



# **AGENDA**

## **Confidential Council Meeting Tuesday, 19 November 2019**

**I hereby give notice that a Confidential Council Meeting will be held  
on:**

**Date: Tuesday, 19 November 2019**

**Time: 7:00pm**

**Location: Town of Claremont  
Claremont Council Chambers  
308 Stirling Highway, Claremont**

**Liz Ledger  
Chief Executive Officer**

## **DISCLAIMER**

Persons present at this meeting are cautioned against taking any action as a result of any Committee recommendations until such time as those recommendations have been considered by Council and the minutes of that Council meeting confirmed.



## Order Of Business

<b>1</b>	<b>Declaration of Opening/Announcement of Visitors.....</b>	<b>5</b>
<b>2</b>	<b>Record of Attendance/Apologies/Leave of Absence (Previously Approved) .....</b>	<b>5</b>
<b>3</b>	<b>Disclosure of Interests .....</b>	<b>5</b>
<b>4</b>	<b>Response to Previous Public Questions Taken on Notice .....</b>	<b>5</b>
	Nil	
<b>5</b>	<b>Public Question Time .....</b>	<b>5</b>
<b>6</b>	<b>Public Statement Time .....</b>	<b>5</b>
<b>7</b>	<b>Applications for Leave of Absence .....</b>	<b>5</b>
<b>8</b>	<b>Petitions/Deputations/Presentations.....</b>	<b>5</b>
<b>9</b>	<b>Confirmation of Minutes of Previous Meetings .....</b>	<b>5</b>
<b>10</b>	<b>Announcement of Confidential Matters for which the Meeting may be Closed to the Public .....</b>	<b>5</b>
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	Nil	
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- 1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**
- 2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**
- 3 DISCLOSURE OF INTERESTS**
- 4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**  
Nil
- 5 PUBLIC QUESTION TIME**
- 6 PUBLIC STATEMENT TIME**
- 7 APPLICATIONS FOR LEAVE OF ABSENCE**
- 8 PETITIONS/DEPUTATIONS/PRESENTATIONS**  
That Leave of Absence be granted to Cr TEIfore from 2 December 2019 to 8 December 2019.
- 9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**  
That the minutes of the Ordinary Meeting of Council held on 5 November 2019 be confirmed.
- 10 ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**
- 11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING**  
Nil

**12 REPORTS OF COMMITTEES****12.1 LAKE CLAREMONT ADVISORY COMMITTEE****12.1.1 MINUTES OF THE LAKE CLAREMONT ADVISORY COMMITTEE MEETING HELD ON 7 NOVEMBER 2019**

**File Number:** GOV/00051-03, D-19-39123

**Author:** Isabelle Cadman, Administration Officer Infrastructure

**Authoriser:** Liz Ledger, Chief Executive Officer

**Attachments:** 1. Minutes of the Lake Claremont Advisory Committee Meeting held on 7 November 2019 [!\[\]\(05be7c7a8995decd503647c99211f7c2\_img.jpg\)](#) 

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**OFFICER RECOMMENDATION**

1. That the Minutes of the Lake Claremont Advisory Committee Meeting held on 7 November 2019 be received and the recommendations.



# **MINUTES**

## **Lake Claremont Advisory Committee Meeting Thursday, 7 November 2019**

**Date:** Thursday, 7 November 2019

**Time:** 8am

**Location:** Town of Claremont  
308 Stirling Highway, Claremont

**Liz Ledger  
Chief Executive Officer**

**DISCLAIMER**

Persons present at this meeting are cautioned against taking any action as a result of any Committee recommendations until such time as those recommendations have been considered by Council and the minutes of that Council meeting confirmed.

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**MINUTES OF TOWN OF CLAREMONT  
LAKE CLAREMONT ADVISORY COMMITTEE MEETING  
HELD AT THE TOWN OF CLAREMONT, 308 STIRLING HIGHWAY, CLAREMONT  
ON THURSDAY, 7 NOVEMBER 2019 AT 8AM**

**1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

In the absence of a Chair due to the recent Local Government election, Nick King welcomed everyone and declared the meeting open at 8:05am.

**2 RECORD OF ATTENDANCE / APOLOGIES****PRESENT:**

Cr Bruce Haynes	
Cr Sara Franklyn	<i>(arrived at 8.34am)</i>
Cr Kerry Smyth	City of Nedlands Councillor – Delegate
Karen Wood	Community Representative
Leeuwin Beeck	Community Representative
David Kyle	Scotch College Representative
Nick Cook	Friends of Lake Claremont Delegate

**IN ATTENDANCE:**

Cr Fergus Bennett	City of Nedlands Councillor – Deputy Delegate
Zac Hardisty	Observer (Friends of Lake Claremont) <i>(left at 8.33am)</i>
Nick King	Acting Director Infrastructure & Assets
Jared Bray	Supervisor Parks & Environment
Isabelle Cadman	Administration Officer Infrastructure

**APOLOGIES:**

Andrew Smith	Director Infrastructure & Assets
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**LEAVE OF ABSENCE:**

Nil

**3 DISCLOSURE OF INTERESTS**

Nil

**4 ELECTION OF PRESIDING MEMBER**

That election of the Presiding Member for the term ending at the start of the next ordinary Council meeting immediately following the 2021 Local Government elections was held.

Mr Cook nominated Cr Haynes

With no further nominations received, Cr Haynes was declared Presiding Member for the Lake Claremont Advisory Committee.



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**5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**COMMITTEE RESOLUTION 024/19**

**Moved: Nick Cook**

**Seconded: Cr Bruce Haynes**

**That the Minutes of the Lake Claremont Advisory Committee meeting held on 1 August 2019 be confirmed.**

**CARRIED**

## 6 REPORTS OF THE CEO

### 6.1 LAKE CLAREMONT OPERATIONAL PLAN 2019-20 PROGRESS REPORT

**File Number:** GOV/00051-02, D-19-36279

**Author:** Jared Bray, Supervisor Parks and Environment

**Authoriser:** Liz Ledger, Chief Executive Officer

**Attachments:** 1. Lake Claremont Operational Plan 2019-20 - Update 

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*Cr Sara Franklyn entered the meeting at 8.34am during discussion on this item.*

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#### PURPOSE

The purpose of this report is to update the Lake Claremont Advisory Committee (LCAC) on tasks that have been completed in relation to the management of Lake Claremont and the surrounding parklands.

#### BACKGROUND

Activities which are identified in the Lake Claremont Operational Plan relating to the Lake Claremont Management Plan have been completed or are in planning for completion at the Lake Claremont precinct. These items are listed below:

- Turf Management
- Weed Management
- Litter Management
- Park Infrastructure
- Tree Management
- Vegetation Management
- Water and Soil Management
- Fauna Management
- Flora Management
- General Management
- Projects

#### DISCUSSION

Below is a brief on each activity:

##### Turf Management

Irrigation has been turned on for the spring and summer watering season, irrigation will generally run three times per week with the run times managed by the Town's contractor to ensure water efficiencies are maintained.

Weed control treatments have been completed in the parkland grass area between Lakeway Street and Lapsley Road with broadleaf weeds being the priority.

##### Weed Management

The Town's weed control contractor has completed the weed spraying round for August and September with no treatments in October. The next round of weed spraying will commence in November when summer weeds are sprouting. Request for a new Tender is still being sought.

##### *Weed trial*

An inaugural weed trial with contact organics has been conducted in the Alfred Road woodland bushland area north of the lake, with a product called Local Safe products which is a non-glyphosate

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organic alternative. It currently does not seem like a viable option but updates will be provided in due course regarding the trial and its effectiveness. The treated weeds showed signs of browning off however the weed stem did not fully die leading to new growth forming only a few days later. The site has since been managed by volunteers.

Litter management

With the good weather on the rise, busier areas with bins around the lake have been filling up quickly. They have been reported to the Environmental Health Department for collaborative monitoring with Field Officers and Environmental Health Officers.

Litter collection is still conducted each week throughout the bushland areas and parklands with the shoreline of the lake being inaccessible at this time. Shoreline litter collection will be conducted as the water levels dissipate during the hotter months.

Park Infrastructure*Deck Oiling*

Infrastructure at the lake has been closely monitored and a schedule of works will commence in the coming weeks. The wooden deck infrastructure around the lake and Lakeway subdivision are due for oiling and Requests for Quote have been initiated within the Park and Environment Division for this to commence before the summer months.

*Playgrounds*

Sand sifting has commenced around the Town with Stirling Road playground being cleaned at the end of September. The smaller activity playground will be topped up with white sand in the coming weeks.

As the weather heats up and the community starts using the Town's amenities more, consistent monitoring of playground areas will be required to ensure the safety of the community.

Tree Management*Planting*

The new dog exercise area, south section to Lakeway Street, has been completed with a mixture of 20 trees being planted to differentiate the dog area and the lake parklands. The species chosen for this were: Eucalyptus gomphocephala (Tuart), Eucalyptus rudis (Flooded gum) and Melaleuca raphiophylla (Swamp paperbark) with Grevillea crithmifolia and Hakea laurina being used for the boundary line.

*Pruning*

Contractors have completed path clearing of the priority areas of the lake's northern path network.

Field Officers completed western path pruning, along the Scotch College fence line, in preparation for the Celebrate Lake Claremont event.

Uplifting has been completed on all juvenile tuart trees along the eastern buffer along with fertiliser and insecticide treatments to assist with maintaining sawfly infestations. The large Moreton Bay figs along the south side of lake are also going to be uplifted in due course to prevent the trees' fruit from entering the lake. The branches are currently touching the water and require pruning.

*Tree removals or replacements*

A dead Eucalyptus erythrocorys or Illyarrie has been removed from the northern dog exercise area by Field Officers. A large sugar gum has also died in the same area and will be removed following CEO approval.

In the northern dog exercise area, an Agonis flexuosa has been replaced and all the existing tree stakes removed.

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Vegetation Management

Regular maintenance has been conducted on the viewing corridors at the northern point of the lake. They are regularly pruned for ease of viewing particular points of the lake.

Water and Soil Management

Collaborating between UWA, Friends of Lake Claremont (FOLC) and the Town of Claremont, have seen UWA students currently conducting water quality sampling to assess and monitor what factors impact the water quality. This includes recommendations of what needs to be implemented to assist in creating a healthy wetland.

Fauna Management

During October, an on-site meeting with feral animal control contractor will take place to discuss feral animal control and management strategies as an ongoing annual program.

Motion sensor cameras were set up in two locations along the northern side of the lake to monitor potential fox diggings/fox dens. There was no activity captured on the camera at this time but Field Officers and volunteers from FOLC are constantly identifying potential sightings and investigations are being conducted when required.

Flora Management

The planting area has been completed near the FOLC shed in early September with fencing installed in the weeks after. This is the last planting session for 2019 with the planting site along Alfred Road currently being prepared for 2020.

General Management

In early August, the Water Corporation cleared two blocked sewage pipes around the Town of any fat build up and so water can freely be drained into the lake without disruption.

Should there be another attendance to one of these sections this year, the section will be investigated with cameras through the pipes to see if there are any faults with in the sewer main. If there are any, repairs will be organised or the section could have a maintenance plan created to attend and clean the section on a regular basis.

The Water Corporation has an advertising campaign in relation to the fat bergs (fats and rags) due to people discharging rags and fats into the wastewater system. It is suggested to promote this initiative in the Town's advertising or Community News in an effort to reduce these type of blockages.

Projects*Projects Completed*

Various projects have been completed at Lake Claremont in recent months. The new dog exercise area south to Lakeway Street has been finalised with shrubs and small trees defining the boundary between the lake grounds and John & Jean Mulder Park. The boundary has also been established by installing a short fence through the planted area in early September. This was carried out by the FOLC's Busy Bee volunteers and also Scotch College's Year 10 students.

North of the FOLC shed, the limestone path has been extended westerly to the red path in an effort to accommodate FOLC volunteers and create a safe walkway to the shed.

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*Upcoming Projects*

The Alfred Road 2020 planting site is currently being prepared with the area marked out and grass sprayed for mulching before the end of the year. The grass has died back significantly and will be monitored closely to ensure there is no growth in the area prior to mulching and planting.

**PAST RESOLUTIONS**

Lake Claremont Advisory Committee Meeting held on 1 August 2019, Resolution 20/19 (in part):

*That the Committee:*

1. *Accepts the Lake Claremont Operational Plan 2019-20;*

**FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

The 2019-20 Operational Plan has been altered to better reflect staff resources available and how this capacity is being utilised.

**POLICY AND STATUTORY IMPLICATIONS**

There are no policy and statutory implications.

The following documents are relevant to the Lake Claremont area.

- Lake Claremont Management Plan 2016-21
- Lake Claremont Operational Plan 2019-20

**COMMUNICATION / CONSULTATION**

Consultation to members of the community in respect to Lake Claremont has been undertaken via the Town of Claremont website [www.claremont.wa.gov.au](http://www.claremont.wa.gov.au), the distribution and availability of Friends of Lake Claremont newsletters and Town Notice Boards located at Lake Claremont.

**STRATEGIC COMMUNITY PLAN****Liveability**

*We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Provide clean, usable, attractive and accessible streetscapes and public spaces.
- Maintain and upgrade the Town's assets for seamless day to day usage

**Environmental Sustainability**

*We are a leader in responsibly managing the built and natural environment for the enjoyment of the community and continue to demonstrate diligent environmental practices.*

- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore.

**URGENCY**

None

**VOTING REQUIREMENTS**

Simple majority decision of Committee required.

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**COMMITTEE RESOLUTION 025/19**

**Moved: Nick Cook**

**Seconded: Community Representative Karen Wood**


**That the Committee notes the progress of the Lake Claremont Operational Plan 2019-20.**

**CARRIED**

*At 8:33 am, Zac Hardisty left the meeting.*

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**7 OTHER REPORTS****7.1 LAKE CLAREMONT BIRD CENSUS FOR SPRING 2019****File Number:** GOV/00051-02, D-19-36261**Author:** Isabelle Cadman, Administration Officer**Authoriser:** Liz Ledger, Chief Executive Officer**Attachments:** 1. Lake Claremont Bird Census for Spring 2019 

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**COMMITTEE RESOLUTION 026/19****Moved:** Cr Bruce Haynes**Seconded:** Karen Wood**That the Committee receives the Lake Claremont Bird Census for Spring 2019.****CARRIED**

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**7.2 FRIENDS OF LAKE CLAREMONT****File Number:** GOV/00051-02, D-19-36265**Author:** Isabelle Cadman, Administration Officer**Authoriser:** Liz Ledger, Chief Executive Officer**Attachments:** 1. Friends of Lake Claremont (FOLC) Update for October 2019 

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**COMMITTEE RESOLUTION 027/19****Moved:** Nick Cook**Seconded:** Cr Sara Franklyn**That the Committee receives the Friends of Lake Claremont update for October 2019.****CARRIED**



**8 COMMITTEE MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN****8.1 NOTICE OF MOTION - COMMITTEE OBSERVER****File Number:** GOV/00051-02, D-19-36188**Attachments:** Nil

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The Town has received a request from the Friends of Lake Claremont (FOLC) to consider inviting Zac Hardisty from FOLC to attend future Advisory Committee meetings as an Observer.

The Terms of Reference for the Advisory Committee provide that;

*Meetings of the Committee are generally closed to the public. Attendance is permitted only through invitation or prior approval by the Committee.*

Based on this, it was proposed that the initial offer to attend this meeting be made by the Chief Executive Officer of the Town, with the Committee then able to extend this invitation, by resolution at its next meeting.

The offer to attend was issued to Zac, and pending support of the other committee members, it is proposed that this offer is extended by the Committee.

**COMMITTEE RESOLUTION 028/19****Moved:** Nick Cook**Seconded:** Cr Kerry Smyth

That the Committee, in accordance with the Terms of Reference for the Committee, invite Zac Hardisty from the Friends of Lake Claremont to attend future Committee meetings as an Observer.

**CARRIED**

**8.2 NOTICE OF MOTION - PROPOSED COMMITTEE MEETING DATES FOR 2020****File Number: GOV/00051-02, D-19-37096****Attachments: Nil**

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To secure availability of Committee members to attend the Lake Claremont Advisory Committee meetings in 2020, the following meeting dates are proposed:

- Thursday, 13 February 2020 at 8am
- Thursday, 7 May 2020 at 8am
- Thursday, 13 August 2020 at 8am
- Thursday, 5 November 2020 at 8am

**COMMITTEE RESOLUTION 029/19****Moved: Cr Bruce Haynes****Seconded: Cr Kerry Smyth**

**That the Lake Claremont Advisory Committee meeting dates for 2020 be confirmed as follows:**

- Thursday, 13 February 2020 at 8am
- Thursday, 07 May 2020 at 8am
- Thursday, 13 August 2020 at 8am
- Thursday, 05 November 2020 at 8am

**CARRIED**

**7.3 NOTICE OF MOTION - ENVIRONMENTAL EDUCATION CENTRE AT LAKE CLAREMONT****File Number:** GOV/00051-02, D-19-37115**Attachments:** Nil

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I, Councillor Bruce Haynes, give notice that at the Lake Claremont Advisory Committee meeting on 7 November 2019, I intend to move the following motion:

That the Town of Claremont provide a feasibility report on establishing an Environmental Education Centre at Lake Claremont to the Lake Claremont Advisory Committee during 2020.

**RATIONALE**

To enable the Lake Claremont Advisory Committee to advise Council on the feasibility of establishing an Environmental Education Centre at Lake Claremont based on, among other things, consideration of the purpose, funding and operation of such centres at locations such as South Lake, Herdsman Lake and Canning.

**COMMITTEE RECOMMENDATION****Moved:** Cr Bruce Haynes**Seconded:** Cr Kerry Smyth

That the Town of Claremont provide a feasibility report on establishing an Environmental Education Centre at Lake Claremont to the Lake Claremont Advisory Committee during 2020.

**AMENDMENT 030/19****Moved:** Cr Bruce Haynes**Seconded:** Cr Kerry Smyth

That the words "and Indigenous" be added after the word "Environmental".

*Reason:**To include the aboriginal connection with Lake Claremont.***CARRIED****AMENDED PRIMARY MOTION WAS PUT 031/19****Moved:** Cr Bruce Haynes**Seconded:** Cr Kerry Smyth

That the Town of Claremont provide a feasibility report on establishing an Environmental and Indigenous Education Centre at Lake Claremont to the Lake Claremont Advisory Committee during 2020.

**CARRIED**

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**9 OTHER BUSINESS**

Nil

**10 NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PRESIDING PERSON OR BY DECISION OF MEETING**

Nil

**11 FUTURE MEETINGS OF COMMITTEE**

Lake Claremont Advisory Committee Meeting, Thursday, 13 February 2020 at 8:00am.

**12 DECLARATION OF CLOSURE OF MEETING**

There being no further business, the presiding member declared the meeting closed at 9:52am.

.....  
**CHAIRPERSON**







## 13 REPORTS OF THE CEO

### 13.1 LIVEABILITY

#### 13.1.1 LOT 123, 200 (13-15) DEAN STREET, CLAREMONT - MINOR AMENDMENTS TO PREVIOUS METRO WEST JOINT DEVELOPMENT ASSESSMENT PANEL (JDAP) APPROVAL

**File Number:** 02PEA/19/1413, D-19-36675

**Attachments:**

1. Location and Submission Plan [↓](#) 
2. Photograph [↓](#) 
3. Applicant's Lodgement Letter [↓](#) 
4. Submission - Confidential [↓](#) 
5. Plans - Confidential [↓](#) 
6. JDAP Approval including Approved Plans - Confidential [↓](#) 

**Author:** Nick Bakker, Senior Planner  
David Vinicombe, Director Planning and Development

**Authoriser:** Liz Ledger, Chief Executive Officer

**Proposed Meeting Date:** 19 November 2019

**Date Prepared:** 6 November 2019

**DA No.:** DA2019.00107

**60/90 Days Due Date:** 3 December 2019

**Property Owner:** CHC (St Louis) Pty Ltd

**Applicant:** Element

**Lot No.:** 123, 200

**Area of Lot:** 1,839m<sup>2</sup>

**Zoning:** Residential R40

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**Enabling Legislation:** *Planning and Development Act 2005 (PD Act)*  
*Planning and Development Act (Development Assessment Panels) Regulations 2011 (DAP Regs)*  
*Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)*  
Local Planning Scheme No. 3 (LPS3)  
Residential Design Codes (RDC)  
Residential Design Codes Volume 2 – Apartments (RDC Vol. 2 - Apartments)  
St Louis Estate Local Development Plan (St Louis LDP)

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## SUMMARY

- On 15 April 2019, the Metro West Joint Development Assessment Panel (JDAP) granted approval for the demolition of an existing house at 15 Dean Street, Claremont, partial retention and adaptation of existing heritage building at 13 Dean Street and the construction of sixteen Aged Persons' (Multiple) Dwellings on a consolidated site (St Louis Estate).

- Application for amendment to the JDAP determination received on 6 September 2019, including increased height and larger balconies.
- 72 adjoining landowners were consulted and one submission was received.
- The submission raised a number of comments and/or concerns which related to the construction and site management of the development, which have been addressed by the applicant.
- Amendment to the Development Approval is recommended, subject to the same conditions imposed on the original approval plus an additional condition relating to all parking of minibuses, and loading and unloading of vehicles take place on site and not in Dean Street unless approved by the Town of Claremont (i.e. approved as part of a Construction Management Plan).

## PURPOSE

For Council to:

- Firstly, consider the officer recommendation for the proposed minor amendments: and
- Secondly, be informed that the application has been referred to the Metro West Joint Development Assessment Panel (JDAP) for determination in accordance with the *Planning and Development (Development Assessment Panel) Regulations 2011* (DAP Regs).

## BACKGROUND

The application proposes minor amendments to the previous JDAP approval relating to building height and balcony depth.

The Metro West JDAP granted approval for 16 independent living units on the property in April 2019. This Form 2 application is made under Regulation 17 of the *DAP Regs* for determination by the JDAP. Regulation 17A under the *Planning and Development (Local Planning Schemes) Regulations 2015* gives the ability for local governments to amend or cancel a development approval originally determined by the JDAP. An owner can choose whether the JDAP or local government determines their Form 2 application. In this instance the owner has chosen the JDAP to determine the application. A Responsible Authority Report is required to be provided to the JDAP by 2 December 2019. Being a Form 2 application for the proposed modifications only, the existing approval and determination stand, and this application cannot change any of those existing approved elements.

### Existing Site Description

The entire St Louis Estate land (subject to the St Louis Estate Master Plan (MP) and Local Development Plan (LDP)) comprise three land titles, all in common ownership of CHC (St Louis) Pty Ltd, described and currently developed as follows:

EXISTING SITE ARRANGEMENTS		
Lot	Land Area	Existing Development
Lot 901	28,417m <sup>2</sup>	128 independent living units – 40 grouped dwellings and 88 multiple dwellings.
		Homestead (heritage bungalow) with resident facilities and administration functions.
Lot 123	1,222m <sup>2</sup>	Single Dwelling (heritage bungalow)
Lot 200 (subject to two strata lots)	602m <sup>2</sup>	Duplex pair

Lots 123 and 200 comprise the land proposed to be developed under the Development Approval. It is intended that the three lots described above will be amalgamated by the landowner in the future.

The existing built form comprises a mix of single storey, two-storey plus basement and three storey buildings. Collectively, the site has frontage to Stirling Highway, Dean and Albert Streets and

Barnfield Road. Vehicle access is through a combination of direct street frontage and internal access ways. Internal pathways provide pedestrian connectivity between resident facilities and accommodation units.

### Masterplan

The intention of a Master Plan (MP) is to provide guidance to the form of development, and informed the site specific LDP and ultimately, Development Approval of this nature. The MP is a non-statutory document and as such, does not require formal adoption by Council.

The MP divides the subject site into three Precincts. The North and South Precincts have no redevelopment proposals planned within the foreseeable future.

The Central Precinct (within which the subject site is situated) comprises 10,651m<sup>2</sup> (approximately 35% of the total site area). The MP provides for a number of outcomes which have been articulated and considered in the previous report and taken into account in the existing approval.

The MP drawings identify building massing, and are not intended as representative of the architectural detail. The further detail in this regard, along with all other specific design details will be set out within subsequent applications for Development Approval such as the current proposal.

### Local Development Plan

The St Louis Estate Local Development Plan (St Louis Estate LDP) in this instance provides development standards in respect to the following:

- Building size –basis of the plot ratio calculation.
- Building height – variations to the RDC to allow building heights as indicated on the MP.
- Street and lot boundary setbacks – minimum setback requirements as indicated on the MP.
- Parking – requirements for development staging and visitor parking.
- Dwelling size – exemptions from deemed-to-comply requirements.
- Vehicle access – nominated access points.

The LDP provisions are set out in report and plan annotation form, and provide standards consistent with the MP. The St Louis Estate MP and LDP were approved by Council at its meeting held 20 March 2018.

### Application

The approved redevelopment has been designed to take into account the development standards prescribed in the approved LDP, the MP and the design elements for Multiple Dwellings under the superseded Part 6 of the Residential Design Codes (RDC). The current application proposes minor modifications to the original Development Approval. Whilst the original application was assessed under the superseded RDC requirements, the portions of the development that are being modified have been assessed under the requirements of the RDC Vol. 2 - Apartments which came into effect on 24<sup>th</sup> May 2019 (see Discussion below).

It is noted that a concurrent application for a through ramp to the St Louis Estate dwellings at 10 Albert Street was lodged at the same time. This was subsequently withdrawn by the applicant due to concerns raised by the residents.

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
6 September 2019	Development Application received by Council.
11 September 2019	Application undergoes internal DCU assessment.
2 October 2019	Advertising commenced.
17 October 2019	Advertising closed.
6 November 2019	Report prepared for Council.

## PAST RESOLUTIONS

At its meeting held on 19 March 2019 Council resolved as follows:

*THAT Council:*

- 1. Support the officer recommendation to the Metro West Joint Development Assessment Panel that Development Approval be granted for modifications to heritage dwelling and construction of 16 Aged Person's (Multiple) Dwellings, together with all associated car parking and services for the development at Lots 123 and 200 (13-15) Dean Street, Claremont (St Louis Estate), subject to the conditions and advice notes detailed in the Council report.*
- 2. Authorise the Acting Director Planning and Development to forward a report on the application to the Metro West Joint Development Assessment Panel.*

The recommendation to the JDAP resulted in an approval being granted in accordance with the attachment to this report.

## Statutory Considerations

### Development Assessment Panel

The applicant has elected to have the modifications to the application determined by the JDAP in accordance with Regulation 17 of the DAP Regs.

Where an application is to be determined by the JDAP, the local government cannot issue Development Approval. The Town is therefore required to forward the application to the JDAP for their formal determination on behalf of Council together with a Responsible Authority Report (RAR).

In preparing an RAR for the JDAP, the Town is required to undertake an assessment of the amended aspects of the proposal, including advertising and consultation, as per LPS3 requirements.

## Heritage

The property is included on the Town's Heritage List as a standalone Category C place. As such this and the previous applications have been referred to the Town's Heritage Officer. The following comments were made in regards to the original proposal and remain the same for the proposed modifications:

*"The proposed development around the heritage property will entail a loss of context for the residence. This negative heritage outcome is, however, balanced by proposed restoration work which will restore some of the original appearance of the place, including:*

- Removal of later additions have no impact on the heritage values of the place.*
- Removal of some sections of the interior walls is compliant with heritage policy, since sufficient fabric is retained to allow the original rooms to remain readable.*
- The introduction of new entrances do not impact the street façade, and do not impact on the heritage values of the place.*
- The proposed changes to roofing and verandah restore the original appearance of the place, and is a positive heritage outcome.*
- Tuck pointing will improve the appearance of the place and improve heritage values.*
- Stabilisation and other minor repairs to the exterior will assist in long-term conservation of the heritage fabric.*

*In summary, the loss of context through the new development around the place can be balanced against the increase in heritage values through restoration and conservation."*

## COMMUNICATION/CONSULTATION

The application was advertised in accordance with Council Policy LG525. 72 adjoining landowners and occupiers were consulted and one submission was received.



Submissions Received		
<b>Address:</b>	16 Dean Street, Claremont	
Submission	Applicant Comment	Officer Comment
<p>I request that work be completed in a timely manner and with less noise and disruption than the last building, and that the morning tea truck, otherwise known as the 'Jiffy Van' not announce its arrival like that of a member of the royal family, even though it may be more welcome to the tradies.</p> <p>There is apparently no loading bay on site. At least I am told that by delivery drivers, who park an 'abandon' their trucks in Dean Street, on a good day occupying 4 or 5 bays per truck. If there a 2, then that's a lot of space. This is only for a couple of hours, but add the garbage truck and (delivery vehicles) – the Estate is enlarging and more deliveries will be required. I do not think it is reasonable that Dean Street residents bear the burden. Why not use Albert Street site to address this issue?</p> <p>When this problem is added to the fact that the estate minibus is frequently in the street, matters are worse.</p> <p>Consequently, I oppose both proposals until the delivery trucks are accommodated on site.</p>	<p>Comment regarding completing developing in a timely manner noted.</p> <p>The original approval contains Condition 12 requiring a site, traffic and noise management plan for the construction of the development including tradespersons and delivery vehicles. The amended DA does not propose to modify this condition.</p> <p>The development subject to the current application for amended approval includes a loading bay.</p> <p>No comment provided.</p> <p>St Louis Estate management have been notified of the morning tea truck complaint.</p>	<p>Comments noted and covered by Condition 12 of the previous Development Approval, which will be included to be retained as a condition as part of RAR recommendation to JDAP. Construction is also required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>It is not clear whether the delivery vans relate to the St Louis Estate or Mont Clare developments. However, with reference to the application, an internal loading bay is available in the main parking area off Albert Street and this will be modified as part of future stages of the development, resulting in additional loading bays being available.</p> <p>A condition can be requested as part of the RAR to ensure all loading and unloading takes place on site and not on Dean Street (which can be monitored by the Town's ranger services).</p> <p>It is not clear whether the minibuses relate to the St Louis Estate or Mont Clare developments. Smaller minibuses may be accommodated in the basement parking area and within the main parking area off Albert Street ahead of future development stages. As noted above, a condition can be requested in the RAR that the minibuses park on site.</p> <p>It is considered that concerns can be addressed through the</p>

		Construction Management Plan condition which will be requested for retention in the RAR.
--	--	--

A full copy of the submission is attached to this report.

## DISCUSSION

### Description

The application proposes minor amendments to the previous JDAP approval which include:

- Increasing the depth of balconies generally from 2m to 2.4m
- Increasing the floor to floor heights (and finished floor levels, respectively) from 3m to 3.2m to achieve 2.7m internal ceiling heights resulting in an overall building height (roof edge) increase of 0.47m.

### Compliance

The original application proposed several minor variations which have previously been considered and approved by the JDAP, including building height, setbacks, privacy, fill within the front setback, balconies and drying areas. This Form 2 amendment proposal is limited to the abovementioned modifications, and as such the previous variations are not being reconsidered as part of this application apart from the additional building height.

The original proposal was assessed in accordance with the requirements of Part 6 of State Planning Policy 3.1: Residential Design Codes (RDC) which related to multiple dwelling developments. State Planning Policy 7.3: RDC Vol. 2 – Apartments was gazetted on 24 May 2019 and supersedes Part 6 of the former RDC. As the application for amendment to the JDAP approval is limited to consideration of the modifications, the entire proposal was not required to be reassessed against the requirements of the Apartment Design Policy, with assessment limited to only the modifications, and the previous determinations on design elements being maintained and carried forward under this application.

- Balcony width

It is noted that the increased balcony widths proposed in this application provide for an improved outdoor living standard for the residents and will not result in any variances to setbacks other than by setting the front walls of the dwellings further back and slightly improving the appearance of building bulk from the street. The increase in width has been achieved by applying minor modifications to internal dimensions which will not impact on the internal living standards for the dwellings and accordingly these modifications are supported.

- Roof height, terraces and minor projections

The development complies with the LPS3, RDC Vol. 2 - Apartments, Council Policy and St Louis Estate LDP other than with regard to Clause 6 Building Height.

**Building Height** - The LDP specifies three storey development (with a height of 11m from NGL) within 15m setback from the Dean Street, with development behind the 15m setback up to four storeys (with a height 15m from NGL). The following modifications are proposed relative to the approved building height:

Due to the slope of the site, a portion of the roof of the third floor on the northern elevation was originally proposed and supported at 11.3m from NGL in lieu of 11m stipulated under the approved LDP (and noted as a 'special circumstance' variation to the 6.6m height restrictions applicable to the Residential zone through cl.40 of LPS3). The amended application proposes to increase the overall height of the building by 0.47m. This results in the third storey roof height on the northern elevation at 11.77m from NGL in lieu of 11m under the LDP (and the former 11.3m variation), and the fourth storey roof height on the northern elevation being 15.44m from NGL in lieu of 15m.

The applicant has advised the building height is a result of an increase to the internal ceiling heights to 2.7m on each floor. The increase in ceiling heights are proposed to improve internal resident amenity provided by increased sunlight penetration, natural ventilation and spaciousness consistent with Elements 4.1 – 4.3 and Acceptable Outcome A4.3.3 of RDC Vol. 2 - Apartments. Whilst the application is not required to comply with the newly gazetted RDC Vol. 2 - Apartments, it is considered good practice in achieving a better design outcome for the future residents.

Roof Terraces - The roof terrace proposed on the three storey portion of the development fronting Dean Street was approved with a variation to the height at 14m for the pergola (in lieu of 11m). The surrounding balustrade / planter was approved at a height of 12m. As a result of the increased ceiling heights these elements are now proposed to be increased to 14.59m and 12.5m (respectively).

As noted above the St Louis Estate LDP allows for minor projections that are integrated with the design of the building. In this instance it is considered that the roof terrace can be supported as a minor projection given that it is an open pergola structure, setback 5m from the edges of the building. The balustrade/planter boxes is a 1m safety feature set in 2m from the edge of the building, and will provide planting to soften the roof area, and is designed to reduce the impact of the development on the streetscape and adjoining properties. It is unlikely that the pergola, balustrade/planter boxes will be visible from the adjacent street level, therefore the height variances are unlikely to impact on the streetscape. The additional height proposed as part of this application is considered minor in the context of the overall development and will not have any additional impact on the amenity of the streetscape or the locality as a whole.

Minor projections - The St Louis Estate LDP allows for lift overruns and minor projections that are integrated with the design of the building. The minor projections proposed above the height only impact on the northern side of the building, and do not result in any variation to the overshadowing requirements relative to the Mont Clare development to the south. It is considered the variation will not have a negative impact on the streetscape due to its minor nature and is recommended for support.

#### Officer Recommendation to JDAP

As this application is to be determined by the JDAP, the responsible officer is required to submit its recommendation and accompanying report to the JDAP. The responsible officer's recommendation to the JDAP is as follows:

Recommend that the Metro West JDAP approve application for amendments to the JDAP determination for modifications to heritage dwelling and construction of 16 Aged Persons' (Multiple) Dwellings at Lots 123 and 120 (13-15) Dean Street, Claremont (St Louis Estate), subject to the following conditions inclusive of a new condition addressing loading and minibus parking on site:

1. In all other respects, development is to occur in accordance with the drawings submitted with the application for amendment to development approval (Development Application 2019.00107), and those same conditions and advice notes of the Metro West Development Assessment Panel approval DAP/19/01563 dated 15 April 2019.
2. All minibus parking, and loading and unloading take place on site and not on Dean Street during or after construction of the Development, unless approved by the Town of Claremont.

#### **FINANCIAL AND STAFF IMPLICATIONS**

Nil

#### **POLICY AND STATUTORY IMPLICATIONS**

Nil

**STRATEGIC COMMUNITY PLAN****Liveability**

*We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Balance the Town's historical character with complementary, well designed development.

**URGENCY**

A Responsible Authority Report is due to be forwarded to the JDAP by 2 December 2019.

**CONCLUSION**

Based on the above, it is recommended that the RAR supporting the application be endorsed by Council subject to the Town of Claremont's conditions and advice notes detailed in this report.

**VOTING REQUIREMENTS**

Simple majority decision of Council required.

**OFFICER RECOMMENDATION****THAT Council:**

1. **Support the Responsible Officer recommendation to the Metro West Joint Development Assessment Panel that Development Approval be granted for the Form 2 Application for amendment to the Development Assessment Panel determination for modifications to heritage dwelling and construction of 16 Aged Persons' (Multiple) Dwellings, together with all associated car parking and services for the development at Lots 123 and 120 (13-15) Dean Street, Claremont (St Louis Estate), subject to the conditions and advice notes detailed in the Council report.**
2. **Authorise the Director of Planning and Development to forward the application and a Responsible Officers Report to the Metro West Joint Development Assessment Panel consistent with 1 above.**



**SUBMISSIONS RECEIVED REGARDING**  
**13-15 Dean Street, Claremont**  
**OBJ** indicates a submission of **OBJECTION** was received  
**NR** indicates a submission was not received

## **St Louis - Lot 123 (13) & Strata Lots 1 & 2 (15) Dean Street, Claremont**



View towards Stirling Highway



View towards Barnfield Road



LG Ref: DA2019.00004  
DAP Ref: DAP/19/01563  
Our Ref: 18-625

4 September 2019

Town of Claremont  
Number One Claremont  
308 Stirling Highway  
CLAREMONT WA 6010

Attention: David Vinicombe – Director Planning and Development

Dear David

**AMENDED DEVELOPMENT APPLICATION FOR ST LOUIS ESTATE – NOS. 13 AND 15  
DEAN STREET, CLAREMONT (REG. 17)**

Following on from our meeting of 21 August 2019, **element** in conjunction with Kerry Hill Architects, is pleased to submit this Form 2 application on behalf of CHC (St Louis) Pty Ltd to amend the development approval granted by the Metro West Joint Development Assessment Panel (DAP) in April 2019, associated with the construction of independent living units at St Louis Estate. This application is made under Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for determination by the DAP.

In accordance with the requirements of the Town of Claremont and the Metro West Joint DAP, please find enclosed:

- A completed and signed Town of Claremont DA Form.
- A completed Town of Claremont Residential Application Checklist.
- A completed and signed DAP Form 2.
- A copy of the Certificate of Title for each of the subject lots.
- Three hardcopies of the planning report (this letter), including scaled development plans.
- Two electronic copies of the above.

A cheque for \$388, being the Town and the DAP's required fee for an amended development application will be provided separately to the Town shortly (the Town's fee of \$147 plus the DAP's fee of \$241).

**Background**

On 8 April 2019, the Metro West Joint DAP granted approval for the demolition of an existing house at No.15 Dean Street, partial retention and adaptation of existing building at No.13 and the construction of independent living units on a consolidated site (DAP Ref: DAP/19/01563).

