



TOWN OF EAST FREMANTLE

The Municipality of East Fremantle was created in 1897, when it separated from the Town of Fremantle to become an independent local authority. The Town has a population of approximately 6,500 and is 3.2 square kilometres in area. It is bounded to the north and west by the Swan River, across which many properties enjoy expansive views. To the east it shares a common boundary with the City of Melville, to the south and west with the City of Fremantle. It is a few kilometres from the centre of Fremantle and other major retail areas and is well served by public transport.

The Town has a rich history. The local Aboriginal tribe known as Nyungar obtained food and drinking water from the river edges and open grassy areas. The track that linked the fledgling Swan River Colony based in Fremantle to the future city centre of Perth in 1831 is documented traversing along the East Fremantle cliff edge finishing at the river ferry crossing at Preston Point. Early settlement of the area consisted of large farm holdings, however as the colony prospered during the 1890s gold rush the nature of settlement altered dramatically, rapidly changing to a residential area.

The Plympton precinct today consists of charming worker's cottages which were established largely between 1890 and 1910. The annual East Fremantle Festival is held in historic George Street, the main street of Plympton. Riverside was established by the merchant elite of Fremantle and is perched high on the cliffs overlooking the River. Gracious homes of the goldrush era are dotted along the escarpment. Further northwards, the Preston Point area was developed in the 1950s with houses typical of the period also enjoying the expansive views over the river.

The Woodside and Richmond precincts contain many homes dating from 1900–1940. Described as 'sweetness and light' this area is characterised by its fine brick and tile bungalows on generous (quarter acre block or similar) sites with mature garden settings.

The Town of East Fremantle has strongly resisted the push for infill development and encouraged the retention of the many heritage homes, gardens and streetscapes in the municipality. Whilst pressure from various sources to increase densities may ultimately prevail, in East Fremantle the community and families currently enjoy the standard of amenity of their forebears, with space for children to play and a sense of history and community unparalleled elsewhere.

The Town At A Glance

THE TOWN AT A GLANCE

Established as a municipality:	2 April 1897
Population:	6,451 (2001 Bureau of Statistics)
Number of dwellings:	3,000 (approx)
Number of rate assessments:	3,127
Area:	3.2km ²
Area of parks & gardens:	65ha
Location:	25km from Perth GPO
Length of roads:	40km
Annual Operating Expenditure:	\$5,762,318
Rate revenue:	\$3,568,112
Employees:	45
Principal Officers (at 30 June 2005)	
Chief Executive Officer	Stuart Wearne
A/Executive Manager Finance & Admin	Mike Costarella
Town Planner	Kelvin Oliver
Works Supervisor	Paul McGinty
Office location:	135 Canning Highway East Fremantle
Telephone:	(08) 9339 9339
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Annual Report 2004/2005

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APPENDIX I

Financial Statements For the Year Ended 30 June 2005.

Mayor & Councillors

Mayor & Councillors

(as at 30 June 2005)

Mayor:

2005-2009

Mayor James O'Neill

72 Allen Street

East Fremantle WA 6158

9339 2425

Councillors:

Plympton Ward

2003-2007

Cr Peter Le May

31 Duke Street

East Fremantle WA 6158

9319 2689

2005-2009

Cr Stefanie Dobro

90 King Street

East Fremantle WA 6158

9339 8775

Woodside Ward

2003-2007

Cr Judith Kenny

59 Moss Street

East Fremantle WA 6158

9319 2457

2005-2009

Cr Jennifer Harrington

31 Allen Street

East Fremantle WA 6158

0418 911 278

Richmond Ward

2003-2007

Cr Drew Cary

57 Osborne Road

East Fremantle WA 6158

9438 1943

2005-2009

Cr Richard Olson

4/46 Alexandra Road

East Fremantle WA 6158

9339 6681

Preston Point Ward

2003-2007

Cr David Martin

1 Chauncy Street

East Fremantle WA 6158

9339 7179

2005-2009

Cr Alex Wilson

46 Locke Crescent

East Fremantle WA 6158

9339 1156

Mayor's Report

It gives me great pleasure to present to you the Annual Report for 2004/2005. The last twelve months have seen a number of projects initiated and completed.

In December the new Town Planning Scheme No 3 was adopted. This will allow more sensitive planning and less "backyard" developments. The Town realises that we require a range of housing types to address the needs of families, couples, elderly etc but a large part of our Town want our backyards to remain undeveloped. With "infill" in established areas there is no requirement for the provision of extra public open space. This infill allows larger houses and smaller yards and consequently more hard stand and less areas for our children and others to play. There is no requirement for more public open space so we have even less area to recreate. Hopefully residents will see the increase in minimum lot sizes in a large part of the Town as a step in the "right direction".

Recognition of their efforts in the town planning domain should go to Mr Oliver, Ms Foster, Ms Cooper and Mr Cox.

From a financial perspective, the Town is well managed and we will continue to look at other efficiencies to ensure the Town remains viable. I would like to recognise Mr Costarella and his team for their hard work in this area.

The Works Supervisor, Mr McGinty, and his team continue to provide excellent services within the Town.

They have worked hard to improve our parks, playgrounds, roads and footpaths. Traffic calming will continue to be a priority to ensure safety for all within our Town.

Our great Swan River continues to be paramount within the Town and a number of initiatives continue. We all need to accept responsibility to ensure its survival and well being.

Sporting clubs continue to get support from our Town. It is imperative that we promote a range of activities for all ages from lawn bowling to lacrosse. The Council will continue to ensure that these facilities are maintained, improved and their futures intact.

Glyde-In, HACC and Neighbourhood Watch continue to flourish in our Town. Glyde-In, under Ann Reeves, provides an invaluable range of activities for a broad range of people.

Sue Limbert and her workers are fantastic. I am very proud of the HACC Program and we must all ensure that programs like this continue to flourish.

Again thanks to Noel Nimmo and his volunteers for their great work in Neighbourhood Watch.

There has been a lot of talk about amalgamation but it will be the people of East Fremantle who will and should have their say on this. We have resisted high rise around the river and throughout the Town to protect the amenity of our residents. If rate revenue was paramount in our Town, I am sure you would agree there would be significant downfalls with this as a priority. Do we want to sacrifice that which we see as important, for this? Are we willing to sacrifice views and amenity for high density developments and the resulting increase in rate revenue, I think not!

I would like to thank and recognise the efforts of all councillors and recognise the great work of former Councillors Marilyn Carosella, Don Hogg, Liz Lovell and John Kirkness. They have left the Town in good shape.

Special thanks to the Chief Executive Officer, Stuart Wearne and his personal assistant, Janine May.

To finish, thank you for the privilege of being the Mayor of this great Town. And it is a great place to live! Take a minute to think about all the positives and I bet they clearly

Mayor's Report

outweigh the negatives. By listening to each other and accepting the right of all to express an opinion, we will ensure that East Fremantle remains a great place to live.

JAMES O'NEILL

Mayor

Chief Executive Officer's Report

PREAMBLE

Whilst 2004-2005 presented a number of challenges, Council continued to provide good governance, in a stable and productive environment, and continuously improving Council services and facilities.

This is reflected in the Mayor's and the departmental reports which outline the significant initiatives and achievements which occurred during the 2004-2005 year.

Having re-read the 2003-2004 Annual Report it is pleasing to see how many of the plans outlined at that time, such as the completion and opening of the "Zephyr Café & Kiosk" and Ulrich Park playground, foreshore erosion protection works and numerous other works have come to fruition.

Many of these achievements are outlined in the various following Departmental reports which I commend to you.

CURRENT ISSUES

Amalgamation

In response to their City's current financial problems, Fremantle Mayor Tagliaferri promoted a takeover of East Fremantle in his 2005 re-election campaign and continued to do so following his election. It appeared the well managed and financially sound Town of East Fremantle was seen by Mayor Tagliaferri as a cash cow too tempting to ignore, and the Mayor made it clear he was very keen to get his hands on East Fremantle ratepayers' money.

It is a fundamental principle of democratic local government that any restructuring of local government boundaries must be preceded by extensive public inquiry, community consultation and debate and ultimately a referendum of the electors concerned. These principles underpin the relevant legislation in this State.

In addition, any discussions or debate on the matter, between local governments, should be conducted on the basis of normal protocols, common courtesy and mutual respect, not via a candidate's election campaign.

Besides the fact not a single East Fremantle ratepayer or resident had called for amalgamation, at the time Mayor Tagliaferri raised the issue, there had, and still has, been no consultation or discussion between the two local governments, no public debate, no Advisory Board or Departmental inquiry and no community referendum.

And despite Mayor Tagliaferri declaring he had a mandate from his council to make his territorial claims, his council had not even discussed the matter!

The situation became even more disturbing when Mayor Tagliaferri foreshadowed selling off East Fremantle Oval once he had got his hands on the Town and its coffers - declaring (according to the "West Australian" of 14 May 2005) that

"Two months ago, Mr Tagliaferri revealed to the West Australian his council wanted to take over the Town of East Fremantle, sell East Fremantle Oval and relocate the Sharks to a new, custom-built facility at Fremantle Oval. It is believed the sale of land at East Fremantle could generate \$100 million.

Mr Tagliaferri said he had had initial talks with the Sharks board, which he believed were encouraging, and was continuing to explore the possibility of the WAFL club's move.

"My re-election also sets the tone for boundary reform so East Fremantle Football Club and the East Fremantle Council are all in my sights," he said.

"We plan to have another meeting with the East Fremantle Football Club before the end of the year."

Chief Executive Officer's Report

In regard to Mayor Tagliaferri's claims to have met the Board of the East Fremantle Football Club to discuss his proposal, the Board issued an official statement saying he hadn't!

The Club also made it very clear it had not the slightest interest in moving to Fremantle Oval.

Unfortunately Mayor Tagliaferri appeared to fail to understand that this was *Crown* land which could not be sold without the permission of Parliament, and even if it could, the proceeds would go to the Crown, not Mayor Tagliaferri's expanded City of Fremantle.

Despite this, the "West Australian" reported Mayor Tagliaferri's proposal:

"would involve East Fremantle Oval being rezoned for residential use with part proceeds of the sale of land to help fund a new clubhouse near South Fremantle's premises.

Development experts estimate \$100 million could be generated by the sale of residential lots at the Moss Street ground which is controlled by the Town of East Fremantle. Other contributions would come from the City of Fremantle, Department of Sport and Recreation, WAFC and the Sharks.

"We see a great opportunity in having East Fremantle housed back at Fremantle Oval where it was originally," Mr Tagliaferri told the West Australian."

Despite his attempts to "talk up" the benefits of a City of Fremantle takeover, for East Fremantle residents, Mayor Tagliaferri appeared to gain only one convert, a local real estate agent who had been involved in a series of disputes with Council, generally involving issues concerning his own property although in some cases concerning the conduct of his business.

This resident claimed in May 2005, he had earlier formed a pro amalgamation group (a group Mayor Tagliaferri had been publicly referring to for some time without naming the alleged group or its alleged convenor) and was in the process of gathering signatures on a pro amalgamation petition which he intended to submit to the State government. Some six months later, no petition has appeared and the alleged group has adopted such a low profile it is either fictitious or at best could be referred to as the "silent minority".

