



# **MINUTES**

## **Ordinary Council Meeting Tuesday, 15 December 2020**

**Date: Tuesday, 15 December 2020**

**Time: 7.00pm**

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

**Liz Ledger  
Chief Executive Officer**

**DISCLAIMER**

Would all members of the public please note that they are cautioned against taking any action as a result of a Council decision tonight until such time as they have seen a copy of the Minutes or have been advised, in writing, by the Council's Administration with regard to any particular decision. This meeting shall be recorded for Administration purposes only.

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**MINUTES OF TOWN OF CLAREMONT  
ORDINARY COUNCIL MEETING  
HELD AT THE TOWN OF CLAREMONT, CLAREMONT COUNCIL CHAMBERS, 308 STIRLING  
HIGHWAY, CLAREMONT  
ON TUESDAY, 15 DECEMBER 2020 AT 7.00PM**

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

His worship the Mayor, welcomed members of the public, press, staff and Councillors and declared the meeting open at 7.03pm.

**2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**

**PRESENT:**

Mayor Jock Barker  
Deputy Mayor Cr Jill Goetze  
Cr Peter Browne OAM, JP  
Cr Sara Franklyn  
Cr Peter Edwards  
Cr Bruce Haynes  
Cr Paul Kelly  
Cr Kate Main  
Cr Annette Suann  
Cr Peter Telford

**IN ATTENDANCE:**

Liz Ledger (Chief Executive Officer)  
Bree Websdale (Director, Governance and People)  
David Vinicombe (Director Planning and Development)  
Marty Symmons (Acting Director Infrastructure)  
Georgia Stewart (Senior Marketing and Communications Officer)  
Brett Williamson (Coordinator Governance and Risk)  
Kerith Barbetti (Administration Officer Governance)

16 members of the Public, 1 member of the Press

**APOLOGIES:**

Nil

**LEAVE OF ABSENCE:**

Nil

**3 DISCLOSURE OF INTERESTS**

CR JILL GOETZE PROVIDED A NOTICE OF IMPARTIALITY FOR ITEM 13.1.2 LOT 301 (7) PRINCESS ROAD, CLAREMONT - FRESHWATER BAY PRIMARY SCHOOL - FARMERS MARKET TEMPORARY USE. SHE DISCLOSED THAT SHE IS A COMMUNITY BOARD MEMBER OF THE FRESHWATER BAY PRIMARY SCHOOL, SCHOOL BOARD.

**4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

Nil

**5 PUBLIC QUESTION TIME**

Nil

**6 PUBLIC STATEMENT TIME**

**EXTENSION OF PUBLIC STATEMENT TIME**

**RESOLUTION 141/20**

**Moved: Cr Peter Browne OAM, JP**

**Seconded: Cr Sara Franklyn**

**That public statement time be extended from 15 minutes to 30 minutes to allow for sufficient time for the Members of the Public who provided written statement time to address Council.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

**Ms Johanna Beaver of 25 Thomson Road, Claremont**

Regarding Item 13.1.2 Lot 301 (7) Princess road, Claremont - Freshwater Bay Primary School - Farmers market temporary use.

Ms Beaver spoke in support of the Officer recommendation.

**Miss Stevie Sims and Master Judson Forlin, Freshwater Bay Primary School Students**

Regarding Item 13.1.2 Lot 301 (7) Princess road, Claremont - Freshwater Bay Primary School - Farmers market temporary use.

Miss Sims and Master Forlin spoke in support of the Officer recommendation.

**Mrs Amanda Gallagher of 9 Shenton Road, Claremont**

Regarding Item 13.1.1 Shenton Place and Shenton Road Intersection review.

Mrs Gallagher spoke against the petition (regarding verge parking on Shenton Road) and spoke in support of retaining the verge parking at 9 Shenton Road.

**Mr Jason Burton of 11 Shenton Road, Claremont**

Regarding Item 13.1.1 Shenton Place and Shenton Road Intersection review.

Mr Burton spoke in support of retaining the verge parking at 11 Shenton Road.

**Ms Rita Filia of 2/36 Second Avenue, Claremont**

Regarding Item 13.1.3 Lot 90 (6) Ashton avenue, Claremont - change of use from 'consulting room' to 'animal behaviour & welfare consultant (veterinary clinic) and shop'.

Ms Filia spoke against the Officer recommendation.

**Ms Kate Lindsey of 6 Ashton Avenue, Claremont**

Regarding Item 13.1.3 Lot 90 (6) Ashton avenue, Claremont - change of use from 'consulting room' to 'animal behaviour & welfare consultant (veterinary clinic) and shop'.

Ms Lindsey spoke in support of the Officer recommendation.

**7 APPLICATIONS FOR LEAVE OF ABSENCE**

Nil

**8 PETITIONS/DEPUTATIONS/PRESENTATIONS**

Nil

**9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**RESOLUTION 142/20**

**Moved: Cr Peter Browne OAM, JP**

**Seconded: Cr Paul Kelly**

**That the minutes of the Ordinary Meeting of Council held on 1 December 2020 be confirmed.**

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford**

**Against: Nil**

**CARRIED 10/0**

**10 ANNOUNCEMENT OF CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

17.1.1 RFT 04-2020: Claremont Museum Construction and Redevelopment

17.2.1 RFT 01-2020: Street Sweeping and Drainage Maintenance

17.2.2 RFQ 02-2020: Supply and Lay Asphalt - Major works

**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 5 NOVEMBER 2020**

**File Number:** GOV/00051-03, D-20-09740

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

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

**Attachments:** 1. Minutes of the Lake Claremont Advisory Committee Meeting held on 5 November 2020

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#### **RESOLUTION 143/20**

**Moved:** Cr Bruce Haynes

**Seconded:** Cr Sara Franklyn

**That the Minutes of the Lake Claremont Advisory Committee Meeting held on 5 November 2020 be received and the recommendations therein be adopted.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

## 13 REPORTS OF THE CEO

### 13.1 LIVEABILITY





#### 13.1.1 SHENTON PLACE AND SHENTON ROAD INTERSECTION REVIEW

**File Number:** RDS/00285, D-20-48532

**Author:** Nick King, Manager Engineering and Parks  
Marty Symmons, Acting Director Infrastructure

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

**Attachments:**

1. Shenton Place and Shenton Road Intersection site line assessment  
2. Petition Entry to Shenton Road from Shenton Place  
3. Letter to Council regarding verge at intersection of Shenton Road and Shenton Place - Confidential
4. Email to Council regarding Parking at intersection Shenton Road and Shenton Place - Confidential

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#### PURPOSE

To review the intersection of Shenton Place and Shenton Road, following a petition received by Council at the Ordinary Council meeting 17 November 2020, resolution 175/20.

#### BACKGROUND

In 2018 complaints were received from a resident of The Cedus regarding their concerns and dissatisfaction with the sight lines available at the intersection of Shenton Place and Shenton Road. This was shortly after verge improvement works were undertaken outside 7 Shenton Road which included the planting of two Agonis trees.

In an attempt to improve the situation for the resident, requests were made to Main Roads WA for Edge Line Marking to be installed on Shenton Road allowing for vehicles to stop further forward on Shenton Place than would currently be the normal vehicle stopping position, providing improved sight lines.

Main Roads WA rejected the application so instead Council officers were directed to paint the flush beam kerb at the intersection, highlighting the “correct” place for vehicles to stop. No further action was taken at that time.

After this in 2019 complaints were again received from the resident which requested the removal of verge trees and the banning of parking on the Shenton Road verge.

At this time an assessment of the intersection was undertaken by Council engineers measuring the available sight lines to confirm they met the current Austroads Guidelines.

A brief internal report was completed and recommendations made, however no action was taken other than some tree pruning.

The Town received a petition through its Ordinary Council meeting 17 November 2020, resolution 175/20, to review the intersection of Shenton Place and Shenton Road in relation to site lines. The petition included 38 signatures, from 18 individual households within the local vicinity.

The petition requests:

*1. No parking between No. 15 Shenton Road and No. 7 Shenton Road corner of Shenton Place.*

*2. Peppermint Trees/shrub on verge in front of No. 7 Shenton Road corner of Shenton Place, be kept to no more than 900mm high.*

With the summary of reasons for the request being:

*1. Entry from Shenton Place to Shenton Road visual impaired with shrubs in front of No. 7 on verge and vehicle in front of No. 9 on verge.*

*2. Resolution: The 'No Standing' sign in front of No. 7 Shenton Road moved back to original location on boundary between No. 13 and 15 Shenton Road or have the existing sign with an arrow pointing towards Fremantle, preventing parking east or west.*

Following the petition received by Council, letters were also received from the owners of 9 Shenton Road and 11 Shenton Road, opposing the petition received by Council.

## DISCUSSION

Shenton Road is classified as a District Distributor B under the Main Roads WA road hierarchy, with the most recent traffic count data undertaken in February 2020 showing an average weekday traffic count of 10,865 vehicles per day.

Shenton Place is a local Access Road which leads to a cul-de-sac with the most recent traffic count data undertaken in 2018 showing an average weekday traffic count of 261 vehicles per day.

The intersection is a T intersection with no notable curves or crests in the immediate vicinity, although Shenton Road does curve away further to the east.

Main Roads WA crash data indicates that over the most recent five full calendar years, there has been one crash in the vicinity. This crash was a vehicle travelling along Shenton Road at speed during the night which lost control and crashed east of the intersection near the adjacent Tennis Club. No other vehicles were involved.

Due to the high volumes of traffic travelling along Shenton Road, especially during the peak hours, it is likely difficult at times to find a suitable gap in the traffic to exit Shenton Place.

When the original complaint was received in 2018 a review of the intersection was conducted. Some juvenile Agonis had recently been planted which had reduced visibility at the intersection. This was likely the cause of the concerns which were being raised with the Council. Rather than remove the trees an alternative solution was sought involving the installation of line marking. The intent was to encourage vehicles exiting Shenton Place to stop a little closer to Shenton Road which would enlarge the viewing angle improving sight lines.

Main Roads WA would not approve such a treatment, so instead reflective paint was applied to a flush beam kerb which runs across the intersection in lieu of more formal line marking.

After some time the matter was raised again with Council by the resident indicating that the painted kerb had not resolved the issue.

At this time an engineering assessment of the sight lines was undertaken with measurements taken from specific locations and levels, to confirm whether sight lines were or were not sufficient according to current standards. Attachment 1: Shenton Place Shenton Road Intersection Sight Line Assessment.

The report noted that the two trees were blocking sight lines, masking approaching vehicles, and recommended the trees removal or relocation closer to the footpath. The report also noted that other than the trees, the remaining available sight lines met the requirements of current guidelines for this type of intersection and is of a consistent design with many other intersections throughout the Town of Claremont.

Following this recommendation the Councils Parks and Environment team were directed to prune the trees to minimise the spread of the low canopy while still allowing the trees to remain. Agonis trees have been doing poorly within the Town with many dying, however these two juvenile trees were in excellent health and worthy of retention.

Over time the Agonis trees will grow taller which will raise the canopy levels, however as the trees mature the trunk diameters will also increase. Due to the close proximity to the intersection it is likely that as the trees grow the sight line restrictions caused will not decrease.

A petition has now been presented to Council requesting that the trees be removed and also that verge parking restrictions be installed, banning parking from the intersection to house number 15 Shenton Road.

Shenton Road is a distributor road and parking is not readily available on road due to traffic volumes and the lane widths, therefore the only parking available for visitors and other vehicles is on the verge in front of their homes. To provide for this, parking hardstands have been permitted to be installed on the verge for such use.

Upon hearing that a petition had been presented to Council requesting that their verge parking be banned, the owners of the properties have contacted the Town requesting that this request is denied and that the verge parking be permitted to remain. Attachment 3: Letter to Council regarding verge at intersection of Shenton Road and Shenton Place – Confidential, and Attachment 4: Email to Council regarding parking at intersection Shenton Road and Shenton Place – Confidential.

It is also worth noting that the petition requests that the parking restrictions be “moved back to original location”. Upon investigation of historical records it appears that there were no such restrictions in place. Reviewing the parking sign layout over a fifteen year period, there were no restrictions along this section of Shenton Road, although a sign was installed at some point at the corner to reinforce that it is not legal to park in such a location. Some further temporary restrictions may have been installed along the verge while the North East Precinct works were underway, which included the realignment of roads to the east of this intersection. It may be that this arrangement is what is being referred to as the “original location” although this would have only been a temporary measure for the duration of that project.

The improvement works on the verge near the corner were undertaken in 2018, which included the planting of the two Agonis trees, at this time the corner parking restriction sign was moved further along Shenton Road past house number 7 to prevent parking along this frontage.

The original complaint regarding limited sight lines was received shortly after the Agonis trees were planted which would suggest that this was the catalyst for the concerns. Subsequent engineering assessment has demonstrated that the trees are impeding sight lines to less than current guidelines, whereas the verge parking outside house numbers 9 and 11 are not. Pruning of the trees will lessen the masking of vehicles however as the trees mature this will not diminish and will remain an issue. The traffic volumes travelling along Shenton Road are high which results in delays exiting Shenton Place due to limited safe gaps in traffic being available during peak hours.

In light of the above it is recommended that the two Agonis trees are removed, and upon assessment if likely to survive are replanted next to the footpath. If their survival is unlikely then discussions are held with the adjacent neighbour at house number 7 Shenton Road and agreement is reached regarding a new verge treatment.

## **PAST RESOLUTIONS**

NA

## **FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

## **POLICY AND STATUTORY IMPLICATIONS**

Town of Claremont Policy EN302 – Road Verges

Town of Claremont Policy EN305 – Street Trees

## **COMMUNICATION / CONSULTATION**

Notify residents of Council resolution.

Consult with adjacent owner regarding future verge treatment as required.

## 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.*

- Promote and support initiatives that improve traffic flow.
- Provide clean, usable, attractive and accessible streetscapes and public spaces.

### URGENCY

The petition was presented to Council in November, and concerns investigated promptly after. In order to continue to reflect a high level of customer service it is hoped that a decision can be made and acted on as soon as practicable.

### VOTING REQUIREMENTS

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

### OFFICER RECOMMENDATION

That Council:

1. Supports the removal of the two Agonis trees from their current location to improve sight lines at this intersection, and
2. Upon assessment if likely to survive they are to be replanted closer to the footpath, further from the intersection. If their survival is unlikely, discussions are held with the adjacent neighbour at house number 7 Shenton Road and agreement is reached regarding a new verge treatment.

### AMENDMENT

#### RESOLUTION 144/20

Moved: Cr Peter Browne OAM, JP

Seconded: Cr Sara Franklyn

That point 2 is deleted and replaced with:

**‘Discussion be held with residents of number 7 Shenton Road to reach an agreement on a new verge treatment similar to that of those opposite.’**

Reason: Moving the existing trees closer to the footpath will still present a sight line issue.

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Paul Kelly, Cr Annette Suann, Cr Peter Telford**

**Against: Cr Peter Edwards, Cr Bruce Haynes, Cr Kate Main**

**CARRIED 7/3**



**AMENDED PRIMARY MOTION WAS PUT**

**RESOLUTION 145/20**

**That Council:**

- 1. Supports the removal of the two Agonis trees from their current location to improve sight lines at this intersection, and**
- 2. Discussion be held with residents of number 7 Shenton Road to reach an agreement on a new verge treatment similar to that of those opposite.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

At 7:47pm, Cr Sara Franklyn left the meeting.

At 7:48 pm, Cr Sara Franklyn returned to the meeting.

15 November 2019

## Shenton Place and Shenton Road Sight Line Assessment

### Team

Team Leader	Saba Kirupananthar	(Town of Claremont)
Member	Marty Symmons	(Town of Claremont)
Member	Nicholas King	(Town of Claremont)

### Background Information

Both Shenton Place and Shenton Road are 50kmh roads.

Shenton Road has an actual 85<sup>th</sup> percentile operating speed of 53kmh and Shenton Place is a very low speed side road leading to a cul-de-sac.

There are verge trees within a few metres of the west side of the intersection, planted within the last two years.

When the assessment was undertaken a vehicle was parked on the verge near to the kerb on the hardstand area outside number 9 Shenton Road.

### Methodology used:

Eye height and object height for available sight lines of 1.1m, taken 3m from the road intersection.

Measurements taken of the distance visible along the Shenton Road eastbound carriageway.



### Findings:

The trees closest to the intersection restrict sight lines to the west. They are juvenile trees with canopy growth very close to the ground.

Despite these trees partially obscuring the view, sight lines were available for approximately 95m.

Sight lines further than 95m were masked by established verge trees and by verge parking on Shenton Road.



Relevant Guidelines:

MRWA and Austroads guidelines provide guidance for new roads which, based on reaction times, stipulate minimum sight distances required for this type of intersection. Austroads guidelines allows for a reaction time of 1.5 seconds, whereas MRWA require 2.0 seconds.

Using the more conservative MRWA requirements, the Safe Intersection Sight Distance required for this intersection is 97m.

Austroads guidelines also provide supplementary advice for reviewing the geometry of existing intersections – where legacy design standards may still be in use.

The Safe Intersection Sight Distance required for existing intersections of this type, still utilising the more conservative 2.0 seconds reaction time as required by MRWA, require a sight line distance of 77m.

Conclusion:

Sight lines are partially masked at this location by the growth of two juvenile trees but are otherwise satisfactory for an existing intersection of this nature and type, which is commonly found throughout the metropolitan area.

Recommendation:

Remove the two juvenile trees and replace in a more suitable location which does not block sight lines, possibly closer to the footpath alignment further from the road alignments.

## **PETITION**

The Council  
Town of Claremont

**Petition Coordinator**  
Peter Stannard  
15 The Cedus  
CLAREMONT WA 6010  
041169841

### **ENTRY TO SHENTON ROAD FROM SHENTON PLACE - DANGEROUS**

#### **We the undersigned request:**

1. No parking between No. 15 Shenton Road and No. 7 Shenton Road corner of Shenton Place.
2. Peppermint Trees/shrub on verge in front of No. 7 Shenton Road corner of Shenton Place, be kept to no more than 900mm high.

#### **Summary of the reasons for request:**

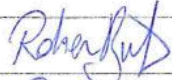
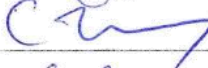


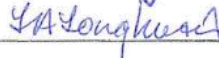












1. Entry from Shenton Place to Shenton Road visual impaired with shrubs in front of No. 7 on verge and vehicle in front of No. 9 on verge.
2. Resolution: The 'No Standing' sign in front of No. 7 Shenton Road moved back to original location on boundary between No. 13 and 15 Shenton Road or have the existing sign with an arrow pointing towards Fremantle, preventing parking east or west.



Petition Coordinator  
Peter Stannard  
15 The Cedus  
CLAREMONT WA 6010  
0411698414

No.	Name	Address	Signature	Date
1	LESLEY SHIRLEY	12 SHENTON PL.	Shirley	13.11.20
2	IRENE BANTOCK	13 THE CEDUS	Bantock	13.11.20
3	DONALD BANTOCK	13 THE CEDUS	D Bantock	13.11.20
4	DIANE BOWLER	11 THE CEDUS	Bowler	14.11.20
5	Ron Bowler	11 THE CEDUS	R. Bowler	15.11.20
6	Elizabeth Martley	24 the Cedus	El Martley	15/11/20
7	Holger Holldack	24 the Cedus	Holldack	15/11/20
8	Michael Brown	14 THE CEDUS	Michael Brown	15/11/20
9	ROSA BROWN	14 The Cedus	Rosa	15/11/20
10	Patrick Young	16 The Cedus	Patrick	15/11/20
11	Carolyn Verryn	16 The Cedus	Carolyn	15/11/20
12	David Oakley	18 THE CEDUS	D Oakley	15/11/20
13	DEB OAKLEY	18 THE CEDUS	D. H. Oakley	15/11/20
14	Joanne McDermott	12 The Cedus	Joanne	15/11/20
15	RUSSELL ROGERS	12 THE CEDUS	Rogers	15/11/20
16	Andrea Hammond	10 The Cedus	Andrea	15.11.20
17	LARRY WELSH	10 THE CEDUS	Larry	15.11.20
18	Ellie Hamill	10 The Cedus	Ellie	15/11/20
19	Mark Duford	6 The Cedus	Mark	15/11/20
20	Sharon O'Sullivan	6 The Cedus	Sharon	15/11/20
21	Charmian Barton	4 The Cedus	Charmian	15/11/20

Petition Coordinator  
Peter Stannard  
15 The Cedus  
CLAREMONT WA 6010  
0411698414

No.	Name	Address	Signature	Date
22	ROHEN BURTON	8 The Cedus		15/11/20
23	CHRIS IVET	2 THE CEDUS		15/11/20
24	CORINNE IVET	2 THE CEDUS		15/11/20
25	DEREK LONGHURST	2 SHENTON PL.		15/11/20
26	F. LONGHURST	2 SHENTON PL.		15/11/20
27	JUDITH STANNARD	15 The Cedus		15/11/20
28	PETER STANNARD	15 THE CEDUS		15/11/20
29	Tilak Chandrabh	16 Shenton Pl.		15/11/20
30	Anoja Chandrabh	16 Shenton Pl.		15/11/20
31	GORDON MURRAY	17 THE CEDUS		15/11/20
32	JENNIFER MURRAY	17 THE CEDUS		15/11/20
33	Fraser Murray	17 The Cedus		16/11/20
34	Andrew Murray	17 The Cedus		16/11/20
35	JOHN HAINS	9 THE CEDUS		16/11/20
36	LOUISE HAINS	9 THE CEDUS		16/11/20
37	ROB VERRAN	10 SHANTON PLACE		17/11/20
38	JILL VERRAN	10 SHANTON PLACE		17/11/20













**13.1.2 LOT 301 (7) PRINCESS ROAD, CLAREMONT - FRESHWATER BAY PRIMARY SCHOOL - FARMERS MARKET TEMPORARY USE**

**File Number:** 01OTH/20/4682, D-20-43317

**Attachments:** 1. Location and Submission Plan    
2. Site Plan & Information    
3. Submissions - Confidential

**Author:** John Williamson, Planning Officer  
David Vinicombe, Director Planning and Development

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

**Proposed Meeting Date:** 15 December 2020

**Date Prepared:** 26 November 2020

**Property Owner:** Education Department of WA

**Applicant:** Freshwater Bay Primary Parents and Citizens' Association

**Lot No.:** 302

**Area of Lot:** 14,971m<sup>2</sup>

**Zoning:** Education

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**Enabling Legislation:** *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)*  
Local Planning Scheme No. 3 (LPS3)  
Local Law Relating to Signs (Signage LL)  
Local Planning Policy 124 – Retention of Heritage Property and Assets (LPP124)

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**SUMMARY**

- Freshwater Bay Primary School is facilitating the operation of a Farmers Market (Freshie Farmers Market), which commenced on 31 October 2020. The Farmers Market propose to operate for a period of four hours on Saturdays with times varying dependant on the season – either 7.00am-11.00am (summer) or 8.00am-12.00 midday (winter), along with additional setup/pack up times of one hour before and after for a total of six hours.
- The Farmers Market is able to operate temporarily under Deemed Provision 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)* for 48 hours, or a longer period agreed to by the local government, within a 12 month period. This has allowed the Farmers Market to operate until Christmas of this year without consideration from the Town relative to any additional hours, but any further hours in the current 12 month period requires Council consideration.
- Prior to the commencement of the Farmers Market, the Town consulted with residents considered to be within close proximity of the Primary School. The Town received 12 submissions to the proposal, 11 in support and one objection.
- The submission of objection raised concerns relative to the impact of increased traffic and noise, inappropriate location of use and the general impact on local amenity, along with experience of poor quality produce being sold at the Markets.
- These concerns are addressed by the applicant by providing additional information on the operation of the Market and how they will be mitigating impacts on local amenity issues raised.

- The Town's Officers consider the operation of the Farmers Market are beneficial to the local community. This is endorsed by the majority of submissions of support received following the consultation period. The Markets will continue to be monitored relative to the concerns raised in objection to the proposal, and any further issues that may arise.
- It is considered reasonable to allow the Farmers Market to continue operating on an ongoing basis for a 12 month period. Should at any point within that year (beyond 48 hours of use). issues arise as a consequence of the Markets that are deemed to adversely impact the locality which cannot be resolved, the Town would not support the continuation of the use and recommend its termination.

## PURPOSE

The Freshwater Bay Primary School Parents and Citizens' Association (P & C Association) is proposing to operate a Farmers Market on its grounds for 4 hours a week. The Markets commenced on the 31 of October 2020. The Markets propose to accommodate up to 54 stalls on a weekly basis as shown on the site plan. The proposal was initially proposed by Freshwater Bay Primary Foundation Limited, but given it operates on school grounds, the Education Department of WA has required the P & C Association to take over the running of the Markets (in process).

The Freshwater Bay Primary Foundation was initially established as a charity to run the Markets and propose to support the School as per the mandate of the P & C Association. Education will be a focus, including students volunteering to assist.

The Markets are to be run in accordance with the Australian Guidelines for Farmers Markets and the Foundation (and subsequently the P & C Association) is an Australian Farmers Market Association member. No amplified music proposed, however the school choir and band may participate. The School's contractor has been engaged to manage waste. It is proposed that all stall holders donate left overs to Food Bank and one stall will be donated to a community group each week for free.

The application requires the Council's determination/agreement due to neighbour objection, the large scale nature of the proposal and the consideration of the temporary land use under the LPS Regs Deemed Provisions.

## BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
14 September 2020	Town advised of specific details relative to operating Markets.
18 September 2020	The Freshwater Bay Primary Foundation Limited provided an information package on the proposal which was distributed to Elected Members.
30 October 2020	Advertising commenced.
31 October 2020	Farmers Market commences.
23 November 2020	Advertising closed.
24 November 2020	Report prepared for Council.

## PAST RESOLUTIONS

There are no past Council resolutions relevant to this application.

## STATUTORY CONSIDERATIONS

The deemed provisions of the LPS Regs override provisions of all Local Planning Schemes in the State. Deemed provisions cl. 61(1)(f) and cl. 61(2)(d) contained in Schedule 2 Part 7 of the LPS Regs allow for temporary works and use. Specifically, with regard to use, cl. 61(2)(d) states (noting that cl. 61(1)(f) is similar relative to works – e.g. the associated sea container/shed):

*“(2) Development approval of the local government is not required for the following uses –*

- (d) temporary use which is in existence for less than 48 hours, or a longer period agreed to by the local government, in any 12 month period.”*

Accordingly, and in order to facilitate the opportunity to for the School to work with the operators of the Farmers Market, the Town has acknowledged that under the LPS Regs, the Farmers Markets may operate for a period of up to 48 hours within any 12 month period without consideration by the Town to extend the time period applicable. This will allow the Farmers Markets to operate until Christmas without Council's consideration.

## Heritage

The property is included on the Town's Heritage List. As such the application was referred to the Town's Heritage Officer and the following comments have been made in regards to the proposal:

*The only physical change to the site is the placement of two shipping containers on a temporary basis. Because they are not permanent structures and their location does not impact on the public view of the older buildings, there is little to no heritage impact.*

*Any future application for a permanent building on site or a change of use for the site must be referred to the State Heritage Office for their advice.*

## COMMUNICATION/CONSULTATION

The application was advertised in accordance with Council Policy LG525.

