-Parks-Infrastructure	238,699	63,408
300157	P-11882 Design and construct Fremantle Golf Course Clubhouse	-	10,594
300262	P-12048 Design and construct - Paddy Troy Mall - Lighting	74,647	35,923
300290	P-12125 Install - William, Henderson & Queen St - Lighting	3,905	152,208
300291	P-12123 Design and construct - Leighton Reserve - Playground	1,000	8,042
300297	P-12116 Install - William St – Trees	17,558	155,650
300305	P-12079 Program - Dog improvements	2,550	70,588
300308	P-12078 Design and construct - Nannine Commons	7,395	-
300311	P-12136 Install - Parks - Signage	-	2,478
300313	P-12129 Program - Prawn Bay - Ecological restoration	-	23,770
300316	P-12127 Design and construct - Hilton Bowling Club - Green	137,964	117,878
300332	P-12100 Design and construct - Dick Lawrence - Irrigation	-	12,038
300335	P-12097 Design and construct - South Beach - Bore	5,663	3,021
300336	P-12096 Design and construct - Pioneer Park - Bore	18,600	175,488
Infrastructure - Paths			
300119	P-11842 Design and construct-Westgate Mall courtyard	-	70,531
300225	P-12000 Program - Doepel St - Trees	-	17,220
300263	P-12049 Footpath - Duffield Ave	63,397	-
300289	P-12126 Footpath - Fremantle Port to Bathers Beach	-	50,672
300317	P-12117 Footpath - Hampton Rd	77,247	11,735
Infrastructure - Other			
300110	P-11823 Design and construct-Port Beach coastal adaptation	-	308,379
300162	P-11878 - Design and construct -Walyalup Koort – Public Artw	25,000	-
300253	P-12032 Purchase - FOGO bins - Multi unit dwellings	-	12,518
300271	P11983 - Design and Construct - Leighton Beach Access	59,325	-
300278	P-12028 Program - Coastal Monitoring (South)	-	79,560
300288	P-12130 Parking - Leighton Beach	-	10,737
300310	P-12138 Design and construct - John St Riverwall Replacment	34,256	-
300312	P-12135 Program - Bus shelters	30,849	-
300358	P-12164 Install - Leisure Centre portable steps	-	10,250
300377	P-12192 Resurface - Cliff Street - Carpark	-	32,296
Total Annual Work in Progress		**1,659,462**	**3,044,198**
		Cumulative Total WIP	**4,703,659**

*LTD - Life to Date balance

BORROWINGS
NOTE 4

Particulars	Interest Rate	Expiry date of Loan	Principal 1 July 2023	Principal Repayment		Principal Balance		Interest and Guarantee Fee Repayments	
				YTD Actual	*Amended Budget*	*31 Dec 2023*	*Amended Budget 30 June 2024*	*YTD Actual*	*YTD Budget*
	%		$	$	$	$	$	$	$
Recreation and culture									
298 Leighton Beach Kiosk & .....Changerooms	3.44	1/07/2025	364,219	78,529	158,416	285,690	205,803	6,020	5,502
301 Leighton Beach Kiosk	3.15	1/07/2026	131,281	19,336	38,977	111,945	92,304	2,186	2,064
303 Fremantle Boys School	2.86	28/06/2027	304,127	36,147	72,813	267,979	231,314	7,203	4,932
308 Arthur Head - Wall stabilisation	1.62	1/04/2031	406,358	23,887	47,968	382,471	358,390	7,829	4,542
Transport									
232 Streets Ahead Programme (2)	6.56	1/07/2021	-	-	-	-	-	-	-
236 Streets Ahead Programme (3)	6.56	1/07/2022	-	-	-	-	-	-	-
277 Road Asset Program	5.56	1/07/2021	-	-	-	-	-	-	-
278 Footpath Asset Program	5.56	1/07/2021	-	-	-	-	-	-	-
280 Road Rehabilitation & .....Improvement program	3.93	1/07/2022	-	-	-	-	-	-	-
281 Footpath Replacement Program	3.93	1/07/2022	-	-	-	-	-	-	-
284 Road Asset Program	4.01	1/07/2023	19,622	19,622	19,622	-	-	3	-
289 Road Asset Program	3.99	1/07/2024	260,811	102,774	207,608	158,037	53,203	4,226	3,516
290 Footpath Asset Program	3.99	1/07/2024	52,607	20,730	41,875	31,877	10,732	852	708
291 Drainage Asset Program	3.99	1/07/2024	44,457	17,518	35,388	26,938	9,069	720	600
295 Road Asset Program	3.44	1/07/2025	230,519	49,702	100,263	180,817	130,256	3,810	3,486
296 Footpath Asset Program	3.44	1/07/2025	66,090	14,250	28,745	51,840	37,345	1,092	996
297 Drainage Asset Program	3.44	1/07/2025	76,840	16,567	33,421	60,272	43,419	1,270	1,164
300 Road Asset Program	3.15	1/07/2026	304,760	44,887	90,485	259,873	214,275	5,075	4,788
294B Acquisition 73 Hampton Road	4.03	1/07/2024	49,729	19,593	39,583	30,136	10,146	734	594
305 Heavy Vehicles	2.86	28/06/2027	217,233	25,819	52,010	191,414	165,223	5,145	3,522
Economic services									
279 Fremantle Markets Upgrade	5.56	1/07/2021	-	-	-	-	-	-	-
283 Fremantle Markets Upgrade	3.93	1/07/2022	-	-	-	-	-	-	-
307 Civic & Library Building	1.96	28/06/2040	17,473,963	435,563	875,394	17,038,401	16,598,569	317,952	229,626
Community Amenities									
SMRC	WACC	-	394,730	5,119	20,483	389,611	374,247	4,191	9,536
Total			**20,397,345**	**930,044**	**1,863,051**	**19,467,301**	**18,534,294**	**368,309**	**275,576**

The above YTD Actual interest is a result of accrual accounting, which requires that accounting transactions be recognized and recorded when they occur, regardless of whether payment has been made at that time has been recognised in accrued method.



Principal Repayments	Interest Earned	Finance Cost	Reserves Bal	Loans Due
$930,044	$1,755,862	$327,441	$10.48 M	$19.47 M

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 DECEMBER 2023

RESERVE FUND BALANCES AND MOVEMENTS SUMMARY
NOTE 5(a)

Reserve Fund	Opening Balance 1 Jul 2023	*Transfer To Muni Fund* *For Operating*	*Transfer To Muni Fund* *For Capital*	*Transfers From Muni Fund* *From Operating*	*Transfers From Muni Fund* *From Capital*	Closing Balance 31 Dec 2023
	$	$	$	$	$	$
Cantonment Hill Master Plan Reserve	**117,868**	-	-	-	-	**117,868**
Public Open Space - Swan Hardware	**26,899**	-	-	-	-	**26,899**
Public Open Space - Christian Brothers	**131,830**	-	-	-	-	**131,830**
Public Open Space - Lot 502 Lefroy	**61,600**	-	-	-	-	**61,600**
Public Open Space - Knutsford Blinco	**401,075**	-	-	-	-	**401,075**
Community Care Programs Reserve (Previously HACC)	**6,386**	-	-	-	-	**6,386**
Fleet Reserve	**500,000**	-	-	-	-	**500,000**
Fremantle Markets Conservation Reserve	**70,132**	-	-	-	-	**70,132**
Fremantle Oval Reserve	**30,350**	(30,350)	-	-	-	**-**
Hilton Park Sports Reserve	**2,000,000**	-	-	-	-	**2,000,000**
Investment Fund Reserve	**768,016**	-	(102,199)	-	-	**665,817**
Leighton Precinct Maintenance Reserve	**221,674**	(15,104)	-	80,697	-	**287,267**
Leisure Centre Upgrade Reserve	**33,599**	-	-	-	-	**33,599**
Parking Dividend Equalisation Reserve	**5,486,080**	-	(10,737)	-	3,876	**5,479,220**
Parks Recreation and Facilities Reserve	**97,771**	-	-	-	-	**97,771**
Sustainability Investment Reserve	**59,510**	-	-	-	-	**59,510**
South Beach Reserve	**500,000**	-	-	-	-	**500,000**
White Gum Valley Precinct Community Bore Reserve	**31,114**	-	-	8,804	-	**39,918**
Total	**10,543,904**	**(45,454)**	**(112,936)**	**89,501**	**3,876**	**10,478,891**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	$	$	$
Cantonment Hill Master Plan Reserve			
Reserve Purpose:			
To fund capital works at Cantonment Hill in accordance with the 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 - 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)	(401,075)	(401,075)	-
300197 - P-10412 Design and construct - Booyembara Park Masterplan	*(401,075)*	*(401,075)*	-
Closing Balance	**220,329**	**220,329**	**621,404**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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**
Fleet Reserve			
Reserve Purpose:			
To replace City's vehicles fleet when required.			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial year			
Opening Balance	**500,000**	**500,000**	**500,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300361 - P-12189 Program - Fleet replacement	*(500,000)*	*(500,000)*	-
Closing Balance	**-**	**-**	**500,000**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	$	$	$
Fremantle Markets Conservation Reserve			
Reserve Purpose:			
To fund conservation works to the Fremantle Markets.			
Source of Income:			
Contribution by lessee on signing of new lease in June 2008. Increase of 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.			
Opening Balance	**70,132**	**70,132**	**70,132**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(70,132)	(70,132)	-
300121 - P-11843 Design and construct- Markets Building Services	*(70,132)*	*(70,132)*	-
Closing Balance	**-**	**-**	**70,132**
Fremantle Oval Reserve			
Reserve Purpose:			
To fund capital and business planning costs associated with the redevelopment of the Fremantle Oval precinct.			
Source of Income:			
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.			
Opening Balance	**30,350**	**30,350**	**30,350**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(12,168)	(30,350)	(30,350)
200132 - P-10300 Plan-Fremantle Oval Precinct	*(12,168)*	*(30,350)*	*(30,350)*
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**18,182**	**-**	**-**
Hilton Park Sports Reserve			
Reserve Purpose:			
To fund sporting, infrastructure and facility improvements in and around Hilton Park Sports Reserve.			
Source of Income:			
Transfer from Municipal Fund amount determined by Council through the annual budget and budget review.			
Opening Balance	**2,000,000**	**2,000,000**	**2,000,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(780,000)	(780,000)	-
300344 - P-11843 P-11989 - Design and construct - Hilton Reserve	*(780,000)*	*(780,000)*	-
Closing Balance	**1,220,000**	**1,220,000**	**2,000,000**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
Investment Fund Reserve			
Reserve Purpose:			
To realise and make investments in income producing assets. A specified list of 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	**659,792**	**659,792**	**768,016**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	4,750,000	4,750,000	-
300000 - P-10297 Construct - Walyalup Civic Centre and Library (KS)	-	-	-
300374 - P-12170 Contribution-Commercial tenancy fitout TRANSFER TO	*250,000*	*250,000*	-
300047 - P-10458 Disposal - 7 Quarry St	*2,250,000*	*2,250,000*	-
300053 - P-11052 Disposal - 9 Quarry St	*2,250,000*	*2,250,000*	-
Transfer from Retained Surplus of 2020/2021	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(547,315)	(511,034)	(102,199)
300073 - P-11077 Install - Network Infrastructure (Kings Square)	*(34,638)*	*(34,638)*	-
300085 - P-10295 Design and construct - Public Realm Newman Court (KS)	-	-	-
300100 - P-11682 Building development - Fit out - Civic Building (KS)	-	-	-
300101 - P- 10898 Relocation - AV Equipment & Installation (KS)	-	-	-
300103 - P-11720 Software - Licencing Pinforce	-	-	-
300112 - P-11829 Design and construct - Commercial tenancy (KS)	*(136,729)*	*(134,779)*	-
300157 - P-11882 Design and construct – Golf Course	*(28,000)*	*(28,000)*	*(10,594)*
300162 - P-11878 Design and construct - Kings Square - Windows to	*(79,449)*	*(79,449)*	*(25,000)*
300206 - P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	*(268,499)*	*(234,168)*	*(66,605)*
Closing Balance	**4,862,477**	**4,898,758**	**665,817**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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	**188,877**	**211,419**	**221,674**
Transfer to Reserves (Operating)	80,697	80,697	80,697
100913 - Maintain Landscape - Leighton Precinct SAR	*80,697*	*80,697*	*80,697*
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(55,000)	(87,796)	(15,104)
100913 - Maintain Landscape - Leighton Precinct SAR	*(55,000)*	*(87,796)*	*(15,104)*
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**214,574**	**204,320**	**287,267**
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	**33,599**	**151,635**	**33,599**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**33,599**	**151,635**	**33,599**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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	**5,033,111**	**5,342,077**	**5,486,080**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	73,438	73,438	3,876
300244 - P-12019 Design and Construct - Hilton - Underground Power	*73,438*	*73,438*	*3,876*
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(3,951,000)	(3,951,000)	(10,737)
300244 - P-12019 Design and Construct - Hilton - Underground Power	-	-	-
300256 - P-12036 Purchase - Parking licence plate recognition cameras	*(180,000)*	*(180,000)*	-
300257 - P-12038 Purchase - Hand held licence plate recognition equipment	-	-	-
300259 - P-12041 Program - Ticket machines	*(1,706,000)*	*(1,706,000)*	-
300359 - P-12163 Install - Carpark 11 - Reusable carpark	*(2,000,000)*	*(2,000,000)*	-
300377 - P-12192 Resurface - Cliff Street - Carpark	*(65,000)*	*(65,000)*	-
300288- P-12130 Parking – Leighton Beach	-	-	*(10,737)*
Closing Balance	**1,155,549**	**1,464,515**	**5,479,220**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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**
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	**59,510**	**59,510**	**59,510**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	100,000	100,000	-
300354 - P-12162 Program - Sustainability intiaitives (2023/24-TRANSFER TC	*100,000*	*100,000*	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(31,510)	(31,510)	-
300152 - P-11873 Program-Solar Panels City	*(31,510)*	*(31,510)*	-
Closing Balance	**228,000**	**228,000**	**59,510**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
South Beach Reserve			
Reserve Purpose:			
To fund infrastructure and facilities improvement			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial year			
Opening Balance	**500,000**	**500,000**	**500,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300218 - P-11992 Design & construct–South Beach–Changerooms	*(500,000)*	*(500,000)*	-
Closing Balance	**-**	**-**	**500,000**
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.			
Opening Balance	**24,479**	**24,479**	**31,114**
Transfer to Reserves (Operating)	8,804	8,804	8,804
100738 - Service charge - Use of community bore	*8,804*	*8,804*	*8,804*
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(8,804)	(15,439)	-
100738 - Service charge - Use of community bore	*(8,804)*	*(15,439)*	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**24,479**	**17,844**	**39,918**
Summary			
Opening Balance	**9,943,280**	**10,392,823**	**10,543,903**
Transfer to Reserves (Operating)	89,501	89,501	89,501
Transfer to Reserves (Capital)	4,923,438	4,923,438	3,876
Transfer from Reserves (Operating)	(75,972)	(133,585)	(45,454)
Transfer from Reserves (Capital)	(6,781,033)	(6,744,752)	(112,936)
Closing Balance	**8,099,214**	**8,527,425**	**10,478,891**