Meanwhile Mayor Tagliaferri appears to have accepted the advice of his council colleagues, which has been for him to put his energies into the City of Fremantle's considerable issues and problems rather than looking to East Fremantle as some kind of quick fix.

The City of Fremantle's financial problems will not be solved through takeovers of other local governments.

As discussed in my last annual report, the underlying issue for the City of Fremantle and indeed all local governments is the need for reform of local government at both a Federal and State level, such that increasingly burdened local governments receive a fairer share of Federal and State revenues. This issue is discussed further below.

It might be noted the above comments do not touch on the amalgamation issue itself, ie the pros and cons of local governments of a particular size or operating under particular organisational arrangements eg shared resource and/or services arrangements and/or other strategic alliances such as joint purchasing arrangements and/or the devolution of some function to other local governments, or appropriate bodies, such as regional councils, whilst retaining others.

Notwithstanding Council already participates in such arrangements (eg South West Group, South Metropolitan Regional Council) obviously there are advantages and

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disadvantages to consider in respect of any such models.

However, whilst noting the State government's recently announced review, now is not the time to comment on these issues. Council and Council staff will continue to review the Town's organisational and operational arrangements at appropriate junctures. To formally respond to Mayor Tagliaferri at this stage might suggest Council felt it had a case to answer. There is no case to answer. The issue was not raised by an East Fremantle resident, or ratepayer, or the elected members of the Town of East Fremantle, but by a neighbouring Mayor, in the course of an election campaign, whose motives clearly have nothing to do with the welfare of East Fremantle residents and ratepayers. His own Council has subsequently given him no support (if anything, its elected members expressing only embarrassment at the Mayor's actions) and his only East Fremantle supporter has been a local real estate agent with a history of conflict with the Council and who clearly has a personal agenda.

Council will also continue to be an active member of the South West Group – the voluntary grouping of councils in the region which was founded over 20 years ago and works to promote economic development, job creation, resource sharing between local governments and other benefits for member councils and their populations.

Regrettably, the City of Fremantle, under former Chief Executive Officer Ray Glickman and current Mayor Tagliaferri, left the Group several years ago. However under new Chief Executive Officer, Graeme Mackenzie it is hoped the City of Fremantle will rejoin in the near future.

Council is aware that every time the issue of amalgamation has been raised, over many decades, whether formally (eg involving Royal Commissions on more than one occasion), or informally (as per the recent

intrusion into the Town's affairs by Mayor Tagliaferri), it has been overwhelmingly rejected by local residents. There has been absolutely no indication that in this regard anything has changed.

The Town considers it absolutely fundamental that any amalgamation or even boundary change should only occur if it has the support of *East Fremantle* electors.

As the Chief Executive Officer wrote in the last Annual Report:

*"If the Town of East Fremantle were ever to be amalgamated, against the wishes of the East Fremantle community, this would be a travesty of the very principle of **local** government and a breach of the Government's own community development policies, such as reflected in the recently adopted Western Australia Citizenship Strategy.*

*By definition, local government is the tier and form of government that is closest to the people, it is vital in building, empowering and maintaining strong communities, and there is no issue which should be **more** dependent on the community's wishes than the issue of how and from where that local government should be provided.*

*Council will continue to oppose the principle of forced amalgamations and continue to argue the fundamental principle that amalgamations, in respect of any **local** government, should only occur if this is the wish of the majority of a local government's electors."*

Thus the current State government and the current Minister for Local Government and Regional Development, the Hon John Bowler, are applauded for their position of opposition to any involuntary amalgamations.

Financial reform in local government

Access to financial resources commensurate with its current and ever increasing statutory

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responsibilities and community obligations is critical to stable, effective, autonomous and financially viable local government.

Whilst the debate about the problems resulting from the inadequate, restrictive and regressive nature of local government's revenue base, and vertical fiscal imbalance in the Australian system of government, which was prompted by the 2003/2004 House of Representatives inquiry into Local Government and Cost Shifting (the "Fair Share" report) is welcomed, as yet, two years after the Inquiry, not a single aspect of local government financing has been changed.

Whilst the issues involved are too numerous and too complex for a brief report such as this, three aspects should be mentioned.

Firstly, the Town believes strongly that local government should receive a guaranteed real terms share of Commonwealth tax revenues, equivalent to a minimum of 1% of Commonwealth general taxation revenue, paid directly from the Commonwealth and allocated under the Local Government (Financial Assistance) Act 1995.

The Town of East Fremantle notes the nature of our federation is changing, with the Australian Government currently beginning to play a more dominant role than has previously been the case.

Local government, Australia wide, is at a cross roads as it waits for the Australian Government's *concrete* response to the "Fair Share" report.

Current financial pressures on local governments, particularly local governments with limited rate bases and few alternative sources of revenue, such as the Town of East Fremantle, have a number of causes.

Causes include cost shifting, as discussed further below, particularly by the State Government; the limited capacity of local government to raise revenue; State charges

increased beyond Council's rate increases; the fact Federal and State Government grants have declined in terms of the real costs of providing services and maintaining infrastructure; pressure on councils to depress rates; the cost of the ever increasing levels of appeals and litigation (eg in response to town planning decisions) and ever increasing community expectations, as discussed further below, of more and improved council services.

In 2004, the abovementioned "Fair Share" enquiry into cost shifting onto local government found that:

- whereas local governments' responsibilities had increased dramatically over recent decades, revenues had lagged significantly
- cost shifting to local government totalled between \$500 million and \$1.1 billion *annually*
- Had local governments' revenues increased as fast as those of the Commonwealth, local governments across Australia would have \$3 billion extra to spend each year.
- Council rates in Australia represent only a very small percentage of total taxation – about 3%.

The Town of East Fremantle joins other local governments in wanting to make sure that our local government is well positioned to take advantage of any positive changes which occur as a result of the "Fair Share" inquiry, to help secure a better, more financially viable future for our Council and the East Fremantle community.

Secondly, greater recognition needs to be given to the special needs of older local governments – such as East Fremantle – which have ageing infrastructure such as public drainage and river walls, in some cases involving infrastructure built by the State however now passed onto local government as *its* responsibility.

Chief Executive Officer's Report

In this regard there is no doubt that there is an overwhelming case for greatly increased funding, both federal and state, to help local governments in this situation meet the cost of renewing such infrastructure.

Council considers this position analogous with the situation pertaining to new developments on the outskirts of the city. Here WA taxpayers currently meet 74% of the cost of providing new services such as drainage, roads and erosion control whereas such funds are essentially not available to existing local governments for *renewing* such services.

Thirdly, both the Commonwealth and the State need to recognise and address the problem of the growing number of properties seeking and gaining non-rateable status, compounding a problem already contributed to by the State and Commonwealth themselves, in that they pay no rates on their land despite the fact those local governments which host State (eg Kaleeya Hospital) and/or Commonwealth (eg Leeuwin Barracks) land, are still expected to manage the infrastructure and road networks in and around that land.

In my previous report I pointed out that in recent years no local government in WA had done more than the Town of East Fremantle, to attempt to more equitably share the burden of rates and charges throughout the community. This had particularly been through the rating of previously unrated organisations with the legal obligation and the capacity to pay a share of rates and the introduction of lease payments for organisations which had typically operated for decades on the basis of peppercorn rentals.

Council takes the view that all property owners or occupiers of land in the Town should pay a fair share of the costs to run the Town, unless legally exempt.

Council's position is the opposite of the State's position – this is not cost *shifting*, this is cost *sharing*.

All sporting clubs in the Town, with the exception of the Swan Yacht Club, have worked co-operatively with Council in this regard and showed an appropriate appreciation of their community obligations.

Cost Shifting

A major aspect of the need for financial reform, as discussed above, has been the continuing trend of devolving more and more responsibilities onto local government, by State and Federal agencies, with little or no financial or any other compensatory arrangements to assist local government in meeting these increased responsibilities.

Recent examples include reduced local government road funding; inadequate sharing of recycling and waste management costs (with more cuts recently foreshadowed); shifts in responsibility for community crime prevention and community safety; increased responsibility for emergency management (notwithstanding the massive income for FESA and the State from the FESA levy, which local government is obliged to collect as another administrative burden); inadequate spending on libraries (whilst recent increases by the State Government are welcomed, the levels of government funding are still less than past levels and the government's own targets); increased costs of property valuations, river bed lease rentals and vehicle search fees; costs of Native Title based consultation requirements which have arisen from external legislation.

Compliance

Running parallel with the issue of cost shifting has been the issue of the ever increasing statutory and compliance requirements which are being placed on local government.

The 1995 Local Government Act greatly broadened the competency powers of local governments to give them a much greater degree of autonomy over their own affairs.

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Additional emphasis was placed on the role of elected members, although this was in the context of a clear separation between operational and governance matters.

The primary intention was to enable local governments to improve its productive efficiency through less restrictive and enabling legislation.

Regrettably the State appears to have lost sight of this objective and in many ways the Act has become even more restrictive.

In fact every time a significant adverse event occurs in local government, particularly an event which generates a Departmental inquiry, even when it involves a "one off" such as recently occurred with the Chief Executive Officer in Joondalup, there is a good chance new legislation will result.

Thus since the revised Act of 1995, there have been well over 100 amendments and new regulations introduced, which have imposed significant new responsibilities and requirements on local government. There has also been a great many other compliance and statutory obligations placed on local government during this period under a wide range of other legislation.

Much of the legislation is comprehensive and complex and thus time consuming to administer.

It should go without saying that since the legislation applies to all local governments, it is the smaller local governments which will be most affected as it attempts to cope with this ever increasing legislative burden.

The situation has a paralysing effect on what should be a local government's primary purpose of building and sustaining the provision of services to the community.

Town Planning

Council's Town Planning Scheme No 3 was approved by the Minister in late 2004 and came into force in December of that year.

This followed many years of delay and intense scrutiny at a State Government level, and forced changes by the Minister for Planning & Infrastructure and her Department.

Whilst town planning under the new Scheme is proceeding relatively smoothly, and whilst it has been pleasing to note the effect of the new Scheme in reducing demolitions of heritage properties and inappropriate subdivisions, much work remains to be done in formulating and adopting planning policies and design guidelines which will reinforce the town planning objectives of the Scheme.

Another major challenge will be the formulation and adoption of a new Municipal Inventory.

Regrettably the new Scheme has not reduced the number of planning appeals. If anything, these have increased. The reason is not thought to have anything to do with the new Scheme but rather the increasingly litigious nature of our society and even more importantly East Fremantle's ever increasing property values.

Most appeals are by newcomers to the Town. Council considers it tragic that in appealing Council's planning decisions, almost as a matter of course when Council decisions do not go their way, these new residents seek to compromise the very quality of life which attracted them to the Town in the first place.

The new State Administrative Tribunal, which commenced on 1 January 2005 and was intended to be less legalistic, is, in fact, more so. Further there is no doubt that the SAT legislation does not serve town planning appeals well. This has much to do with the fact that the legislation, in the pursuit of administrative convenience, replaced 130

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other pieces of legislation involving objections and appeals on a wide range of issues, with the result that the "one size fits all" legislation is tailored to nothing in particular. It's only focus, it seems, is to help applicants. There is no doubt the legislation is geared towards assisting applicants, probably because much of the legislation it replaced had a "little man vs large institution" context.