Level 18, 191 St Georges Terrace, Perth Western Australia 6000. PO Box 7375 Cloisters Square, Perth Western Australia 6850  
T. (08) 9289 8300 – E. [hello@elementwa.com.au](mailto:hello@elementwa.com.au) – [elementwa.com.au](http://elementwa.com.au)  
Element Advisory Pty Ltd



Town of Claremont  
AVENUEU DEVELOPMENT APPLICATION FOR ST LOUIS ESTATE – NOS. 13 AND 15 DEAN  
STREET, CLAREMONT

**element.**

On 24 May 2019, Design WA Stage One became operational following its publication in the Government Gazette, including State Planning Policy 7.3 Residential Design Codes (R-Codes) Volume 2 – Apartments (Apartment Design Guide).

In response to the Gazettal of the Apartment Design Guide, St Louis wish to make design improvements to key aspects of the approved development, in line with the policy's intent to elevate the importance of design quality and to optimise the saleability of the independent living units.

### **Proposed Modifications**

This application seeks to amend the approved development by:

- a) Generally increasing the floor to floor heights (and finished floor levels, respectively) from 3m to 3.2m to achieve 2.7m ceiling heights, marginal increases to the Basement and Ground Floor and marginal decrease to Level 3. The overall building height (roof edge) increases by 0.44m; and
- b) Increasing the depth of balconies generally from 2m to 2.4m.

Refer to the attached plans showing the proposed modifications in red amendment clouds.

### **Planning Assessment and Discussion**

This application to amend an aspect of the original approval is not seeking to extend the period of time in which substantial development shall occur. As such, the development is not subject to a 're-approval' which would otherwise require a full assessment against the Apartment Design Code. The following sections provide a planning assessment of the proposed modifications only and how they satisfy the relevant changes in the planning framework since the original approval was granted.

#### Building Height

The overall approved building height increases by less than half a metre. The development maintains its general compliance with the heights prescribed in the St Louis Estate Local Development Plan (SLE LDP), being within 11 metres from the natural ground level at the boundaries for the 3 storey volumes and 15 metres from the natural ground level at the boundaries for the 4 storey component.

The minor variations to the SLE LDP height limits approved as part of the original development are not significantly increased by the proposed modifications, which have been made to improve internal resident amenity through increased sunlight penetration, natural ventilation and the perceived spaciousness of interiors by achieving a minimum of 2.7m ceiling heights for habitable rooms (in accordance with Elements 4.1 – 4.3 and Acceptable Outcome A 4.3.3 of the Apartment Design Guide).

Given the overall scale of the development is maintained and that the minor floor to ceiling height improvements would, in effect, be unnoticeable from what was approved, the modifications and their positive impacts on resident amenity warrant support.



Town of Claremont  
AMENDED DEVELOPMENT APPLICATION FOR ST LOUIS ESTATE – NOS. 13 AND 15 DEAN  
STREET, CLAREMONT

**element.**

#### Balcony Depth

Similarly, the increased depth in upper floor balconies will enhance residential amenity by providing greater opportunities for indoor-outdoor living options and improving the function space of the balconies. The proposed depths satisfy Acceptable Outcome A 4.4.1 of the Apartment Design Guide. The additional balcony depths do not pose any significant impacts to other aspects of the development approved such as internal living areas (generous living areas maintained), visual privacy or lot boundary setbacks, and the positive impacts on occupant amenity warrant support.

#### **Concluding Comments**

The proposed modifications are considered to be minor in nature, do not alter the essence of the originally approved development and are intended to improve resident amenity in response to the recently gazetted Apartment Design Code. In light of the above, we look forward to the Town and the DAP's favourable consideration of this application and would be pleased to discuss any aspects of the proposal with you during your consideration. Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 9289 8300.

Yours sincerely  
**element**



Dan Lees  
Principal

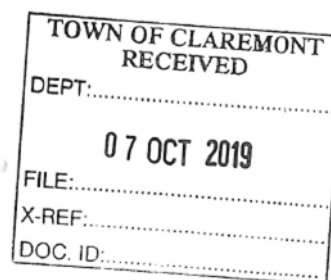
Dr J F Harriott  
35 Louise St  
Nedlands  
WA 6009

Submission 1

PH 9386 3037  
jfh@effel.net.au

6<sup>th</sup> Oct 2019

Town of Claremont  
Planning and Development



Dear Madam,

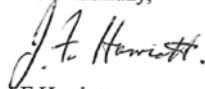
I am proprietor of 16 Dean St and I am in receipt of two letters relating to development at St Louis Estate.

I make three comments:

1. I request that work be completed in a timely manner and with less noise and disruption than the last building, and that the morning tea truck, otherwise known as the 'Jiffy Van' not announce its arrival like that of a member of the royal family, even though it may be more welcome to the tradies.
2. There is apparently no loading bay on site. At least I am told that by delivery drivers, who park and 'abandon' their trucks in Dean St, on a good day occupying 4 or 5 bays per truck. If there are 2, then a lot of space. This is only for a couple of hours, but add the garbage truck, and....The estate is enlarging, and more deliveries will be required, and I do not think it reasonable that Dean St residents should bear the burden of the increased revenue. Why not use the Albert St site to address this issue.
3. When this problem is added to the fact that the estate minibus is frequently in the street, matters are worse.

**Consequently, I oppose both proposals until the delivery trucks are accommodated on site.**

Yours faithfully,

  
J F Harriott

ST LOUIS ESTATE, DEAN STREET  
ARCHITECTURAL DRAWINGS FOR DA SUBMISSION

DRAWING TITLE  
CONTENTS SHEET

0 - PLANS

SURVEY  
DEMOLITION PLAN  
SITE PLAN

BASEMENT PLAN  
GROUND FLOOR PLAN  
LEVEL 1 PLAN  
LEVEL 2 PLAN  
LEVEL 3 PLAN  
ROOF PLAN

1 - ELEVATIONS & SECTIONS

NORTH ELEVATION  
SOUTH ELEVATION  
EAST ELEVATION  
WEST ELEVATION  
PART ELEVATIONS  
STREETSCAPE ELEVATIONS

SECTION A  
SECTION B  
SECTION C

DRAWING NO.  
A 0000

REV  
C

A 0001 A  
A 0002 B  
A 0003 B  
  
A 0101 C  
A 0102 C  
A 0103 B  
A 0104 B  
A 0105 B  
A 0106 B

A 1001 C  
A 1002 C  
A 1003 C  
A 1004 C  
A 1005 B  
A 1006 A

A 1101 C  
A 1102 C  
A 1103 C

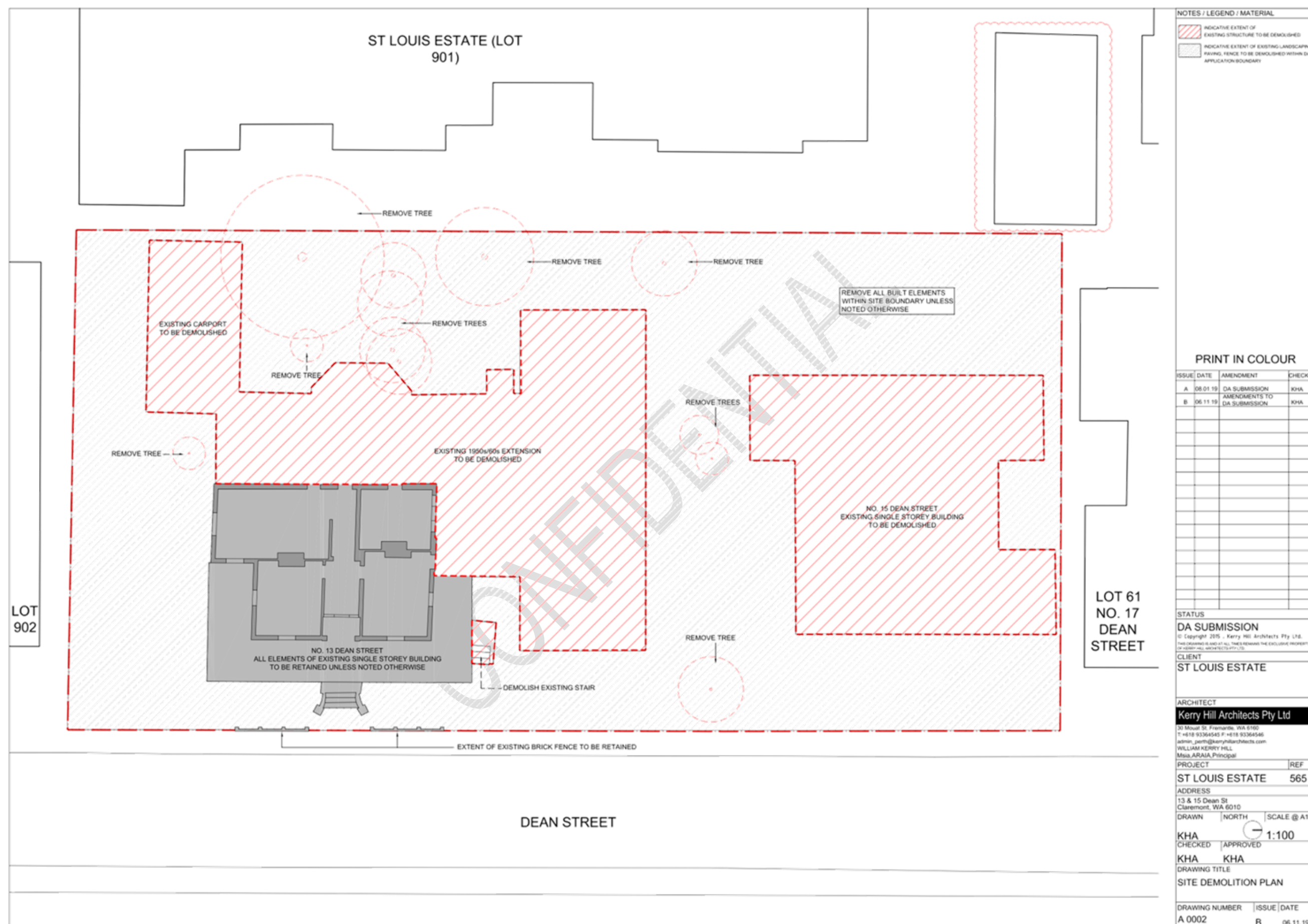


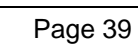
NOTES / LEGEND / MATERIAL

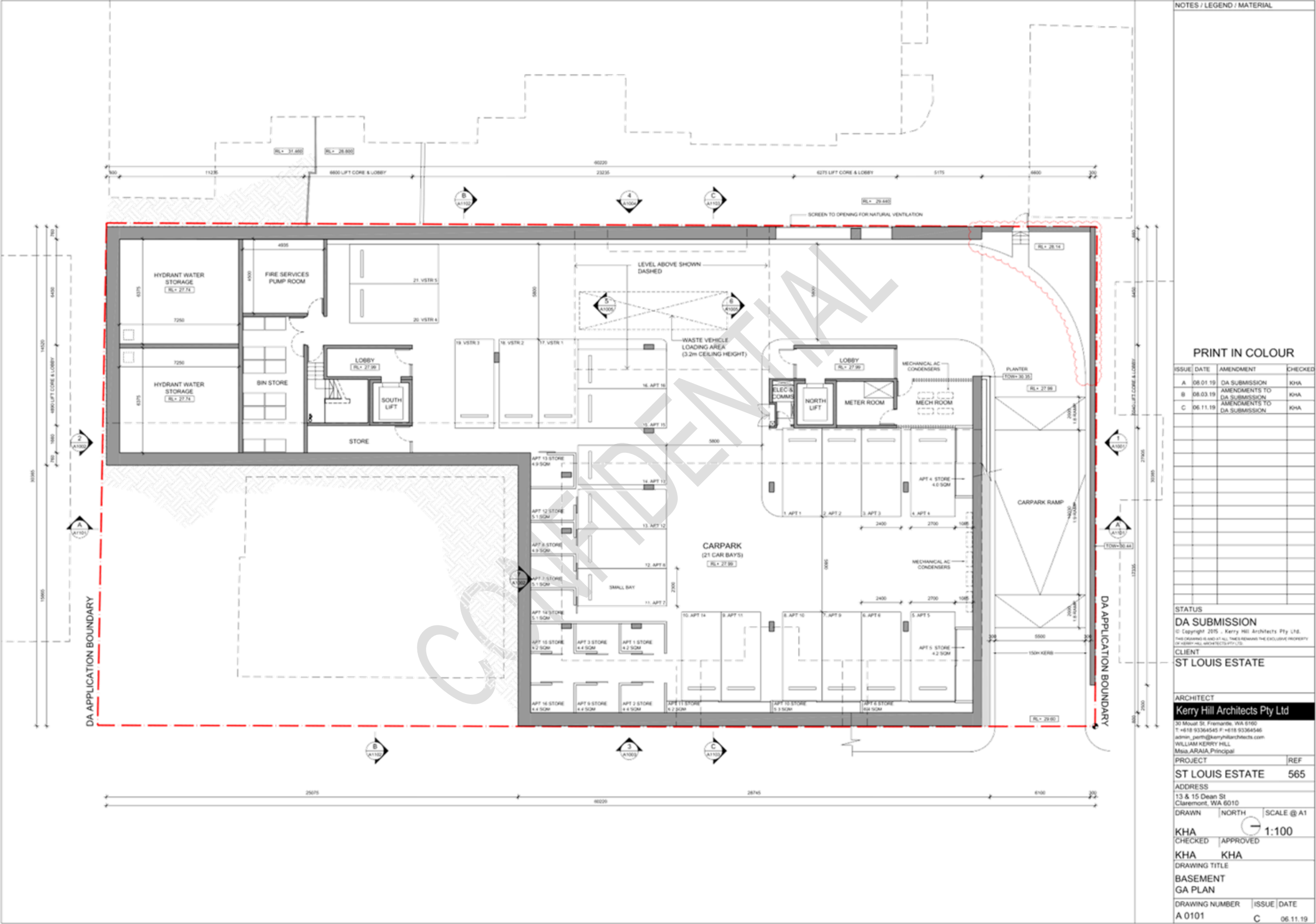
DA APPLICATION BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	06.01.19	DA SUBMISSION	KHA
B	06.03.19	AMENDMENTS TO DA SUBMISSION	KHA
C	06.11.19	AMENDMENTS TO DA SUBMISSION	KHA