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 2023	Amount Received	Amount Paid	Closing Balance 31 Dec 2023
	$	$	$	$
Cash In Lieu of Parking	469,360	-	-	469,360
Cash In Lieu of Public Open Space				
37 Strang Street subdivision	85,673	-	-	85,673
Bequests				
Gwenth Ewens	31,901	1,852	-	33,753
John Francis Boyd	2,700	-	-	2,700
Victor Felstead	11,305	3,908	-	15,213
Unclaimed Funds - Debtors	4,441	-	-	4,441
Unclaimed Funds - Stale Cheques	48,602	592	-	49,194
Miscellaneous	290,176	-	(97,043)	193,134
Trust Interest	56,146	-	-	56,146
	1,000,304	**6,352**	**(97,043)**	**909,614**

RECEIVABLES
NOTE 7

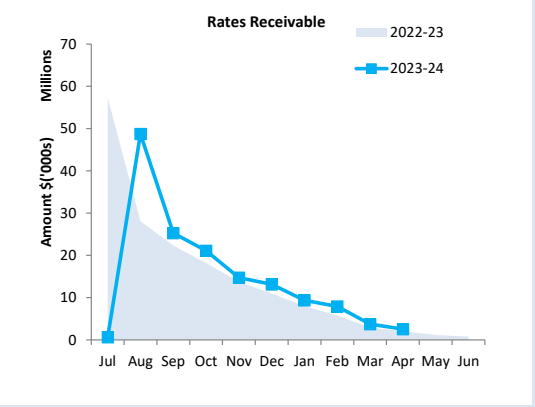
Rates Receivable	30 June 2023	31 Dec 2023
	$	$
Opening Arrears Previous Years	774,147	1,135,640
Levied this year		
Rates	53,404,655	59,541,748
ESL	9,350,102	9,350,102
Other	938,336	938,336
Less Collections to date	(63,331,600)	(57,064,314)
Equals Current Outstanding	**1,135,640**	**13,901,512**
Net Rates Collectable	**1,135,640**	**13,901,512**
% Collected	98.24%	80.41%

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$
Percentage	**47%**	**12%**	**5%**	**36%**	
	- -	493	8,037	30,581	38,124
CEO Marketing & Economic Development	7,700	3,000	-	2,460	13,160
Community Development	196	1,471	-	430	2,096
Commercial Properties	330,316	38,592	14,614	312,214	695,736
Commercial Waste	60,362	20,260	3,836	3,586	88,043
Corporate Services	44,537	13,092	11,448	6,327	75,405
Fremantle Arts Centre	10,558	20,670	2,466	291	33,985
Fremantle Leisure Centre	8,996	611	421	1,926	11,953
Hall/Reserve Hire	12,014	15,961	1,143	(46)	29,072
Miscellaneous Debtor	-	(16)	-	(717)	(733)
Parking	8,496	6,021	6,617	-	21,134
Samson Recreation Centre	1,859	-	880	2,415	5,153
Technical Services	9,240	7,699	-	18,158	35,097
	494,273	**126,866**	**49,462**	**377,624**	**1,048,225**
Add: Prepayments	1,072,868				1,072,868
Less: Provision for Doubtful Debt	(160,937)				(160,937)
					1,960,156
Balance per Trial Balance					
Sundry debtors	1,960,155				1,960,155
GST receivable	345,613				345,613
Loans receivable - clubs/institutions	-				-
Total Receivables General Outstanding					**2,305,768**

Amounts shown above include GST (where applicable)

KEY INFORMATION

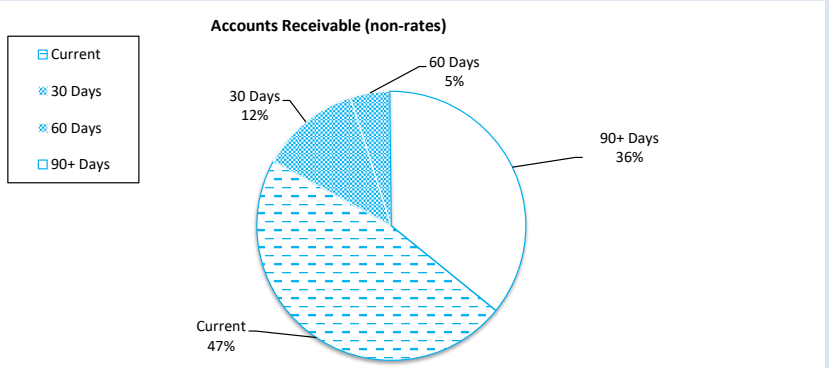
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.



Collected	Rates Due
80.41%	$13,901,512

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Debtors Due
$2,305,768

Over 30 Days
52.85%

Over 90 Days
36.03%

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2023

RATE REVENUE
NOTE 8

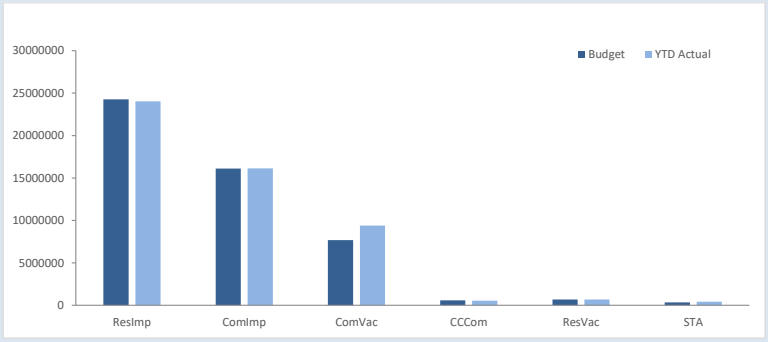
General Rate Revenue

				Adopted Budget				YTD Actual			
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE	$			$	$	$	$	$	$	$	$
Differential General Rate											
Residential Improved	0.079212	9,619	303,884,422	24,071,293	200,000		24,271,293	24,016,070	21,802	17,286	24,055,158
Commercial & Industrial General	0.107416	1,441	150,054,187	16,118,221	-		16,118,221	16,367,119	(188,172)	(2,316)	16,176,631
City Centre Commercial	0.107416	360	71,522,900	7,682,704	-		7,682,704	7,694,424	1,691,886	(26,832)	9,359,477
Residential Short Term Accommodation	0.107378	204	5,310,020	570,179	-		570,179	584,249	(25,217)	2,708	561,740
Vacant Residential Land	0.136819	166	4,891,550	669,257	-		669,257	671,042	16,864		687,906
Vacant Commercial & Industrial	0.158423	37	2,197,775	348,178	-		348,178	410,121	(11,723)	(3,398)	395,000
	Minimum $										
Residential Improved	1649	4,425	78,823,884	7,296,825	-		7,296,825	7,306,719			7,306,719
Commercial & Industrial General	1649	339	3,950,839	559,011	-		559,011	572,203			572,203
City Centre Commercial	1649	67	736,256	110,483	-		110,483	110,483			110,483
Residential Short Term Accommodation	1649	30	432,900	49,470	-		49,470	52,768			52,768
Vacant Residential Land	1599	101	950,875	161,499	-		161,499	161,499			161,499
Vacant Commercial & Industrial	1649	12	85,450	19,788	-		19,788	19,788			19,788
Sub-Totals		**16,801**	**622,841,058**	**57,656,908**	**200,000**	**-**	**57,856,908**	**57,966,485**	**1,505,440**	**-12,553**	**59,459,372**
Discount							-				
Concession							(157,689)	(139,511)			(139,511)
Amount from General Rates							**57,699,219**				**59,319,861**
Ex-Gratia Rates							-	-			-
Total General Rates							**57,699,219**				**59,319,861**
Specified Area Rates											
CBD Security Levy							119,210	141,190			141,190
Leighton Maintenance							80,699	80,697			80,697
Total Specified Area Rates			-	-			**199,909**	**221,887**	-	-	**221,887**
Totals							**57,899,128**				**59,541,748**

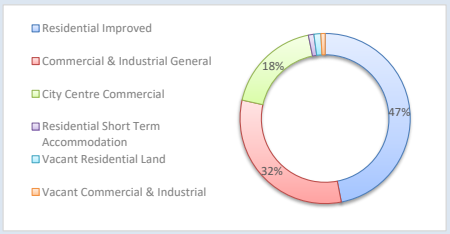
SIGNIFICANT ACCOUNTING POLICIES

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

KEY INFORMATION



General Rates		
Budget	**YTD Actual**	**%**
$57.7 M	**$59.32 M**	**103%**



MONTHLY FINANCIAL REPORT

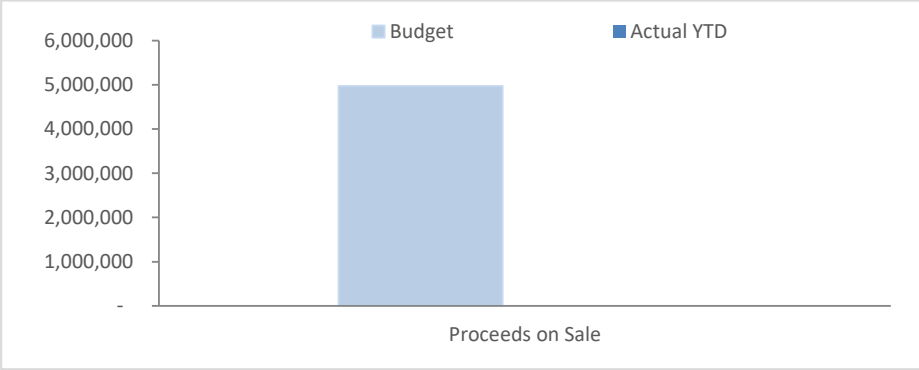
FOR THE PERIOD ENDED 31 DECEMBER 2023

DISPOSAL OF ASSETS
NOTE 9

Asset Description	Amended Budget Net Book Value	Amended Budget Proceeds	Amended Budget Profit	Amended Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
	$	$	$	$	$	$	$	$
Land - Freehold Land								
Project 10458 - Disposal of 7 Quarry St, Fremantle	2,650,000	2,250,000	-	(400,000)	-	-	-	-
Project 11052 - 9 to 15 Quarry St, Fremantle	1,593,000	2,250,000	657,000	-	-	-	-	-
Property, Plant and Equipment								
Fleet Replacement	509,631	179,000		(330,631)	-	9,757	-	-
	4,752,631	**4,679,000**	**657,000**	**(730,631)**	**-**	**9,757**	**-**	**-**

Note: Proceeds received during the month from the sale of a vehicle asset. The asset is yet to be disposed via the Fixed Asset Register. Upon disposal, the profit/(loss) on sale will be recorded in the Statement of Comprehensive Income.

KEY INFORMATION



Proceeds on Sale		
Budget	**YTD Actual**	**%**
$4,679,000	**$9,757**	**0.21%**

PREPARATION TIMING AND REVIEW

Prepared by: Financial Accountant
Reviewed by: Financial Accounting Team Leader

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 DECEMBER 2023

STATUTORY REPORTING PROGRAMS

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	To provide a decision making process for the efficient allocation of scarce resources.	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.
GENERAL PURPOSE FUNDING	To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
LAW, ORDER, PUBLIC SAFETY	To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH EDUCATION AND WELFARE	To provide an operational framework To provide services to disadvantaged persons, the elderly, children and youth.	Inspection of food outlets and their control, provision of Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.
HOUSING	To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
COMMUNITY AMENITIES	To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	To establish and effectively manage infrastructure and resource which will help the social well being of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT ECONOMIC SERVICES	To provide safe, effective and To help promote the City and its economic wellbeing.	Construction and maintenance of roads, streets, footpaths, Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.
OTHER PROPERTY AND SERVICES	To monitor and control City overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

GRANTS, SUBSIDIES AND CONTRIBUTIONS
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

PROFIT ON ASSET DISPOSAL
Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

FEES AND CHARGEES
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS
All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS
Depreciation expense raised on all classes of assets.