This context is not appropriate in local government appeals.

It appears to have been forgotten that local government decision making, particularly in the planning area, involves local governments making decisions for the good of their communities, preserving neighbourhood amenity etc.

It is not about "little men" dealing with a powerful bureaucracy.

It is about an elected local government protecting the *ordinary* citizens of the community from inappropriate development.

Appellants are often wealthy land or home owners with a "its my land/home and I can do what I like" mentality. Others are property speculators.

In this situation the onus should clearly be on the applicant to justify their appeal. In fact under the current Tribunal operations, the onus is largely on local government to justify its planning decision.

It may be that local government is witnessing a Tribunal with teething problems and one which will in due course come to take a more balanced approach.

One hopes so.

It is noted the City of Fremantle recently asked the Attorney General, Jim McGinty (who was responsible for the SAT legislation, as part of his ongoing program of legal

reforms), to intervene in one particular matter involving their City however he declined on the grounds he considered it would represent inappropriate political interference.

It is hoped however that the Attorney General will in due course review outcomes of the Tribunal, at least in respect to the planning appeals, because there is much to be concerned about.

Local governments across Australia are under pressure from pro-development lobbies (in some states their governments are looking at removing planning decision making powers from local governments) and there is a desperate need for a system which restores rightful autonomy to local government in local town planning decision making.

The Town of East Fremantle will continue to do what it takes to defend its planning decisions.

The Council will not back down in the face of applicants' appeals.

To do so would not only be unfair to the other residents and ratepayers of the Town.

It would also give the message to appellants that the Town was not prepared to defend its own Scheme and therefore only increase the likelihood of more inappropriate development occurring.

East Fremantle Football Club

Negotiations on a new lease have continued with the Club.

The initial impediment to the signing of a new lease had primarily been the Club's financial position, particularly in relation to a determination, by Council, of a large amount of outstanding maintenance works, some of which are agreed by the Club to be their responsibility and some of which are accepted as Council's responsibility.

Just when this issue appeared close to resolution, Council became aware of current

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studies by the Western Australian Football Commission and the Department of Sport & Recreation regarding the future of football in the metropolitan area and has now resolved to offer the Club a very short term lease, as an interim measure, pending the outcome of these studies, as they could well have a bearing on the future of the Club and East Fremantle Oval.

Regrettably the local press did not appear to sufficiently understand the situation and issues involved and sought to portray the situation as a dispute between the Club and Council.

In the face of the press misunderstandings, Council and the Club recently issued a joint press statement, as follows:

- *“East Fremantle Football Club (the Club) and the Town of East Fremantle (the Town) are in discussion over lease and management arrangements in respect of the East Fremantle Oval reserve.*
- *The Town is of the view that the East Fremantle Football Club should take on more financial responsibility for the maintenance of the oval and related costs, currently costing the Town approximately \$65,000pa.*
- *Based on a recent comprehensive independent expert review, the Town also says the facilities associated with East Fremantle Oval need about \$545,000 in backlog maintenance works.*
- *Based on assessed responsibilities of the landlord or tenant under the existing lease, these costs have been apportioned as approximately \$103,000 (the Club) and \$442,000 (the Town).*
- *Contrary to suggestions in recent press reports, there is no dispute and never has been any dispute between the Town and the Club regarding this issue. However the significant costs involved has led to a review, by the Club with the Town's support, of all of the buildings and structures at issue, with a view to clarifying their need for retention and/or current use etc.*
- *This review is in progress. The outcome could significantly impact on the works required.*
- *The Town had earlier proposed a seven year lease agreement, the terms of which the Club has stated*

to be acceptable in the main, however some costs which the Club believed were more than it could currently afford.

- *The Town's response has been to continue negotiations in response to these concerns; to support the review of buildings and structures, because the outcome of this review will have an impact on the Club's financial capacity; and to review other options in terms of raising increased revenue from the reserve.*
- *Complicating the matter however are two other factors:*
 - (i) *given the recognition by both parties that the Club no longer needs all of the existing facilities, the issue of whether parts of the current reserve could be utilised in other ways, which generated income which would assist the Town and the Club.*

Thus both parties have discussed the idea of selling off or redeveloping sections of the surrounding areas of the reserve to assist with the long term financial viability of the maintenance of the reserve, and the operations of the East Fremantle Football Club.

Due to planning and other relevant laws, this however would involve a relatively long term process.

- (ii) *Current reviews by the WA Football Commission and the Department of Sport & Recreation regarding a plan in respect of facilities for all levels of football across the metropolitan area.*

In this respect the Department of Sport & Recreation is working with the WA Football Commission on a Strategic Facilities Plan. The study brief will review the operational needs of all WAFL teams and facilities, including the East Fremantle Football Club.

In this respect, in regard to the Club and the Town, the Department of Sport & Recreation is undertaking preliminary work to determine the best way forward to give all parties the best possible outcome.

Because of the uncertainties in respect of the outcome of these reviews, the Town and the Club are discussing a temporary lease arrangement for one year with a possible one year extension option.

Chief Executive Officer's Report

The Town and the Club agree in principle this would be the most prudent arrangement in current circumstances, however the detail of such a short term lease still needs to be put to the Club and considered by the Club.

It is important to emphasise however that this is seen only as a temporary arrangement, pending the outcome of the WA Football Commission and Department of Sport & Recreation reviews referred to above.

The Department of Sport & Recreation supports this approach because it would give the parties time to await the outcome of the SFP. Final recommendations are due in April 2006.

- *There is currently no master plan for East Fremantle Oval, and any such plan would only be developed if Metropolitan Region Scheme and Town Planning Scheme rezoning were to be pursued.*

The Town does not believe it would be prudent or logical to pursue a master plan until the WAFC and DS&R reviews are complete.

- *Because of the reviews, the DS&R consider any discussion of any co-location of Fremantle-based WAFL and AFL clubs at Fremantle Oval is premature. In any event the DS&R do not consider the Fremantle Oval surface could take the wear and tear of two WAFL teams being located there, in addition to the Dockers.*

Both the Town and the Club have found Fremantle Mayor Tagliaferri's recent intrusions into the Town's and the Club's affairs confusing and unhelpful, although it is recognised Mayor Tagliaferri is acting unilaterally in the matter and not representing any position adopted by his Council.

The Town has expressed a desire to continue its long term relationship with the East Fremantle Football Club and the Town is aware an overwhelming number of Club members have expressed a desire to stay at East Fremantle.

- *In short, the Club and the Town understand that the current negotiations and discussions between the Town, the Club and other relevant parties, are aimed at achieving an equitable financial outcome for the Town and also assisting the Club in achieving a financially viable future, such that the Club is able to continue to operate and prosper at East Fremantle Oval, as the Club has strongly indicated it wishes to do, and in the process be*

able to readily meet its financial and social responsibilities to the Town and the East Fremantle community.

- *The Town would also like to do all it can to assist the East Fremantle Football Club, and indeed all WAFL clubs, in achieving a fairer level of financial support from the WA Football Commission.*

In this regard the current WAFC and DS&R reviews are applauded and the Town of East Fremantle and the East Fremantle Football Club look forward to a positive outcome of those reviews."

*Stuart Wearne Peter Capes
Chief Executive Officer Chief Executive
Town of East Fremantle East Ftle Football Club*

Swan Yacht Club

Whilst in no way wishing to derogate the Swan Yacht Club's right to challenge Council through a very expensive series of legal challenges, as it has, notwithstanding the Club's claims that it can't afford the rates and charges involved, although can obviously afford the extensive legal costs involved, which in one matter already considerably exceed the amount being disputed, it is regrettable this has occurred in such an atmosphere of blatant hostility towards the Council, which is their landlord, and in some cases involving reneging on past agreements to pay the charges involved.

Two legal actions initiated by the Club are currently underway. Three other actions by the Club have failed over the past twelve months.

Firstly the Club failed in its Supreme Court appeal against an earlier decision of the Land Valuation Tribunal, which had determined that the Crown Land being occupied by the Club was *not* land held for a public purpose (in which case the Club would have been exempt from rates), but rather was being occupied by the Club for the private benefit of its members (which meant the Club was liable to pay rates).

Chief Executive Officer's Report

Every ground of the Swan Yacht Club's appeal to the Supreme Court of Appeal was *unanimously* rejected by that Court.

Notwithstanding that the Club has now commenced a new appeal on new grounds, this was a very important decision for local governments across Australia.

Following the Town's successful legal defence, McLeods, Council's solicitors and recognised as the pre-eminent local government solicitors in this State, issued a statement which concluded as follows:

"The Town of East Fremantle in this case ran an argument for the benefit of all local governments. The case has vast implications not only for local governments within Western Australia, but also has the potential to have Australia-wide ramifications."

Secondly the Club failed in its attempt, just prior to the May 2005 election, to enrol all 161 of its pen holders as electors of Preston Point Ward of the Town of East Fremantle, on the grounds that as pen holders they were occupying *rateable* property (notwithstanding the Club's consistent claims, in various legal actions, that the property was *non* rateable!)

All 161 applications needed to be individually assessed. All 161 applicants were written to, seeking copies of pen holder agreements etc which, if received (in many cases no, or insufficient, or out of date documentation was received) needed to be individually assessed. In some cases, applicants responded by saying they had no idea what was going on and had only been carrying out the bidding of others at the Club.

In some cases applicants were *already* electors of the ward in question, despite their application forms (large parts of which appeared to be filled out by other parties) wrongfully declaring they were not already so enrolled.

Ultimately all 161 applications were rejected after the Chief Executive Officer had reviewed their claims, individual pen agreements and other material, sought legal advice and had had discussions with the Department of Local Government and the Electoral Commission.

Despite being advised of their appeal rights, not a single applicant appealed the CEO's rulings, although some did express remorse and embarrassment for what had occurred.

Thirdly, representatives of the Club failed in their attempts, involving two State government Ministers, to damage Council's standing with the State government and in particular the Department of Local Government, by making a series of allegations regarding the Town, in one matter involving an allegation of fraud. The allegations, according to advice received from one senior Ministerial staffer, were aimed at having the Town removed from its current role as landlord, no doubt mindful of impending lease negotiations (the Club's lease expires in 2006).

The Chief Executive Officer robustly rebutted every one of the allegations through comprehensive advice and the Town's good reputation remains intact.

According to a recent press report the Managing Secretary of the Club (which until recently operated rate free and is still rent free, as it has been for over 100 years) is now claiming the Club may not be able to survive if it is required to pay rates. In this regard it should be noted that in recent years a number of past and present members of the Club have contacted Council regarding what they view as mismanagement of the Club, including financial mismanagement. The Chief Executive Officer believes the operations of the Club should be subjected to an independent review, including a financial audit, particularly if the Club continues to suggest the possibility of its demise due to Council's actions.

Chief Executive Officer's Report

Other Clubs and Community Organisations

With the exception of the Swan Yacht Club, Council enjoys excellent relations with all clubs and community based organisations in the Town.