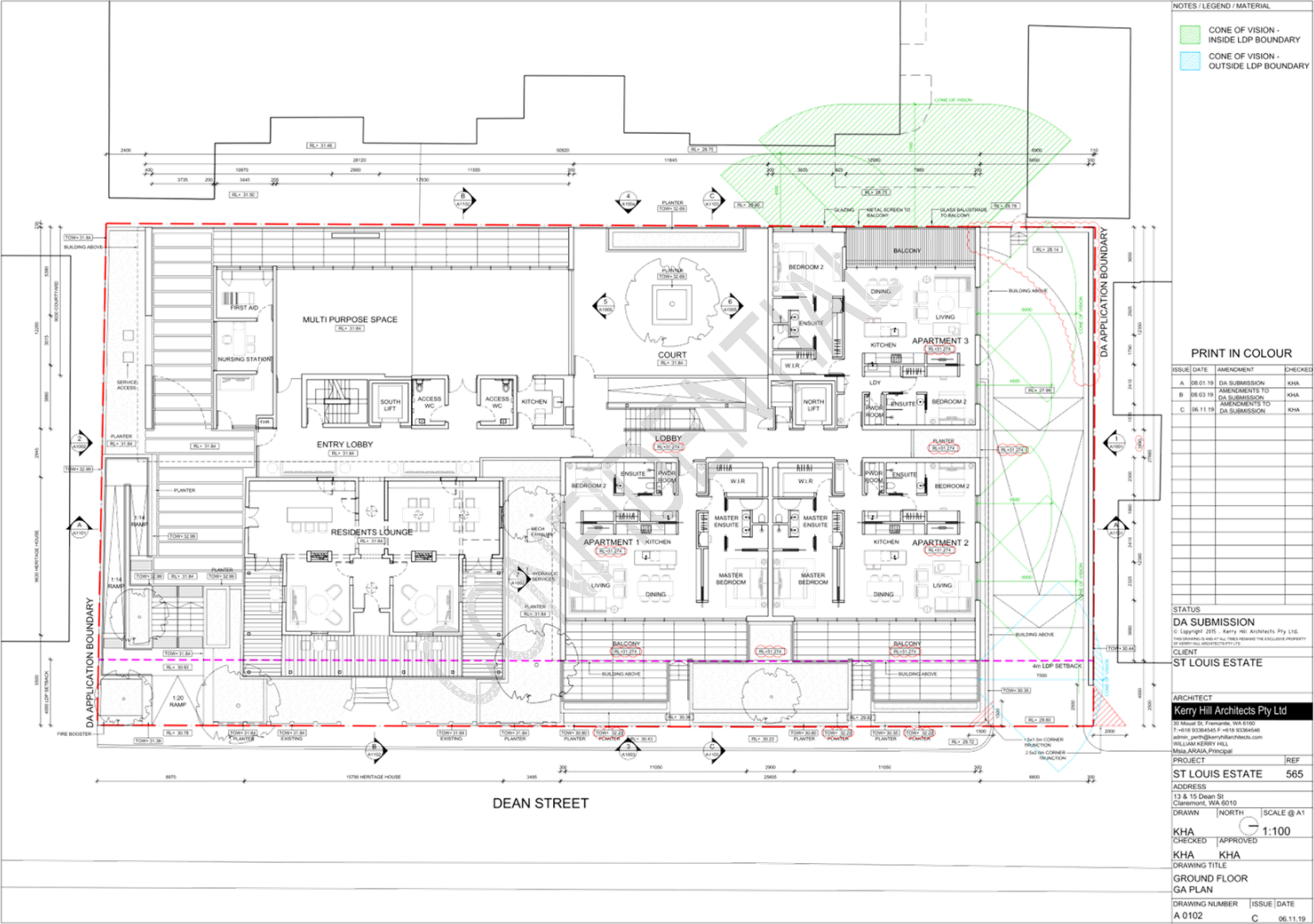


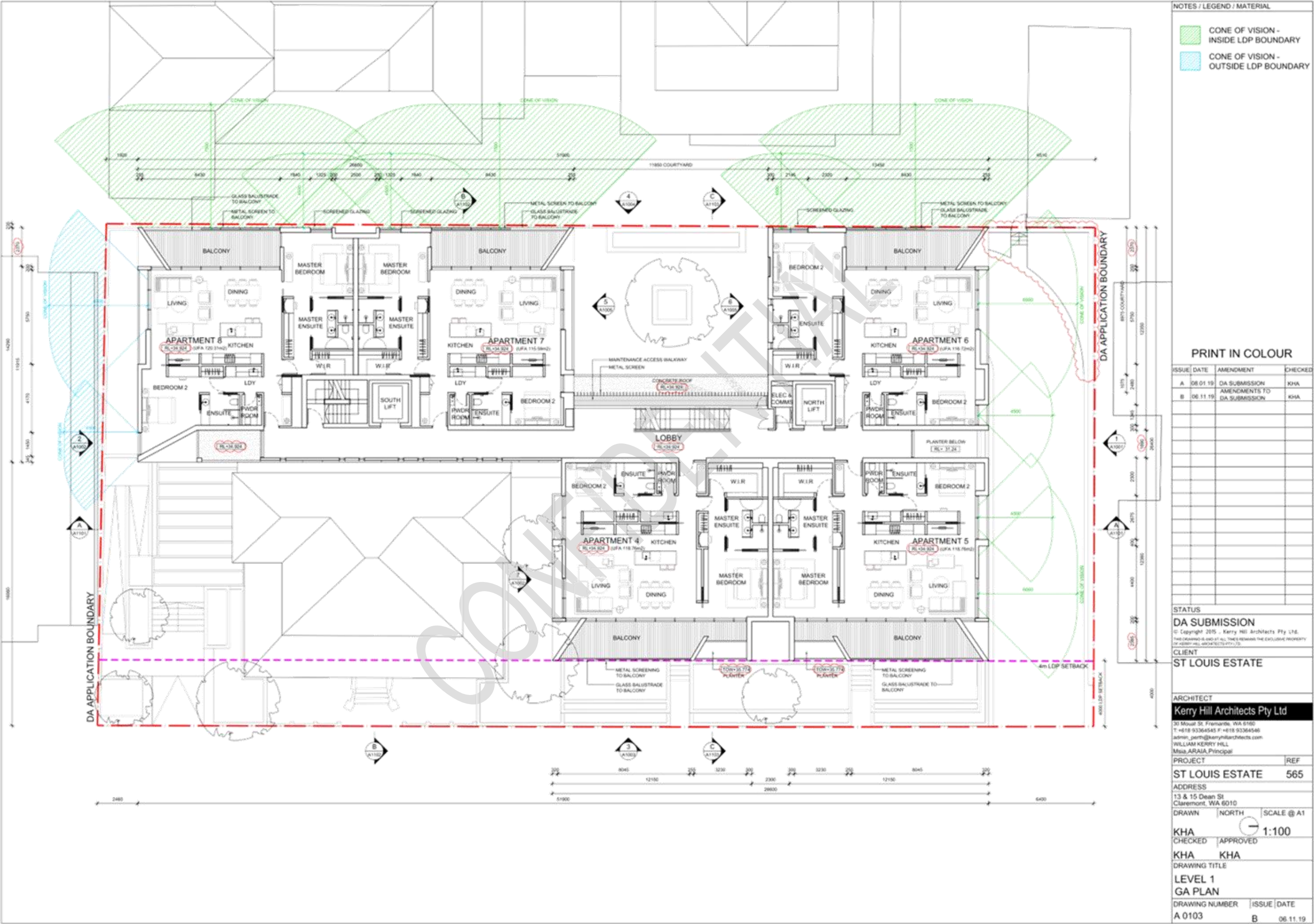




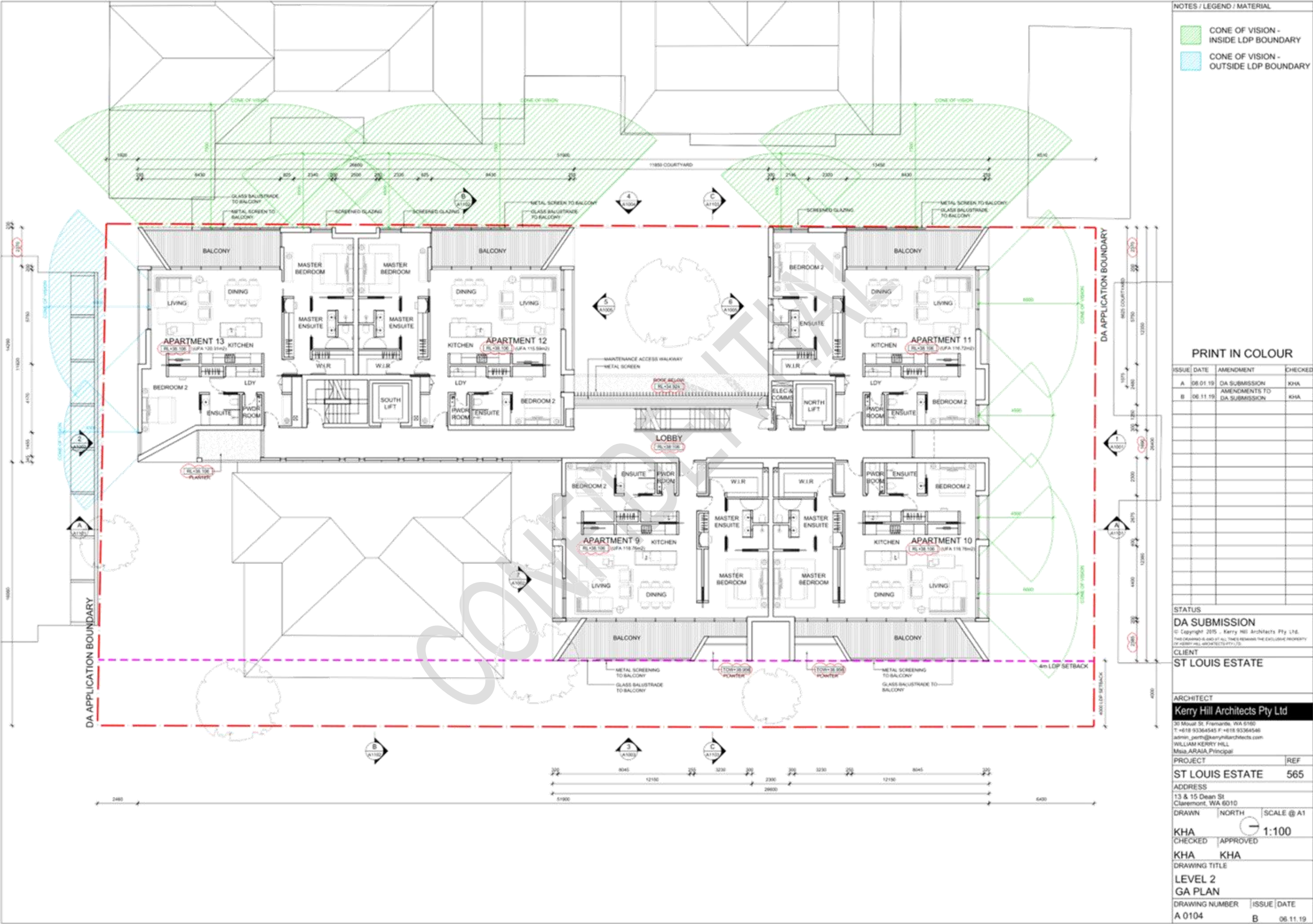




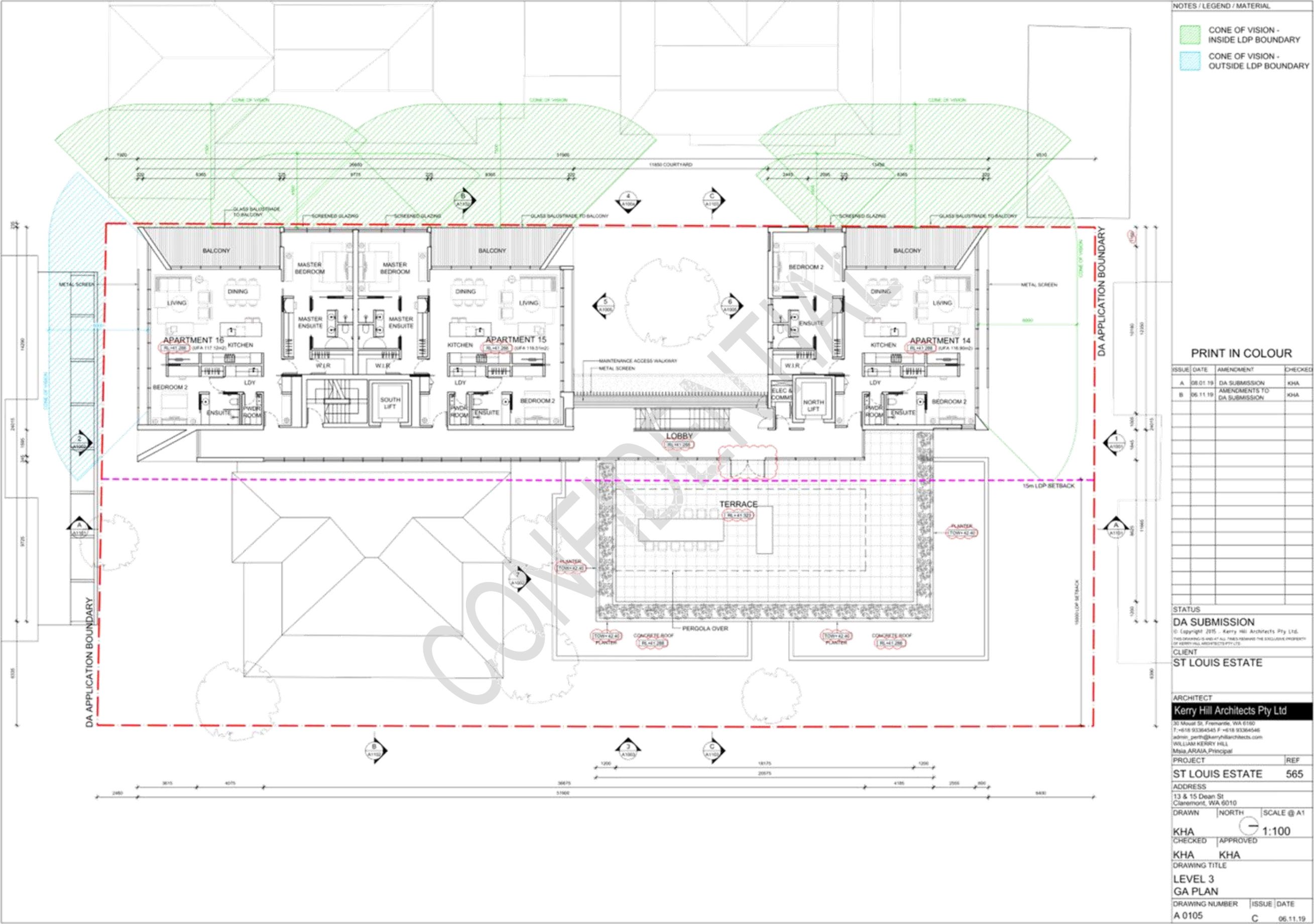


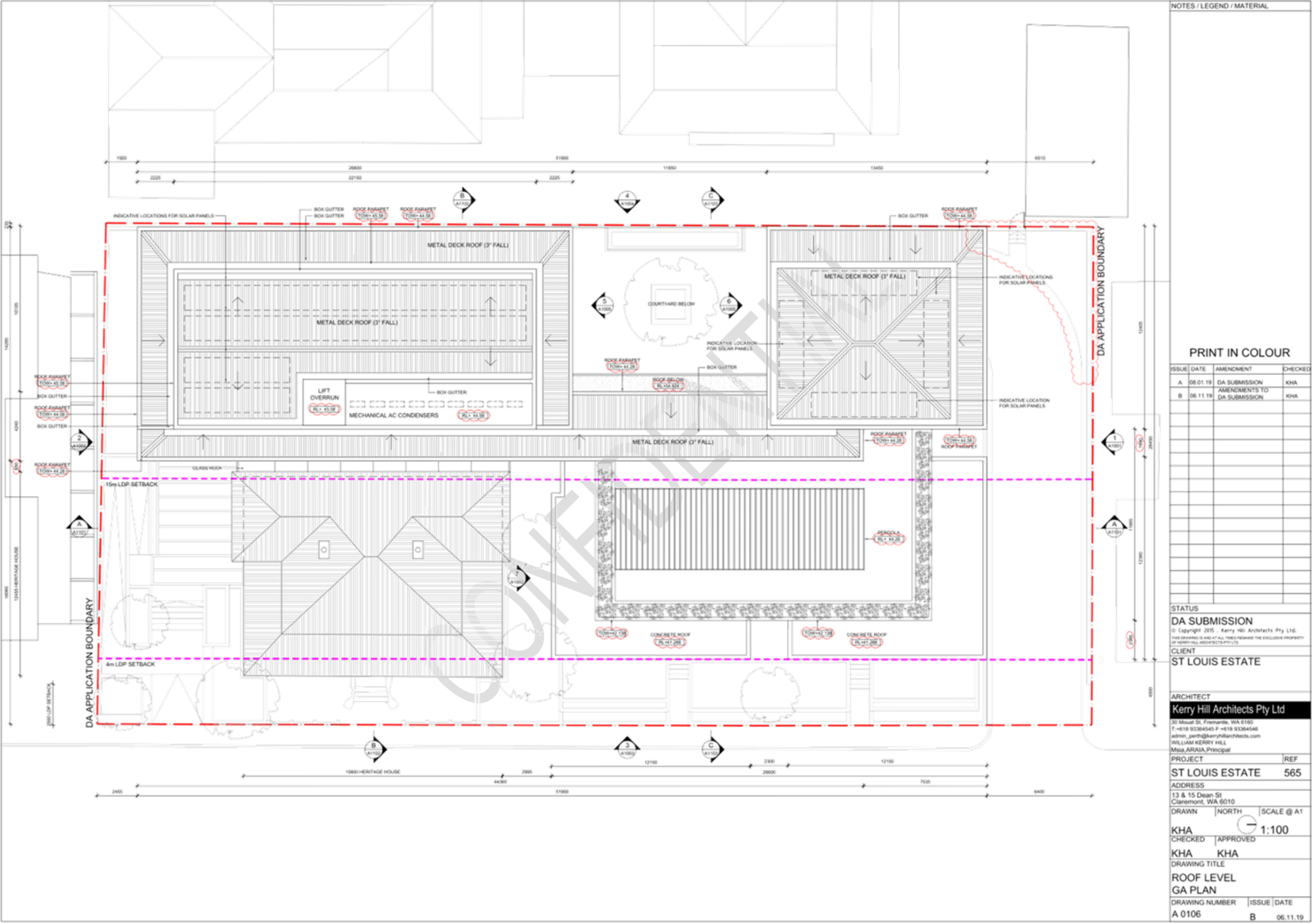




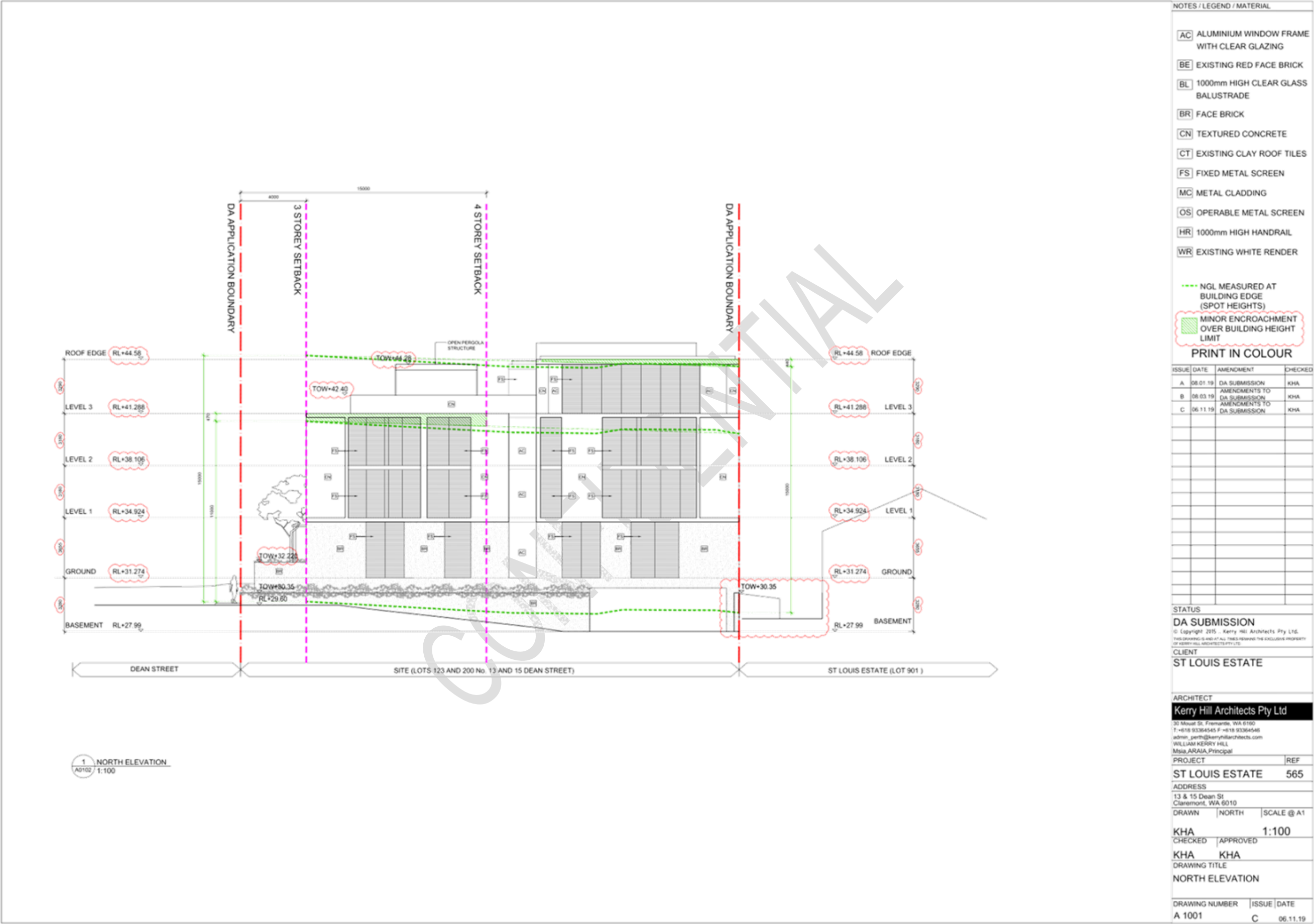


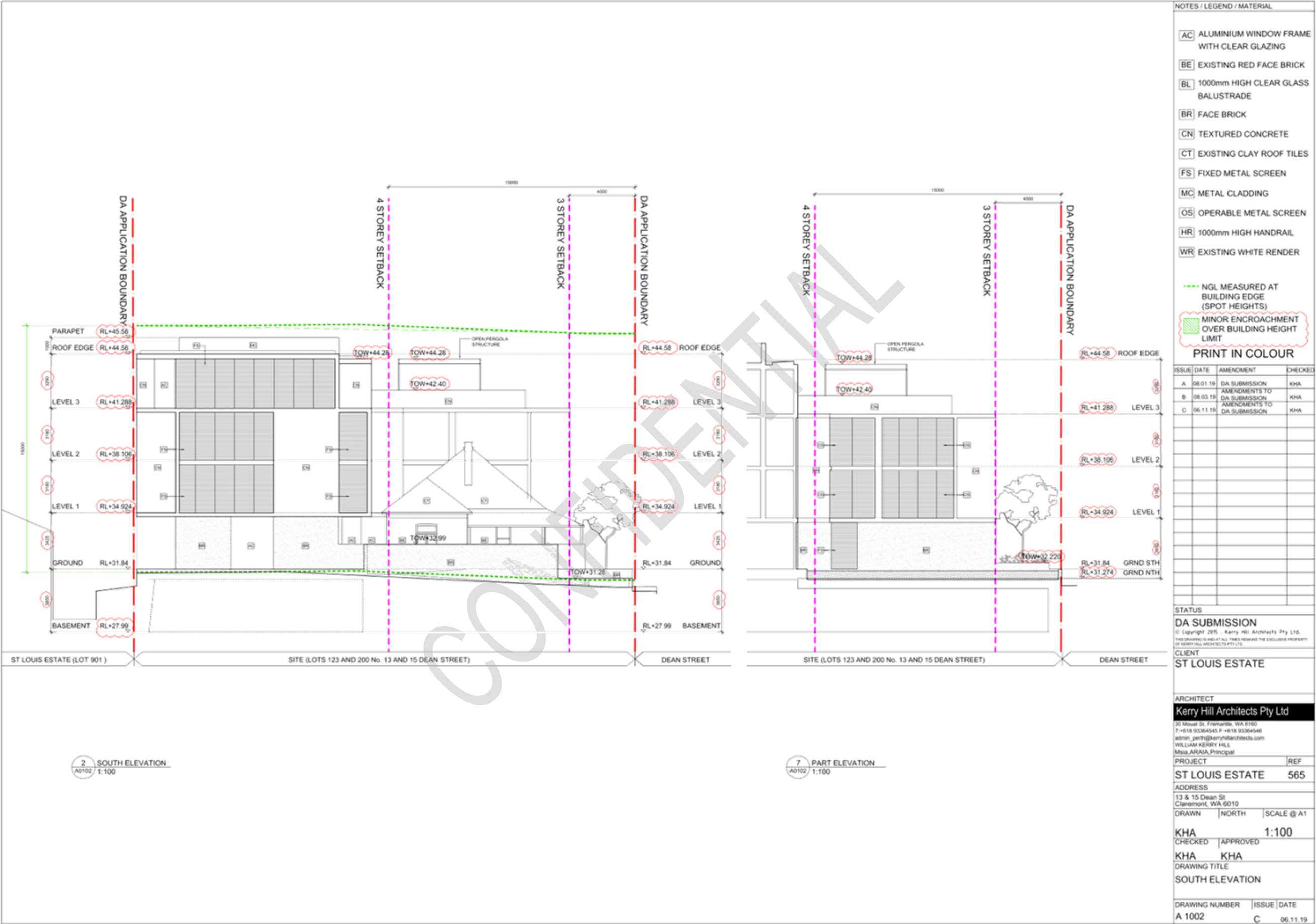


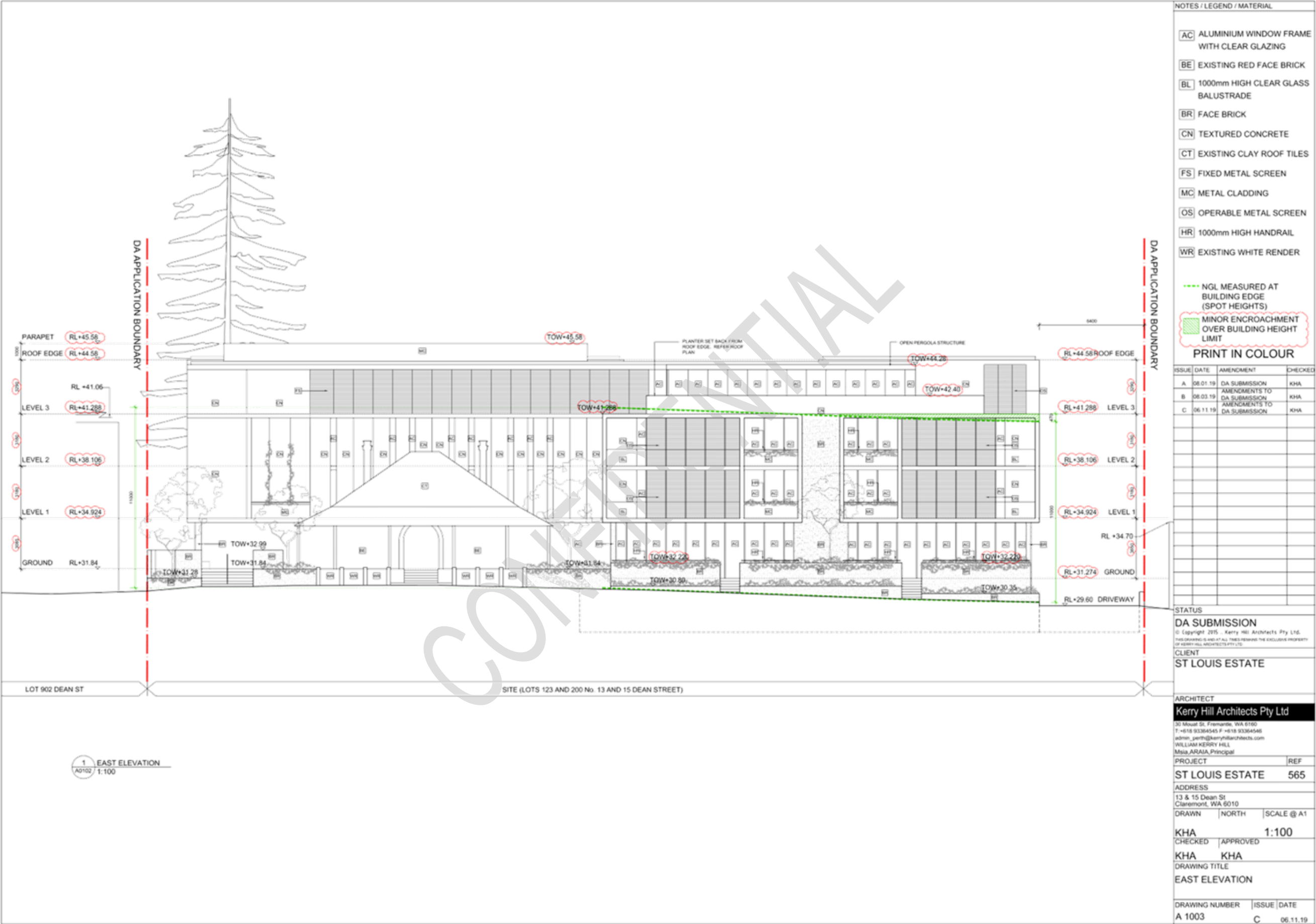


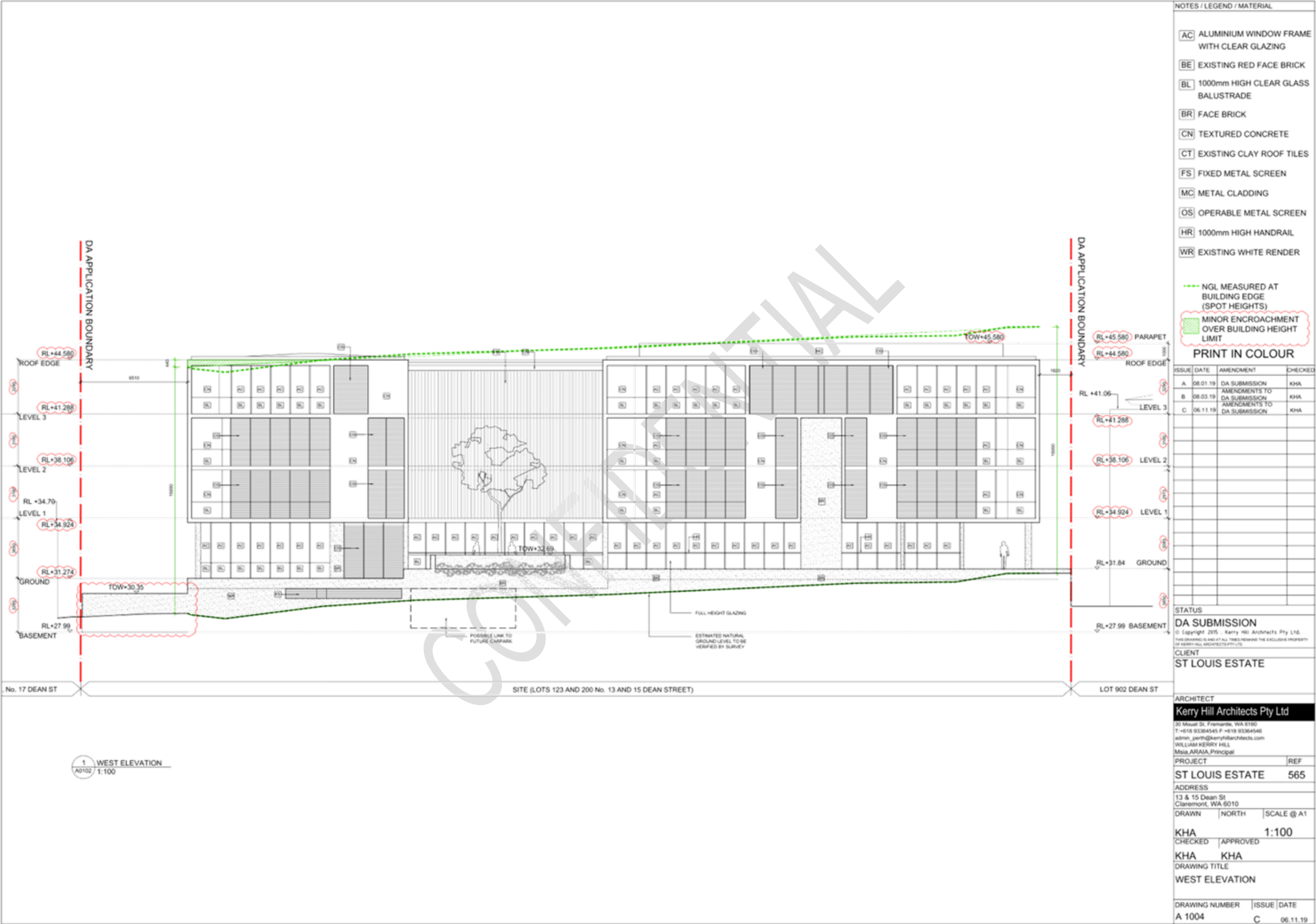




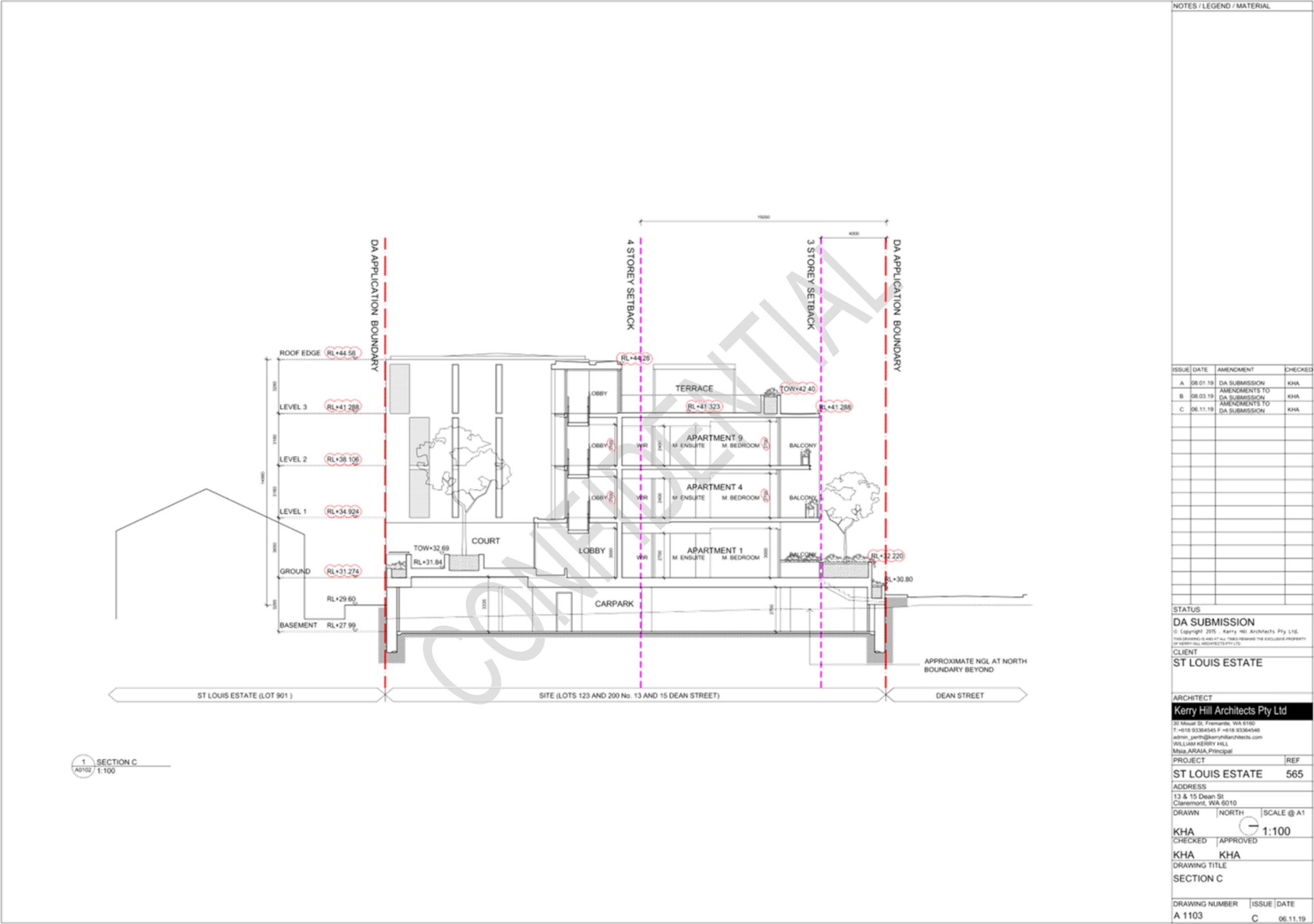
















Government of Western Australia  
Development Assessment Panels

LG Ref: DA2019.00004  
DAP Ref: DAP/19/01563  
Enquiries: (08) 6551 9919

Mr Dan Lees  
element  
PO Box 7375  
Cloisters Square WA 6850

Dear Mr Lees

**METRO WEST JDAP - TOWN OF CLAREMONT - DAP APPLICATION -  
DA2019.00004 - DETERMINATION**

Property Location:	Lots 123 and 200 (13-15) Dean Street, Claremont
Application Details:	Demolition of existing house at No.15, partial retention and adaptation of existing building at No.13 and construction of independent living units on consolidated site

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the Town of Claremont on 11 January 2019 for the above-mentioned development.

This application was considered by the Metro West JDAP at its meeting held on 8 April 2019, where in accordance with the provisions of the Town of Claremont Local Planning Scheme No. 3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Lisa Previti on behalf of the Town of Claremont on 9285 4300.

Yours sincerely,

**DAP Secretariat**

15 April 2019

Encl. DAP Determination Notice  
Approved Plans

Cc: Ms Lisa Previti  
Town of Claremont

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000  
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477  
[daps@dph.wa.gov.au](mailto:daps@dph.wa.gov.au) [www.dph.wa.gov.au](http://www.dph.wa.gov.au)  
ABN 68 565 723 484



Government of Western Australia  
Development Assessment Panels

***Planning and Development Act 2005***

**Town of Claremont Local Planning Scheme No. 3**

**Metro West Joint Development Assessment Panel**

**Determination on Development Assessment Panel  
Application for Planning Approval**

**Property Location:** Lots 123 and 200 (13-15) Dean Street, Claremont

**Application Details:** Demolition of existing house at No.15, partial retention and adaptation of existing building at No.13 and construction of independent living units on consolidated site

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 8 April 2019, subject to the following:

1. **Approve** DAP Application reference DAP/19/01563 and accompanying plans Attachment 3 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Part V of the Town of Claremont Local Planning Scheme No. 3, subject to the following conditions:

**Conditions**

1. In all other respects, development is to occur in accordance with the drawings submitted with the application for development approval (Development Application 2019.00004), as amended by these conditions.
2. Prior to the issue of a Building Permit Lots 123, 200 Dean Street and 901 Albert Street shall be amalgamated and a Certificate of Title issued to the satisfaction of the Town of Claremont. Alternatively, the applicant may apply for amalgamation and enter into a legal agreement with the Town prior to the issue of a Building Permit, to ensure amalgamation occurs within 12 months of the issue of a Building Permit. The legal agreement shall be prepared by the Town of Claremont's solicitors, with all associated cost to be paid for by the applicant, and shall be entered on the certificate of title as an absolute caveat.
3. At least one occupier of each dwelling is to be aged over 55 at the time of occupation as per the definition within the Residential Design Codes.
4. Prior to the issue of a Building Permit, final details of the proposed materials, colours and finishes of the proposed development compliant with the requirements of Clauses 76 and 77 of the Town of Claremont Local Planning Scheme No. 3 to be submitted and approved by the Town of Claremont.
5. Prior to application for a Building Permit, final details of the proposed vehicle entry and exit are to be provided inclusive of high quality finishes for the driveway and walls to be submitted and approved by the Town of Claremont.



Government of Western Australia  
Development Assessment Panels

6. Vehicle crossover is to be designed, constructed and maintained in accordance with the Town of Claremont crossover requirements and are to be provided at the same grade as the adjoining footpath to ensure continuity for pedestrians to the satisfaction of the Town of Claremont.
7. Provision of 21 car parking bays, to be provided within the basement level the satisfaction of the Town of Claremont.
8. The dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS/NZS 2890.1/2004.
9. Eight (8) bicycle parking bays are to be provided within the basement carpark to the satisfaction of the Town of Claremont.
10. Prior to the issue of a Building Permit, a detailed Landscaping and Reticulation Plan for the whole development is to be submitted and approved by the Town of Claremont. The approved landscaping shall be installed prior to occupation of the development and maintained thereafter to the satisfaction of the Town of Claremont.
11. Existing mature screening vegetation within the courtyards of the dwellings on Lot 901 adjacent to the western boundaries of Lots 123 and 200 shall be maintained to the satisfaction of the Town of Claremont.
12. A Site, Traffic and Noise Management Plan for the construction of the proposed development including tradespersons and delivery vehicles is to be provided and approved by the Town of Claremont prior to the issue of a building permit and implemented for the duration of construction.
13. Prior to the issue of a Building Permit, a Lighting Plan is to be prepared and approved to the satisfaction of the Town of Claremont. The Lighting Plan shall cover all public areas of the building including stairwells, entry points and the building perimeter, showing suitable levels and types of lighting to ensure maximum visibility and safety for pedestrians and users of the site in accordance with the Australian Standards.
14. Prior to the issue of a Building Permit, a Crime Prevention Through Environmental Design audit of the proposed development inclusive of any design detail modifications is to be completed and approved to the satisfaction of the Town of Claremont.
15. All stormwater is to be contained on site and re-used where possible. Details are to be provided with an application for a Building Permit and approved to the satisfaction of the Town of Claremont.
16. Prior to the issue of a Building Permit for the proposed development on Lots 123 and 200 Dean Street, the owner shall enter into a Deed with the Town of Claremont whereby the owner:
  - (a) Indemnifies the Town of Claremont and its officers, employees and contractors in respect of any potential damage that may occur within the land to any property or person relative to the performance of waste collection services for the occupants of the subject development.



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Development Assessment Panels

- (b) Agrees to take out and maintain a policy of public liability insurance to the satisfaction of the Town of Claremont in respect of all claims arising out any loss or damage occurring on the land in the course of the waste collection services by the Town of Claremont employees, officers or contractors.
- (c) Agrees to provide internal storage for all waste on site and to maintain all common accessways on the land so as to permit the Town of Claremont employees, officers or contractors to gain access to the land for the purposes of collecting rubbish and carrying out waste management services on the land.

The agreement shall be prepared by Council's solicitors to the satisfaction of the Town of Claremont. The legal agreements is to be prepared at the applicant's cost and registered as an absolute caveat on the relevant Certificates of Title to the satisfaction of the Town of Claremont.

- 17. Prior to the occupation of any part of the proposed development the owner shall grant to the Town of Claremont an easement in gross for vehicular access purposes pursuant to Section 195 of the *Land Administration Act 1997* over the common accessways and waste storage areas forming part of the proposed development in accordance with the specifications and to the satisfaction of the Town of Claremont to ensure that Town of Claremont officers, employees and contractors may access the waste storage areas and common accessways for the purposes of collecting rubbish and carrying out waste management services on the land. The Easement shall be prepared by Council's solicitors and the owner shall be responsible to cover all associated costs.
- 18. This approval is valid only if the development is commenced within 24 months of the date of approval.

#### Advice Notes

- 1. This is not an approval to commence development. A Building Permit must be obtained from the local government's Building Services prior to the commencement of any building works.
- 2. The applicant/owner is advised of the following health requirements from the Town's Health Services. For further information please contact the Town's Health Services on 9285 4300:
  - The development and use of the land is required to comply with the *Environmental (Noise) Regulations 1997*.
  - The applicant is required to remove any hazardous materials encountered during construction/demolition at their own expense and in accordance with the Code of Practice on Safe Removal of Asbestos (NOHSC: 2002 (1988) as stipulated by the *Occupational Health and Safety Regulations 1996*, and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004*.
  - All plant and machinery (such as air-conditioners and pool pumps) are to be suitably sound proofed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997* and so as not to



Government of Western Australia  
Development Assessment Panels

- cause an adverse impact on the amenity of any adjoining residential properties.
- Under the *Environmental Protection (Noise) Regulations 1997* no work is to be permitted or suffered to be carried out:
    - a) Before 7.00am or after 6.00pm Monday to Saturday inclusive, or
    - b) On a Sunday or on a public holiday.
3. As part of the application for a Building Permit the plans shall be required to comply with the Australian Standards for Disabled Access AS1428.
4. If the applicant is aggrieved by this determination a right of review may exist under the *Planning and Development Act 2005*. An application for review must be lodged with the State Administrative Tribunal ([www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au)) within 28 days of the determination.
5. The communal areas shall be restricted to use by the residents of the facility and family members, and shall not be made available for public use.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

**APPROVED**  
08-Apr-2019

**ST LOUIS ESTATE, DEAN STREET  
ARCHITECTURAL DRAWINGS FOR DA SUBMISSION**

SECTION A  
SECTION B  
SECTION C

- A 1101
- A 1102
- A 1103

DA APPLICATION  
BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	08.01.19	DA SUBMISSION	KHA
B	08.03.19	AMENDMENTS TO DA SUBMISSION	KHA

STATUS			

**DA SUBMISSION**  
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CLIENT  
ST LOUIS ESTATE

ARCHITECT  
Kerry Hill Architects Pty Ltd

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admin\_perth@kerryhillaarchitects.com  
WILLIAM KERRY HILL  
Msia\_ARAIA\_Principal

PROJECT	REF
ST LOUIS ESTATE	565

13 & 15 Dean St  
Claremont, WA 6010

DRAWN	NORTH	SCALE @ A1
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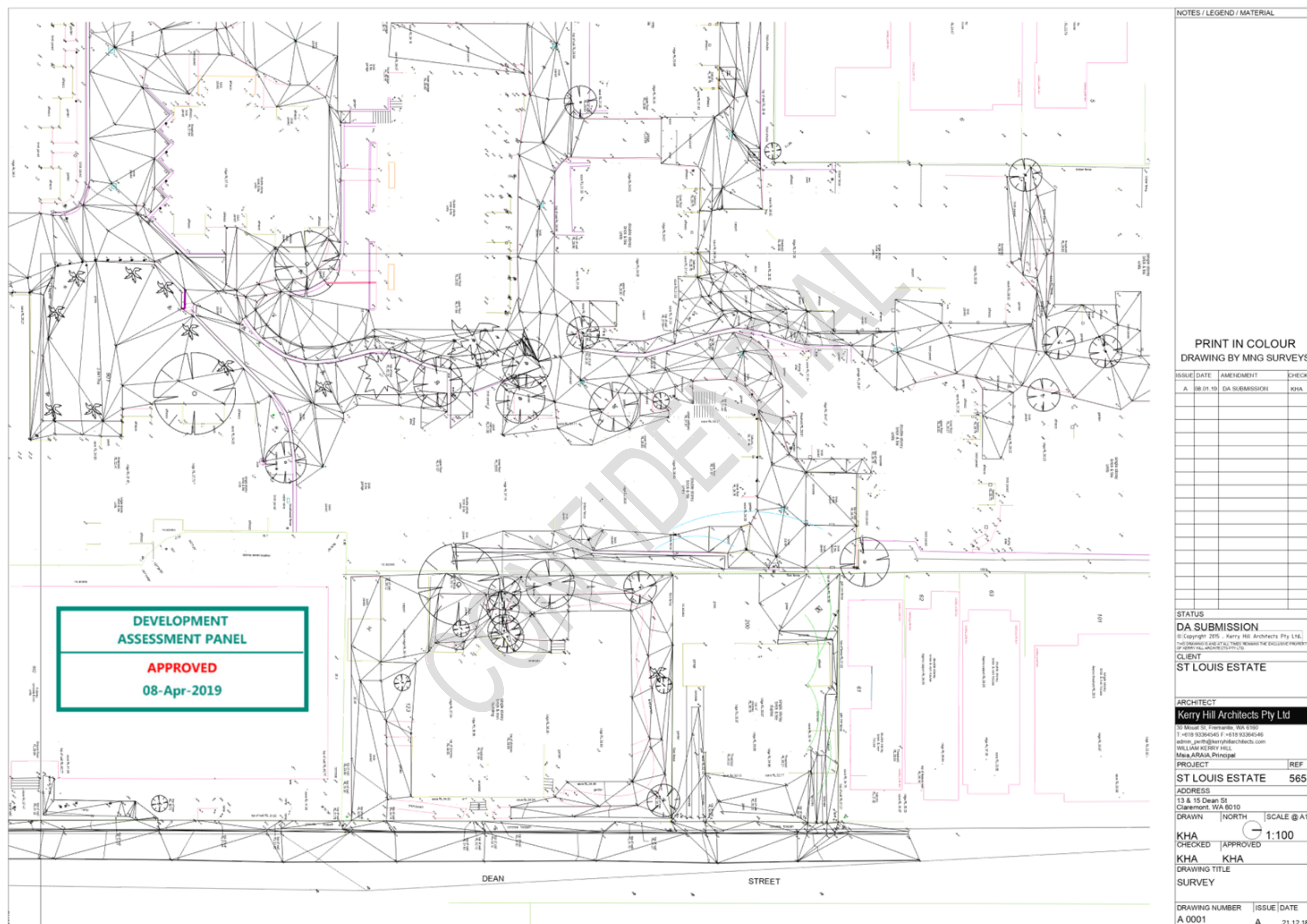
KHA	
CHECKED	APPROVED

KHA	KHA
DRAWING TITLE	

DRAWING INDEX

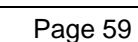
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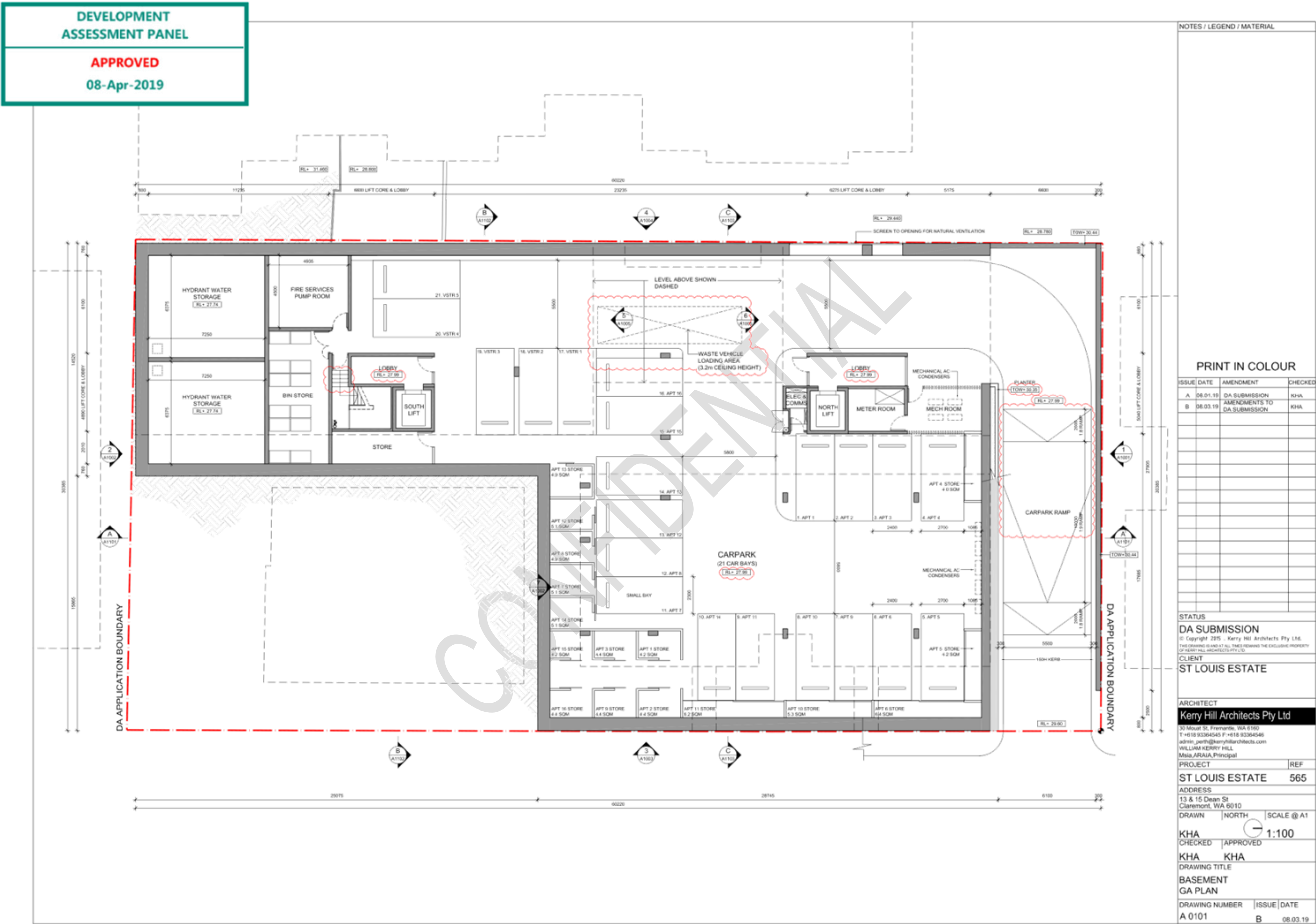


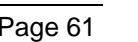


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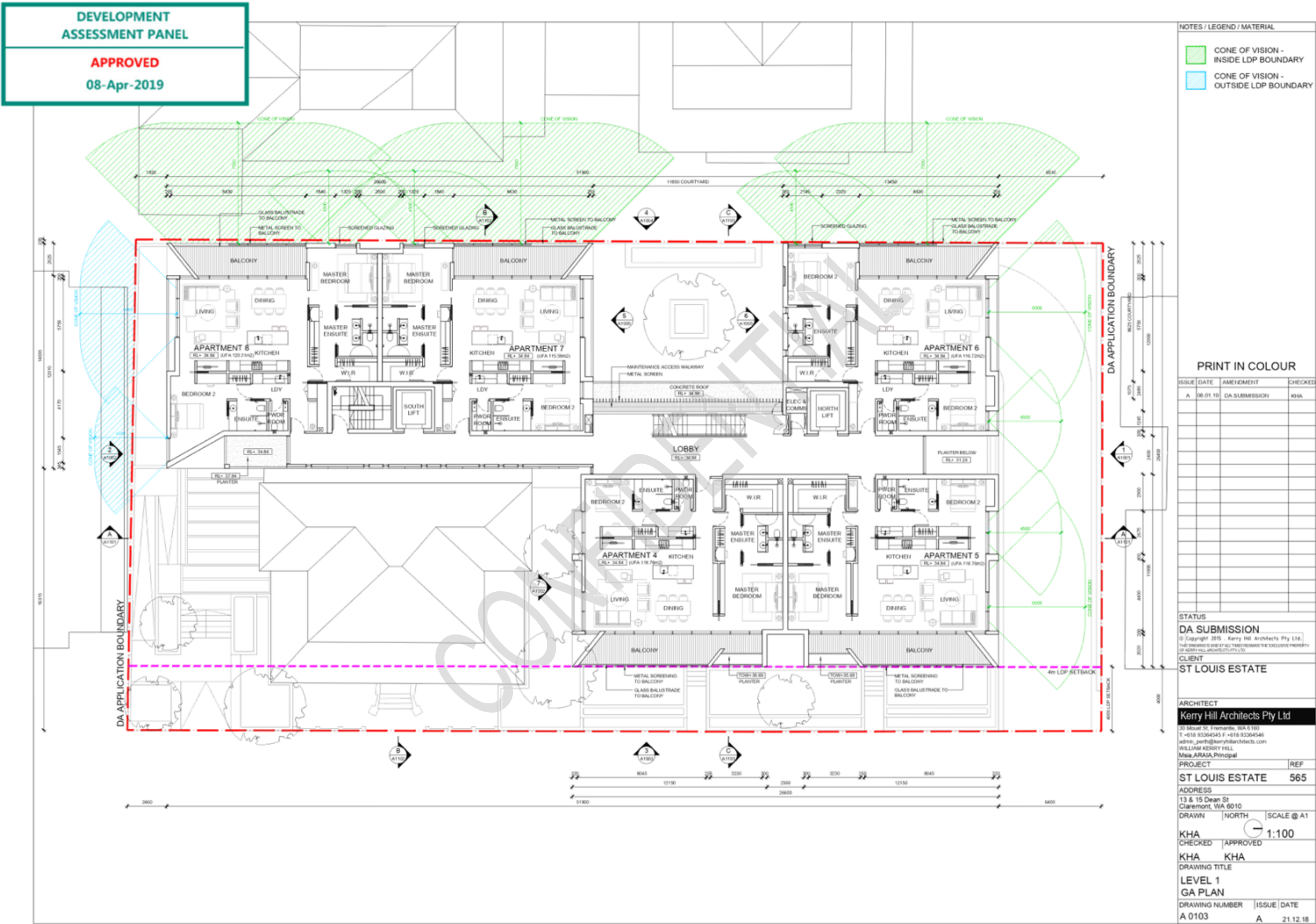


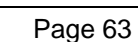




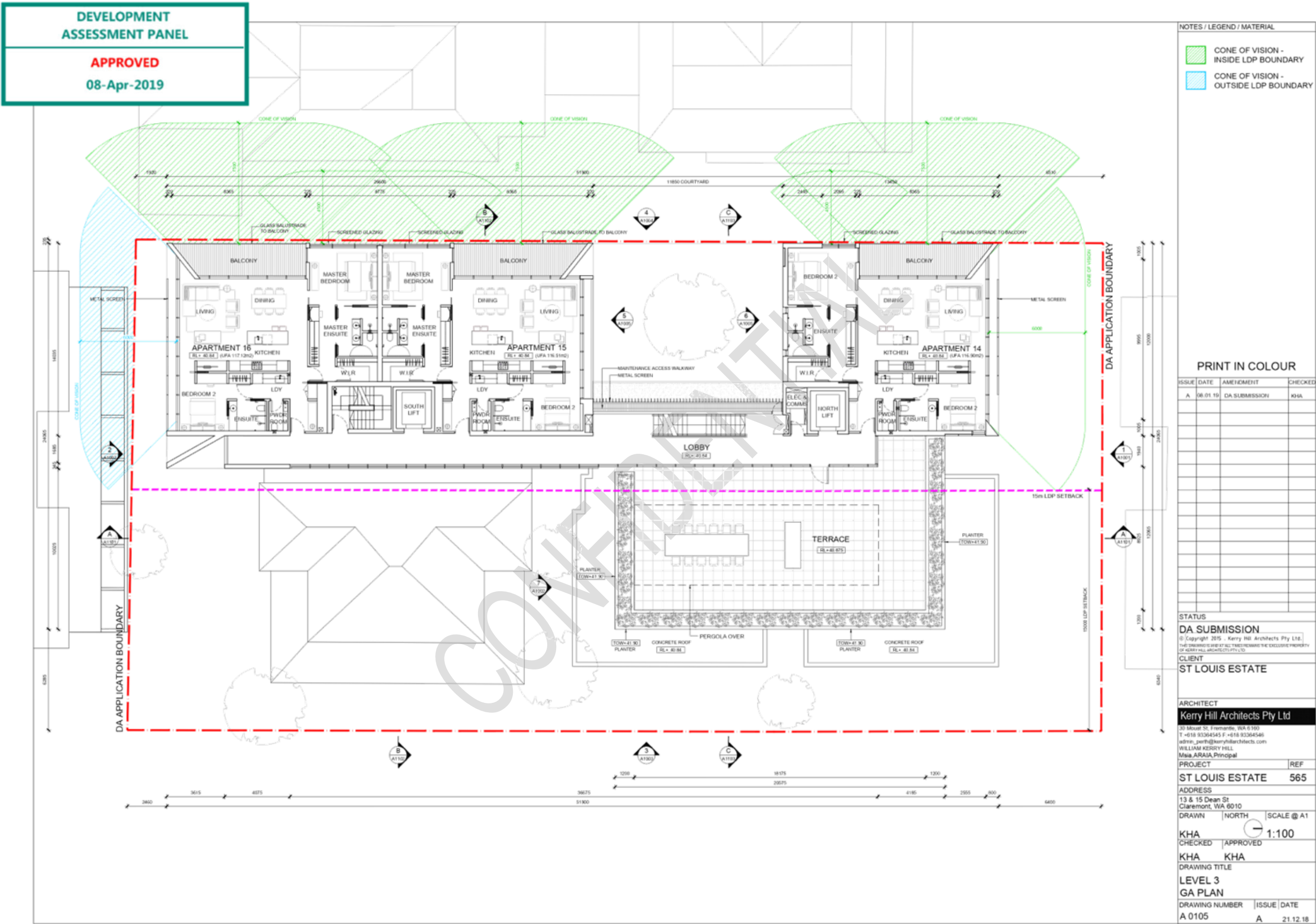






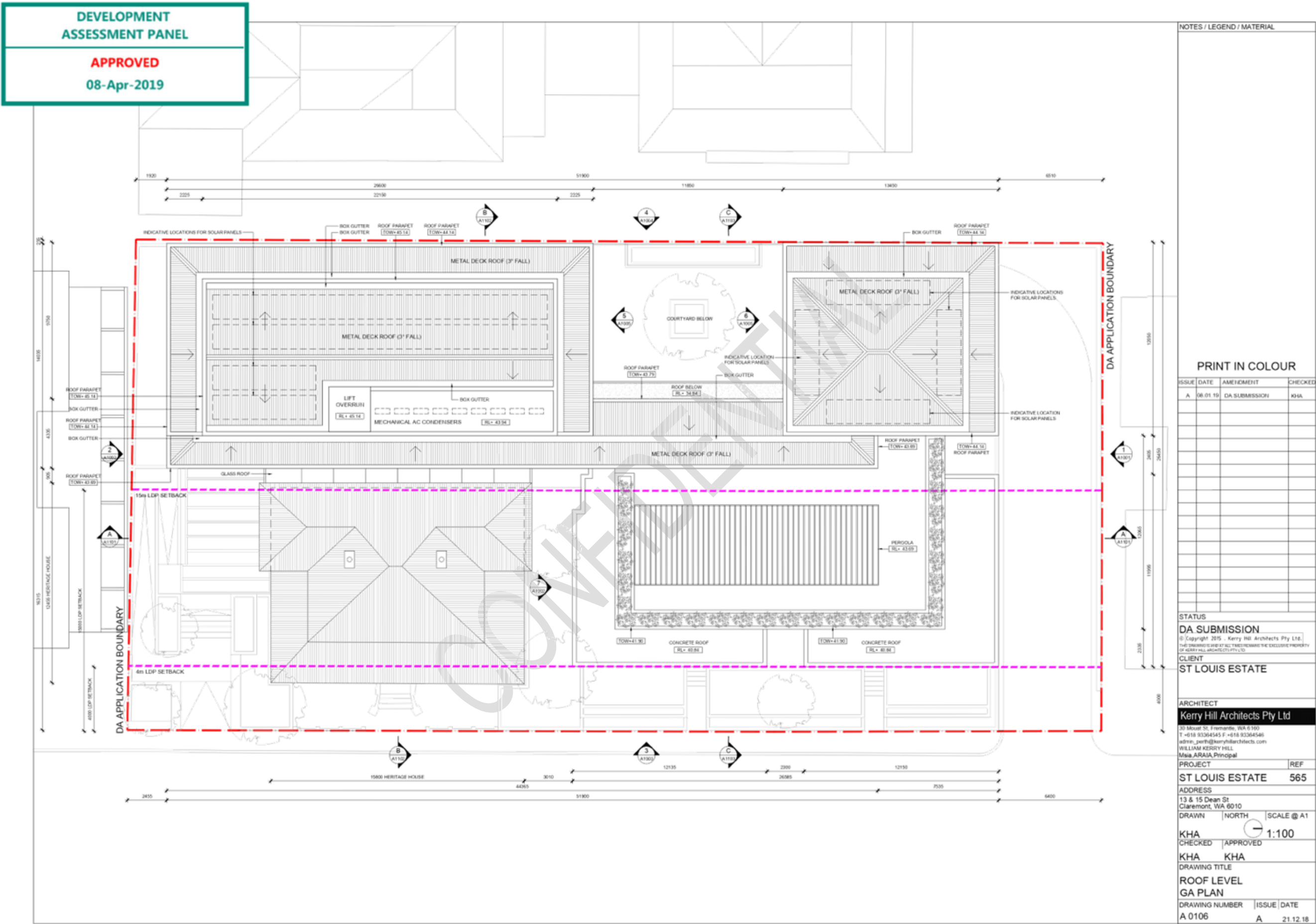






Item 13.1.1 - Attachment 6 - Confidential

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Item 13.1.1 - Attachment 6 - Confidential