FINANCE COST
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

EMPLOYEE BENEFITS

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave *(Short-term Benefits)*

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the City has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the City expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

PROVISIONS

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

INVENTORIES

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

C2402-22 MONTHLY FINANCIAL REPORT - DECEMBER 2023 AND JANUARY 2024

Attachment 2 – Monthly Financial Report – January 2024

Monthly Financial Report

January 2024

fremantle.wa.gov.au

CITY OF FREMANTLE

MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
For the Period Ended 31 January 2024

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

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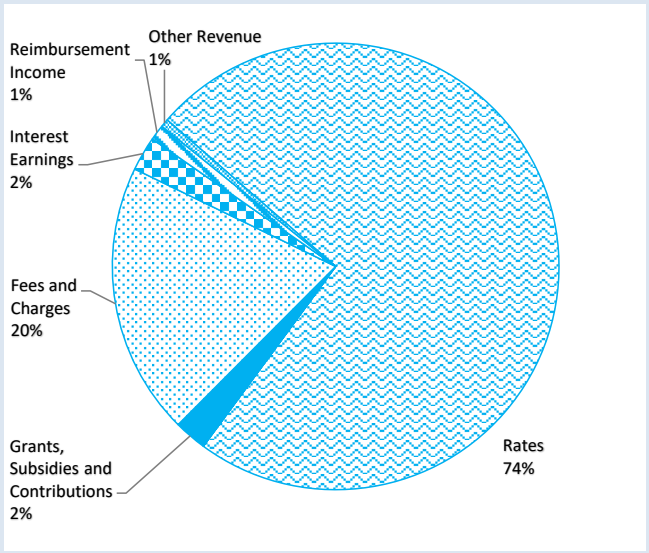
MONTHLY FINANCIAL REPORT

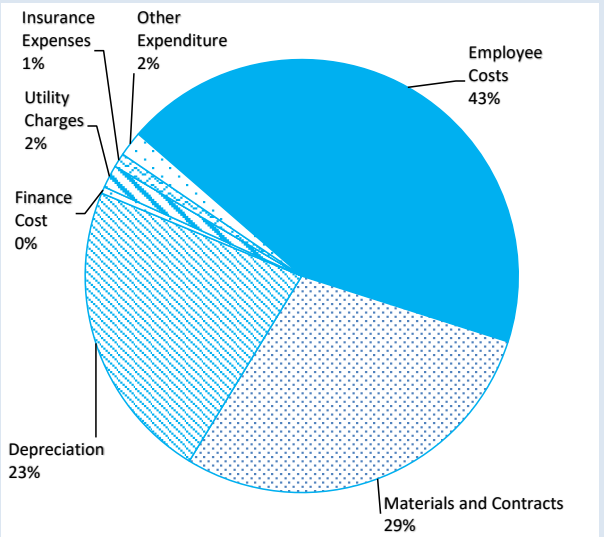
FOR THE PERIOD ENDED 31 JANUARY 2024

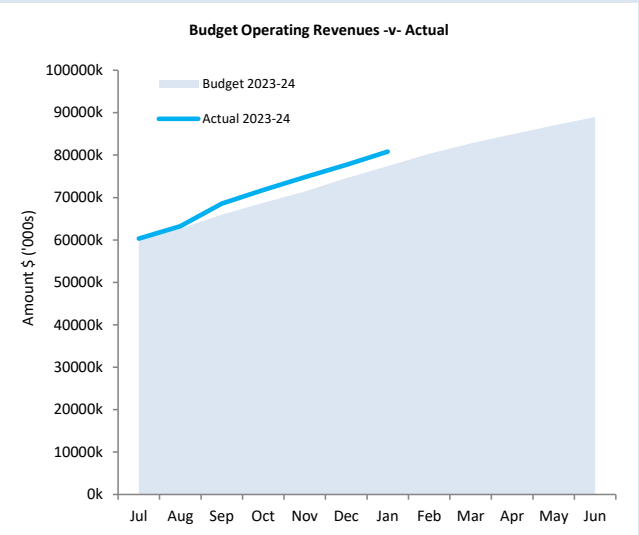
MONTHLY SUMMARY GRAPHS

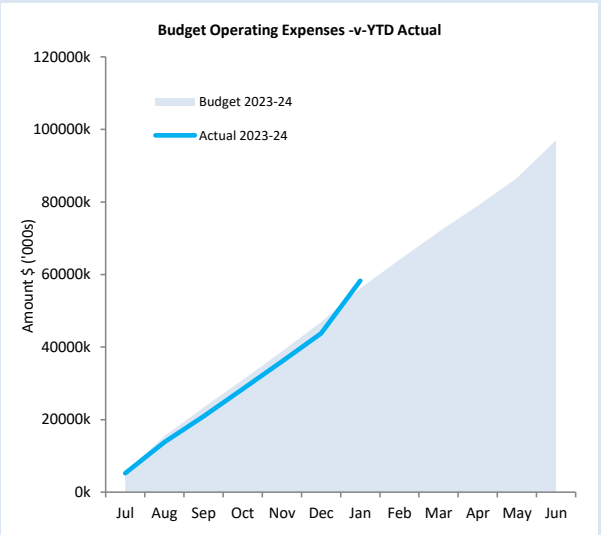
OPERATING REVENUE



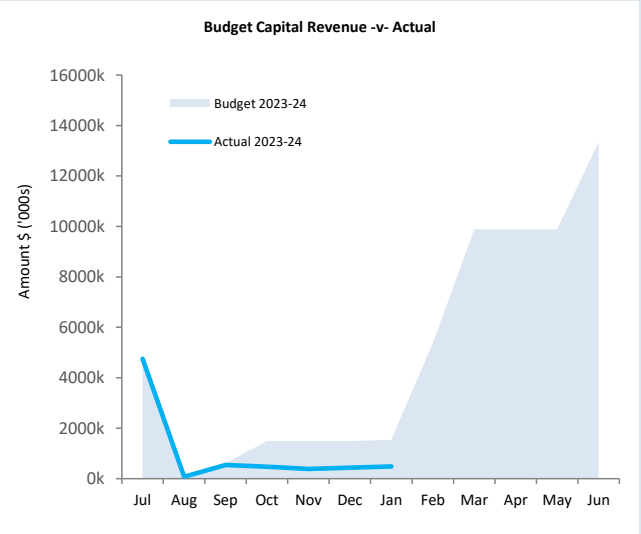
OPERATING EXPENSES



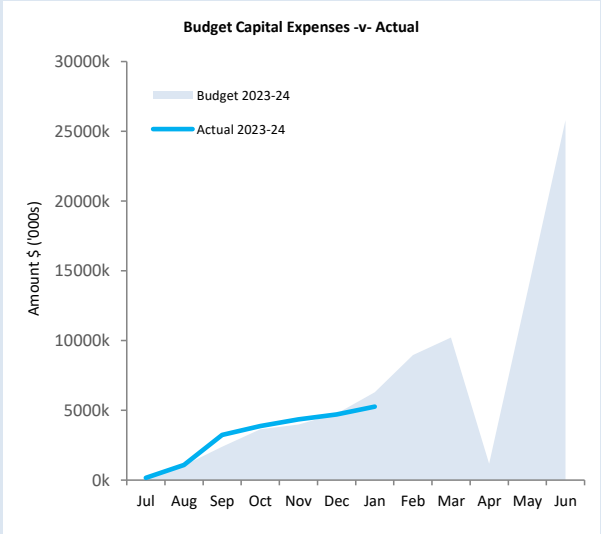




CAPITAL REVENUE



CAPITAL EXPENSES



This information is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

STATEMENT OF COMPREHENSIVE INCOME
BY NATURE AND TYPE

	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	%	
Revenue						
Rates (including Annual Levy)	57,895,889	57,895,889	59,570,224	1,674,335	2.89%	
Service Charges	8,804	5,134	12,680	7,546	146.98%	
Grants, Subsidies & Contributions	2,752,434	1,789,167	1,905,014	115,847	6.47%	
Fees and Charges	25,076,153	15,480,001	15,937,350	457,349	2.95%	
Interest Earnings	1,508,875	1,047,908	2,009,398	961,490	91.75%	▲
Reimbursement Income	1,264,662	908,467	915,665	7,198	0.79%	
Other Revenue	505,456	294,806	473,447	178,641	60.60%	▲
	89,012,273	77,421,372	80,823,777	3,402,405	4.39%	
Expenses						
Employee Costs	(46,493,382)	(27,548,084)	(24,713,701)	2,834,383	10.29%	▲
Employee costs - Agency Labour	(703,234)	(380,174)	(652,306)	(272,132)	(71.58%)	▼
Materials and Contracts	(32,357,277)	(17,933,902)	(16,770,320)	1,163,582	6.49%	
Depreciation on Non Current Assets	(11,705,852)	(6,832,090)	(13,150,998)	(6,318,908)	(92.49%)	▼
Finance Cost	(453,974)	(267,165)	(291,024)	(23,859)	(8.93%)	
Utility Charges (gas, electricity, water)	(2,109,155)	(1,221,387)	(996,369)	225,018	18.42%	▲
Insurance Expenses	(1,167,587)	(681,092)	(613,508)	67,584	9.92%	
Other Expenditure	(1,807,611)	(1,307,701)	(1,092,728)	214,972	16.44%	▲
	(96,798,072)	(56,171,594)	(58,280,954)	(2,109,359)	(3.76%)	
Operating Surplus / (Deficit)	**(7,785,799)**	**21,249,778**	**22,542,823**	**1,293,046**	**6.08%**	
Non-Operating Grants, Subsidies & Contributions	8,665,145	1,542,594	477,484	(1,065,110)	(69.05%)	▼
Profit on Asset Disposals	313,000	-	-	-		
Loss on Asset Disposals	(386,631)	-	-	-		
	8,591,514	**1,542,594**	**477,484**	**(1,065,110)**	**(69.05%)**	▼
Net Result	**805,715**	**22,792,372**	**23,020,308**	**227,936**	**1.00%**	
Other Comprehensive Income	-	-	-	-	-	
Total Comprehensive Income	**805,715**	**22,792,372**	**23,020,308**	**227,936**	**1.00%**	

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

STATEMENT OF FINANCIAL POSITION

	31 Jan 2024 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
	$	$	$
Current Assets			
Cash and Cash Equivalents	6,303,326	10,811,503	(4,508,177)
Other Financial Assets	51,500,033	26,500,033	25,000,000
Trade and Other Receivables	12,167,476	2,233,347	9,934,129
Inventories	114,600	149,691	(35,091)
Other Current Assets	1,109,254	348,273	760,982
Land held for sale	4,546,299	4,546,299	-
	75,740,988	44,589,146	31,151,842
Non-Current Assets			
Other Receivables	1,225,466	1,263,423	(37,957)
Investments	2,346,790	2,346,790	-
Capital Work in Progress	4,056,749	1,659,461	2,397,288
Property, Plant and Equipment	317,055,667	321,498,163	(4,442,496)
Right of Use Assets	1,913,993	2,499,930	(585,936)
Investment Property	22,753,725	22,753,725	-
Infrastructure	330,667,494	337,590,844	(6,923,349)
	680,019,884	689,612,335	(9,592,451)
Total Assets	**755,760,872**	**734,201,482**	**21,559,392**
Current Liabilities			
Trade and Other Payables	(13,046,891)	(12,663,593)	(383,297)
Short Term Borrowings	(731,288)	(1,861,059)	1,129,772
Lease Liability	(291,385)	(1,005,825)	714,440
Provisions	(5,811,134)	(5,811,134)	-
	(19,880,697)	(21,341,612)	1,460,914
Non-Current Liabilities			
Long Term Borrowings	(18,536,286)	(18,536,286)	-
Lease Liability	(1,549,291)	(1,549,291)	-
Trade and Other Payables - Non - current	(29,494)	(29,494)	-
Provisions	(1,242,234)	(1,242,234)	-
	(21,357,304)	(21,357,305)	-
Total Liabilities	**(41,238,001)**	**(42,698,917)**	**1,460,914**
Net Assets	**714,522,871**	**691,502,565**	**23,020,306**
Equity			
Retained Surplus	(173,393,651)	(171,071,395)	(2,322,256)
Reserves - Cash/Investment Backed	(10,445,993)	(10,543,904)	97,911
Reserves - Asset Revaluation	(507,662,921)	(507,662,921)	-
Net Result (YTD Current Year)	(23,020,308)	(2,224,345)	(20,795,963)
Total Equity	**(714,522,871)**	**(691,502,565)**	**(23,020,306)**

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

STATEMENT OF FINANCIAL ACTIVITY
BY NATURE AND TYPE

	2023/24 Original Budget	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	$	%	
Revenue from operating activities							
General Rates	57,899,128	57,895,889	57,895,889	59,570,224	1,674,335	2.89%	
Service Charges (Underground Power)	8,804	8,804	5,134	12,680	7,546	146.98%	
Grants, Subsidies and Contributions	3,857,232	2,752,434	1,789,167	1,905,014	115,847	6.47%	
Fees and Charges	24,971,153	25,076,153	15,480,001	15,937,350	457,349	2.95%	
Interest Earnings	1,508,875	1,508,875	1,047,908	2,009,398	961,490	91.75%	▲
Profit on Sale of Assets	313,000	313,000	-	-	-		
Reimbursement Income	1,264,662	1,264,662	908,467	915,665	7,198	0.79%	
Other Revenue	505,456	505,456	294,806	473,447	178,641	60.60%	▲
	90,328,310	89,325,273	77,421,372	80,823,777	3,402,405	4.39%	
Expenditure from operating activities							
Employee Costs	(46,493,382)	(46,493,382)	(27,548,084)	(24,713,701)	2,834,383	10.29%	▲
Employee costs - Agency Labour	(703,234)	(703,234)	(380,174)	(652,306)	(272,132)	(71.58%)	▼
Materials and Contracts	(31,824,932)	(32,357,277)	(17,933,902)	(16,770,320)	1,163,582	6.49%	
Depreciation on Non Current Assets	(11,705,852)	(11,705,852)	(6,832,090)	(13,150,998)	(6,318,908)	(92.49%)	▼
Finance Cost	(453,974)	(453,974)	(267,165)	(291,024)	(23,859)	(8.93%)	
Utility Charges (gas, electricity, water)	(2,106,655)	(2,109,155)	(1,221,387)	(996,369)	225,018	18.42%	▲
Loss on Sale of Assets	(386,631)	(386,631)	-	-	-		
Insurance Expenses	(1,167,587)	(1,167,587)	(681,092)	(613,508)	67,584	9.92%	
Other Expenditure	(1,747,866)	(1,807,611)	(1,307,701)	(1,092,728)	214,973	16.44%	▲
	(96,590,113)	(97,184,703)	(56,171,594)	(58,280,954)	(2,109,359)	(3.76%)	
Operating activities excluded from budget							
(Profit)/Loss on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	6,832,090	13,150,998	6,318,908	92.49%	▲
Non Current Rates Debtors Movement	73,438	73,438	-	37,957	37,957		
Amount attributable to operating activities	**5,591,118**	**3,993,491**	**28,081,868**	**35,731,778**	**7,649,911**	**(27.24%)**	
Investing Activities							
Capital Revenue							
Capital Grants and Subsidies/ Contributions for the development of Assets	7,723,166	8,665,145	1,542,594	477,484	(1,065,110)	(69.05%)	▼
Proceeds from Disposal of Assets	4,679,000	4,679,000	-	9,757	9,757	-	
	12,402,166	13,344,145	1,542,594	487,241	(1,055,353)	(68.41%)	▼
Capital Expense							
Payment for Investment Properties	(2,263,910)	(2,263,910)	(110,500)	(58,753)	51,747	46.83%	
Payment for Property, plant and equipment	(12,020,117)	(11,864,113)	(2,251,438)	(1,388,054)	863,384	38.35%	▲
Payment for Construction of infrastructure	(10,237,654)	(11,666,203)	(3,930,270)	(2,159,456)	1,770,814	45.06%	▲
	(24,521,681)	(25,794,226)	(6,292,208)	(3,606,263)	2,685,945	42.69%	▲
Amount attributable to investing activities	**(12,119,515)**	**(12,450,081)**	**(4,749,614)**	**(3,119,021)**	**1,630,593**	**34.33%**	▲
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(1,131,432)	(1,129,772)	1,660	(0.15%)	
Repayment of Operating Lease	(613,662)	(613,662)	(435,628)	(714,440)	(278,812)	(64.00%)	▼
	(2,476,713)	(2,476,713)	(1,567,060)	(1,844,212)	(277,152)	17.69%	
Reserve Transfers							
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	(3,876)	(3,876)		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(52,206)	(89,501)	(37,295)	71.44%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	1,074,666	142,209	(932,457)	(86.77%)	▼
Transfer from Reserves (Restricted) - Operating	75,972	133,585	67,569	49,079	(18,490)	(27.36%)	
Transfer to/from reserves	1,844,066	1,865,398	1,090,029	97,911	(992,118)	(91.02%)	▼
Amount attributable to financing activities	**(632,647)**	**(611,315)**	**(477,031)**	**(1,746,301)**	**(1,269,270)**	**266.08%**	
Surplus or Deficit at the start of the financial year	7,177,108	9,083,969	9,083,969	11,024,215	1,940,246	21.36%	▲
Amount attributable to operating activities	5,591,118	3,993,491	28,081,868	35,731,778	7,649,911	(27.24%)	
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(4,749,614)	(3,119,021)	1,630,593	34.33%	
Amount attributable to financing activities	(632,647)	(611,315)	(477,031)	(1,746,301)	(1,269,270)	266.08%	
Closing Funding Surplus/(Deficit)	**16,064**	**16,064**	**31,939,192**	**41,890,672**	**9,951,480**	**31.16%**	▲