270 neighbours were consulted and 12 comments were received. 11 of the submissions were in support of the proposal, and one in objection. A summary of the submissions is provided as follows:

Submissions Received		
<b>Address:</b>	10 Koeppe Road, Claremont	
<b>Submission 1</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I am in full support of the proposal. My support is based on the following factors:</p> <ul style="list-style-type: none"> <li>▪ The market will deliver a community benefit and deliver a positive social impact;</li> <li>▪ The proposal will complement the existing amenity and combine to form an enhanced character in the area;</li> <li>▪ The amount of traffic likely to be generated by the proposal will not unreasonably affect traffic flow, network capacity or safety given the pre-existing use of the site during weekdays and established infrastructure.</li> </ul>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>
<b>Address:</b>	8 Koeppe Road, Claremont	
<b>Submission 2</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I am in full support of the proposal. My support is based on the following factors:</p> <ul style="list-style-type: none"> <li>• I consider that the proposed Farmers Market is a very positive initiative for our area and the broader community;</li> </ul>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>



<ul style="list-style-type: none"> <li>The market will deliver a community benefit and have a positive social impact;</li> <li>The proposal will complement the existing amenity and combine to form an enhanced character in the area;</li> <li>The amount of traffic likely to be generated by the proposal will not unreasonably affect traffic flow, network capacity or safety given the pre-existing use of the site during weekdays and established infrastructure.</li> </ul>		
<b>Address:</b> No Address Given		
<b>Submission 3 and 3b</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I believe the Freshie Farmers Market is a great idea and I hope the proposed 3 month (trial?) period is extended and continues on through 2021 and beyond.</p> <p>[Comments regarding vendors were included in a second submission. Although detailed in the full submission which is included as a confidential attachment, it is not considered appropriate to include these comments in the public submission table]</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p> <p>The applicant has been made aware of the comments regarding the vendors.</p>
<b>Address:</b> 24 Caxton Road, Claremont		
<b>Submission 4</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
We'd like the market to continue please.		Noted. It is agreed that the Markets are of benefit to the local community.
<b>Address:</b> 278 Stirling Highway, Claremont		
<b>Submission 5</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I wanted to write in and advise I am in full support of the Freshwater Bay Primary School markets. I'm looking forward to the community benefits the markets will bring not to mention enhancing character of the area. It was lovely to walk down and there didn't seem to be any parking problems for those who opted to drive.</p>		Noted. It is agreed that the Markets are of benefit to the local community.
<b>Address:</b> Address withheld		
<b>Submission 6</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
Firstly, I would like to express my sincere gratitude for the superb conduct and services of your entire team as part of an		Noted.

<p>exemplary local government in creating and maintaining superb local amenities which, in my view, are probably the finest in Perth. However, as nearby property owner, I respectfully object to the proposal to operate a farmers market at Freshwater Bay Primary School for the following reasons –</p> <ul style="list-style-type: none"> <li>• In my view, the nearby residents and owners accept that, by nature, traffic and traffic noise is usually reasonably busy, especially in the morning and afternoon of each weekday.</li> <li>• However, the operation of a farmers market will add to that disturbance and further impair the quiet enjoyment of local residents and owners.</li> <li>• The increased traffic and parking requirements will add to the existing burden of traffic congestion, noise and motor vehicle/pedestrian safety risk at any time.</li> <li>• If such markets are held at the same time that the school opens and closes then the increased disturbance will add to, and increase, the existing burden and risk.</li> </ul>	<p>The operation of the Market has had minimal impact on the quiet enjoyment of surrounding residents. The increased traffic and parking is spread over a period of more than four hours, again having had minimal impact on the area. Even at the busiest times of trade there has been abundant empty parking bays available on Bay View Terrace and Princess Road as well as within the school car parks. It should be noted that many of the patrons are walking to the Market as expected.</p> <p>The Market will not operate at school opening or closing times.</p> <p>The Market is not a noisy operation and is conducted in a</p>	<p>Noted. Given that the Markets are proposed to operate on Saturday mornings (out of normal school hours), school traffic is not a consideration in relation to this proposal.</p> <p>The operation of the Farmers Market on a Saturday morning is contained within the School Grounds. No loud music is proposed and if the proposal is supported, it may be conditional that no loud music is permitted at the Market. The intent of the Market is to engage with local residents and provide a valuable community amenity.</p> <p>The majority of parking is to be provided for on the School grounds (patrons) and at the Claremont Bowling Club (vendors). There is also ample extra public parking in the area on weekends. Any vehicle / pedestrian safety risk is not inconsistent with that incumbent and managed by the school on weekdays when the School is on operation. Given that the Markets run for 4 hours, it is expected that traffic generated by the activity will spread through the morning sporadically rather than at one time.</p> <p>The Markets will be held on a Saturday morning. No Market will be in operation during School hours.</p> <p>It is noted that the proposed Markets will be conducted during the weekend respite periods</p>
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<ul style="list-style-type: none"> <li>If such markets are held at other times, including the proposal for Saturday morning, then it diminishes the only quieter times available to us.</li> </ul>	<p>sympathetic manner, mindful of the surrounding residents.</p>	<p>relative to normal weekday school activities and accordingly, if the community as a whole raised concerns regarding the proposal and need for a break from activity at the school, this may be considered a relevant consideration.</p>
<ul style="list-style-type: none"> <li>A farmers market is more appropriate to the existing commercial district.</li> </ul>	<p>The relaxed environment we seek to provide at the Market is not conducive to the existing commercial district. Farm animals, bouncy castles and children's playgrounds are generally not suited to a traditional commercial precinct on a weekly basis.</p>	<p>Conversely however, from the submissions of support received, it is apparent that the Markets are welcomed by the local community given the benefits it provides, and that at this point at least, a respite period is not overwhelmingly required.</p> <p>This view may however change should the activity cause issues which cannot be satisfactorily addressed by the operators. If this was to occur, Council could withdraw its support for the extensions of the temporary use hours.</p> <p>There are numerous established and successful farmers markets in residential areas (and notably schools) throughout Western Australia.</p>
<ul style="list-style-type: none"> <li>Claremont is already well supplied with excellent goods and services.</li> </ul>	<p>Claremont does not currently offer a marketplace where consumers can buy directly from farmers, growers and makers. There are many benefits from the provision of this direct link including shorter supply chains, improved food security, much fresher produce (that hasn't been in cold storage for extended periods of time) and supporting local small businesses, to mention just a few.</p>	<p>Noted, however the supply of existing goods and services (in terms of competition with other businesses) in Claremont is not relevant to the appropriateness of the Farmers Market operating at Freshwater Bay Primary School.</p> <p>It is also noted that Mt Claremont Primary School (City of Nedlands) operates a Farmers Market and that the Royal Agricultural Society of WA has attempted (unsuccessfully) to operate a Farmers Market at the Showgrounds.</p>
<ul style="list-style-type: none"> <li>Overall, and on balance, operating a local farmers market at Freshwater Bay Primary School will diminish</li> </ul>	<p>The Market improves local amenity and connects community members by providing a wonderful weekly meeting place for people to meet and shop.</p>	<p>Discussed above. It is also noted that the majority of submissions from local residents have been in full support of the Markets continuing. It is not evident from the submissions received that amenity issues are of overwhelming concern.</p>

<p>local amenity for nearby occupiers/property owners.</p> <p>I thank you for considering my objection and I look forward to your response as soon as possible.</p>		
<b>Address:</b> 4/17 Victoria Avenue, Claremont		
<b>Submission 7</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I wish to express my support for the Freshwater Bay Farmers Market. It is fantastic for the community and retailers. It would be great to see this become a regular part of weekend life in Claremont.</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>
<b>Address:</b> 8/17 Victoria Avenue, Claremont		
<b>Submission 8</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I would love the Freshie Markets to continue after Christmas.</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>
<b>Address:</b> 7 Thomson Road, Claremont		
<b>Submission 9</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I have walked across the park and bought produce for the past 2 Saturday mornings and I am hoping the market will be a success and continue.</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>
<b>Address:</b> 20 Bernard Street, Claremont and 4 Scott Street, Claremont		
<b>Submission 10</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>We think it is a wonderful community initiative that has the potential to become an amazing part of our local infrastructure. We have been both mornings that it has been running so far and the produce is fantastic and it is just a great way to socialise with the local community. Please let it continue, it is great for kids and for supporting small business and quality farm to table living. We have seen many families from the surrounding area there but also lots of other community members shopping and it is nice to bring everyone together. It is an easy way to bring the community together as Claremont Council have been so good at doing with the Christmas in the Park, Arttra and other amazing initiatives.</p> <p>We love the Freshie Farmers Market and we support it continuing.</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>



<b>Address:</b>	25 Thomson Road, Claremont	
<b>Submission 11</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>My family and I fully support the continuation of the Freshie Farmers Market. Rather than purchasing our fresh produce online, we have thoroughly enjoyed walking down to the markets. It has quickly become our Saturday morning family ritual! The local community spirit is wonderful, and we've embraced the opportunity to catch up with many of our neighbour's walking to and from the markets.</p> <p>Congratulations to Freshwater Bay Primary School on creating such a fabulous community vibe! We do hope the markets continue.</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>
<b>Address:</b>	Address Not Given	
<b>Submission 12</b>	<b>Applicant Comment</b>	<b>Officer Comment</b>
<p>I support the continuation of the Freshie Farmers Market. This is a fabulous initiative for the Town, bringing much needed vitality, especially this year, on a regular basis for locals and others.</p> <p>I attend many markets places from the Margaret River markets to Mt Claremont and around. Apart for the wares offered, the place provides much more, especially for those who remain at home more often these days.</p> <p>My elderly mother who moved to Claremont this year enjoys her visit to the Freshie Farmers market as if she has been on an overseas trip! Keep it. The hustle and bustle is enjoyable. The traffic is respectful (and most are used to the slow area on account of the school).</p>		<p>Noted. It is agreed that the Markets are of benefit to the local community.</p>

Full copies of the submissions are attached to this report.

## DISCUSSION

### Description

Freshwater Bay Primary School submitted details for a proposed Farmers Market to the Town on the 14 of September 2020 which confirmed the specific intent and operation of the Markets. It was determined that the Farmers Market could operate as a temporary use under the exemption from requiring Development Approval under Deemed Provision 61 of the LPS Regs, which allows

operation for 48 hours in a 12 month period without Council consideration. Any additional hours within a 12 month period would be need to be agreed upon by Council subject to an observation of the Farmers Market operation and review of the public submissions.

- Operation

The Markets commenced on 31 October 2020, operating from 7.30am-11.30am (with an additional two hours setup/pack up). Prior to the commencement of the Market, the Town conducted an extensive advertisement to 270 residents within close proximity of the Primary School. The advertising period overlapped with the opening of the Market which allowed residents to provide accurate rather than potentially speculative feedback. At the conclusion of the advertising period, the majority of the submissions received by the Town were in support of the Farmers Markets continuing on a permanent basis. It is noted that the representative has advised that the hours of operation may vary slightly depending on the time of year should the temporary use be extended.

The Town's Officers are supportive of the continuation of the Freshie Farmers Market beyond 48 hours on a yearly basis under exemption for Development Approval available Deemed Provision 61 of the LPS Regs. The Markets provide support to local community groups, promote education by encouraging students to volunteer, any leftovers are donated to Food Bank and one stall will be donated to a community group each week. As noted above, the feedback to the Markets following the advertising period has been exceedingly positive, further supporting the view that the Markets offer a resultant community benefit. Notwithstanding, should at any point the issues arise as a consequence of the Markets that are deemed to adversely impact the locality, and which cannot be readily resolved, it would be appropriate that the Town not support the continuation of the use and recommend its termination.

- Twilight Markets

The applicant has requested that Twilight markets be supported throughout the year in the lead up to special events such as Easter, Christmas in July and Christmas.

Twilight markets involve assessment of other issues which have not been contemplated under the current proposal and have not been included in the consultation undertaken thus far. Before considering this proposal it would be appropriate for the Town (or the applicant) to seek further comment from the local community. Should the current proposal be supported by Council and no significant concerns or objections be raised by residents during re-consultation, it may be appropriate that the proposal could be considered by the Town's Executive.

### Compliance

- Land Use

There are ordinarily two planning pathways available to allow Farmers Markets to be conducted at Schools. The traditional way would be to consider and approve an application for Development Approval. The alternative pathway is to consider the Farmers Market activity as a Temporary Use.

The Freshwater Bay Primary School is located in the 'Educational' zone under LPS3. 'Market' use is not listed in the Use Class Table (Table 1) of LPS3. Consideration of individual land use components include 'Shop' use which is listed as an 'IP' use (a use that shall not be approved unless determined that the use is incidental to the predominant use of the land). 'Restaurant' is also an 'IP' use and 'Fish Shop' is an 'X' use (not permitted). Clause 14(4) and (5) requires that uses are to be classified by their specific terms and, where not listed in Table 1, the use is deemed to be prohibited. In addition, it is noted that the definitions of 'Shop', 'Restaurant' and 'Fish Shop' are all defined as activities within buildings, and therefore not including open air 'market' style operations.

While it may be considered that a canteen for instance could be determined as an incidental 'Shop' or 'Restaurant' use, the activity of a 'Market' (or the associated use components referred to above) are not ordinarily considered part of a School's activities. In addition the components of 'Shop' and 'Restaurant' are excluded by definition and as cl. 14(4) and (5) specify that the specific use class allocated overrides the generality of terms and no approval can be granted for an unlisted use.

Accordingly, there is a concern that this pathway to grant a Development Approval would be questionable. Notwithstanding these concerns, consideration of the proposal as a temporary use overcomes the specific use considerations above and in order to proactively facilitate the proposal, Council may take the alternative view of considering the proposal in this manner.

As noted under Statutory Considerations (above), the LPS Regs override provisions of all Local Planning Schemes and deemed provisions cl. 61(1)(f) and 61(2)d) contained in Schedule 2 Part 7 of the LPS Regs allow for temporary works and use. Specifically, with regard to use, cl. 61(2)(d) provides for a temporary use to operate for 48 hours in a 12 month period, subject to extension beyond 48 hour by the Town without a Development Approval (noting that cl. 61(1)(f) is similar relative to works – e.g. the associated sea container/shed).

Accordingly, and in order to facilitate the opportunity to for the School to work with the operators of the Farmers Market, the Town initially acknowledged the proposal for a temporary use to allow the Farmers Markets to operate until Christmas without consideration of extended hours of operation under the LPS Regs. Should Council agree to extend the temporary use hours to a longer period than 48 hours, being weekly on a Saturday morning for one year (up to a total of 312 hours) within a 12 month period, this will enable any issues to be addressed in the initial year (subject to reconsideration next year). It is noted that if any impact on amenity arises that cannot be resolved the Council's agreement to extend the hours of the temporary use during this current period can be withdrawn.

- LPS3 cl. 74 – Educational Zone

Whilst it is noted that the use is not being assessed through a development application, as Freshwater Bay Primary School is zoned 'Education' under LPS3, it is considered appropriate to review the use against the objectives of cl. 74. Specifically, the use should ensure maintenance of the park-like appearance of the school grounds visible to the public, and preservation of all Heritage Listed buildings.

All stalls are contained internally within the existing building cluster and will only be slightly visible from the public realm, noting that there is significant screening vegetation on the border of the site (along Bay View Terrace and Princess Road). The stalls are temporary (on site for between 4-6 hours) and completely cleared following the Markets. The only current fixed structures are two sea containers used for storage, which are adjacent to the tennis courts and primarily obscured by vegetation, limiting their visibility from the street (see further comment below). The Town's Heritage Officer has stated that there is little to no heritage impact as a result of the use. The use is subsequently considered to satisfy the objectives of cl. 74.

- Sea containers (future storage shed)

A storage facility (initially sea containers to be painted or clad in banners) is proposed to be located adjacent the eastern tennis courts behind trees (and not overtly visible from the street) to the east of the central courtyard where the stalls (up to 53) are proposed to be located. Given the Development Approval exemption, the use and placement of sea containers on site may exist on site for the initial exemption period along with the use. An application for Development Approval will be required to be submitted for any permanent storage shed. As with the use consideration above, the storage sea containers (and future shed) do not raise any heritage impact.

- Parking

In order to temporarily facilitate the 54 stall holders that were proposed at the Market, the Town was required to endorse car parking at the Claremont Bowling Club under the lease with the Town. This proposal was presented to Elected Members by notification on 18 September 2020. As no objection was raised to the above, stall holders have been temporarily permitted to use the Claremont Bowling Club parking during the 48 hour period (until Christmas). This agreement is to be considered as part of this consideration to extend the use beyond 48 hours.

In general terms, parking for attendees of the Markets is facilitated on the School grounds and in any available street parking (which is generally substantially available on weekends). With specific regard to potential parking impacts, there is significant street parking available in both Bay View Terrace and Princess Road plus parking on site, although it is likely that a considerable number of local residents will walk to the Market events. It is also proposed that vendor's vehicles will be parked at the Bowling Club car park with the Club receiving a donation of \$50 per event and a commitment from the organisers to assist in maintaining the grass car park. The Bowling Club requires approval from Council for this under the terms of its Lease with the Town. This has been a contentious issue in the past with concerns being raised over Bethesda staff parking in the area behind the Bowling Club through a membership arrangement. Council will need to formally consider this matter if the

Market become established as a regular temporary use of the Primary School. At this point alternative parking is available on site, however this will come at the expense of shifting more parking into the street, which may raise community concern.

Given no concerns have been raised by the community in relation to use of the Bowling Club parking area (rear of lawn greens), it is considered reasonable to allow the continued use of the Bowling Club car park for vendor parking during the temporary use periods applying to the Farmers Market.

- **Signage**

The applicant has requested signage located on the school grounds, and elsewhere, including use of the Town's banner holders, the Town's electronic signage on 58-62 Bay View Terrace, Claremont and signage on Claremont Park at the intersection of Leura Avenue and Stirling Highway.

Under the Town's Local Law Relating to Signs (Signage LL) the Markets are permitted to have temporary community and portable signage on the day of Market events and not so placed to be hazardous to, or impede vehicle traffic or pedestrians.

While the proposal is considered to be an appropriate and welcomed local community event, over provision of signage (such as on Claremont Park fronting Stirling Highway, at the front of Council's Administration building and at 58-62 Bay View Terrace) may have the effect of drawing attendance from passing regional traffic. While this may be beneficial to the finances of the Market operations, over advertising of the event to the broader community may result in parking and traffic concerns. Accordingly, it is considered that external signage should be limited to local signage in Bay View Terrace and Princess Road, with one additional sign on Stirling Highway (Claremont Park) in accordance with the Signage LL.

- **Dogs on leash**

It is understood that the operators of the Market have allowed dogs on leash to attend the Market. The *Dog Act 1976* and Town's *Dog Local Law 2012* do not specifically cover the attendance (or otherwise) of dogs at the Farmers Market (or School grounds - unless invited to intervene on an issue by the School Principal). Accordingly, all liability issues rest with the operators of the Market and School. It is recommended that the School/operators appropriately indemnify themselves against a claim for damages and erect signage to require all dogs be on leash and under effective control at all times during Market events.

## **FINANCIAL AND STAFF IMPLICATIONS**

The Town's Health Department has advised the representative of Freshwater Bay Primary School that should the Town agree to allow the Markets to operate beyond 48 hours, vendors will be required to pay a fee. The fee charged will be determined by whether the vendor applies for an annual fee or a one-off trade. The annual fee charge would be \$305 (covers registration & assessments of 4 inspections), and the alternative charge for a one-off trade is \$101 (\$65 for inspection and \$36 for an assessment).

## **POLICY AND STATUTORY IMPLICATIONS**

Nil

## **STRATEGIC COMMUNITY PLAN**

### **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.*

- Support new and existing local small business and entrepreneurial activity.
- Raise profile of the Claremont Town Centre as a visitor destination.

### **People**

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

- Provide opportunities for local community groups that supports their capacity and ongoing sustainability.

## URGENCY

In order for the Markets to continue operating with certainty in 2021 the Town's agreement is required to extend the temporary land use beyond 48 hours within a 12 month period.

## CONCLUSION

Based on the above, it is recommended that the Town agree to extend the temporary land use beyond 48 hours within a 12 month period, to 312 hours / one event per week, subject to the conditions in the Officer's recommendation.

## VOTING REQUIREMENTS

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

## RESOLUTION 146/20

Moved: Cr Jill Goetze

Seconded: Cr Annette Suann

**THAT Council grant an extension of time for a temporary use for a proposed Farmers Market at Lot 301 (7) Princess Road, Claremont for 2021 subject to the following requirements:**

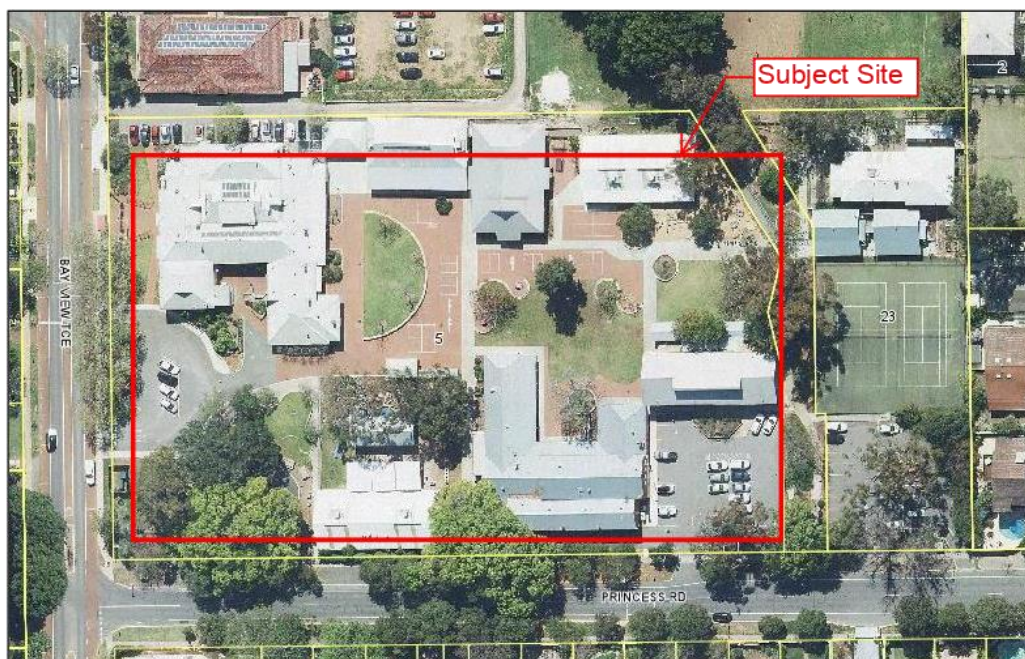
1. All development shall occur in accordance with the approved site plan.
2. The Farmers Market may operate weekly on a Saturday morning for one year (up to a total of 312 hours), after which the Market will be reconsidered for a further extension to the 48 hours within a 12 month period.
3. The agreement to allow the extended temporary use will be terminated should any issues occur that impact adversely on the amenity of the locality and cannot be resolved to the satisfaction of the Town of Claremont.
4. The hours of operation shall be limited to four hours on Saturday mornings, with one hour before and after for set up and set down, to the satisfaction of the Town of Claremont.
5. All vendor parking is to occur at the Bowling Club to ensure adequate parking is maintained on the School site and local streets for patrons to the satisfaction of the Town of Claremont.
6. All vendors are to comply with all applicable Environmental Health Regulations at all times to the satisfaction of the Town of Claremont.
7. All noise levels to comply with the *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the Town of Claremont, including but not limited to loud/amplified music, generator use and erection of stalls.
8. All waste and rubbish resulting from the Markets is to be contained on site, and disposed of appropriately, to the satisfaction of the Town of Claremont.
9. Signage advertising the Farmers Market may be erected on the day of the Market event only and is to be limited to one Portable/Temporary Community Sign along Stirling Highway on Claremont Park, with additional signage in Bay View Terrace and Princess Road in compliance with the Town of Claremont Local Law Relating to Signs. An application is required for a Sign Licence.
9. The School/operators of the Farmers Market appropriately indemnify themselves against a claim for damages and erect signage to require all dogs be on leash and effectively managed at all times during Market events.