In fact I would go so far as to suggest relations have never been better. The clubs and organisations include the East Fremantle Yacht Club (which, in contrast to the Swan Yacht Club, willingly paid its rates and is cooperatively undertaking lease negotiations which will also involve lease payments for the first time); East Fremantle Lawn Tennis Club (in respect of which a new lease has recently been signed); East Fremantle Junior Football Club, still enjoying their new clubrooms; East Fremantle Tricolore Soccer Club (who have written praising Council for its assistance with their clubrooms and the condition of upper and lower Wauhop Parks); East Fremantle Bowling Club (whose new lighting project – like that of the East Fremantle Football Club – has received Council support and funding); East Fremantle Croquet Club; Glyde-In; Fremantle Rowing Club; 1st Fremantle Scout Group; Friends of East Fremantle Foreshore Inc, 1st Leeuwin Scout Group; Neighbourhood Watch, East Fremantle Cricket Club, East Fremantle Lacrosse Club and Leisuretime East Fremantle.

This is not to say there will not be issues between Council and some clubs and organisations from time to time.

Balancing the *provision* of a range of recreational, sporting and community facilities with the *cost* of operating and maintaining those facilities and services is not always easy. Council will continue to deal with any issues in a fair and equitable manner. Council recognises the significant benefit such clubs and organisations bring to the East Fremantle community and to the members involved and does all it can to help these clubs and organisations thrive.

The important role such clubs and organisations play in promoting a healthy level of community involvement and thus healthy community, is replicated by other services which the Town supports; such as Sue Limbert's "Neighbourhood Link", East Fremantle Tricolore Respite Centre and "Teen Holiday" programs, East Fremantle Playgroup and Noel Nimmo's Neighbourhood Watch program.

Neighbourhood Link provides a range of services to elderly and young disabled persons not only in East Fremantle, but also Fremantle (Mayor Tagliaferri might note that), Melville and Cockburn.

Further, Noel Nimmo's Neighbourhood Watch program has been so successful, City of Fremantle staff have asked several times whether Noel can establish the same service in Fremantle (Mayor Tagliaferri might note this as well).

The significant benefits of community involvement has always been understood by the Town of East Fremantle and nurtured, unlike many other places, it appears, noting the current crisis in respect of what the politicians, academics and social planners refer to as the loss of "social capital" and "social connectivity" in western countries.

That belief in the value of community involvement extends directly to the Town's decision making eg the important role of the Town Planning Advisory Panel in reviewing planning applications and other town planning matters and the large amount of public input allowed at Committee and Council meetings, the Department's concerns notwithstanding.

However the Town is not complacent. For example the Town recently won a long fought victory in acquiring the Royal George Hotel, at no cost, from the State government (and subsequently vested in the National Trust) because it recognised the value to not only the arts community (who have had the benefit of

Chief Executive Officer's Report

low cost studios in addition to a Gallery) but also the East Fremantle community, and in particular the Plympton community, for some form of meeting place and/or other centre of activities.

A joint National Trust-Town of East Fremantle community survey is currently being conducted regarding community preference for the use of the building.

Finally, it should be strongly understood it is the very size of the Council, now under threat, which is integral to the issue of the sound cohesiveness and connectiveness of the East Fremantle community.

Most notably the size ensures elected members are able to be in touch with the aspirations and concerns of the community, in a way which is generally not possible with larger councils. The community has a chance to be heard. Council is thus in a position to more accurately and effectively respond to its citizens' aspirations and concerns.

As a consequence Council in turn, and in comparison with most other metropolitan local governments, has a more prominent role in shaping and promoting values which are of importance to the community – for example values concerning community participation in Council decision making, environmental protection, the promotion of public amenity considerations in town planning decisions, appreciation and conservation of the Town's heritage, care for the frail aged, disabled and other disadvantaged persons in our community and finally a culture of robust political debate led by an active and democratic local government.

For this the Council should be proud.

OTHER CHALLENGES

- Optimal **environmental initiatives** eg greenhouse gas reduction, recycling and waste management initiatives, reduction in use of plastic bags, water pollution

reduction eg the Town's recently installed gross pollutant traps on the banks of the Swan River, river foreshore erosion control and foreshore rehabilitation.

- Optimal feasible **crime prevention, community safety and emergency management measures** which are appropriate for local government involvement and do not represent a shift in the cost of responsibility from the State to local government.
- Unacceptable levels of **unemployment** in the region, particularly youth unemployment, which Council continues to endeavour to address, through a range of regional development and job creation initiatives such as those of the South West Group, "Bridging the Gap", "Work for the Dole" and youth traineeships.
- Completion of restoration of "**Dovenby**".
- Progress on restoration of **Town Hall and Old Police Station**.
- Progress on development of partnership arrangements with National Trust and restoration works in respect of the **Royal George Hotel**.
- New **traffic management** initiatives.

CEO

In its first 93 years, the Town had only three Town Clerks. Had it not been for age based compulsory retirement provisions it may have only had two!

However between 1996 and 1999 it had five different Chief Executive Officers (albeit one a temporary). I was the fifth.

The Town was concerned as to the reasons for the rapid turnover and the instability which was resulting.

Chief Executive Officer's Report

Other parties were also interested. Indeed the Department of Local Government Inquiry which the Town was subjected to shortly after my appointment, cited the high turn over of CEOs as one of the grounds of the Inquiry.

Six years later I can report that in the period since my appointment, in our immediate region alone, the CEOs of Fremantle, Melville, Cockburn and Kwinana (several times) have all resigned.

CEO turn over is a major concern for the local government industry, with 76% of CEOs leaving their position prior to the completion of their contracts.

In a recent press interview, Beres Coley, who took over from the long serving Merv Cowan, the Town's third Town Clerk, and has just retired from managing Fremantle Prison, cited the long hours involved at East Fremantle as personally unsustainable and the primary reason for his departure.

Beres Coley's successor, one of the State's most experienced CEOs and a consultant to the Department of Local Government, also cited an unmanageable work load and the long hours as the reason for his resignation some 18 months later, adding that despite these efforts he could not, within Council's resources, meet Council's expectations.

It is true the hours are long and the challenges considerable. It goes almost without saying that CEOs of local governments such as East Fremantle, with limited staff, financial and other resources, face extra burdens.

However, a talented and dedicated team of elected members, who devote considerable efforts to making the best possible decisions for the East Fremantle community; loyal, committed and hard working staff; a creative and fair minded community with a genuine community spirit; East Fremantle's wonderful environment and the fact I am also a resident of the Town and, most importantly, a strong personal belief in the concept and

fundamental importance of true local democracy; are very sustaining and make the job so satisfying and worthwhile.

I continue to be very proud to serve this Council and am confident that Council will successfully surmount the challenges ahead.

ACKNOWLEDGEMENTS

I would also like to thank the civic minded volunteers who continue to serve the East Fremantle community; especially Sue Limbert's team, the Town Planning Advisory Panel, the Friends of East Fremantle Foreshore, Neighbourhood Watch volunteers, the East Fremantle Festival Committee, East Fremantle Playgroup, Richmond Primary School P & C, Glyde-In volunteers, and indeed *all* of those volunteers who give their time to the many clubs and organisations in the Town.

APPRECIATIONS

I thank Mayor Jim O'Neill for his leadership, support and guidance. I thank retired Councillors Liz Lovell, Don Hogg, John Kirkness and Marilyn Carosella for all of their dedicated efforts. I thank the Councillors as of May 2005: Judith Kenny, Drew Cary, Peter Le May, David Martin, Stefanie Dobro, Jennifer Harrington, Richard Olson and Alex Wilson for their hard work and devotion to the welfare of the Town. I make special note of Cr Judith Kenny stepping up to the role of Deputy Mayor; Cr Peter Le May taking on the onerous task of chair of the Town Planning & Building Committee (Private Domain) after Cr Kirkness retired; Cr Drew Cary's role in re-establishing the Finance Committee and taking on the responsibility of Presiding Member; similarly for Cr David Martin and Cr Stefanie Dobro in relation to the monthly Elected Member 4th Tuesday Informal Briefings and the Town Planning/Public Domain, Works & Reserves Committee meetings, respectively. I thank the other new Councillors Jennifer Harrington, Richard Olson and Alex Wilson for also taking on the responsibilities of Council in such a committed and enthusiastic manner.

Chief Executive Officer's Report

I thank all of Council's staff, in particular Mike Costarella and his multi-skilled staff; Paul McGinty and his hard working works and gardens crews; Kelvin Oliver and his planning and building staff who cope with ever increasing levels of regulation and accountability; Andrew Driver and his ranger services staff and Sue Limbert and all her team.

I wish to pay a particular tribute to Mike Costarella who has worked so hard to improve the Council's financial and administrative processes and who sadly departs soon to pursue a personal dream in the music field. Mike leaves Council on a sweet note.

Finally, as always, the most profound and heartfelt thanks to my personal assistant, Janine May who, as everyone knows, is indispensable and irreplaceable.

STUART WEARNE
Chief Executive Officer

Finance & Administration

The function of the Finance and Administration staff of the Town covers a broad range of activities from Council support, financial reporting, rating and debt collection and administrative services. These include asset management, records management, human resource management, payroll, accounting and information technology.

Its primary focus is on financial management and statutory compliance in terms of transparency and disclosure. To this end, the Town prepares a Principal Activities Plan, an Annual Budget and audited Annual Financial Statements each year. During the year regular financial reporting assists the Council in its role of the management of Council's financial and physical resources.

PRINCIPAL ACTIVITIES PLAN

The Principal Activities Plan outlines the Town's major activities over the next four years and establishes performance measures and desired outcomes in respect of each. It is updated annually and effectively forges a link between the Council's Strategic Plan and its Annual Budget. The Town's Principal Activities Plan for 2004-2005 to 2007-2008 identified the following goals: -

- Infrastructure maintenance (streets, roads, bridges & car parking);
- Travel management (streets, roads, bridges & car parking);
- Heritage & conservation (town planning, building & community amenities);
- Environmental management (waste management);
- Image and profile (members of Council);
- Corporate services & resourcing (administration);
- Health & community services (law, health, welfare & recreation).

The goals provide a "management tool" and represent a summary of the various activities and functions which contribute to the day to day management and future focus of the Council. This is particularly relevant in the

development of Council's works programs and future developments.

A statement showing variances between the Town's 2004-2005 to 2007-2008 Principal Activities Plan and the actual results for the year is attached with the audited financial statements.

2004-2005 ANNUAL BUDGET

The Town of East Fremantle's 2004-2005 Budget was adopted at Council's Ordinary meeting held on Tuesday 6 July 2004.

The 2004-2005 Budget provided for a number of significant items for the benefit of the community including:

• Footpath Works	\$250,000
• Ulrich Park Development	\$145,000
• Drainage Improvements	\$186,000
• Traffic treatments	\$105,000
• Town Hall & Police Stn	150,000
• Road resurfacing works	\$145,000
• Foreshore erosion	\$ 75,000

The budget also provided for the development of facilities and other works on a number of recreation reserves including Wauhop Park reticulation, Kitson Park bore replacement, Tricolore change rooms improvements, Norm McKenzie Reserve lighting and various playground equipment with the total expenditure involved being approximately \$130,000.

In addition to the mowing of Council's parks and ovals, provision was made for three (3) general verge mows and four (4) arterial roads verge mows.