KEY INFORMATION
▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATE

	2023/24 Adopted Budget	2023/24 Amended Budget	2023/24 YTD Amended Budget (a)	2023/24 YTD Actual (b)	Variance Amount (b) - (a)	Variance % (b)-(a)/(a)	Var.
	$	$	$	$	$	%	
Revenue from operating activities							
Office of the Chief Executive	-	-	-	3,458	3,458		
City Business Directorate	75,002,238	73,902,458	67,951,978	71,067,269	3,115,291	4.58%	
Community Development Directorate	8,688,321	8,673,213	5,543,660	5,346,094	(197,566)	(3.56%)	
Strategic Planning and Projects Directorate	3,921,511	3,966,511	2,307,833	2,347,139	39,306	1.70%	
Infrastructure and Projects Directorate	2,716,240	2,783,091	1,617,901	2,059,817	441,916	27.31%	▲
	90,328,310	89,325,273	77,421,372	80,823,777	3,402,405	4.39%	
Expenditure from operating activities							
Office of the Mayor and Councillors	(763,600)	(763,600)	(457,154)	(368,030)	89,124	19.50%	
Office of the Chief Executive	(4,627,477)	(4,627,477)	(2,669,131)	(2,649,924)	19,207	0.72%	
City Business Directorate	(28,459,874)	(28,595,584)	(15,863,665)	(21,070,144)	(5,206,479)	(32.82%)	▼
Community Development Directorate	(19,851,814)	(20,003,406)	(11,993,420)	(10,802,489)	1,190,931	9.93%	
Strategic Planning and Projects Directorate	(8,515,773)	(8,578,955)	(5,136,488)	(4,437,121)	699,367	13.62%	▲
Infrastructure and Projects Directorate	(34,371,575)	(34,615,681)	(20,051,737)	(18,953,246)	1,098,491	5.48%	
	(96,590,113)	(97,184,703)	(56,171,594)	(58,280,954)	(2,109,359)	(3.76%)	
Operating activities excluded from budget							
Profit/(Loss) on Asset Disposals	73,631	73,631	-	-	-		
Depreciation on Assets	11,705,852	11,705,852	6,832,090	13,150,998	6,318,908	(92.49%)	
Non Current Rates Debtors Movement	73,438	73,438	-	37,957	37,957		
Amount attributable to operating activities	**5,591,118**	**3,993,491**	**28,081,868**	**35,731,778**	**7,649,911**	**(27.24%)**	
Investing Activities							
Capital Revenue							
Capital Grants and Subsidies/							
Contributions for the development of Assets	7,723,166	8,665,145	1,542,594	477,484	(1,065,110)	(69.05%)	▼
Proceeds from Disposal of Assets	4,679,000	4,679,000	-	9,757	9,757	-	
	12,402,166	13,344,145	1,542,594	487,241	(1,055,353)	(68.41%)	▼
Capital Expense							
Payment for Investment Properties	(2,263,910)	(2,263,910)	(110,500)	(58,753)	51,747	46.83%	▲
Payment for Property, plant and equipment	(12,020,117)	(11,864,113)	(2,251,438)	(1,388,054)	863,384	38.35%	▲
Payment for Construction of infrastructure	(10,237,654)	(11,666,203)	(3,930,270)	(2,159,456)	1,770,814	45.06%	▲
	(24,521,681)	(25,794,226)	(6,292,208)	(3,606,263)	2,685,945	42.69%	▲
Amount attributable to investing activities	**(12,119,515)**	**(12,450,081)**	**(4,749,614)**	**(3,119,021)**	**1,630,593**	**34.33%**	▲
Financing Activities							
Repayment of Debentures	(1,863,051)	(1,863,051)	(1,131,432)	(1,129,772)	1,660	(0.15%)	
Repayment of Operating Lease	(613,662)	(613,662)	(435,628)	(714,440)	(278,812)	(64.00%)	▼
	(2,476,713)	(2,476,713)	(1,567,060)	(1,844,212)	(277,152)	17.69%	
Reserve Transfers							
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	-	(3,876)	(3,876)		
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(52,206)	(89,501)	(37,295)	71.44%	
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	1,074,666	142,209	(932,457)	(86.77%)	▼
Transfer from Reserves (Restricted) - Operating	75,972	133,585	67,569	49,079	(18,490)	(27.36%)	
	1,844,066	1,865,398	1,090,029	97,911	(992,118)	(91.02%)	▼
Amount attributable to financing activities	**(632,647)**	**(611,315)**	**(477,031)**	**(1,746,301)**	**(1,269,270)**	**266.08%**	
Surplus or Deficit at the start of the financial year	7,177,108	9,083,969	9,083,969	11,024,215	1,940,246	21.36%	▲
Amount attributable to operating activities	5,591,118	3,993,491	28,081,868	35,731,778	7,649,910	27.24%	
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(4,749,614)	(3,119,021)	1,630,593	(34.33%)	
Amount attributable to financing activities	(632,647)	(611,315)	(477,031)	(1,746,301)	(1,269,270)	266.08%	
Closing Funding Surplus/(Deficit)	**16,064**	**16,064**	**31,939,192**	**41,890,672**	**9,951,480**	**31.16%**	▲

KEY INFORMATION
▲▼ Indicates a variance between Year to Date (YTD) Budget and YTD Actual data as per the adopted materiality threshold.
Refer to Note 2 for an explanation of the reasons for the variance.
This statement is to be read in conjunction with the accompanying Financial Statements and Notes.

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

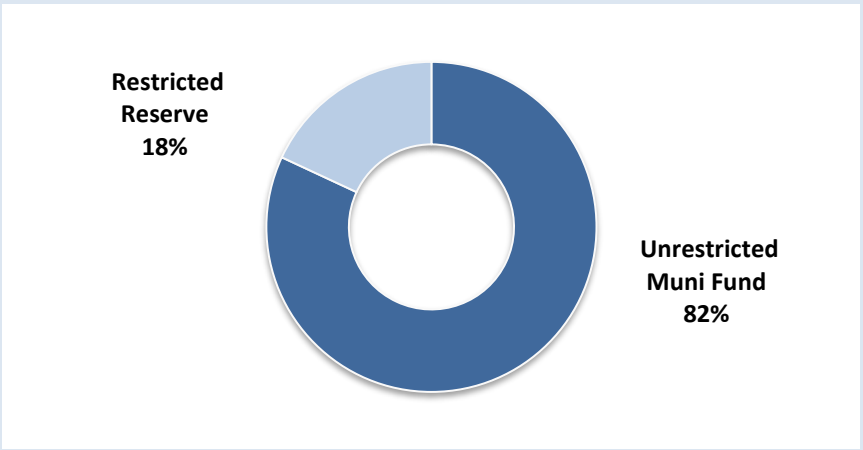
CASH AND INVESTMENTS

NOTE 1

Cash and Investments	Unrestricted Muni Fund	Restricted Reserve	YTD Actual without Trust	Trust Fund	YTD Actual
	$	$	$	$	$
Cash on Hand					
Petty Cash and Floats	40,450	-	40,450	-	40,450
	40,450	**-**	**40,450**	**-**	**40,450**
At Call Deposits					
Municipal Fund	70,250	-	70,250	-	70,250
Receipts in Progress	(32,327)	-	(32,327)	-	(32,327)
	37,923	**-**	**37,923**	**-**	**37,923**
Investments					
Cash Investments *(≤ 3 months)*					
Professional Funds Account	3,178,161	-	3,178,161	-	3,178,161
Trust Fund	-	-	-	889,534	889,534
MACQ Oncall Account	3,046,793	-	3,046,793	-	3,046,793
	6,224,953	-	6,224,953	889,534	7,114,487
Term Deposits *(> 3 months)*					
Municipal Investment	41,054,040	-	41,054,040	-	41,054,040
Reserve Fund Investment	-	10,445,993	10,445,993	-	10,445,993
	41,054,040	10,445,993	51,500,033	-	51,500,033
Investments Total	**47,278,993**	**10,445,993**	**57,724,986**	**889,534**	**58,614,520**
Total	**47,357,366**	**10,445,993**	**57,803,358**	**889,534**	**58,692,892**

SIGNIFICANT ACCOUNTING POLICIES

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts. Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.



Total Cash

$57.8 M

Unrestricted

$47.36 M

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

ADJUSTED NET CURRENT ASSETS
NOTE 2

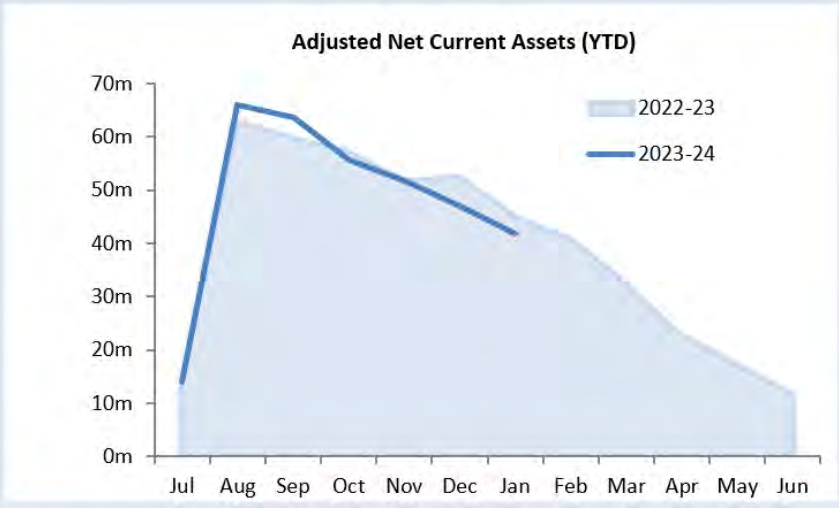
	Ref Note	31 Jan 2024 (a)	30 Jun 2023 (b)	Movement (c) = (a) - (b)
		$	$	$
Current Assets				
Cash Unrestricted		47,357,366	26,767,632	20,589,734
Cash Restricted		10,445,993	10,543,904	(97,911)
Rates Outstanding		9,777,445	1,029,038	8,748,407
Sundry debtors		2,009,893	1,017,662	992,231
GST Receivable		380,139	186,648	193,491
Land held for sale		4,546,299	4,546,299	-
Accrued income		1,109,254	348,273	760,981
Inventories		114,600	149,691	(35,091)
		75,740,988	44,589,146	31,151,842
Less: Current Liabilities				
Trade and other payables		(13,046,891)	(12,663,593)	(383,298)
Long term borrowings		(731,288)	(1,861,059)	1,129,771
Lease liability - Current		(291,385)	(1,005,825)	714,440
Provisions		(5,811,134)	(5,811,134)	-
		(19,880,697)	(21,341,612)	1,460,915
Unadjusted Net Current Assets		**55,860,291**	**23,247,534**	**32,612,757**
Adjustments and exclusions permitted by FM Reg 32				
Add: Loan Repayments (Current)		712,794	1,842,566	(1,129,772)
Added: Current portion of loan - associated funded		18,493	18,493	-
Add: Lease Liability (Current)		291,385	1,005,825	(714,440)
Less: Cash - Reserves - Restricted		(10,445,993)	(10,543,904)	97,911
Less: Land held for sale		(4,546,299)	(4,546,299)	-
Adjusted Net Current Assets		**41,890,672**	**11,024,215**	**30,866,457**

SIGNIFICANT ACCOUNTING POLICIES

Please see Information attachment on significant accounting polices relating to Net Current Assets.

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.



Last Year YTD Surplus(Deficit)
$44.96 M

This Year YTD Surplus(Deficit)
$41.89 M

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

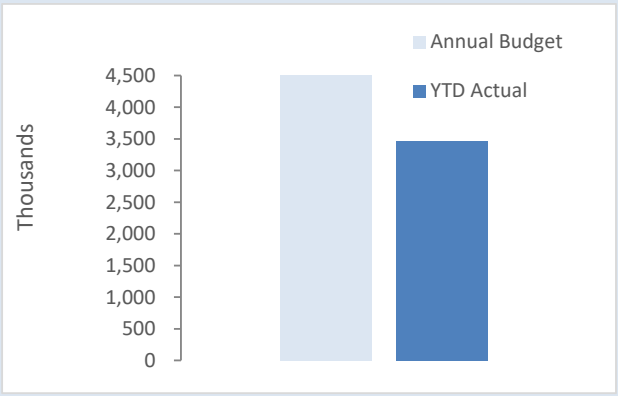
CAPITAL ACQUISITIONS SUMMARY NOTE 3(a)

Capital Acquisitions	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Budget Variance
	$	$	$	$
120 Investment Land	300,000	3,000	-	3,000
210 Buildings	8,983,107	1,348,432	1,326,916	21,516
220 Investment Buildings	1,963,910	107,500	58,753	48,747
310 Infrastructure - Roads	2,440,258	338,258	314,771	23,487
330 Infrastructure - Drainage	425,367	225,367	193,027	32,340
340 Infrastructure - Paths	402,104	222,104	186,740	35,364
380 Infrastructure - Parks	6,906,392	1,797,528	986,283	811,245
390 Infrastructure - Other	1,492,082	1,347,013	478,635	868,378
440 Furniture and Fittings	384,006	197,006	3,647	193,359
450 Plant and Equipment	2,497,000	706,000	57,491	648,509
Capital Expenditure Totals	**25,794,226**	**6,292,208**	**3,606,263**	**2,685,945**
Capital Acquisitions Funded By:				
Capital grants and contributions	8,665,145	1,542,594	477,484	(1,065,110)
Contribution - operations	10,384,329	3,674,948	2,986,570	(688,378)
	19,049,474	5,217,542	3,464,054	1,753,488
Cash Backed Reserves				
Hilton Park Sports Reserve	780,000	-	-	-
Investment Fund Reserve	386,034	318,666	131,472	(187,194)
Parking Dividend Equalisation Reserve	3,951,000	706,000	10,737	(695,263)
Sustainability Investment Reserve	31,510	-	-	-
Public Open Spaces Reserves	401,075	50,000	-	(50,000)
Fleet Reserve	500,000	-	-	-
Fremantle Markets Conservation Reserve	70,133	-	-	-
South Beach Reserve	625,000	-	-	-
	6,744,752	1,074,666	142,209	932,457
Capital Funding Total	**25,794,226**	**6,292,208**	**3,606,263**	**(2,685,945)**

SIGNIFICANT ACCOUNTING POLICIES

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed by the local government includes the cost of all materials used in the construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. Assets carried at fair value are to be revalued with sufficient regularity to ensure the carrying amount does not differ materially from that determined using fair value at reporting date.