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn,  
Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette  
Suann, Cr Peter Telford

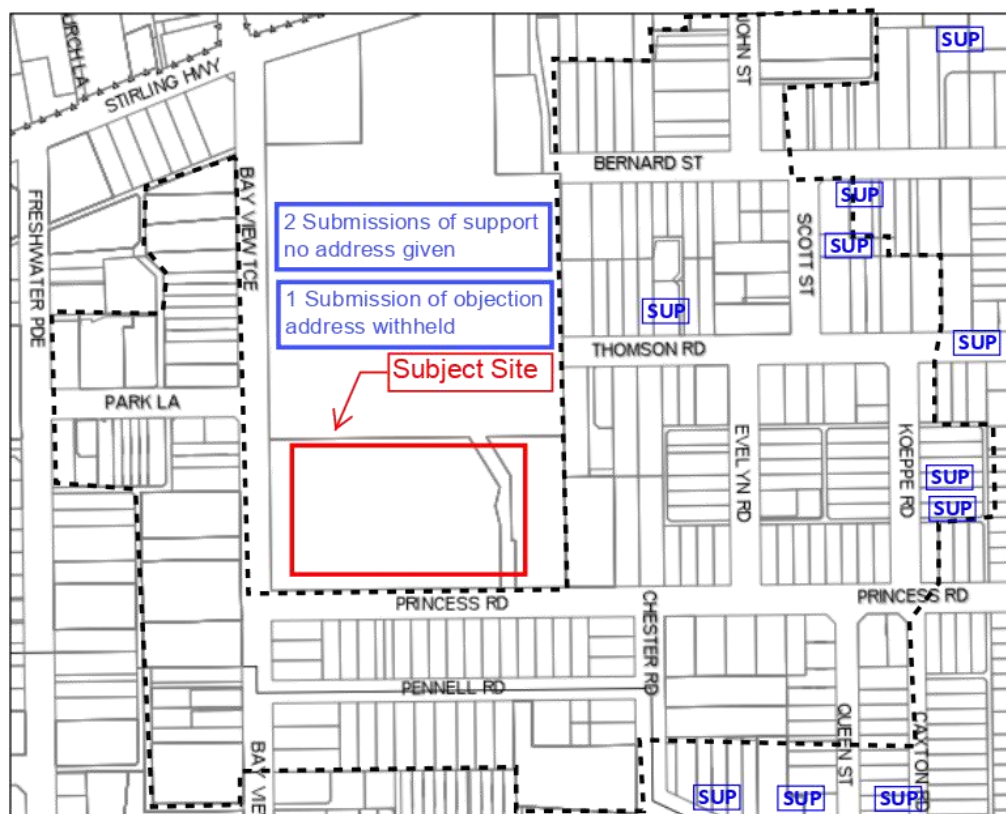
**Against:** Nil

**CARRIED 10/0**

## Freshwater Bay Primary School - 7 Princess Road, Claremont



**Aerial View:** 7 Princess Road, Claremont



**Consultation Area:** 7 Princess Road, Claremont

### Submissions Received

OBJ indicates a submission of OBJECTION was received  
SUP indicates a submission of SUPPORT was received



Site Plan

Freshie Farmers Market - Call for Stallholders September 2020





## Our Stall Offerings

Freshie Farmers Market - Call for Stallholders September 2020

- ~ 53 vendor stalls with ample space to increase capacity
- ~ 20 stalls positioned undercover, eliminating the need to bring your own marquee to these stall locations
- ~ Direct power sources available to 29 stalls, without the need to run lengthy extension cords
- ~ 2 stalls with three phase power available
- ~ Fulltime onsite cleaner
- ~ A team of Year 6 students providing volunteer support
- ~ Onsite shopping wagons provided for market patrons' use while shopping at the market
- ~ Stallholder parking provided on the adjacent site



## Freshie Farmers Market

Freshie Farmers Market - Call for Stallholders September 2020

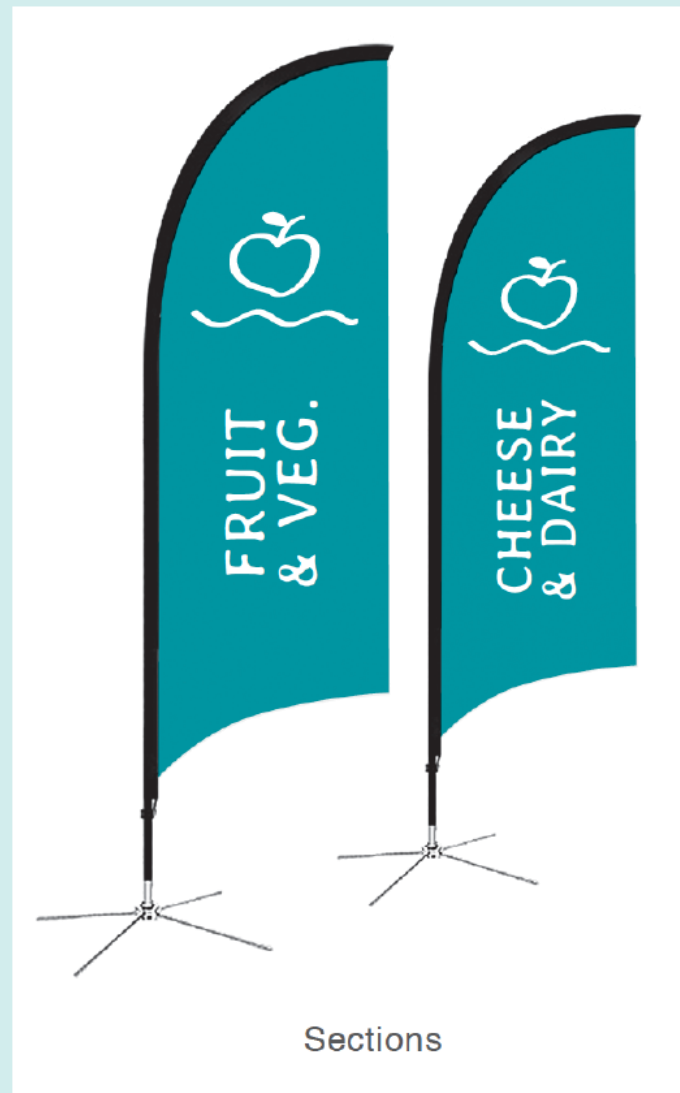
### Bunting



Approach  
School Boundary






Site Entry  
(near first stalls)



Sections

**13.1.3 LOT 90 (6) ASHTON AVENUE, CLAREMONT - CHANGE OF USE FROM 'CONSULTING ROOM' TO 'ANIMAL BEHAVIOUR & WELFARE CONSULTANT (VETERINARY CLINIC) AND SHOP'****File Number:** 01PEA/20/0265, D-20-46848**Attachments:**  

1. Location and Submission Map [↓](#) 
2. Photographs [↓](#) 
3. Applicant Submission [↓](#) 
4. Plan - Confidential
5. Submission - Confidential

**Author:** Nick Bakker, Senior Planner  
David Vinicombe, Director Planning and Development**Authoriser:** Liz Ledger, Chief Executive Officer**Proposed Meeting Date:** 15 December 2020**Date Prepared:** 25 November 2020**DA No.:** DA2020.00111**60/90 Days Due Date:** 3 January 2021**Property Owner:** Cosmet Nominees Pty Ltd**Applicant:** Katherine Healy**Lot No.:** 90**Area of Lot:** 776m<sup>2</sup>**Zoning:** Local Shopping Centre Zone

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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)*  
*Policy LG525 – Advertising of Development Applications*

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**SUMMARY**

- Application for Development Approval received for a change of use from 'Consulting Room' to 'Animal Behaviour and Welfare Consultant' ('Veterinary Clinic') and 'Shop'.
- The proposed 'Veterinary Clinic' is an 'AA' use under Table 1 of Local Planning Scheme No. 3 (LPS3) within the 'Local Centre' zone, the application was advertised to surrounding properties in accordance with Council Policy LG525 – Advertising of Development Applications (LG525).
- Eight Neighbours were consulted and one submission of objection was received.
- The submission raised a number of comments and concerns which were predominately related to the potential for disruption caused by barking dogs being treated at the premise.
- Additional information has been provided by the applicant to address the concerns raised in this submission.
- Application is recommended for approval, subject to relevant conditions.

**PURPOSE**

The application proposes a change of use from 'Consulting Rooms' to 'Animal Behaviour and Welfare Consultant' ('Veterinary Clinic') and 'Shop' on the subject site.

The application requires the Council's determination due to neighbour objections.

**BACKGROUND**

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
5 October 2020	Application for Development Approval received by Council.
7 October 2020	Application undergoes internal DCU assessment.
8 October 2020	Additional information requested from applicant.
8 October 2020	Additional information received from applicant.
14 October 2020	Advertising commenced.
30 October 2020	Advertising Closed and submissions sent to applicant.
2 November 2020	Applicant response to submission.
25 November 2020	Report prepared for Council.

**PAST RESOLUTIONS**

There are no past Council resolutions relevant to this application.

**Heritage**

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

**COMMUNICATION/CONSULTATION**

The application was advertised in accordance with Council Policy LG525.

Eight neighbours were consulted and one comment of objection was received. A summary of the submission is provided as follows:

Submissions Received		
<b>Address:</b>	2/36 Second Avenue	
Submission	Applicant Comment	Officer Comment
My bedroom is only 3 metres from the rear boundary of 6 Ashton Ave. I am deeply concerned about the intended use of this property.		Although the neighbour's bedroom window is 3m from the rear (west) boundary of 6 Ashton Avenue, the proposed consulting room is located at the front of the tenancy and separated by a distance of approximately 40m from this dwelling. A condition is recommended on any approval granted that all customer parking be restricted to the front of the property.
I only received the notice from TOC on the 16th October regarding the proposed change of use to "vet clinic" for the specific function of a clinic specialising in "behavioural consultation". I have no idea what the term "behavioural consultation"	Behavioural medicine is a specialist field of Veterinary medicine. As a veterinary behaviourist I have board-certification in veterinary behaviour. I work with pet owners, other animal professional, and facilities that care for animals in order to	The proposed use is more specific than the general use of 'Veterinary Clinic'. This provides greater certainty on the type of operation to be conducted and allows the Town to consider the specific and possible impacts of a well-defined operation.

<p>means. I can only assume that this has something to do with barking dogs or animals that behaving badly. The thought of this has been causing me enormous stress and worry and has the potential to devalue my property. I strongly object to this vague definition of the proposed change of use for the above mentioned reasons.</p> <p>I have researched previous client reviews posed online about Kalmpet. It is clear from these reviews that the majority of their success comes from animals (mainly dogs) being left at the premises for an extended period of time. Multiple animals could be on site at the same time. Their previous premises were in Bassendean which has an area of approx. 1000sqm and situated in a light industrial area. These premises are now available for lease.</p>	<p>manage behaviour problems and improve the wellbeing of animals. Behavioural problems can result from a neurochemical imbalance, a medical condition, learned fearful associations, or conflict over rules and social structure. I am in a unique position to diagnose medical conditions that can affect a pet's behaviour, as well as treat conditions that are purely behavioural.</p> <p>I have both the medical and behavioural knowledge to evaluate cases to determine if there is a medical component. I also determine which medication(s), if any, would be most appropriate as part of an integrated treatment program that includes behavioural modification plans appropriate to the individual patient. I have the skills and knowledge to take detailed behavioural and medical histories, weed out irrelevant information, and base the treatment plan on the pertinent behavioural and medical information. This ability to take a good history and to ascertain relevant facts is essential and is often overlooked as a necessary skill when working with behaviour problems.</p> <p>In December 2019, Kalmpet ceased to operate as a company. The dog day care and canine agility services ceased at this time. I set up a new business and am operating as a sole trader. The only remaining service being provided is behaviour consultations which utilised just 50sqm of the previous property. The plan at Ashton Avenue is to set up one consultation room so that I may be able to more efficiently provide my service.</p>	<p>Additional information provided by the applicant regarding the nature of the use outlines there will be limited impact on the surrounding residential area (discussed in more detail below) and that the use can be managed to limit the impacts of the 'Veterinary Clinic' on the locality. It is recommended that any approval granted include conditions that limit the nature of the land use to a single consult at one time, by appointment only, with a gap in between patients to avoid overlap and need for customers to use the parking area at the rear of the property.</p> <p>It is noted that the potential impact on property values is not a relevant planning consideration.</p> <p>Noted: The neighbour researched an old business operated by Kalmpet which no longer operates and operated differently to the one on one consultations proposed as part of this application.</p>
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<p>It is clear from the available evidence that this type of business should be located in a light industrial zoned area and definitely not in a residential area where residential properties adjoin the site. Some rooms are only meters away.</p>	<p>A typical behavioural consultation lasts 40-60 minutes and is performed in a room much like that of a typical Veterinary Clinic room. The client, patient and I spend the majority of the consult time seated with the patient resting on a cushion/bed. I review the clinical history provided by the referring veterinarian, the behavioural history provided by the client and perform a clinical examination. It is essential that my consults are quiet and calm for the benefit of the patient. After the consult is over, the patient leaves with their owner. Specifically I would like to let residents know that:</p> <ul style="list-style-type: none"> <li>• At no time will any animal attending my clinic stay for longer than the consult period; and</li> <li>• At no time will any animal be left unattended.</li> </ul>	<p>The premises previously operated by the applicant's former company in Bassendean was a far more intensive 'dog care' use with sometimes over 30 dogs at one time.</p> <p>As this proposal is a one on one consultation operation it is considered that the impacts on adjacent residential land uses can be managed.</p> <p>The use is listed as 'AA' use under in Table 1 of LPS3 (one that can be approved if there is no adverse impact on the amenity of residents or properties in the locality) to provide a local service. In this instance, the use can be controlled by suitable conditions. Accordingly it is considered a suitable use for the 'Local Centre' zone rather than in a 'Light Industrial' zone as suggested in the submission.</p>
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A full copy of the submission is attached to this report.

## DISCUSSION

### Description

The application proposes an 'Animal Behaviour and Welfare Consultant' which is classified as 'Veterinary Clinic' under LPS3. The subject property is zoned 'Local Centre' under LPS3 and a 'Veterinary Clinic' is an 'AA' use under Table 1. Animal Behaviour and Welfare consultations will take place between 9.00am and 6.00pm Monday to Saturday with sessions lasting for 40 to 60 minutes. Only one pet will be treated on site at any one time. A standard session will be attended by the client, patient (pet) and the consultant who will spend the majority of the session seated with the patient resting on a cushion/bed, in a sound proof consultation room (Room 1 on the attached plan).

It is noted that the proposal includes the sale of devices which assist in the behavioural control of dogs. Technically this is a 'Shop' use which is a 'P' use in Table 1 of LPS3. As a 'P' (Permitted) use, Council's Development Approval is not technically required (although it is noted in the application and the associated determination of the application).

### Compliance

The proposal complies with the LPS3 provisions relative to use as it provides a local service to pet owners within the locality. It is also considered the use is consistent with the general use of the site and locality as it was previously occupied by an Osteopath which the Town approved as a 'Consulting Room'. Although the proposed animal behaviour consultancy is technically classified as a

'Veterinary Clinic' under LPS3 its actual operation is more in line with a 'Consulting Room' for pets. Given the proposed operation involves 40-60 minute consultations, only one client and their pet in attendance for each session and no animals are physically treated or kept at the property outside the session times, conditions limiting the use as such are recommended on any approval granted.

It is noted that the property is an old Local Centre shopping site in Ashton Avenue which has been recently upgraded to provide bollards in the front parking area and a new fibro fencing to the rear. The rear parking area appears (as evident from aerial photographs) to have been extended between 2000 and 2007 and is loosely finished in a blue metal road base material (unsealed). Consequently there are a number of issues which relate to the present site layout/development standards and provisions of LPS3 concerning containment of parking with the required dimensions on site (cl. 31(2)), paving of the parking area at the rear (cl. 31(3 & 4)) and fencing/screen landscaping relative to the residential property to the rear of the site (cl. 31(7) and cl. 37A (2 & 3)).

With regard to the above site conditions, present car parking operates primarily from the front of the property as the parking area to the rear is unsealed and uninviting to customer use. The front bays were observed to be occupied on inspection with customers from the Post Office and a large postal service delivery vehicle was observed to be parking in the (and partially obstructing) central accessway adjacent to the front of the Post Office. The front bays (to the proposed Veterinary Clinic only) also overhang the footpath in front of the property. The unsealed rear parking area has the potential to create dust and this combined with the low level fibro fencing and lack of landscaping has the potential to disturb the amenity of the residents to the rear.

It is clear that by bringing these aspects of the application into compliance with the current scheme provisions will not only reduce the amenity impacts of the commercial property on the rear residents, but also make the use of the rear parking area more attractive to customer use as a whole, freeing up the use of the front two bays adjacent the proposed Veterinary Clinic for their customer use as discussed in this report. An option to reconfigure the parking area at the front of the property to allow for perpendicular access from the central accessway is considered problematic as the accessway is often blocked by Australia Post delivery vans.

While it may be possible to condition any Development Approval for the use of the tenancy by the proposed Veterinary Clinic, application of such conditions which relate to the overall site may be considered unreasonable for a 'use' application and be subject to State Administrative Tribunal (SAT) review. In this regard there have been recent SAT cases where overly onerous Development Approval conditions have been considered invalid. In addition, it is clear that most these matters are more appropriate for the owner of the land to address over the longer term. It is recommended therefore that some flexibility be applied in the application of conditions to effect the overall improvement of the site through this application. If approved, it is recommended that upgrading of the front bays and application of customer parking signage be satisfied prior to the commencement of the use. Other matters relative to upgrading of the rear parking area and fencing (2m masonry or other)/landscaping along the rear boundary may be deferred for a longer period of 12 months to allow discussions with the owner and negotiation of the final development standards to the satisfaction of the Town. While this matter could be addressed as a separate compliance matter, it can be linked to the current application and is considered appropriate for inclusion in this determination. These matters are addressed in the proposed conditions.

The application was advertised to surrounding land owners and one objection was received which raised concerns regarding the potential noise impacts caused by barking dogs. As discussed in the table above, sessions will be limited to one dog per consultation which will be held in a sound proof consulting room at the front of the tenancy which is 40m away from the dwellings to the rear of the site. The attached floor plan shows the tenancy is sectioned off and any sound will be reduced by the presence of four doors separating the consulting room from the rear of the building (which will remain closed during consultations) and a large external shed to the rear of the tenancy. In addition to the above, a condition is recommended on any approval requiring customers attending a consultation with their pet are to use one of the two car parking bays at the front of the tenancy in order to reduce any potential disruptions caused by barking dogs being taken from a vehicle into the tenancy from the rear parking area. Given the land use proposed can effectively be managed by conditions it is considered that the application can be approved.



**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.

**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.*

- Support new and existing local small business and entrepreneurial activity.

**URGENCY**

Nil

**CONCLUSION**

Based on the above, it is recommended that approval be granted subject to the conditions in the officer's recommendation.

**VOTING REQUIREMENTS**

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

**RESOLUTION 147/20**

**Moved: Cr Paul Kelly**

**Seconded: Cr Sara Franklyn**

**THAT Council grant Development Approval for a proposed change of use from 'Consulting Room' to 'Animal Behaviour and Welfare Consultant (Veterinary Clinic)' and 'Shop' at Lot 90 (6) Ashton Avenue, Claremont subject to the following conditions and advice notes:**

- 1. All development shall occur in accordance with the approved drawings (Development Application DA2020.00111, as amended by these conditions.**
- 2. The two parking bays to the front of the Veterinary Clinic are to be relocated fully on the property and constructed on-site in accordance with the provisions of Local Planning Scheme No. 3 to the satisfaction of the Town of Claremont prior to commencement of the Veterinary Clinic.**
- 3. In order to reduce potential impacts on the surrounding residential properties (predominantly to the west), customers attending consultations accompanied by their pet are not permitted to utilise the parking bays at the rear (west) of the property, and must only park at the front of the property. Prior to commencement of the Veterinary Clinic, the front two car parking bays for the Veterinary Clinic are to be clearly marked as 'Veterinary Clinic customer parking only', and the rear bays for the Veterinary Clinic marked as 'Staff parking only', to the satisfaction of the Town of Claremont.**
- 4. Within a period of 12 months of commencement of the Veterinary Clinic, the owner of Lot 90 (6) Ashton Avenue is to upgrade the 11 bay parking area to the rear of the site**

to current Local Planning Scheme No. 3 requirements relating to sealing, draining and line marking to the satisfaction of the Town of Claremont.

5. Within a period of 12 months of commencement of the Veterinary Clinic, the owner of Lot 90 (6) Ashton Avenue is to upgrade the rear fencing to the site to a masonry wall with a minimum height of 2m above the parking area (or alternative to the satisfaction of the neighbours and the Town of Claremont), and provide additional landscaping adjacent the rear boundary to protect the amenity of the adjoining residents to the satisfaction of the Town of Claremont.
6. The Veterinary Clinic land use is limited to one consultation at any one time, by appointment only with a minimum of 15 minutes to be provided between each customer appointment.
7. No animals are to be physically treated or kept at the property outside the session times.
8. The dimensions of all car parking bays, aisle widths and circulation areas complying with the Australian Standard AS/NZS 2890.1/2004.

**Advice Notes:**

**Note 1:** If the development the subject of this approval is not substantially commenced within a period of 4 years, the approval will lapse and be of no further effect.

**Note 2:** Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

**Note 3:** If an applicant or owner is aggrieved by this determination there is right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 Days of the determination.

**Note 4:** This is a Development Approval only and a Building Permit must be obtained from the Local Government prior to the commencement of any building works. Permits for non-residential development must be certified prior to submission.

**Note 5:** The applicant/owner is advised of the following health requirements from the Town of Claremont's Health Services. Should any advice be unclear, please contact the Town's Health Services on 9285 4300:

- a) All plant and machinery (such as air conditioners and pool pumps) is to be suitably sound proofed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
- b) Works that are to be undertaken on site are to comply with the *Environmental Protection (Noise) Regulations 1997*.
- c) Under the *Environmental Protection (Noise) Regulations 1997*, no work is to be permitted or suffered to be carried out:
  - i) Before 7:00am or after 6:00pm between Monday and Saturday inclusive; or
  - ii) On a Sunday or public holiday.

**Note 6 :** With regard to Conditions 4 and 5 above, the owner of Lot 90 (6) Ashton Avenue is requested to liaise with the Town to discuss options for the design and construction of the rear parking area and fencing / landscaping to the satisfaction of the Town of Claremont and determine an appropriate time period for satisfaction of the conditions.

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

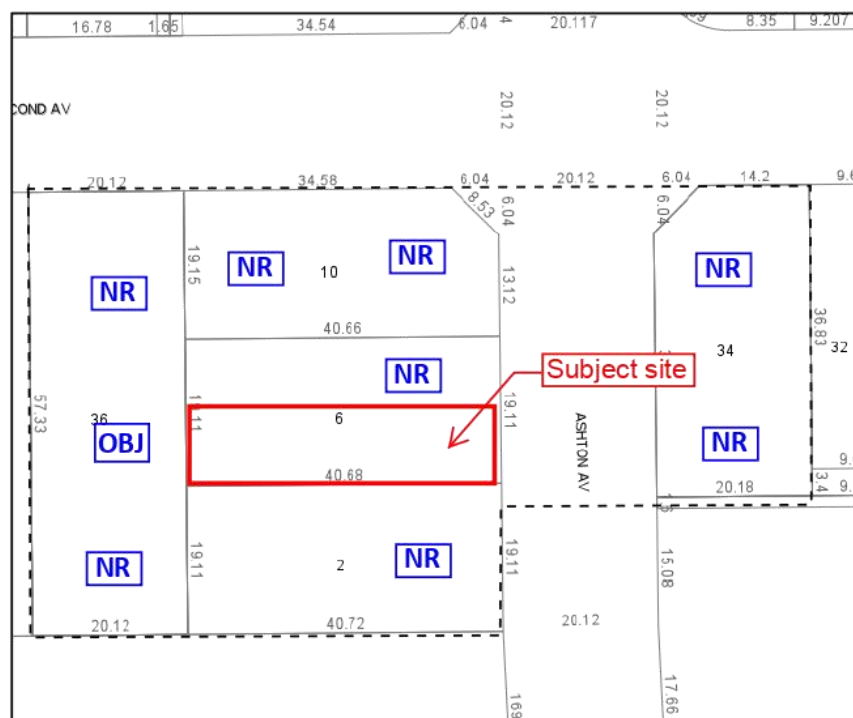
**Against:** Nil

**CARRIED 10/0**

## Lot 90 (6) Ashton Avenue, Claremont



**Aerial View:** Lot 90 (6) Ashton Avenue, Claremont



**Consultation Area:** Lot 90 (6) Ashton Avenue, Claremont

### Submissions Received

OBJ indicates a submission of OBJECTION was received

NR indicates NO RESPONSE was received

## Lot 90 (6) Ashton Avenue, Claremont



Lot 90 (6) Ashton Avenue, Claremont (Street View)



Lot 90 (6) Ashton Avenue, Claremont (view of rear fence)



### **Description of Business**

I am a consultant Animal Behaviourist and zoologist (and a qualified veterinarian). The veterinary surgeons board has previously given me exemptions to run my business outside of a veterinary clinic setting since I do not do imaging, laboratory work or surgery (or any other task typical of a veterinarian). My work is in my capacity as a zoologist and animal behaviourist (rather than a veterinarian).

A typical consult for me is one owner and one dog. Consults last one hour and the majority of the time is spent going through past medical and behavioural history while monitoring the dog's behaviour. My visits are followed with a home visit from one of my collaborating trainers. My role is to establish why the dog does the behaviour and improve the learning ability of the dog so that behavioural change can be made. I receive referrals from vets, rangers, trainers and word of mouth. I also appear regularly as an expert witness in court and write opinion and reports for various councils and welfare agencies.

I have previously run a much larger centre in Balcatta where we ran dog day care and training. The purpose of the new premises is strictly for use as a consultancy and shop (sale of dog toys and training tools).

I operate typical business hours Monday-Saturday 9-6pm.







### 13.1.4 NOMINATIONS AND MEMBERSHIP OF THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE WESTERN SUBURBS WORKING GROUP

**File Number:** GOV/00121, D-20-48524

**Author:** Brett Williamson, Coordinator Governance and Risk  
David Vinicombe, Director Planning and Development

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

**Attachments:**

1. Western Suburbs Working Group - Terms of Reference [↓](#) 
2. Letter to Liz Ledger - Western Suburbs Working Group Invitation to Nominate Representatives [↓](#) 
3. Stirling Highway - Local Planning Scheme - Corridor Map [↓](#) 
4. Stirling Highway Activity Corridor Study (SHACS) and Metropolitan Region Scheme (MRS) Amendment No. 1210/41 – Rationalisation of Stirling Highway [↓](#) 

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#### PURPOSE

The Department of Planning, Lands and Heritage (DPLH) is seeking to establish a Western Suburbs Working Group (WSWG) in order to provide a forum and conduit for information between stakeholders and State Government on the Stirling Highway Corridor and the Fremantle railway line corridor.

The Town has been invited to nominate one Elected Member and one Senior Technical Officer. Each representative may also nominate an Alternate representative.

#### BACKGROUND

A similar group known as the Western Suburbs District Planning Committee, constituted under the *Planning and Development Act 2005*, was abolished in 2009 as part of a restructure of the Western Australian Planning Commission (WAPC) District Planning Committees.

#### DISCUSSION

DPLH is seeking to establish the WSWG under the Terms of Reference which are contained within Attachment 1.

#### Role

The role of the WSWG is listed below.

1. Provide advice to the Western Australian Planning Commission in respect to the preparation of strategic plans for:
  - The Stirling Highway corridor, from Broadway to McCabe Street
  - The Fremantle railway line corridor, from Subiaco Station to the northern boundary of the City of Fremantle.
2. Provide advice to the relevant decision-making authority in respect to the development of Activity Centres within the Stirling Highway and Fremantle railway line corridors.
3. Provide a forum for discussion between, and input from, key local government stakeholders.
4. Identify and discuss matters relevant to the project including consideration of all relevant issues, opportunities and constraints, as follows:
  - Land use
  - Density and built form
  - Public transport and transit orientated development

- Traffic management
- Land tenure
- Aboriginal and historic heritage.

### **Membership**

The membership of the WSWG shall comprise of the following:

- Department of Planning, Lands and Heritage (Working Group Chair).
- At least two senior officer representatives from the Department of Planning, Lands and Heritage, including one from Land Use Planning and one from Strategy and Engagement.
- One senior officer representative from the Department of Transport
- One senior officer representative from the Public Transport Authority
- One senior officer representative from Main Roads WA
- One elected member representative and one senior technical officer representative from each of the following local government authorities:
  - Town of Claremont
  - Town of Cottesloe
  - Town of Mosman Park
  - City of Nedlands
  - Shire of Peppermint Grove
  - City of Subiaco.

Each member may also nominate alternate representatives from time to time.

There is no mention of authority within the terms of reference.

### **Council's Strategic Approach to Development on Stirling Highway**

On 7 August 2012, Council considered a report on the Stirling Highway Activity Corridor Study (SHACS) and Metropolitan Region Scheme (MRS) Amendment No. 1210/41 – Rationalisation of Stirling Highway (Attachment 4). The report noted that SHACS was initiated by the WAPC 2006 to achieve an ultimate road design and review of the ineffective road reservation over Stirling Highway. SHACS at that time also considered inclusion of adjacent land uses. The MRS Amendment progressed as Phase 1 of the SHACS proposal and was ultimately gazette on 30 January 2017, however details on Phase 2 (relating to an urban design and form based code to guide built form and redevelopment opportunities) were deferred for future consideration.

During this period, the Town initially prepared a Housing Capacity Study (2013) which recommended that Council prepare its own study into increasing residential density along Stirling Highway to address the Town's long term obligations to meet the State Government objectives for urban consolidation, while at the same time protecting the single residential streetscape and heritage characteristic of the Town (adopted by Council 20 November 2012).

As a result of the above, the Town prepared the Stirling Highway Local Development Plan (SHLDP) which was adopted by Council on 5 July 2016. The SHLDP adopted a Staged Model to deliver an additional 1,322 dwellings in 6-8 storey mixed use apartment developments in the front row of properties either side of Stirling Highway (as opposed to the extending the development footprint further back into the Residential area as has recently occurred in the City of Nedlands).

As a result of the above, Council has initiated three Amendments to Local Planning Scheme No. 3 (LPS3), two of which (Amendment No. 136 – west of the Town Centre and Amendment No. 137 – Town Centre) have been approved, confirming support for Council's strategic approach to addressing the WAPC's infill targets. The final Amendment (No. 138 – east of the Town Centre) is currently being advertised for public comment.

In addition to the above, and consistent with both the Town's Housing Capacity Study recommendations and the WAPC's Perth Peel @ 3.5 Million, the Town has progressed a Structure Plan for the Loch Street Station Precinct and commenced a Swanbourne Local Centre Study and Town Centre Activity Centre Plan to consider and direct appropriate levels of additional urban consolidation along the Perth to Fremantle rail corridor.

## **PAST RESOLUTIONS**

Ordinary Council Meeting 7 August 2012, 20 November 2012 and 5 July 2016.

## **FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

## **POLICY AND STATUTORY IMPLICATIONS**

It is important that the Town's strategic approach to development along Stirling Highway and the rail corridor be acknowledged and endorsed by the WSWG. The approach, which has sound strategic planning foundations, provides for the balancing of quality infill development along rail and Stirling Highway transport corridors with appropriate consideration of amenity and traffic intrusion impacts on adjacent (predominantly single) residential areas.