In addition to Council's waste management and recycling services, two (2) bulk rubbish and three (3) green waste annual collections continue to be provided.

Continued support provided for community services such as Glyde-In (\$40,000), Infant Health Clinic, Community Midwifery

Finance & Administration

Program and Council's Home and Community Care services.

Council was successful in obtaining external grants totalling over \$450,000 for the restoration and fit out of the heritage property, "Dovenby House", situated at the rear of the Council Chambers, which is estimated will cost \$487,700. The restored building will provide a superb facility for the administration of Council's Home and Community Care service "Neighbourhood Link", which assists many of the aged and disabled residents of the Town, as well as a meeting place for the carers, volunteers and staff associated with the service.

It will also serve as a tangible example of Council's strong commitment to the protection of the Town's heritage buildings and heritage areas.

Particular emphasis was given to further strengthening Council's Town Planning. Town Planning Scheme No 3 was adopted in December 2004. To support the Scheme, Council plans to formulate and adopt design guidelines, related policies and a new Municipal Inventory of heritage properties.

Council allocated funds for town planning consultants to assist these processes and also for legal expenses associated with town planning appeals.

All of the above measures are designed to ensure the best possible direction and outcomes for town planning and heritage protection within the Town of East Fremantle.

Total expenditure allocated for these objectives is \$183,000.

Over \$23,000 was allocated by Council for the East Fremantle Festival, which continues to grow in quality and popularity each year.

Council budgeted for an overall rate income of 6% for residential and commercial rates.

ANNUAL FINANCIAL STATEMENTS

The Annual Financial Report for the year ended 30 June 2005 has been prepared in accordance with the Australian Accounting Standards and complies with the provisions of the *Local Government Act 1995* and regulations under that Act. The audit was conducted by Barrett & Partners - DFK and their Audit Report was presented to Council at its meeting held on the 6 September 2005. Copies of the Audited Financial Report are included in this document.

Operating Statement

The Operating Statement shows a surplus of \$364,671 compared with budgeted surplus amount of \$81,732. The increase in the operating surplus was mainly attributed to additional budgeted income from rates, additional income from fines and penalties and additional income from private works.

Consolidated Surplus

The consolidated surplus consists of Municipal and Reserve funds for the Town of East Fremantle. The Financial Position Statement for the year ended 30 June 2005 shows a surplus of \$670,836. This includes Restricted Cash and Reserves funds of some \$1,145,824 held by Council (see note 3 of the Annual Financial Report) for the future development of assets of the Town of East Fremantle. The amount also includes the balance of estimated costs associated with the Supreme Court case for No 91 Preston Point Road.

Statement of Changes in Equity and Statement of Financial Position

This statement provides for the assets, liabilities and equity for the Town of East Fremantle. The net equity increase from the 2003-2004 financial year Financial Position Statement to the 2004-2005 year is represented by the operating surplus of \$364,671.

Council invests surplus funds in term deposits with banks, building societies and property trusts to provide a positive return on its

Finance & Administration

investment. The interest received for the 2004-2005 year was \$122,370 and included \$41,699 transferred to Council's Reserve Funds.

Council continues to monitor its debt service level and where possible maintains a reduction debt strategy. Council had budgeted to raise loans totalling \$400,000 however due to deferral of works, no loans were raised during the 2004-2005 financial year. The loan debt for the 2004-2005 year was reduced by an amount of \$116,154 and the outstanding loan principal as at the 30 June 2005, totals \$1,259,632.

Financial Ratios

In assessing the performance of the financial resources, Council statements include ratios which provide a comparison between the three financial years. This report details a comparison between the 2002-2003 financial year, 2003-2004 financial year and the 2004-2005 financial year. The ratios include:-

Finance & Administration

	2004/05	2003/04	2002/03
Current Ratio equals Purpose: To assess adequacy of working capital and the ability to satisfy short term obligations. <i>The figures shows a decrease in the current equity which is mainly due to the reduction on the payments for Underground Power project.</i>	1.08	1.40	1.09
Debt Ratio equals Purpose: To identify exposure to debts by measuring the proportion of assets funded by creditors. <i>The figures show a reduction in the debts outstanding which is mainly due to the Underground Power project loans outstanding.</i>	12.07%	11.50%	14.73%
Debt Service Ratio equals Purpose: To assess the degree to which revenues are committed to the repayment of debt. <i>The figures show a reduction in the amount of Loan repayments from income which is also mainly due to the Underground Power project loan repayments decrease. Ie Stage 1 repayments ended in 2001/02 financial year</i>	3.84%	11.23%	23.76%
Rate Coverage Ratio equals Purpose: To assess the degree of dependence upon revenue from rates <i>The figures show a decrease in the income received from rates</i>	65.73%	66.68%	66.48%
Outstanding Rates Ratio equals Purpose: To assess the impact of uncollected rates on liquidity and the adequacy of recovery efforts. <i>The figures show a reduction in outstanding rates and charges which have been levied</i>	4.32%	4.34%	3.76%

RECORDS KEEPING PLAN - STATE RECORDS ACT 2000

The Town of East Fremantle has demonstrated its ongoing commitment to good and compliant record keeping practices by developing a Record Keeping Plan which was adopted by Council in March 2004. This plan has been established as the primary means of providing evidence to the Town's customers of its compliance with the *State Records Act 2000*. The plan has been

submitted to the State Records Commission and was endorsed in August 2004.

During the process of developing this plan, a number of policies and procedures were developed including Council's Policy for Record Keeping and a staff induction program. The staff induction program has been developed to familiarise staff with the requirements of the *State Records Act 2000* and informs staff of the Town's Record Keeping Policy's intent and objectives.

All correspondence is registered in Council's records system (Synergysoft) and stored electronically for distribution and archive purposes. The electronic recording system was implemented in October 2002 and is maintained by ITVISION.

For the year ending 30 June 2005, 7715 individual items of correspondence were recorded, scanned and processed through this system. This equates to an average of 30 items per day.

Recent improvements to Council's archive storage area have provided a more consistent retention and disposal program. Additionally staff will be including destroy dates on each file volume consistent with the Local Government Retention and Disposal Schedule.

To ensure Council's continued compliance with the *State Records Act* and procedures, Council is an active member of the Local Government Records Management Group which consists of member councils from the 144 councils within Western Australia. The group liaises with the State Records Office to ensure compliance and clarification of current issues.

Town Planning/Public Domain

The 2004-2005 financial year was a successful year for the Works area in difficult circumstances of reduced funding due to the outcome of the Cornell compensation claim against the Town. We still managed to carry out capital works to the value of \$541,000 in the Parks and Engineering area even though funds were removed from the capital budget. Some of the major projects carried out were as follows:

- Protection of the boat ramp by replacing the revetment wall on the southern side of the ramp and installation of new lighting to improve the safety for ramp users and also the provision of a safer pedestrian crossing at the boat ramp for pedestrians and boat owners when accessing and egressing the river. This work was valued at \$25,000.
- Erosion protection works along the Leeuwin car park and the installation of pedestrian facilities along the river to connect with the new kiosk facilities located on John Tonkin reserve. This work was valued at \$80,000 with a funding contribution of \$30,000 from the Swan River Trust Riverbank funding program.
- Marmion Street had lane reduction works carried out through funding provided by the state government and municipal funding (\$35,000) creating a safer environment for cyclists and motor vehicles to travel through the Town. This involved the installation of improved drainage facilities and road resurfacing with the creation of parking embayments along the northern side of Marmion Street. The cost associated with these works was \$195,000.
- Petra Street had crack sealing works carried out for the preservation of the road surface. These works cost the Town \$3,600 with funding for the City of Melville side of the road being provided by the City of Melville with a similar contribution of \$3,600.
- The 1st Leeuwin Scout Group building had the hazardous material asbestos removed from the roof with a new roof installed at a cost of \$7,500. These works were carried out in full compliance with occupational health and safety regulation and the material was disposed of in the appropriate manner at an approved disposal site.
- Tree planting was carried out towards the end of the year with 110 new trees being planted in the Town at a cost of approximately \$8,000.
- Wauhop upper and lower reserves were reconstructed and in the process new turf was planted replacing the couch turf with kikuyu stolons. This work was deemed necessary due to the inability of the couch turf to recover in the winter months and now that kikuyu has grown successfully the playing fields will recover faster from the playing season and produce a sound playing surface in the years to come. Works on these reserves also included the reconfiguration of the reticulation system to allow for economical watering and compliance with watering restrictions of the reserves along the river and the active sporting grounds. Costs associated with the reconstruction and replacement of turf with alterations to the reticulation system was \$28,000.
- The difficult problem of the weed infestation on Raceway Park was addressed during the year with the turf being removed and new kikuyu stolons planted throughout the reserve. Once the kikuyu grass is established over the next few years the grass will eventually naturally control the weed infestation. Alterations and repairs were carried out to deficiencies in the developers' design of the irrigation system during the course

Town Planning/Public Domain

of the works. Costs associated with these works were \$30,000. These works should address long standing problems on this reserve over the coming years.

by the Town with staff carrying out general husbandry pruning of the trees.

- The issue of access for Preston Point ward ratepayers to Preston Point Road along Woodhouse Road was addressed by the construction of a path and stair access to Preston Point road through Locke Crescent Nature Reserve. This involved the construction of the path and staircase in keeping with the amenity of the park and this was achieved through the use of limestone materials. Costs associated with these works were \$19,700.
- Ulrich Park redevelopment was completed in August 2004. The result is a stunning new park. Costs allocated for this development were \$145,000.

Additional to the capital improvements made throughout the Town of East Fremantle in this financial year, the Town's Works staff continued to provide a maintenance service for the Town's assets. Some \$815,000 was spent on asset preservation for maintenance of streets and road reserves, including costs associated with the verge mowing that the Town undertakes as a service to its ratepayers. Council undertook to mow all verges in the Town three times per year with an allowance for another mow if deemed required keeping the town looking as tidy as possible. Cost for this mowing was \$27,500.

The Parks and Gardens staff were kept very busy maintaining the active and passive recreation reserves. Mowing of the reserves was programmed to be undertaken on a monthly basis. However due to unseasonal weather, mowing in some cases was actually carried out more frequently due to the extended growth period. Pruning of the Town's street trees was maintained with the removal of dying trees and the few unsafe ones. These actions were carried out on the advice of professional contractors employed

Health Services

Health Services

Food Premises & Food Surveillance

Food premises inspections are undertaken periodically to ensure hygiene standards, product quality and compliance with the New (ANZFA) Food Safety Standards.

A total of 62 food product recalls were recorded for 2004/2005 comprising:

- Class Nil 28 (information only)
- Class One 34 (immediate action)

Council's Principal Environmental Health Officer ensures all food recalls are removed from public accessibility.

Water Sampling Testing

Water sampling of public pools is carried out to determine water quality and contamination by bacterial and amoebic pathogens.

Where problems are detected immediate action is instigated to ensure public health is not compromised.

Notifiable Diseases

For the period under review five cases of notifiable diseases were recorded. Follow up action by Council's Environmental Health Officer ensured that no hazard was evident to the public.