KEY INFORMATION



Acquisitions	Annual Budget	YTD Actual	% Spent
	$25.79 M	$3.61 M	14%

Capital Grant	Annual Budget	YTD Actual	% Recognised
	$8.67 M	$.48 M	6%

CAPITAL ACQUISITIONS - PROJECTS
NOTE 3(b)

Capital Expenditure - Level of Completion Indicators

0%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red

** Please see table at the end of this note for further detail*

% of Completion			Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
				$	$	$	$	$
		City Business Directorate						
		IT Operations Team						
0%		P-10498 Install-Network infrastructure	300007	12,368	12,368	-	12,368	-
0%		P-11077 Install-Kings Square Network infrastructure Queensga	300073	34,638	34,638	-	34,638	-
0%		P-11636 Relocation-Vocus communications	300108	-	-	1,680	(1,680)	(1,680)
		Economy and Commercial						
0%		P-11829 Design and construct-Kings Square Commercial tenancy	300112	134,779	134,779	-	134,779	-
		Commercial						
0%		P-12041 Program - Ticket machines	300259	1,706,000	706,000	-	706,000	-
		Commercial Property Team						
0%		P-12159 Tenancy Fitout	300353	150,000	150,000	-	150,000	-
		Creative Arts and Community Directorate						
		Arts and Culture Management						
0%		P-11687 Install Public Art Kings Square	300088	35,200	-	-	-	-
		Fremantle Arts Centre Team						
0%		P-10545 Program-Artworks Victor Felstead	300050	7,000	-	-	-	-
		Public Art Team						
0%		P-11878 - Design and construct -Walyalup Koort – Public Artw	300162	79,449	-	-	-	-
		Art and Culture Team						
0%		P-12134 Program - Access and inclusion	300285	30,000	30,000	-	30,000	-
		Community Development Management						
90%		P-12164 Install - Leisure Centre portable steps	300358	17,500	17,500	15,800	1,700	-
		Leisure Centre Team						
0%		P-12034 Purchase - Leisure Centre - iPads	300255	-	-	1,967	(1,967)	(1,967)
		Planning, Place and Urban Development Directorate						
		Parking Compliance Team						
0%		P-12036 Purchase - Parking licence plate recognition cameras	300256	180,000	-	-	-	-
		Infrastructure Directorate						
		Building Maintenance						
0%		P-12033 Software - Utility data management system	300254	12,000	-	-	-	-
		Waste Collection Team						
116%		P-12032 Purchase - FOGO bins - Multi unit dwellings	300253	10,754	10,754	12,518	(1,764)	(1,764)
		Mechanical Services Team						
2%		P-12189 Program - Fleet replacement	300361	679,000	-	11,951	(11,951)	-
0%		P-12177 Program - Fleet Replacement - EV Premium	300367	50,000	-	-	-	-
		Facilities and Environmental Management						
0%		P-11873 Program - Solar panels	300152	31,510	-	-	-	-
		Building Projects						
40%		P-11842 Design and construct-Westgate Mall courtyard	300119	176,504	76,504	70,531	5,973	-
4%		P-11843 Design and construct- Markets Building Services	300121	2,270,133	-	95,683	(95,683)	-
0%		P-11670 Design and construct-Leisure Centre Pool Roof	300123	-	-	6,793	(6,793)	(6,793)
0%		P-11882 Design and construct Fremantle Golf Course Clubhouse	300157	4,381,857	-	11,916	(11,916)	-
0%		P-11944 Design and construct – 38-40 Henry Street – Façade'	300167	300,000	3,000	-	3,000	-
51%		P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	300206	234,168	19,800	119,556	(99,756)	-
2%		P-12197 Demolition - Ken Allen Clubhouse	300216	106,285	-	2,427	(2,427)	-
0%		P-12074 Design + Construct Fremantle Leisure Centre Kiosk	300281	40,000	20,000	-	20,000	-
0%		P-12090 Fitout - WCC tenancy - Level 1,2 & 3	300299	1,041,860	-	-	-	-
0%		P-12081 Design and construct - Leighton Beach - Toilets	300307	-	-	850	(850)	(850)
101%		P-10223 Design and construct - Arts Centre - Roof	300309	359,183	359,183	362,027	(2,844)	(2,844)
3%		P-12114 Design and construct - Notre Dame - Drainage	300319	47,545	47,545	1,360	46,185	-
0%		P-12082 Design and construct - Brad Hardie Changerooms	300341	200,000	200,000	-	200,000	-
22%		P-12150 Design and construct - FAC Café	300347	93,911	48,911	20,592	28,319	-
0%		P-12149 Install-Leisure Centre - Air Con	300348	55,000	-	-	-	-
124%		P-12145-Design and construct - North Fremantle Bowling Club	300350	201,159	201,159	249,584	(48,425)	(48,425)
0%		P-12184 Design and construct - Arts Centre Creative Hub	300355	1,257,410	-	-	-	-
0%		P-12179 Install - Local History - Partition	300357	25,000	-	-	-	-
77%		P-12160 Install - Arts Centre - Ceramics studio aircondition	300363	62,000	30,000	47,737	(17,737)	-
0%		P-12183 Install - Arts Centre - Jewellery studio ventilation	300364	22,000	22,000	-	22,000	-
0%		P-12182 Install - Arts Centre - Office climate control	300365	22,500	22,500	-	22,500	-
0%		P-12176 Install - Moores Building - Electrical	300368	50,000	20,000	-	20,000	-
0%		P-12175 Install - Arts Centre - Fire system	300369	95,000	-	-	-	-
0%		P-12174 Install - Victoria Pavilion - Fire system	300370	60,000	3,000	-	3,000	-
0%		P-12173 Refurbish - Point St - Toilets	300371	15,000	-	-	-	-
44%		P-12172 Refurbish - 92 Adelaide Street - Windows (Fremantle	300372	25,000	-	11,016	(11,016)	-
0%		P-12171 Install - Old Fire Station - Electrical and fire sys	300373	300,000	-	-	-	-

CAPITAL ACQUISITIONS - PROJECTS
NOTE 3(b)

Capital Expenditure - Level of Completion Indicators

0%
40%
60%
80%
100%
Over 100%

Percentage YTD Actual to Annual Budget
Expenditure over budget highlighted in red

** Please see table at the end of this note for further detail*

% of Completion		Activity Number	Amended Annual Budget	Amended YTD Budget	YTD Actual	YTD Variance Under/(Over)	Over Budget
	Construction and Maintenance Teams						
0%	P-12130 Parking - Leighton Beach	300288	-	-	10,737	(10,737)	(10,737)
98%	P-12125 Install - William, Henderson & Queen St - Lighting	300290	156,095	156,095	152,208	3,887	-
0%	P-12122 Road Safety - Carrington & Hughes St - Intxn	300292	258	258	-	258	-
139%	P-12120 Drainage - York and Long St	300294	27,364	27,364	38,024	(10,660)	(10,660)
99%	P-12119 Drainage - Jenkin and Daly St	300295	30,458	30,458	30,113	345	-
109%	P-12085 Design and construct - Paget St - Streetscape	300303	50,000	50,000	54,406	(4,406)	(4,406)
0%	P-12117 Footpath - Hampton Rd	300317	-	-	11,735	(11,735)	(11,735)
0%	P-12104 Resurface - R2R - Letchford St	300328	-	-	1,815	(1,815)	(1,815)
0%	P-12103 Resurface - R2R - Marchant Rd	300329	-	-	1,111	(1,111)	(1,111)
0%	P-12148 Design and construct - Walyalup Koort Lighting	300345	330,000	330,000	-	330,000	-
0%	P-12163 Design and construct - Increase carpark capacity	300359	2,000,000	-	-	-	-
0%	P-12188 Program - Drainage catchment	300360	200,000	-	-	-	-
20%	P-12190 Program - Paths	300362	160,000	80,000	31,363	48,637	-
0%	P-12181 Install - Arts Centre - Lighting	300366	30,000	10,000	-	10,000	-
0%	P-12169 QUARANTINED - Resurface – Delamere Lane	300375	102,000	-	-	-	-
50%	P-12192 Resurface - Cliff Street - Carpark	300377	65,000	65,000	32,296	32,704	-
109%	P-12193 Resurface - R2R - Sellenger Avenue	300378	97,300	97,300	106,263	(8,963)	(8,963)
113%	P-12194 Resurface - R2R - Baird Place	300379	33,769	33,769	38,023	(4,254)	(4,254)
72%	P-12195 Resurface - R2R - Kirby Way	300380	156,931	156,931	113,153	43,778	-
	Parks and Landscapes Team						
114%	P-12000 Program - Doepel St - Trees	300225	19,660	19,660	22,440	(2,780)	(2,780)
117%	P-12079 Program - Dog improvements	300305	60,450	60,450	70,588	(10,138)	(10,138)
0%	P-12138 Design and construct - John St Riverwall Replacment	300310	136,552	136,552	-	136,552	-
25%	P-12129 Program - Prawn Bay - Ecological restoration	300313	94,362	29,060	23,770	5,290	-
28%	P-12100 Design and construct - Dick Lawrence - Irrigation	300332	310,000	250,000	87,751	162,249	-
4%	P-12097 Design and construct - South Beach - Bore	300335	84,337	60,000	3,021	56,979	-
119%	P-12096 Design and construct - Pioneer Park - Bore	300336	206,400	206,400	245,264	(38,864)	(38,864)
0%	P-12191 Install - Fremantle Oval - Bore	300376	75,000	-	-	-	-
	Place and Projects Team						
36%	P-10077 Program-Parks-Infrastructure	300147	193,688	80,000	70,543	9,457	-
0%	P-10412 Design and construct - Booyeembara Park Masterplan	300197	401,075	50,000	-	50,000	-
12%	P-11992 Design & construct–South Beach–Changerooms	300218	3,230,119	210,000	387,567	(177,567)	-
118%	P-12048 Design and construct - Paddy Troy Mall - Lighting	300262	30,352	30,352	35,923	(5,571)	(5,571)
0%	P-12070 - Deliver - N Fremantle landscaping	300280	16,394	16,394	-	16,394	-
110%	P-12126 Footpath - Fremantle Port to Bathers Beach	300289	45,940	45,940	50,672	(4,732)	(4,732)
4%	P-12123 Design and construct - Leighton Reserve - Playground	300291	229,000	229,000	8,042	220,958	-
103%	P-12116 Install - William St – Trees	300297	152,442	152,442	156,550	(4,108)	(4,108)
0%	P-12086 Design and construct - Leighton Beach - Signage	300302	15,000	15,000	-	15,000	-
0%	P-12078 Design and construct - Nannine Commons	300308	27,605	-	-	-	-
14%	P-12136 Install - Parks - Signage	300311	20,000	10,000	2,829	7,171	-
96%	P-12127 Design and construct - Hilton Bowling Club - Green	300316	122,335	122,335	117,878	4,457	-
6%	P-12112 Design and construct - Stevens Res - Facility	300320	175,000	19,600	11,160	8,440	-
0%	P-12084 Design and construct - Dick Lawrence - Lighting	300342	90,000	-	-	-	-
10%	P-11989 - Design and construct - Hilton Park Precinct	300344	720,000	135,000	70,677	64,323	-
103%	P-12140 Drainage – Port Beach carpark	300349	120,000	120,000	123,530	(3,530)	(3,530)
91%	P-12185 Purchase - South Beach - Access matting	300356	50,000	-	45,540	(45,540)	-
	Natural Areas and Urban Forest Team						
32%	P-11823 Design and construct-Port Beach coastal adaptation	300110	1,033,018	1,002,598	327,724	674,874	-
94%	P-12028 Program - Coastal Monitoring (South)	300278	84,609	84,609	79,560	5,049	-
	Grand Total		**25,794,226**	**6,292,208**	**3,606,263**	**2,685,945**	**(187,727)**

PROJECTS OF OVERSPENDING	VARIANCE OVER 23/24 BUDGET	COMMENT *(Tolerance level is 10% and $10,000)*
P-12145-Design and construct - North Fremantle Bowling Club	*(48,425)*	*Project Completed in FY23. However, final invoice received & paid in FY24, Part of mid-year review budget*
P-12130 Parking - Leighton Beach	*(10,737)*	*Project Completed in FY23. However, final invoice received & paid in FY24, Part of mid-year review budget*
P-12120 Drainage - York and Long St	*(10,660)*	*Change of design and additional scope resulted in overspent,Part of mid-year review budget*
P-12117 Footpath - Hampton Rd	*(11,735)*	*Change of design due to change in scope of work, resulted in overspent*
P-12079 Program - Dog improvements	*(10,138)*	*The project incurred variations due to requirements for additional fill, concrete, traffic management, mulching and fence to complete the works,Part of mid-year review budget*
P-12096 Design and construct - Pioneer Park - Bore	*(38,864)*	*Variation in project scope due to latent site conditions.*

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

CAPITAL ACQUISITIONS - WORK IN PROGRESS
NOTE 3(c)