## **COMMUNICATION / CONSULTATION**

It is envisaged that any proposals endorsed by the Stirling Highway and Rail corridors by the WSWG will be advertised for public comment.

## **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.*

- Promote and support initiatives that improve traffic flow.
- Provide clean, usable, attractive and accessible streetscapes and public spaces.
- Balance the Town's historical character with complementary, well designed development.
- Maintain and upgrade the Town's assets for seamless day to day usage.
- Develop the public realm as gathering spaces for participation, prosperity and enjoyment.
- Develop and build partnerships that support the Town's vision

## **URGENCY**

It is important that the Town responds to the invitation as a matter of priority.

## **VOTING REQUIREMENTS**

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

## **RESOLUTION 148/20**

**Moved: Cr Peter Telford**

**Seconded: Cr Paul Kelly**

**That Council advise the Department of Planning, Lands and Heritage that it:**

- 1. Welcomes the opportunity to participate in the Department of Planning, Lands and Heritage initiative to establish a Western Suburbs Working Group to contribute and review plans for the Stirling Highway and the Fremantle railway lines corridors in the**

**City of Nedlands, City of Subiaco, Town of Cottesloe, Town of Mosman Park and Town of Claremont and Shire of Peppermint Grove.**

- 2. Nominates Cr Kate Main as the Town of Claremont's Elected Member representative, and Cr Jill Goetze as an Alternate Elected Member representative to the Western Suburbs Working Group;**
- 3. Supports the CEO's recommendation for the Director Planning and Development as the Town of Claremont's Senior Technical Officer representative and the Manager Planning as an Alternate Senior Technical Officer representative to the Western Suburbs Working Group.**

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford**

**Against: Nil**

**CARRIED 10/0**



Department of Planning,  
Lands and Heritage

## WESTERN SUBURBS WORKING GROUP

### TERMS OF REFERENCE

#### 1. PURPOSE

An opportunity was identified to establish a Project Working Group (Working Group) for the western suburbs, as a vehicle for the relevant Councils to coordinate discussion on regional planning issues with each other and State Government.

#### 2. ROLE

The Working Group will:

- Undertake the following streams of work (the project):
  1. Provide advice to the Western Australian Planning Commission in respect to the preparation of strategic plans for:
    - The Stirling Highway corridor, from Broadway to McCabe Street.
    - The Fremantle railway line corridor, from Subiaco Station to the northern boundary of the City of Fremantle.
  2. Provide advice to the relevant decision-making authority in respect to the development of Activity Centres within the Stirling Highway and Fremantle railway line corridors.
- Provide a forum for discussion between, and input from, key local government stakeholders.
- Identify and discuss matters relevant to the project including consideration of all relevant issues, opportunities and constraints, as follows:
  - Land use.
  - Density and built form.
  - Public transport and transit orientated development.
  - Traffic management.
  - Land tenure.
  - Aboriginal and historic heritage.

**Attachment 1** (map 1 and 2) defines the boundary of the project area.

#### 3. MEMBERSHIP

The membership of the Working Group shall comprise of the following:

- Department of Planning, Lands and Heritage (Working Group Chair).
- At least two senior officer representatives from the Department of Planning, Lands and Heritage, including one from Land Use Planning and one from Strategy and Engagement.
- One senior officer representative from the Department of Transport.

- One senior officer representative from the Public Transport Authority.
- One senior officer representative from Main Roads WA.
- One elected member representative **and** one senior technical officer representative from each of the following local government authorities:
  - Town of Claremont.
  - Town of Cottesloe.
  - Town of Mosman Park.
  - City of Nedlands.
  - Shire of Peppermint Grove.
  - City of Subiaco.

Alternative representatives for the Working Group may be nominated from time to time, and may substitute for a member of the group when the member is unavailable to attend a meeting.

#### **4. DURATION**

The Working Group has been established for the duration of the project which is expected to be a period of approximately 2 years.

#### **5. MEETINGS**

The Working Group will meet as required, to provide appropriate input and direction to the project.

The Department of Planning, Land and Heritage is responsible for providing secretariat support to the Working Group. The role of the secretariat is to ensure that the administrative needs to the Working Group and the Chair are met. The secretariat is expected to:

- prepare agenda papers for consideration by the working group (as required)
- distribute papers to members at least one week prior to the commencement of the meeting.

When relevant, specialist consultants, other stakeholders or senior technical officers from other agencies who are not members of the Working group may be invited to attend on behalf of, or in addition to a member. Prior agreement must first be obtained from the Chair.

Meetings will be held at the Head Office of the Department of Planning, Lands and Heritage, Gordon Stephenson House, 140 William Street, Perth. As an alternative, arrangements will be made to hold the meeting using audiovisual communication if, and when, required.

All Working Group members can either attend meetings in person or participate by using a telephone, or audiovisual communication, or any other means of instantaneous communication.

#### **6. MEETING CODE OF CONDUCT**

The Working Group meetings are intended to be constructive forums for open communication between members.

Any confidential information or discussions at the meetings must remain information privy only to Working Group members and the Department of Planning, Lands and Heritage.



**7. MEETING AGENDA**

Meeting agenda and papers will be circulated at least one week prior to meetings by the Department of Planning, Lands and Heritage.

**8. MEDIA COMMUNICATIONS**

No members of the Working Group are authorised to make statements to the media or comment on the work on social media platforms.

**9. CONFIDENTIALITY**

Working Group members will be privy to information that is in preliminary or draft form and is not yet approved for public release. Therefore, members are to keep such information confidential at all times.



Department of Planning,  
Lands and Heritage

Our ref: PLH2020P0696  
Enquiries: Michael Daymond (ph. 6551 9714)

Ms Liz Ledger  
Chief Executive Officer  
Town of Claremont  
Number One Claremont 308 Stirling Hwy  
CLAREMONT WA 6010

Transmitted via email: [toc@claremont.wa.gov.au](mailto:toc@claremont.wa.gov.au)

Dear Ms <sup>Liz</sup>Ledger

**WESTERN SUBURBS WORKING GROUP  
INVITATION TO NOMINATE REPRESENTATIVES**

A review of the number of State Government boards and committees was undertaken in 2009, resulting in the restructure of the Western Australian Planning Commission's (WAPC) District Planning Committees into an advisory role, prior to being formally abolished.

An opportunity has been identified to establish a Project Working Group (Working Group) for the western suburbs, as a vehicle for the relevant Councils to coordinate discussion on regional planning issues with each other and State Government.

The Department of Planning, Lands and Heritage is therefore establishing a Working Group to:

- Provide advice to the WAPC in respect to the preparation of strategic plans for the Stirling Highway corridor, from Broadway to McCabe Street, and the Fremantle railway line corridor, from Subiaco Station to the northern boundary of the City of Fremantle.
- Provide advice to the relevant decision-making authority in respect to the development of Activity Centres within the Stirling Highway and Fremantle railway line corridors.

A copy of the Terms of Reference is attached for your reference.


I invite you to nominate one elected member representative **and** one senior technical officer representative from the Town of Claremont to participate on the Working Group.

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000  
Tel: (08) 6551 8002 [info@dplh.wa.gov.au](mailto:info@dplh.wa.gov.au) [www.dplh.wa.gov.au](http://www.dplh.wa.gov.au)  
ABN 68 565 723 484  
[wa.gov.au](http://wa.gov.au)

Other local governments invited to join the Working Group include the Cities of Nedlands and Subiaco, the Towns of Cottesloe and Mosman Park, and the Shire of Peppermint Grove, with representatives also requested from the Department of Transport, the Public Transport Authority and Main Roads WA. Representatives from other agencies who are not members of the Working Group may be invited to attend meetings as required.

I welcome your nomination of representatives from the Town of Claremont to join the Working Group. Details of your nominated representatives can be provided to Michael Daymond, Manager Special Projects, by email to [Michael.Daymond@dplh.wa.gov.au](mailto:Michael.Daymond@dplh.wa.gov.au)

Yours sincerely

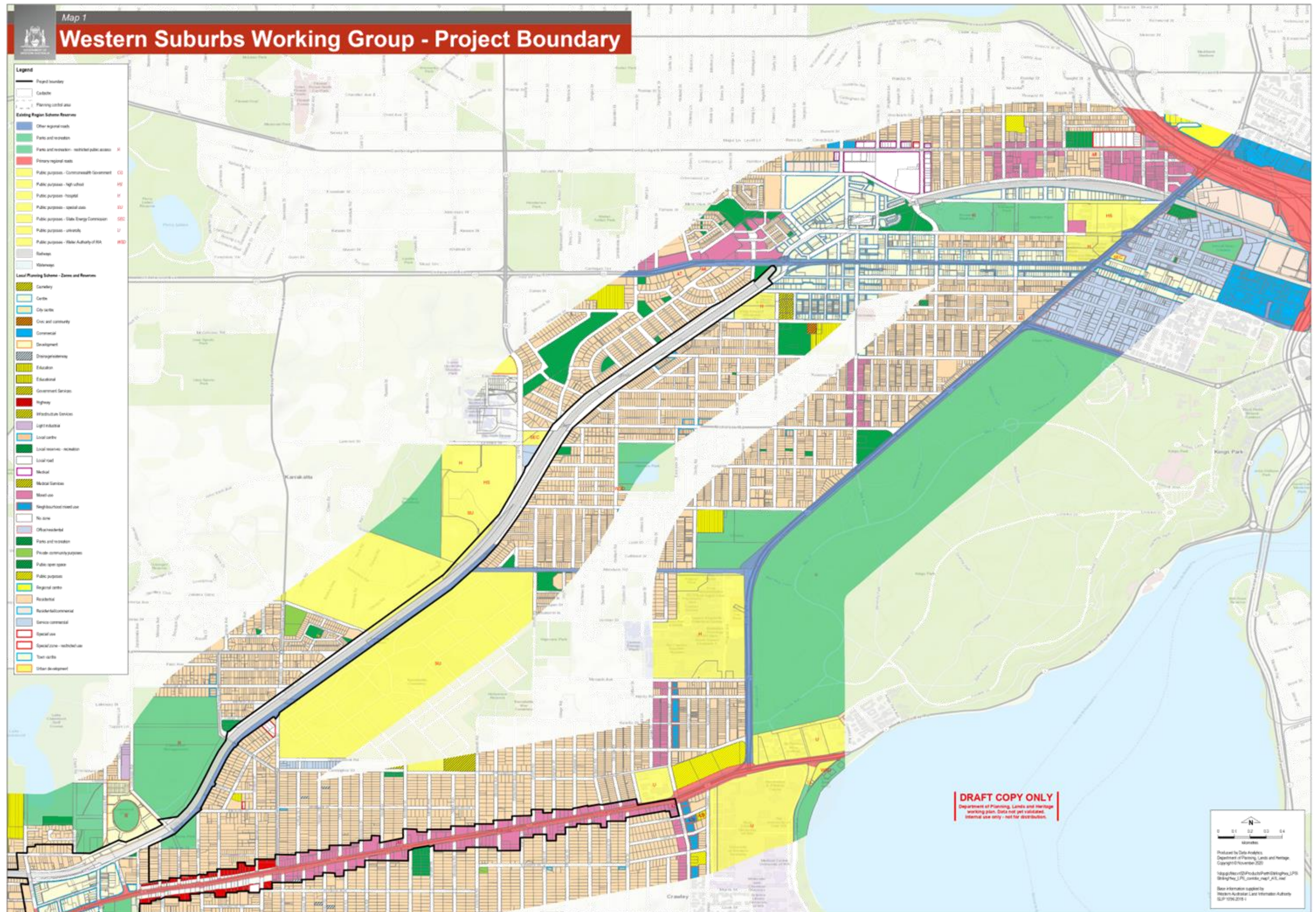


Gail McGowan PSM  
Director General

2 November 2020

*Att: Terms of Reference*







**13.2.6 STIRLING HIGHWAY ACTIVITY CORRIDOR STUDY (SHACS)  
METROPOLITAN REGION SCHEME AMENDMENT NO. 1210/41  
RATIONALISATION OF STIRLING HIGHWAY**

**File Ref:** LND-0178

**Attachments:** [Location Plans](#)  
[Stirling Highway Form Based Code Plan](#)  
[Cross Section C Bus Priority Lane Intersection](#)  
[Your Property and Region Schemes](#)  
[Alternative Bay View Terrace Plan](#)

**Responsible Officer:** David Vinicombe  
Executive Manager Planning and Development

**Author:** David Vinicombe  
Executive Manager Planning and Development

**Saba Kirupanather**  
Executive Manager Infrastructure

**Proposed Meeting Date:** 7 August 2012

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**Summary**

- Council is requested to provide comment (not approve) on the proposed Road Reservation for Stirling Highway under the Metropolitan Region Scheme Amendment 1210/41. Comment is not required in relation to the carriageway and intersection designs at this point as they purely set up the design parameters for the reconstruction of the Highway and inform the location of the proposed Reservation.
- The reduced Reservation will prevent the development of a six lane Highway down Stirling Highway in the longer term, whilst maintaining capacity for the consideration of alternative transport modes down the centre of the Highway.
- Council has the option of raising a strong objection to the proposal on the grounds of the significant impact the proposal will have (as it stands) on the long established built and cultural environment along the Highway.
- Alternatively, as recommended, Council can provide conditional support for the proposal on the grounds of ensuring that a six lane highway does not eventuate over the longer term and provide constructive comment to achieve modifications to the proposed Reservation and carriageway alignments to save significant development and the cultural environment along the Highway.
- Assessment of 24 heritage properties and iconic trees in the Town of Claremont indicate that subject to design modification as detailed in this report, two items will be directly impacted including the War Memorial at the intersection of Bay View Terrace (subject to relocation) and the Norfolk Island Pine on the verge fronting 328 Stirling Highway.
- It is also recommended that Council focus on the impacts of the proposal on the Town of Claremont, whilst at the same time being cognisant of the impacts which may manifest in other local authorities associated with the amendment, but which may suitably be addressed if a similar approach is taken to work with the Department of Planning and Main Roads WA to resolve issues with a "Smart Roads" approach.

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**Purpose**

For Council to comment on Metropolitan Region Scheme (MRS) Amendment 1210/41 Rationalisation of Stirling Highway Reservation advertised by the Department of Planning (DoP) for the West Australian Planning Commission (WAPC).

**Background**History of the Stirling Highway Reservation

1963 - Metropolitan Region Scheme (MRS) adopts an 80m (approx.) road reservation along Stirling Highway.

1991 - Road Reserves Review identified Stirling Highway reserve as excessive and should be reduced to accommodate a four lane divided road with protected right turn lanes.

1994 - Fremantle Regional Strategy December 1994 recommended a reduction of the Stirling Highway road reservation south of Jarrad Street.

1996 - MRS amendment of the road reservation South of Jarrad Street, Cottesloe removed any reservation over land not within the actual physical extent of the Highway, thus removing capacity to plan, prioritise or budget future road improvements.

Review of the Stirling Highway Road Reservation

1999 - Stirling Highway Reservation Planning Review (Jarrad Street - Winthrop Avenue) concluded that traffic volumes were likely to increase marginally dependant on future development densities and the move to more sustainable transport modes. It was recognized that traffic safety and congestion could be addressed with the provision of a central median, intersection improvements, improved pedestrian/cyclist facilities and public transport priority measures (designated bus lanes). Provision of 1.5m wide on-road cycle lanes and 5.1m wide verges (reducing to 4.1m in constrained locations) were recommended. This resulted in the preparation of Concept Design Plans (Carriageway Plans) for the realistic long term road design of the Highway. These Carriageway Plans are appended to the Amendment.

2001 – Department of Planning and Infrastructure (DPI)/ Main Roads Western Australia (MRWA) briefed local governments of Claremont, Cottesloe, Nedlands and Peppermint Grove on a draft highway carriageway design. Tacit support was noted.

2002 - Public displays and consultation of preliminary concept plans at The Grove, Bayview Centre and Nedlands Library.

2005 - The Sustainable Transport Committee (STC) of the WAPC endorsed inclusion of dedicated cycle lanes into Stirling Highway road planning at the request of the Western Australian Bicycle Committee (WABC).

2006 – Stirling Highway Activity Corridor Study (SHACS) initiated by the WAPC to achieve an ultimate road design and review of the ineffective road reservation over Stirling Highway were continued. SHACS also considered the inclusion of adjacent land uses.



2010 - Guided by WAPC direction, the SHACS Project Working Group, prepared road familiarisation surveys and reviewed existing State requirements. Ultimate Highway carriageway plans were drafted between Queen Victoria Street, North Fremantle and Broadway, Nedlands.

#### Previous Assessment Practice for Stirling Highway Development Proposals

Early 1990's - WAPC imposed a 5.0m interim development setback for any, development or structure plan along the Highway north of Jarrad Street, Cottesloe.

September 2009 - WAPC resolved to introduce the interim 5.0m setback south of Jarrad Street to Queen Victoria Street. North of Jarrad Street, setbacks greater than 5.0m were introduced and negotiations for wider setbacks at intersections were proposed where justified.

#### Current Assessment Practice for Stirling Highway Development Proposals

25 January 2011 - WAPC endorsed the use of carriageway design plans prepared for SHACS for the assessment of planning proposals, thus superseding the previous interim setbacks. The proposed Stirling Highway Amendment carriageway design plans guide WAPC decisions and referral advice for applications abutting or within the Primary Regional Roads Reservation.

### **Discussion**

#### Amendment Details

The MRS Amendment builds on the SHACS between Queen Victoria Street in North Fremantle and the Broadway in Nedlands, and aims to rationalise the current Primary Regional Roads (PRR) reservation for Stirling Highway in the MRS. The amendment will:

1. Provide clarity and certainty for future road planning and orderly land use planning along the urban corridor;
2. Inform road planning initiatives and budgets necessary to give priority to improving the existing physical road environment of Stirling Highway; and
3. Provide consistent regional road planning and design guidance across a number of local authorities.

Stirling Highway provides an important link between Perth and Fremantle. SHACS was initiated in 2006 at the request of the Chairman of the WAPC to investigate alternatives to wholesale increases in density across the City of Nedlands (i.e. investigate residential density along Stirling Highway instead of blanket increases to R-Codes resulting in maximised access to high frequency public transport and other facilities/services along the Highway). SHACS has been progressed in stages with the assistance of WAPC funds and the Local Government Planning Assistance Program in order to draft:

- Preliminary carriageway design for Stirling Highway to accommodate bus priority lanes, cycle lanes, dedicated right turn lanes, medians for pedestrian safety and landscaping, and to generally improve both the environment and safety of the Stirling Highway activity corridor.
- A staged urban design and form based code study for Stirling Highway to guide built form and redevelopment opportunities in a sustainably planned manner and give certainty to land owners.

This process will enable the PRR reservation to be adjusted to reflect the long-term plan and be reflected in the MRS. The existing reservation in Nedlands, Claremont and parts of Cottesloe and Peppermint Grove is 80m (approx.) wide. The Highway will never be 80m wide however consensus on the long-term Highway design is needed to allow land not realistically needed for Highway purposes to be returned to the usual zone for residential and commercial uses. The road reservation will highlight and secure space for future road improvements and works by protecting it from other forms of development.

In addition to justification provided relative to traffic safety, traffic volume and congestion issues, the Amendment addresses a number of key environmental, social and economic objectives. The Amendment report indicates that the proposal is consistent with State Planning initiatives inclusive of Directions 2031 and beyond, the Draft Central Metropolitan Perth Sub-Regional Strategy, State Planning Policy 4.2 Activity Centres for Perth and Peel, Development Control Policy 1.6 Planning to Support Transit Use and Transit Orientated Development (DC1.6) and Development Control Policy 1.7 General Road Planning (DC 1.7).

The proposed ultimate Stirling Highway design is made up of the following features:

- Two lanes of through traffic in each direction (similar to the existing situation);
- Widening verges to 5.1m (on each side) for improved pedestrian safety (reduced to minimum of 4.1m in constrained locations (e.g. – in front of Town of Claremont Council Chambers);
- Introducing solid central medians 2.0 - 5.5m wide to prevent uncontrolled right hand turns and act as pedestrian refuges for informal pedestrian crossings;
- Introducing 1.5m wide on-road cycle lanes (on each side) for safer cyclist movements (future best practice may warrant redesign of proposed cyclist lanes utilising the allocated 3.0m); and
- Introducing bus queue jump lanes at existing and proposed traffic light controlled intersections for priority movement of Transperth buses.

It is noted that the Concept Design Plans which accompany the Amendment documentation reflect design criteria referred to above. The MRS Report however indicates that:

*“The main locality where the above criteria could not be met was Claremont. Due to issues including constrained space and State heritage listed properties, a compromise on indicative road design has been unavoidable adjacent to the Claremont secondary centre (Stirling Road/Queenslea Drive to Leura Drive Claremont). Unfortunately, this is a significant pinch point on Stirling Highway which already experiences peak traffic congestion and delays. Supported by Main Roads, the criteria was able to be modified in this locality by proposing a reduction to the existing speed limit from 60 kilometres per hour to 50 kilometres per hour as part of the long term road design. Based on traffic engineering principles a lower speed limit at Claremont will permit a reduced road design width and reserve that consistently accommodates the range of road infrastructure planned for the rest of the highway.”*

### Phasing

The WAPC is dealing with the dual purpose of SHACS in two phases

Phase 1 Transport Planning for the *Improved Movement of People*. Improve the transport function of Stirling Highway through:

- Safety (of all users)
- Pedestrian amenity
- Cyclist amenity
- Public transport amenity
- Private vehicle amenity
- Improved streetscape.

Phase 2 Land Use Planning/Urban Design for *Improved Urban Place Planning*:

- Consider redevelopment opportunities on Stirling Highway
- Investigate Form Based Codes as a tool to achieve a desired streetscape
- Promote variety in residential accommodation especially smaller residential dwellings
- Provide certainty for landowners irrespective of whether or not they intend to redevelop.

Phase 2 is proposed to commence only after finalising Phase 1.

The Amendment documentation indicates that:

*"...SHACS has not identified specific dwellings yields. SHACS Phase 2 is intended to focus on land use and urban design opportunities for Stirling Highway. A significant aim of SHACS is to facilitate the provision of smaller dwellings to address the increasing trend towards single or two person households evident in recent years. The provision of additional housing types may assist in freeing up existing dwelling stock by providing alternatives to residents seeking to down size out of larger homes and remain in the area, as well as young adults and first home buyers seeking to live independently or purchase property in the western suburbs... Redefining the Primary Regional Roads reservation will assist in identifying land use opportunities. This and other growth areas may provide an alternative to urban sprawl or green field development and the reduced level of services and facilities expected for new development on the perimeter of Perth."*

### Impacts

The Amendment proposes a number of modifications which will have the following impacts on land within the Town, detailed as follows:

- Reduced reservation proposals between Jarrad Street Cottesloe and the Broadway Nedlands will completely remove the reservation from over 200 properties and result in a reservation reduction of over 25 hectares. This approximates to a reservation width reduction of more than 40m (in total for both side of the Highway) over a distance of approximately six kilometres. Most of this land will be rezoned Urban under the MRS and will require an amendment to the relative Town Planning Schemes. The retraction of the reservation together with the application of specific zones and density codings to the remnant land will ultimately provide surety on future development outcomes in comparison to the existing situation where the land is still

reserved and therefore potentially subject to determination of Planning Applications by the WAPC (e.g. 328 Stirling Highway) without due regard for Council's development requirements which apply to zoned land within the locality (e.g. height requirements under TPS3 relative to Residential or Highway zones).