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**APPROVED**  
08-Apr-2019

PRINT IN COLOUR

STATUS				

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CLIENT  
ST LOUIS ESTATE

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WILLIAM KERRY HILL  
Msia ARAIA, Principal

PROJECT	REF
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ST LOUIS ESTATE	565
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ADDRESS

13 & 15 Dean St  
Glasgow, G1 1 2 2 2 2

Claremont, WA 6010		
DRAWN	NORTH	SCALE @ A1

DATE	TIME	LOCATION	WIND	WAVE	SEA	AT
1998	10:00	10:00	10:00	10:00	10:00	10:00

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CHECKED	APPROVED

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11/11/11	11/11/11

KHA	KHA
DRAWING TITLE	

NORTH ELEVATION

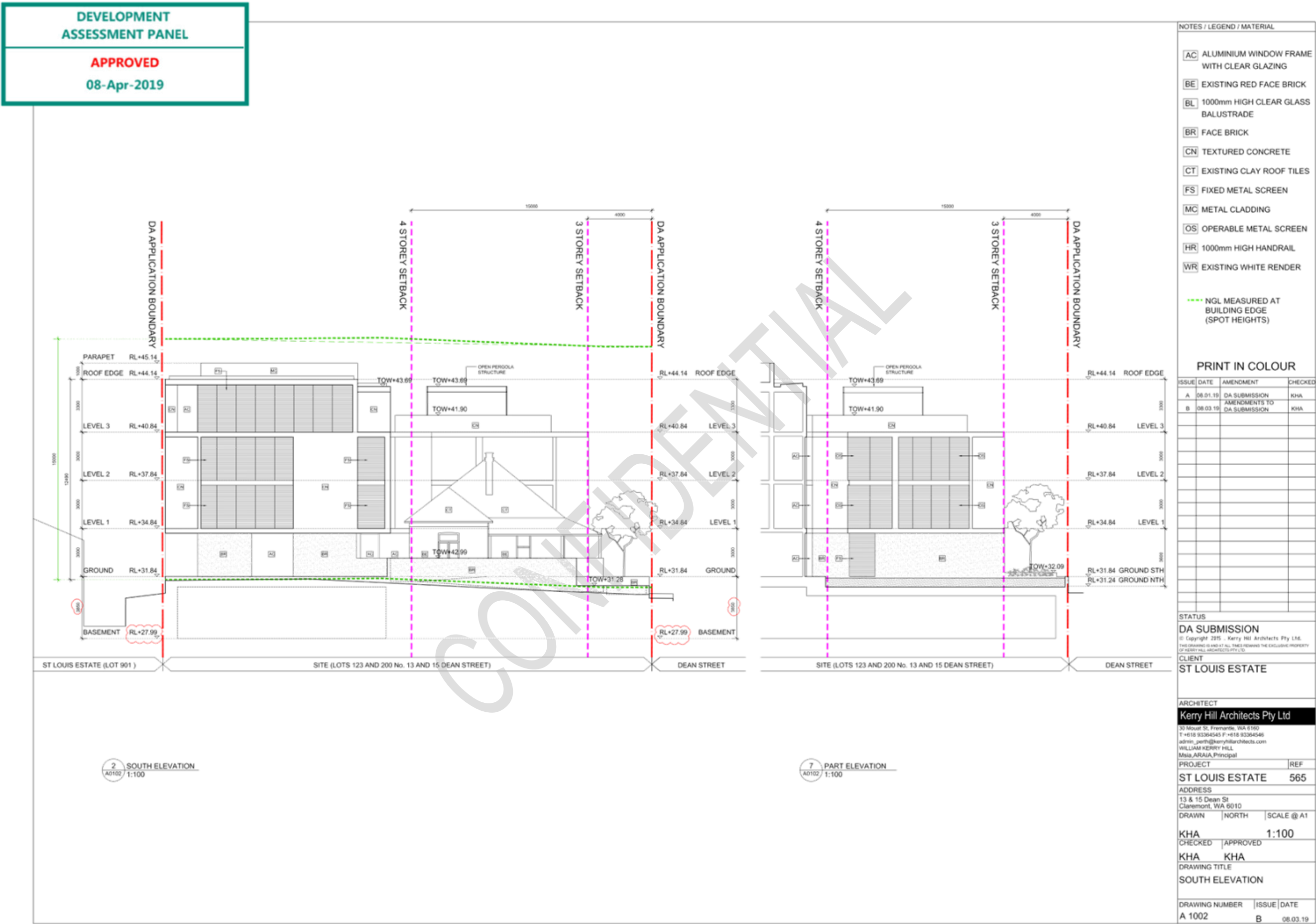
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DRAWING NUMBER	ISSUE	DATE
A-1001		

A 1001	B	08.03.19
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Page 69

The image displays two architectural elevation drawings, labeled 'PART ELEVATION 5' and 'PART ELEVATION 6', showing the facade of a building. Both drawings include a 'DA APPLICATION BOUNDARY' line and a 'CONFIDENTIAL' watermark.

**Part Elevation 5 (Left):** This drawing shows the building facade with levels 1, 2, and 3, and a roof edge. The elevation is marked with 'DA APPLICATION BOUNDARY' and 'CONFIDENTIAL'. The building is situated on 'SITE (LOTS 123 AND 200 No. 13 AND 15 DEAN STREET)' and 'ST LOUIS ESTATE (LOT 901)'. The elevation includes the following levels and elevations:

- ROOF EDGE: RL+44.14
- LEVEL 3: RL+40.84
- LEVEL 2: RL+37.84
- LEVEL 1: RL+34.84
- GROUND: RL+31.84

**Part Elevation 6 (Right):** This drawing shows the building facade with levels 1, 2, and 3, and a roof edge. The elevation is marked with 'DA APPLICATION BOUNDARY' and 'CONFIDENTIAL'. The building is situated on 'ST LOUIS ESTATE (LOT 901)' and 'SITE (LOTS 123 AND 200 No. 13 AND 15 DEAN STREET)'. The elevation includes the following levels and elevations:

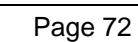
- ROOF EDGE: RL+44.14
- LEVEL 3: RL+40.84
- LEVEL 2: RL+37.84
- LEVEL 1: RL+34.84
- GROUND: RL+31.24
- GROUND: RL+29.60

[illegible]



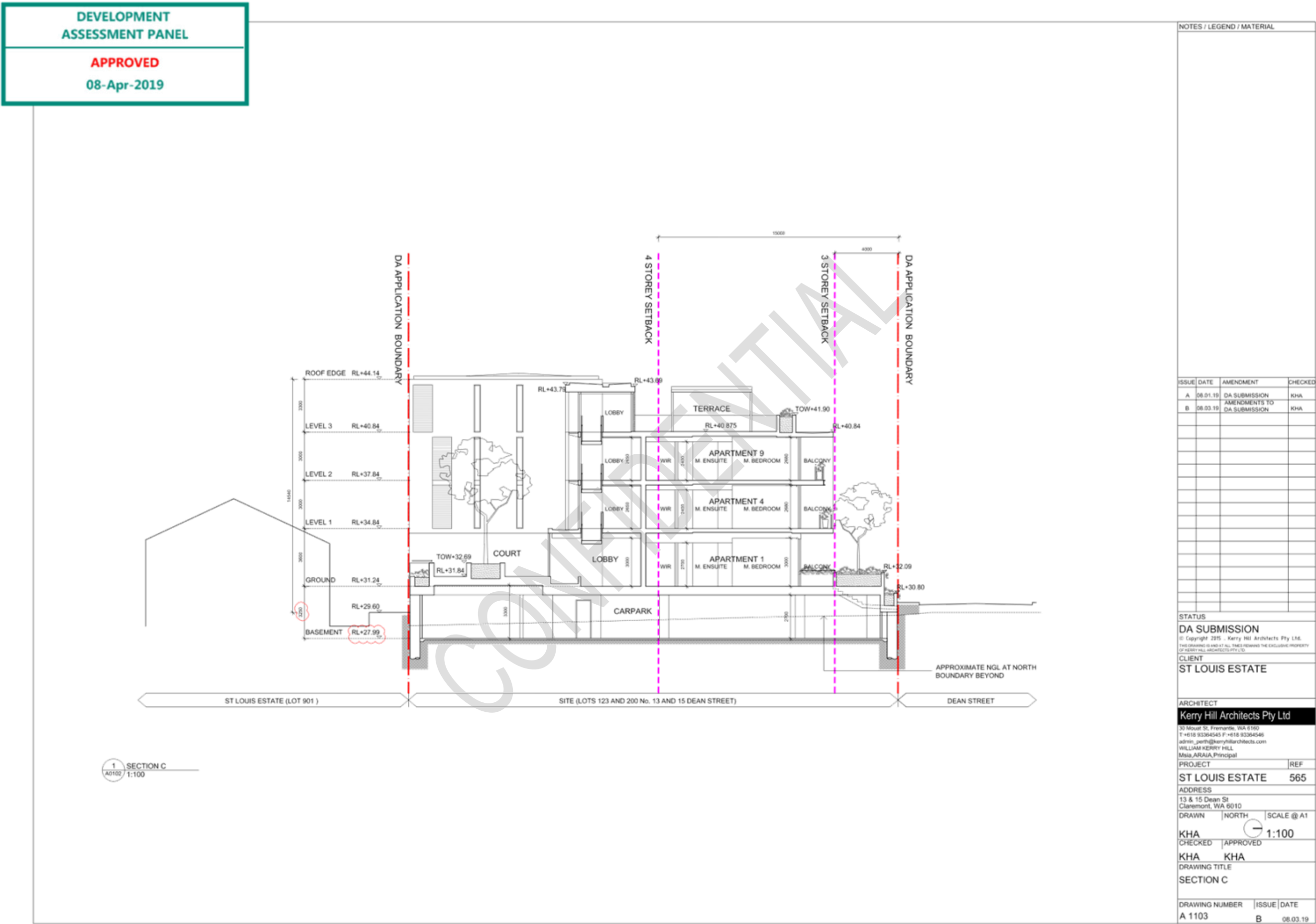






1 SECTION B  
A0102 1:100

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**13.1.2 LOCAL PLANING SCHEME AMENDMENT NO. 141 - 1 AIRLIE STREET****File Number:** LND/00126, D-19-38269**Attachments:** 1. Applicant 's Request for Scheme Amendment    
2. Extract from Stirling Highway Local Development Plan (LDPSH)  **Author:** David Vinicombe, Director Planning and Development**Authoriser:** Liz Ledger, Chief Executive Officer**Proposed Meeting Date:** 19 November 2019**Date Prepared:** 5 November 2019**DA No.:** NA**60/90 Days Due Date:** NA**Property Owner:** Blackburne Developments**Applicant:** Planning Solutions**Lot No.:** 412**Area of Lot:** 15,741m<sup>2</sup>**Zoning:** Development zone under Schedule 1 for “The use of the site for aged persons’ accommodation purposes and ancillary commercial, community and/or recreational uses in accordance with a Structure Plan approved pursuant to Clauses 75D-O of the Scheme”

Unzoned land (former Primary Regional Roads reservation under the Metropolitan Region Scheme (MRS) and now subject to Amendment No. 136 to LPS3 to extend the Development zone

Primary Regional Roads under the MRS

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**Enabling Legislation:** *Planning and Development Act 2005 (PD Act)*  
*Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)*  
*Local Planning Scheme No. 3 (LPS3)*

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**SUMMARY**

- Application received to amend Schedule 1 of Local Planning Scheme No. 3 (LPS3) relative to the Purpose and Requirements applying to 1 Airlie Street, Claremont.
- The proposal is to amend the use restrictions for the site from ‘aged persons’ accommodation purposes’ to ‘Dwelling (Self Contained)’. If the amendment is supported, it is considered that the option of retaining the opportunity for inclusion of an aged persons’ development should not be precluded from the amendment, and accordingly the amendment should be modified to provide for both uses.
- The amendment has been prepared to satisfy the requirements of a ‘Basic’ amendment as it proposes to delete provisions that have been superseded by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs), is consistent with State Planning Policies (SPP) 7 (Design for the Built Environment) and 7.3 (Residential Design Codes Volume 2 – Apartments), the ‘Urban’ zoning under the Metropolitan Region Scheme (MRS) and the Stirling Highway Local Development Plan and will have minimal effect on the Scheme or landowners in the Scheme area.

- As a 'Basic' amendment, the proposal does not require advertising for public comment (unless directed by the Western Australian Planning Commission (WAPC) or the Minister for Planning) and as such may progress through the amendment process with minimal delays.
- The current requirements under LPS3 Schedule 1 require development to be in accordance with a Structure Plan pursuant to clauses 75D-O of the Scheme. These clauses have been superseded by the deemed provisions contained in Part 4, Schedule 2 of the LPS Regs. Accordingly, consistent with the requirements for 'Basic' amendments, if the amendment is supported it is appropriate that correct reverencing to the LPS Regs deemed provisions are applied.
- The applicant recently purchased the property and intends to commence development of the site as soon as possible.
- It is noted that deemed provision 27(2) of the LPS Regs provide for development of the site ahead of a Structure Plan if a decision maker (Metro West Development Assessment Panel – JDAP) *"is satisfied that the proposed development does not conflict with the principles of orderly and proper planning"* and *"would not prejudice the overall development potential of the area."*
- Council has set guidelines for the development of the site under the Stirling Highway Local Development Plan (SHLDP - extract attached). If deemed provision 27(2) is applied and development proceeds ahead of a Structure Plan (which may or may not vary the SHLDP development expectations for the site), the JDAP will be required to give 'due regard' to the SHLDP guidelines in consideration of 'orderly and proper planning'. Notwithstanding, the JDAP may also choose to consider other design parameters to approve a development which are contrary to the SHLDP.
- The developer has separately requested that the Town engage with their architects and the State Design Review Panel (SDRP) to assist in the formulation of detailed design requirements taking into account the SHLDP and SPP 7.3 to allow an option for the progression of designs for the development ahead of the preparation of a Structure Plan. If the amendment is supported it is recommended that Council endorse the option for progressing the detailed design phase for the site through the SDRP.
- Council could elect to incorporate additional design requirements under the amendment, however on balance it is considered that the design review process required under SPP 7 and 7.3 should deliver satisfactory built outcomes for the site.
- Recommend that Council support the amendment as a 'Basic' amendment subject to inclusion of 'aged persons' accommodation purposes' and modification to make reference to Schedule 2, Part 4, clauses 14 - 29 of the LPS Regs deemed provisions with regard to Structure Plans.

## BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
12.09.2014	Amendment No. 126 to LPS3 gazetted to allow the site to be developed with 'aged persons' accommodation purposes and ancillary commercial, community and/or recreation uses in accordance with a Structure Plan'.
5 07.2016	Stirling Highway Local Development Plan approved which identified the site as a 'Landmark Development Site' which provides for a maximum 8 storey development focused on to the intersection of Stirling Highway and Airlie Street.
8 October 2019	Application for amendment to LPS3 received by the Town.
15 October 2019	Discussion held with applicant on details proposed in the amendment.
21 October 2019	Revised application for amendment to LPS3 received by the Town.

## Statutory Considerations

### Scheme Amendment



The Town has capacity to amend its current Local Planning Scheme (LPS3) under section 75 of the *Planning and Development Act 2005* (PD Act). Scheme amendments are required to be undertaken in accordance with Part 5 Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

The LPS Regs requires that amendments must be classified as 'Basic', 'Standard' or 'Complex', and that justification for the type of amendment must be stated in Council's resolution. The proposed amendment is classed as 'Basic' based on the following criteria as set out in the LPS Regs

- (c) An amendment to the Scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2.

Deemed provisions contained in Schedule 2, Part 4 of the LPS Regs replace clauses 75D-O of LPS3.

- (e) An amendment to the Scheme so that it is consistent with a State Planning Policy.

SPP 7 (Design for the Built Environment) and 7.3 (Residential Design Codes Volume 2 – Apartments - RDC Vol. 2 Apartments) apply as the future development will be required to be assessed against the 10 Design Principles under SPP 7 (Context and character, Landscape quality, Built form and scale, Functionality and build quality, Sustainability, Amenity, Legibility, Safety, Community and Aesthetics), together with the associated development requirements contained in SPP 7.3 (see further comments below in this regard).

- (g) An amendment to the Scheme Map that is consistent with a Structure Plan, Activity Centre Plan or Local Development Plan that has been approved under the scheme for the land to which the amendment relates if the Scheme currently includes zones of all the types that are outlined in the plan.

The SHLDP was prepared, advertised and adopted by Council consistent with the deemed provisions of the LPS Regs.

- (i) An amendment to the Scheme so that it is consistent with a Region Planning Scheme that applies to the Scheme area if the amendment will have minimal effect on the Scheme or landowners in the Scheme area.

The proposal is consistent with the Metropolitan Region Scheme (MRS) zones most of the land as 'Urban' together with a Primary Regional Roads reservation along the Highway frontage. The amendment will have no impact on the built form outcomes of the future development of the site or modify the primary use of the site in the provision of residential accommodation.

If Council resolves to adopt the amendment it will be referred to the relevant statutory authorities inclusive of the Environmental Protection Authority (for environmental assessment) and Western Australian Planning Commission (WAPC – for determination of a need to advertise). In the event that no advertising is required, the amendment is to be progressed to the Minister for Planning, Lands and Heritage for determination. The LPS Regs time frame for these processes is 63 days from the Council's resolution.

## **Heritage**

The property is not included on the Town's Heritage List.

## **DISCUSSION**

### Description

The application proposes to remove reference to 'aged persons' accommodation' (with ancillary commercial, community and/or recreation uses) and replace this with 'Dwelling (Self Contained)'. The change will not specifically result in a different built form outcome and will simply provide for an alternate occupancy demographic and is therefore considered suitable as a 'Basic' amendment.

### Modifications to the Amendment

Use - The applicant has discussed options to include 'aged persons' accommodation' in the development, however as the two uses are distinct categories under LPS3, clause 14(4) of LPS3 would prevent 'aged persons' accommodation' to be considered within the more general use of 'Dwelling (Self Contained)'. Accordingly, to retain the capacity for the development to include 'aged persons' accommodation', it is considered that this should not be precluded from the amendment, and accordingly the amendment should be modified to provide for both uses.

Structure Plan - The current requirements under LPS3 Schedule 1 require development to be in accordance with a Structure Plan pursuant to clauses 75D-O of the Scheme. These clauses have been superseded by the deemed provisions contained in Part 4, Schedule 2 of the LPS Regs. It is therefore recommended that the amendment also modify the Scheme references to the preparation of a Structure Plan to formally acknowledge the requirements of the deemed provisions (i.e. - to make reference to Schedule 2, Part 4, clauses 14 - 29 of the LPS Regs deemed provisions).

It is noted that deemed provision 27(2) of the LPS Regs provide for development of the site ahead of a Structure Plan if a decision maker (Metro West Development Assessment Panel – JDAP) *"is satisfied that the proposed development does not conflict with the principles of orderly and proper planning" and "would not prejudice the overall development potential of the area."*

Built Form Outcomes - Council has set guidelines for the development of the site under the Stirling Highway Local Development Plan (SHLDP). The SHLDP identifies the site as a 'Designated Landmark Site' with an eight storey height restriction as illustrated in Typology 7 and Attachment 7 - 3D Modelling to Determine Potential Yield and Density Coding (attached). This is four storeys above the four storey 'street wall' plus two storey inset with a 3m setback height limitation (total six storeys) set along the Highway on pages 46 and 47 of the SHLDP.

If deemed provision 27(2) is applied and development proceeds ahead of a Structure Plan (which may or may not vary the SHLDP development expectations for the site), the JDAP will be required to give 'due regard' to the SHLDP guidelines in consideration of 'orderly and proper planning' and consideration of the overall development potential of the area. Notwithstanding, the JDAP may also choose to consider other design parameters to approve a development which are contrary to the SHLDP.

In this context is noted that the property will form part of a strategic 'urban corridor' which the Minister for Planning is promoting for higher density development. It is noted that the RDC Vol. 2 – Apartments identifies 'Streetscape Character Types'. Development along urban corridors with close proximity to high frequency transit services is identified as a 'Medium (or Mid) Rise Urban Centres' with a plot ratio of 2.0 and height restriction of six storeys. It is also noted that 'High Density Urban Centre' aligns with Town Centre development and increases the heights of development up to 7 - 9 storeys (or possibly more) with a corresponding plot ratio increase to 2.5 - 3.0 (or more). Heights and traffic management implications along the 'urban corridor', together with future height allowances yet to be determined in the Town Centre also need to be taken into consideration as part of the 'orderly and proper planning' process and accordingly should consider these two 'Streetscape Character Types'. It is imperative that this site, and in fact all future development along the Highway, do not as a result of the future development on this site, detract on the strategic primacy of the Town Centre as part of a network of growth centres linked by connecting corridors.

In supporting the amendment, Council could include more elements to provide more prescriptive built form outcome measures on matters such as height and plot ratio. This could be achieved by either adding these prescriptive elements directly to the amendment to reflect the requirements under the SHLDP, modifying the need to comply with a Structure Plan to (the existing) Local Development Plan or attempting to regularise the development through alignment with one of the development contexts promoted under RDC Vol. 2 – Apartments (i.e. – 'Planned Areas' (R-AC0) which is the equivalent of modifying the Structure Plan to a Local Development Plan, or 'Medium – Rise Urban Centres' (R-AC3) noting that this option does not sit comfortably with the SHLDP requirements indicated above (lower height but increased plot ratio requirements).

The developer has separately requested that the Town engage with their architects and the State Design Review Panel (SDRP) to assist in the formulation of detailed design requirements for the site. This process will need to take into account the SHLDP and SPP 7.3 to allow development of an option for the progression of designs for the development ahead of the preparation of a Structure

Plan. If the amendment is supported it is recommended that Council endorse the option for progressing the detailed design phase for the site through the SDRP, noting the principles to be applied to 'orderly and proper planning detailed above.

Taking into account the above matters it is considered that the design review process required under SPP 7 and the development standards contained in 7.3 (RDC Vol. 2 – Apartments), specifically the alignment with 'Medium (or Mid) Rise Urban Centres' to maintain the primacy of the 'High Density Urban Centre' (Town Centre) should deliver a satisfactory development outcome for the site, particularly through the SDRP process. Conversion of the Structure Plan requirement to that of a Local Development Plan as part of this amendment will not necessarily deliver an improved development outcome as Local Development Plans may also be circumvented by Development Application processes (as per Structure Plans). Additionally inclusion of prescriptive plot ratio or height restrictions in the amendment may unnecessarily restrict the exploration of design options for the site which may prevent the delivery of superior development outcome.

Accordingly it is recommended that the amendment be supported as a 'Basic' amendment with modifications to retain 'aged persons' accommodation' and align with the correct statutory references for the Structure Plan processes to the deemed provisions under the LPS Regs.

### **FINANCIAL AND STAFF IMPLICATIONS**

Officer time in processing the amendment, noting that the applicant has paid the required Amendment Application Fee under the Town's Fee Schedule.

### **POLICY AND STATUTORY IMPLICATIONS**

The proposal is consistent with the requirements of the LPS Regs.

### **STRATEGIC COMMUNITY PLAN**

#### **Liveability**

*We are an accessible community with well-maintained and managed assets. Our heritage is preserved for the enjoyment of the community.*

- Balance the Town's historical character with complementary, well designed development.

#### **Local Prosperity**

*Our businesses are thriving and integrated into the life of the Claremont community, and the town centre is known as the premier visitor destination.*

- Plan for the development of attractive and thriving activity nodes to support small local business.
- Support new and existing local small business and entrepreneurial activity.

#### **People**

*We live in an accessible and safe community that welcomes diversity, enjoys being active and has a strong sense of belonging.*

### **URGENCY**

Delays may potentially reduce the final built design outcomes for the project.

### **CONCLUSION**

Based on the above, it is recommended that Council resolve to support the amendment with modifications referred to in the report relative to retention of 'aged persons' accommodation' and modification of the requirements relating to the Structure Plan.

**VOTING REQUIREMENTS**

Simple majority decision of Council required.

**OFFICER RECOMMENDATION**

**THAT Council:**

1. Pursuant to Section 75 of the *Planning and Development Act 2005*, initiate Amendment No. 141 to Local Planning Scheme No. 3 to modify the purpose and requirements relative to 1 Airlie Street in Schedule 1 as follows:
  - a) Include 'Dwellings (Self Contained)' as an addition to the use of 'aged persons' accommodation'.
  - b) Modify reference to 'Clauses 75D-O of the Scheme' to 'Schedule 2, Part 4, clauses 14 - 29 of the *Planning and Development (Local Planning Schemes) Regulations 2015*'.
2. Advise the Western Australian Planning Commission that Amendment No. 141 to Local Planning Scheme No. 3 is a 'Basic' amendment as it proposes to delete provisions that have been superseded by the deemed provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, is consistent with State Planning Policies 7 (Design for the Built Environment) and 7.3 (Residential Design Codes Volume 2 – Apartments), the 'Urban ' zoning under the Metropolitan Region Scheme and the Stirling Highway Local Development Plan, and will have minimal effect on the Scheme or landowners in the Scheme area.
3. Council endorse the State Design Review Panel process for the development of future development plans for the site taking into account 'orderly and proper planning' principles and development standards identified under the Residential Design Codes Volume 2 – Apartments for 'Medium (or Mid) Rise Urban Centres' aligned with the Stirling Highway urban corridor (together with the requirements identified in the Stirling Highway Local Development Plan) and the contextual relationship between the site and the Town Centre as a 'High Density Urban Centre'.

PS ref: 6316

21 October 2019

Town of Claremont  
PO Box 54  
Claremont WA 6910

Attention: David Vinicombe, Director Planning and Development

Dear Sir,

**LOT 412 (1) AIRLIE STREET, CLAREMONT  
SCHEME AMENDMENT REQUEST**

Planning Solutions acts on behalf of Blackburne Property Group, the contracted purchaser of the above property.

On behalf of our client, we request Council amends Local Planning Scheme No. 3 (LPS3) to remove the current restriction on the potential uses of the site, and replace that restriction with more specific, clear, and appropriate guidance as to land use permissibility.

**Background**

In 2015 Scheme Amendment 126 removed a number of onerous site-specific provisions of LPS3, and rezoned the subject site to 'Development' zone, subject to certain requirements contained in Schedule 1 of LPS3. Specifically, Schedule 1 states:

<b>Location</b>	<b>Particulars of Land</b>	<b>Purpose and Requirements</b>
1 Airlie Street, Claremont	Lot 412 on Certificate of Title Volume 1676, Folio 186	The use of the site for aged persons' accommodation purposes and ancillary commercial, community and/or recreational uses in accordance with a Structure Plan approved pursuant to Clauses 75D-O of the Scheme.

At the time of the presentation and adoption of Amendment 126 the subject site was owned by Amana Living, a provider of aged care and accommodation services. At that time, Amana Living intended to redevelop the subject site for aged persons accommodation and ancillary uses, and had over a period of approximately 3 years been working with the Town's officers and Elected Members to progress changes to the planning framework to facilitate such redevelopment. Accordingly, regardless of whether or not the land use restrictions in Schedule 1 were necessary, they were considered unobjectionable to the proponent at that time, and were therefore accepted without objection.

Subsequently, for various reasons not relevant to consideration of this proposal now being presented, Amana Living did not proceed with redevelopment of the site. Some buildings on the site continued to be used for various administrative functions of Amana Living for a period, but the site has remained vacant and unoccupied for some time.

In August 2019 the subject site was advertised for sale, and has now been contracted for purchase by Blackburne Property Group, the proponent of this request to amend LPS3.

**Intent**

As the site is no longer owned by Amana Living, there is no reason to expect that the land will be developed or utilised for aged persons' accommodation.



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Further, there is no objective planning rationale to retain the land use constraints on the subject site. There is nothing about the property that specifically lends itself to aged persons accommodation, over and above any other property in the Town of Claremont and beyond. Should the Town wish to facilitate the development of more aged persons' accommodation, there are a range of suitable mechanisms to incentivise such development. In contrast, we submit it is inconsistent with principles of orderly and proper planning to arbitrarily designate a site for a specific, limited purpose, absent any underlying rationale for the selection of that site over any other.

We understand the City's officers generally agree that the land use restriction no longer serves any essential purpose, and may be removed.

With this in mind, and in the interest of resolving an anomaly without fundamentally changing the structure or intent of LPS3, it is proposed to amend Schedule 1 to remove the broadly-drafted land use restriction in Schedule 1, and replace it with a clear, concise, and specific list of uses that are permitted on the subject site.

The amendment as proposed will facilitate redevelopment of the site for high quality residential and ancillary uses, optimising the site's location in an area of high amenity and adjacent to a high frequency transit corridor, and enhancing and activating the site and surrounding public realm.

### Proposed Scheme Amendment

It is proposed to amend Schedule 1 of LPS3 as follows:

	<b>Location</b>	<b>Particulars of Land</b>	<b>Purpose and Requirements</b>
2	1 Airlie Street, Claremont	Lot 412 on Certificate of Title Volume 1676, Folio 186	The use of the site for <del>aged persons' accommodation</del> purposes <b>Dwelling (Self-contained)</b> and ancillary commercial, community and/or recreational uses in accordance with a Structure Plan approved pursuant to Clauses 75D-O of the Scheme.

### Process

The Scheme Amendment proposed above is proposed to address an anachronism in the statutory planning framework, being a constraint on the land which we submit does not serve any valid planning purpose. As such, while the restriction was imposed with the consent of the previous landowner, we submit the restriction is, for all intents and purposes, an 'anachronism' in LPS3, which is being rectified. Further, we submit the proposed amendment is consistent with State Planning Policies 7.0 and 7.3, and consistent with the 'Urban' zoning under the Metropolitan Region Scheme.

Accordingly, we consider the proposed amendment may appropriately be dealt with as a 'basic amendment' in accordance with r34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

We trust the above outlines the requested Scheme Amendment. We request the Town confirms the estimated fee payable to progress the proposed basic amendment, and we will arrange payment as necessary. Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the writer.

Yours sincerely,



**BEN DOYLE**  
**DIRECTOR**

191021 6316 Scheme Amendment request (Rev 1).docx

2016

# Stirling Highway Local Development Plan

## TOWN OF CLAREMONT

Based on Planning for Increased Density along Stirling Highway Study  
Planning Context and Mackay Urban Design  
December 2013

## Annexure

### Council Consideration of the Draft Planning for Increased Residential Density along Stirling Highway

A report on the Draft Planning for Increased Residential Density along Stirling Highway was presented to the Town of Claremont Council at its meeting held on 5 July 2016 where it resolved pursuant to Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to approve the draft 'Planning for Increased Residential Density along Stirling Highway' study as a Local Development Plan to guide the proposed amendment to Town Planning Scheme No. 3 and associated Local Planning Policy to promote the development of land in the proximity of Stirling Highway with the following modifications:

- i) Formally name the 'Planning for Increased Residential Density along Stirling Highway' study as the 'Stirling Highway Local Development Plan'.
- ii) Endorsement of the Staged Model as the development option until such time as the Local Development Plan is reviewed by Council.
- iii) Include the St Louis Estate Retirement Village as an identified "designated landmark" site which is subject to the preparation of a master plan which informs the development of a separate Local Development Plan to identify and address specific development requirements for the site and to guide any future amendment to Town Planning Scheme No. 3 and/or Local Planning Policy.
- iv) The inclusion of No. 2 Richardson Avenue in the Western Residential Precinct subject to formal reconsideration when the Stirling Highway Local Development Plan is reviewed to progress proposals to include the Western Residential Precinct at the R80 density.

A full copy of the Council minutes and report for the meeting on 5 July 2016 is included in Appendix 1 to this study. The design guidelines are included as Appendix 2.

## Broad Principles

The broad principles were developed in consultation with the Town of Claremont Planning Department and are based on best practice and sound planning principles. They inform the design process in determining an appropriate built form scale, massing, use and building typology, and to inform subsequent statutory planning controls.

The broad principles for the Stirling Highway Development Concept are outlined as follows, together with a brief justification:

### Land use and density

1. Street level commercial activities should be provided on all lots on Stirling Highway between Stirling Road and Loch Street. *(Reason: to consolidate the town centre as the main commercial focal point and to establish Claremont's eastern section of Stirling Highway as a desirable business address, yet change the nature of the street from a car-based retail strip to a more pedestrian friendly street with greater diversity of business activities).*
2. Street level commercial activities to address provision of local services may be supported on corner lots on the southern side of Stirling Highway west of Stirling Road, with the commercial activity principally addressing Stirling Highway. *(Reason: to encourage the provision of local services and employment and to capitalise on the higher frequency bus services on Stirling Highway, without undue detriment to the residential character of the side streets).*
3. Commercial at upper building levels should be generally restricted to lots east of Stirling Road. *(Reason: to consolidate the majority of employment activity in the town centre and the eastern section of Stirling Highway).*
4. Plot ratio should be derived from the analysis of the resultant plot ratios of an appropriate built form for typical lots along Stirling Highway. *(Reason: Building form should be appropriate to the function and nature of the streets they*

*abut with massing of buildings being sensitive to adjoining uses).*

5. Residential densities should be increased, with R-Codes derived from the analysis of the resultant plot ratios of an appropriate built form for typical lots along Stirling Highway. *(Reason: to ensure that the chosen density code matches the desired built form and encourage a variety of housing types with access to alternative modes of transport and activity, whilst respecting existing residential character).*

### Access

- Vehicle access from all lots to Stirling Highway should be from a rear lane, easement or a shared access agreement where available, or from a local street where a rear lane, easement or a shared access agreement is not available. *(Reason: to reduce/discourage the number of vehicle crossovers to Stirling Highway).*
- Vehicle access should only be provided from Stirling Highway where no other alternative is available. *(Reason: to acknowledge that in some cases there may be no alternative to direct access from Stirling Highway; to avoid redevelopment being contingent on the prospect of a rear lane being created at some point in the future; and to minimise access points to the highway).*
- Vehicle access points should be located to take advantage of existing changes in level to minimise ramp structures to undercroft or decked parking. *(Reason: to simplify the parking component of buildings and maximise the efficiency of design and streetscape amenity).*
- The main pedestrian access for visitors should be directly from a street, specifically Stirling Highway for commercial uses on corner sites. *(Reason: to improve legibility for pedestrians and to ensure that businesses maintain an address to Stirling Highway rather than a residential street, where a choice exists).*

### Parking

- No surface car parking should be provided on-site forward of the building frontage to any street in respect to new development. This is a principle that goes beyond the more relaxed provision of the R-Codes. *(Reason: to transition from a 'highway commercial' environment with multiple crossovers and dominated by cars to an urban environment with high pedestrian amenity).*
- Car parking for all new development should be integrated within or located behind buildings and screened from public view. *(Reason: to reduce the visual dominance of parked cars and improve pedestrian amenity).*

### Overshadowing

- Building heights on the northern side of Stirling Highway should be limited to a height that ensures that the footpath on the southern side of Stirling Highway remains in full sun at 12pm on 21 June. *(Reason: to maintain pedestrian amenity and passive solar design opportunities. Note: will need to be proved by applicant through shadow modelling as part of development application).*
- The maximum extent of overshadowing to adjacent residential houses beyond the study area should be in accordance with the requirements of the Residential Design Codes (R-Codes). *(Reason: to provide a reasonable degree of certainty to adjacent residents, particularly on the south side of new development).*

### Heights and setbacks

- Overall building heights along Stirling Highway should not exceed six storeys (or less subject to overshadowing), except for designated landmark sites<sup>2</sup> where a

maximum of eight storeys may be permissible subject to specific criteria. *(Reason: To maintain an appropriate urban scale to Stirling Highway, whilst enabling emphasis at key locations. Note: The shadow at 12pm on 21 June falling southwards across a 34.5m reserve (proposed MRS reserve) and clearing the southern footpath equates to a maximum building height of 22.5m, sufficient for six storeys).*

- Buildings addressing Stirling Highway should have a maximum 'street wall' height of four storeys, with subsequent storeys (maximum of an additional four storeys for designated landmark sites, or maximum of an additional two storeys for all other sites) set back by a minimum of 3m from the 'street wall'. *(Reason: to reduce the perceived scale of buildings to enable them to respond to a pedestrian scale. Note: 'Street wall' refers to the height of a building at the street building line before any upper level setback. In the case of mixed-use buildings, the street wall may be at the boundary, and in the case of residential buildings, the street wall may be at the setback line).*
- Building heights should be progressively reduced in proximity to existing residential houses beyond the study area. 'Wall height' to be a maximum of two storeys for those walls adjacent to residential properties beyond the study area (particularly to the south) and storey/s above to be set back sufficiently to be generally unseen from the ground level of the adjacent residential property *(Reason: to provide an appropriate transition from an urban scale on Stirling Highway to a suburban scale along the adjacent residential streets).*

<sup>2</sup> "Designated landmark sites" include Amana (Sundowner) on corner of Airlie Street as an entry point to the town from the south; the north west corner of Stirling Highway and Stirling Road as a large prominent corner site and a western entry to the town centre; Bayview Centre on corner of Leura Avenue as a large prominent corner site and an eastern entry to the town centre; the north west corner of Stirling Highway and Loch Street as a large prominent corner site and an eastern entry to the town; and the St Louis Estate Retirement Village (subject to the preparation of a master plan which informs the development of a separate Local Development Plan to identify

and address specific development requirements for the site and to guide any future amendment to Town Planning Scheme No. 3 and/or Local Planning Policy.