Works in Progress 2022/23 (LTD) & 2023/24

Account No.	Project	Financial Year 2022/23 (LTD)	2023/24 (YTD)
Buildings			
300121	P-11843 Design and construct- Markets Building Services	-	95,683
300123	P-11670 Design and construct-Leisure Centre Pool Roof	-	6,793
300206	P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	-	119,556
300216	P-12197 Demolition - Ken Allen Clubhouse	13,715	2,427
300218	P-11992 Design & construct–South Beach–Changerooms	127,943	387,567
300269	P-12050 Purchase - South Beach - Temporary toilets	8,177	-
300299	P-12090 Fitout - WCC tenancy - Level 1,2 & 3	4,320	-
300307	P-12081 Design and construct - Leighton Beach - Toilets	-	850
300309	P-10223 Design and construct - Arts Centre - Roof	390,817	362,027
300320	P-12112 Design and construct - Stevens Res - Facility	-	11,160
300344	P-11989 - Design and construct - Hilton Park Precinct	-	70,677
300347	P-12150 Design and construct - FAC Café	-	20,592
300350	P-12145-Design and construct - North Fremantle Bowling Club	-	249,584
Investment Buildings			
300363	P-12160 Install - Arts Centre - Ceramics studio aircondition	-	47,737
300372	P-12172 Refurbish - 92 Adelaide Street - Windows (Fremantle	-	11,016
Furniture and Fittings			
300107	P-10897 Purchase-Wi-Fi network infrastructure	35,278	-
300108	P-11636 Relocation-Vocus communications	17,396	1,680
300255	P-12034 Purchase - Leisure Centre - iPads	-	1,967
Plant and Equipment			
300356	P-12185 Purchase - South Beach - Access matting	-	45,540
300361	P-12189 Program - Fleet replacement	-	11,951
Infrastructure - Drainage			
300319	P-12114 Design and construct - Notre Dame - Drainage	2,455	1,360
Infrastructure - Roads			
300135	P-11854 Resurface MRRG-South Tce	1,398	-
300270	P-12053 Road safety - Leighton Beach - Traffic calming	12,630	-
300339	P-12093 Resurface - MRRG - South Tce and Wray Ave	55,920	-
300378	P-12193 Resurface - R2R - Sellenger Avenue	-	10,858
Infrastructure - Paths			
300119	P-11842 Design and construct-Westgate Mall courtyard	-	70,531
300225	P-12000 Program - Doepel St - Trees	-	22,440
300362	P-12190 Program - Paths	-	31,363

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Works in Progress 2022/23 (LTD) & 2023/24

CAPITAL ACQUISITIONS - WORK IN PROGRESS
NOTE 3(c)

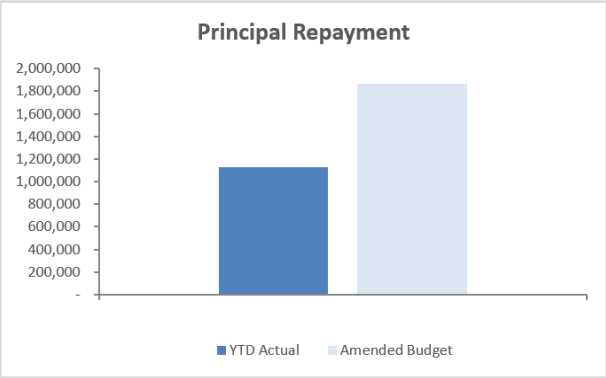
		Financial Year	
Infrastructure - Parks			
300147	P-10077 Program-Parks-Infrastructure	238,699	70,543
300157	P-11882 Design and construct Fremantle Golf Course Clubhouse	-	11,916
300262	P-12048 Design and construct - Paddy Troy Mall - Lighting	74,647	35,923
300290	P-12125 Install - William, Henderson & Queen St - Lighting	3,905	152,208
300291	P-12123 Design and construct - Leighton Reserve - Playground	1,000	8,042
300297	P-12116 Install - William St – Trees	17,558	156,550
300305	P-12079 Program - Dog improvements	2,550	70,588
300308	P-12078 Design and construct - Nannine Commons	7,395	-
300311	P-12136 Install - Parks - Signage	-	2,829
300313	P-12129 Program - Prawn Bay - Ecological restoration	-	23,770
300332	P-12100 Design and construct - Dick Lawrence - Irrigation	-	87,751
300335	P-12097 Design and construct - South Beach - Bore	5,663	3,021
300336	P-12096 Design and construct - Pioneer Park - Bore	18,600	245,264
Infrastructure - Other			
300110	P-11823 Design and construct-Port Beach coastal adaptation	-	327,724
300162	P-11878 - Design and construct -Walyalup Koort – Public Artw	25,000	-
300253	P-12032 Purchase - FOGO bins - Multi unit dwellings	-	12,518
300271	P11983 - Design and Construct - Leighton Beach Access	59,325	-
300278	P-12028 Program - Coastal Monitoring (South)	-	79,560
300288	P-12130 Parking - Leighton Beach	-	10,737
300310	P-12138 Design and construct - John St Riverwall Replacment	34,256	-
300358	P-12164 Install - Leisure Centre portable steps	-	15,800
Total Annual Work in Progress		**1,158,647**	**2,898,103**
		Cumulative Total WIP	**4,056,749**

*LTD - Life to Date balance

BORROWINGS
NOTE 4

Particulars	Interest Rate	Expiry date of Loan	Principal 1 July 2023	Principal Repayment YTD Actual	Principal Repayment Amended Budget	Principal Balance 31 Jan 2024	Principal Balance Amended Budget 30 June 2024	Interest and Guarantee Fee Repayments YTD Actual	Interest and Guarantee Fee Repayments YTD Budget
	%		$	$	$	$	$	$	$
Recreation and culture									
298 Leighton Beach Kiosk & .....Changerooms	3.44	1/07/2025	364,219	118,301	158,416	245,918	205,803	7,084	6,419
301 Leighton Beach Kiosk	3.15	1/07/2026	131,281	29,119	38,977	102,163	92,304	2,562	2,408
303 Fremantle Boys School	2.86	28/06/2027	304,127	36,147	72,813	267,979	231,314	6,032	5,754
308 Arthur Head - Wall stabilisation	1.62	1/04/2031	406,358	23,887	47,968	382,471	358,390	4,942	5,299
Transport									
232 Streets Ahead Programme (2)	6.56	1/07/2021	-	-	-	-	-	-	-
236 Streets Ahead Programme (3)	6.56	1/07/2022	-	-	-	-	-	-	-
277 Road Asset Program	5.56	1/07/2021	-	-	-	-	-	-	-
278 Footpath Asset Program	5.56	1/07/2021	-	-	-	-	-	-	-
280 Road Rehabilitation & .....Improvement program	3.93	1/07/2022	-	-	-	-	-	-	-
281 Footpath Replacement Program	3.93	1/07/2022	-	-	-	-	-	-	-
284 Road Asset Program	4.01	1/07/2023	19,622	19,622	19,622	-	-	3	-
289 Road Asset Program	3.99	1/07/2024	260,811	154,931	207,608	105,880	53,203	5,044	4,102
290 Footpath Asset Program	3.99	1/07/2024	52,607	31,250	41,875	21,357	10,732	1,017	826
291 Drainage Asset Program	3.99	1/07/2024	44,457	26,409	35,388	18,048	9,069	860	700
295 Road Asset Program	3.44	1/07/2025	230,519	74,874	100,263	155,644	130,256	4,483	4,067
296 Footpath Asset Program	3.44	1/07/2025	66,090	21,466	28,745	44,623	37,345	1,285	1,162
297 Drainage Asset Program	3.44	1/07/2025	76,840	24,958	33,421	51,882	43,419	1,494	1,358
300 Road Asset Program	3.15	1/07/2026	304,760	67,597	90,485	237,164	214,275	5,948	5,586
294B Acquisition 73 Hampton Road	4.03	1/07/2024	49,729	29,538	39,583	20,191	10,146	877	693
305 Heavy Vehicles	2.86	28/06/2027	217,233	25,819	52,010	191,414	165,223	4,308	4,109
Economic services									
279 Fremantle Markets Upgrade	5.56	1/07/2021	-	-	-	-	-	-	-
283 Fremantle Markets Upgrade	3.93	1/07/2022	-	-	-	-	-	-	-
307 Civic & Library Building	1.96	28/06/2040	17,473,963	435,563	875,394	17,038,401	16,598,569	272,206	267,897
Community Amenities									
SMRC	WACC	-	394,730	10,291	20,483	384,439	374,247	9,757	11,126
Total			**20,397,345**	**1,129,772**	**1,863,051**	**19,267,573**	**18,534,294**	**327,903**	**321,506**

The above YTD Actual interest is a result of accrual accounting, which requires that accounting transactions be recognized and recorded when they occur, regardless of whether payment has been made at that time has been recognised in accrued method.



Principal Repayments	Interest Earned	Finance Cost	Reserves Bal	Loans Due
$1,126,772	$2,009,398	$291,024	$10.55 M	$19.27 M

MONTHLY FINANCIAL REPORT
FOR THE PERIOD ENDED 31 JANUARY 2024

RESERVE FUND BALANCES AND MOVEMENTS SUMMARY
NOTE 5(a)

Reserve Fund	Opening Balance 1 Jul 2023	*Transfer To Muni Fund* *For Operating*	*Transfer To Muni Fund* *For Capital*	*Transfers From Muni Fund* *From Operating*	*Transfers From Muni Fund* *From Capital*	Closing Balance 31 Jan 2024
	$	$	$	$	$	$
Cantonment Hill Master Plan Reserve	**117,868**	-	-	-	-	**117,868**
Public Open Space - Swan Hardware	**26,899**	-	-	-	-	**26,899**
Public Open Space - Christian Brothers	**131,830**	-	-	-	-	**131,830**
Public Open Space - Lot 502 Lefroy	**61,600**	-	-	-	-	**61,600**
Public Open Space - Knutsford Blinco	**401,075**	-	-	-	-	**401,075**
Community Care Programs Reserve (Previously HACC)	**6,386**	-	-	-	-	**6,386**
Fleet Reserve	**500,000**	-	-	-	-	**500,000**
Fremantle Markets Conservation Reserve	**70,132**	-	-	-	-	**70,132**
Fremantle Oval Reserve	**30,350**	(30,350)	-	-	-	**-**
Hilton Park Sports Reserve	**2,000,000**	-	-	-	-	**2,000,000**
Investment Fund Reserve	**768,016**	-	(131,472)	-	-	**636,544**
Leighton Precinct Maintenance Reserve	**221,674**	(18,729)	-	80,697	-	**283,642**
Leisure Centre Upgrade Reserve	**33,599**	-	-	-	-	**33,599**
Parking Dividend Equalisation Reserve	**5,486,080**	-	(10,737)	-	3,876	**5,479,220**
Parks Recreation and Facilities Reserve	**97,771**	-	-	-	-	**97,771**
Sustainability Investment Reserve	**59,510**	-	-	-	-	**59,510**
South Beach Reserve	**500,000**	-	-	-	-	**500,000**
White Gum Valley Precinct Community Bore Reserve	**31,114**	-	-	8,804	-	**39,918**
Total	**10,543,904**	**(49,079)**	**(142,209)**	**89,501**	**3,876**	**10,445,993**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
Cantonment Hill Master Plan Reserve			
Reserve Purpose:			
To fund capital works at Cantonment Hill in accordance with the 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 - 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)	(401,075)	(401,075)	-
300197 - P-10412 Design and construct - Booyembara Park Masterplan	*(401,075)*	*(401,075)*	-
Closing Balance	**220,329**	**220,329**	**621,404**
Community Care Programs Reserve (Previous HACC Asset 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**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24	Amended Budget 23/24	YTD Actual
	$	$	$
Fleet Reserve			
Reserve Purpose:			
To replace City's vehicles fleet when required.			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial year			
Opening Balance	**500,000**	**500,000**	**500,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300361 - P-12189 Program - Fleet replacement	*(500,000)*	*(500,000)*	-
Closing Balance	**-**	**-**	**500,000**
Fremantle Markets Conservation Reserve			
Reserve Purpose:			
To fund conservation works to the Fremantle Markets.			
Source of Income:			
Contribution by lessee on signing of new lease in June 2008. Increase of 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.			
Opening Balance	**70,132**	**70,132**	**70,132**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(70,132)	(70,132)	-
300121 - P-11843 Design and construct- Markets Building Services	*(70,132)*	*(70,132)*	-
Closing Balance	**-**	**-**	**70,132**
Fremantle Oval Reserve			
Reserve Purpose:			
To fund capital and business planning costs associated with the redevelopment of the Fremantle Oval precinct.			
Source of Income:			
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.			
Opening Balance	**30,350**	**30,350**	**30,350**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(12,168)	(30,350)	(30,350)
200132 - P-10300 Plan-Fremantle Oval Precinct	*(12,168)*	*(30,350)*	*(30,350)*
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**18,182**	**-**	**-**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
Hilton Park Sports Reserve			
Reserve Purpose:			
To fund sporting, infrastructure and facility improvements in and around Hilton Park Sports Reserve.			
Source of Income:			
Transfer from Municipal Fund amount determined by Council through the annual budget and budget review.			
Opening Balance	**2,000,000**	**2,000,000**	**2,000,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(780,000)	(780,000)	-
300344 - P-11843 P-11989 - Design and construct - Hilton Reserve	*(780,000)*	*(780,000)*	-
Closing Balance	**1,220,000**	**1,220,000**	**2,000,000**
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	**659,792**	**659,792**	**768,016**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	4,750,000	4,750,000	-
300374 - P-12170 Contribution-Commercial tenancy fitout TRANSFER TO	*250,000*	*250,000*	-
300047 - P-10458 Disposal - 7 Quarry St	*2,250,000*	*2,250,000*	-
300053 - P-11052 Disposal - 9 Quarry St	*2,250,000*	*2,250,000*	-
	-	-	
Transfer from Retained Surplus of 2020/2021			-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(547,315)	(511,034)	(131,472)
300073 - P-11077 Install - Network Infrastructure (Kings Square)	*(34,638)*	*(34,638)*	-
300112 - P-11829 Design and construct - Commercial tenancy (KS)	*(136,729)*	*(134,779)*	-
300157 - P-11882 Design and construct – Golf Course	*(28,000)*	*(28,000)*	*(11,916)*
300162 - P-11878 Design and construct - Kings Square - Windows to	*(79,449)*	*(79,449)*	-
300206 - P-10297 Construct-Walyalup Civic Centre & Library (KS)- Extr	*(268,499)*	*(234,168)*	*(119,556)*
Closing Balance	**4,862,477**	**4,898,758**	**636,544**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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	**188,877**	**211,419**	**221,674**
Transfer to Reserves (Operating)	80,697	80,697	80,697
100913 - Maintain Landscape - Leighton Precinct SAR	*80,697*	*80,697*	*80,697*
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(55,000)	(87,796)	(18,729)
100913 - Maintain Landscape - Leighton Precinct SAR	*(55,000)*	*(87,796)*	*(18,729)*
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**214,574**	**204,320**	**283,642**
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	**33,599**	**151,635**	**33,599**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**33,599**	**151,635**	**33,599**
South Beach Reserve			
Reserve Purpose:			
To fund infrastructure and facilities improvement			
Source of Income:			
Transfer from Retained Surplus Brought Forward from 2020-21 financial year			
Opening Balance	**500,000**	**500,000**	**500,000**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(500,000)	(500,000)	-
300218 - P-11992 Design & construct–South Beach–Changerooms	*(500,000)*	*(500,000)*	-
Closing Balance	**-**	**-**	**500,000**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
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	**5,033,111**	**5,342,077**	**5,486,080**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	73,438	73,438	3,876
300244 - P-12019 Design and Construct - Hilton - Underground Power	*73,438*	*73,438*	*3,876*
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(3,951,000)	(3,951,000)	(10,737)
300244 - P-12019 Design and Construct - Hilton - Underground Power	-	-	-
300256 - P-12036 Purchase - Parking licence plate recognition cameras	*(180,000)*	*(180,000)*	-
300259 - P-12041 Program - Ticket machines	*(1,706,000)*	*(1,706,000)*	-
300359 - P-12163 Install - Carpark 11 - Reusable carpark	*(2,000,000)*	*(2,000,000)*	-
300377 - P-12192 Resurface - Cliff Street - Carpark	*(65,000)*	*(65,000)*	-
300288- P-12130 Parking – Leighton Beach	-	-	*(10,737)*
Closing Balance	**1,155,549**	**1,464,515**	**5,479,220**
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**