- The proposed amendment will also effectively close the door on any future six lane highway upgrades along the lines of Leach Highway which would be possible if the reservation remained unaltered. The continuation of the current reservation will contribute to the current urban blight along sections of the Highway, whereas once the issues have been addressed as part of this process, an increased level of certainty for development outcomes can result. It is therefore recommended that the Department be requested to move quickly to resolve the issues raised and formalise a plan for the future in the interests of reducing the impacts of urban blight over the intervening period.
- Preliminary carriageway and road treatments are provided to inform the location of the proposed reservation. These will be subject to detailed design consideration during the design phase for Highway works. Previously, as part of the Stirling Highway Review in December 2003, Council accepted the then proposed reservation width, requested provision of on road bike lanes and made a very clear statement that the road design will be considered when MRWA are in the detail design phase. At this point, it is recommended that Council take a similar approach with the regard to the MRS Amendment and is accordingly only accept the proposed road reservation (subject to the following exceptions) to accommodate future transport needs and to consider the road design including traffic management treatments at the stage when MRWA is in detail design phase.
- One exception to this approach is at the intersection Stirling Highway with Stirling Road. The proposed reservation will severely impact on the recently constructed development on the north-eastern corner. The Town is currently working with MRWA with a proposal to improve the intersection geometry without impacting this building to enable a reduction in the proposed reservation.
- Other exceptions relate to a number of heritage properties and places of significance within the Town. The Amendment documentation indicates that the Concept Design Plans provide an adaptive design to minimise the impact on State Heritage properties. Council's Heritage Officer has assessed the proposed Amendment relative to heritage properties and places under the National Trust Estate, State Heritage Register and Local Municipal Inventory as follows. It is noted also that there are a number of iconic status trees located along the Highway which, although not necessarily formally registered, maintain a high aesthetic and cultural value to the locality along the Highway. The table below also contains details of these trees :

<b>Heritage Properties and Iconic Trees</b>	<b>Description</b>	<b>Impact</b>	<b>Comment / Recommendation</b>
<b>National Trust Estate</b>			
256 Stirling Highway	Site of Highway Tree Meeting Place between Perth and Fremantle, 1868 (Tree replaced with Postal Box)	Postal box located immediately adjacent the proposed road alignment.	Recommend re-aligning front reservation boundary to contain post box on property or protect and retain postal box on verge during future Highway works.
<b>State Heritage Register</b>			
206 Stirling Highway	'Coronado Hotel' (former)	Borders road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
262-264 Stirling Highway	Congregational Church and Hall	No direct impact.	Noted.
308 Stirling Highway	Claremont Council Offices and Surroundings	Road reserve deviated on the Land Requirements and Changes Plan are inconsistent with associated road widening shown on Carriageway Plans  War Memorial will require relocation due to intersection works.	Correlate Carriageway Plans with Land Requirements and Changes Plan, and modified to save the buildings on northern side of intersection as detailed below. This will most likely involve the minor relocation of the existing War Memorial or another suitably located site following consultation with the Town and the Returned Services League. Recommended that MRWA bear all costs relative to the relocation of the Memorial.
2 Queenslea Drive	Christ Church Claremont, c.1892	No direct impact on school, however the an iconic tree (Stone Pine) located at the intersection of Queenslea Drive and Stirling Highway will require removal due to the additional lane required by the bus lane at the intersection – see details below.	Noted - see further comments below in relation to Iconic Trees.
<b>Listed on Town of Claremont</b>			

<b>Municipal Inventory</b>			
222 Stirling Highway	Federation Bungalow, c.1902.	Partially within road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
236 Stirling Highway	Federation Bungalow, 1905.	Appears unaffected.	Noted.
280 Stirling Highway	Electric Sub-Station, 1923.	Within road reserve – significantly impacted by inclusion of bus lane at this location. If bus lane was not present, opportunity would present to save the historical integrity of the reported second power station in Perth.	Recommend that the bus lane in front of the Electric Sub-Station be deleted and the reservation be contracted to provide for the saving of this historic building.
288 Stirling Highway	Claremont Park - 1852, ca 1862 and 1898. Site of convict depot 1853-1875, convict graves and remnant Tuart Tree, Agonis, Norfolk Island Pines and Ficus.	A number of significant trees and convict graves are located along the approximate reservation alignment.	Recommend re-aligning front reservation boundary to contain significant tree and grave sites on property or protect and retain on verge during future Highway works.
327 Stirling Highway	Wesley Church (former), 1922 and 1982.	No direct impact.	Noted.
356 Stirling Highway	Burnside House, 1888 & Centenary Building, c.1907	No direct impact.	Noted.
394 Stirling Highway	Queen Anne Federation Bungalow, c. 1900	No direct impact.	Noted
1 Corry Lynn Road	Single storey residence, c.1929.	Within road reserve significantly impacted.	Recommend demolition/partial demolition and reconstruction of sympathetic facade following production of archival records.
60 Bay View Terrace	Former National Bank, 1911	Entire building to be demolished for road carriageway and footpath.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62, Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation will require partial demolition of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of



			intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62 A Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation appears to slightly encroach on corner of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
53-57 Bay View Terrace	Federation commercial building 1903	Demolition required	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
<b><i>Heritage Places proposed for the Municipal Inventory</i></b>			
365 Stirling Highway	William Apartment Complex, 1953.	Front facade of Art Deco building encroaches into proposed road reserve alignment.	Proposal for entry onto Municipal Inventory under current review.  Modify Carriageway Plans and Land Requirements and Changes Plan to contain building entirely on property similar to Claremont Council offices even if this results in compromises to the design criteria of the Highway.
327 Stirling Highway	Claremont Community Hub (CCH) – Town Hall (former Methodist Church)	Existing mature Eucalypts planted in front of the CCH by John Oldman are considered to have some heritage value as detailed in the Heritage report for the Town Hall commissioned prior to being converted into the CCH. It appears that one of these trees will be contained in the verge of the	Recommend that the Eucalypt in the verge are be maintained and protected under road work proposals.

		new reservation whilst the other is to be contained on the remnant property.	
<b>Heritage Places under examination in Municipal Inventory Review</b>			
Not specified	Four properties under the current Municipal Inventory which are under review (removal).	All buildings are outside of the proposed road alignment and no direct impact is identified	Noted
<b>Iconic Trees</b>			
2 Queenslea Drive	Tree located at front of Christchurch at intersection.	The existing 100 year old (at least) Stone Pine located at the intersection of Queenslea Drive and Stirling Highway will require removal due to the additional lane required by the bus lane at the intersection.	<p>The Tree is a mature specimen and considered to be in reasonable health and vigor. Although the tree has shown a decline in vigour over the last four years (due to warmer weather) it is now holding its condition and showing signs of stabilizing rather than senescing. Generally these trees will live well beyond 120 years. A report on condition is currently being undertaken by our tree consultant.</p> <p>At this point it is recommended that Council request that the carriageway design for this intersection (inclusive of additional bus lanes) be delayed for a period of 2 years to enable further monitoring of the tree to determine its longer term viability as an iconic landscape feature of the Stirling Highway streetscape and locality. If the viability of the tree is maintained during this period, it would be appropriate for the carriageway plans to be modified to remove the bus lane and that the intersection carriageway alignments be designed/modified</p>

			so as to provide maximum protection for the long term retention of the tree.
328 Stirling Highway	Norfolk Island Pine on footpath at front of property.	The tree is at least 80 years old and in reasonable health and vigour. Given the location of the tree immediately adjacent the current Highway carriageway, there is no capacity to retain the tree within the verge area, even with the removal of the bus lane.	Remove following production of archival records

- Although not located in the Town of Claremont, the former Claremont Fire Station located at 441 Stirling Highway opposite Prospect Street is an iconic building which significantly adds to the cultural heritage and streetscape character and aesthetics of the Highway. According to the Carriageway Plans, the front of this building is to be impacted by the widening. As noted above relative to the Council site at 308 Stirling Highway, the Carriageway Plans do not always correlate with the Land Requirement and Changes Plans. The Land Requirement and Changes Plans clearly show the Highway Reservation deviating around the front of the building to save the former fire station. It is recommended that the WAPC be requested to modify the Carriageway Plans to correlate with the Land Requirement and Changes Plans to avoid any further confusion on this matter.
- Whilst not the specific concern of the Town of Claremont, as has been presented by Tony Blackwell to a Council Forum on 31 July 2012, a number of other significant properties along the Highway in other local authorities are shown to be impacted by the Carriageway Plans. Whilst cross referencing has not been done to verify whether the Reservation is proposed to be modified under the Land Requirement and Changes Plans, it is significant to note that many of the buildings raised by Mr Blackwell at the Forum could possibly be retained with some careful carriageway and intersection design together with relocation of carriageway further to the west into the rail reserve or relaxation on design standards for verge widths and extent of bus and turning lanes. These properties include the shops adjacent to Glyde Street, the Albion Hotel, the former Cottesloe Police Station (Mr Blackwell's office) at 548/550 Stirling Highway.
- When the Highway widening occurs, parking will be impacted for existing businesses (and residences). If the development been approved in recent times, it is often the case that the long term reduction in parking bays is acknowledged as part of the approval process. From the gazettal of the new reservation until construction of the new Highway, a number of properties will redevelop with new certainty and others will exist if still economically viable. In localities where road widening has occurred in the past (e.g. Albany Highway in the City of Canning), specific scheme provisions are included to relax parking standards and over the longer term properties are redeveloped to incorporate revised parking areas. In these instances road widening compensation takes into account a number of factors such as injurious affection on business operations and development potential.

- Details in relation to acquisition and compensation are provided in the attached document from the WAPC entitled “Your Property and Region Schemes. The processes presently provide for the widening land to be acquired by negotiation at its current market valuation ignoring the effect of the reservation, or compulsory acquired by resumption and payment of compensation. Compensation can be triggered by a development refusal in the reservation, compulsory acquisition or by sale of the property at a lesser price than would ordinarily be achieved if it was not for the reservation.
- Secondary traffic circulation and access arrangements are normally detailed as part of the development options for the remnant land – in this case Stage 2. Development options would normally address the built form issues such as applicable density codings and commercial land use distribution. Where requirements for secondary traffic circulation are identified, they are typically dealt with by the provision of Rights of Way (ROW) and Reciprocal Rights of Carriageway (ROCW). ROWs are contained on their own title and where identified as a necessary adjunct to Highway traffic circulation should be provided for under the widening project. ROCWs, however are maintained on Certificates of Title and usually grant Council the right to use land for access (Council in turn grants these rights to other users in the locality). This arrangement protects the long term retention of the ROCW to service the locality. ROCWs are typically required as a condition of Planning Approval or as part of a subdivision process for a development, whereas ROWs typically result from the subdivision process. It is noted that where access to a long term ROCW or ROW is planned for but does not presently exist, the normal practice is to grant temporary direct access to the Highway with a requirement that the temporary access is closed and the ROW/ROCW access be used when available – these arrangements are usually secured by way of a legal agreement with Council.
- Design Standards – It is apparent from detailed review of the Carriageway Plans and Land Requirements and Changes Plan that the impacts of the proposed reservation could be substantially reduced to benefit the retention of the heritage character and streetscape by simply varying some of the design standards. These could include reduction in verge widths, carriageway widths, median island widths, reduction in the number of bus lanes, bicycle lanes, removal of turning lanes at intersections and encroachment into railway reservations or realignment into properties with significantly less cultural and heritage value.
- Other opportunities to improve traffic flow should be reviewed prior to finalisation of the amendment for the Reservation alignment. Options could include
  - a) Instead of a constructed median island with defined turning lanes, one option which would substantially improve the traffic flow and volumes of traffic along the Highway is a painted median which allows free movement to intersecting streets during off peak periods, but provides for a third traffic lane for tidal peak traffic periods. Complexities involved in this operation would relate to providing sufficient pedestrian refuge islands either side of the tidal lane to provide for safe pedestrian crossings.
  - b) The median island width of 5.5m should be of sufficient width to provide for alternative modes of traffic such as light rail or trams (other than provision for passing lanes at select points). As with tidal traffic flow lanes, pedestrian refuge lanes need to be provided and this (and the

tidal flow lanes) may require a minor increase in reserve width to safely accommodate pedestrian movement.

- c) Use of the road carriageway for a cycle lane along Stirling Highway could be reviewed as it appears not to represent the safest cycling environment, given that other options for commuter cycling is available for use and development in the rail reservation, which primarily is located in close proximity to the Highway and provides access to the same key traffic destinations and also the availability of options for shared use of the verge for defined cycle lanes in areas of constrained design.
  - d) Implementation of an Intelligent Transport Systems (ITS) both prior to the Highway upgrade to address current traffic volumes and constraints along the Highway and also to be implemented as part of the Highway upgrade. ITS is the application of computer and communications technologies to resolve and manage transport problems. Rapid advances in ITS technologies have enabled the collection of data or intelligence which provides relevant and timely information to road managers and users. MRWA already uses ITS to assist road users by the use of camera images of traffic on some metropolitan roads, freeway speeds and road conditions around the State to facilitate real time signal changes to reduce congestion levels. The aim is to use the various information gathering technologies to solve the many transport challenges that face Western Australia road users and to make our roads smarter.
- Construction timing. There is no definite timing given for the implementation of the road design and traffic management treatments. This may take 10 or more years. Hence, it is recommended to request the Minister of Transport to allocate funding for the implementation of all treatment works within 5 years.

#### Elected Member Queries

A number of matters have been directly raised by Elected Members and responses are provided as follows:

1. It is acknowledged that the Claremont section of Stirling Highway is the most constricted and creates the most traffic holdup. It is assumed that freeing up traffic flow in this section of Stirling Highway is the most likely to improve the efficiency of the system. This should have the result of reducing the need to seek alternate routes through residential areas.  
Response - Agreed.
2. It is acknowledged that a reduction in the speed limit to 50kph in the Claremont section is unlikely to have much effect on the actual speed of vehicles in the area but will lessen the impact of developments on adjoining properties.  
Response - Slowing of vehicles will reduce congestion and improve the flow. Safety will improve and enforcement is possible.
3. It is assumed (based on DoP advice) that the proposed system for fast tracking bus movements is likely to reduce the scheduled time for a Perth-

Fremantle trip by 5 minutes of which 1 minute is attributed to the Claremont section of the Highway. Thus, whatever is done in the Claremont section is, of itself, unlikely to have any significant effect on transport mix in the western suburbs, particularly increased use of public transport.

Response - Every small improvement will bring overall benefit. Notwithstanding the requirement for the inclusion of bus lanes, which is based on the Public Transport Authority (PTA) recommendation, the requirements needs to be balanced up with other objectives such as retention of cultural and heritage streetscape values as detailed in this report.

4. It is also assumed that even if there is a significant change of land use along Stirling Highway in the Claremont area to increase residential housing over commercial developments, there is unlikely to be a great increase of pedestrian traffic along Stirling Highway. Existing footpaths could cope with many more pedestrians than now use them.

Response - The lower speed along Claremont section will give pedestrians an increased sense of safety and they will be able to use the footpaths more comfortably. The 5.1m width of verge includes space for footpath, underground services and landscaping including trees. The clear distance between pedestrians and the high volume of vehicles will give more safety for pedestrians.

5. It is assumed that the proposed wide verge is for aesthetic purposes and not due to service requirements, that trees can be planted in a median strip narrower than that proposed and, that the Claremont sector is not suitable for this treatment due to constraints of existing buildings.

Response - In constricted sections the verge width is reduced to 4.1m. It is proposed to have trees and landscaping in the verge and median. This will provide tree canopy above the Highway. This tree tunnel effect will give drivers a perception of a narrow enclosed carriageway and force them to slow down. In addition, the median island width will provide for the positioning of protected turning lanes.

6. It is particularly noted that this Study was developed before changes were made to traffic flow in Bay View Terrace in the Claremont Town centre and so recommendations are made here to take advantage of those changed circumstances.

Response - Changes to Bay View Terrace traffic flow have already made significant improvements to the flow of traffic at the intersection. The vehicles turning right from Bay View Terrace (south) to the Highway get a free turning as there are no vehicles coming from the north side. The observation in the last few months confirms that all vehicles wanting to turn right could do it in one phase without queuing like in the past for second cycle. The traffic flow in Bay View Terrace (south side) towards the Highway caters for a large catchment to exit in all three directions. The existing turning lane is needed to remain in Bay View Terrace (in the south side of the Hwy). Quite a number of vehicles turn right and left with a few going straight. Hence, it is essential to have one lane for left and straight and one for right turning vehicles (see further comments in 7.4 below).

7. It is assumed that the proposals listed here will have a more beneficial outcome for traffic and residents and at a lesser cost than the SHACS proposals.



**7.1. LOCH STREET/BAY ROAD**

Bay Road should be relocated further east and Loch Street further west to provide a light controlled north/south crossing – being the only such crossing between Queenslea Drive and Dalkeith Road. Acquisition of the properties (shown as 30 and 333 on the map) should enable an extended intersection with lanes as shown for Loch Street but with an added slip road (west) for Bay Road. The eastbound light-controlled slip road into Bay Road being the only controlled access south in Claremont other than Queenslea Drive.

Response - This may have significant land acquisition cost and safety issues due to the potential road geometry. Recommended for consideration by MRWA.

**7.2. WALTER STREET**

Close median strip to increase traffic flow along Stirling Highway and stop residential street diversions.

Response – See response at item 10 below.

**7.3. LEURA AVENUE**

Delete both westbound and eastbound bus lanes. The westbound is unnecessary as it only leads to a timed bus stop and thus produces no change in bus travel time. The eastbound blocks the slip road and so prevents Leura Avenue serving its design purpose of providing free egress from Stirling Highway for traffic seeking to go alongside the rail line towards Perth.

Response - The bus lanes improve public transport efficiency and any time saving encourages more use of public transport. West bound: Although it is a timed bus stop at present, these current times could be changed by PTA to fall in line with new found efficiencies. East bound: The bus lane won't compromise the slip lane. Where bus lanes do not impact on the built form of existing heritage and culturally significant structures and places along the Highway, they should be retained.

**7.4. BAY VIEW TERRACE**

Remove vehicular traffic lights but retain pedestrian phase. Through traffic will no longer have access to Bay View Terrace (north) so no traffic can enter Stirling Highway from the north. Traffic from the south is to be discouraged from entering Bay View Terrace (a pedestrian friendly precinct). Traffic turning west does not require lights. Traffic turning east should use Bay Road light controlled access to go east or north. Uncontrolled slip lane for southbound traffic is more appropriate here than at Freshwater Parade – could be longer than shown if Church Lane median is closed.

Response - This change will have the major effect of freeing up traffic flow in Claremont from Queenslea Drive to Leura Avenue/Ashton Avenue. This of itself is more likely to make a significant difference to traffic flow than any of the changes proposed by SHACS – same as in 6 above. However, the proposed modifications to the carriageway and reservation alignment to retain the existing buildings on the northern side of the intersection could possibly be modified (admittedly with some design parameter compromise) to provide sufficient room for a

right turning lane off Stirling Highway, which could be considered as a desirable option in the future, pending further surveying of businesses in the Town Centre and assessment of traffic flow impacts. Accordingly, given the traffic flow advantages gained by this proposal, it is recommended that MRWA be requested to investigate this option for implementation prior to the road works proposed under this project.

**7.5 CHURCH LANE/FRESHWATER PARADE**

Close median strip to enhance traffic flow and prevent residential street diversions.

Response - The proposal prevents right turn to the residential area to the south, whilst at the same time allowing access to the north into the Town Centre. This movement is appropriate and a necessity to service businesses in this location.

**7.6 STIRLING ROAD**

Delete eastbound bus lane as it blocks the slip road (as with Leura Avenue) and would create even greater traffic blockage. The bus lane won't compromise the slip lane. Southbound slip lane could be longer.

Response - Agree, without compromising heritage buildings. As detailed above, this will also provide the capacity for the retention of the Stone Pine in this location.

**7.7 ALBERT/GRANGE STREET**

Narrow median to reduce impact on adjoining properties as wider median has no beneficial outcomes. Trees in the middle of Stirling Highway would preclude the use of trucks as shown on the indicative diagrams.

Response - The wider medians are provided for right turn slip lanes wherever needed with a 2.0m median. Hence in other sections the median will be 5.5m. Given the length of continual median in this (and other locations) there may be capacity for the median to be reduced to reduce the required reservation width and minimise impacts on adjacent landholdings. However, this needs to be balanced with a desire to maintain sufficient reserve width for other potential transport mode or tidal flow options which are identified above. Although this option could be raised with MRWA for consideration it may be counter-productive to the preservation of a central corridor for the development and implementation of alternative transport modes and other options (e.g. tidal flow lane) and is therefore not recommended.

**7.8 PARRY/OSBORNE PARADE**

Narrow median.

Response – As per 7.7 above.

**7.9 OSBORNE/AIRLIE STREET**

Narrow median.

Response – As per 7.7 above.

8. Public Transport Connections - In support of the proposed removal of traffic lights at Bay View Terrace and retention of pedestrian/light rail phase only, a light rail terminus in Bay View Terrace (southern end in Town Centre) is proposed linking Subiaco to QE2 and UWA via Bay View Terrace, Princess

Road, Broadway and either UWA/Thomas Street or Hampden Road/QE2, connecting to Claremont train station and bus route from Claremont train station to Stirling train station via Graylands Hospital, John XXIII, Challenge Stadium, Floreat Forum, Newman College, Churchlands SHS, Jon Sanders Drive.

Response - As indicated above, there is capacity for the long term consideration of a light rail/tram service running down the central media island in Stirling Highway – provided the 5.5m wide median strip is maintained in some form. An additional bus route is not supported with the traffic lights at Bay View Terrace and Stirling Highway as this will further constrain the design parameters which are already tight in order to save the buildings on the northern side of the intersection.

9. Pedestrian tunnel under Stirling Highway at Bay View Terrace. This would replace the pedestrian crossings at both Bay View Terrace and Leura Avenue. At times I have noticed a single pedestrian at the Leura crossing holding up dozens of cars on the Highway. A tunnel would also be much safer, in addition to speeding up through traffic on the Highway. If Scotch College can fund a tunnel under Shenton Road, surely the State Government could fund this proposal.

Response – As indicated above, the protection of the buildings at the intersection with Bay View Terrace place significant design constraints on the intersection. A pedestrian underpass together with the universal access ramps will significantly add to these design constraints and most likely impact on the capacity to retain these buildings. Accordingly a pedestrian underpass in this location is not supported.

10. Median strip opening at Walter Street. The plans before us will further encourage more traffic up Walter Street as it is proposed to increase the number of lanes from 4 to 5 at the bottom end of Walter Street with a slip lane to make it easier for cars to make a right turn into Walter Street. The slip lane will be identical to the one on Stirling Highway at the junction with Loch Street. The purpose of this query is to prevent cars travelling towards Fremantle making a right turn and a "rat run" up Walter Street. Walter Street is the ONLY street between Loch Street and Leura Avenue where a motorist can turn right off Stirling Highway to travel to Gugerri Street, as all the right turns off the Highway are blocked by median strips, or the way to Gugerri Street requires the negotiation of numerous corners.

Response - Walter and Vaucluse are the two streets proposed to provide a right turn slip lane between Loch Street and Leura Avenue. Any changes, without looking in detail of the local network impact, will put pressure on surrounding streets. Hence, it is best to leave these to the detail design stage by MRWA in consultation with the Town and all affected residents. At this point we are not dealing with the road design matters unless they interrelate with the reservation proposals the subject of the amendment. However, the Department and MRWA should be placed on notice that intersection and turning lane movements will be a significant factor to resolve in the detailed planning of the project as they will impact on neighbourhood amenity and traffic in local streets. In this regard, all affected property owners should be fully consulted as part of the detailed design stage of the project.

**Past Resolutions**

Ordinary Council Meeting 2 December 2003, Resolution 525/03:

*That Council:*

1. *Endorse the proposed reservation plan (option 2) as shown in the attachments;*
  - *Right turn in for Claremont Fresh Market,*
  - *Right turn into Church Lane,*
  - *No right turn into Freshwater Parade,*
  - *Dedicated right turn into Bay View Terrace South,*
  - *Loss of Buildings on Lot 11 and 12.*
2. *Make recommendations to DPI to accommodate cycle path (off street) for the entire section of the study area between Winthrop Avenue in Subiaco to Jarrad Street in Cottesloe and widen the proposed road reserve by 5 or more metres, as needed.*

**AMENDMENT**

*That, in item (1), insert the word “only” after the word “plan”. Delete the words (option 2).*

*After the words “as shown” add the following “in option 2”. Detail treatment to be developed at the design stage with options for consideration.” Delete all dot points. The resolution should read as follows:*

*“That Council:*

1. *Endorse the proposed reservation plan only as shown in option 2 in the attachments. Detail treatment to be developed at the design stage with options for consideration.*
2. *Make recommendations to DPI to accommodate cycle path (off street) for the entire section of the study area between Winthrop Avenue in Subiaco to Jarrad Street in Cottesloe and widen the proposed road reserve by 5 or more metres, as needed.*

*Reason: The proposed works are not planned for a number of years and the principal reason for the motion is to amend the reserve. Traffic movements and usage may change significantly as a result of developments in the Town Centre.*

**CARRIED**  
**(NO DISSENT)**

In addition to the above, a report was prepared for Council to consider this matter on 17 July 2012, however, following queries raised by Elected Members, the report was deferred to this meeting of the Council.

**Financial and Staff Implications**

Business Continuity

**Policy and Statutory Implications**

Local Government Act (1995) and Planning and Development Act (2005).

**Publicity**

The DoP has advertised the MRS Amendment proposal for public comment until 27 July 2012 (an extension has been formally granted for Council to make a submission

on this matter at its meeting on 7 August 2012). Landowners' together with any interested party (inclusive of local authorities) may make submissions which support or do not support the amendment. It is not a landowner or Council's role to "approve" the proposal, as comments are only sought. Submissions can vary from total support or objection to conditional support.

A number of public information displays were organized for the City's of Fremantle and Nedlands and the Town of Peppermint Grove. Following the consultation period, DoP officers will liaise with DoT, individual Council officers, the Project Working Group and others to consider modifications and outcomes to best address matters raised in submissions (i.e. road design/amenity etc.). Public Hearings will be conducted for any person/organisation making a written submission to verbally present the basis of their submission to a subcommittee of the WAPC. A report on submissions will be prepared and submitted to the WAPC for deliberation. The WAPC may consider modifications to the proposed Amendment based on submissions and relevant new information. The resolution of the WAPC will be forwarded to the Minister for Planning for consent and the final recommended Amendment is forwarded to the Governor for approval. The process will involve consideration by both Houses of Parliament for 12 sitting days to present opportunity to disallow the amendment. The Amendment will then be effected by gazettal action.

### **Plan for the Future**

#### **Future Claremont**

*Develop and implement policies and plans to ensure appropriate future development of the Town. Build the Future Claremont, Renew Claremont, Run Claremont efficiently and effectively.*

- Encourage appropriate economic development
- Commit to regional cooperation
- Prepare and implement a comprehensive and integrated Traffic Management Plan for the entire Town that protects the lifestyle of residents; and
- Encourage sustainable practices and development.

### **Urgency**

As indicated above, a formal extension of the submission period from Council's submission has been granted to 7 August 2012.

### **Voting Requirements**

Simple majority decision of Council required.

### **OFFICER RECOMMENDATION**

That Council

1. Advise the Western Australian Planning Commission that subject to the following conditions and comments, Council supports the amended road reservation under Metropolitan Region Scheme Amendment No. 1210/41 as shown on the Land Requirements and Changes Plan:
  - a) Modifications being made to the reservation to reflect intersection design changes at Stirling Highway and Stirling Road, where the Town is currently working with Main Roads Western Australia on a proposal

to improve the intersection geometry without impacting on the recently constructed building on the north-eastern corner and to enable a reduction in the proposed reservation at this intersection.

- b) Heritage properties and places of significance under the National Trust Estate, State Heritage Register and Municipal Inventory and identified iconic trees are to be recognised and modifications made to address the following comments and recommendations:

Heritage Properties and Iconic Trees	Description	Impact	Comment / Recommendation
<i>National Trust Estate</i>			
256 Stirling Highway	Site of Highway Tree Meeting Place between Perth and Fremantle, 1868 (Tree replaced with Postal Box)	Postal box located immediately adjacent the proposed road alignment.	Recommend re-aligning front reservation boundary to contain post box on property or protect and retain postal box on verge during future Highway works.
<i>State Heritage Register</i>			
206 Stirling Highway	'Coronado Hotel' (former)	Borders road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
308 Stirling Highway	Claremont Council Offices and Surroundings	Road reserve deviated on the Land Requirements and Changes Plan are inconsistent with associated road widening shown on Carriageway Plans  War Memorial will require relocation due to intersection works.	Correlate Carriageway Plans with Land Requirements and Changes Plan, and modified to save the buildings on northern side of intersection as detailed below. This will most likely involve the minor relocation of the existing War Memorial or another suitably located site following consultation with the Town and the Returned Services League. Recommended that MRWA bear all costs relative to the relocation of the Memorial.
<i>Listed on Town of Claremont Municipal Inventory</i>			
222 Stirling Highway	Federation Bungalow, c.1902.	Partially within road reserve.	Recommend re-aligning front



			reservation boundary to contain building entirely on property similar to Claremont Council offices.
280 Stirling Highway	Electric Sub-Station, 1923.	Within road reserve – significantly impacted by inclusion of bus lane at this location. If bus lane was not present, opportunity would present to save the historical integrity of the reported second power station in Perth.	Recommend that the bus lane in front of the Electric Sub-Station be deleted and the reservation be contracted to provide for the saving of this historic building.
280 Stirling Highway	Electric Sub-Station, 1923.	Within road reserve – significantly impacted.	Demolition following production of archival records.
288 Stirling Highway	Claremont Park - 1852, ca 1862 and 1898. Site of convict depot 1853-1875, convict graves and remnant Tuart Tree, Agonis, Norfolk Island Pines and Ficus.	A number of significant trees and convict graves are located along the approximate reservation alignment.	Recommend re-aligning front reservation boundary to contain significant tree and grave sites on property or protect and retain on verge during future Highway works.
1 Corry Lynn Road	Single storey residence, c.1929.	Within road reserve significantly impacted.	Recommend demolition / partial demolition and reconstruction of sympathetic facade following production of archival records.
60 Bay View Terrace	Former National Bank, 1911	Entire building to be demolished for road carriageway and footpath.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62, Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation will require partial demolition of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62 A Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation appears to slightly encroach on corner of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per

			attached plan even if this results in compromises to the design criteria of the Highway.
53-57 Bay View Terrace	Federation commercial building 1903	Demolition required	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
<i>Heritage Places proposed for the Municipal Inventory</i>			
365 Stirling Highway	William Apartment Complex, 1953.	Front facade of Art Deco building encroaches into proposed road reserve alignment.	Proposal for entry onto Municipal Inventory under current review.  Modify Carriageway Plans and Land Requirements and Changes Plan to contain building entirely on property similar to Claremont Council offices even if this results in compromises to the design criteria of the Highway.
327 Stirling Highway	Claremont Community Hub (CCH) – Town Hall (former Methodist Church)	Existing mature Eucalypts planted in front of the CCH by John Oldman are considered to have some heritage value as detailed in the Heritage report for the Town Hall commissioned prior to being converted into the CCH. It appears that one of these trees will be contained in the verge of the new reservation whilst the other is to be contained on the remnant property.	Recommend that the Eucalypt in the verge are be maintained and protected under road work proposals.
<i>Iconic Trees</i>			
2 Queenslea Drive	Tree located at front of Christchurch at intersection.	The existing 100 year old (at least) Stone Pine located at the intersection of Queenslea Drive and Stirling Highway will require removal due to the additional lane required by the bus lane at the intersection.	The Tree is a mature specimen and considered to be in reasonable health and vigour. Although the tree has shown a decline in over the last four years (due to warmer weather) it is

			<p>now holding its condition and showing signs of stabilizing rather than senescing. Generally these trees will live well beyond 120 years. A report on condition is currently being undertaken by our tree consultant.</p> <p>At this point it is recommended that Council request that the carriageway design for this intersection (inclusive of additional bus lanes) be delayed for a period of 2 years to enable further monitoring of the tree to determine its longer term viability as an iconic landscape feature of the Stirling Highway streetscape and locality. If the viability of the tree is maintained during this period, it would be appropriate for the carriageway plans to be modified to remove the bus lane and that the intersection carriageway alignments be designed/modified so as to provide maximum protection for the long term retention of the tree.</p>
328 Stirling Highway	Norfolk Island Pine on footpath at front of property.	The tree is at least 80 years old and in reasonable health and vigour. Given the location of the tree immediately adjacent the current Highway carriageway, there is no capacity to retain the tree within the verge area, even with the removal of the bus lane.	Remove following production of archival records

- c) Reiterate that the traffic management treatments at each intersection and mid-block along Stirling Highway be considered at the detail design stage by Main Roads Western Australia, as previously advised during the Stirling Highway Review in December 2003. It should be noted however that intersection and turning lane movements will be a significant factor to resolve in the detailed planning of the project as they will impact on neighbourhood amenity and traffic in local streets.