The diseases reported were:

Campylobacteriosis	3
Salmonellosis	1
Cryptosporidiosis	1

Head Lice

The solution for the treatment of this parasitic insect pest is available free of charge from the Council.

Pollution

Council's Principal Environmental Health Officer is available to provide advice in relation to most environmental matters, and can investigate complaints relating to noise, air and water borne pollution. In the event that Council's officer is unable to help, the

Department of Environmental Protection and the Swan River Trust may be of assistance.

Disability Services Plan

As per the requirements of the *Disability Services Act 1993*, Council is required to include outcome-based achievements as part of its annual report and these are set out below:

Existing services are adapted to ensure they meet the needs of people with disabilities.

Council continued its commitment to the Disability Services Plan. During the year works on improving footpaths were as per Council's adopted footpath replacement program. As footpaths were repaired/replaced, disability access issues were addressed including the installation of ramps at various locations throughout the Town. Works completed include:

- Installation of tactile paving to the bus stops and pram ramps on Marmion Street between Allen Street and Petra Street.
- Installation of standard pram ramps at the corner of Wolsely Road and Preston Point Road.
- Access improvements were made along George Street between Bedford Street and Silas Street
- Pram ramps and intersection modifications were constructed on the intersection of Glyde Street and George Street making access available to all directions of travel and also improved safety for pedestrians.
- Ulrich Park had disabled access point included into the design and construction of the playground.
- Disabled access is now readily available along the river foreshore since the extensions of the footpath through Norm McKenzie Reserve.
- Funding was approved for construction of disabled playground facilities to John Tonkin Park. Construction has been scheduled for 2005-2006 financial year.

Access to buildings and facilities is improved.

Health Services

Council buildings and all public buildings are inspected to ensure compliance with the Public Building Regulations 2002.

Information about services is provided in formats which meet the communication requirements of people with disabilities.

Council is able to provide information in various forms including large print, disk and tape upon request. A Better Hearing card is displayed on the reception counter. Fax and email addresses are displayed on all Council letterhead. Council continued to develop its web site (www.eastfremantle.wa.gov.au) to further improve information services.

Advice and services are delivered by staff who are aware of and understand the needs of people with disabilities.

Council's Community Services Officer continued to liaise with the Disability Services Commission and attended regular meetings of Care Options and Volunteer Home Support in order to be kept informed of issues related to disability access.

Training in dealing with people with disabilities is available for staff through the Community Services Officer's training brokerage.

Opportunities are provided for people with disabilities to participate in public consultations, grievance mechanisms and decision making processes.

People with disabilities are able to participate at public meetings, functions, Council meetings and in local government elections. Should there be any difficulty in access, Council officers will assist.

Information

Council provides extensive coverage of services and activities on its website. Minutes of meetings, elected member information, services provided and general advice on most

Council related activities are available at www.eastfremantle.wa.gov.au.

No Freedom of Information (FOI) applications were received during this period.

Waste Management & Recycling

Council continued its active participation in the Southern Metropolitan Regional Council (SMRC), which researches and develops waste minimisation strategies at a regional level.

Residents' increased use of the yellow top recycling bins has further increased recycling tonnages. This initiative was consistent with Council's strategic plan and the integration of Council's waste and recycling collection service into the standard adopted by the SMRC. A total of 1675 tonnes of recyclables have been processed at the Regional Resource Recovery Centre site for 2004-2005. This is almost double that of 2003-2004 (855.60 tonnes).

Council's domestic refuse collection service was augmented by three green waste verge collections, two junk verge collections, fortnightly recycling collection, two green waste only RRRC passes and one general waste tip pass. Compost bins are also still popular and available from Council at \$55 plus GST, including free delivery and a booklet on "How to Compost".

Regional Waste Activities

Continuous development has taken place during 2003-2004 for the SMRC in terms of achieving its primary objective of minimising the environmental impact of municipal solid waste on the region's environs.

There are two regional working groups:

1. RRRC Education Centre Steering Group, established to promote the RRRC's education facility and raise the facility's profile. This attracts numerous and diverse interest groups to the centre and ensures that the RRRC is recognised as being a

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valuable asset for the region. The group comprises representatives from the waste industry & government.

2. Regional Media Coordination Group, which comprises all member councils' key media personnel. It has a valuable contribution to make in achieving a number of the broader education and communication goals, including strengthening the regional collection system at a household level, promoting the RRRC's operations, promotion of a paradigm shift ("Rubbish to Resource") and development of community pride in the RRRC.

Green Waste Processing continued at the RRRC site and 331.60 tonnes of greenwaste has been processed from East Fremantle, slightly down on 2003/2004. All greenwaste is mulched and diverted from landfill.

The Education/Visitors Centre visual display which was designed and commissioned during 2003/2004, continued to attract many visitors. Complete with visual displays, interactive lighting, cartoon presentations and recycled art works it forms the gateway to the RRRC.

The Centre offers a comprehensive overview of the regional waste management strategy. Visitors can explore the different components in detail before embarking on a site tour of the project, viewing actual processing of the sorting of recyclables and greenwaste shredding. Community volunteers assist tour groups, mostly school children, with the opportunity to see the RRRC.

Cities for Climate Protection Program

The SMRC continued with *Cities for Climate Protection Australia (CCP)* with the aim involving member councils in reducing greenhouse gas emissions. Council officers regularly attended regional CCP meetings to help develop a regional approach to cross border issues. A regional CCP officer has been engaged and assists the Town with

Regional CCP initiatives. These issues include street lighting, energy consumption in the business sector, transportation (including alternative fuels), green purchasing policy and education/promotion.

Council achieved Milestones 4 and 5 during the year. Milestone 4 involves the implementation of policies and measures to reduce greenhouse gas emissions. Milestone 5 entails the monitoring and reporting on such implementation.

Miscellaneous Services

Council's Environmental Health Service provides a range of miscellaneous products including free rat bait and head lice solution, and at-cost Coopex household insecticide and East Fremantle licence plates.

Child Health Centre

The Sumpton Green facility provided by Council hosts the East Fremantle Playgroup and the Child Health Clinic.

Over the past 12 months the Child Health Clinic has provided enormous assistance to residents and their young families. The service has had over 1994 appointments, an increase on the previous financial year's 1728. A number of issues have been dealt with, including post natal depression, developmental screening and nutrition. Other services include

- weekly new parent groups "Sleep Programmes" which assists parents with settling and communication with their newborns,
- "Introduction to Family Foods" around the 6 months of age.

These services are available on a regular basis through appointment by contacting the Community Nurse on 9319.2384.

Community Services

Sue Limbert Community Services Officer

Neighbourhood Link has been providing Home and Community Care Services since 1989. These services enable our frail aged and disabled people to live independently in their

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own homes and maximise their quality of life in the community.

This past year like all the others, was filled with much excitement, hard work and activity. Programs continue to change in response to community needs. As I reflect back on the past year's activities it becomes clear to me the real importance of our work is not just about what we do, but how we do it. While we take pride in delivering quality services and operating innovative and responsive programs, what we strive to deliver is so much more than just the outings, home maintenance, home help, in-home respite, centre-based respite, information, counselling, transport, volunteer opportunities, work for the dole programs, many student placements and direct care. The frail aged and younger disabled, and their families and caregivers have rightfully come to expect more from us.

The Home Care Program is in the business of relationships. These relationships help us learn about individuals' strengths and weaknesses, needs and desires, and how they define a "life worth living". We are taught that one's basic need must be met before higher needs can be satisfied. Therefore we are challenged to provide basic services that meet people's physical and safety needs. We cannot stop there, however. For most, quality of life involves not only sustaining the human spirit by assisting people to become all that they are capable of. We have learned from those around us that loneliness, helplessness, and boredom are the real enemies of a quality of life. We must be more than a friendly service provider; we must take the time to develop relationships and offer companionships necessary. We must do more than provide needed services; we create environments in which people can find a balance between the giving and receiving of care. Each of us needs to know that our life matters and that in some way we are contributing to the wellbeing of another. Finally although efficiency and effectiveness are important, we must strive not for routine

and order, but for ways to incorporate variety and spontaneity into our programs and services.

Our promise to East Fremantle and nearby locations, as we strive to deliver our HACC service to people, is that we will not lose sight of our real challenge which is to provide our basic support service programs that help people remain at home and where possible, bring people together in the community not just to survive, but to thrive.

In October we received non-recurrent HACC funding to replace two HACC vehicles.

In mid June 2005 extensive restorations commenced on 'Dovenby House'. Once completed, the restored facility will provide a great HACC Administration /Training Office for the Neighbourhood Link Program.

The Neighbourhood Link Programs are managed through the Community Services Officer and I would like to extend my thanks in particular to the staff and volunteers for their dedication and commitment. I would also like to acknowledge the assistance given by the Council's office administration team. Their help, support and enthusiastic contribution is greatly appreciated.

It is a privilege to have the opportunity to manage the Neighbourhood Link Program and I thank Stuart Wearne for his ongoing support and for the confidence and trust that he has placed in me. My thanks also go to Mayor Jim O'Neill and Councillors for their good governance. And finally many thanks go to my Project Officer Simon Neilson, for his unfailing support, encouragement and guidance.

Thank you to you all.

Community Arts

East Fremantle Festival December 2004

The 2004 East Fremantle Festival was held on Sunday December 5th from 3pm - 10pm.

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Celia Cheffins was again contracted by the Town of East Fremantle to coordinate the event. Celia was assisted by Sunny Wignall as the Stalls and Assistant Festival Coordinator, and Sarah Wilkinson was contracted as the Glasson Park facilitator.

The Town of East Fremantle Festival has become a very popular event over the past few years. Its reputation for excellence and the level of public appeal is impressive given the size of the community and the overall cost of the event. This year the Festival attracted over 10,000 people and the response from stall holders, performing and visual artists and the general public has been very positive.

The Festival's theme was '100 Years on George' to celebrate the history of this part of the Plympton Ward and the fact that the Gallery and Artists Studios and a number of other residences on George Street turned 100 years old. The theme provided a focal point for a number of Festival initiatives, including a Street Exhibition and an exhibition of historic photographs at the Royal George Arts & Community Centre.

Most stallholders from previous years applied for stall permits and there were also a number of new stalls along George Street. Sales of art/craft and food were good, most stall holders were very pleased with the outcome of the Festival. Restaurants and local businesses on George Street attracted many patrons throughout the day, with many of the eateries setting up special displays and road side kiosks.

The Royal George Arts Centre Gallery presented their Centenary exhibition and the Festival coordinator developed a special photographic exhibition in the Centre's courtyard entitled '100 Years on George'. This exhibition attracted hundreds of local residents and visitors to view this visual documentary of the history of George Street and Plympton Ward. The stage at the junction of Duke and George Streets added an

extra dimension to the Festival, with local cappella singing groups entertaining the audience in the afternoon. The artists at the Royal George reported that a record numbers of visitors viewed the Gallery and artists studios and joined in the carnival atmosphere created outside the venue.

The festival site extended from Glyde Street to Duke Street again this year, and throughout most of the day the entire length of George Street was packed with people enjoying the entertainment, workshops and huge variety stall selling their wares. Of particular note was the outstanding variety food stalls offering local and international cuisine. The festival audience, resident artists and nearby businesses, the Pizza Palace, Amadeus, and Marlin Fish Supply all appreciated the extra activity and business generated on Festival day.