MONTHLY FINANCIAL REPORT

FOR THE PERIOD ENDED 31 JANUARY 2024

Cash Backed Reserves	Adopted Budget 23/24 $	Amended Budget 23/24 $	YTD Actual $
Sustainability Investment Reserve			
Reserve Purpose:			
To purchase sufficient carbon offsets to maintain the City's carbon neutral 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	**59,510**	**59,510**	**59,510**
Transfer to Reserves (Operating)	-	-	-
Transfer to Reserves (Capital)	100,000	100,000	-
300354 - P-12162 Program - Sustainability intiaitives (2023/24-TRANSFER TC	*100,000*	*100,000*	-
Transfer from Reserves (Operating)	-	-	-
Transfer from Reserves (Capital)	(31,510)	(31,510)	-
300152 - P-11873 Program-Solar Panels City	*(31,510)*	*(31,510)*	-
Closing Balance	**228,000**	**228,000**	**59,510**
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.			
Opening Balance	**24,479**	**24,479**	**31,114**
Transfer to Reserves (Operating)	8,804	8,804	8,804
100738 - Service charge - Use of community bore	*8,804*	*8,804*	*8,804*
Transfer to Reserves (Capital)	-	-	-
Transfer from Reserves (Operating)	(8,804)	(15,439)	-
100738 - Service charge - Use of community bore	*(8,804)*	*(15,439)*	-
Transfer from Reserves (Capital)	-	-	-
Closing Balance	**24,479**	**17,844**	**39,918**
Summary			
Opening Balance	**9,943,278**	**10,392,822**	**10,543,903**
Transfer to Reserves (Operating)	89,501	89,501	89,501
Transfer to Reserves (Capital)	4,923,438	4,923,438	3,876
Transfer from Reserves (Operating)	(75,972)	(133,585)	(49,079)
Transfer from Reserves (Capital)	(6,781,032)	(6,744,751)	(142,209)
Closing Balance	**8,099,214**	**8,527,425**	**10,445,993**

Funds held at balance date over which the City has no control and which are not included in this statement are as follows:

Description	Opening Balance 1 Jul 2023	Amount Received	Amount Paid	Closing Balance 31 Jan 2024
	$	$	$	$
Cash In Lieu of Parking	469,360	-	-	469,360
Cash In Lieu of Public Open Space				
37 Strang Street subdivision	85,673	-	-	85,673
Bequests				
Gwenth Ewens	31,901	1,852	-	33,753
John Francis Boyd	2,700	-	-	2,700
Victor Felstead	11,305	3,908	-	15,213
Unclaimed Funds - Debtors	4,441	-	-	4,441
Unclaimed Funds - Stale Cheques	48,602	592	-	49,194
Miscellaneous	290,176	-	(117,123)	173,055
Trust Interest	56,146	-	-	56,146
	1,000,304	**6,352**	**(117,123)**	**889,534**

RECEIVABLES
NOTE 7

Rates Receivable	30 June 2023	31 Jan 2024
	$	$
Opening Arrears Previous Years	774,147	1,135,640
Levied this year		
Rates	53,404,655	59,570,224
ESL	9,350,102	9,350,102
Other	938,336	938,336
Less Collections to date	(63,331,600)	(61,216,858)
Equals Current Outstanding	**1,135,640**	**9,777,445**
Net Rates Collectable	**1,135,640**	**9,777,445**
% Collected	98.24%	86.23%

Receivables - General	Current	30 Days	60 Days	90+ Days	Total
	$	$	$	$	$
Percentage	**40%**	**18%**	**7%**	**35%**	
	8,171	-	132	37,182	45,484
CEO Marketing & Economic Development	-	4,221	-	2,460	6,681
Community Development	55,253	140	652	430	56,475
Commercial Properties	277,384	133,135	25,910	319,177	755,605
Commercial Waste	49,047	22,600	4,399	6,061	82,108
Corporate Services	1,445	43,929	13,092	17,525	75,992
Fremantle Arts Centre	17,679	8,179	18,670	300	44,828
Fremantle Leisure Centre	1,299	11	94	1,633	3,037
Hall/Reserve Hire	1,886	3,480	11,838	1,098	18,301
Miscellaneous Debtor	(232)	(30)	(16)	(703)	(982)
Parking	3,743	-	-	6,617	10,360
Samson Recreation Centre	-	(582)	-	178	(404)
Technical Services	55,687	528	6,621	17,872	80,708
	471,362	**215,612**	**81,393**	**409,829**	**1,178,195**
Add: Prepayments	992,635				992,635
Less: Provision for Doubtful Debt	(160,937)				(160,937)
					2,009,893
Balance per Trial Balance					
Sundry debtors	2,009,893				2,009,893
GST receivable	380,139				380,139
Loans receivable - clubs/institutions	-				-
Total Receivables General Outstanding					**2,390,032**

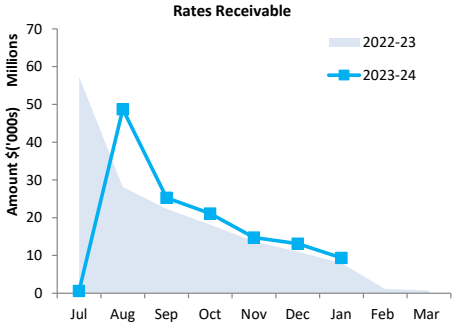
Amounts shown above include GST (where applicable)

KEY INFORMATION

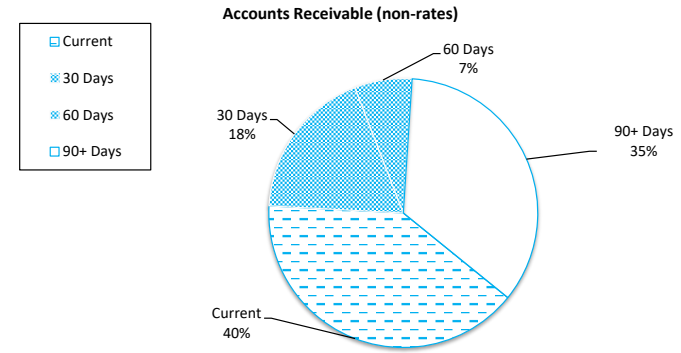
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business.

SIGNIFICANT ACCOUNTING POLICIES

Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for goods sold and services performed in the ordinary course of business. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets. Collectability of trade and other receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.



Collected	Rates Due
86.23%	$9,777,445



Debtors Due
$2,390,032

Over 30 Days
59.99%

Over 90 Days
34.78%

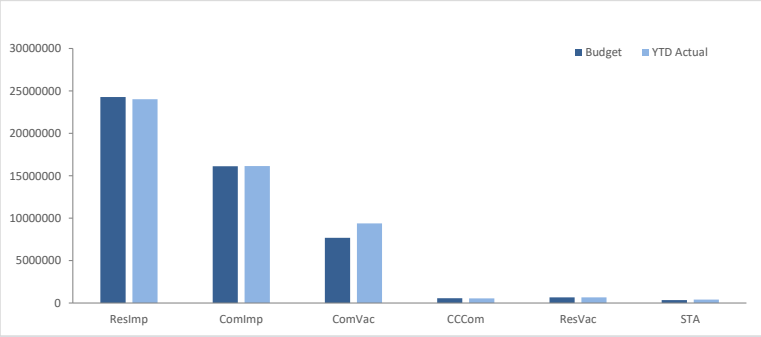
RATE REVENUE
NOTE 8

General Rate Revenue		Adopted Budget						YTD Actual			
	Rate in	Number of Properties	Rateable Value	Rate Revenue	Interim Rate	Back Rate	Total Revenue	Rate Revenue	Interim Rates	Back Rates	Total Revenue
RATE TYPE	$			$	$	$	$	$	$	$	$
Differential General Rate											
Residential Improved	0.079212	9,619	303,884,422	24,071,293	200,000	-	24,271,293	24,014,570	39,496	18,575	24,072,640
Commercial & Industrial General	0.107416	1,441	150,054,187	16,118,221	-	-	16,118,221	16,367,119	(189,821)	(7,658)	16,169,640
City Centre Commercial	0.107416	360	71,522,900	7,682,704	-	-	7,682,704	7,694,424	1,715,927	(22,553)	9,387,798
Residential Short Term Accommodation	0.107378	204	5,310,020	570,179	-	-	570,179	584,249	(20,436)	(17,862)	545,951
Vacant Residential Land	0.136819	166	4,891,550	669,257	-	-	669,257	671,042	19,707	2,494	693,243
Vacant Commercial & Industrial	0.158423	37	2,197,775	348,178	-	-	348,178	410,121	(11,723)	(3,398)	395,000
	Minimum $										
Residential Improved	1649	4,425	78,823,884	7,296,825	-	-	7,296,825	7,306,719			7,306,719
Commercial & Industrial General	1649	339	3,950,839	559,011	-	-	559,011	572,203			572,203
City Centre Commercial	1649	67	736,256	110,483	-	-	110,483	110,483			110,483
Residential Short Term Accommodation	1649	30	432,900	49,470	-	-	49,470	52,768			52,768
Vacant Residential Land	1599	101	950,875	161,499	-	-	161,499	161,499			161,499
Vacant Commercial & Industrial	1649	12	85,450	19,788	-	-	19,788	19,788			19,788
Sub-Totals		**16,801**	**622,841,058**	**57,656,908**	**200,000**	**-**	**57,856,908**	**57,964,985**	**1,553,149**	**(30,402)**	**59,487,732**
Discount							-				
Concession							(157,689)	(139,511)			(139,511)
Amount from General Rates							**57,699,219**				**59,348,221**
Ex-Gratia Rates							-	-			-
Total General Rates							**57,699,219**				**59,348,221**
Specified Area Rates											
CBD Security Levy							119,210	141,307			141,307
Leighton Maintenance							80,699	80,697			80,697
Total Specified Area Rates			-	-			**199,909**	**222,003**	-	-	**222,003**
Totals							**57,899,128**				**59,570,224**

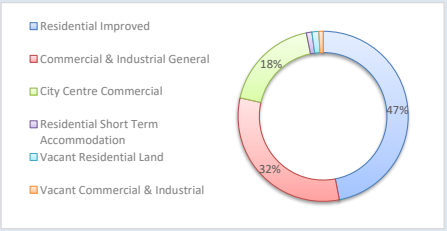
SIGNIFICANT ACCOUNTING POLICIES

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

KEY INFORMATION



General Rates		
Budget	**YTD Actual**	**%**
$57.7 M	**$59.35 M**	**103%**



MONTHLY FINANCIAL REPORT

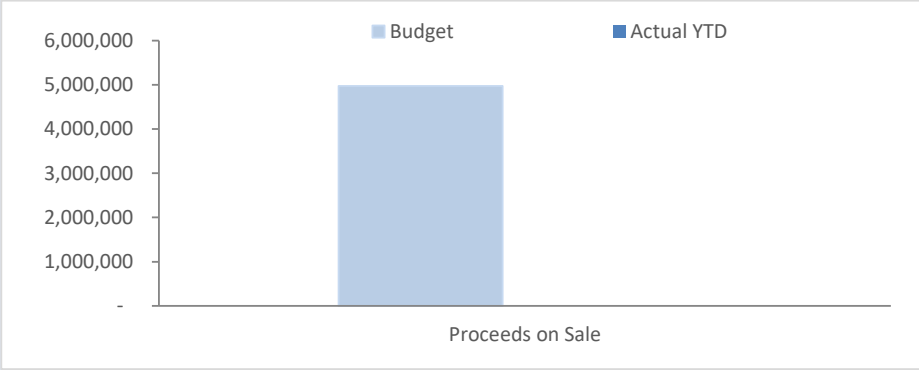
FOR THE PERIOD ENDED 31 JANUARY 2024

DISPOSAL OF ASSETS
NOTE 9

Asset Description	Amended Budget Net Book Value	Amended Budget Proceeds	Amended Budget Profit	Amended Budget (Loss)	YTD Actual Net Book Value	YTD Actual Proceeds	YTD Actual Profit	YTD Actual (Loss)
	$	$	$	$	$	$	$	$
Land - Freehold Land								
Project 10458 - Disposal of 7 Quarry St, Fremantle	2,650,000	2,250,000	-	(400,000)	-	-	-	-
Project 11052 - 9 to 15 Quarry St, Fremantle	1,593,000	2,250,000	657,000	-	-	-	-	-
Property, Plant and Equipment								
Fleet Replacement	509,631	179,000		(330,631)	-	9,757	-	-
	4,752,631	**4,679,000**	**657,000**	**(730,631)**	**-**	**9,757**	**-**	**-**

Note: Proceeds received during the month from the sale of a vehicle asset. The asset is yet to be disposed via the Fixed Asset Register. Upon disposal, the profit/(loss) on sale will be recorded in the Statement of Comprehensive Income.