In this regard, all affected property owners should be fully consulted as part of the detailed design stage of the project.

- d) Department of Planning and Main Roads Western Australia be requested to review the Carriageway Plans and Land Requirements and Changes Plan for the Highway to reduce the impacts of the proposed reservation on the built and cultural environment to benefit the retention of the heritage character and streetscape by revising the design standards. These could include reduction in verge widths, carriageway widths, median island widths, reduction in the number of bus lanes, bicycle lanes, removal of turning lanes at intersections and encroachment into railway reservations or realignment into properties with significantly less cultural and heritage value.
- e) Acknowledge and support the proposed speed limit reduction from 60 kph to 50 kph along Stirling Highway between Stirling Road and Leura Avenue on traffic and pedestrian safety grounds.
- f) The Western Australian Planning Commission and Main Roads Western Australia be requested to investigate other opportunities to improve traffic flow prior to finalisation of the amendment for the Reservation alignment. Options could include
  - i) Instead of a constructed median island with defined turning lanes, one option which would substantially improve the traffic flow and volumes of traffic along the Highway is a painted median which allows free movement to intersecting streets during off peak periods, but provides for a third traffic lane for tidal peak traffic periods. Complexities involved in this operation would relate to providing sufficient pedestrian refuge islands either side of the tidal lane to provide for safe pedestrian crossings.
  - ii) The median island width of 5.5m should be of sufficient width to provide for alternative modes of traffic such as light rail or trams (other than provision for passing lanes at select points). As with tidal traffic flow lanes, pedestrian refuge lanes need to be provided and this (and the tidal flow lanes) may require a minor increase in reserve width to safely accommodate pedestrian movement.
  - iii) Use of the road carriageway for a cycle lane along Stirling Highway could be reviewed as it appears not to represent the safest cycling environment, given that other options for commuter cycling is available for use and development in the rail reservation, which primarily is located in close proximity to the Highway and provides access to the same key traffic destinations and also the availability of options for shared use of the verge for defined cycle lanes in areas of constrained design.
  - iv) Request an Intelligence Transport System assessment be made jointly by the Departments of Planning and Transport and Main Roads Western Australia to have a coordinated approach to improve the traffic flow and functionality of the Highway for all road users both prior to the Highway upgrade to address current traffic volumes and constraints along the Highway and also as part of the Highway upgrade.

- v) Investigate the re-alignment of the Bay Road and Loch Street intersection to provide for a signalised intersection.
- vi) Investigate the removal of traffic lights at the intersection of Bay View Terrace, whilst maintaining a signalised pedestrian crossing to reduce traffic delays at this intersection prior to the road works proposed under this project.
- g) Western Australian Planning Commission be requested to:
  - i) Consider the above options and modify the reservation to respond to these options.
  - ii) Modify the Carriageway Plans to correlate with the Land Requirement and Changes Plans to avoid any further confusion over the reservation alignment.
  - iii) Move quickly to resolve the issues raised and formalise a plan for the future in the interests of reducing the impacts of urban blight over the intervening period.
- h) Request the Minister of Transport to schedule the implementation of the Stirling Highway upgrade works within the next five years.

#### **ALTERNATIVE MOTION**

##### **Moved Cr Mews, seconded Mayor Barker**

That Council not adopt the Officer Recommendation and instead advise the WAPC that it does not support the Metropolitan Scheme Amendment 1210/41 in its current form.

Reason: The scheme is ill thought out entirely.

**LOST**

For the Motion: Mayor Barker and Cr Mews

Against the Motion: Crs Edwards, Haynes, Kelly, Lorenz, Tulloch, Goetze and Wood.

*Cr Kelly left the meeting at 8:39PM and returned at 8:41PM.*

*Cr Mews left the meeting at 9:01PM and returned at 9:03PM.*

#### **ALTERNATIVE MOTION**

##### **Moved Cr Tulloch, seconded Mayor Barker**

**That Council adopt the Officer Recommendation with an amendment by adding '(1)(f)(vii) The median openings opposite Walter Street and Vaucluse Street be closed under the carriageway plan.'**

Reason:

- 1 Decrease through traffic in residential heritage area;
- 2 Increase safety on local streets;
- 3 Improved through traffic flow by removing the possibility of right turns (which may cause queuing).

#### **AMENDMENT**

##### **Moved Cr Haynes, seconded Cr Edwards**

That the following be deleted from 1(f)(i) and 1(f)(ii) -

1(f)(i) "painted median which allows free movement to intersecting streets during off peak periods"

1(f)(ii) "alternative modes of traffic such as light rail or trams (other than provision for passing lanes at select points). As with"

Reason: To remove options that would not improve flow of traffic on Stirling Highway.

**LOST**

For the Amendment: Crs Haynes, Kelly, Edwards, and Tulloch.

Against the Amendment: Mayor Barker and Crs Lorenz, Goetze, Wood and Mews.

### **AMENDMENT**

**Moved Cr Goetze, seconded Cr Wood**

**That condition 1(f)(vi) be removed.**

Reason: To maintain the main access to the shopping precinct for people coming from south of the Highway.

*Cr Tulloch left the meeting at 9:30PM and returned at 9:31PM.*

**CARRIED(139/12)**

For the Amendment: Mayor Barker and Crs Goetze, Kelly, Lorenz, Mews, Tulloch and Wood.

Against the Amendment: Crs Edwards and Haynes.

*Cr Lorenz proposed an amendment to the motion which the Mayor ruled would negate the motion and therefore could not be accepted. The Mayor allowed Cr Lorenz's proposed amendment to be a foreshadowed motion for consideration if the motion before Council was not adopted.*

### **FORESHADOWED ALTERNATIVE MOTION**

**Moved Cr Lorenz, seconded Cr Wood**

That Council

1. Advise the Western Australian Planning Commission that subject to the following conditions and comments, Council notes the amended road reservation under Metropolitan Region Scheme Amendment No. 1210/41 as shown on the Land Requirements and Changes Plan:
2. Supports the reduction of the road reservation under the Metropolitan Region Scheme Amendment No 1210/41 as shown on the land requirements and changes plan subject to conditions and comments raised in 4 below;
3. Does not support the destruction of heritage buildings along the road reservation;
4. Request the following conditions be imposed before WAPC-

- a) Modifications being made to the reservation to reflect intersection design changes at Stirling Highway and Stirling Road, where the Town is currently working with Main Roads Western Australia on a proposal to improve the intersection geometry without impacting on the recently constructed building on the north-eastern corner and to enable a reduction in the proposed reservation at this intersection.
- b) Heritage properties and places of significance under the National Trust Estate, State Heritage Register and Municipal Inventory and identified iconic trees are to be recognised and modifications made to address the following comments and recommendations:

Heritage Properties and Iconic Trees	Description	Impact	Comment / Recommendation
<i>National Trust Estate</i>			
256 Stirling Highway	Site of Highway Tree Meeting Place between Perth and Fremantle, 1868 (Tree replaced with Postal Box)	Postal box located immediately adjacent the proposed road alignment.	Recommend re-aligning front reservation boundary to contain post box on property or protect and retain postal box on verge during future Highway works.
<i>State Heritage Register</i>			
206 Stirling Highway	'Coronado Hotel' (former)	Borders road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
308 Stirling Highway	Claremont Council Offices and Surroundings	Road reserve deviated on the Land Requirements and Changes Plan are inconsistent with associated road widening shown on Carriageway Plans  War Memorial will require relocation due to intersection works.	Correlate Carriageway Plans with Land Requirements and Changes Plan, and modified to save the buildings on northern side of intersection as detailed below. This will most likely involve the minor relocation of the existing War Memorial or another suitably located site following consultation with the Town and the Returned Services League.  Recommended that MRWA bear all costs relative to the relocation of the Memorial.
<i>Listed on Town of Claremont</i>			



<i>Municipal Inventory</i>			
222 Stirling Highway	Federation Bungalow, c.1902.	Partially within road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
280 Stirling Highway	Electric Sub-Station, 1923.	Within road reserve – significantly impacted by inclusion of bus lane at this location if bus lane was not present, opportunity would present to save the historical integrity of the reported second power station in Perth.	Recommended that the bus lane in front of the Electric Sub Station be deleted and the reservation be contracted to provide for the saving of this historic building.
288 Stirling Highway	Claremont Park - 1852, ca 1862 and 1898. Site of convict depot 1853-1875, convict graves and remnant Tuart Tree, Agonis, Norfolk Island Pines and Ficus.	A number of significant trees and convict graves are located along the approximate reservation alignment.	Recommend re-aligning front reservation boundary to contain significant tree and grave sites on property or protect and retain on verge during future Highway works.
1 Corry Lynn Road	Single storey residence, c.1929.	Within road reserve significantly impacted.	Recommend demolition / partial demolition and reconstruction of sympathetic facade following production of archival records.
60 Bay View Terrace	Former National Bank, 1911	Entire building to be demolished for road carriageway and footpath.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62, Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation will require partial demolition of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62 A Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation appears to slightly encroach on corner of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of

			intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
53-57 Bay View Terrace	Federation commercial building 1903	Demolition required	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
<i>Heritage Places proposed for the Municipal Inventory</i>			
365 Stirling Highway	William Apartment Complex, 1953.	Front facade of Art Deco building encroaches into proposed road reserve alignment.	Proposal for entry onto Municipal Inventory under current review.  Modify Carriageway Plans and Land Requirements and Changes Plan to contain building entirely on property similar to Claremont Council offices even if this results in compromises to the design criteria of the Highway.
327 Stirling Highway	Claremont Community Hub (CCH) – Town Hall (former Methodist Church)	Existing mature Eucalypts planted in front of the CCH by John Oldman are considered to have some heritage value as detailed in the Heritage report for the Town Hall commissioned prior to being converted into the CCH. It appears that one of these trees will be contained in the verge of the new reservation whilst the other is to be contained on the remnant property.	Recommend that the Eucalypt in the verge are be maintained and protected under road work proposals.
<i>Iconic Trees</i>			
2 Queenslea Drive	Tree located at front of Christchurch at intersection.	The existing 100 year old (at least) Stone Pine located at the intersection of Queenslea Drive and Stirling Highway will require removal due to the additional lane required by the bus lane at the intersection.	The Tree is a mature specimen and considered to be in reasonable health and vigour. Although the tree has shown a decline in over the last four years (due to

			<p>warmer weather) it is now holding its condition and showing signs of stabilizing rather than senescing. Generally these trees will live well beyond 120 years. A report on condition is currently being undertaken by our tree consultant.</p> <p>At this point it is recommended that Council request that the carriageway design for this intersection (inclusive of additional bus lanes) be delayed for a period of 2 years to enable further monitoring of the tree to determine its longer term viability as an iconic landscape feature of the Stirling Highway streetscape and locality. If the viability of the tree is maintained during this period, it would be appropriate for the carriageway plans to be modified to remove the bus lane and that the intersection carriageway alignments be designed/modified so as to provide maximum protection for the long term retention of the tree.</p>
328 Stirling Highway	Norfolk Island Pine on footpath at front of property.	The tree is at least 80 years old and in reasonable health and vigour. Given the location of the tree immediately adjacent the current Highway carriageway, there is no capacity to retain the tree within the verge area, even with the removal of the bus lane.	Remove following production of archival records

- c) Reiterate that the traffic management treatments at each intersection and mid-block along Stirling Highway be considered at the detail design stage by Main Roads Western Australia, as previously advised during the Stirling Highway Review in December 2003. It should be noted however that intersection and turning lane movements will be a significant factor to resolve in the detailed planning of the project as they will impact on neighbourhood amenity and traffic in local streets.

In this regard, all affected property owners should be fully consulted as part of the detailed design stage of the project.

- d) Department of Planning and Main Roads Western Australia be requested to review the Carriageway Plans and Land Requirements and Changes Plan for the Highway to reduce the impacts of the proposed reservation on the built and cultural environment to benefit the retention of the heritage character and streetscape by revising the design standards. These could include reduction in verge widths, carriageway widths, median island widths, reduction in the number of bus lanes, bicycle lanes, removal of turning lanes at intersections and encroachment into railway reservations or realignment into properties with significantly less cultural and heritage value.
- e) Acknowledge and support the proposed speed limit reduction from 60 kph to 50 kph along Stirling Highway between Stirling Road and Leura Avenue on traffic and pedestrian safety grounds.
- f) The Western Australian Planning Commission and Main Roads Western Australia be requested to investigate other opportunities to improve traffic flow prior to finalisation of the amendment for the Reservation alignment. Options could include
  - i) Instead of a constructed median island with defined turning lanes, one option which would substantially improve the traffic flow and volumes of traffic along the Highway is a painted median which allows free movement to intersecting streets during off peak periods, but provides for a third traffic lane for tidal peak traffic periods. Complexities involved in this operation would relate to providing sufficient pedestrian refuge islands either side of the tidal lane to provide for safe pedestrian crossings.
  - ii) The median island width of 5.5m should be of sufficient width to provide for alternative modes of traffic such as light rail or trams (other than provision for passing lanes at select points). As with tidal traffic flow lanes, pedestrian refuge lanes need to be provided and this (and the tidal flow lanes) may require a minor increase in reserve width to safely accommodate pedestrian movement.
  - iii) Use of the road carriageway for a cycle lane along Stirling Highway could be reviewed as it appears not to represent the safest cycling environment, given that other options for commuter cycling is available for use and development in the rail reservation, which primarily is located in close proximity to the Highway and provides access to the same key traffic destinations and also the availability of options for shared use of the verge for defined cycle lanes in areas of constrained design.
  - iv) Request an Intelligence Transport System assessment be made jointly by the Departments of Planning and Transport and Main Roads Western Australia to have a coordinated approach to improve the traffic flow and functionality of the Highway for all road users both prior to the Highway upgrade to address current traffic volumes and constraints along the Highway and also as part of the Highway upgrade.

- v) Investigate the re-alignment of the Bay Road and Loch Street intersection to provide for a signalised intersection.
- g) Western Australian Planning Commission be requested to:
  - i) Consider the above options and modify the reservation to respond to these options.
  - ii) Modify the Carriageway Plans to correlate with the Land Requirement and Changes Plans to avoid any further confusion over the reservation alignment.
  - iii) Move quickly to resolve the issues raised and formalise a plan for the future in the interests of reducing the impacts of urban blight over the intervening period.
- h) Request the Minister of Transport to schedule the implementation of the Stirling Highway upgrade works within the next five years.

Reason: Council does not support SHACS unconditionally, or in its entirety.

*Cr Tulloch left the meeting at 9:43PM and returned at 9:45PM.*

*Cr Goetze left the meeting at 9:44PM and returned at 9:48PM.*

**AMENDMENT****Moved Cr Edwards,**

That Council

1. Advise the Western Australian Planning Commission that council does not accept the demolition of heritage buildings and only subject to the following conditions and comments, Council supports the amended road reservation under Metropolitan Region Scheme Amendment No. 1210/41 as shown on the Land Requirements and Changes Plan:

The motion lapsed for want of a seconder.

**THE AMENDED ALTERNATIVE MOTION WAS PUT****Moved Cr Tulloch, seconded Mayor Barker**

That Council

1. Advise the Western Australian Planning Commission that subject to the following conditions and comments, Council supports the amended road reservation under Metropolitan Region Scheme Amendment No. 1210/41 as shown on the Land Requirements and Changes Plan:
  - a) Modifications being made to the reservation to reflect intersection design changes at Stirling Highway and Stirling Road, where the Town is currently working with Main Roads Western Australia on a proposal to improve the intersection geometry without impacting on the recently constructed building on the north-eastern corner and to enable a reduction in the proposed reservation at this intersection.
  - b) Heritage properties and places of significance under the National Trust Estate, State Heritage Register and Municipal Inventory and identified iconic trees are to be recognised and modifications made to address the following comments and recommendations:

Heritage Properties and Iconic Trees	Description	Impact	Comment / Recommendation
<i>National Trust Estate</i>			
256 Stirling Highway	Site of Highway Tree Meeting Place between Perth and Fremantle, 1868 (Tree replaced with Postal Box)	Postal box located immediately adjacent the proposed road alignment.	Recommend re-aligning front reservation boundary to contain post box on property or protect and retain postal box on verge during future Highway works.
<i>State Heritage Register</i>			
206 Stirling Highway	'Coronado Hotel' (former)	Borders road reserve.	Recommend re-aligning front reservation boundary



			to contain building entirely on property similar to Claremont Council offices.
308 Stirling Highway	Claremont Council Offices and Surroundings	Road reserve deviated on the Land Requirements and Changes Plan are inconsistent with associated road widening shown on Carriageway Plans  War Memorial will require relocation due to intersection works.	Correlate Carriageway Plans with Land Requirements and Changes Plan, and modified to save the buildings on northern side of intersection as detailed below. This will most likely involve the minor relocation of the existing War Memorial or another suitably located site following consultation with the Town and the Returned Services League. Recommended that MRWA bear all costs relative to the relocation of the Memorial.
<i>Listed on Town of Claremont Municipal Inventory</i>			
222 Stirling Highway	Federation Bungalow, c.1902.	Partially within road reserve.	Recommend re-aligning front reservation boundary to contain building entirely on property similar to Claremont Council offices.
280 Stirling Highway	Electric Sub-Station, 1923.	Within road reserve – significantly impacted by inclusion of bus lane at this location if bus lane was not present, opportunity would present to save the historical integrity of the reported second power station in Perth.	Recommended that the bus lane in front of the Electric Sub Station be deleted and the reservation be contracted to provide for the saving of this historic building.
288 Stirling Highway	Claremont Park - 1852, ca 1862 and 1898. Site of convict depot 1853-1875, convict graves and remnant Tuart Tree, Agonis, Norfolk Island Pines and Ficus.	A number of significant trees and convict graves are located along the approximate reservation alignment.	Recommend re-aligning front reservation boundary to contain significant tree and grave sites on property or protect and retain on verge during future Highway works.
1 Corry Lynn	Single storey	Within road reserve	Recommend

Road	residence, c.1929.	significantly impacted.	demolition / partial demolition and reconstruction of sympathetic facade following production of archival records.
60 Bay View Terrace	Former National Bank, 1911	Entire building to be demolished for road carriageway and footpath.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62, Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation will require partial demolition of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
62 A Bayview Terrace	Shop/s associated with adjoining former National Bank	Corner truncation appears to slightly encroach on corner of building.	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
53-57 Bay View Terrace	Federation commercial building 1903	Demolition required	Modify Carriageway Plans and Land Requirements and Changes Plan to save the buildings on northern side of intersection as per attached plan even if this results in compromises to the design criteria of the Highway.
<i>Heritage Places proposed for the Municipal Inventory</i>			
365 Stirling Highway	William Apartment Complex, 1953.	Front facade of Art Deco building encroaches into	Proposal for entry onto Municipal

		proposed road reserve alignment.	Inventory under current review.  Modify Carriageway Plans and Land Requirements and Changes Plan to contain building entirely on property similar to Claremont Council offices even if this results in compromises to the design criteria of the Highway.
327 Stirling Highway	Claremont Community Hub (CCH) – Town Hall (former Methodist Church)	Existing mature Eucalypts planted in front of the CCH by John Oldman are considered to have some heritage value as detailed in the Heritage report for the Town Hall commissioned prior to being converted into the CCH. It appears that one of these trees will be contained in the verge of the new reservation whilst the other is to be contained on the remnant property.	Recommend that the Eucalypt in the verge are be maintained and protected under road work proposals.
<b>Iconic Trees</b>			
2 Queenslea Drive	Tree located at front of Christchurch at intersection.	The existing 100 year old (at least) Stone Pine located at the intersection of Queenslea Drive and Stirling Highway will require removal due to the additional lane required by the bus lane at the intersection.	The Tree is a mature specimen and considered to be in reasonable health and vigour. Although the tree has shown a decline in over the last four years (due to warmer weather) it is now holding its condition and showing signs of stabilizing rather than senescing. Generally these trees will live well beyond 120 years. A report on condition is currently being undertaken by our tree consultant.  At this point it is recommended that Council request that the carriageway design for this intersection (inclusive of additional bus lanes)

			be delayed for a period of 2 years to enable further monitoring of the tree to determine its longer term viability as an iconic landscape feature of the Stirling Highway streetscape and locality. If the viability of the tree is maintained during this period, it would be appropriate for the carriageway plans to be modified to remove the bus lane and that the intersection carriageway alignments be designed/modified so as to provide maximum protection for the long term retention of the tree.
328 Stirling Highway	Norfolk Island Pine on footpath at front of property.	The tree is at least 80 years old and in reasonable health and vigour. Given the location of the tree immediately adjacent the current Highway carriageway, there is no capacity to retain the tree within the verge area, even with the removal of the bus lane.	Remove following production of archival records

- c) Reiterate that the traffic management treatments at each intersection and mid-block along Stirling Highway be considered at the detail design stage by Main Roads Western Australia, as previously advised during the Stirling Highway Review in December 2003. It should be noted however that intersection and turning lane movements will be a significant factor to resolve in the detailed planning of the project as they will impact on neighbourhood amenity and traffic in local streets. In this regard, all affected property owners should be fully consulted as part of the detailed design stage of the project.
- d) Department of Planning and Main Roads Western Australia be requested to review the Carriageway Plans and Land Requirements and Changes Plan for the Highway to reduce the impacts of the proposed reservation on the built and cultural environment to benefit the retention of the heritage character and streetscape by revising the design standards. These could include reduction in verge widths, carriageway widths, median island widths, reduction in the number of bus lanes, bicycle lanes, removal of turning lanes at intersections and encroachment into

- railway reservations or realignment into properties with significantly less cultural and heritage value.
- e) Acknowledge and support the proposed speed limit reduction from 60 kph to 50 kph along Stirling Highway between Stirling Road and Leura Avenue on traffic and pedestrian safety grounds.
  - f) The Western Australian Planning Commission and Main Roads Western Australia be requested to investigate other opportunities to improve traffic flow prior to finalisation of the amendment for the Reservation alignment. Options could include
    - i) Instead of a constructed median island with defined turning lanes, one option which would substantially improve the traffic flow and volumes of traffic along the Highway is a painted median which allows free movement to intersecting streets during off peak periods, but provides for a third traffic lane for tidal peak traffic periods. Complexities involved in this operation would relate to providing sufficient pedestrian refuge islands either side of the tidal lane to provide for safe pedestrian crossings.
    - ii) The median island width of 5.5m should be of sufficient width to provide for alternative modes of traffic such as light rail or trams (other than provision for passing lanes at select points). As with tidal traffic flow lanes, pedestrian refuge lanes need to be provided and this (and the tidal flow lanes) may require a minor increase in reserve width to safely accommodate pedestrian movement.
    - iii) Use of the road carriageway for a cycle lane along Stirling Highway could be reviewed as it appears not to represent the safest cycling environment, given that other options for commuter cycling is available for use and development in the rail reservation, which primarily is located in close proximity to the Highway and provides access to the same key traffic destinations and also the availability of options for shared use of the verge for defined cycle lanes in areas of constrained design.
    - iv) Request an Intelligence Transport System assessment be made jointly by the Departments of Planning and Transport and Main Roads Western Australia to have a coordinated approach to improve the traffic flow and functionality of the Highway for all road users both prior to the Highway upgrade to address current traffic volumes and constraints along the Highway and also as part of the Highway upgrade.
    - v) Investigate the re-alignment of the Bay Road and Loch Street intersection to provide for a signalised intersection.
    - vi) The median openings opposite Walter Street and Vacluse Street be closed under the carriageway plan.
  - g) Western Australian Planning Commission be requested to:
    - i) Consider the above options and modify the reservation to respond to these options.

- ii) **Modify the Carriageway Plans to correlate with the Land Requirement and Changes Plans to avoid any further confusion over the reservation alignment.**
- iii) **Move quickly to resolve the issues raised and formalise a plan for the future in the interests of reducing the impacts of urban blight over the intervening period.**
- h) **Request the Minister of Transport to schedule the implementation of the Stirling Highway upgrade works within the next five years.**

**CARRIED(140/12)**

For the Motion: Crs Haynes, Goetze, Kelly, Tulloch, Edwards and Wood

Against the Motion: Mayor Barker, and Crs Lorenz and Mews.



## 13.2 LEADERSHIP AND GOVERNANCE

### 13.2.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIODS ENDING 31 OCTOBER 2020

**File Number:** FIM/00079, D-20-45514

**Author:** Vicki Cobby, Manager Finance

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

**Attachments:** 1. **Statement of Financial Activity - October 2020** [↓](#)   
2. **Infrastructure Report - October 2020** [↓](#) 

#### PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ending 31 October 2020.

#### 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 represent 2020-21 operations to 31 October 2020 and compare year to date expenditure and revenue against the corresponding adopted budget of Council.

The budget figures incorporate the 2019-20 carried forward expenses and all budget amendments approved to 31 October 2020. Consideration of the 2019-20 EOFY surplus and carried forward income will be finalised as part of the mid-term budget review, which will be completed in the first quarter of the new year.

The closing surplus of \$15,569,006 to 31 October 2020 is compared directly with the budgeted surplus of \$13,182,786. As detailed below, the \$2,386,219 variance is made up of:

Under budget

Operating expenditure	\$ 1,162,114
Capital expenditure	\$ 601,958
Capital revenue	\$ (14,856)

Over budget

Operating revenue	\$ 243,519
Opening surplus	\$ 250,156
Rates Revenue	\$ 168,884

**Variance** **\$ 2,386,219**

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

Operating Expenditure - \$1,162,114 under budget

	YTD Budget	Actual	Variance
Employee Costs	\$2,473,832	\$2,257,036	\$216,796
Materials and Contracts	\$2,041,627	\$1,577,808	\$463,819

Utilities	\$168,946	\$138,337	\$30,609
Interest	\$0	\$23,608	(\$23,608)
Insurance	\$221,222	\$179,886	\$41,336
Other Expenditure	\$457,766	\$63,673	\$394,093
Internal Allocation	(\$76,059)	(\$97,207)	(\$21,148)

Contributors to the operating expenditure variations are:

- Employee cost variations have arisen due to vacancies during the reporting period.
- Materials and contracts
  - \$214,242 on external contractor services waiting for invoices.
  - \$53,230 under budget in planning consultancy for projects not yet complete.
  - \$65,794.48 under budget in IT operations, with major expenses coming with the system upgrade, this variance is due to timing of the project.
  - \$33,595 savings on legal expenses.
  - \$23,121 under budget in artists, entertainers & performers.
  - \$24,930 under budget on audit fees as the final audit has been delayed.
  - \$20,474 under budget in advertising & promotions with invoices not yet received for \$3,550.
- Utilities underspend is due to street lighting and electricity charges being less than budgeted.
- Interest expenses are over budget because the loan repayment due on 1 Nov 20 was processed on 24 Sep 20.
- Insurance expenses are under budget due to the timing of the property insurance second instalment.
- Other expenditure
  - \$125,000 was budgeted for rates in credit, but due to a change in AASB1058, this is no longer recognised as an expense.
  - \$87,500 commissions not paid as Royal Show cancelled.
  - \$53,877 invoice from contribution recipient not yet received.
- The internal allocations for October are significantly higher than previous months – further investigation to be undertaken in December 2020.