Duke Street remained open to traffic; however there seemed to be many more vehicles travelling up Duke Street and past the Royal George this year. This presented a few problems with traffic and crowd control. The placement of this stage should be reassessed for future festivals. Buskers' alley was somewhat smaller this year, although this 'street side entertainment venue' was still very popular.

The 2004 Festival followed a similar site program to previous festivals, with the addition of performances at the Royal George Arts Centre and activities and displays extending from King to Duke Streets. Performances and interactive family activities were programmed at Glasson Park; the main stage was situated at Sewell St and a buskers' performance area extended from the King Street intersection to Amadeus Café. Sunny Wignall was responsible for finding and contracting the buskers and some of the street performers.

Glasson Park offered families and children outstanding entertainment at the amphitheatre stage and a variety of activities including a

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merry-go-round, children's petting zoo, the ever popular Gymbus.

At the Hubble Street intersection a marquee was provided for Junkadelic to hold a series of impromptu performances and instrument and percussion workshops which were very popular and attracted a crowd of children, adults and young people.

DJ Funktions provided a Disc Jockey workshop in the alcove next door to George St Bistro. The one and a half-hour workshop attracted over 20 aspiring DJ's and was a great success, although initially there were problems with the level of sound impacting on the entertainment on the main stage. This was soon rectified by moving the turntables and sound system further back into the alcove and monitoring sound levels with the workshop provider.

The main stage at Sewell Street provided an excellent variety of entertainment including local band Deepwater Blue, youth band KRAM, Head's We're Dancing, Micadelic and Shangara Jive. Alex Manfrin compered the main stage throughout the day. The Waiters Race, won by Limones this year, and other novelty games led by Tara McGovern of Brown Cow Design, attracted an enthusiastic crowd. The Wasamba! Parade from Glyde Street to Duke Street and back was colourful and exciting and Festival crowds enthusiastically joined the procession. The parade is always one of the most entertaining and crowd pleasing elements of the Festival. Brother B's popular dance party at the end of the evening was the perfect conclusion to the Festival. The Festival continues to attract a large contingent of young people.

Council's budgeted amount for the event was \$16,170 this year, approximately \$4,000 less than the amount allotted in 2003. The Festival coordinator lodged applications with Healthways and LotteryWest which were successful. Healthways provided \$4,000 and LotteryWest contributed \$9,841.

The sponsorship campaign was very successful this year. Fremantle Herald provided sponsorship worth approximately \$1,800. There was also total of \$560 in sponsorship from local businesses including the Tradewinds Hotel, the Boardwalk Restaurant and the Left Bank Café. Nudie Drinks also contributed \$295 in stall registration fees and percentage of sales on the day. All sponsors have been sent letters of appreciation for their contributions.

Stalls registrations costs were increased this year bringing in a total of \$3,802 approximately \$1000 more revenue than was received in 2003. The 2004 East Fremantle Festival was delivered within budget.

Overall audience numbers and stall bookings were up on previous years and the feedback was very positive. Celia Cheffins has again been contracted to organise the event to be held on 4 December 2005.

Neighbourhood Watch

With Coordinator Noel Nimmo and Area Managers Barrie Renouf and Rod Francis, East Fremantle Neighbourhood Watch brings together 78 street representatives and members who deliver Neighbourhood Watch newsletters, 51 volunteers and graffiti members and an estimated 2198 Neighbourhood Watch members.

Meetings of the East Fremantle Neighbourhood Watch Committee are held every second Thursday of the month at the East Fremantle Council office and are attended by Neighbourhood Watch committee members and volunteers and when possible, members from Fremantle and Community police.

3300 Neighbourhood Watch newsletters are delivered to all homes in East Fremantle eleven months of the year. East Fremantle has been divided into two areas, north and south of Canning Highway. It is hoped that the newsletter helps to alleviate the fear of crime

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by advising the community of what crime has happened in a particular locality. No names, addresses or personal details are revealed, only street, day and time and a general description of the crime are recorded.

The object of the monthly newsletter is to:

- Promote protection and security for seniors at risk.
- Assist in dealing with telephone solicitations and door-to-door salesmen.
- Advise of current frauds and scams.
- Advise of crime prevention programs.
- Provide information on how to avoid becoming a victim of crime.
- Provide home security information and inspections by police.
- Promote expanded involvement in Neighbourhood Watch.
- Provide information on method of reporting crime to police.
- Provide a phone number that is not a police number.

If members advise Neighbourhood Watch they will be away, other members will regularly check the front of the house. Engraving of valuables can be arranged and those items that cannot be engraved can be photographed for members.

When a member informs Neighbourhood Watch that they have been a victim of crime, the Committee prints and drops a crime alert form into about 20 homes around the subject area, no names or addresses, only streets, day, time and a general description of the crime are recorded.

When graffiti is reported to Neighbourhood Watch, a photo is taken and the details recorded. This information is then passed on to the appropriate departments involved with removal of the offending material. A follow up photo is taken to check the graffiti has been removed. The graffiti program was started in September 2001. During 2004-2005, 1288 photos were taken at 74 sites, resulting in 912 formal reports. This is a huge increase on

2003-2004, where in excess of 500 photos were taken at 45 sites, resulting in 76 formal police reports.

A tour of the entire East Fremantle district is carried out 4 to 5 times per week to take photos of graffiti and to check Main Roads WA and Western Power infrastructure to ensure those Departments are contacted to arrange their own graffiti removal. Some graffiti is obscene or contains phone numbers. A photo is taken and the graffiti reported and removed as soon as possible.

Weekly graffiti reports and photos are sent to:

- Western Power
- Main Roads WA
- Telstra
- Fremantle Police
- Fremantle Graffiti Removal team.

The following new initiatives have commenced in relation to graffiti prevention:

- Three schools graffiti program, where the police, Council rangers and Neighbourhood Watch representatives address students regarding the issue.
- A weekly visit to Fremantle Police Station with graffiti reports – since its inception, the practice has proved to be very successful.
- Visiting every home in streets that have a high crime or graffiti rate.
- Meetings with other councils on graffiti attacks.

Crime statistics are collected from the police each week and are then broken down to particular crime scenes. A Crime Alert is then delivered to homes or units around this area as soon as possible after the crime.

482 phone calls (on graffiti, stealing, car theft, suspicious persons and other worries people have) were recorded on our Neighbourhood Watch phone over the last twelve months from concerned residents who wanted to ensure the police received any relevant information.

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One small grant was received from the State Government to assist with the graffiti program. Nevertheless the Town of East Fremantle provides an annual budget allocation for expenses and with the help of all our volunteers, Neighborhood Watch has had a very active and successful year. The committee would like to record its appreciation and thanks to the Town and all its staff for their help and guidance over the year.

Ranger Services

Overview

For the year ending 30 June 2005, Ranger Services were manned by one full time senior ranger and two casual rangers working an average of 10 hours per week each.

Services and Responsibilities

Rangers are authorised officers under the following Acts and Regulations:

- Dog Act
- Litter Act
- Bush Fires Act
- Off Road Vehicles Act
- Local Government Act
- All Town of East Fremantle's Local Laws

Council's Ranger Services are also responsible for:

- Assisting with road closures
- Parking
- Mooring pens/launching ramp
- Cash collections and banking
- Courier duties
- Community education programs
- Insurance applications
- Safety and security of Council property
- Emergency management response
- Liaising with emergency services
- Liaison with school authorities
- Liaison with business holders
- Liaison with residents and community members
- Liaison with community youth groups
- Liaison with Defence Department

Dog Statistics

Attacks

From 1 July 2004 to 30 June 2005 one (1) dog attack involving actual injuries to another dog occurred. This file has now been closed and settled with the veterinary costs reimbursed to the injured dog's owner by the attacking dog's owner.

On average rangers attend three (3) minor dog incidents per week, with numbers increasing during the summer months. These minor incidents usually involve a dog's intimidating and aggressive behaviour or general nuisances. In all cases where the dog's owner can be identified, a ranger is allocated to work with the owner to ensure that they are aware of their responsibilities under the Dog Act and to assist with advice on behavioural control techniques available to train their dog safely and correctly.

Education

Ranger Services have conducted an extensive "Dog Awareness" program in the Town of East Fremantle.

This included rangers being rostered on duty between the hours of 6.30am and 7pm and working a substantial number of hours on a voluntary unpaid basis in areas of high dog usage (i.e. foreshore, Raceway Park, Preston Point reserves).

Numerous dog owners were spoken to for various offences with verbal and written cautions being issued on each occasion, during the educational phase of the "dog owner awareness education programme". Rangers suspended the issuance of infringement notices in general but did issue infringements to repeat offenders.

Rangers also issued leads to owners who were found to be walking their dog off lead and not in possession of a dog lead at the time of issuance of their cautionary notice for contravention of the Dog Act.

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Having given significant thought to both the apparent lack of dog owners' awareness of their responsibilities under the *Dog Act* in general and to dog owners' feedback, the Ranger Services team designed a new style *Dog Act* cautionary notice that is both easier and quicker to issue to members of the public, while at the same time advises dog owners, in an educational manner, of all of the offences that they may contravene in relation to the *Dog Act*.

Also due to the educational program the Ranger Services team are working towards the production and introduction of a number of informational brochures for use by dog owners to raise the levels of compliance with the *Dog Act*.

Rangers also delivered educational programmes to Richmond Primary School students based on the "Delta Dog Safe Programme" and these appear to have been enjoyed by the participating students and teachers.

Ranger Services team members also attended the City of Fremantle's Dogs Day Out at which dog owners were encouraged to register their dogs and provided with information on animal welfare issues, Dog Act requirements, animal behaviour and training methods. Ranger services team members attended this event on a voluntary unpaid basis and have already volunteered to attend this event next year on an unpaid basis as the event allowed a significant number of both Town of East Fremantle and City of Fremantle residents, who walk their dogs within East Fremantle, to further interact with the Ranger Services team and become acquainted with both the Town of East Fremantle rangers and the requirements of the *Dog Act*.

Barking

Rangers have investigated twenty two (22) official dog barking complaints (official complaints involve at least three complainants, two from different residences

for each complaint). All of these complaints have now been resolved and closed to the satisfaction of both the complainant and the barking dog's owners.

However, rangers receive on average four (4) barking dog complaints a week with most resolved by verbal interaction between the owner and a ranger services team member. In general, most owners are not aware of the dog's nuisance barking before the ranger brings the matter to their attention.

Rangers endeavour to provide the owners of barking dogs with advice and practical help in relation to the many alternatives available to them to enable the owner to successfully modify the animal's behaviour.

Stray/Impounded Dogs

Total dogs reported lost	126
Returned to owners	61
Total dogs impounded	32
Dogs reclaimed by owners	26
Dogs unclaimed and re-homed	6
Dogs destroyed	0
Dog killed on highway	1

Registrations

For the financial year 2004/2005, Council received \$7,808 in dog registration fees. A total of 822 dogs were registered with the Town with 683 of these dogs being sterilised.

Ranger Services staff conducted an extensive dog registration program, which included conducting a door knock to follow up expired dog registrations, canvassing dog owners in the streets and local parks, and the use of cautionary notices for follow up action.