- Buildings addressing residential streets (other than Stirling Highway and others of commercial nature)<sup>3</sup> should have a maximum 'street wall' height of two storeys, with subsequent storeys (maximum of an additional one storey) set back by a minimum of 3m from the 'street wall'. *(Reason: to further reduce the perceived scale of buildings to enable them to respond to a suburban residential scale. Note: 'Street wall' refers to the height of a building at the street building line before any upper level setback).*
- Buildings addressing non-residential or mixed-use streets in the town centre precinct (other than Stirling Highway)<sup>4</sup> should have a maximum 'street wall' height of three storeys, with subsequent storeys (maximum of an additional two storeys) set back by a minimum of 3m from the 'street wall'. *(Reason: to further reduce the perceived scale of buildings to enable them to respond to a more intimate scale in streets that will have a higher degree of pedestrian movement. Note: 'Street wall' refers to the height of a building at the street building line before any upper level setback).*
- Buildings with street level residential units should be setback from the street as per the standards of the R-Code to which it is applicable). *(Reason: to maintain a widely-recognised and acceptable degree of residential amenity).*
- Buildings should be setback from adjacent existing residential lots beyond the study area as per the R-Codes. *(Reason: to maintain a widely-recognised and acceptable degree of residential amenity).*

<sup>3</sup> "Residential streets" for this purpose includes Airlie Street, Anstey Street, Osborne Parade, Wilson Street, Prospect Street, Prospect Place, Richardson Avenue, Cliff Road, Corry Lynn Road, Parry Street, Grange Street, Albert Street, Dean Street, Mary Street, Bay View Terrace (south of Stirling Highway), Langsford Street, Vaucluse Avenue, Reserve Street, Walter Street, Brown Street, Bay Road, Goldsworthy, John Street, Queenslea Drive, Freshwater Parade, Chatsworth Terrace, Bernard Street.

<sup>4</sup> "Non-residential or mixed-use streets in the town centre precinct" for this purpose includes Stirling Road, Avion Way, St Quentin Avenue, Bay View Terrace (north of Stirling Highway), Leura Avenue.

#### Building amenity

- Buildings should provide frontage to all adjacent streets with the use of windows to habitable rooms, as well as windows and doors to offices and other commercial activities. *(Reason: to activate streets and provide opportunities for passive surveillance).*
- Buildings should articulate street corners with a distinctive architectural element. *(Reason: to aid legibility. Note: Further definition to be provided in design guidelines).*
- Apartments with openings only to Stirling Highway should be avoided. *(Reason: to provide healthier natural ventilation options away from a busy road).*
- Apartments with openings that have only a southern aspect should be avoided. *(Reason: to enable access to winter sun for all residents).*
- Apartments should have a principal outlook to an adjacent street or park, or to a garden or a landscaped courtyard within the development boundary. *(Reason: to provide an acceptable level of resident amenity).*
- Street level residential units within 4m of a street boundary should be raised at least 0.6m above the adjacent street but no more than 1.2 m. *(Reason: to provide an acceptable level of resident amenity and increase resident privacy without diminishing the streetscape).*

#### Fencing

- Street fencing in front of ground level residential units should not exceed 1.2m in height and provide for visual permeability – details to be described in the design guidelines. *(Reason: to achieve a reasonable balance between resident privacy and opportunities for passive surveillance).*

#### Services

- Service areas and service equipment should be located out of sight from the adjacent public domain - details to be described in the design guidelines. *(Reason: to avoid diminishing the quality*

*of the streetscape, especially for pedestrians)*

**Heritage**

- Heritage-listed buildings should be retained, restored and reused wherever possible. (Reason: to maintain consistency with Council's heritage provisions and policy)

## Indicative Development Typologies

To assist with guiding and illustrating desired residential development outcomes, a range of building typologies responding to the concept's broad principles have been identified. Six typologies are provided for common situations whilst a seventh typology is provided for a specific site.

Attachment 6 - Indicative Development Typologies illustrates these typologies and also shows indicative building cross sections and site plans. This attachment is particularly useful as for each typology it outlines:

- Application: The situation and site characteristics most suited;
- Variations: Possible adaptations to suit certain circumstances;
- Indicative density/yield: Notional lot size, potential dwellings, notional parking requirements, dwellings per site hectare, required R-Code.

The typologies are summarised as follows:

### 1. Suburban maisonette

A small apartment building with a similar mass and appearance to a large house.



### 2. Perpendicular terrace

A small three-storey terrace of apartments consisting of single-level apartments on the ground level with double-storey apartments above, with the top level of the double-storey apartments opening out onto a private screened roof-top 'sky balcony'.



### 3. Compact urban mixed-use terrace block

A five-storey mixed-use urban building that is built from boundary to boundary to create a strong urban streetscape and tapers to three storeys at the rear.



### 4. Semi-urban mixed-use block

A five-storey mixed-use urban building that is built from boundary to boundary at ground level but set back from the side boundaries above, to provide continuity of the street edge for pedestrians without creating a fully-urban edge. Includes a mews terrace to the rear as an interface to adjacent suburban residential areas.



### 5. Courtyard block

A three-storey, mixed-use urban building that sacrifices height for site coverage (extends outwards rather than upwards) with units arranged around a central courtyard for amenity and cross ventilation.

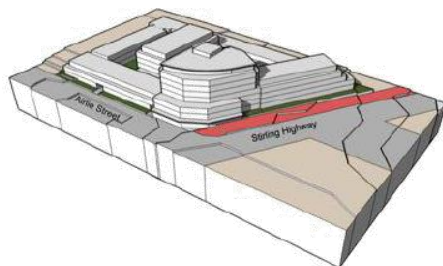


### 6. Corner mixed-use block

A five-storey mixed-use urban building that is built from boundary to boundary at ground level but setback from the side boundaries above, to provide continuity of the street edge for pedestrians without creating a fully-urban edge. Includes a mews terrace to the rear as an interface to adjacent suburban residential areas.



### 7. Specific site investigation – 1 Airlie Street (Amana/Sundowner site).



Attachment 6 - Indicative Development Typologies illustrates these typologies and also shows indicative building cross sections and site plans. This attachment is particularly useful as for each typology it outlines:

- Application: The situation and site characteristics most suited;
- Variations: Possible adaptations to suit certain circumstances;
- Indicative density/yield: Notional lot size, potential dwellings, notional parking requirements, dwellings per site hectare, required R-Code.

## Density modelling

The Draft Central Metropolitan Perth Sub-Regional Strategy (CMPSS) was prepared by the Western Australian Planning Commission (WAPC) to provide guidance at a local level for issues that are too complex to resolve in detail in Direction 2031, and/or extend beyond local government boundaries. Under this framework, the expected growth for the Town of Claremont includes a projected housing target increase of 2,200 new dwelling by 2031 (i.e. 110 dwellings per year).

In the context of the Central Metropolitan Perth Sub-region Planning Strategy (CMPSS), the Stirling Highway Growth Corridor is identified to have a potential for an additional 1400 dwellings with possibly up to 400 dwellings in Claremont.

The updated housing target for the Town of Claremont is an additional 760 dwellings by 2031 (250 by 2011-16; 180 by 2016-21; 180 by 2021-26; 150 by 2026-31). Approximately 400 of these dwellings are expected to be located in the vicinity of Stirling Highway.

### Calculating density and yields for the study area

The suggested density codes were developed through a process that worked back from the built form. In other words, the process was place-based rather than simply a numerical exercise. The process consisted of the following steps:

1. Drafting a preliminary set of built form controls for each precinct based on best practice urban design principle.
2. Identifying which sites were most likely to be redeveloped in the foreseeable future.
3. Building a 3D computer model for the identified sites using the preliminary set of built form controls as a guide.
4. Refining the 3D building models where there was room for improvement in the resultant built form.
5. Interrogating the 3D model to determine the extent of residential and commercial plot ratio floorspace for each identified site and calculating the average plot ratio for each precinct.
6. Dividing the residential plot ratio areas by a typical apartment floorspace to calculate the theoretical dwelling yield.
7. Identifying the R-Coding that best matches the average residential plot ratio for each precinct and then recalculating the dwelling yield based on the plot ratio for those R-Codes.

This approach ensures that there is a good match between the chosen R-Code and an appropriate built form for each precinct.

#### Density Options

The modelling was applied *only to those properties identified as "more likely to be developed"* in the study area, and resulted in a total residential dwelling yield of 1,505 as follows:

- Western Residential Precinct: 680;
- Central Town Centre Precinct: 382; and
- Eastern Highway Precinct: 443.

These yields do not include the Amana (Sundowner) site, which could result in up to approximately a further 400 dwellings.

A number of options were considered in terms of density scenarios in relation to the design modelling and how they could be introduced.

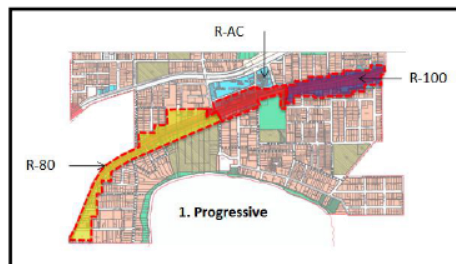
Options range from progressive, to modest, conservative and staged - each with its own merits and limitations, as outlined in the following section. The model testing is illustrated in Attachment 7 – 3D Modelling to Determine Potential Yield and Density Coding.

The following density scenarios are based on the nearest R-Code equivalents to the model outcomes.



**Progressive****Total dwelling yield 1,130.**

**Western Residential Precinct:** 416 (at R80);  
**Central Town Centre Precinct:** 382 (at R-AC);  
 and  
**Eastern Highway Precinct:** 332 (at R100).

**Pros**

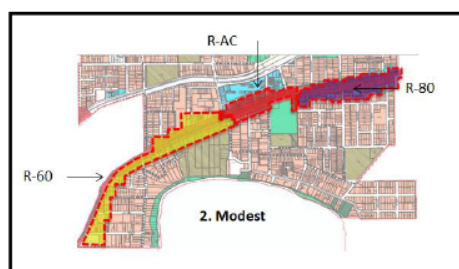
- Likely to generate landowner/developer interest in redevelopment.
- Relatively quick population and rate base growth.
- Good catchment for the town centre.
- Strong prospect of WAPC support.

**Cons**

- Community concern about building scale, parking and traffic and the like.

**Modest****Total dwelling yield 939 (798 adjusted<sup>5</sup>).**

**Western Residential Precinct:** R60;  
**Central Town Centre Precinct:** R-AC; and  
**Eastern Highway Precinct:** R100.



<sup>5</sup> Note that the adjusted total is an estimate that takes into account the reduced incentive to develop as allowable density decreases.

**Pros**

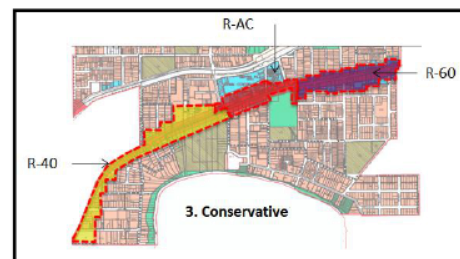
- Less likely to generate landowner/developer interest in redevelopment in the western part.
- Modest population and rate base growth.
- An advance on the present catchment for the town centre.
- Still likely to gain WAPC support.

**Cons**

- Community concern about building scale, parking and traffic and the like.

**Conservative****Total dwelling yield 863 (648 adjusted).**

**Western Residential Precinct:** R40;  
**Central Town Centre Precinct:** R-AC; and  
**Eastern Highway Precinct:** R60.

**Pros**

- Less community concern about building scale, parking and traffic and the like.

**Cons**

- Still some community concern about building scale, parking and traffic and the like.
- Scale of development too low to stimulate redevelopment.
- Unlikely to generate landowner/developer interest in redevelopment.
- Limited additional catchment for the town centre.
- Slow population and rate base growth.
- Unlikely to gain WAPC support.

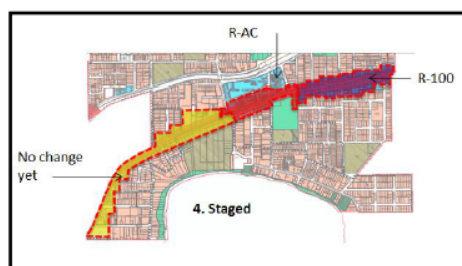
**Staged**

**Total dwelling yield 922 (818 adjusted).**

**Western Residential Precinct:** No change yet (R15-R40);

**Central Town Centre Precinct:** R-AC; and

**Eastern Highway Precinct:** R100.

**Pros**

- Likely to generate landowner/developer interest in redevelopment in the town centre and east part.
- Reasonably quick population and rate base growth.
- Good catchment for the town centre.
- Good prospect of WAPC support.
- Fewer community concerns in the more sensitive western areas.
- Development focussed into areas with mix of uses.

**Cons**

- Community concern about building scale, parking and traffic and the like.
- Possible risk that WAPC might not agree to 'staging' approach.
- Interim development in western area may preclude future redevelopment.

**R-AC Explanation**

The R-AC coding suggested for the Central Town Centre Precinct is a coding specifically devised by the WAPC for more intensive mixed-use associated with activity centres.

There are four levels of R-AC coding ranging from R-AC3, which is intended to be a default setting for mixed-use development, to R-AC0, which provides a local authority with complete freedom to determine its own development standards by means of a

structure plan. The intermediate codings of R-AC1 and R-AC2 come with default settings but these can be varied.

It is recommended that the Town of Claremont discuss with the WAPC a coding of R-AC0 for the Central Town Centre Precinct, as it would provide the Town of Claremont a greater degree of control in setting the parameters for development in the town centre.

**Development Economics**

A range of factors - including allowable density or floor space, land use, height views and construction costs - influences the likelihood of redevelopment.

Whilst the quantum of allowable development generally results in a proportionate increase in the attractiveness of a redevelopment prospect, there are a number of thresholds that result in a step change that decreases the viability of a project.

For example, above three storeys, development will normally require basement parking, which is significantly more expensive than at-grade parking. As a result, additional one to two storeys are required to restore viability.

Above three storeys, construction methods generally change from load-bearing to framed methods, which are more expensive. Again, as a result, an additional one to two storeys are required to restore viability.

Construction costs rise again when a second basement of parking is required, typically at around six storeys in height, requiring an additional two storeys to restore viability.

Once the uppermost floor reaches a height of more than 25m above ground level (around eight to nine storeys) a range of requirements are imposed by the Building Codes of Australia (BCA) in relation to safety in the event of a fire. Typically, a development needs to rise to twelve storeys to achieve an equivalent return.

**Zoning and Density**

3. Amend the zoning map by zoning the land no longer required for the PRR reservation (i.e. the land proposed to be zoned Urban under the MRS) such that zones and reserves are generally an extension of the current zoning of land immediately adjacent to the previous PRR reservation including Residential, Town Centre, Highway, Educational, Parks and Recreation, Special Development Zone A, Special Zone – Restricted Use zones and Development zone (pending gazettal of Amendment No 126);
4. Notwithstanding the above, amend the zoning map by rezoning Lot 11051 Stirling Highway and Lot 848 Bernard Street (Pt. Reserve 21710), Lot 3771(Reserve 21711) Stirling Highway and the adjoining R.O.W. between Bernard Street and Stirling Highway from Parks and Recreation to Highway Zone (note that road closure and de-vesting of reserves will also be required).
5. Apply a residential density code of:
  - (i) R80 to the Residential zoned land in the Western Residential Precinct;
  - (ii) R100 to the Highway zoned land in the Eastern Highway Precinct;
  - (iii) R-AC0 to the Highway zoned land in the Central Town Centre Precinct;
  - (iv) R-AC0 to the Town Centre zoned land in the Central Town Centre Precinct; and
  - (v) R100 to the Residential land in the Eastern Highway Precinct (only relates to two properties: 26 Langsford Street and 42 Reserve Street which are currently R 20 and R 15/20 respectively).
6. Amend Cl 62(1) of the Scheme Text which refers to residential development within the Town Centre zone being developed in accordance with the R80 density code. A new provision is needed to allow for the land within the Central Town Centre Precinct of the study area to be developed in accordance with a structure plan associated with the R-AC0 coding.
7. Develop a structure plan associated with the R-AC0 density code proposed for the land within the Central Town Centre Precinct to reflect the development standards and requirements of this report and recommended policy, which may include such matters as plot ratio, setbacks, height and the like.
8. Give consideration to amend Appendix VII of the Scheme Text to ensure that a density codes of those properties within the Special Zone – Restricted Use (i.e. 264 Stirling Highway (cnr John Street), 328 Stirling Highway (cnr Freshwater Parade), 355 Stirling Highway (cnr Stirling Road) and 26 Vaucluse Avenue) generally reflect the density codes recommended for the precinct within which they are contained.

**Land Use Control**

Consider an amendment (not recommended at this time) to the scheme text for additional commercial uses to be permitted on corner lots within the Residential zone on the southern side of Stirling Highway, west of Stirling Road (for example Offices).

9. If/where supported, changes may be supported by:
  - (i) Including a provision stating that notwithstanding the requirements of Table 1 – Land Use Table, additional commercial uses (as determined by Council and then specified in the amendment) may be permitted only for those Residential zoned corner lot properties along the southern side of Stirling Highway, west of Stirling Road;
  - (ii) Amend Cl 46 Objectives (Residential zone) to refer to ground level (only) non-residential development on corner lots on the southern side of Stirling Highway within the Western Residential Precinct.

**Plot ratio**

10. No changes recommended unless it is desired to specify plot ratio within a structure plan associated with the R-ACO density code in the Central Town Centre Precinct.

**Access**

11. Amend CI 55(2) to include vehicular access to grouped dwellings by alternatives such as laneways, easements and agreed shared access in addition to a dedicated road.

**Parking**

12. No changes recommended.

**Overshadowing**

13. No changes recommended.

**Height**

14. Amend CI 40 to include a definition for 'street wall' height and 'storey'. It is suggested that a storey be equal to 3.6m in height exclusive of the roof.

15. Amend CI 40(3) to allow for heights to exceed 6.6m for properties within the Residential zone with a density coding of R80 (most properties within the Western Residential Precinct) and R100 (a small amount of properties within the Eastern Highway Precinct) to enable 'street wall' height limits of four storeys along Stirling Highway and two storeys along residential streets with subsequent storeys built as follows, provided the wall is set back a further 3m from the street wall:

- (i) Maximum total building height of eight storeys at key designated landmark sites (Amana/Sundowner site) along Stirling Highway (i.e. additional four storeys);
- (ii) Maximum total building height of six storeys for all other properties along Stirling Highway (i.e. additional two storeys).

16. Amend CI 40(7) to allow for heights of buildings in the Town Centre zone to enable 'street wall' height limits of four storeys along Stirling Highway and three

storeys along other non-residential/mixed use streets with subsequent storeys built as follows, provided the wall is set back a further 3m from the street wall:

- (i) Maximum total building height of eight storeys at key designated landmark sites (north west corner of Stirling Road and the Bayview Centre north west corner of Leura Avenue) along Stirling Highway (i.e. additional four storeys) (less to accommodate overshadowing requirements);
- (ii) Maximum total building height of six storeys for all other properties along Stirling Highway (i.e. additional two storeys) (or less to accommodate overshadowing requirements).

17. Amend CI 40(9) to allow for heights of buildings in the Highway zone within the Central Town Centre Precinct to enable 'street wall' height limits of four storeys along Stirling Highway and three storeys along other non-residential/mixed use streets with subsequent storeys built as follows, provided the wall is set back a further 3m from the street wall:

- (i) Maximum total building height of eight storeys at key designated landmark sites (north west corner of Stirling Road and the Bayview Centre north west corner of Leura Avenue) along Stirling Highway (i.e. additional four storeys) (less to accommodate overshadowing requirements);
- (ii) Maximum total building height of six storeys for all other properties along Stirling Highway (i.e. additional two storeys) (or less to accommodate overshadowing requirements).

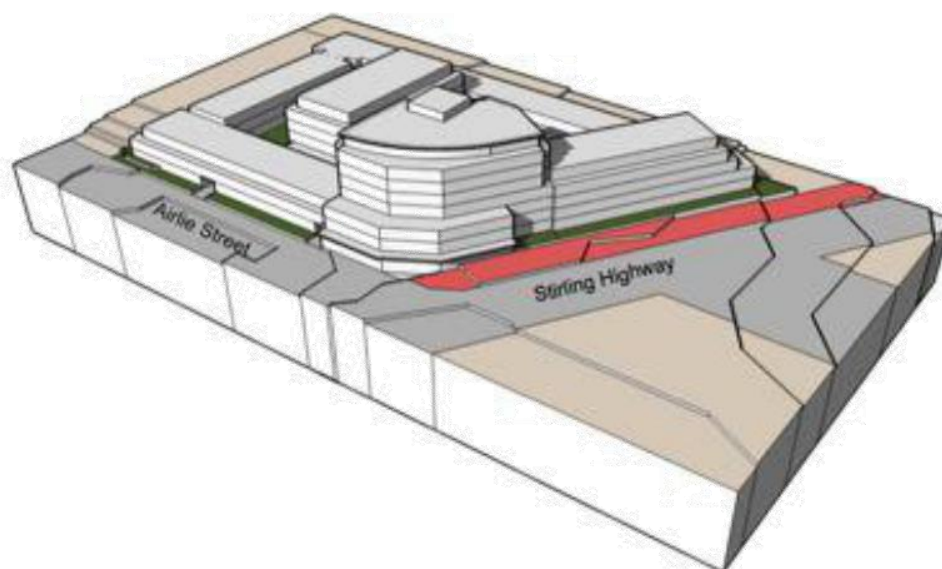
18. Amend CI 40(9) to allow for heights of buildings in the Highway zone within the Eastern Highway Precinct to enable 'street wall' height limits of four storeys along Stirling Highway, three storeys along other non-residential/mixed use streets and two storeys along residential streets with subsequent storeys built as follows, provided the wall is set back a further 3m from the street wall:

- (i) Maximum total building height of eight storeys at key designated landmark sites (north west corner of Loch Street) along Stirling Highway (i.e. additional four storeys) (less to accommodate overshadowing requirements);
  - (ii) Maximum total building height of six storeys for all other properties along Stirling Highway (i.e. additional two storeys) (or less to accommodate overshadowing requirements).
19. Amend Appendix VII to allow for height of buildings at 10 Albert Street and 5 Dean Street, and 328 Stirling Highway to develop a 'street wall' height of up to four storeys along Stirling Highway, and two storeys along Freshwater Parade with subsequent storeys built as follows, provided the wall is set back a further 3m from the street wall:
- (i) Maximum total building height of six storeys for all other properties along Stirling Highway (i.e. additional two storeys); and
  - (ii) Maximum total building height of three storeys for buildings addressing Freshwater Parade (i.e. additional one storey above the street wall).
20. Include a general provision possibly as an additional sub clause to Cl 27 or Cl 40 to ensure a 'wall height' limit of two storeys where a building abuts the boundary of a residential property that is not included in the study area.
21. Amend Appendix VII to allow for height of buildings at 10 Albert Street and 5 Dean Street to be in accordance with the balance of the Residential zoned land within the Western Residential Precinct. (Note that this area is the subject of previous and ongoing negotiation and discussion for future master planning for the long term redevelopment of the greater St Louis village site).
22. Amend Appendix VII to allow for height of buildings at 328 Stirling Highway to be in accordance with the balance of the Highway zoned land within the Central Town Centre Precinct and may need to take into consideration the details of the proposal currently being developed on the site.
23. Amend Appendix VII to allow for height of buildings at 26 Vacluse Avenue already to be in accordance with the balance of the Highway zoned land within the Eastern Highway Precinct.
24. Include a general provision (or possible amendment to Cl 27 or Cl 40) to ensure a 'wall height' limit of two storeys where a building abuts the boundary of a residential property that is not included in the study area
25. Where land is proposed to be coded R-ACO a structure plan will be required to set development standards, including height.
- Setbacks**
26. Amend Cl 36 to allow for garages and carports within the study area to be set back from the street in accordance with the requirements of the R Code applicable to the site or allow for discretion and exclude application of the provisions for development on and with density codes of R80 and above.
27. Amend Cl 27, or may already be covered through suggested changes to Cl 40 regarding height, to require certain upper storeys (those above to the 'street wall' height) to be set back further from a street, or from a neighbouring residential property (those above two storeys) that is not included in the study area, than usually required by the Residential Design Codes to reduce impacts of scale and bulk.
28. As mentioned earlier, Amend Cl 62(1) to refer to development standards set by the structure plan accompanying R-ACO for the land within the Town Centre zone within the study area instead of R80.



29. Amend CI 43 or 71 to allow for a setback of nil from Stirling Highway for commercial uses and in accordance with the R100 density code for residential development for those properties within the Highway zone.
30. Amend CI 27 and cross reference with CI 37A to ensure that all buildings adjacent to residential properties outside of the study area (regardless of the zone or use) are set back from those properties in accordance with the applicable R Code requirement.
31. Although not necessary to facilitate the proposed concept, should Council wish to specify setback requirements for the Amana (Sundowner) site, this should be addressed in the preparation of a Structure Plan for the site as required by Amendment No. 126 if gazetted. Reference to the requirements of the R80 density code is recommended in accordance with the balance of the Western Residential Precinct.
32. Although not necessary to facilitate the proposed concept, should Council wish to specify setback requirements for 264 Stirling Highway, amendments to Appendix VII would be needed. Although not necessary to facilitate the proposed concept, should Council wish to specify setback requirements for 355 Stirling Highway, amendments to Appendix VII may be needed. Alternatively, these may be addressed by the structure plan associated with the recommended R-AC0 density code for the Central Town Centre Precinct.
33. Consider an amendment to Appendix VII to allow for setbacks to Dean Street for 10 Albert Street and 5 Dean Street to be reduced from 4m to 2m as per the R80 density requirements in accordance with the balance of the Western Residential Precinct. Any action should be mindful of continuing negotiations for the future redevelopment of the entire St Louis Retirement Village.
34. Amend Appendix VII to allow for setbacks to Stirling Highway for 328 Stirling Highway to be reduced from 7m as per the balance of the Central Town Centre Precinct and in consideration of the proposal currently being developed on the site.
- Building Amenity**
35. No changes recommended.
- Fencing**
36. No changes recommended.
- Services**
37. No changes recommended.
- Heritage**
38. No changes recommended.

TPOLOGY 7	APPLICATION	VARIATIONS	INDICATIVE DENSITY/YIELD:
AIRLIE STREET	Site specific	NA	Notional lot size: 15,708 sqm Gross floorspace: 42,900 sqm Net floorspace(70% gross): 30,030 sqm Indicative plot ratio: 1.91:1 Indicative dwelling yield: 364 dwellings* Building height: 2/3 - 8 storeys *70sqm/du based on 85% net floor area



## Attachment 7 – 3D Modelling to Determine Potential Yield and Density Coding

The following images illustrate the 3D 'Sketch-up' modelling undertaken for the sites determined through the analysis process to be *"more likely to be developed"*. The building forms for these sites are informed by the broad principles and the suggested development controls in respect to height and setbacks.

The models enabled estimations of floor space, plot ratio and dwelling yields, and, as a consequence, a recommendation for appropriate density codes. The models were also used to confirm that the built form did not result in unacceptable overshadowing to adjacent lots or streets.



## Appendix 2 – Design Guidelines

**Town of Claremont**  
**Draft Local Planning Policy**  
**Stirling Highway – Draft Design Guidelines**  
**5 July 2016**

### VISION

These design guidelines elaborate on the following vision for Stirling Highway Activity Corridor Area in the Town of Claremont.

*The gradual transformation of Stirling Highway from a suburban highway strip into an urban activity corridor that offers opportunities for living and working within an easy walk of public transport and the shops and cafes of the Claremont town centre, and which enables the development industry to meet the growing demand for higher density living choices without diminishing the character of the leafy local residential streets in the hinterland.*

### PART 1: GENERAL

The following objectives and policies apply to all development with the Stirling Highway Activity Corridor Area, unless otherwise covered in the specific policy provisions for the three precincts in Parts 2 to 4 of the Design Guidelines.

The Town of Claremont may allow variations from the design guidelines at its discretion, provided that the variation contributes to outstanding design quality and supported with a strong rationale.

#### A. Land use and density

##### Objectives

- *To realise the aims of the Town of Claremont local planning scheme and supporting planning strategies.*
- *To encourage a diversity of residential accommodation.*

##### Policy

1. Diversity in the size and prices of new residential products is encouraged through the provision of apartments ranging from one-bedroom to three or more bedrooms.
2. Where commercial uses are permitted, the integration of commercial uses into mixed-use buildings with a range of different uses is encouraged.

#### B. Street interface

##### Objectives

- *To create an attractive, safe and comfortable streetscape.*
- *To enliven the street in commercial and mixed-use areas.*

##### Policy

1. Crime Prevention through Environmental Design (CPTED) principles should be employed to create a safe and well-lit pedestrian environment with good surveillance to make walking a psychologically comfortable alternative to car use, particularly at night. For example, windows, balconies and other major openings of active areas at all building levels should be designed to provide for natural surveillance of the public realm.

2. Significant changes in level between ground floor commercial activities and the adjacent street level should be avoided to maximise the opportunity to provide direct access from the street.
3. Spaces that are publicly accessible should be clearly distinguishable from those that are for only private use to improve legibility, maintain privacy and contribute to the quality of the public realm.
4. Buildings should incorporate richness in the details and materials of the architectural design to create a visually pleasing architecture.
5. Buildings should be designed to establish an identifiable scale and character for adjacent streets and publicly accessible spaces.
6. The main pedestrian access for visitors should be directly from a street. In the case of commercial uses, Stirling Highway should be seen as the principal address.
7. Service areas should be located behind buildings, or screened from public view, to avoid the intrusion of noise, odour, or visual pollution on publicly accessible areas of the development site and on adjoining/adjacent residential property.
8. Spaces for temporary overspill activities, such as al fresco dining and external display, are encouraged to provide additional interest to the street.
9. Where a building is set back from the street boundary, the street edge should be defined through the use of appropriately scaled walls or fences (refer to section I. Fencing) or planting.

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**C. Built form, heights and setbacks****Objectives**

- *To realise the aims of the Town of Claremont local planning scheme.*
- *To maintain an appropriate scale of building at the interface with existing residential properties.*

**Policy**

1. Building heights along Stirling Highway should not exceed 6 storeys (or less if subject to overshadowing constraints), except for designated landmark sites where a maximum of 8 storeys may be permissible subject to compliance with requirements and outstanding design quality as determined by the Town of Claremont.
2. Buildings addressing Stirling Highway should have a maximum 'street wall' height of 4 storeys, with subsequent storeys (maximum of an additional 4 storeys for designated landmark sites, or maximum of an additional 2 storeys for all other sites) set back by a minimum of 3m from the 'street wall'.
3. Buildings addressing local residential streets should have a maximum 'street wall' height of 2 storeys, with subsequent storeys set back by a minimum of 3m from the 'street wall'.
4. Buildings addressing non-residential or mixed-use streets in the town centre precinct (other than Stirling Highway) should have a maximum 'street wall' height of 3 storeys, with subsequent storeys set back by a minimum of 3m from the 'street wall'.



5. Building heights should be progressively reduced in proximity to existing residential houses beyond the study area. The wall height for walls adjacent to residential properties beyond the study should be a maximum of 2 storeys, with any subsequent storey/s above to be set back sufficiently to be generally unseen from the ground level of the adjacent residential property.
6. Building setbacks from the street for residential units should be as per the R-Codes requirement for primary streets.
7. Building setbacks from adjacent existing residential lots beyond the study area should be as per the R-Codes.
8. Lift machinery rooms and other plant areas may exceed the prescribed maximum building heights but should be designed or screened in an appropriate manner to ensure they contribute to the visual quality of the development.
9. The mass of larger buildings should be modulated to create visual interest and break down the perceived scale of the building.
10. Buildings should articulate street corners with a distinctive architectural element to improve legibility of the street network.

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**D. Overshadowing****Objective**

- *To avoid unreasonable overshadowing.*

**Policy**

1. Notwithstanding the height limits prescribed in the local planning scheme, taller building elements on the northern side of Stirling Highway should be designed and located to ensure that the footpath on the southern side of Stirling Highway remains in sun at midday on 21 June.
2. The maximum extent of overshadowing to adjacent residential properties beyond the study area should be as per the R-Codes relevant to the R-coding of the adjacent residential properties. Upper levels should be setback so as not to create a shadow impact on residential land to the south which would exceed that created by a two storey development.

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**E. Building amenity****Objective**

- *To ensure an acceptable level of internal amenity for building occupants.*
- *To reduce conflict between residential and commercial activities in mixed use buildings.*

**Policy**

1. All apartments should have a principal outlook to an adjacent street or park, or to a garden or a landscaped courtyard within the development boundary.
2. Buildings should maximise the number of occupants with a view of adjacent streets by locating windows to habitable rooms, offices and other commercial activities with a clear aspect to an adjacent street.
3. Apartments with openings facing Stirling Highway should also have at least one opening to a habitable room with an alternative aspect to a secondary street, shared courtyard or private space.

4. South-facing apartments should be avoided. Where a south-facing apartment is unavoidable, the apartment should also have at least one opening to a habitable room with an alternative aspect to enable solar access and natural through-ventilation.
5. Ground floor dwellings within 4m of a street boundary should be raised at least 0.6m above the adjacent street but no more than 1.2m to provide residents with a degree of visual and physical separation from the street.
6. Where buildings contain a mix of both commercial and residential uses at the upper level, a separate entry lobby and lift should be provided for the residential and commercial area. However it may be acceptable for smaller buildings with a total net floorspace at upper levels of less than 1000sqm to share internal circulation space between commercial and residential uses.
7. Where buildings are likely to incorporate food and beverage outlets, sufficient vertical ducting should be incorporated to enable kitchen exhausts at roof level.
8. Floor-to-floor heights of residential apartments should be a minimum of 3.2m. Floor-to-floor heights of ground floor commercial tenancies should be a minimum of 4m.
9. Building design should employ noise mitigation measures (e.g. upgraded glazing, ceiling insulation and sealing of air gaps with provision of mechanical ventilation where necessary), especially where bedrooms and living rooms face Stirling Highway to ameliorate potential traffic noise impacts.
10. Outdoor living areas, including balconies, should not generally face Stirling Highway to reduce potential traffic noise impacts.

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**F. Vehicle access****Objective**

- *To reduce the impact of vehicle access on the movement of regional traffic, pedestrians and other alternative transport modes.*

**Policy**

1. Vehicle access from all lots fronting Stirling Highway should be from a local street, rear lane, easement or a shared access agreement where available. Vehicle access should only be provided from Stirling Highway where no alternative is available.
2. Vehicle access points should be located to take advantage of existing changes in level to minimise ramp structures to undercroft or decked parking.
3. On-street parking will be considered only where consistent with Town Planning Scheme No. 3, Council Local Planning Policy; and only where available within the road geometry and not in front of and on the same side of the road of adjoining residential development.
4. A single vehicle crossover should be permitted per street for each lot, with vehicle access points designed and located to minimise any reduction in pedestrian safety and amenity on adjacent footpaths.
5. Vehicle access should provide for the safe use of alternative transport modes (such as bikes, scooters, gophers) to encourage their use in preference to car travel.

**G. Parking****Objectives**

- *To provide an appropriate amount of car parking to meet the minimum needs of new development whilst encouraging greater use of alternative means of transport*
- *To minimise the visual impact of car parking*

**Policy**

1. Car parking for all new development should be integrated within or located behind buildings and screened from public view.
2. No surface car parking should be provided in the street setback areas.
3. The reciprocal use of car parking bays may be considered where appropriate to encourage a high turnover of parking bays and reduce the need to provide large amounts of expensive and land-consumptive car-parking infrastructure for specific activities.
4. Pedestrian amenity should be provided through the use of passive surveillance, shade and shelter along pedestrian routes leading to car parks, recognising that car occupants become pedestrians once they leave their car.
5. Attractive, convenient and secure parking should be provided for personal transport modes such as bicycles, motorbikes, gophers and scooters, along with suitable end-of-trip facilities, to encourage their use as a fuel and space efficient alternative to car travel.
6. Provide parking for persons with a disability in accordance with the relevant standards and locate the bays as close as possible to the entrance points of the main activities within a centre.

**H. Landscape and public art****Objectives**

- *To enhance the outlook and amenity of building occupants.*
- *To reduce the life-cycle costs of landscape elements.*
- *To encourage meaningful public art.*

**Policy**

1. The use of deciduous vegetation is encouraged to provide shade in summer and allow sun penetration into buildings and public spaces during winter.
2. Paving materials and street furniture should be robust and easy to clean and maintain.
3. Well-vegetated landscape should be established as a priority in areas that provide an outlook from residential apartments and in areas that interface with existing residential properties.
4. Existing mature trees on private land should be retained wherever possible to contribute to Claremont's 'green and leafy' character. Trees in the public realm, such as street trees, shall not be removed or pruned without approval from the Town of Claremont.
5. Public art should be integrated into the design of buildings and landscape to help explain the place in which it situated and endow it with cultural significance.

6. Public art should reinforce and/or complement the character of Claremont and the adjacent public realm and built form. As such, art installations should also be cognisant of any relevant Town of Claremont policy relating to the provision of public art.

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**I. Fencing****Objective**

- *To balance the privacy needs of building occupants with the provision of an attractive streetscape.*

**Policy**

1. Street fencing is not permitted in front of ground level commercial uses.
2. Street fencing in front of ground level residential units should not exceed 1.8m in height above ground level and provide for at least 50% visual permeability.
3. Street fencing should be constructed in materials that are consistent with, or sympathetic to, the main building on the lot.
4. Side or rear boundary fencing to an adjoining residential property should be of a masonry construction unless otherwise agreed with adjoining landowners.

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**J. Services****Objective**

- *To ensure that building services do not detract from the character of adjacent streetscapes and other public spaces.*

**Policy**

1. Service yards, such as delivery and waste storage areas should be located out of sight from adjacent streets and other public spaces.
2. AC condenser units, TV antennae and other mechanical equipment should be mounted out of sight from adjacent streets and other public spaces.
3. AC condenser units equipment may be located on balconies or in street setbacks if screened by discreet housings integrated into the architectural design and not designed to face an impact on the use of the comfortable use balcony by residents.
4. Rooftop AC condensers should be located a minimum of 6m from any adjacent property and screened to a height of 1m above the top of the condensers to reduce noise impacts on the occupants of adjacent properties.
5. Clothes drying areas and equipment may be located on balconies or in street setbacks if screened from public view.