KEY INFORMATION



Proceeds on Sale		
Budget	**YTD Actual**	**%**
$4,679,000	**$9,757**	**0.21%**

PREPARATION TIMING AND REVIEW

Prepared by: Financial Accountant
Reviewed by: Financial Accounting Team Leader

BASIS OF PREPARATION

REPORT PURPOSE

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 . Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary due to transactions being processed for the reporting period after the date of preparation.

BASIS OF ACCOUNTING

This statement comprises a special purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1995 and accompanying regulations. Material accounting policies which have been adopted in the preparation of this statement are presented below and have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the report has also been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

THE LOCAL GOVERNMENT REPORTING ENTITY

All Funds through which the Council controls resources to carry on its functions have been included in this statement. In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated. All monies held in the Trust Fund are excluded from the statement, but a separate statement of those monies appears at Note 12.

SIGNIFICANT ACCOUNTING POLICES

GOODS AND SERVICES TAX

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO). Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position. Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CRITICAL ACCOUNTING ESTIMATES

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

ROUNDING OFF FIGURES

All figures shown in this statement are rounded to the nearest dollar.

KEY TERMS AND DESCRIPTIONS

FOR THE PERIOD ENDED 31 JANUARY 2024

STATUTORY REPORTING PROGRAMS

City operations as disclosed in these financial statements encompass the following service orientated activities/programs.

PROGRAM NAME	OBJECTIVE	ACTIVITIES
GOVERNANCE	To provide a decision making process for the efficient allocation of scarce resources.	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the task of assisting elected members and ratepayers on matters which do not concern specific council services.
GENERAL PURPOSE FUNDING	To collect revenue to allow for the provision of services.	Rates, general purpose government grants and interest revenue.
LAW, ORDER, PUBLIC SAFETY	To provide services to help ensure a safer and environmentally conscious community.	Supervision and enforcement of various local laws relating to fire prevention, animal control and other aspects of public safety including emergency services.
HEALTH EDUCATION AND WELFARE	To provide an operational framework To provide services to disadvantaged persons, the elderly, children and youth.	Inspection of food outlets and their control, provision of Maintenance of child minding centre, playgroup centre, senior citizen centre and aged care centre. Provision and maintenance of home and community care programs and youth services.
HOUSING	To provide and maintain elderly residents housing.	Provision and maintenance of elderly residents housing.
COMMUNITY AMENITIES	To provide services required by the community.	Rubbish collection services, operation of rubbish disposal sites, litter control, construction and maintenance of urban storm water drains, protection of the environment and administration of town planning schemes, cemetery and public conveniences.
RECREATION AND CULTURE	To establish and effectively manage infrastructure and resource which will help the social well being of the community.	Maintenance of public halls, civic centres, aquatic centre, beaches, recreation centres and various sporting facilities. Provision and maintenance of parks, gardens and playgrounds. Operation of library, museum and other cultural facilities.
TRANSPORT ECONOMIC SERVICES	To provide safe, effective and To help promote the City and its economic wellbeing.	Construction and maintenance of roads, streets, footpaths, Tourism and area promotion including the maintenance and operation of a caravan park. Provision of rural services including weed control, vermin control and standpipes. Building Control.
OTHER PROPERTY AND SERVICES	To monitor and control City overheads operating accounts.	Private works operation, plant repair and operation costs and engineering operation costs.

NATURE OR TYPE DESCRIPTIONS

REVENUE

RATES
All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears and service charges.

GRANTS, SUBSIDIES AND CONTRIBUTIONS
Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

NON-OPERATING GRANTS, SUBSIDIES AND CONTRIBUTIONS
Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

PROFIT ON ASSET DISPOSAL
Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

FEES AND CHARGEES
Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

SERVICE CHARGES
Service charges imposed under Division 6 of Part 6 of the Local Government Act 1995. Regulation 54 of the Local Government (Financial Management) Regulations 1996 identifies these as television and radio broadcasting, underground electricity and neighbourhood surveillance services. Exclude rubbish removal charges. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

INTEREST EARNINGS
Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

OTHER REVENUE / INCOME
Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

EXPENSES

EMPLOYEE COSTS
All costs associate with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

MATERIALS AND CONTRACTS
All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

UTILITIES (GAS, ELECTRICITY, WATER, ETC.)
Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

INSURANCE
All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS
Depreciation expense raised on all classes of assets.

FINANCE COST
Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

OTHER EXPENDITURE
Statutory fees, taxes, provision for bad debts, member's fees or State taxes. Donations and subsidies made to community groups.

SIGNIFICANT ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

EMPLOYEE BENEFITS

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave *(Short-term Benefits)*

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the City has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the City expects to pay and includes related on-costs.

(ii) Annual Leave and Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where the City does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

PROVISIONS

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses. Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

INVENTORIES

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

C2402-23 BUDGET REVIEW 2023-24

Attachment 1 – Budget Review - Financial Activity Statement

STATEMENT OF FINANCIAL ACTIVITY - BY NATURE

FOR THE PERIOD ENDED 31 JANUARY 2024

	2023/24 Adopted Budget (a)	2023/24 Amended Budget (b)	2023/24 Predicted Budget (c)	2023/24 YTD Actual (d)	Variance Amount (c)-(b)
	$	$	$	$ $	$
Revenue from operating activities					
Rates	57,899,128	57,895,889	58,917,371	59,570,224	1,021,482
Service Charges (Underground Power)	8,804	8,804	8,804	12,680	-
Grants, Subsidies and Contributions	3,857,232	2,752,434	2,992,053	1,905,014	239,619
Fees and Charges	24,971,153	25,076,153	24,794,167	15,937,350	(281,986)
Interest Earnings	1,508,875	1,508,875	2,674,375	2,009,398	1,165,500
Profit on Sale of Assets	313,000	313,000	313,000	-	-
Reimbursement Income	1,264,662	1,264,662	1,726,233	915,665	461,571
Other Revenue	505,456	505,456	776,431	473,447	270,975
	90,328,310	89,325,273	92,202,434	80,823,777	2,877,161
Expenditure from operating activities					
Employee Costs	(46,493,382)	(46,493,382)	(45,158,069)	(24,712,091)	1,335,313
Employee costs - Agency Labour	(703,234)	(703,234)	(948,220)	(652,306)	(244,986)
Materials and Contracts	(31,824,932)	(32,357,277)	(33,540,963)	(16,770,320)	(1,183,686)
Depreciation on Non Current Assets	(11,705,852)	(11,705,852)	(22,431,343)	(13,150,998)	(10,725,491)
Finance Cost	(453,974)	(453,974)	(475,729)	(291,024)	(21,755)
Utility Charges (gas, electricity, water)	(2,106,655)	(2,109,155)	(2,109,155)	(996,369)	-
Loss on Sale of Assets	(386,631)	(386,631)	(386,631)	-	0
Insurance Expenses	(1,167,587)	(1,167,587)	(1,167,587)	(613,508)	-
Other Expenditure	(1,747,866)	(1,807,611)	(1,884,011)	(1,092,728)	(76,400)
	(96,590,113)	(97,184,703)	(108,101,708)	(58,279,344)	(10,917,005)
Operating activities excluded from budget					
(Profit)/Loss on Asset Disposals	73,631	73,631	73,631	-	(0)
Depreciation on Assets	11,705,852	11,705,852	22,431,343	13,150,998	10,725,491
Non Current Rates Debtors Movement	73,438	73,438	73,438	37,957	-
Amount attributable to operating activities	5,591,118	3,993,491	6,679,138	35,733,388	2,685,647
Investing Activities					
Capital Revenue					
Capital Grants and Subsidies/ Contributions for the development of Assets	7,723,166	8,665,145	1,517,247	477,484	(7,147,898)
Proceeds from Disposal of Assets	4,679,000	4,679,000	4,529,000	9,757	(150,000)
	12,402,166	13,344,145	6,046,247	487,241	(7,297,898)
Capital Expense					
Payment for Investment Properties	(2,263,910)	(2,263,910)	(906,500)	(58,753)	1,357,410
Payment for Property, plant and equipment	(12,020,117)	(11,864,113)	(6,675,508)	(1,388,054)	5,188,605
Payment for Construction of infrastructure	(10,237,654)	(11,666,203)	(4,804,725)	(2,161,066)	6,861,478
	(24,521,681)	(25,794,226)	(12,386,733)	(3,607,873)	13,407,493
Amount attributable to investing activities	**(12,119,515)**	**(12,450,081)**	**(6,340,486)**	**(3,120,631)**	**6,109,595**
Financing Activities					
Repayment of Debentures	(1,863,051)	(1,863,051)	(1,863,051)	(1,129,772)	-
Repayment of Operating Lease	(613,662)	(613,662)	(1,011,151)	(714,440)	(397,489)
	(2,476,713)	(2,476,713)	(2,874,202)	(1,844,212)	(397,489)
Reserve Transfers					
Transfer to Reserves (Restricted) - Capital	(4,923,438)	(4,923,438)	(11,155,298)	(3,876)	(6,231,860)
Transfer to Reserves (Restricted) - Operating	(89,501)	(89,501)	(639,501)	(89,501)	(550,000)
Transfer from Reserves (Restricted) - Capital	6,781,033	6,744,752	3,432,721	142,209	(3,312,031)
Transfer from Reserves (Restricted) - Operating	75,972	133,585	133,585	49,079	-
Transfer to/from reserves	1,844,066	1,865,398	(8,228,493)	97,911	(10,093,891)
Amount attributable to financing activities	**(632,647)**	**(611,315)**	**(11,102,695)**	**(1,746,301)**	**(10,491,380)**

	2023/24 Adopted Budget (a)	2023/24 Amended Budget (b)	2023/24 Predicted Budget (c)	2023/24 YTD Actual (d)	Variance Amount (c)-(b)
Surplus or Deficit at the start of the financial year	7,177,108	9,083,969	11,024,215	11,024,215	1,940,246
Amount attributable to operating	5,591,118	3,993,491	6,679,138	35,733,388	2,685,647
Amount attributable to investing activities	(12,119,515)	(12,450,081)	(6,340,486)	(3,120,631)	6,109,595
Amount attributable to financing activities	(632,647)	(611,315)	(11,102,695)	(1,746,301)	(10,491,380)
Closing Funding Surplus/(Deficit)	**16,064**	**16,064**	**260,172**	**41,890,671**	**244,108**

C2402-23 BUDGET REVIEW 2023-24

Attachment 2 – Budget Review - Net Current Assets

MID YEAR BUDGET REVIEW

FOR THE PERIOD ENDED 31 JANUARY 2024

ADJUSTED NET CURRENT ASSETS

	Ref Note	ORIGINAL BUDGET (a)	PREDICTED BUDGET (b)	31-Jan-2024 (c)	Movement (a) - (b)
		$	$	$	$
Current Assets					
Cash and Cash equivalents		9,391,516	10,019,101	47,357,366	(627,585)
Financial Assets		10,099,214	20,772,397	10,445,993	(10,673,183)
Receivables		4,467,240	4,467,240	9,777,445	-
Sundry debtors				2,009,893	-
GST Receivable				380,139	-
Land held for sale				4,546,299	-
Accrued income				1,109,254	-
Inventories		180,796	180,796	114,600	-
		24,138,766	35,439,534	75,740,988	(11,300,768)
Less: Current Liabilities					
Trade and other payables		(9,258,320)	(9,258,320)	(13,046,891)	-
Lease liabilities		(622,349)	(1,005,825)	(291,385)	383,476
Long term borrowings		(1,618,576)	(1,618,576)	(731,288)	-
Provisions		(6,765,169)	(6,765,169)	(5,811,134)	-
		(18,264,414)	(18,647,890)	(19,880,697)	383,476
Unadjusted Net Current Assets		**5,874,352**	**16,791,644**	**55,860,291**	**(10,917,292)**
Adjustments and exclusions permitted by FM Reg 32					
Add: Loan Repayments (Current)				712,794	-
Add: Current portion of borrowings		1,618,576	1,618,576	18,493	-
Add: Current portion of Lease Liabilities		622,349	622,349	291,385	-
Less: Cash - Reserves		(8,099,214)	(18,772,397)	(10,445,993)	10,673,183
Less: Land held for sale			-	(4,546,299)	-
Adjusted Net Current Assets		**16,064**	**260,172**	**41,890,672**	**(244,109)**

KEY INFORMATION

The amount of the adjusted net current assets at the end of the period represents the actual surplus (or deficit if the figure is a negative) as presented on the Rate Setting Statement.

C2402-23 BUDGET REVIEW 2023-24

Attachment 3 – Budget Review - Reserves Summary

RESERVE FUND BALANCES AND MOVEMENTS SUMMARY

Reserve Fund	Opening Balance 1-Jul-2023	*Transfer To Muni Fund* *For Operating*	*Transfer To Muni Fund* *For Capital*	*Transfers From Muni Fund* *From Operating*	*Transfers From Muni Fund* *From Capital*	Estimated Closing Balance 30-Jun-2024
	$		$	$	$	$
Cantonment Hill Master Plan Reserve	**117,868**		-	-	-	**117,868**
Public Open Space - Swan Hardware	**26,899**		-	-	-	**26,899**
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	**500,000**		(500,000)	-	-	**-**
Former Stan Reilly Property Site Redevelopment Reserve	**-**		-	-	-	**-**
Fremantle Markets Conservation Reserve	**70,132**		-	-	-	**70,132**
Fremantle Oval Reserve	**30,350**	(30,350)	-	500,000	-	**500,000**
Fremantle Town Hall Refurbishment Reserve	**-**		-	-	-	**-**
Heritage Places Reserve	**-**		-	-	-	**-**
Hilton Park Sports Reserve	**2,000,000**		(460,000)	-	500,000	**2,040,000**
Investment Fund Reserve	**768,016**		(483,034)	-	7,331,860	**7,616,842**
Kings Square Improvements Reserve	**-**		-	-	-	**-**
Leighton Precinct Maintenance Reserve	**221,674**	(87,796)	-	80,697	-	**214,575**
Leisure Centre Upgrade Reserve	**33,599**		-	-	500,000	**533,599**
Parking Dividend Equalisation Reserve	**5,486,080**		(1,928,296)	-	73,438	**3,631,222**
Parks Recreation and Facilities Reserve	**97,771**		-	-	-	**97,771**
Sustainability Investment Reserve	**59,510**		(31,510)	50,000	100,000	**178,000**
South Beach Reserve	**500,000**		(19,881)	-	2,650,000	**3,130,119**
White Gum Valley Precinct Community Bore Reserve	**31,114**	(15,439)	-	8,804	-	**24,479**
Total	**10,543,904**	**(133,585)**	**(3,432,721)**	**639,501**	**11,155,298**	**18,772,397**