Fire Breaks

Fire breaks were checked in the first week of December 2004 with nine (9) properties requiring attention. Two (2) of these properties did not comply with the November 30 deadline resulting in two (2) properties receiving fire warning notices and accounts from Council for charges associated with clearing their blocks to ensure that the blocks

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complied with the requirements of the *Bush Fires Act*.

Bush Fire Act infringement notices were not issued to these two (2) property owners as the owners resided overseas, stating they had not been aware of the requirements and authorising Council to conduct the work on their behalf, at cost to the owners.

Parking

Launching Ramp

Income from the two (2) parking ticket machines located at the launching ramp totalled \$89,623, this being a 48% increase on the previous financial year.

The increase in revenue gained from these machines can be attributed to the fact that launching ramp users have become aware of the requirements to purchase a ticket, the higher level of presence and enforcement by ranger services team members, better standard of signage within the car park and ranger services staff monitoring the machines and attending to repairs quickly.

Council issued 69 permits to ratepayers wishing to utilise the Leeuwin launching facility, reflecting a significant increase from the 57 permits issued in 2003/2004.

Parking Infringements

In the financial year 2004/2005, Council raised an amount of \$91,126 in parking infringement penalties. This reflects a 56% increase on the previous financial year.

This can be attributed to the higher level of training of and awareness by ranger services staff in relation to both the Town of East Fremantle's Parking Local Laws and the Road Traffic Code, combined with higher levels of physical presence of ranger services team members on the Town's streets and parking areas outside previously standard working hours.

There is currently an amount of \$40,000 outstanding in unpaid infringement notices and this consists of \$27,279 owing from the 2004/2005 financial year and a further \$13,165 owing from the 2003/2004 financial year.

Parking Cautionary Notices

After careful analysis of drivers' stated reasons for contravening both Local Parking Laws and relevant sections of the Road Traffic Code of Western Australia over a period of six months, the ranger services team members designed a new style of parking cautionary notices that is both easier and quicker to issue to members of the public, while at the same time advising drivers of the thirty five most common parking offences committed by drivers within the Town of East Fremantle.

These cautionary notices have been used with great success particularly with the drivers of vehicles picking up or delivering children to both Richmond Primary School and East Fremantle Primary School.

Leeuwin Car Park Parking Signage

Rangers instigated a review program of all parking signage within the car park that consisted of the following:

- All stated reasons by drivers of infringed vehicles.
- An initial survey of male and female drivers from various age and user groups to ascertain their interpretations of the wording of each sign.
- A series of follow up surveys with the above groups to determine the most effective, clear and concise wording to address the parking issues within the car park.

Numerous changes were made to the entrance signage to both Leeuwin (Number 1) car park and Zephyr (Number 3) car park.

This signage has led to a significant level of awareness of Parking Facilities Local Laws applicable within the car parks by the various

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user groups and a lessening of tension between the two groups.

The final changes to Leeuwin car park signage are scheduled to occur in early August 2005 to reflect new fees and charges that may become applicable within the new financial year.

Ranger Services Vehicle

The Ranger Services team's Mitsubishi Express van is now in excess of two (2) years old, has travelled in excess of 45,000 kilometres and is in need of replacement as soon as possible.

The current Mitsubishi vehicle is unsuitable for the ranger role and its continued use as a ranger vehicle is an occupational health & safety risk to the rangers in the course of their daily duties.

Work Place Experience and Training

Ranger Services commenced a work experience and training program in September 2004 for people wishing to enter the ranger services profession but who were unable to do so due to their lack of work experience within a Council ranger department.

Applicants are required to study the following modules of the Certificate Four in Local Government (Governance & Administration) Ranger Services and receive practical field experience with the Town of East Fremantle's Ranger Services Department:

- (1) PSPREG401A Exercise regulatory powers
- (2) LGACOM406A Investigate alleged breaches of legislation and prepare documentation
- (3) PSPREG403A Assess compliance with legislation
- (4) PSPREG405A Act on non-compliance
- (5) LGAGOVA412A Prepare Council for legal proceedings
- (6) LGACOM408A Represent Council at legal proceedings

- (7) BSMFX1402A - Provide leadership in the workplace
- (8) BSFXM1404A - Participate in, lead and facilitate work teams
- (9) BSFXM1405A - Manage operations to achieve planned outcomes
- (10) LGACORE105A - Work with others in Local Government
- (11) LGACORE104A - Work effectively in a Local Government context
- (12) LGACOM403A - Conduct public educational presentations
- (13) LGACORE102A - Follow defined occupational health & safety policies and procedures
- (14) LGAEHRR202A - Operate and maintain Council pound facilities
- (15) LGAEHRR202A - Provide animal care and control
- (16) PUAFIR510A - Inspect for legislative compliance
- (17) PUAFIR301A - Undertake community safety activities.

All applicants are initially trained and given work experience on an unpaid voluntary basis and as the candidates' understanding and experience of the role of a municipal ranger develops to a satisfactory level, they are moved to a short term paid casual ranger status with the Town of East Fremantle.

These candidates have been instrumental in the success of the ranger services team's efforts in promoting a higher level of community awareness of/and compliance with the relevant Acts, legislation, regulations and local laws enforced by the ranger team.

These trainees have also been instrumental in providing a high level of ranger presence at school sites each morning and afternoon and raising community awareness and community compliance with parking regulations in the areas surrounding the schools. This is equally true in relation to community awareness and compliance with the *Dog Act*.

All but one candidate from the 2004-2005 program have successfully gained full time

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employment as rangers with other councils. The other candidate has chosen to continue on a casual basis with the Town of East Fremantle and has, as yet, not applied for a full time position with any other council.

Town Planning/Private Domain

The general purpose of Town Planning is to ensure development meets the existing and future amenity needs of the Town. Amenity relates to pleasantness and is defined as the sum of the expectations of the residents concerning the character and quality of their environment.

Town planning has two discreet but interrelated themes, referred to as Orderly Planning and Proper Planning.

Orderly Planning, based on procedural theory, relates to the processes involved in assessing development, making Policy, Scheme amendments etc. Examples of Orderly Planning include:

- Seeking neighbour comment on a boundary wall; and
- Seeking public comment on Policies and Town Planning Scheme amendments.

Proper Planning is based upon substantive theory, and relates to the impact (now or in the future) of a development upon the environment. Examples of Proper Planning include:

- Height controls to ensure solar access and views are conserved;
- Density controls to ensure the retention of open space;
- Setback, fenestration, roof pitch controls and the like to ensure streetscape harmony; and
- Location of trip attractors within easy walking distance of a bus stop.

Decisions made by Council on Town Planning issues are directed and guided by the Town's Town Planning Scheme and Policies.

In December 2004 Council's new Town Planning Scheme No. 3 was gazetted. The Scheme is based on the Western Australian Planning Commission's Model Scheme Text and incorporates the Residential Design Codes of WA.

The aims of Town Planning Scheme No 3 include:

- To recognise the historical development of East Fremantle and to preserve the existing character of the Town;
- To promote the conservation of buildings and places of heritage significance and to protect and enhance the existing heritage values of the Town;
- To provide a variety of development to meet the needs of the community with regard to housing, employment and services;
- To facilitate and encourage effective public involvement in planning issues of significance to the character, amenity and environmental attributes of the Town.

The Town employs a Town Planner and Senior Planning Officer to assist residents and developers with these matters. The Planning Department liaises with Building and Environmental Health Departments, via the weekly Development Control Unit meetings.

During the year Mr. Kelvin Oliver continued as the Town Planner and Mrs. Beryl Foster continued as the Senior Planning Officer.

Mr Dirk Arkeveld, Planning Officer/Building Surveyor, retired from the Council after more than 26 years service with the Town of East Fremantle. Council will be seeking the employment of another Building Surveyor whose duties will include:

- Assessing building applications and issuing building licences;
- Processing and issuing demolition licences;
- Reporting to Council on building and planning matters;
- Responsible for safety in all public buildings;
- Responsible for signs and hoardings.

Development and activity in 2004/05 included:

- The final adoption and gazetting of Town Planning Scheme No. 3 which introduced a number of changes from the previous Scheme 2 as to how Council is to assess and

Town Planning/Private Domain

determine Development Applications, in particular:

- the method of measuring the height of buildings;
 - calculation of site coverage;
 - boundary setbacks; and
 - overlooking and privacy matters.
- The introduction of the Residential Design Codes will involve the staff in a new way of assessing applications.

From 1 July 2004 to 7 May 2005 the Town Planning & Building Committee (Private Domain) consisted of Cr J Kirkness as Presiding Member, Mayor J O'Neil, Cr E Lovell (Deputy Mayor), Cr M Carosella, Cr Judith Kenny and Cr Peter Le May. Following the retirement of Crs Kirkness and Lovell and the May 2005 elections, the Committee membership changed to Cr P Le May (Presiding Member), Mayor J O'Neill, Cr J Kenny (Deputy Mayor), Cr D Cary and Cr D Martin.

The Kaleeya Hospital, which has been the subject of ongoing studies and meetings, was purchased by the State Government. Negotiations have continued with members of the State Health authorities in regard to the future of the hospital.

WAMA has continued with the development of the Heritage Loans Scheme. Council committed funds to allow residents to participate in the Scheme.

The Town Planning Appeal Tribunal ceased to exist and was replaced by the State Administrative Tribunal. Although there is a significant difference to the previous system in regard to the administrative setup of the Tribunal, Council is of the opinion that in terms of town planning appeals, the process will remain similar to that which operated previously.

In terms of Town Planning matters, Council's objectives for the coming year include the finalisation of the Heritage Survey to assist in the protection of its historic built environment and the development and adoption of Design

Guidelines to guide the future development of the built environment.

Contracts were let for the reconstruction and refurbishment of Dovenby House which is to be located adjacent to the Council offices.

Building

Building Fees Received \$ 70,191.00

Building Licences Issued:

Class 1 (Single House)	23	\$ 8,486,699
Class 1A (Duplex)	8	1,770,578
Group Housing	2	1,898,831
Additions/Alterations	43	3,119,257
Patios/Pergolas	22	153,473
Garages	3	32,500
Carports	5	247,000
Swimming Pools	24	459,422
Outbuildings	18	376,931
Balcony	3	79,493
Fences/Retaining Wall	6	30,800
Path/Accessway	0	0
Commercial/	5	1,013,606
Public Buildings		
	<u>162</u>	<u>\$17,668,590</u>

Demolition Licences Issued: 28

<i>Residences</i>	20
<i>Partial Demolition</i>	2
<i>Service Station</i>	1
<i>Other</i>	5

Town Planning

Town Planning Fees Received \$ 76,906.51

Approval to Commence Development:	90
<i>Discretionary Approval</i>	57
<i>Approval</i>	33
Approval to Demolish:	8
Change of Use:	4
Applications Refused:	17
Approval for Sign Licence:	1
Home Occupations:	8
Planning Consents Appealed:	6
<i>Brought Forward</i>	3
<i>Upheld</i>	2
<i>Dismissed</i>	3
<i>Withdrawn by Applicant</i>	1
<i>Awaiting Determination</i>	3