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**K. Heritage****Objective**

- *To maintain and respect the heritage of Claremont.*

**Policy**

1. Heritage-listed (Town of Claremont Municipal Heritage Inventory) buildings should be retained, restored and reused or integrated into new development wherever possible.

2. Any development involving work to a heritage structure or within the curtilage of a heritage structure should be undertaken in accordance with the Burra Charter and Council's Local Planning Policy 2/2015 – Retention of Heritage Places, Heritage Areas and Heritage Precincts.

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**L. Signage****Objectives**

- *To ensure that signage does not visually dominate the streetscape.*
- *To integrate signage with buildings.*

**Policy**

1. A signage strategy (for signage on walls and in windows) should be included as part of any development application.
2. Any signage should comply with criteria noted in Town Planning Scheme No. 3 and relevant Town of Claremont Local Planning Policies and Local Laws.
3. Any signage shall only relate directly to buildings and services provided on site to avoid excessive, gratuitous and unnecessary signage.
4. Signage should be limited to a maximum of one wall for each commercial tenancy within a building, except where a tenancy or building has more than one street frontage.
5. Signage should be of a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic.
6. Signage should relate to the architectural composition of the building it serves, without obscuring any of the building's architectural features.

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**M. Resource conservation****Objective**

- *To reduce the environmental impact of new development in regard to the use of energy, water and non-renewable materials.*

**Policy**

1. Windows should be orientated, where possible, to benefit from passive climatic heating and natural cooling opportunities to reduce fixed energy consumption.
2. Large areas of east and west facing glazing should be avoided.
3. The use of energy-generation systems, energy recovery systems, and energy efficient plant is encouraged to reduce net energy consumption of buildings.
4. The retention and reuse of stormwater for irrigation purposes should be maximised to reduce the need for expensive stormwater infrastructure, and to reduce the burden on the metropolitan water supply.
5. Large open areas of grass and other high water-use landscape should be avoided to reduce the demand for water consumption.



6. Low water-use appliances and plumbing fittings should be incorporated into buildings to reduce the demand for water consumption.
7. Recycled, recyclable, or materials from renewable sources should be utilised wherever possible to reduce the demand on finite resource and reduce energy demand in the manufacturing process.

#### **PART 2: WESTERN RESIDENTIAL PRECINCT**

In addition to the general policy provisions of Part 1 of the Design Guidelines above, the following applies specifically to the Western Residential Precinct.

The extent of the Western Residential Precinct is described in Attachment 1: Precinct Location Map.

Where there are any inconsistencies between these specific policy provisions and the general provisions, the specific policy provisions will take precedence.

##### **Objective**

- *To distinguish the Western Residential Precinct as a predominantly residential area.*

##### **Policy**

1. The inclusion of commercial activities should be limited to the ground floor level of corner lots with the commercial activity principally addressing Stirling Highway.
2. Buildings should be designed to a human scale, with a respect for the prevailing materials and building forms in the area, and evoke a residential character.
3. Street setback areas should be generously landscaped to create a 'garden city' environment, provide an attractive outlook for residents, and enhance the quality and experience of the adjacent public realm.

#### **PART 3: CENTRAL TOWN CENTRE PRECINCT – NOTE: DEFERRED UNTIL COUNCIL ADOPTS PROPOSALS FOR INCLUSION OF THE PRECINCT IN THE STIRLING HIGHWAY LOCAL DEVELOPMENT PLAN (OTHER THAN ADOPTED "DESIGNATED LANDMARK SITES")**

In addition to the general policy provisions of Part 1 of the Design Guidelines above, the following applies specifically to the Town Centre Precinct.

The extent of the Town Centre Precinct is described in Attachment 1: Precinct Location Map.

Where there are any inconsistencies between these specific policy provisions and the general provisions, the specific policy provisions will take precedence.

##### **Objectives**

- *To distinguish the Town Centre Precinct as the principal focus of activity in Claremont.*
- *To establish a scale of development that reflects the scale of the centre in the overall network and hierarchy of centres.*

##### **Policy**

1. Street level commercial activities should be provided on all lots with a frontage to Stirling Highway within the Town Centre Precinct.

2. Mixed-use buildings with a range of activities are encouraged to help engender non-automotive modes of travel between activities to reduce transport energy consumption.
3. Either commercial or residential uses, or both, are permissible at upper building levels.
4. Buildings should generally be constructed to the street boundary with exceptions permitted for elements such as dedicated al fresco areas, corner features, entrance areas or colonnades.
5. Building frontages should incorporate glazed openings and doors at street level to encourage human activity on the adjacent street and optimise interaction between people inside and outside buildings.
6. The continuity of building frontages to adjacent streets and other public spaces should be maximised to provide a strong definition to streets and urban spaces.
7. The use of spaces between structures or objects or 'inside-outside' spaces is encouraged. These spaces, defined through the use of canopies, colonnades, arcades and other shade structures, provide shade to window displays, shelter to pedestrians and create a softer transition between the inside and outside of buildings and maintain a Claremont tradition.
8. Large car parks should be located so that the pedestrian routes from them encourage people to walk past commercial activities that would otherwise not be well supported by the movement economy.

#### **PART 4: EASTERN HIGHWAY PRECINCT**

In addition to the general policy provisions of Part 1 of the Design Guidelines above, the following applies specifically to the Eastern Highway Precinct.

The extent of the Eastern Highway Precinct is described in Attachment 1: Precinct Location Map.

Where there are any inconsistencies between these specific policy provisions and the general provisions, the specific policy provisions will take precedence.

#### **Objective**

- *To transform the Eastern Highway Precinct from a car-orientated commercial strip to a pedestrian-friendly mixed-use precinct.*

#### **Policy**

1. Street level commercial activities are encouraged on all lots with a frontage to Stirling Highway within the Eastern Highway Precinct.
2. Where street level commercial activities are incorporated, buildings should be constructed to the street boundary except for elements such as dedicated al fresco areas, corner features, entrance areas or colonnades.
3. Mixed-use buildings with a range of activities are encouraged to help engender non-automotive modes of travel between activities to reduce transport energy consumption.
4. Either commercial or residential uses, or both, are permissible at upper building levels.

5. Building frontages should incorporate glazed openings and doors at street level to encourage human activity on the adjacent street and optimise interaction between people inside and outside buildings.
6. The continuity of building frontages to adjacent streets and other public spaces should be maximised to provide a strong definition to streets and urban spaces.
7. The use of spaces between structures or objects or 'inside-outside' spaces is encouraged. These spaces, defined through the use of canopies, colonnades, arcades and other shade structures, provide shade to window displays, shelter to pedestrians and create a softer transition between the inside and outside of buildings and maintain a Claremont tradition.
8. Large car parks should be located so that the pedestrian routes from them encourage people to walk past commercial activities that would otherwise not be well supported by the movement economy.

**ATTACHMENT 1: PRECINCT LOCATION MAP**

## 13.2 LEADERSHIP AND GOVERNANCE

### 13.2.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDING 30 SEPTEMBER 2019

**File Number:** FIM/00079, D-19-36099

**Author:** Vicki Cobby, Manager Finance

**Authoriser:** Liz Ledger, Chief Executive Officer

**Attachments:**

1. Statement of Financial Activity - September 2019 [↓](#) 
2. 2019-20 Infrastructure Works - Progress Update to 30 September 2019 [↓](#) 

#### PURPOSE

That Council note the Statement of Financial Activity (Financial Statements) for the month ending 30 September 2019.

#### BACKGROUND

The Financial Statements are presented to Council in accordance with *the Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

#### DISCUSSION

The Financial Statements for the month ending 30 September 2019 represents the first quarter of operation within the 2019-20 financial year and compares year to date expenditure and revenue against the corresponding budget. The budget figures incorporates all 2018-19 carry forwards and other budget adjustments, which have been approved to date.

The closing surplus of \$15,389,607 to 30 September 2019 compares favourably against the budgeted surplus of \$14,438,954. As expected in the first months of the new financial year, the variations in timing account for much of the difference between budgeted surplus and actuals reported.

As detailed below, the \$950,653 variance is made up of:

#### Under budget

Operating expenditure	\$ 474,485
Capital expenditure	\$ 102,962
Rates Revenue	(\$ 21,058)

#### Over budget

Operating revenue	\$ 42,626
Capital revenue	\$ 351,638

Variance \$ 950,653

In accordance with Council's variance reporting requirements, only the variances above \$20,000 are reported below as major contributors. For further details on variances, refer to Attachment 1.

#### Operating Expenditure - \$474,485 under budget

	Budget	Actual	Variance
Employee costs	\$1,758,664	\$1,661,635	\$97,029
Material & contracts	\$1,632,280	\$1,384,491	\$247,789
Utilities	\$137,928	\$117,015	\$20,913
Insurance	\$186,291	\$120,722	\$65,569

Other expenditure	\$286,542	\$265,696	\$20,846
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Contributors to the operating expenditure variations are;

- Employee costs is due to recognition of \$77,782 accruals from 2018-19 financial year together with \$33,264 in salaries and \$23,816 in superannuation due to vacancies, and \$14,262 indirect expenses (training, workers insurance etc.)
- Materials and contracts
  - \$24,546 in IT office expenses due to purchase timing.
  - \$99,524 timing variances on consultancy work, with \$92,273 committed in purchase orders.
  - \$151,029 in materials/contracts including \$130,158 in maintenance works (verges, street maintenance, drainage etc.) timing, and WMRC fixed costs (\$71,658) charged ahead of time.
- Utilities underspend is due to mismatch between water and street lighting provisions against suppliers invoicing schedule.
- Insurance invoices for member services are issued in two instalments with second instalment not yet due.
- Other expenditure comprises timing of ground maintenance subsidy payments to sporting clubs, and write back of pre-paid rates.

The reduced operating expenditure is due to timing and does not represent a budget saving.

#### Capital Expenditure - \$102,962 under budget

As detailed within the capital works schedules (note 10), the capital expenditure is comprised of:

- \$27,961 above budget in infrastructure works due to timing. Attachment 2 provides further detail on the projects and variance explanations.
- \$66,622 below budget in land and building is due to timing. Note 10 provides further detail of capital works.
- \$32,801 variance in transfer to reserve is due to timing of interest income.

#### Rates Revenue - \$21,058 under budget

- \$21,066 under budget in Interim Rate revenue, interim rates are lower than expected for this time of year.

#### Operating Revenue – \$42,626 above budget

	Budget	Actual	Variance
Fees & Charges	\$999,622	\$1,015,311	\$15,649
Interest earnings	\$182,583	\$194,753	\$12,170
Grants, subsidies and contributions	\$155,895	\$164,295	\$8,400

The reasons for operating revenue variations are;

- \$15,649 increase in fees & charges is due to timing differences in building and planning applications and parking permit fees.
- \$12,170 increase in interest earning is due to timing on maturity and rollover of investment funds.
- \$8,400 increase in contributions is due to timing of grant monies received.

#### Capital Revenue - \$351,638 budget

The major contributor is the \$225,000 Australian Sport grant received towards the Aquatic Centre Splash Pad development and also includes Main Roads WA grants that were received earlier than expected.

### **PAST RESOLUTIONS**

Ordinary Council Meeting 15 October 2019, resolution 141/19,



*That Council notes the Statement of Financial Activity for the period of 1 July 2019 to 30 September 2019.*

*CARRIED*

## **FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

## **POLICY AND STATUTORY IMPLICATIONS**

*Local Government Act 1995. s. 6.4 Financial Report*

*Local Government (Financial Management) Regulations 1996 Reg. 34 – Financial activity statement required each month*

## **COMMUNICATION / CONSULTATION**

The Town is required to prepare and submit a report to Council for the Statement of Financial Activity each month.

## **STRATEGIC COMMUNITY PLAN**

### **Leadership and Governance**

*We are an open and accountable local government; a leader in community service standards.*

- Demonstrate a high standard of governance, accountability, management and strategic planning.
- Manage our finances responsibly and improve financial sustainability.
- Continually assess our performance and implement initiatives that drive continuous improvement.

## **URGENCY**

Monthly Statements of Financial Activity must be submitted within two months after the end of the month to which the statement relates.

## **VOTING REQUIREMENTS**

Simple majority decision of Council required.

## **OFFICER RECOMMENDATION**

**That Council notes the Statement of Financial Activity for the period 1 July 2019 to 30 September 2019.**

**Town of Claremont**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 30 September 2019**

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**LOCAL GOVERNMENT ACT 1995**  
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**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 30 September 2019**

	Note	Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b) - (a) 3	Var. % (b) - (a) / (b) 3	
<b>Operating Revenue</b>							
Grants, Subsidies and Contributions	5.1.1	\$ 440,639	\$ 155,895	\$ 164,295	\$ 8,400	5.1%	
Service Charges		0	0	(3)	(3)	100.0%	
Profit on Asset Disposal	5.1.2	16,359	0	2,389	2,389	100.0%	
Fees and Charges	5.1.3	3,332,838	999,662	1,015,311	15,649	1.5%	
Reimbursements	5.1.6	118,488	35,657	39,821	4,164	10.5%	
Interest Earnings	5.1.7	523,636	182,583	194,753	12,170	6.2%	
Other Revenue	5.1.8	154,319	4,200	6,444	2,244	34.8%	
<b>Total (Excluding Rates)</b>		<b>4,586,279</b>	<b>1,377,997</b>	<b>1,423,009</b>	<b>45,012</b>		
<b>Operating Expense</b>							
Employee Costs	5.2.1	(7,538,887)	(1,758,664)	(1,661,635)	(97,029)	(5.8%)	
Materials and Contracts	5.2.2	(7,050,075)	(1,632,280)	(1,384,491)	(247,789)	(17.9%)	
Utilities Charges	5.2.3	(554,995)	(137,928)	(117,015)	(20,913)	(17.9%)	
Depreciation (Non-Current Assets)	5.2.4	(2,930,256)	(732,564)	0	(732,564)		
Interest Expenses	5.2.5	(412,384)	0	13,889	(13,889)	100.0%	
Insurance Expenses	5.2.5	(217,122)	(186,291)	(120,722)	(65,569)	(54.3%)	▼
Loss on Asset Disposal	5.2.7	(17,901)	(9,480)	0	(9,480)		▲
Elected Member Expenses		(261,454)	(65,369)	(62,919)	(2,450)	(3.9%)	
Other Expenditure	5.2.8	(1,043,242)	(286,542)	(265,696)	(20,846)	(7.8%)	
Internal Allocation		529,302	38,542	44,541	(5,999)	13.5%	
<b>Total</b>		<b>(19,497,014)</b>	<b>(4,770,576)</b>	<b>(3,554,047)</b>	<b>(1,216,529)</b>		
<b>Funding Balance Adjustment</b>							
Add Back Depreciation		2,930,256	732,564	0	732,564		▲
Adjust (Profit)/Loss on Asset Disposal	10	1,542	9,480	(2,389)	11,869	496.9%	
Adjust Provisions and Accruals				0	0		
<b>Net Operating (Ex. Rates)</b>		<b>(11,978,937)</b>	<b>(2,650,535)</b>	<b>(2,133,426)</b>	<b>517,109</b>		
<b>Capital Revenues</b>							
Grants, Subsidies and Contributions	8	3,283,684	0	384,513	384,513	100.0%	▲
Proceeds from Disposal of Assets	10	144,325	60,375	27,500	(32,875)	(119.5%)	▼
Proceeds from New Debentures		300,000	0	0	0		
Transfers from/to Restricted Assets		0	0	0	0		
Non Current Reclassifications		0	0	0	0		
Transfer from Loan Account - Restricted Assets		0	0	0	0		
Transfer from Reserves	9	925,000	0	0	0		
<b>Total</b>		<b>4,653,009</b>	<b>60,375</b>	<b>412,013</b>	<b>351,638</b>		
<b>Capital Expenses</b>							
Land Held for Resale			0	0	0		▲
Land and Buildings	10	(4,672,464)	(264,927)	(198,305)	(66,624)	(33.6%)	▼
Plant and Equipment	10	(466,700)	(31,500)	0	(31,500)	(100.0%)	▼
Electronic Equipment	10	(316,167)	0	0	0		▲
Infrastructure Assets - Other	10	(3,625,811)	(253,063)	(281,024)	27,961	9.9%	
Repayment of Debentures		(511,984)	0	0	0		
Transfer to Reserves	9	(688,584)	(52,170)	(19,369)	(32,801)	(169.4%)	▼
<b>Total</b>		<b>(10,281,710)</b>	<b>(601,658)</b>	<b>(498,694)</b>	<b>(102,962)</b>		
<b>Net Capital</b>		<b>(5,628,701)</b>	<b>(541,283)</b>	<b>(86,681)</b>	<b>454,600</b>		
<b>Total Net Operating + Capital</b>		<b>(17,607,638)</b>	<b>(3,191,818)</b>	<b>(2,220,107)</b>	<b>971,709</b>		
Rate Revenue		15,142,767	15,070,767	15,049,709	(21,058)	(0.1%)	
Opening Funding Surplus(Deficit)		2,560,005	2,560,005	2,560,004	1	(0.0%)	
<b>Closing Funding Surplus(Deficit)</b>	3	<b>95,134</b>	<b>14,438,954</b>	<b>15,389,607</b>	<b>950,653</b>	<b>6.6%</b>	

**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 30 September 2019**

	Note	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	Var.
<b>Operating Revenue</b>							
General Purpose Funding		\$ 688,929	\$ 256,993	\$ 293,887	\$ 36,894	14.4%	
Governance		20,794	300	2,976	2,676	892.1%	
Law, Order and Public Safety		15,300	4,275	3,379	(896)	(21.0%)	
Health		81,300	61,999	63,419	1,420	2.3%	
Education and Welfare		0	0	0	0		
Community Amenities		487,900	236,882	274,944	38,062	16.1%	
Recreation and Culture		1,302,444	281,247	250,195	(31,052)	(11.0%)	
Transport		1,115,953	259,758	236,054	(23,704)	(9.1%)	
Economic Services		854,224	276,243	295,598	19,355	7.0%	
Other Property and Services		19,435	300	2,557	2,257	752.2%	
<b>Total (Excluding Rates)</b>		<b>4,586,279</b>	<b>1,377,997</b>	<b>1,423,009</b>	<b>45,012</b>		
<b>Operating Expense</b>							
General Purpose Funding		(581,092)	(234,766)	(229,065)	(5,701)	(2.4%)	
Governance		(1,711,916)	(437,728)	(367,309)	(70,419)	(16.1%)	
Law, Order and Public Safety		(509,688)	(128,281)	(51,831)	(76,450)	(59.6%)	▼
Health		(365,954)	(90,650)	(93,808)	3,158	3.5%	
Education and Welfare		(252,898)	(63,525)	(72,079)	8,554	13.5%	
Community Amenities		(3,063,757)	(722,261)	(758,285)	36,024	5.0%	
Recreation and Culture		(5,500,319)	(1,307,971)	(963,568)	(344,403)	(26.3%)	▼
Transport		(5,383,420)	(1,283,013)	(638,123)	(644,890)	(50.3%)	▼
Economic Services		(2,118,379)	(306,241)	(260,562)	(45,679)	(14.9%)	
Other Property and Services		(9,591)	(196,140)	(119,416)	(76,724)	(39.1%)	▼
<b>Total</b>		<b>(19,497,014)</b>	<b>(4,770,576)</b>	<b>(3,554,047)</b>	<b>(1,216,529)</b>		
<b>Funding Balance Adjustment</b>							
Add back Depreciation		2,930,256	732,564	0	(732,564)	100.0%	
Adjust (Profit)/Loss on Asset Disposal	10	1,542	9,480	(2,389)	(11,869)	(125.2%)	
Adjust Provisions and Accruals				0	0		
<b>Net Operating (Ex. Rates)</b>		<b>(11,978,937)</b>	<b>(2,650,535)</b>	<b>(2,133,426)</b>	<b>517,109</b>		
<b>Capital Revenues</b>							
Grants, Subsidies and Contributions		3,283,684	0	384,513	384,513	100.0%	▲
Proceeds from Disposal of Assets	10	144,325	60,375	27,500	(32,875)	(54.5%)	▼
Proceeds from New Debentures		300,000	0	0	0		
Transfers from Restricted Assets		0	0	0	0		
Transfer from Reserves	9	925,000	0	0	0		
<b>Total</b>		<b>4,653,009</b>	<b>60,375</b>	<b>412,013</b>	<b>351,638</b>		
<b>Capital Expenses</b>							
Land and Buildings	10	(4,672,464)	(264,927)	(198,305)	(66,622)	(25.1%)	▼
Plant and Equipment	10	(466,700)	(31,500)	0	(31,500)	100.0%	
Infrastructure Assets - Other	10	(3,625,811)	(253,063)	(281,024)	27,961	11.0%	
Repayment of Debentures		(511,984)	0	0	0		▲
Transfer to Reserves	9	(688,584)	(52,170)	(19,369)	(32,801)	(62.9%)	▼
<b>Total</b>		<b>(10,281,710)</b>	<b>(601,658)</b>	<b>(498,694)</b>	<b>(102,964)</b>		
<b>Net Capital</b>		<b>(5,628,701)</b>	<b>(541,283)</b>	<b>(86,681)</b>	<b>454,602</b>		
<b>Total Net Operating + Capital</b>							
		<b>(17,607,638)</b>	<b>(3,191,818)</b>	<b>(2,220,107)</b>	<b>971,711</b>		
Rate Revenue		15,142,767	15,070,767	15,049,709	(21,058)	(0.1%)	
Opening Funding Surplus(Deficit)		2,560,005	2,560,005	2,560,004	(1)	(0.0%)	
<b>Closing Funding Surplus(Deficit)</b>		<b>95,134</b>	<b>14,438,954</b>	<b>15,389,607</b>	<b>950,653</b>	<b>6.6%</b>	

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**1. SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies which have been adopted in the preparation of this statement of financial activity are:

**(a) Basis of Accounting**

This statement is a special purpose financial report, prepared in accordance with applicable Australian Accounting Standards, other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

**(b) The Local Government Reporting Entity**

All Funds through which the Council controls resources to carry on its functions have been included in this statement.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between Funds) have been eliminated.

**(c) Rounding Off Figures**

All figures shown in this statement, other than a rate in the dollar, are rounded to the nearest dollar.

**(d) Rates, Grants, Donations and Other Contributions**

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

**(e) Goods and Services Tax**

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables are stated inclusive of applicable GST.

**(f) Cash and Cash Equivalents**

Cash and cash equivalents comprise cash at bank and in hand and short-term deposits that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities.

**(g) Trade and Other Receivables**

Trade receivables, which generally have 30 - 90 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectability of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

**(h) Inventories**

**General**

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs of necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be raised in the next 12 months.



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

***Land Held for Resale***

Land purchased for development and/or resale is valued at the lower of the cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the operating statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intentions to release for sale.

**(i) Fixed Assets**

Each class of fixed assets within either property, plant and equipment or infrastructure, is carried at cost or fair value as indicated less, where applicable, any accumulated depreciation and impairment losses.

***Mandatory Requirement to Revalue Non-Current Assets***

Effective from 1 July 2012, the *Local Government (Financial Management) Regulations* were amended and the measurement of non-current assets at Fair Value became mandatory.

In 2013, Council commenced the process of adopting Fair Value in accordance with the Regulations.

***Revaluation***

Increases in the carrying amount arising on revaluation of assets are credited to a revaluation surplus in equity. Decreases that offset previous increases of the same asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

***Land Under Control***

In accordance with Local Government (Financial Management) Regulation 16(a), the Council was required to include as an asset (by 30 June 2013), Crown Land operated by the local government as a golf course, showground, racecourse or other sporting or recreational facility of state or regional significance.

Upon initial recognition, these assets were recorded at cost in accordance with AASB 116. They were then classified as Land and revalued along with other land in accordance with the other policies detailed in this Note.

Whilst they were initially recorded at cost (being fair value at the date of acquisition (deemed cost) as per AASB 116) they were revalued along with other items of Land and Buildings at 30 June 2014 and now form part of Land and Buildings to be subject to regular revaluation as detailed above.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(j) Depreciation of Non-Current Assets**

The depreciable amount of all fixed assets including buildings but excluding freehold land, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held ready for use. Leasehold improvements are depreciated over the shorter of either the unexpired period of the lease or the estimated useful life of the improvements.

The current expected useful lives are:

Asset Class	Expected Useful Life (Years)	Residual Value
Buildings:		
	Buildings	40-80
	Buildings fixtures/fittings	10-15
Furniture & Equipment:		
	Furniture	10
Plant & Equipment:		
	Motor Vehicle	5-8
	Construction vehicles (e.g. wa	7-10
	Other Plant & Equipment	3-10
Electronic Equipment:		
	Computers & peripherals	3-5
	Other electronic equipment	3-10
Software		
	Website	4-5
	Other Software	4-5
Infrastructure:		
	Road/ Car Park Pavement	40-50
	Road/ Car Park Formation	20-30
	Footpaths	30-50
	Drainage	90-100
	Parks & Reserves	20-40
	Street Furniture	10-20
	Street Lights	20-30
	Public Art Collection	40-50
	Reticulation	20-25

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in profit or loss in the period which they arise.

When revalued assets are sold, amounts included in the revaluation surplus relating to that asset are transferred to retained surplus.

**Capitalisation Threshold**

Expenditure on items of equipment under \$2,000 is not capitalised. Rather, it is recorded on an asset inventory listing.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**(k) Impairment**

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired. Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 "Impairment of Assets" and appropriate adjustments made. An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement. For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset. At the time of preparing this report, it is not possible to estimate the amount of impairment losses (if any).

In any event, an impairment loss is a non-cash transaction and consequently, has no impact on the Monthly Statement of Financial Position from a budgetary perspective.

**(l) Trade and Other Payables**

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

**(m) Employee Benefits**

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

**(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)**

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

**(ii) Annual Leave and Long Service Leave (Long-term Benefits)**

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the project unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on national government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

**(n) Interest-bearing Loans and Borrowings**

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

**Borrowing Costs**

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**(o) Provisions**

Provisions are recognised when: The council has a present legal or constructive obligation as a result of past events; it is more likely than not that an outflow of resources will be required to settle the obligation; and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one of item included in the same class of obligations may be small.

**(p) Current and Non-Current Classification**

In the determination of whether an asset or liability is current or non-current, consideration is given to the time when each asset or liability is expected to be settled. The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Council's operational cycle. In the case of liabilities where Council does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current even if not expected to be realised in the next 12 months except for land held for resale where it is held as non current based on Council's intentions to release for sale.

**(q) Nature or Type Classifications**

**Rates**

All rates levied under the Local Government Act 1995. Includes general, differential, specific area rates, minimum rates, interim rates, back rates, ex-gratia rates, less discounts offered. Exclude administration fees, interest on instalments, interest on arrears, service charges and sewerage rates.

**Operating Grants, Subsidies and Contributions**

Refer to all amounts received as grants, subsidies and contributions that are not non-operating grants.

**Non-Operating Grants, Subsidies and Contributions**

Amounts received specifically for the acquisition, construction of new or the upgrading of non-current assets paid to a local government, irrespective of whether these amounts are received as capital grants, subsidies, contributions or donations.

**Profit on Asset Disposal**

Profit on the disposal of assets including gains on the disposal of long term investments. Losses are disclosed under the expenditure classifications.

**Fees and Charges**

Revenues (other than service charges) from the use of facilities and charges made for local government services, sewerage rates, rentals, hire charges, fee for service, photocopying charges, licences, sale of goods or information, fines, penalties and administration fees. Local governments may wish to disclose more detail such as rubbish collection fees, rental of property, fines and penalties, other fees and charges.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(q) Nature or Type Classifications (Continued)**

**Interest Earnings**

Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

**Other Revenue / Income**

Other revenue, which can not be classified under the above headings, includes dividends, discounts, rebates etc.

**Employee Costs**

All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.

**Materials and Contracts**

All expenditures on materials, supplies and contracts not classified under other headings. These include supply of goods and materials, legal expenses, consultancy, maintenance agreements, communication expenses, advertising expenses, membership, periodicals, publications, hire expenses, rental, leases, postage and freight etc. Local governments may wish to disclose more detail such as contract services, consultancy, information technology, rental or lease expenditures.

**Utilities (Gas, Electricity, Water, etc.)**

Expenditures made to the respective agencies for the provision of power, gas or water. Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

**Insurance**

All insurance other than worker's compensation and health benefit insurance included as a cost of employment.

**Loss on asset disposal**

Loss on the disposal of fixed assets.

**Depreciation on non-current assets**

Depreciation expense raised on all classes of assets.

**Interest expenses**

Interest and other costs of finance paid, including costs of finance for loan debentures, overdraft accommodation and refinancing expenses.

**Other expenditure**

Statutory fees, taxes, provision for bad debts, member's fees or levies including WA Fire Brigade Levy and State taxes. Donations and subsidies made to community groups.

**(r) Statement of Objectives**

In order to discharge its responsibilities to the community, the Council has developed a set of operational and financial objectives. These objectives have been established both on an overall basis and for each of its broad activities/programs.

Council operations as disclosed in this statement encompass the following service orientated activities/programs:



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**1. SIGNIFICANT ACCOUNTING POLICIES (Continued)**

**(r) Statement of Objectives (Continued)**

**GENERAL PURPOSE FUNDING**

Rates - the amount raised is determined by Councils budget "shortfall" that is known income and desired expenditure.

General purpose grants - are the grant amounts paid to the shire from Federal Government funding as determined by and via the Western Australian Local Government Grants Commission.

Interest - interest earned on monies invested or deposited by Council.

**LAW, ORDER, PUBLIC SAFETY**

Supervision of animal control, dog pound operations, local law control and state emergency services (SES).

**HEALTH**

Public places health and safety, food safety and health compliance.

**EDUCATION AND WELFARE**

Pre-schools, aged and disabled, senior citizens, welfare administration, donations to welfare organisations.

**COMMUNITY AMENITIES**

Rubbish collections, recycling, litter control, public litter bins, town planning control/studies.

**RECREATION AND CULTURE**

Public halls, civic centres, swimming pool, golf course, parks, sports grounds, sports groups, community recreation programs, library, community arts program, youth activities, heritage and museum.

**TRANSPORT**

Roads, footpaths, cycleways, right of way, drainage, road verges, median strips, street lighting, street cleaning, street trees, traffic surveys, parking services, traffic management and underground power.

**ECONOMIC SERVICES**

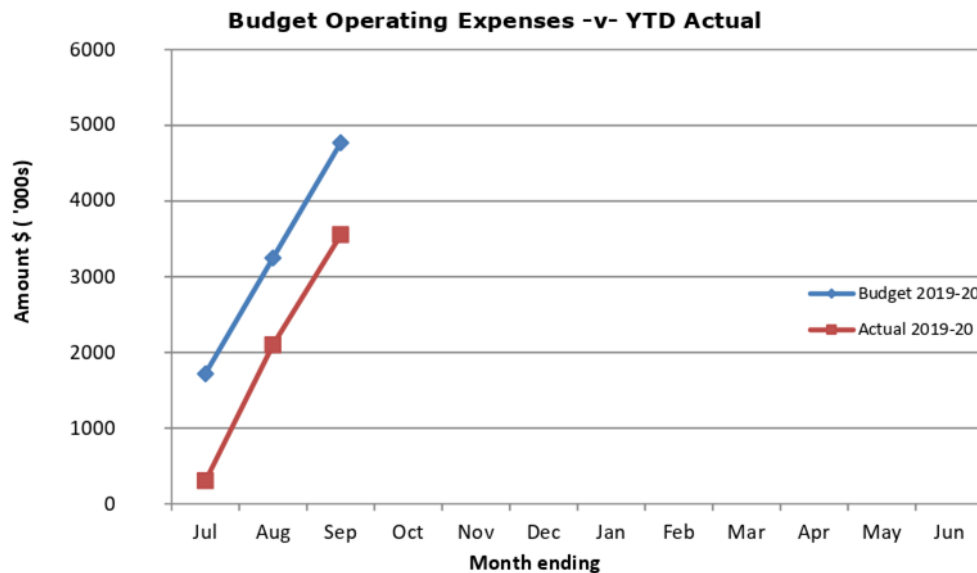
Building services, strategic planning and activities involving the Royal Agricultural Society and Anzac Cottage.

**OTHER PROPERTY & SERVICES**

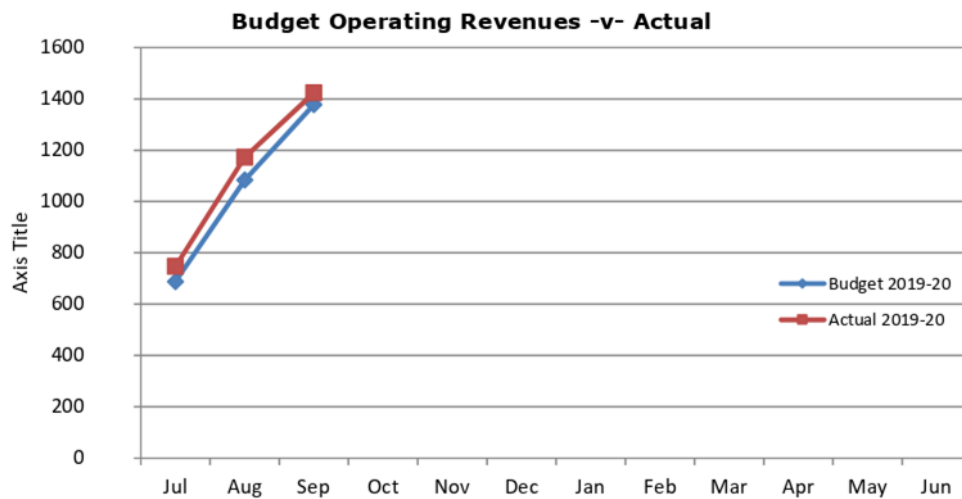
Public works overheads, plant/vehicle operations, private works and other property.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 2 - Graphical Representation - Source Statement of Financial Activity**



**Comments/Notes - Operating Expenses**

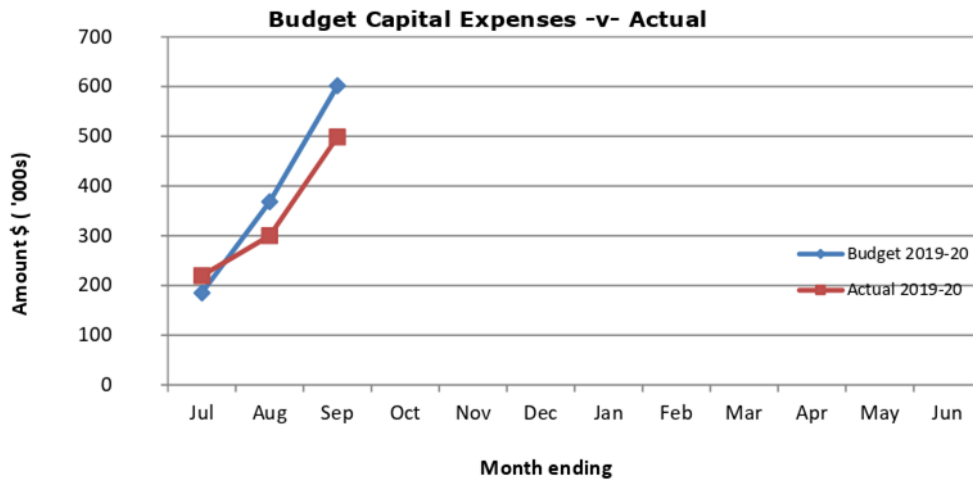


**Comments/Notes - Operating Revenues**

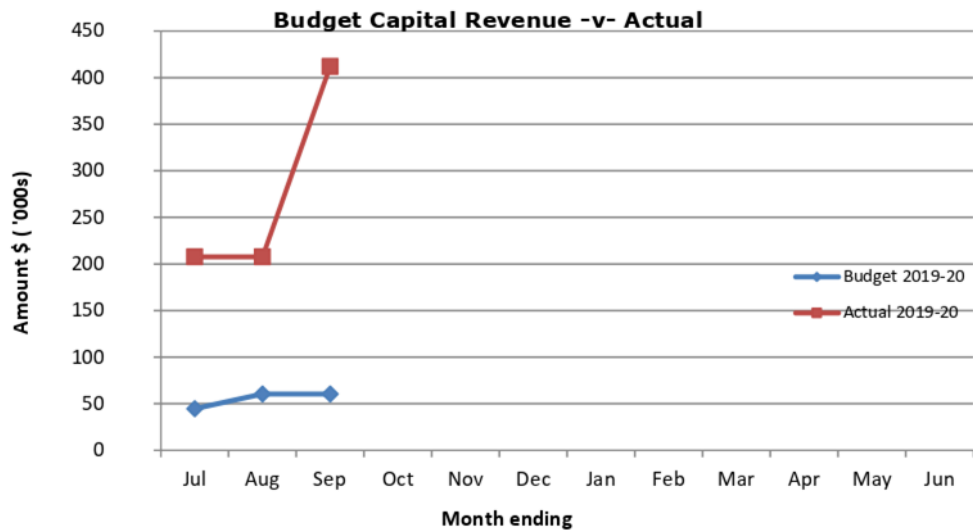
The operating revenue does not include income from rates.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 2 - Graphical Representation - Source Statement of Financial Activity**



**Comments/Notes - Capital Expenses**



**Comments/Notes - Capital Revenues**

**Note 3: NET CURRENT FUNDING POSITION**

### Current Assets

**Less: Current Liabilities**

Less: Restricted Assets

Plus: Loan Liability

2

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 4: CASH AND INVESTMENTS**

Note 4: CASH AND INVESTMENTS								
	Deposit No.	Interest Rate	Municipal \$	Reserves \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits			20,000			20,000	NAB	
			4,970,262			4,970,262	NAB At Call	
					166,589	166,589	NAB	
			1,237,639				Damage Bonds	
(b) Investments		1.15%		335,396		335,396		At Call
	304	1.95%		1,026,710		1,026,710	NAB	23/06/2020
	307	1.95%		147,600		147,600	NAB	22/06/2020
	311	1.95%		70,863		70,863	NAB	22/06/2020
	316	1.95%		125,837		125,837	NAB	22/06/2020
	325	2.55%		3,394,579		3,394,579	ANZ	26/09/2019
	327	1.95%		959,247		959,247	NAB	26/06/2020
	330	2.04%		541,762		541,762	NAB	11/12/2019
	331	2.00%		322,955		322,955	NAB	17/06/2020
	332	1.85%	2,099,412			2,099,412	Bankwest	11/11/2019
	337	1.62%	1,025,822			1,025,822	Suncorp	19/08/2019
	338	1.80%	2,000,000			2,000,000	Suncorp	28/01/2020
	339	1.65%	2,000,000			2,000,000	Bankwest	16/12/2019
	340	1.67%	3,000,000			3,000,000	NAB	26/02/2020
	341	1.67%	1,936,206			1,936,206	NAB	26/02/2020
	Total			18,289,341	6,924,948	166,589	24,143,239	
Comments/Notes - Investments								