#### Rates Revenue - \$168,884 over budget

- \$168,884 above budget due to interim valuation notices received from Landgate following the adoption of the 2020/21 budget.

#### Operating Revenue – \$243,519 over budget

	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Grants, Subsidies & Contributions	\$39,713	\$91,649	\$51,936
Fees & Charges	\$1,037,298	\$1,198,889	\$161,591
Reimbursements	\$30,943	\$92,454	\$61,511
Interest Earnings	\$196,068	\$146,215	(\$49,853)

The reasons for operating revenue variations are:

- Variations in expected fees & charges are due to increased admission and sales fees received at the Aquatic Centre programs/shop sales, parking infringements and building applications, these were budgeted to reflect a presumed lower income generation as a result of COVID-19 restrictions.
- \$51,936 variance in grants related to COVID-19 payment approval received from Federal Government for Aquatic Centre project (as part of stimulus package) early in financial year and other matters related to timing variance.
- Under budget interest earnings is due to lower interest rates than anticipated during budget preparations.

- Increases in reimbursements include an unbudgeted contribution from Western Australia Land Authority for the bore works at Claremont Football Club oval; this is offset by the expenditure to replace the bore and switchboard. As well as the reimbursement costs for the footpath at 414 Stirling Hwy Claremont (1 Airlie Street).

#### Capital Expenditure - \$601,958 under budget

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

- \$120,722 under budget in Land and Buildings with the Museum being \$175,725 behind on the budget.
- \$535,860 under budget in infrastructure works. The detail is in the Infrastructure Works report attached and includes \$386,157 under budget in roadworks, \$105,043 in other infrastructure, \$40,000 in parks infrastructure and \$25,000 in Lake Claremont Park development. Most of this expenditure will be spent later in the financial year.
- The repayment of debentures is showing a variance of \$75,000 because the loan repayment due on 1 Nov 20 was entered early, but was not paid at 31<sup>st</sup> October.

#### Capital Revenue - \$14,856 under budget

Variance is in proceeds from disposal of assets because three vehicles have been budgeted, but only one has sold to date.

#### Opening Surplus - \$250,156 over budget

The variance in the opening surplus is subject to the completion of the 2019-20 financial year accounts (including final audit), the finalisation of the 2019-20 closing surplus and any closing journals that are yet to be completed.

### **PAST RESOLUTIONS**

Ordinary Council Meeting 17 November 2020, resolution 185/20,

*That Council notes the Monthly Statements of Financial Activity for the periods of 1 July 2020 to 30 September 2020.*

### **FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

### **POLICY AND STATUTORY IMPLICATIONS**

Clause 34(1) - Local Government (Financial Management) Regulations 1996

### **COMMUNICATION / CONSULTATION**

The Town is required to prepare and submit a report to Council for the Statement of Financial Activity each month, reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d) Local Government (Financial Management) Regulations 1996, for that 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, *Clause 36(4) - Local Government (Financial Management) Regulations 1996*

## **VOTING REQUIREMENTS**

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

## **RESOLUTION 149/20**

**Moved: Cr Bruce Haynes**

**Seconded: Cr Peter Telford**

**That Council:**

- 1. Notes the Statement of Financial Activity for the period 1 July 2020 to 31 October 2020.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

**Town of Claremont**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 31 October 2020**

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LOCAL GOVERNMENT ACT 1995  
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 31 October 2020**

	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		\$ 184,021	\$ 39,713	\$ 91,649	\$ 51,936	56.7%	▲
Service Charges		0	0	0	0		
Profit on Asset Disposal		17,658	0	7,728	7,728	100.0%	
Fees and Charges		2,532,224	1,037,298	1,198,889	161,591	13.5%	
Reimbursements	5.1.1	269,950	30,943	92,454	61,511	66.5%	▲
Interest Earnings		446,413	196,068	146,215	(49,853)	(34.1%)	▼
Other Revenue		153,800	3,700	14,306	10,606	74.1%	
<b>Total (Excluding Rates)</b>		<b>3,604,066</b>	<b>1,307,722</b>	<b>1,551,241</b>	<b>243,519</b>		
<b>Operating Expense</b>							
Employee Costs		(7,095,518)	(2,473,832)	(2,257,036)	(216,796)	(9.6%)	
Materials and Contracts		(6,444,190)	(2,041,627)	(1,577,808)	(463,819)	(29.4%)	▼
Utilities Charges		(537,687)	(168,946)	(138,337)	(30,609)	(22.1%)	▼
Depreciation (Non-Current Assets)		(3,233,457)	(1,077,808)	(1,065,301)	(12,507)	(1.2%)	
Interest Expenses		(409,387)	0	(23,608)	23,608	100.0%	▲
Insurance Expenses	5.2.1	(221,522)	(221,222)	(179,886)	(41,336)	(23.0%)	▼
Loss on Asset Disposal		(21,252)	(5,320)	0	(5,320)		
Elected Member Expenses		(254,252)	(63,554)	(63,460)	(94)	(0.1%)	
Other Expenditure	5.2.2	(1,027,362)	(457,766)	(63,673)	(394,093)	(618.9%)	▼
Internal Allocation		293,727	76,059	97,207	(21,148)	21.8%	▲
<b>Total</b>		<b>(18,950,900)</b>	<b>(6,434,015)</b>	<b>(5,271,901)</b>	<b>(1,162,114)</b>		
<b>Funding Balance Adjustment</b>							
Add Back Depreciation		3,233,457	1,077,808	1,065,301	12,507	(1.2%)	
Adjust (Profit)/Loss on Asset Disposal	10	3,594	5,320	(7,728)	13,048	168.8%	
Adjust Provisions and Accruals		(208,256)	0	0	0		
<b>Net Operating (Ex. Rates)</b>		<b>(12,318,039)</b>	<b>(4,043,166)</b>	<b>(2,663,088)</b>	<b>1,380,078</b>		
<b>Capital Revenues</b>							
Grants, Subsidies and Contributions	8	2,605,536	0	5,280	5,280	100.0%	
Proceeds from Disposal of Assets	10	113,500	46,500	26,364	(20,136)	(76.4%)	▼
Proceeds from New Debentures		1,400,000	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	730,000	0	0	0		
<b>Total</b>		<b>4,849,036</b>	<b>46,500</b>	<b>31,644</b>	<b>(14,856)</b>		
<b>Capital Expenses</b>							
Land and Buildings	10	(4,613,000)	(250,360)	(129,638)	(120,722)	(93.1%)	▼
Plant and Equipment	10	(256,850)	(51,150)	(31,828)	(19,322)	(60.7%)	▼
Electronic Equipment	10	(261,000)	(13,000)	(11,261)	(1,739)	(15.4%)	▼
Infrastructure Assets - Other	10	(3,076,139)	(1,102,243)	(566,383)	(535,860)	(94.6%)	▼
Repayment of Debentures		(1,895,206)	0	(75,000)	75,000	100.0%	▲
Transfer to Reserves	9	(550,642)	0	(685)	685	100.0%	▲
<b>Total</b>		<b>(10,652,837)</b>	<b>(1,416,753)</b>	<b>(814,795)</b>	<b>(601,958)</b>		
<b>Net Capital</b>		<b>(5,803,801)</b>	<b>(1,370,253)</b>	<b>(783,151)</b>	<b>587,102</b>		
<b>Total Net Operating + Capital</b>		<b>(18,121,840)</b>	<b>(5,413,419)</b>	<b>(3,446,239)</b>	<b>1,967,180</b>		
<b>Rate Revenue</b>							
Rate Revenue		14,821,593	14,673,593	14,842,477	168,884	1.1%	
Opening Funding Surplus(Deficit)		3,514,359	3,922,612	4,172,768	250,156	6.0%	
<b>Closing Funding Surplus(Deficit)</b>	3	<b>214,112</b>	<b>13,182,786</b>	<b>15,569,006</b>	<b>2,386,219</b>	<b>18.1%</b>	



**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 31 October 2020**

	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		\$ 720,896	\$ 258,216	\$ 264,304	\$ 6,088	2.4%	
Governance		16,800	1,300	532	(768)	(59.1%)	
Law, Order and Public Safety		21,673	8,100	9,286	1,186	14.6%	
Health		75,270	58,066	63,009	4,943	8.5%	
Education and Welfare		0	0	0	0		
Community Amenities		359,700	243,864	255,997	12,133	5.0%	
Recreation and Culture		1,239,949	282,771	396,159	113,388	40.1%	▲
Transport		687,500	427,836	427,816	185,980	76.9%	▲
Economic Services		461,993	213,169	131,892	(81,277)	(38.1%)	▼
Other Property and Services		20,285	400	2,245	1,845	461.4%	
<b>Total (Excluding Rates)</b>		<b>3,604,066</b>	<b>1,307,722</b>	<b>1,551,241</b>	<b>243,519</b>		
<b>Operating Expense</b>							
General Purpose Funding		(498,314)	(266,832)	(127,488)	(139,344)	(52.2%)	▼
Governance		(1,721,947)	(604,613)	(390,669)	(213,944)	(35.4%)	▼
Law, Order and Public Safety		(552,389)	(181,629)	(163,256)	(18,373)	(10.1%)	
Health		(532,303)	(184,977)	(152,132)	(32,845)	(17.8%)	
Education and Welfare		(258,484)	(105,210)	(38,208)	(67,002)	(63.7%)	▼
Community Amenities		(3,106,343)	(1,015,823)	(896,125)	(119,698)	(11.8%)	
Recreation and Culture		(4,952,309)	(1,616,680)	(1,382,680)	(234,000)	(14.5%)	
Transport		(5,413,727)	(1,762,617)	(1,564,078)	(198,539)	(11.3%)	
Economic Services		(1,879,168)	(590,449)	(308,725)	(281,724)	(47.7%)	▼
Other Property and Services		(35,916)	(105,186)	(248,540)	143,354	136.3%	▲
<b>Total</b>		<b>(18,950,900)</b>	<b>(6,434,015)</b>	<b>(5,271,901)</b>	<b>(1,162,114)</b>		
<b>Funding Balance Adjustment</b>							
Add back Depreciation		3,233,457	1,077,808	1,065,301	(12,507)	(1.2%)	
Adjust (Profit)/Loss on Asset Disposal	10	3,594	5,320	(7,728)	(13,048)	(245.3%)	
Adjust Provisions and Accruals		(208,256)		0	0		
<b>Net Operating (Ex. Rates)</b>		<b>(12,318,039)</b>	<b>(4,043,166)</b>	<b>(2,663,088)</b>	<b>1,380,078</b>		
<b>Capital Revenues</b>							
Grants, Subsidies and Contributions		2,605,536	0	5,280	5,280	100.0%	
Proceeds from Disposal of Assets	10	113,500	46,500	26,364	(20,136)	(43.3%)	▼
Proceeds from New Debentures		1,400,000	0	0	0		
Transfers from Restricted Assets		0	0	0	0		
Transfer from Reserves	9	730,000	0	0	0		
<b>Total</b>		<b>4,849,036</b>	<b>46,500</b>	<b>31,644</b>	<b>(14,856)</b>		
<b>Capital Expenses</b>							
Land Held for Resale		0	0	0	0		
Land and Buildings	10	(4,613,000)	(250,360)	(129,638)	(120,722)	(93.1%)	▼
Plant and Equipment	10	(256,850)	(51,150)	(31,828)	(19,322)	(37.8%)	
Infrastructure Assets - Other	10	(3,076,139)	(1,102,243)	(566,383)	(535,860)	(48.6%)	▼
Repayment of Debentures		(1,895,206)	0	(75,000)	75,000		
Transfer to Reserves	9	(550,642)	0	(685)	685	100.0%	
<b>Total</b>		<b>(10,652,837)</b>	<b>(1,416,753)</b>	<b>(814,795)</b>	<b>(601,958)</b>		
<b>Net Capital</b>		<b>(5,803,801)</b>	<b>(1,370,253)</b>	<b>(783,151)</b>	<b>587,102</b>		
<b>Total Net Operating + Capital</b>		<b>(18,121,840)</b>	<b>(5,413,419)</b>	<b>(3,446,239)</b>	<b>1,967,180</b>		
<b>Rate Revenue</b>							
Opening Funding Surplus(Deficit)		14,821,593	14,673,593	14,842,477	168,884	1.1%	
		3,514,359	3,922,612	4,172,768	250,156	6.4%	
<b>Closing Funding Surplus(Deficit)</b>		<b>214,112</b>	<b>13,182,786</b>	<b>15,569,006</b>	<b>2,386,219</b>	<b>18.1%</b>	

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**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.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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

**(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.

**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 31 October 2020**

**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 water trucks)	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 \$5,000 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 31 October 2020**

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

**(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.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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

**(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.

**(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.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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

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

**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.

**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.



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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

**(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:

**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**

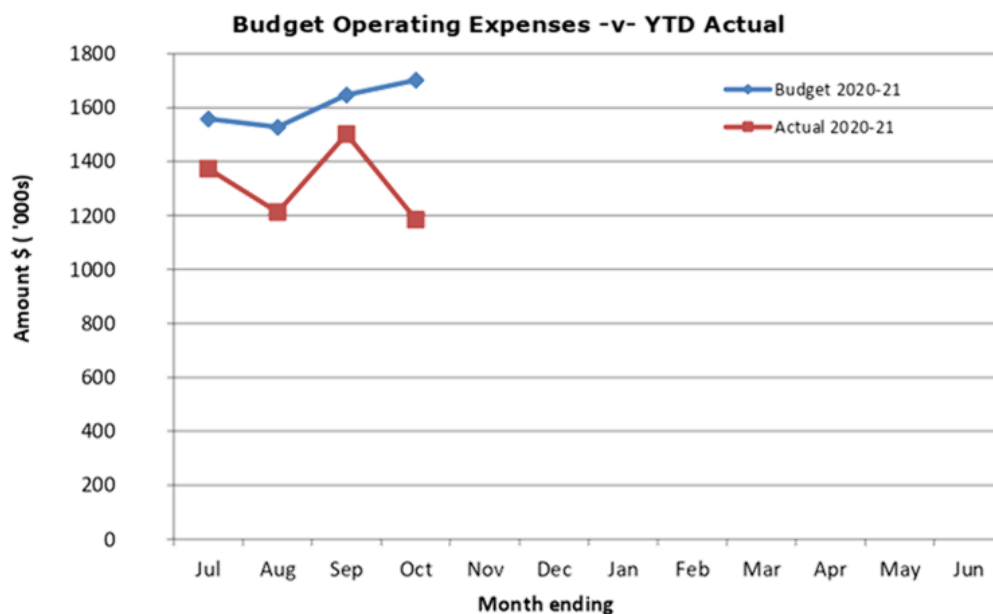
Building services, strategic planning and activities involving the Royal Agricultural Society and Anzac Cottage.

**OTHER PROPERTY & SERVICES**

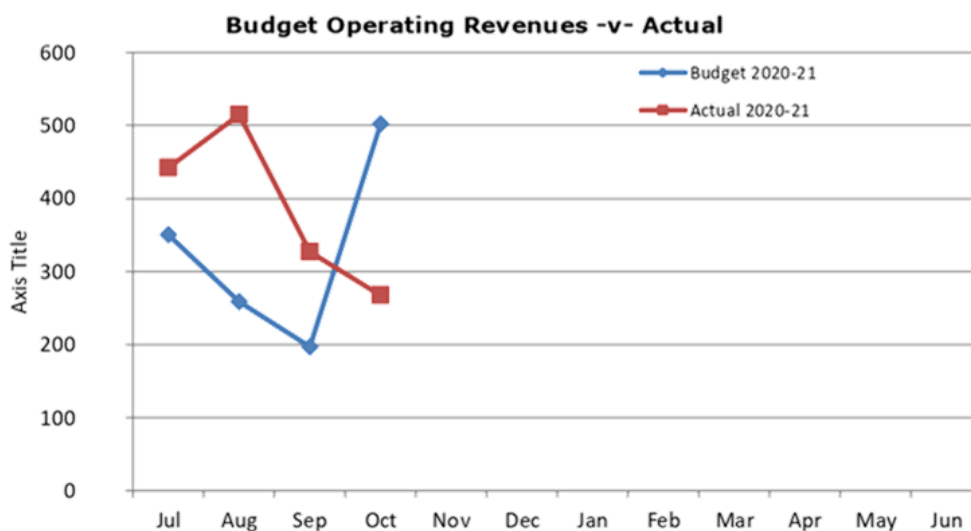
Public works overheads, plant/vehicle operations, private works and other property.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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



**Comments/Notes - Operating Expenses**



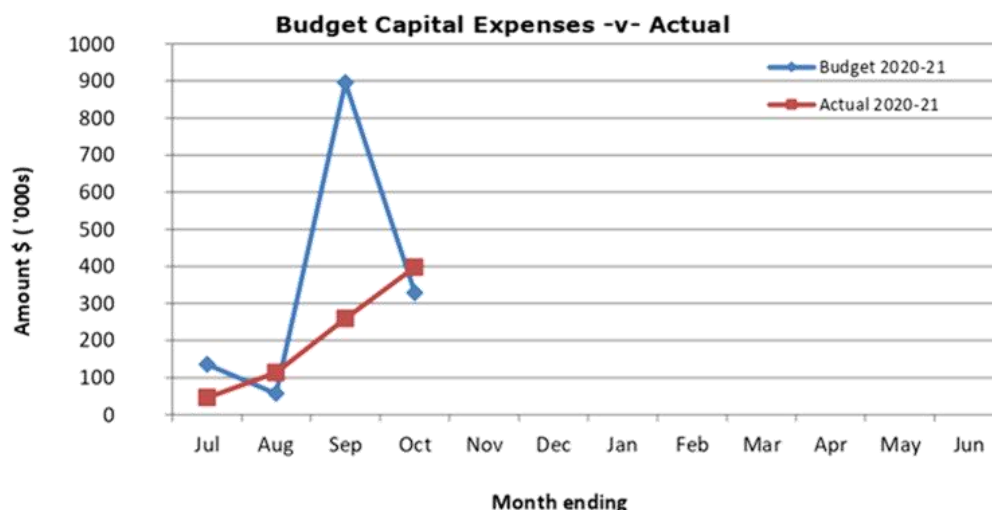
**Comments/Notes - Operating Revenues**

The operating revenue does not include income from rates.

The spike in budgeted operating revenue in October is partially due to \$130,000 of parking fees for the Royal Show that was cancelled.

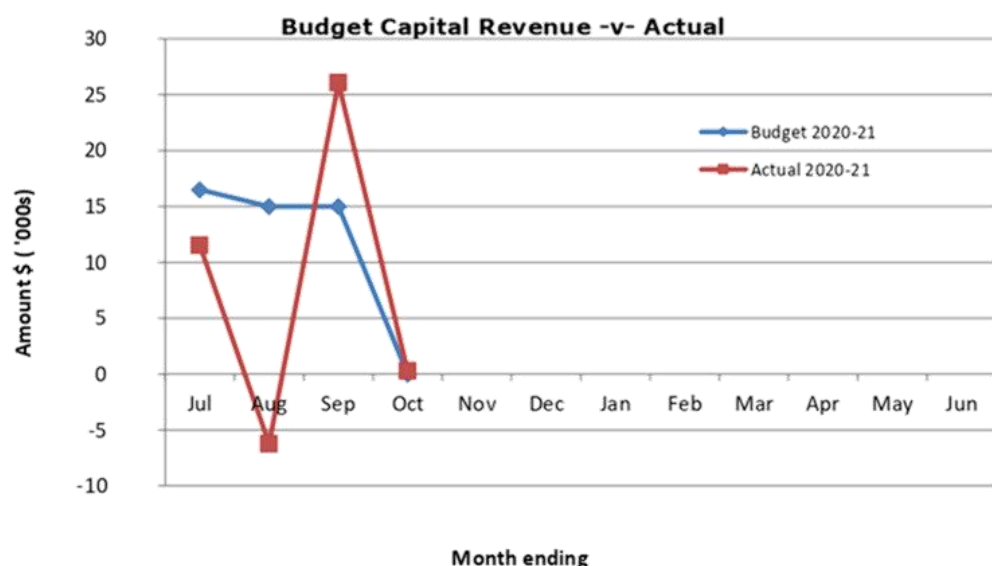
**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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



**Comments/Notes - Capital Expenses**

Significant progress on Infrastructure programs expected by 30 Sep 20, this has caused the large spike.



**Comments/Notes - Capital Revenues**

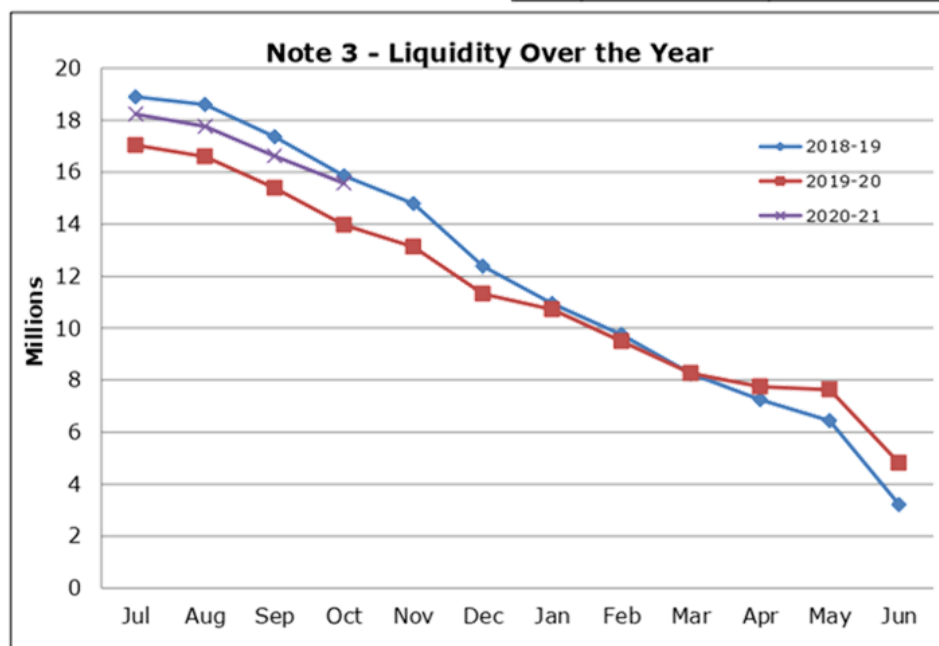
A refund of unused grant funding was the cause of the deep spike in August 2020.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**Note 3: NET CURRENT FUNDING POSITION**

For the Period Ended 31 October 2020

		Positive=Surplus (Negative=Deficit)	
		2020-21	
Note		This Period	Last Period
		\$	\$
<b>Current Assets</b>			
Cash Unrestricted	4, 4A	12,453,675	12,207,210
Damage Bond	4, 4A	1,379,890	1,369,269
Cash Restricted		0	0
Investments	4, 4A	12,866,692	12,866,681
Receivables - Rates and Rubbish	7	5,915,948	7,121,360
Receivables - Other	7	1,208,251	1,230,886
Inventories		0	0
		<b>33,824,456</b>	<b>34,795,406</b>
<b>Less: Current Liabilities</b>			
Payables		(4,037,859)	(3,961,464)
Current Loan Liability		(1,909,337)	(1,911,978)
Provisions		(1,331,779)	(1,331,779)
		<b>(7,278,974)</b>	<b>(7,205,221)</b>
<b>Less: Restricted Assets</b>			
Cash Restricted	4, 4A	(12,866,692)	(12,866,681)
Right of use asset		(19,120)	(21,762)
Plus: Loan Liability		1,909,337	1,911,978
		<b>15,569,006</b>	<b>16,613,720</b>



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**Note 4: CASH AND INVESTMENTS**

	Deposit No.	Interest Rate	Municipal \$	Reserves \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits		0.00%	20,000			20,000	NAB	At Call
		0.35%	4,147,180			4,147,180	NAB At Call	At Call
		0.00%			0	0	NAB	At Call
		0.35%	386,242			386,242	Damage Bonds	At Call
		0.35%		38,382		38,382	NAB Reserve	At Call
(b) Investments	316	1.00%		148,304		148,304	NAB	22/06/2021
	348	0.90%		3,475,118		3,475,118	Suncorp	25/06/2021
	349	1.00%		329,414		329,414	Westpac	17/06/2021
	350	0.88%	1,000,000			1,000,000	Wesptac-DB	25/12/2020
	351	0.95%		4,087,005		4,087,005	NAB	25/06/2021
	352	0.90%		977,952		977,952	Westpac	26/06/2021
	353	0.95%		552,034		552,034	NAB	29/06/2021
	354	0.95%		644,898		644,898	NAB	28/06/2021
	356	0.95%		823,561		823,561	NAB	28/06/2021
	357	0.88%		200,302		200,302	Westpac	18/06/2021
	358	0.88%		433,108		433,108	Westpac	18/06/2021
	359	0.88%		244,319		244,319	Westpac	18/06/2021
	360	0.88%		389,240		389,240	Westpac	18/06/2021
	361	0.88%		73,057		73,057	Westpac	18/06/2021
	362	0.88%		450,000		450,000	Westpac	18/06/2021
	363	0.85%	700,000			700,000	Westpac	20/11/2020
	364	0.70%	2,000,000			2,000,000	ANZ	27/11/2020
	365	0.70%	1,500,000			1,500,000	NAB	3/12/2020
	366	0.78%	2,136,459			2,136,459	Bankwest	14/12/2020
	367	0.75%	1,000,000			1,000,000	Bankwest	28/01/2021
<b>Total</b>			<b>12,889,882</b>	<b>12,866,692</b>	<b>0</b>	<b>25,756,574</b>		

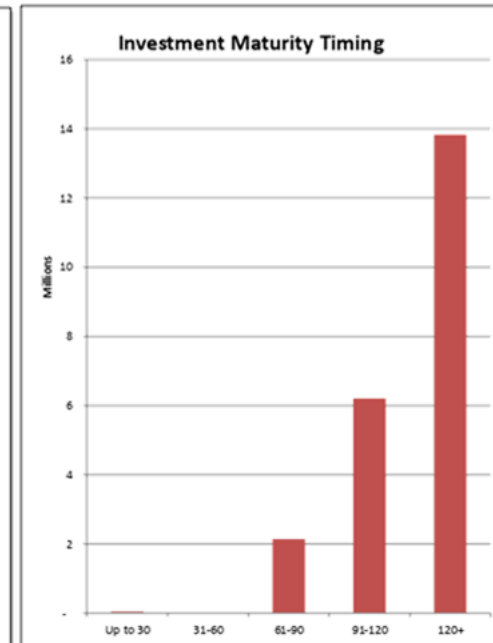
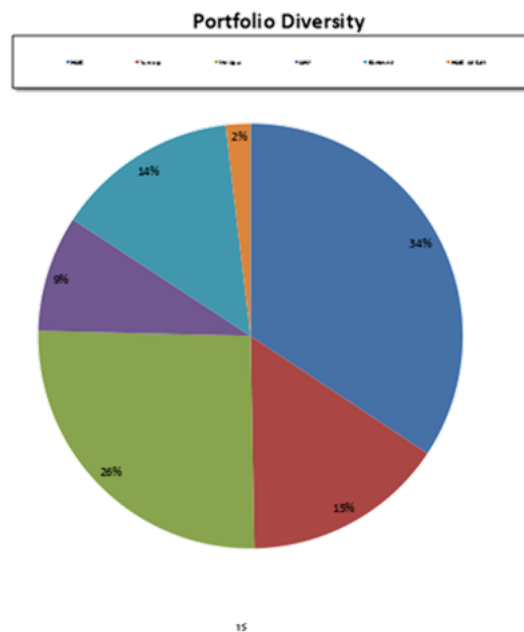
Comments/Notes - Investments