**Town of Claremont**  
**Monthly Investment Report**  
 For the Period Ended 30 September 2019

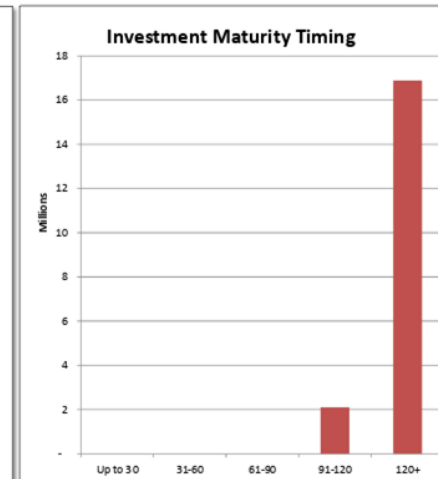
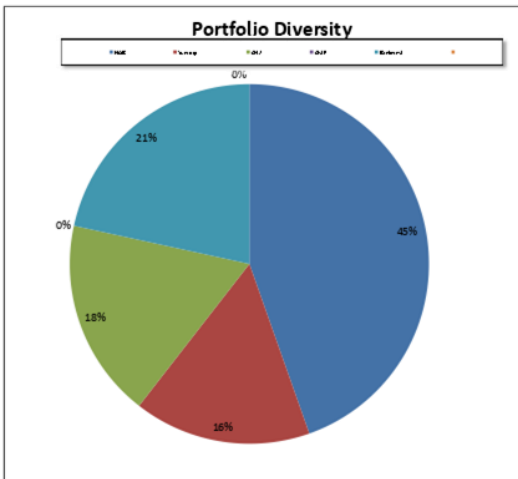
**Note 4A: CASH INVESTMENTS**

Deposit Ref	Deposit Date	Institution	Term (Days)	Invested Interest rates	Expected Interest
<b>General Municipal</b>					
41-96-704	19/08/2019	Suncorp	182	1.62%	8,286
40-97-487	31/07/2019	Suncorp	181	1.80%	17,852
47-947-05	12/07/2019	Bankwest	122	1.85%	12,982
48-63-586	16/08/2019	Bankwest	122	1.65%	11,030
			<b>Subtotal</b>		<b>50,150</b>
<b>Restricted</b>					
9732-35404	14/08/2019	NAB	180	2.04%	5,450
77-223-8027	18/08/2019	NAB	365	2.00%	6,459
14-111-5231	21/08/2019	NAB	367	1.95%	2,894
92-141-6692	21/08/2019	NAB	367	1.95%	1,389
74-774-5000	21/08/2019	NAB	367	1.95%	2,467
75-396-1588	24/08/2019	NAB	365	1.95%	20,021
14-079-9555	27/08/2019	NAB	365	1.95%	18,705
9732-35404	26/03/2019	ANZ	184	2.55%	43,637
10-65-0389	26/08/2019	NAB	184	1.67%	25,256
10-65-0385	26/08/2019	NAB	184	1.67%	16,300
083-817 156849553		NAB At Call			
			<b>Subtotal</b>		<b>142,579</b>
					-
					-
<b>Total Interest Expected on Funds Invested</b>					<b>192,729</b>

Amount Invested (Days)					Total
Up to 30	31-60	61-90	91-120	120+	
				1,025,822	1,025,822
				2,000,000	2,000,000
			2,099,412		2,099,412
				2,000,000	2,000,000
-	-	-	2,099,412	5,025,822	7,125,234
				541,762	541,762
				322,955	322,955
				147,600	147,600
				70,863	70,863
				125,837	125,837
				1,026,710	1,026,710
				959,247	959,247
				3,394,579	3,394,579
				3,000,000	3,000,000
				1,936,206	1,936,206
				335,396	335,396
-	-	-	-	11,861,154	11,861,154
					-
					-
-	-	-	2,099,412	16,886,976	18,986,388

Comparative rate		Budget v Actual		
Average Interest time of deposit	Interest Rate at time of Report	Annual Budget	Year to Date Actual	Var.\$

Deposit Ref	Term (Days)	Invested Interest rates	Percentage of Portfolio
<b>NAB</b>			
9732-35404	14/08/2019	180 2.04%	541,762
77-223-8027	18/08/2019	365 2.00%	322,955
14-111-5231	21/08/2019	367 1.95%	147,600
92-141-6692	21/08/2019	367 1.95%	70,863
74-774-5000	21/08/2019	367 1.95%	125,837
75-396-1588	24/08/2019	365 1.95%	1,026,710
14-079-9555	27/08/2019	365 1.95%	959,247
10-65-0389	26/08/2019	184 1.67%	3,000,000
10-65-0385	26/08/2019	184 1.67%	1,936,206
At Call			335,396
		<b>Subtotal</b>	<b>8,466,574</b>
			<b>45%</b>
<b>Suncorp</b>			
41-96-704	19/08/2019	182 1.62%	1,025,822
40-97-487	31/07/2019	181 1.80%	2,000,000
		<b>Subtotal</b>	<b>3,025,822</b>
			<b>16%</b>
<b>ANZ</b>			
9732-35404	26/03/2019	184 2.55%	3,394,579
		<b>Subtotal</b>	<b>3,394,579</b>
			<b>18%</b>
<b>AMP</b>			
		<b>Subtotal</b>	<b>-</b>
			<b>0%</b>
<b>Bankwest</b>			
47-947-05	12/07/2019	91 1.85%	2,099,412
48-63-586	11/09/2018	122 1.65%	2,000,000
		<b>Subtotal</b>	<b>4,099,412</b>
			<b>21.6%</b>
<b>Total Funds Invested</b>			<b>18,986,388</b>
			<b>100.0%</b>



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 5: MAJOR VARIANCES****Comments/Reason for Variance****5.1 OPERATING REVENUE (EXCLUDING RATES)****5.1.1 GRANTS, SUBSIDIES AND CONTRIBUTIONS**

Variance due to timing of grant monies received

**5.1.2 PROFIT ON ASSET DISPOSAL**

Non-cash item

**5.1.3 FEES AND CHARGES**

Timing on building and planning application fees and annual parking permits.

**5.1.6 REIMBURSEMENTS**

Minor variance

**5.1.7 INTEREST EARNINGS**

Variance due to timing of investment maturity in early part of financial year.

**5.1.8 OTHER REVENUE**

Minor variance

**5.2 OPERATING EXPENSES****5.2.1 EMPLOYEE COSTS**

Recognition of accruals written back, vacancies and timing on indirect expenses

**5.2.2 MATERIAL AND CONTRACTS**

Timing variance across office expenses, consultancy work (planning), legal provisions, infrastructure contract (maintenance) work, and WMRC fixed cost payment,

**5.2.3 UTILITY CHARGES**

Timing on water and street lighting invoicing against budget provision

**5.2.4 DEPRECIATION (NON CURRENT ASSETS)**

Non-cash item

**5.2.5 INTEREST EXPENSES**

Minor variance

**5.2.6 INSURANCE EXPENSES**

Second instalment on member cover budgeted but not yet due.

**5.2.7 LOSS ON ASSET DISPOSAL**

Non-cash item

**5.2.8 OTHER EXPENDITURE**

Recognition of pre-paid rates write back and timing on subsidy payments to sporting clubs.

**5.3 CAPITAL REVENUE****5.3.1 GRANTS, SUBSIDIES AND CONTRIBUTIONS**

AusSport (Federal) grant of \$180,000 received for splash pad development and Main Roads WA grants received ahead of time.

**5.3.2 PROCEEDS FROM DISPOSAL OF ASSETS**

Four vehicles budgeted for changeover however only two processed to date.

**5.3.4 TRANSFER FROM/TO RESTRICTED ASSETS**

Increase in interest earning is reflected in increased transfer to reserves.

**5.4 CAPITAL EXPENSES****5.4.2 LAND AND BUILDINGS**

\$144,213 below budget due to timing of McKenzie Pavilion, Museum Redevelopment and Aquatic Centre works

**5.4.3 PLANT AND EQUIPMENT**

\$31,500 variance due to timing of purchase of Pool Manager vehicle

**5.4.6 INFRASTRUCTURE ASSETS - OTHER**

\$27,961 ahead of budget on various infrastructure work.

**5.4.10 TRANSFER TO RESERVES (RESTRICTED ASSETS)**

\$32,801 variance due to timing of interest income.

**5.5 OTHER ITEMS**

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 5: MAJOR VARIANCES**

**Comments/Reason for Variance**

**5.5.1 RATE REVENUE**

\$21,058 under budget due to lower interim rates revenue.

**5.5.2 OPENING FUNDING SURPLUS(DEFICIT)**

Opening surplus is subject to final audit of 2018-19 Annual Financial Statements

Town of Claremont  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
For the Period Ended 30 September 2019

**Note 6: BUDGET AMENDMENTS**

Amendments to original budget since budget adoption. Surplus/(Deficit)

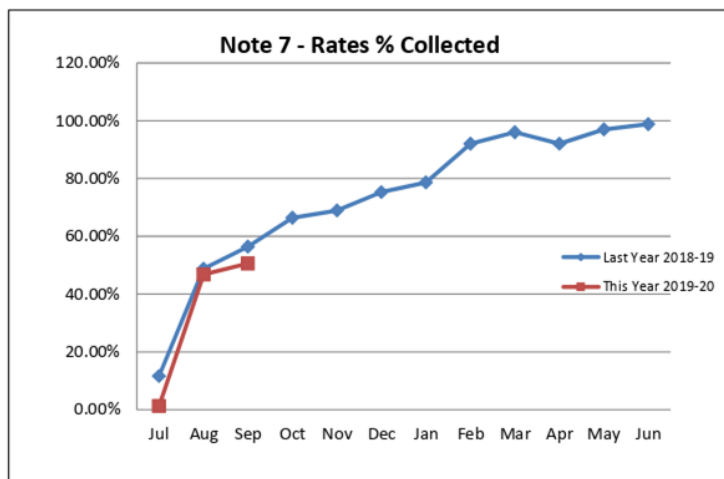
GL Account Code	Description	Council Resolution	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
	<b>Budget Adoption - Closing Balance</b>	65/19		40,846		<b>40,846</b>
	EOY report - Carry forward projects	105/19		54,288		<b>95,134</b>
			<b>0</b>	<b>95,134</b>	<b>0</b>	<b>95,134</b>

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 7: RECEIVABLES**

**Receivables - Rates, UGP, ESL Levy, Rubbish and other charges.**

	Current 2019-20	Previous 2018-19	Total
	\$	\$	\$
Opening Arrears Previous Years	1,963,054	189,793	1,963,054
Rates, UGP and other charges Levied this year	15,049,709	21,982,873	15,049,709
Less Collections to date	(8,610,645)	(20,209,612)	(8,610,645)
Equals Current Outstanding	8,402,119	1,963,054	8,402,119
<b>Net Collectable</b>			8,402,119
% Collected			50.61%

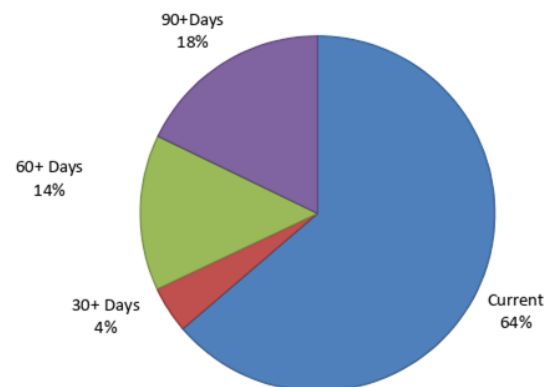
**Comments/Notes - Rates**

Rates charges include interim rates of \$2,934.38

Receivables - General	Current	30+ Days	60+ Days	90+Days
	\$	\$	\$	\$
	44,550	2,975	9,905	12,464
<b>Total Outstanding</b>				<b>69,894</b>

Amounts shown above include GST (where applicable)

**Note 6 - Accounts Receivable (non-rates)**

**Comments/Notes - Receivables General**



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 8: GRANTS AND CONTRIBUTIONS**

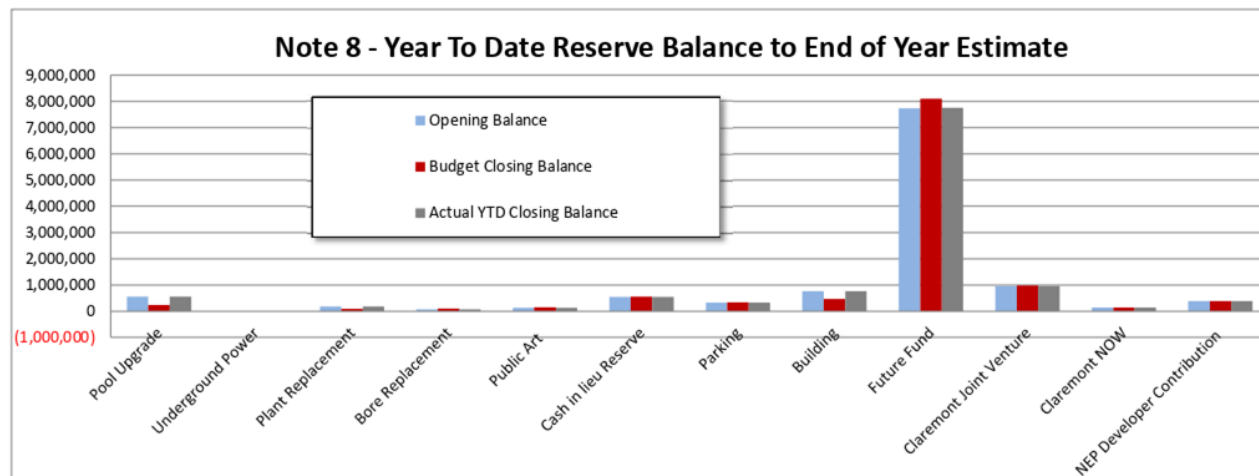
Program/Details GL	Provider	Approval	2019-20 Budget YTD	Recoup Status	
				Received	Not Received
<b>Claremont Now</b>		(Yes/No)	\$	\$	\$
<i>Op</i> Specified Area Rates	BID	Yes	120,000	118,770	1,230
<b>General Purpose</b>					
<i>Op</i> Grant Commission	WALGCC	Yes	26,331	26,490	(159)
<i>Op</i> Pensioners Deferred Interest Grant	Dept of Finance	Yes			0
<i>Op</i> Formula Road Grant		Yes	9,489	14,035	(4,546)
<i>Op</i> 2018/2019 Annual contribution to statutory	Form				
<b>Recreation and Culture</b>					
<i>Op</i> Museum		Yes	75		75
<i>Non Op</i> Museum Redevelopment		Yes			0
<i>Non Op</i> Pool - Splashpad development		Yes	0	225,000	(225,000)
<b>TRANSPORT</b>					0
<i>Op</i> Grants Commission - roads	WALGCC	Yes			0
<i>Op</i> Local Road Grant	WALGCC	Yes			0
<i>Non Op</i> Stirling Hwy Shared Path	DOT	Yes			0
<i>Non Op</i> Avion Way Project	Topsfield Pty Ltd	No			0
<i>Non Op</i> Road Works Grants	Main Roads	Yes		159,513	(159,513)
<i>Non Op</i> Stirling Hwy Path	DOT				0
<i>Non Op</i> Cresswell Irrigation Works	DLGSC	Yes			0
<b>COMMUNITY DEVELOPMENT</b>					0
<i>Non Op</i> 2019/20 annual contribution to statutory outgoings				5,000	(5,000)
<b>TOTALS</b>			155,895	548,808	(392,913)

Comments - Grants and Contributions

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 9: Cash Backed Reserve**

Name	Opening Balance	Budget Interest Earned	Actual Interest Earned	Budget Transfers In (+)	Actual Transfers In (+)	Budget Transfers Out (-)	Actual Transfers Out (-)	Budget Closing Balance	Actual YTD Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$
Pool Upgrade	557,392					(316,030)		241,362	557,392
Underground Power	(0)							(0)	(0)
Plant Replacement	179,100					(88,219)		90,881	179,100
Bore Replacement	70,863	21,767						92,630	70,863
Public Art	125,837	23,138						148,975	125,837
Cash in lieu Reserve	541,762	13,511						555,273	541,762
Parking	322,954	8,053						331,007	322,954
Building	763,282					(297,606)		465,676	763,282
Future Fund	7,737,317	361,686	19,369					8,099,003	7,756,685
Claremont Joint Venture	959,246	23,773						983,019	959,246
Claremont NOW	133,509	2,313						135,822	133,509
NEP Developer Contribution	384,068	9,535						393,603	384,068
Heritage Grant Reserve	66,455	1,663						68,118	66,455
	<b>11,841,784</b>	<b>465,439</b>	<b>19,369</b>	<b>0</b>	<b>0</b>	<b>(701,855)</b>	<b>0</b>	<b>11,605,368</b>	<b>11,861,153</b>



**9A RESERVES - CASH/INVESTMENT BACKED (CONTINUED)**

In accordance with council resolutions in relation to each reserve account, the purpose for which the funds are set aside are as follows:

- (a) **Aged Transport Subsidy**
  - to provide a subsidy to the Shine Community Services regional service for aged patrons transport.
- (b) **Plant Reserve**
  - to provide for the replacement of major items of heavy plant.
- (c) **Golf Course Land**
  - to provide for the future major maintenance of the Lake Claremont Golf Course.
- (d) **Parking**
  - provide for the purchase, upgrade or renewal of parking infrastructure.
- (e) **Cash in lieu**
  - to provide for the purchase of land for car parking in accordance with Clause 33(2).
- (e) **Public Art**
  - to assist with the programmed purchase and development of Public Art assets throughout the Town.
- (f) **Future Fund**
  - to receive proceeds of Lakeway Subdivision sales and to provide for the future planning and undertaking of capital and infrastructure works in the Town.
- (g) **Claremont Joint Venture**
  - to provides for traffic modifications/road works within the Town Centre zone and the surrounding roads.
- (h) **Pool Upgrade.**
  - to fund major maintenance of the Claremont Pool.
- (i) **Claremont Now**
  - to fund promotion and publicity of claremont CBD.
- (j) **Building**
  - to provide for building renewal in accordance with Council's Asset Management Plans.
- (k) **Underground Power**
  - To provide for the undergrounding of power lines within the balance of the Town not already.Serviced with underground power.
- (l) **Bore Replacement**
  - to be used for the replacement of Park bores.
- (m) **NEP Developer Contribution Reserve**
  - To accumulate funds to cover the Town's Contribution to NEP Development arising from ownership of Lot 11578 Claremont Cresnet.
- (n) **Heritage Grant Reserve**
  - To assist with funding of the Town's Heritage Grant Maintenance program.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 10: CAPITAL DISPOSALS AND ACQUISITIONS**

Profit (Loss) of Asset Disposal				Disposals	Profit (Loss)			
Valuation as at 01 July 2019	Accum Depr	Proceeds	Profit (Loss)		Budget	YTD Budget	YTD Actual	Variance
\$	\$	\$	\$		\$		\$	\$
20,455	(11,934)	10,909	2,388	PE371 - Ute Field Officer 1EHO198	1,805	1,805	2,388	583
27,830	(11,521)	16,591	282	PE389 - Works Coordinator 1GBC053	(109)	(109)	282	391
			0	PE401 - Director Planning 1GDI527*	(7,573)	(7,573)		7,573
			0	PE395 - Manager Pool 1GCV865*	(1,798)	(1,798)		1,798
<b>48,285</b>	<b>(23,455)</b>	<b>27,500</b>	<b>2,670</b>	<b>Totals</b>	<b>(7,675)</b>	<b>(7,675)</b>	<b>2,670</b>	<b>10,345</b>

**Comments - Capital Disposal**

\* Vehicle disposal has been budgeted but has not been finalised yet.

Contributions Information				Summary Acquisitions	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	<b>Property, Plant &amp; Equipment</b>				
0	0	0	0	Land and Buildings	4,672,464	264,927	198,305	(66,622)
0	0	0	0	Plant & Equipment	782,867	31,500	0	(31,500)
0	0	0	0	Furniture & Equipment	0	0	0	0
0	0	0	0	<b>Infrastructure</b>				
0	0	0	0	Roadworks	516,690	25,842	70,342	44,500
0	0	0	0	Footpath & Cycleways	1,310,298	46,419	75,871	29,452
0	0	0	0	Parks, Gardens & Reserves	1,717,761	176,749	133,995	(42,754)
0	0	0	0	Other Infrastructure	81,062	4,053	816	(3,237)
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Totals</b>	<b>9,081,142</b>	<b>549,490</b>	<b>479,329</b>	<b>(70,161)</b>

Contributions				Land & Buildings	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	Freshwater Bay Museum Revitalization	1,159,717	57,987	11,385	(46,602)
0	0	0	0	Aquatic Centre splashpad	748,747	37,437	37,500	63
0	0	0	0	Aquatic Centre Plant Room Controler	9,000	2,250	14,290	12,040
0	0	0	0	Aquatic Centre LED Lighting	30,000	1,500	7,930	6,430
0	0	0	0	Aquatic Centre Tile Replacement	10,000	0	0	0
0	0	0	0	Aquatic Centre Switch Board	10,000	501	0	(501)
0	0	0	0	Aquatic Centre Refurbish Anti-Slip Decking	30,000	27,500	112,500	85,000
0	0	0	0	Aquatic Centre Dive Pool Shades	15,000	7,750	14,700	6,950
0	0	0	0	Mckenzie Pavilion Redevelopment	2,500,000	125,001		(125,001)
0	0	0	0	Various building Renewal	100,000	5,001		(5,001)
0	0	0	0	New Depot - Mt Claremont	60,000			0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Totals</b>	<b>4,672,464</b>	<b>264,927</b>	<b>198,305</b>	<b>(66,622)</b>

**Comments - Land & Buildings**

Contributions				Plant & Equipment	Current Budget			
Grants	Reserves	Borrowing	Total		This Year			Variance
\$	\$	\$	\$		Annual Budget	YTD Budget	YTD Actual	(Under)Over
0	0	0	0	Vehicle for EMCG	0	0	0	0
0	0	0	0	Mgr Planning Vehicle	29,400	0	0	0
0	0	0	0	Waste Bins Third	167,000	0	0	0
0	0	0	0	Pool Manager Vehicle	31,500	31,500		(31,500)
0	0	0	0	Library Equipment	0	0	0	0
0	0	0	0	Christmas Lighting & Christmas Tree	30,000	0	0	0
0	0	0	0	Vehicles for (Mgr Parks, Proj Coord, AO &	58,800	0	0	0
0	0	0	0	Furniture for Meeting Room 3	0	0	0	0
0	0	0	0	Vehicles for (field officer)	150,000	0	0	0
0	0	0	0	CCTV Upgrade & Scanning Software	292,000			0
0	0	0	0	CCTV Upgrade	24,167			0
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>Totals</b>	<b>782,867</b>	<b>31,500</b>	<b>0</b>	<b>(31,500)</b>

**Comments - Plant & Equipment**

Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 30 September 2019

**Note 10: CAPITAL DISPOSALS AND ACQUISITIONS**

Contributions				Other Infrastructure	Current Budget			
					This Year			Variance (Under)Over
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	
\$	\$	\$	\$		\$		\$	\$
			0	Road Works				
			0	Intersections	0	0	0	0
			0	Roadworks	516,690	25,842	70,342	44,500
			0	Footpath, Car Park & Cycleways		0	0	
			0	Other works	1,310,298	46,419	75,871	29,452
			0	<u>Parks, Gardens &amp; Reserves</u>		0	0	
			0	Lake Claremont Park Development	0	0	0	0
			0	Other Parks	1,717,761	176,749	133,995	(42,754)
			0	Other Infrastructure	81,062	4,053	816	(3,237)
0	0	0	0	Totals	3,625,811	253,063	281,024	27,961

Comments - Other Infrastructure

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 September 2019**

**Note 11: TRUST FUND**

2 Funds held at balance date over which the Council has no control and which are not included in this statement are as follows:

	Opening Balance 1-Jul-19	Amount Received	Amount Paid	Closing Balance
	\$	\$	\$	\$
BCITF Fees	8,839	99,320	(52,199)	55,961
Build Services Levy	19,033	74,191	(46,392)	46,832
DAP Fees	0	10,218	(10,218)	0
Other Trust Bonds	79,282	690	(1,909)	78,063
	<b>107,154</b>	<b>184,419</b>	<b>(110,718)</b>	<b>180,855</b>



**2019-20 Infrastructure Works  
Progress Update to 30 September 2019**

Dept	Activity	Project	Budget Annual	Budget YTD	Actual YTD	Variance YTD	Comments
1201	51225	14-15 Graylands & Lapsley Rd Intersection	\$70,000.00	\$0.00	\$0.00	\$0.00	Works to be undertaken in March 2020 with Lapsley Road resheet
1104	51361	16-17 Mrs Herbert Park Toilet	\$200,000.00	\$0.00	\$0.00	\$0.00	Align with Museum project
1201	54412	18-19 Claremont Park BBQ and shelters	\$30,000.00	\$1,500.00	\$0.00	\$1,500.00	Waiting consultation
1104	54417	18-19 Lake Claremont Dog Exercise Planting Area	\$20,000.00	\$0.00	\$0.00	\$0.00	Completed, waiting final invoices
1105	54419	18-19 Irrigation System Claremont Park	\$50,000.00	\$2,499.00	\$0.00	\$2,499.00	Portion of money being allocated to CFC for upgrade
1104	54420	18-19 FOLC Fence, Limestone path & Tamarix removal	\$0.00	\$0.00	\$1,258.00	(\$1,258.00)	Completed
1201	60138	17-18 Signage Program	\$81,062.00	\$4,053.00	\$816.00	\$3,237.00	Reviewing current signage
1201	60140	17-18 Museum Development - Public Car Park	\$130,000.00	\$6,501.00	\$0.00	\$6,501.00	Align with Museum project
1104	60141	18-19 Loch St, Stirling Hwy to Melville St - Resheet	\$23,400.00	\$1,170.00	\$0.00	\$1,170.00	Works planned February 2020, with City of Nedlands
1201	60142	18-19 Davies Rd Lapsley Rd - Alfred Rd to Resheet	\$0.00	\$0.00	\$4,495.80	(\$4,495.80)	Completed
1201	60143	18-19 Guger St, Langsford to Melville - Resheet	\$0.00	\$0.00	\$159.00	(\$159.00)	Completed, carry forward from 2018-19
1201	60147	18-19 Alfred Rd, Brockway to Mimosa Rd - Resheet	\$0.00	\$0.00	\$2,348.10	(\$2,348.10)	Completed, carry forward from 2018-19
1104	60153	18-19 Mofflyn Av North Footpath	\$32,832.00	\$1,641.00	\$21,419.11	(\$19,778.11)	Completed, carry forward from 2018-19
1201	60157	18-19 Guger St South Footpath; Divers to Stirling	\$0.00	\$0.00	\$31,022.30	(\$31,022.30)	Completed, carry forward from 2018-19
1201	60160	18-19 Saunders St Footpath; Wright to Central	\$0.00	\$0.00	\$18,228.15	(\$18,228.15)	Completed, carry forward from 2018-19
1201	60164	18-19 Claremont Park Playground	\$84,000.00	\$4,200.00	\$0.00	\$4,200.00	Waiting consultation
1201	60177	18-19 Garden St North Footpath	\$19,404.00	\$972.00	\$19,542.50	(\$18,570.50)	Completed, carry forward from 2018-19
1201	60182	18-19 Lapsley Rd Shared Path PTA	\$0.00	\$0.00	\$2,215.82	(\$2,215.82)	Completed, carry forward from 2018-19
1201	60184	19-20 Btw Loton & Parker Road Resheet	\$196,313.00	\$9,816.00	\$0.00	\$9,816.00	Works planned April 2020
1201	60185	19-20 Btw Mengler & Second Ave Road Resheet	\$97,000.00	\$16,167.00	\$110,052.60	(\$93,885.60)	Completed, carry forward from 2018-19
1201	60186	19-20 Btw Stirling Hwy & Bindaring Road Resheet	\$143,423.00	\$71,712.00	\$0.00	\$71,712.00	Works planned October 2019
1201	60187	19-20 Mofflin Avenue Road Resheet	\$108,232.00	\$36,077.00	\$0.00	\$36,077.00	Works planned February 2020
1201	60188	19-20 Warwick Street Road Resheet	\$63,337.00	\$3,168.00	\$0.00	\$3,168.00	Works planned December 2019
1201	60189	19-20 Btw Davies & Graylands Road Resheet	\$62,147.00	\$0.00	\$0.00	\$0.00	Works planned March 2020
1201	60190	19-20 Btw Stirling Hwy & Melville Road Resheet	\$211,385.00	\$0.00	\$0.00	\$0.00	Works planned January 2020
1201	60191	19-20 Btw Stirling Hwy & Brae Road Resheet	\$59,300.00	\$2,967.00	\$926.40	\$2,040.60	Completed, waiting final invoices
1201	60192	19-20 Btw Loton & Stone (20m section) Road Resheet	\$7,216.00	\$360.00	\$14,247.64	(\$13,887.64)	Completed, waiting final invoices
1201	60193	19-20 Btw Chancellor & Loch Road Resheet	\$85,420.00	\$4,269.00	\$0.00	\$4,269.00	Works planned Feb 2020
1201	60194	19-20 Btw Langoulant & Nara Road Resheet	\$148,802.00	\$7,440.00	\$0.00	\$7,440.00	Works planned March 2020
1201	60195	19-20 Ashton Ave landscaping	\$30,000.00	\$1,500.00	\$0.00	\$1,500.00	Works planned April 2020
1201	60196	19-20 Stirling Road and Claremont	\$20,000.00	\$1,002.00	\$0.00	\$1,002.00	Design to be undertaken. Works planned March 2020
1201	60197	19-20 Barnfield Road	\$20,000.00	\$0.00	\$0.00	\$0.00	In conjunction with Swanbourne bridge concepts and MRWA
1201	60198	19-20 Guger Street upgrade design support PTA pro	\$30,000.00	\$1,500.00	\$0.00	\$1,500.00	In conjunction with Claremont station project ant PTA
1201	60199	19-20 Princess Road and BVT Nibs & line marking re	\$20,000.00	\$1,002.00	\$0.00	\$1,002.00	Design to be undertaken. Works planned January 2020
1201	60200	19-20 Btw Ashton & Davies Footpath	\$30,686.00	\$1,533.00	\$0.00	\$1,533.00	Works planned January 2020
1201	60201	19-20 Btw Melville & Stirling Hwy Footpath	\$75,204.97	\$3,762.00	\$0.00	\$3,762.00	Works planned January 2020
1201	60202	19-20 Btw Princess & Aggett Footpath	\$41,375.62	\$2,070.00	\$0.00	\$2,070.00	Report to Council November 2019. Works to commence December 2019
1201	60203	19-20 Btw CHESTER RD EAST Footpath	\$27,265.49	\$1,365.00	\$0.00	\$1,365.00	Works planned May 2020

**2019-20 Infrastructure Works  
Progress Update to 30 September 2019**

Dept	Activity	Project	Budget Annual	Budget YTD	Actual YTD	Variance YTD	Comments
1201	60204	19-20 Btw Ashton & Brockway Footpath	\$23,600.78	\$1,182.00	\$0.00	\$1,182.00	Works planned March 2020
1201	60205	19-20 Btw Prospect & Osborne Footpath	\$111,752.50	\$5,586.00	\$0.00	\$5,586.00	Works planned April 2020
1201	60206	19-20 Btw Richardson & Prospect Footpath	\$118,800.00	\$5,940.00	\$0.00	\$5,940.00	Works planned April 2020
1201	60207	19-20 Btw Victoria & Agett Footpath	\$30,366.39	\$1,518.00	\$0.00	\$1,518.00	Works planned February 2020
1201	60208	19-20 Btw Stirling Hwy & Brae Footpath	\$27,319.53	\$1,365.00	\$0.00	\$1,365.00	Complete, waiting final invoices
1201	60209	19-20 Btw Servetus & Rob Roy Footpath	\$18,608.36	\$930.00	\$0.00	\$930.00	Works planned March 2020
1201	60210	19-20 Btw Wood & Brassey Footpath	\$14,363.79	\$717.00	\$0.00	\$717.00	Works planned April 2020
1201	60211	19-20 Btw Lapsley & cul de sac Footpath	\$30,226.17	\$1,512.00	\$0.00	\$1,512.00	Works planned March 2020
1201	60212	19-20 Btw Princess & Agett Footpath	\$40,252.00	\$2,013.00	\$0.00	\$2,013.00	Completed, waiting final invoices
1201	60213	19-20 Btw Cornwall & Naria Footpath	\$8,570.95	\$429.00	\$0.00	\$429.00	Works planned November 2019
1201	60214	19-20 Btw Avion & Stirling Rd Footpath	\$19,768.84	\$990.00	\$0.00	\$990.00	Works planned May 2020
1201	60215	19-20 Btw Parker & Loton Footpath	\$24,453.00	\$1,224.00	\$0.00	\$1,224.00	Works planned April 2020
1201	60216	19-20 Reconstruction - Upper golf car park	\$286,262.00	\$14,313.00	\$0.00	\$14,313.00	Concept design proposed to be at Council December 2019. Works to be completed March 2020
1201	60217	18-19 Guger St, O'Brien Street to Bayview Terrace	\$0.00	\$0.00	\$46,307.94	(\$46,307.94)	Completed, carry forward from 2018-19
1201	60218	19-20 Drainage Renewal	\$180,000.00	\$9,000.00	\$0.00	\$9,000.00	Ongoing
1201	60219	19-20 Street Lighting Freshwater Close	\$100,000.00	\$5,001.00	\$0.00	\$5,001.00	Works planned March 2020
1104	60220	19-20 Reticulation Renewal	\$163,712.00	\$8,187.00	\$0.00	\$8,187.00	Ongoing, several projects
1104	60221	19-20 Playgrounds Renewal	\$49,000.00	\$0.00	\$0.00	\$0.00	Ongoing, several projects
1104	60222	19-20 Pumps Renewal	\$42,840.00	\$0.00	\$7,985.00	(\$7,985.00)	Ongoing, several projects
1104	60223	19-20 Electrical Cabinets Renewal	\$30,000.00	\$500.00	\$0.00	\$500.00	Ongoing, several projects
1104	60224	19-20 Bores Renewal	\$20,760.00	\$1,038.00	\$0.00	\$1,038.00	Ongoing, several projects
1104	60225	19-20 Flowmeters Renewal	\$13,650.00	\$684.00	\$0.00	\$684.00	Ongoing, several projects
1104	60226	19-20 Other Parks Items	\$11,700.00	\$588.00	\$0.00	\$588.00	Ongoing, several projects
1104	60227	19-20 Claremont Parkland Dog Agility	\$30,000.00	\$1,500.00	\$0.00	\$1,500.00	Works planned November 2019
1104	60228	19-20 Claremont Park Toilet Landscaping	\$12,000.00	\$600.00	\$0.00	\$600.00	Works planned April 2020
		<b>Total 2019-20 Infrastructure Works</b>	<b>\$3,625,811.39</b>	<b>\$253,063.00</b>	<b>\$281,024.36</b>	<b>(\$27,961.36)</b>	

**13.2.2 LIST OF PAYMENTS 1 TO 31 OCTOBER 2019****File Number:** FIM/00108, D-19-35938**Author:** Edwin Kwan, Senior Finance Officer**Authoriser:** Liz Ledger, Chief Executive Officer

**Attachments:** 1. **Schedule of Payments 1 - 31 October 2019**  

2. **NAB Purchase Card October 2019**  

**PURPOSE**

For Council to note the payments made in October 2019.

**BACKGROUND**

Council has delegated to the Chief Executive Officer (CEO) the exercise of its power to make payments from the Municipal Fund. The CEO is required to present a list to Council of those payments made since the last list was submitted

**DISCUSSION**

Attached is the list of all accounts paid totalling \$1,818,827.24 during the month of October 2019.

The attached schedule covers:

• Municipal Funds electronic funds transfers (EFT)	\$	1,010,197.21
• Municipal Fund vouchers ( )	\$	0.00
• Municipal Fund direct debits	\$	720,356.61
• Trust Fund electronic funds transfer (EFT)	\$	88,273.42
• Trust Fund vouchers	\$	0.00

All invoices have been verified, and all payments have been duly authorised in accordance with Council's procedures

**PAST RESOLUTIONS**

Ordinary Council Meeting 15 October 2019, resolution 140/19:

*That Council notes all payments made for September 2019 totalling \$2,308,304.60 comprising;*

<i>Municipal Funds electronic funds transfers (EFT)</i>	<i>\$</i>	<i>1,723,261.25</i>
<i>Municipal Fund vouchers (39617-39618)</i>	<i>\$</i>	<i>17,795.50</i>
<i>Municipal Fund direct debits</i>	<i>\$</i>	<i>554,365.05</i>
<i>Trust Fund electronic funds transfer (EFT)</i>	<i>\$</i>	<i>12,882.80</i>
<i>Trust Fund vouchers</i>	<i>\$</i>	<i>0.00</i>

**FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

**POLICY AND STATUTORY IMPLICATIONS**

*Local Government (Financial Management) Regulations 1996, Regulations 12- 13.*  
*Town of Claremont Delegation Register – DA9 Payment of Accounts.*

**COMMUNICATION / CONSULTATION**

Nil

**STRATEGIC IMPLICATIONS**

*We are an open and accountable local government; a leader in community service standards.*

- Our stakeholders are well informed and we provide opportunities for community engagement.
- Demonstrate a high standard of governance, accountability, management and strategic planning.
- Manage our finances responsibly and improve financial sustainability.

**URGENCY**

The Schedule of Payments is to be presented to the next ordinary meeting of Council after the list has been prepared.

**VOTING REQUIREMENTS**

Simple majority decision of Council required.

**OFFICER RECOMMENDATION**

**That Council notes all payments made by the Chief Executive Officer under Delegation DA9 for October 2019 totalling \$1,818,827.24, as detailed in Attachment 1 comprising:**

**\$1,010,197.21 Municipal Funds electronic funds transfers (EFT)**

**\$ 0.00 Municipal Funds vouchers (39615-39616)**

**\$ 720,356.61 Municipal Funds direct debits**

**\$ 88,273.42 Trust Fund EFT**

**\$ 0.00 Trust Fund vouchers**

## SCHEDULE OF PAYMENTS

1-31 October 2019

## ELECTRONIC FUNDS TRANSFERS OCTOBER 2019 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
17/10/2019	EFT01691	ABODIUM PTY LTD	Refund of bond	\$ 3,000.00
17/10/2019	EFT01691	ACCESS WITHOUT BARRIERS t/a AWB BUILDING	Anzac Cottage paint window and door frames	\$ 6,429.50
3/10/2019	EFT01688	ADELPHI TAILORING CO	Staff Uniforms/Protective Clothing	\$ 275.00
24/10/2019	EFT01693	ADELPHI TAILORING CO	Staff Uniforms/Protective Clothing	\$ 602.38
3/10/2019	EFT01688	ALEXANDER MILLS PTY LTD	Catering AIM training- High Performing teams Inv45	\$ 325.00
24/10/2019	EFT01693	ALL FENCE U RENT	Fence hire at SMH	\$ 295.63
3/10/2019	EFT01688	ALLIED EXPRESS TRANSPORT PTY LTD	Postage & Freight	\$ 123.91
17/10/2019	EFT01691	ALLIED EXPRESS TRANSPORT PTY LTD	Postage & Freight	\$ 119.91
10/10/2019	EFT01689	AMANDA SIMPER	Stationery 5x a4 magnetic sheet adhesive	\$ 12.50
10/10/2019	EFT01689	ANIMAL ARK	Wildlife display - celebrate lake claremont	\$ 1,320.00
24/10/2019	EFT01693	ANNABEL SMITH (ANNABEL DUCKWORTH-SMITH)	Library events	\$ 350.00
17/10/2019	EFT01691	ANNETTE BROWN	Reimbursement of mobile phone usage	\$ 64.00
10/10/2019	EFT01689	ASU	Payroll deductions	\$ 51.80
24/10/2019	EFT01693	ASU	Payroll deductions	\$ 25.90
3/10/2019	EFT01688	AUSTRALIA POST - 623462	Postage	\$ 3,088.30
17/10/2019	EFT01691	AUSTRALIA POST - 673027	Postage	\$ 598.09
10/10/2019	EFT01689	AUSTRALIAN TAXATION OFFICE	PAYG withholding	\$ 132,797.34
24/10/2019	EFT01693	AUSTRALIAN TAXATION OFFICE	PAYG withholding	\$ 52,838.00
10/10/2019	EFT01689	AUTO MASTERS COTTESLOE	Car Service - Manager Ranger Services	\$ 535.00
17/10/2019	EFT01691	B & B WASTE CONTRACTORS PTY LTD	Domestic waste collection	\$ 352.00
3/10/2019	EFT01688	BAILEYS FERTILISERS	Various park works	\$ 571.45
10/10/2019	EFT01689	BENARA NURSERIES	Various park works	\$ 1,725.10
17/10/2019	EFT01691	BLACK SWAN HORTICULTURE (LAIRD WAYNE COTTESLOE)	Various road works	\$ 1,216.31
24/10/2019	EFT01693	BLACK SWAN HORTICULTURE (LAIRD WAYNE COTTESLOE)	Various road works	\$ 23,023.09
24/10/2019	EFT01693	BOC GASES	Oxygen Cylinder	\$ 126.28
3/10/2019	EFT01688	BOYAN ELECTRICAL SERVICES	Repair and maintenance	\$ 726.00
10/10/2019	EFT01689	BOYAN ELECTRICAL SERVICES	Convert pool lights to LED	\$ 8,723.00
17/10/2019	EFT01691	BOYAN ELECTRICAL SERVICES	Convert pool lights to LED	\$ 16,181.00
24/10/2019	EFT01693	BOYAN ELECTRICAL SERVICES	Repair and maintenance	\$ 1,730.30
17/10/2019	EFT01691	BROOME DOCTORS PRACTICE PTY LTD	Medical Manager Finance	\$ 181.50
3/10/2019	EFT01688	BUNNINGS	Tools and equipment	\$ 248.87
24/10/2019	EFT01693	BUNNINGS	Tools and equipment	\$ 51.21
10/10/2019	EFT01689	BURGESS RAWSON (WA) PTY LTD	Water usage - SMH: 1/7 - 3/9/19: meter CK1100433	\$ 130.94
17/10/2019	EFT01691	BY WORD OF MOUTH PTY LTD	Catering dinner - WMRC 3 October 2019	\$ 792.00
17/10/2019	EFT01691	C.V.P. ELECTRICAL CO	Repair and maintenance	\$ 3,080.00
24/10/2019	EFT01693	CALL ASSOCIATES P/L (CONNECT/INSIGHT CCS)	Overcall fees September 2019	\$ 735.02
10/10/2019	EFT01689	CHILD SUPPORT AGENCY	Payroll deductions	\$ 917.85
24/10/2019	EFT01693	CHILD SUPPORT AGENCY	Payroll deductions	\$ 454.82
3/10/2019	EFT01688	CITY LIFT SERVICES (ATF THE CITY LIFTS SERVICE)	Repair and maintenance	\$ 957.00
24/10/2019	EFT01693	CITY OF STIRLING	MoW delivery	\$ 552.66
24/10/2019	EFT01693	CLAREMONT ART FRAMERS AND GALLERY	Gift framed photo & certificate for A Tulloch	\$ 120.00
24/10/2019	EFT01693	CLAREMONT FOOTBALL CLUB INC	Royal Show parking 2019	\$ 47,267.07
3/10/2019	EFT01688	CLAREMONT NEDLANDS CRICKET CLUB	Donations, Contributions & Subsidies	\$ 26,378.83
10/10/2019	EFT01689	CLAREMONT NEDLANDS LIONS CLUB (INC.)	1130x flyers distributed around Lake Claremont	\$ 450.00
24/10/2019	EFT01693	CLAREMONT NEDLANDS LIONS CLUB (INC.)	Royal Show parking 2019	\$ 11,795.00
24/10/2019	EFT01693	CLAREMONT RECREATION CLUB	Royal Show parking 2019	\$ 16,086.00
3/10/2019	EFT01688	CLAREMONT YACHT CLUB	Museum function	\$ 500.00
10/10/2019	EFT01689	CLEAN CITY GROUP PTY LTD	Various road works	\$ 5,115.00
10/10/2019	EFT01689	COLLEAGUES NAGELS	Parking Permits printing 6	\$ 116.82
10/10/2019	EFT01689	COMPLETE OFFICE SUPPLIES PTY LTD	Tools and equipment	\$ 293.59
17/10/2019	EFT01691	COMPLETE OFFICE SUPPLIES PTY LTD	Tools and equipment	\$ 160.91
10/10/2019	EFT01689	COMPU-STOR	External Records Storage	\$ 613.57
10/10/2019	EFT01689	CONTRAFLOW	Traffic management	\$ 509.23
24/10/2019	EFT01693	CONTRAFLOW	Traffic management	\$ 7,210.65
17/10/2019	EFT01691	CORNERSTONE RENOVATIONS	Repair and maintenance	\$ 308.00
10/10/2019	EFT01689	COTTESLOE PEST CONTROL	Pest control	\$ 198.00
10/10/2019	EFT01689	DAVID B STONE	Refund of bond	\$ 1,000.00
3/10/2019	EFT01688	DAVID VINICOMBE	Reimbursement staff social club event	\$ 199.00
3/10/2019	EFT01688	DE FREITAS & RYAN REAL ESTATE	Museum O'Connor lease	\$ 1,923.20
24/10/2019	EFT01693	DEPARTMENT OF FIRE AND EMERGENCY SERVICES	2019-20 ESL - Council properties	\$ 19,782.33
24/10/2019	EFT01693	DEPARTMENT OF TRANSPORT	Disclosure of information fees Sept 2019	\$ 363.80
10/10/2019	EFT01689	DIELECTRIC SECURITY SYSTEMS	Repair and maintenance	\$ 1,244.51
3/10/2019	EFT01688	DIRECT COMMERCIAL SUPPLIES (ANDREW SHAH)	Wetland Management books	\$ 310.20
24/10/2019	EFT01693	DOLPHINS WATER POLO CLUB INC.	Royal Show parking 2019	\$ 8,291.82
24/10/2019	EFT01693	DORMA HUEPPE	Service operable doors at 308 Stirling Highway	\$ 1,408.00

## SCHEDULE OF PAYMENTS

1-31 October 2019

Date	Ref.	Name	Details	Amount
17/10/2019	EFT01691	DOWSING CONCRETE	Various road works	\$ 1,760.00
10/10/2019	EFT01689	DU ELECTRICAL	Repair and maintenance	\$ 778.80
10/10/2019	EFT01689	ECO FAERIES	Celebrate Lake Claremont	\$ 1,050.00
10/10/2019	EFT01689	ELECTRIC WEST PTY LTD	Celebrate Lake Claremont	\$ 450.00
3/10/2019	EFT01688	ENVIRO SWEEP	CBD & Residential area sweeps for August 2019	\$ 20,760.30
17/10/2019	EFT01691	ENVISIONWARE PTY LTD	Library IT software	\$ 1,734.54
17/10/2019	EFT01691	EZDIGITAL	Digitisation of 10 OH Cassettes	\$ 880.00
3/10/2019	EFT01688	FAST FINISHING SERVICES	Council and committee minutes April 2019	\$ 108.35
24/10/2019	EFT01693	FLORAL IMAGE PERTH	Floral Arrangement Rental October-December	\$ 171.60
24/10/2019	EFT01693	FOOD TECHNOLOGY SERVICES	26 x Food assessments	\$ 2,588.30
24/10/2019	EFT01693	FREO FIRE SERVICES PTY LTD	Repair and maintenance	\$ 218.18
24/10/2019	EFT01693	FRESHWATER BAY PRIMARY SCHOOL PARENTS	Royal Show parking 2019	\$ 15,778.00
17/10/2019	EFT01691	FRIENDS OF LAKE CLAREMONT LIMITED	Bread rolls & sausages for celebrate lake claremon	\$ 258.00
24/10/2019	EFT01693	FRIENDS OF LAKE CLAREMONT LIMITED	Royal Show parking 2019	\$ 10,939.57
24/10/2019	EFT01693	FRUIT AT WORK	Fruit delivery	\$ 432.00
24/10/2019	EFT01693	G FORCE PRINTING	Business card printing	\$ 389.00
3/10/2019	EFT01688	G.M PRONK & L.M PRONK (GROWISE)	Supply bactivate fertiliser for street trees	\$ 326.54
17/10/2019	EFT01691	GPS ON BAYVIEW	Pre-employment medical	\$ 290.00
24/10/2019	EFT01693	GPS ON BAYVIEW	Pre-employment medical	\$ 580.00
10/10/2019	EFT01689	GREG MILLER	Joys of wood - celebrate lake claremont	\$ 1,400.00
10/10/2019	EFT01689	GWT POWER MUSIC t/a POWER MUSIC PRODU	PA for community festival	\$ 664.35
10/10/2019	EFT01689	HITESH HANS	Assistance with 2018/19 annual financial report	\$ 500.00
10/10/2019	EFT01689	IMAGESOURCE	Printing	\$ 1,523.50
17/10/2019	EFT01691	IMAGESOURCE	Printing	\$ 55.00
24/10/2019	EFT01693	IMAGESOURCE	Printing - Seniors	\$ 2,194.50
3/10/2019	EFT01688	IPWEA - AUSTRALIA DIVISION	IPWEA Professional Certificate in Asset Management	\$ 3,203.75
24/10/2019	EFT01693	IXOM OPERATIONS PTY LTD	Aquatic Centre chemicals	\$ 3,227.21
17/10/2019	EFT01691	J & V CONTRACTORS	Various road works	\$ 6,262.30
3/10/2019	EFT01688	JASON SIGNMAKERS	Street Parking Signs	\$ 1,111.00
17/10/2019	EFT01691	JILLIAN SARGEANT	Reimbursement of stationery	\$ 39.95
24/10/2019	EFT01693	JTAGZ	Animal tags Yellow & Red - 2022/2023	\$ 393.80
17/10/2019	EFT01691	KARLKA FENCEWRIGHT WA PTY LTD	Various park works	\$ 4,950.00
10/10/2019	EFT01689	KELLY NICLAIR	Refund of bond	\$ 500.00
24/10/2019	EFT01693	KERB DIRECT KERBING PTY LTD	Various kerb works	\$ 691.46
24/10/2019	EFT01693	KYOCERA	Printing cost	\$ 815.47
3/10/2019	EFT01688	LANDGATE - MIDLAND	GRV Int Vals Metro G2019/16-10/8/2019-23/8/2019	\$ 66.42
17/10/2019	EFT01691	LANDGATE - MIDLAND	GRV int vals	\$ 150.94
24/10/2019	EFT01693	LANDGATE - MIDLAND	GRV interim valuation	\$ 102.62
17/10/2019	EFT01691	LGIS RISK MANAGEMENT	Mental health awareness	\$ 264.00
10/10/2019	EFT01689	LGRCEU	Payroll deductions	\$ 123.00
24/10/2019	EFT01693	LGRCEU	Payroll deductions	\$ 61.50
17/10/2019	EFT01691	LJ HOOKER COMMERCIAL PERTH	Refund of various rates account	\$ 5,126.88
17/10/2019	EFT01691	LOCK, STOCK & FARRELL LOCKSMITH	Building security	\$ 493.30
17/10/2019	EFT01691	MARKETFORCE	Various advertising	\$ 371.78
24/10/2019	EFT01693	MARKETFORCE	Advertising - Town Talk / Royal Show	\$ 5,653.25
10/10/2019	EFT01689	MARQUEE MAGIC	Marquee hire - Celebrate Lake Claremont	\$ 2,419.00
3/10/2019	EFT01688	MCLEODS	Legal consultation	\$ 176.00
10/10/2019	EFT01689	MICHAEL THOMAS DUCKETT	LEMC Sept 2019 Agenda and distribution	\$ 1,262.37
24/10/2019	EFT01693	MICHAEL THOMAS DUCKETT	WC-ERM Sept 2019 -risk registers	\$ 1,962.31
17/10/2019	EFT01691	MONDE DESIGN (LIVINGLUX PTY LTD)	CTC small business grant	\$ 1,100.00
17/10/2019	EFT01691	MR T CHANDRATILLEKE	Refund of bond	\$ 1,000.00
10/10/2019	EFT01689	NATURE CALLS 1 PTY LTD	Portable toilets	\$ 550.00
3/10/2019	EFT01688	NEVERFAIL SPRINGWATER LTD	Bottled water	\$ 67.94
3/10/2019	EFT01688	NINTEX	Promapp renewal to start 1/9/19 & end 31/8/20	\$ 19,338.00
17/10/2019	EFT01691	OASIS PATIOS PTY LTD	Refund of bond	\$ 500.00
3/10/2019	EFT01688	OCE CORPORATE CLEANING	Cleaning of 20 office chairs	\$ 220.00
10/10/2019	EFT01689	OCE CORPORATE CLEANING	Cleaning at various places	\$ 2,983.31
17/10/2019	EFT01691	OCE CORPORATE CLEANING	Cleaning - Buildings - September 2019	\$ 11,908.31
17/10/2019	EFT01691	OST (COUNCILFIRST)	IT support	\$ 106.26
24/10/2019	EFT01693	OVEN SPARKLE	BBQ cleaning for September 2019	\$ 704.00
10/10/2019	EFT01689	P EVANS	Refund of bond	\$ 500.00
10/10/2019	EFT01689	PHASE 3 LANDSCAPE CONSTRUCTION	Aquatic Centre Splash Pad - Milestones 1 & 2	\$ 165,000.00
10/10/2019	EFT01689	PHIL JOHNSON PLUMBING AND GAS	Repair and maintenance	\$ 92.00
17/10/2019	EFT01691	PHIL JOHNSON PLUMBING AND GAS	Repair and maintenance	\$ 253.00
24/10/2019	EFT01693	PHIL JOHNSON PLUMBING AND GAS	Repair and maintenance	\$ 125.00
24/10/2019	EFT01693	POST NEWSPAPER PTY LTD	Half page advertisement - Seniors Week	\$ 990.00



## SCHEDULE OF PAYMENTS

1-31 October 2019

Date	Ref.	Name	Details	Amount
17/10/2019	EFT01691	PRESSED EARTH JUICES P/L (T/A PRESSED WHC	Catering - drinks business information session	\$ 135.00
10/10/2019	EFT01689	PRIESTMAN & SHARP SMASH REPAIR	MV Claim 633665221 - 1GTA633	\$ 300.00
3/10/2019	EFT01688	PROFESSIONAL TREE SURGEONS	Various park works	\$ 6,545.00
10/10/2019	EFT01689	PROFESSIONAL TREE SURGEONS	Various park works	\$ 3,212.00
17/10/2019	EFT01691	PROFESSIONAL TREE SURGEONS	Various park works	\$ 2,607.00
24/10/2019	EFT01693	PROTEC ASPHALT	Various road works	\$ 1,287.00
3/10/2019	EFT01688	R K ROACH	Road & Footpath Surveys	\$ 313.50
24/10/2019	EFT01693	R K ROACH	Road & Footpath Surveys	\$ 365.75
17/10/2019	EFT01691	REBECCA J FLANAGAN	Sing with me session 4 oct 2019 library event	\$ 275.00
17/10/2019	EFT01691	SEEK LIMITED	Job ads	\$ 313.50
17/10/2019	EFT01691	SHADE ENGINEERING PTY LTD	Shade shelters - Aquatic Centre	\$ 2,860.00
10/10/2019	EFT01689	SHRED-X PTY LTD	2 Replacement bin at 308 Stirling Highway	\$ 20.24
17/10/2019	EFT01691	SIMON MELVILLE	Refund of bond	\$ 5,000.00
3/10/2019	EFT01688	SJR CIVIL CONSULTING P/L (TRUSTEE ROGERS F	Road & Footpath Surveys	\$ 968.00
10/10/2019	EFT01689	ST JOHN AMBULANCE AUSTRALIA (WA) INC.	St John health service - 1st aid for event	\$ 246.40
24/10/2019	EFT01693	ST LOUIS ESTATE	Rates refund	\$ 1,717.47
24/10/2019	EFT01693	STRATAGREEN	Various tree works	\$ 305.88
24/10/2019	EFT01693	SUEZ RECYCLING & RECOVERY (PERTH) P/L	Domestic waste collection	\$ 967.65
10/10/2019	EFT01689	SUNNY SIGNS COMPANY PTY LTD	Parking signs 10 x 30min for Claremont Cres	\$ 150.70
3/10/2019	EFT01688	SUSTAINABLE OUTDOORS	Weed Control - July & August 2019	\$ 24,817.12
24/10/2019	EFT01693	SUSTAINABLE OUTDOORS	Weed Control - September 2019	\$ 13,702.11
17/10/2019	EFT01691	SWANBOURNE VETERINARY CENTRE	August Pound fees - 16/8 and 29/8	\$ 88.00
24/10/2019	EFT01693	TECHNOLOGY ONE LTD	IT support Infra Map	\$ 18,801.40
24/10/2019	EFT01693	TELFORD INDUSTRIES	Emergency Service of Test Kit	\$ 446.60
3/10/2019	EFT01688	TELSTRA	Data - Retic	\$ 244.97
17/10/2019	EFT01691	TELSTRA	Mobile	\$ 1,353.06
17/10/2019	EFT01691	THE CHURCHES COMMISSION ON EDUCATION	Shenton Youthcare Council Chaplain	\$ 5,500.00
17/10/2019	EFT01691	THE FRUIT BOX GROUP	Milk delivery	\$ 305.91
24/10/2019	EFT01693	THE KP COLLECTIVE	CTC marketing & promo services website Aug-Oct	\$ 4,537.50
10/10/2019	EFT01689	THE LANGUAGE CENTRE (ANNIE FOLK)	Library Acquisitions	\$ 109.95
24/10/2019	EFT01693	TOTALLY WORKWEAR (OXFORD SURPLUS & TRADING)		\$ 789.95
24/10/2019	EFT01693	TRADIES WORKWEAR & SAFETY (TRADIES WORKWEAR P/L)		\$ 830.08
17/10/2019	EFT01691	TROJAN PATIOS AND SHEDS	Refund of bond	\$ 1,000.00
10/10/2019	EFT01689	TURFMASTER FACILITY MANAGEMENT	Mowing at Aquatic Centre	\$ 528.00
17/10/2019	EFT01691	TURFMASTER FACILITY MANAGEMENT	Mowing at Aquatic Centre	\$ 528.00
3/10/2019	EFT01688	TURFWORKS WA PTY LTD	Various park works	\$ 9,242.20
17/10/2019	EFT01691	TURFWORKS WA PTY LTD	Various park works	\$ 4,214.10
10/10/2019	EFT01689	ULTIMO CATERING & EVENTS	Catering for Council dinner 1 October 2019	\$ 935.00
17/10/2019	EFT01691	VOCUS PTY LTD	Internet service - October 2019	\$ 5,823.40
24/10/2019	EFT01693	VOCUS PTY LTD	Internet service - September 2019	\$ 2,148.59
3/10/2019	EFT01688	VORGEE PTY LTD	Pool shop stock	\$ 755.70
3/10/2019	EFT01688	WADE TAYLOR	Art work sale	\$ 1,600.00
17/10/2019	EFT01691	WALGA	WALGA People & Culture Seminar J Sargeant	\$ 300.00
10/10/2019	EFT01689	WALLEYSTACK INTERNATIONAL PTY LTD	Welcome to Country / Dreamtime stories	\$ 1,650.00
24/10/2019	EFT01693	WARREN SYMINTON RALPH	Refund fee for order and reqs	\$ 138.00
10/10/2019	EFT01689	WEBB & BROWN-NEAVES	Refund of bond	\$ 3,000.00
10/10/2019	EFT01689	WEST COAST SHADE PTY LTD	Various park works	\$ 979.00
10/10/2019	EFT01689	WESTBOOKS	Library Acquisitions	\$ 27.96
24/10/2019	EFT01693	WESTERN AUSTRALIAN TREASURY CORPORATI	Loan 5 Repayments	\$ 116,895.00
17/10/2019	EFT01691	WESTERN METROPOLITAN REGIONAL COUNCIL	Domestic waste collection	\$ 28,560.22
24/10/2019	EFT01693	WESTON ROAD SYSTEMS	Acrod bay markings Royal Show 2019 RAS	\$ 786.06
3/10/2019	EFT01688	WINC	Stationery	\$ 344.69
10/10/2019	EFT01689	WINC	Stationery	\$ 1,625.33
24/10/2019	EFT01693	ZIPFORM PTY LTD	Printing for rates notice	\$ 2,328.37
Total EFT				\$ 1,010,197.21
Total Number of EFT Transfers				185

## CHEQUES ISSUED OCTOBER 2019 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
Total Cheques				\$ -
Total Number of Cheques				0

## DIRECT DEBITS OCTOBER 2019 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
		ALINTA	Gas charges	\$ 78.00
		CALTEX	Fuel card expenses	\$ 2,583.75

**SCHEDULE OF PAYMENTS****1-31 October 2019**

Date	Ref.	Name	Details	Amount
		FINES ENFORCEMENT REGISTRY	Unpaid infringement pursuit	\$ 6,510.00
		IBM	Lease of computers	\$ 1,812.64
		KYOCERA	Printers rental	\$ 1,092.92
		NAB / CBA	Various bank fees	\$ 4,157.28
		NAB PURCHASE CARD	Purchase Card expenses - October 2019	\$ 21,765.62
		PAYROLL	Payroll and superannuation	\$ 607,196.31
		SHELL	Fuel card expenses	\$ 2,084.13
		SUEZ	Domestic waste collection	\$ 30,000.00
		SYNERGY	Various electricity and street lighting	\$ 42,992.87
		WATER CORP	Various water charges	\$ 83.09
Total Direct Debits				<u>\$ 720,356.61</u>

**TOTAL MUNICIPAL PAYMENTS FOR THE MONTH OF OCTOBER 2019****\$ 1,730,553.82****ELECTRONIC FUNDS TRANSFERS OCTOBER 2019 - TRUST FUND**

Date	Ref.	Name	Details	Amount
10/10/2019	EFT01690	BCITF	BCITF Levies September 2019	\$ 50,411.14
10/10/2019	EFT01690	DMIRS (BSL)	BS Levies September 2019	\$ 37,621.28
17/10/2019	EFT01692	DEPARTMENT OF PLANNING (DAP TRUST)	Planning fee	\$ 241.00
Total EFT				<u>\$ 88,273.42</u>
Total Number of EFT Transfers				<u>3</u>

**CHEQUES ISSUED OCTOBER 2019 - TRUST FUND**

Date	Ref.	Name	Details	Amount
Total Cheques				\$ -
Total number of Cheques				\$ -

**TOTAL TRUST PAYMENTS FOR THE MONTH OF OCTOBER 2019****\$ 88,273.42****TOTAL ALL PAYMENTS FOR THE MONTH OF OCTOBER 2019****\$ 1,818,827.24**

**Purchase Card Expenses**  
**28 September 2019 to 28 October 2019**

Date	Supplier	Detail	Amount
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**Coordinator Community Development**

Posting Date	Supplier	Transaction Descript**	Amount
8-Oct-19	Facebk 2kpm7p6hl2	Social media advertising	\$ 115.24
15-Oct-19	Trybooking Claremont	Card payment on behalf of customer paying cash	\$ 41.00
22-Oct-19	Trybooking Claremont	Card purchase for cash booking payment	\$ 5.50
22-Oct-19	Wrike.Com	12 month Wrike subscription for the CD team	\$ 868.42
28-Oct-19	Bunnings 483000	Events toolkit box purchases	\$ 156.45
		Total AUD	\$ 1,186.61

**Director Infrastructure**

Posting Date	Supplier	Transaction Descript**	Amount
24-Oct-19	The Ville Resort Casino F	CTC Conference	\$ 170.50
25-Oct-19	Avis Australia	CTC Conference	\$ 334.42
28-Oct-19	Jam Corner	CTC Conference	\$ 252.75
28-Oct-19	Townsville 47789555	CTC Conference	\$ 29.19
		Total AUD	\$ 786.86

**Coordinator Customer Relations**

Posting Date	Supplier	Transaction Descript**	Amount
14-Oct-19	Wanewsditi	West Australian newspaper Admin	\$ 106.80
15-Oct-19	Liv*cloud Nine Dry Cln	Laundrying of tablecloths for OCM	\$ 167.05
24-Oct-19	Liv*cloud Nine Dry Cln	Laundrying of tablecloths for OCM	\$ 55.70
		Total AUD	\$ 329.55

**Executive Assistant**

Posting Date	Supplier	Transaction Descript**	Amount
1-Oct-19	Ultimocateringondemand	refreshments for quarterly reporting meeting	\$ 124.95
8-Oct-19	Coles 0299	Sundry expenses	\$ 68.67
8-Oct-19	Coles 0299	Sundry expenses	\$ 96.50
9-Oct-19	Claremont Quarter	ToC Star voucher	\$ 50.00
		Total AUD	\$ 340.12

**IT Administrator**

Posting Date	Supplier	Transaction Descript**	Amount
17-Oct-19	Hightail	Annual fee for towns file sharing service	\$ 216.40
28-Oct-19	Apple Online Au	iPad for Cr Suann	\$ 685.30
28-Oct-19	Apple Online Au	iPad for Cr Telford	\$ 685.30
		Total AUD	\$ 1,587.00

**Purchase Card Expenses**  
**28 September 2019 to 28 October 2019**

**Manager Legal & HR**

Posting Date	Supplier	Transaction Descript**	Amount
22-Oct-19	Revelian Pty Ltd	Revelian -recruitment	\$ 1,650.00
		Total AUD	\$ 1,650.00

**Director Planning and Development**

Posting Date	Supplier	Transaction Descript**	Amount
17-Oct-19	Cop Council House	SAT parking	\$ 25.24
		Total AUD	\$ 25.24

**Administration Officer Infrastructure**

Posting Date	Supplier	Transaction Descript**	Amount
30-Sep-19	Stratco Balcatta	Patio bracket (car template -crossover shape test)	\$ 10.32
30-Sep-19	Bunnings 483000	Expanding foam to fill cavity in street trees	\$ 13.92
30-Sep-19	Bunnings 483000	Concrete & metal pack for path repair	\$ 39.20
30-Sep-19	Bunnings 483000	Gas exchange for Mulder Park BBQ	\$ 53.90
1-Oct-19	Coles Express 6902	Fuel for gator at Lake	\$ 32.64
3-Oct-19	Bunnings 483000	Hedge shears & seeds for lake	\$ 99.48
4-Oct-19	Bunnings 483000	Materials to repair park bench Mrs Herberts	\$ 16.51
7-Oct-19	Bunnings 483000	Screws for formwork (Mark Dovey)	\$ 7.96
7-Oct-19	Slab & Garden City O	Memorial plaque for Mrs Herberts park bench	\$ 55.50
7-Oct-19	Bunnings 483000	Items for memorial bench Mrs Herberts Park	\$ 60.17
9-Oct-19	W/s Landscape Supplies	Sand for Mrs Herberts Park bench installation	\$ 40.00
11-Oct-19	Bunnings 483000	Concrete & brackets for park bench install	\$ 49.40
14-Oct-19	W/s Landscape Supplies	Brickies sand for f/path repair	\$ 24.00
17-Oct-19	Bunnings 483000	Outdoor broom for Mark Dovey	\$ 41.95
21-Oct-19	Bunnings 483000	Water crystals for admin planters	\$ 20.99
21-Oct-19	W/s Landscape Supplies	White sand for Stirling Rd Park sandpit	\$ 31.00
21-Oct-19	Bunnings 483000	Materials for plaque install (Mark Dovey)	\$ 47.84
21-Oct-19	Bunnings 483000	Items for street tree maint & BBQ cleaning	\$ 62.87
24-Oct-19	Bob Jane T Mart Clar	Service for Jack Onley's vehicle	\$ 437.00
28-Oct-19	Rebel Claremont	Basketball net for Rowe Park	\$ 14.99
28-Oct-19	Jaybrosafteyproducts	30 bollards and 4 x safety glasses	\$ 387.92
		Total AUD	\$ 1,547.56

**Chief Executive Officer**

Posting Date	Supplier	Transaction Descript**	Amount
22-Oct-19	Ictc Society	Cr Kate Main - ICTC Field trip	\$ 25.38
22-Oct-19	Qantas Airw	Correction to flight - Cr Kate Main - ICTC conf	\$ 452.01
24-Oct-19	Ictc Society	Masterclass - ICTC Conference - L Ledger	\$ 355.25
25-Oct-19	Mariners North Manag	ICTC Accommodation Cr Goetze Main & Franklyn	\$ 1,675.00
25-Oct-19	Mpay.Com.Au Smartcab	taxi - ICTC conference travel	\$ 11.44
28-Oct-19	Longboard Bar&gr Twn	ICTC dinner meeting	\$ 46.97

### Purchase Card Expenses 28 September 2019 to 28 October 2019

28-Oct-19	The Ville Resort Casino F	ICTC Accommodation L Ledger	\$ 1,130.44
28-Oct-19	The Ville Resort Casino F	Accommodation ICTC Conference A. Smith	\$ 1,153.85
		Total AUD	\$ 4,850.34

#### Administration Officer Planning

Posting Date	Supplier	Transaction Descript**	Amount
22-Oct-19	Claremont Newsagency	2020 A4 Diary x DP&D	\$ 36.95
24-Oct-19	Lgpa	LGPA Breakfast 07/11/19 x DP&D	\$ 65.00
24-Oct-19	Lgpa	LGPA Breakfast Forum 07/11/19 x 3 planners	\$ 255.00
		Total AUD	\$ 356.95

#### Coordinator Communication

Posting Date	Supplier	Transaction Descript**	Amount
24-Oct-19	Adobe Creative Cloud	Adobe software	\$ 76.99
28-Oct-19	Mailchimp *monthly	Software subscription	\$ 51.79
		Total AUD	\$ 128.78

#### Administration Officer Corporate

Posting Date	Supplier	Transaction Descript**	Amount
30-Sep-19	Jb Hi Fi Claremont	USB for Audit files transfer	\$ 18.00
16-Oct-19	Ferjus	supplies for Council	\$ 63.98
18-Oct-19	Coles 0299	Post Election catering 19 October 2019	\$ 49.95
21-Oct-19	Dan Murphys 4256 W	Supplies for Council	\$ 478.35
21-Oct-19	Bws 4653 Dalkeith	Supplies for council	\$ 99.00
		Total AUD	\$ 709.28

#### Director Corporate & Compliance

Posting Date	Supplier	Transaction Descript**	Amount
24-Oct-19	Roaming Technologies	Panasonic Touchpad for Graffiti System	\$ 3,652.00
		Total AUD	\$ 3,652.00

#### Manager Museum

Posting Date	Supplier	Transaction Descript**	Amount
1-Oct-19	Telstra	IT Hub for Museum	\$ 50.00
28-Oct-19	Telstra	IT Hub for Museum	\$ 50.00
		Total AUD	\$ 100.00

#### Administration Officer Health

Posting Date	Supplier	Transaction Descript**	Amount
2-Oct-19	City Of Perth Parking-	Parking to attend Department of Health conferenc	\$ 8.08
		Total AUD	\$ 8.08

### Purchase Card Expenses 28 September 2019 to 28 October 2019

#### Manager Engineering & Parks

Posting Date	Supplier	Transaction Descript**	Amount
1-Oct-19	Eb *placemaking Master	Small bus development corporation event	\$ 40.00
14-Oct-19	Bunnings 483000	Alarm contact arlec	\$ 30.50
14-Oct-19	Osborne Park Subaru	Car service - Mgr Design and Asset	\$ 194.70
15-Oct-19	Auto Masters Cottesloe	Car service - Mgr Eng & parks	\$ 475.00
21-Oct-19	Tru Water Au	308 build water filter	\$ 310.00
23-Oct-19	Coles 0299	Sundry expenses for office	\$ 50.50
24-Oct-19	City Of Perth Parking-	Parking	\$ 2.02
24-Oct-19	City Of Perth Parking-	Parking	\$ 3.03
25-Oct-19	Coles 0299	Sundry expenses for office	\$ 7.00
		Total AUD	\$ 1,112.75

#### Administration Officer Rangers

Posting Date	Supplier	Transaction Descript**	Amount
30-Sep-19	Jb Hi Fi Claremont	Phone Charger for Rangers	\$ 29.95
1-Oct-19	Coles 0299	24pack water x 3 for Rangers at Royal Show 2019	\$ 18.00
3-Oct-19	Officeworks 0604	Tickets for parking x 5 rolls. Charging Cord	\$ 77.78
7-Oct-19	Subway Claremont	Subway lunch for Rangers end of Royal Show 2019	\$ 56.00
7-Oct-19	Cono Vittorio Letizia	On Site Car detailing of Johns vehicle	\$ 195.00
		Total AUD	\$ 376.73

#### Manager CCH & Library

Posting Date	Supplier	Transaction Descript**	Amount
30-Sep-19	Jb Hi Fi Claremont	DVDs new library stock	\$ 19.98
30-Sep-19	Jb Hi Fi Claremont	DVDs new library stock	\$ 84.92
2-Oct-19	Mailchimp *monthly	MailChimp Newsletter	\$ 65.77
2-Oct-19	Coles 0299	Event-Adult History in a Coffee cup catering	\$ 36.51
2-Oct-19	Ofwks Online Bentleigh	plastic sleeves, tissues, labels	\$ 57.67
3-Oct-19	Jacks Wholefoods &	Event-Adult History in a coffee cup	\$ 51.33
4-Oct-19	Jb Hi Fi Claremont	DVDs new library stock	\$ 162.84
7-Oct-19	Bunnings 483000	picture wire	\$ 3.73
7-Oct-19	Sq *inkling Art Space	Book from Samantha Hughes	\$ 20.00
8-Oct-19	Jb Hi Fi Claremont	DVDs new library stock	\$ 65.94
9-Oct-19	Stand In Room P L	Event-Adult coffee beans	\$ 20.00
10-Oct-19	Dannys Shoe Repair	battery for door bell	\$ 5.00
10-Oct-19	Rud Chains Pty Ltd	Recycling kitchen bins	\$ 275.00
10-Oct-19	Coles 0299	Events - Children school holiday activity	\$ 61.83
14-Oct-19	Cpp Cultural Centre	Car parking at SLWA	\$ 12.12
14-Oct-19	Coles 0299	Event-Adult Ancestry workshop	\$ 3.00
16-Oct-19	Jb Hi Fi Claremont	New DVD stock	\$ 19.98
16-Oct-19	Jb Hi Fi Claremont	New DVD stock	\$ 94.93
16-Oct-19	Magshop Online	New DVD stock	\$ 64.99



**Purchase Card Expenses**  
**28 September 2019 to 28 October 2019**

16-Oct-19	Printing Perfect	New date labels for stock	\$	231.00
17-Oct-19	Jb Hi Fi Claremont	New DVD stock	\$	92.92
17-Oct-19	Jb Hi Fi Claremont	New DVD stock	\$	99.96
21-Oct-19	Jb Hi Fi Claremont	DVDs returned - duplicate	-\$	14.76
21-Oct-19	Nextmedia Pty Ltd	Magazine subscriptions renew Healthy Living	\$	47.20
22-Oct-19	Designer Christmas	Event-Adult Christmas tree	\$	484.00
23-Oct-19	Jacks Wholefoods &	Event-Adult carton of milk	\$	2.79
24-Oct-19	Apple Itunes Store	iCloud storage	\$	1.49
		Debit Total AUD	\$	2,084.90
		Credit Total AUD	-\$	14.76
		Total AUD	\$	2,070.14

**Manager Aquatic Centre**

Posting Date	Supplier	Transaction Descript**	Amount
2-Oct-19	Coles 0299	First aid ice and ice bags	\$ 22.50
2-Oct-19	Coles 0299	Staff room milk and fruit	\$ 27.45
2-Oct-19	Rlsswa	PLG requal for Sean Badani	\$ 159.00
3-Oct-19	Powerdive Wa	Breathing apparatus cylinder refill	\$ 16.00
4-Oct-19	Big W 0447	Pool shop stock	\$ 285.00
7-Oct-19	Bunnings 483000	Any killer and grease gun nozzle	\$ 55.86
10-Oct-19	Coles Express 6902	Staff room milk	\$ 10.00
15-Oct-19	Powerdive Wa	Breathing apparatus cylinder refill	\$ 24.00
17-Oct-19	Jacks Wholefoods &	Staff room milk	\$ 8.72
17-Oct-19	Powerdive Wa	Breathing apparatus cylinder refill	\$ 16.00
17-Oct-19	Officeworks 0620	Price label machine and refill swim shop	\$ 97.69
18-Oct-19	Bunnings 483000	Replace damaged battery and charger	\$ 96.95
21-Oct-19	Powerdive Wa	Breathing apparatus cylinder refill	\$ 5.00
21-Oct-19	Bunnings 483000	Replace damaged wall hooks	\$ 58.40
21-Oct-19	Coles Express 6902	Staff room milk	\$ 10.00
25-Oct-19	Jacks Wholefoods &	Staff room milk	\$ 17.02
28-Oct-19	Bunnings 483000	Replace damaged display side trim	\$ 31.44
28-Oct-19	Bunnings 483000	Gate stopper	\$ 6.60
		Total AUD	\$ 947.63
		<b>Total</b>	<b>\$ 21,765.62</b>

**14 ANNOUNCEMENTS BY THE PRESIDING PERSON**

**15 ELECTED MEMBERS' MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**16 NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PRESIDING PERSON OR BY DECISION OF MEETING**

**17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

**18 FUTURE MEETINGS OF COUNCIL**

Ordinary Council Meeting, Tuesday 3 December 2019 at 7:00pm.

**19 DECLARATION OF CLOSURE OF MEETING**