**Town of Claremont**  
**Monthly Investment Report**  
For the Period Ended 31 October 2020

Note 4A: CASH INVESTMENTS

Deposit Ref	Deposit Date	Institution	Term (Days)	Invested Interest rates	Expected Interest	Amount Invested (Days)					Total	
						Up to 30	31-60	61-90	91-120	120+		
General Municipal												
306-188-032033-3	17/09/2020	Bankwest	88	0.78%	4,018			2,136,459			2,136,459	
306-188-032146-0	29/09/2020	Bankwest	121	0.75%	2,486				1,000,000		1,000,000	
036-034-533360	20/08/2020	Westpac	92	0.85%	1,500				700,000		700,000	
10-720-594	3/09/2020	NAB	91	0.70%	2,618				1,500,000		1,500,000	
9155-81843	27/08/2020	ANZ	92	0.70%	3,529				2,000,000		2,000,000	
036034/531875	15/10/2020	Westpac	92	0.69%	1,743				1,002,142		1,002,142	
					Subtotal	15,893	-	-	2,136,459	6,202,142	-	8,338,602
Restricted												
69-859-5973	25/06/2020	NAB	365	0.95%	38,827					4,087,005	4,087,005	
74-774-5000	22/06/2020	NAB	365	1.00%	1,483					148,304	148,304	
10-708-250	29/06/2020	NAB	365	0.95%	5,244					552,034	552,034	
036-034-530215	26/06/2020	Westpac	365	1.00%	3,294					329,414	329,414	
036-034-530733	25/06/2020	Westpac	365	0.90%	8,802					977,952	977,952	
036-034-530709	25/06/2020	Westpac DB	183	0.88%	4,412					1,000,000	1,000,000	
41-99983	25/06/2020	Suncorp	365	0.90%	31,276					3,475,118	3,475,118	
10-709792	7/07/2020	NAB	356	0.95%	5,975					644,898	644,898	
10-709791	7/07/2020	NAB	356	0.95%	7,631					823,561	823,561	
360-345-33176	18/08/2020	Westpac	359	0.88%	2,115					244,319	244,319	
360-345-33192	18/08/2020	Westpac	360	0.88%	3,378					389,240	389,240	
360-345-33205	18/08/2020	Westpac	361	0.88%	636					73,057	73,057	
360-345-33141	18/08/2020	Westpac	357	0.88%	1,724					200,302	200,302	
360-345-33168	18/08/2020	Westpac	358	0.88%	3,738					433,108	433,108	
360-345-33213	18/08/2020	Westpac	362	0.88%	3,927					450,000	450,000	
083-817 150849553		NAB At Call		0.35%		38,382					38,382	
		NAB DB At Call		0.35%		386,242					386,242	
					Subtotal	122,463	38,382	-	-	-	13,828,311	14,252,935
Total Interest Expected on Funds Invested						138,356	38,382	-	2,136,459	6,202,142	13,828,311	22,591,537

Deposit Ref	Term (Days)	Invested Interest rates	Percentage of Portfolio
<b>NAB</b>			
69-859-5973	25/06/2020	365 0.95%	4,087,005
74-774-5000	22/06/2020	365 1.00%	148,304
10-708-250	29/06/2020	365 0.95%	552,034
10-709792	7/07/2020	356 0.95%	644,898
10-709791	7/07/2020	356 0.95%	823,561
10-720-594	3/09/2020	91 0.70%	1,500,000
		<b>Subtotal</b>	<b>7,755,802</b>
<b>NAB - At Call</b>			
083-817 156849553		0.35%	38,382
083-817-773126828		0.35%	386,242
		<b>Subtotal</b>	<b>424,624</b>
<b>Suncorp</b>			
41-99983	41-99983	365 0.90%	3,475,118
		<b>Subtotal</b>	<b>3,475,118</b>
<b>Westpac</b>			
036-034-530215	26/06/2020	365 1.00%	329,414
036-034-530733	25/06/2020	365 0.90%	977,952
360-345-33176	18/08/2020	359 0.88%	244,319
360-345-33192	18/08/2020	360 0.88%	389,240
360-345-33205	18/08/2020	361 0.88%	73,057
360-345-33141	18/08/2020	357 0.88%	200,302
360-345-33168	18/08/2020	358 0.88%	433,108
360-345-33213	18/08/2020	362 0.88%	450,000
036-034-533360	20/08/2020	92 0.85%	700,000
036-034-531875	15/10/2020	92 0.69%	1,002,142
036-034-530709	25/06/2020	183 0.88%	1,000,000
		<b>Subtotal</b>	<b>5,799,533</b>
<b>Bankwest</b>			
306-188-032033-3	17/09/2020	88 0.78%	2,136,459
306-188-032146-0	29/09/2020	121 0.75%	1,000,000
		<b>Subtotal</b>	<b>3,136,459</b>
<b>ANZ</b>			
9155-81843	27/08/2020	92 0.70%	2,000,000
<b>Total Funds Invested</b>			<b>22,591,537</b>
			<b>100.0%</b>



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

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

Unbudgeted COVID-19 payment received from Federal Government

**5.1.2 PROFIT ON ASSET DISPOSAL**

Minor variance

**5.1.3 FEES AND CHARGES**

Aquatic Centre admission fees, parking infringements and building applications received exceeding conservative budget figures

**5.1.4 REIMBURSEMENTS**

Due to an unbudgeted contribution from WA Land Authority for bore works at Claremont FC Oval and replacement costs from Blackburne Property Group for 414 Stirling Hwy

**5.1.5 INTEREST EARNINGS**

Interest on Muni and Reserve investments under budget due to very low interest rates

**5.1.6 OTHER REVENUE**

Minor variance

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

Minor Variance

**5.2.2 MATERIALS AND CONTRACTS**

Underspend in consultancy, IT operations and legal fees

**5.2.3 UTILITIES**

Street lighting and electricity charges less than budgeted

**5.2.4 DEPRECIATION (NON CURRENT ASSETS)**

Minor Variance

**5.2.5 INTEREST EXPENSES**

Scheduled loan repayment for 1 Nov 20 entered on 24 Sep 20

**5.2.6 INSURANCE EXPENSES**

Public Liability expenses recognised 2 Oct 20

**5.2.7 LOSS ON ASSET DISPOSAL**

Minor Variance

**5.2.8 ELECTED MEMBER EXPENSES**

Minor Variance

**5.2.9 OTHER EXPENDITURE**

Change in AASB1058 - recognition of rates paid in advance no longer recognised as other expense, invoice from donation recipient not yet received and no commissions paid for the Royal Show

**5.2.10 INTERNAL ALLOCATION**

October allocations significantly higher than previous months - further investigation to be undertaken in December 2020

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

Minor variance

**5.3.2 PROCEEDS FROM DISPOSAL OF ASSETS**

Three vehicles budgeted for changeover however only one processed to date

**5.4 CAPITAL EXPENSES****5.4.1 LAND AND BUILDINGS**

Behind schedule and waiting for invoices for Museum and building renewal program, ahead of schedule for McKenzie Pavillion, Aquatic Centre, & Bowling Club improvements.

**5.4.2 PLANT AND EQUIPMENT**

Minor variance

**5.4.3 ELECTRONIC EQUIPMENT**

Minor variance

**5.3.4 INFRASTRUCTURE ASSETS - OTHER**



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**Note 5: MAJOR VARIANCES****Comments/Reason for Variance**

\$386,157 under budget on roadworks, \$20,340 over budget on footpaths, \$65,000 behind budget on Parks, Gardens & Reserves & \$105,043 underbudget on other infrastructure. For more detail please see the Infrastructure Report October 2020

**5.4.5 REPAYMENT OF LOANS**

Scheduled loan repayment for 1 Nov 20 entered on 24 Sep 20

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

Minor variance

**5.5 OTHER ITEMS****5.5.1 RATE REVENUE**

Minor variance

**5.5.2 OPENING FUNDING SURPLUS(DEFICIT)**

Minor variance

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**Note 6: BUDGET AMENDMENTS**

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

GL Account Code	Description	Council Resolution / Approval	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
	<b>Budget Adoption - Closing Balance</b>	0967/20				229,113
38180/1104	WESROC expenditure	CEO as per LG506		170,000		399,113
13120/1104	WESROC revenue	CEO as per LG506			(170,000)	229,113
26110/0503	Increase in patrols Claremont Oval - dog park (salaries)	159/20			(8,700)	220,413
28230/0503	Increased signage expenses - Claremont Oval dog park	159/20			(3,650)	216,763
28120/0503	Increased advertising - Claremont Oval dog park	159/20			(1,650)	215,113
28540/1105	Increase in doggy bags - Claremont Oval dog park	159/20			(1,000)	214,113
			0	170,000	(185,000)	214,113

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

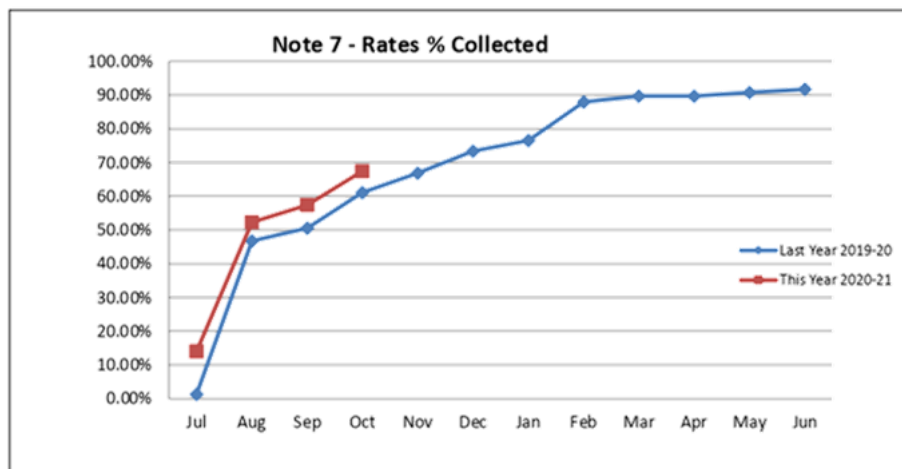
**Note 7: RECEIVABLES**

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

Opening Arrears Previous Years  
Rates, UGP and other charges Levied this year  
Less Collections to date  
Equals Current Outstanding

Net Collectable  
% Collected

Rates 2020-21	UGP 2020-21	Total 2020-21	Previous 2019-20
\$			\$
338,657	1,245,599	1,584,256	1,963,054
17,884,750	0	17,884,750	15,285,220
(12,295,734)	(148,235)	(12,443,969)	(15,664,018)
5,927,674	1,097,364	7,025,038	1,584,256
5,927,674	1,097,364	7,025,038	1,584,256
67.47%	11.90%	63.92%	90.81%



**Comments/Notes - Rates**

In the October 2020 monthly report, the rates receivables data was split between Rates and UGP, giving an accurate percentage of rates receivable for the financial year as not all of the UGP receivable is due by 30/6/21. The data in the above graph is not directly comparable to months prior to October 2020.

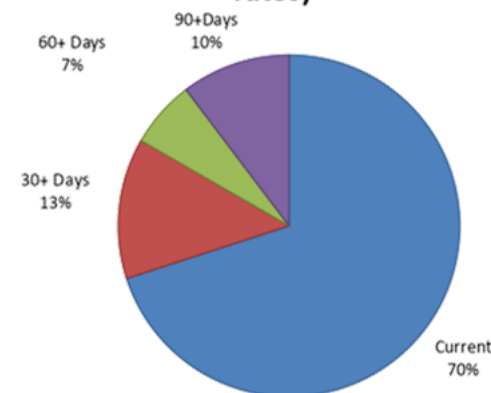
**Receivables - General**

Current	30+ Days	60+ Days	90+Days
\$	\$	\$	\$
66,995	12,736	6,096	9,869
			<b>95,697</b>

Total Outstanding

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 31 October 2020

**Note 8: GRANTS AND CONTRIBUTIONS**

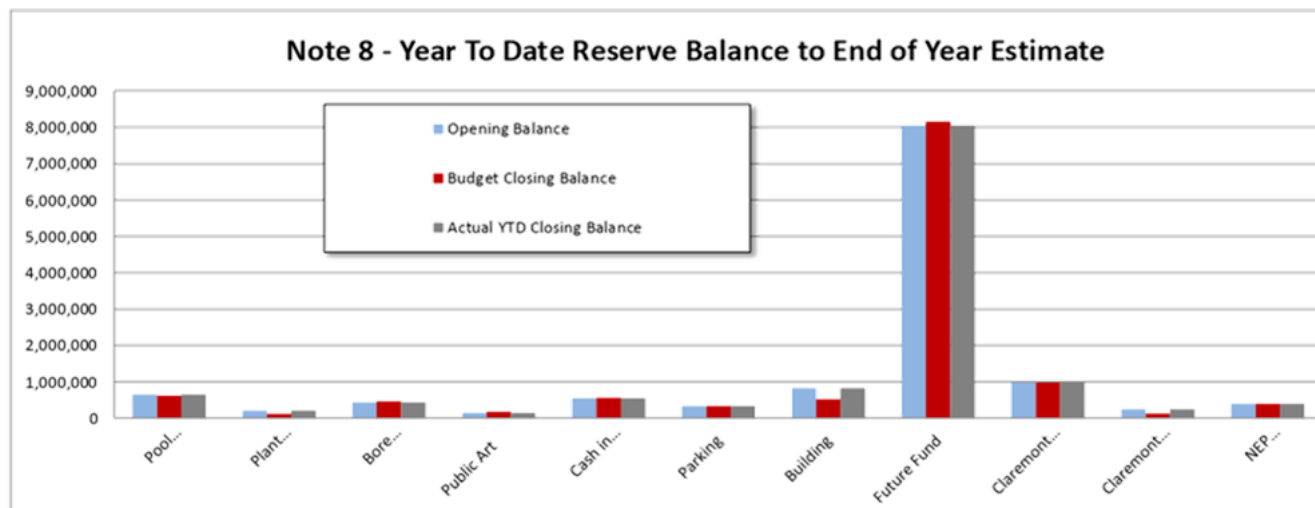
Program/Details	Provider	Approval	2020-21 Budget YTD	Recoup Status	
				Received	Not Received (not budgeted)
<b>Claremont Now</b>		(Yes/No)	\$	\$	\$
<i>op</i> Specified Area Rates	BID	Yes			0
<b>General Purpose</b>					
<i>op</i> Grant Commission	WALGCC	Yes			0
<i>op</i> Pensioners Deferred Interest Grant	Dept of Finance	Yes			0
<i>op</i> Formula Road Grant		Yes			0
<i>Op</i> Financial Assistance Grant		Yes	38.049	26.685	11.364
<b>Law order &amp; public safety</b>					
		Yes			0
<b>Governance</b>					
<i>Op</i> Member Contribution for employee well being	LGIS	Yes			0
<i>Op</i> Statutory Outgoings SMH	FORM	Yes			0
<b>Recreation and Culture</b>					
<i>Non Op</i> McKenzie Pavilion Upgrade		Yes			0
<i>Non Op</i> Museum Redevelopment		Yes			0
<i>Op</i> Library	Good Things Foundation	Yes		1.000	(1.000)
<i>Non Op</i> Pool - Splashpad development		Yes			0
<b>Community Amenities</b>					
<i>Op</i> Better Bins Program Grant Funding		Yes			0
<b>Transport</b>					
<i>Op</i> Grants Commission - roads	WALGCC	Yes			0
<i>Op</i> COVID payment for the Aquatic Centre project	Department of Infra.	Yes		52.005	(52.005)
<i>Op</i> Local Road Grant	WALGCC	Yes		11.959	(11.959)
<i>Op</i> Street Light	MRWA	Yes			0
<i>Non Op</i> Road Works Grants	Main Roads	Yes		5.280	(5.280)
<i>Non Op</i> Cresswell Irrigation Works	DLGSC	Yes			
<i>Non Op</i> RTR	Department of Infra.	Yes			0
<b>Community Development</b>					
<i>Non Op</i> 2019/20 annual contribution to statutory outgoings					0
<i>Non Op</i> 2019/20 Seniors Week Grant					0
<i>Non Op</i> Other			1.664		1.664
<b>Other</b>					
<i>Non Op</i> Heritage					0
<b>TOTALS</b>			39.713	96.929	(58.880)

Comments - Grants and Contributions

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**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	644,899	5,500				(30,000)		620,399	644,899
Plant Replacement	200,302	3,300				(85,000)		118,602	200,302
Bore Replacement	433,108	2,200		20,000				455,308	433,108
Public Art	148,304	2,200		20,000				170,504	148,304
Cash in lieu Reserve	552,034	2,652						554,686	552,034
Parking	329,414	1,100						330,514	329,414
Building	823,561	5,500				(315,000)		514,061	823,561
Future Fund	8,049,820	16,590	685	85,000				8,151,410	8,050,505
Claremont Joint Venture	977,952	2,200						980,152	977,952
Claremont NOW	244,319	2,200				(120,000)		126,519	244,319
NEP Developer Contribution	389,240	1,100						390,340	389,240
Heritage Grant Reserve	73,057	1,100						74,157	73,057
Employee Entitlement Reserve				200,000				200,000	0
	12,866,007	45,642	685	325,000	0	(550,000)	0	12,686,649	12,866,692



**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) **Pool Upgrade.**  
- to fund major maintenance of the Claremont Pool.
- (b) **Plant Reserve**  
- to provide for the replacement of major items of heavy plant.
- (c) **Bore Replacement**  
- to be used for the replacement of Park bores.
- (d) **Public Art**  
- to assist with the programmed purchase and development of Public Art assets throughout the Town.
- (e) **Cash in lieu**  
- to provide for the purchase of land for car parking in accordance with Clause 33(2).
- (e) **Parking**  
- provide for the purchase, upgrade or renewal of parking infrastructure.
- (f) **Building**  
- to provide for building renewal in accordance with Council's Asset Management Plans.
- (g) **Future Fund**  
- to receive proceeds of Lakeway Subdivision sales and to provide for the future planning and undertaking of capital and infrastructure works in
- (h) **Claremont Joint Venture**  
- to provides for traffic modifications/road works within the Town Centre zone and the surrounding roads.
- (i) **Claremont Now**  
- to fund promotion and publicity of claremont CBD.
- (j) **NEP Developer Contribution Reserve**  
To accumulate funds to cover the Town's Contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
- (k) **Heritage Grant Reserve**  
To assist with funding of the Town's Heritage Grant Maintenance program.
- (l) **Employee Entitlement Reserve**  
To fund annual and long service leave requirements

Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 October 2020

**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
\$	\$	\$	\$		\$		\$	\$
27,605	(8,969)	26,364	7,728	PE416 - Manager Engineering Ser. 1GNI730*	(5,320)	(5,320)	0	5,320
				PE417 - Manager Env. Health 1GNI731	(3,963)	0	7,728	7,728
				PE418 - Manager Planning 1GOH985	(6,650)	0	0	0
				PE399 - Rangers 1GDY694	373	0	0	0
				PE358 - Water Tanker 1EGK702	17,285	0	0	0
				PE410 - Field Officer Works 1GJX084	(500)	0	0	500
				PE411 - Field Officer Maintenance 1GJX085	(4,819)	0	0	4,819
27,605	(8,969)	26,364	7,728	<b>Totals</b>	<b>(3,594)</b>	<b>(5,320)</b>	<b>7,728</b>	<b>18,367</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>	4,613,000	250,360	129,638	(120,722)
0	0	0	0	Land and Buildings	256,850	51,150	31,828	(19,322)
0	0	0	0	Plant & Equipment	261,000	13,000	11,261	(1,739)
0	0	0	0	<b>Infrastructure</b>	2,205,169	896,443	510,286	(386,157)
0	0	0	0	Roadworks	326,262	0	20,340	20,340
0	0	0	0	Footpath & Cycleways	263,908	65,000	0	(65,000)
0	0	0	0	Parks, Gardens & Reserves	280,800	140,800	35,757	(105,043)
0	0	0	0	Other Infrastructure				
0	0	0	0	<b>Totals</b>	<b>8,206,989</b>	<b>1,416,753</b>	<b>739,110</b>	<b>(677,643)</b>

Contributions				Land & Buildings	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	20-21 Depot Facility	200,000	0	0	0
0	0	0	0	16-17 Freshwater Bay Museum	1,537,300	200,000	24,275	(175,725)
0	0	0	0	19-20 McKenzie Pavilion Redevelopment	2,478,900	0	28,748	28,748
0	0	0	0	20-21 Bowling Club improvement	75,000	0	35,812	35,812
0	0	0	0	20-21 Aquatic Centre	70,000	0	30,814	30,814
0	0	0	0	20-21 Aquatic Centre Geo Thermal Bore	110,000	22,000	0	(22,000)
0	0	0	0	20-21 Building renewal program	141,800	28,360	9,989	(18,371)
0	0	0	0	<b>Totals</b>	<b>4,613,000</b>	<b>250,360</b>	<b>129,638</b>	<b>(120,722)</b>

**Comments - Land & Buildings**

Contributions				Plant & Equipment	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance (Under)Over
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	Vehicle for Health	16,500	16,500	31,828	15,328
0	0	0	0	Vehicle for Rangers	15,400	0	0	0
0	0	0	0	Vehicle for Planning	16,500	16,500	0	(16,500)
0	0	0	0	Christmas Lighting & Christmas Tree	30,000	0	0	0
0	0	0	0	Vehicle for Infra.	18,150	18,150	0	(18,150)
0	0	0	0	Vehicle for Depots and Water Truck	160,300	0	0	0
0	0	0	0	<b>Totals</b>	<b>256,850</b>	<b>51,150</b>	<b>31,828</b>	<b>(19,322)</b>

**Comments - Plant & Equipment**



Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 31 October 2020

**Note 10: CAPITAL DISPOSALS AND ACQUISITIONS**

Contributions				Furniture & Electronic Equipment	Current Budget			
Grants	Reserves	Borrowing	Total		This Year			Variance (Under)Over
					Budget	YTD Budget	Actual	
\$	\$	\$	\$	CCTV Upgrade & Scanning Software	\$ 63,000	13,000	\$ 2,736	\$ (10,264)
				Aquatic Centre Radio			8,525	8,525
				CCTV Upgrade	198,000	0		0
0	0	0	0	Totals	261,000	13,000	11,261	(1,739)

**Comments - Furniture & Equipment**

Contributions				Other Infrastructure	Current Budget			
					This Year			Variance (Under)Over
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	
\$	\$	\$	\$	Road Works	\$		\$	\$
			0	Intersections	70,000	0	0	0
			0	Roadworks	2,135,169	896,443	510,286	(386,157)
			0	Footpath, Car Park & Cycleways				
			0	Other works	326,262	0	20,340	20,340
			0	Parks, Gardens & Reserves				
			0	Lake Claremont Park Development	25,000	25,000	0	(25,000)
			0	Other Parks	238,908	40,000	0	(40,000)
			0	Other Infrastructure	280,800	140,800	35,757	(105,043)
0	0	0	0	Totals	3,076,139	1,102,243	566,383	(535,860)

**Comments - Other Infrastructure**

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31 October 2020**

**Note 11: TRUST FUND**

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-20	Amount Received	Amount Paid	Closing Balance
	\$	\$	\$	\$
BCITF Fees	0	43.359	(43.359)	0
Build Services Levy	0	36.350	(36.350)	0
DAP Fees	0	241	(241)	0
Other Trust Bonds	0	4.957	(4.957)	0
	0	84.907	(84.906)	0

**Comments/Notes - Trust**

The monies that were held in Trust by the Town of Claremont are no longer required to be kept in trust and have been moved into the Town's Municipal account.

The following is an extract from the "Western Australia local government position paper 1" issued by the Office of the Auditor General.

"Unless agreements between developers/hirers and the entity require bond moneys to be held in the Trust Fund, they should not be held in the Trust Fund. There are no provisions in the Act or any other written law that specify that work bonds, building bonds and hire bonds are to be credited to, or held in, the Trust Fund, and these moneys are not held in trust. Consequently, section 6.9 of the Act is not applicable to these funds, and they should be held in the Municipal Fund."

As a consequence, these bonds, building levies and fees are now held in the Municipal Fund, and are recognised as an asset (Cash and Cash Equivalents) in the Statement of Financial Position, with a corresponding liability (accounts payable) to recognise that the funds are owed to developers/hirers/DMIRS etc. Interest earned while the funds are in the Municipal Fund, are recognised as revenue in the Statement of Comprehensive Income.

**2020-21 Infrastructure Works  
Progress Update to 31 October 2020**

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	Report to be presented to Council in Feb 2021
1201	60138	17-18 Signage Program	\$0.00	\$0.00	\$33,111.46	(\$33,111.46)	Claremont Signage
1201	60141	18-19 Loch St, Stirling Hwy to Melville St - Resheet	\$23,400.00	\$0.00	\$0.00	\$0.00	Project cancelled, funds returned to MRRG
1201	60184	19-20 Melville Ave Btw Loton & Parker Road Resheet	\$196,000.00	\$196,000.00	\$89,011.13	\$106,988.87	Works scheduled end of September 2020
1201	60189	19-20 Lapsley Rd Btw Davies & Graylands Road Resheet	\$62,147.00	\$0.00	\$0.00	\$0.00	To be completed at same time as Graylands Rd & Lapsley Rd intersect works
1201	60199	19-20 Princess Road and BVT Nibs & Line marking	\$20,000.00	\$0.00	\$0.00	\$0.00	Works scheduled December 2020
1201	60214	19-20 Stirling Hwy North Btw Avion & Stirling Rd F	\$0.00	\$0.00	\$1,001.00	(\$1,001.00)	19/20 project
1201	60216	19-20 Lapsley Road upper golf car park upgrade	\$286,262.00	\$0.00	\$0.00	\$0.00	Works pending outcomes of Town Centre Activity Centre Plan
1201	60219	19-20 Freshwater Close Street lighting upgrade	\$100,000.00	\$100,000.00	\$2,646.00	\$97,354.00	Draft designs complete, final design pending, likely installation early 2021
1104	60335	20-21 Reticulation injection systems	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	Provisional sum, scope of works to be confirmed
1104	60336	20-21 Playgrounds Renewal	\$49,000.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60337	20-21 Reticulation	\$49,808.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60338	20-21 Pumps Renewal	\$32,840.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60339	20-21 Electrical Cabinets	\$30,000.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60340	20-21 Bore Renewal	\$20,760.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60341	20-21 Flowmeters Renewal	\$16,500.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1104	60342	20-21 Fencing revegetation site Lake Claremont	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	Works scheduled December 2020
1104	60343	20-21 Lime stone Path Repairs	\$40,000.00	\$0.00	\$0.00	\$0.00	Works scheduled December 2020
1104	60344	20-21 Claremont Parkland Dog Agility Area	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	RFQ to be issued December 2020
1104	60345	20-21 Foreshore Management Plan	\$20,800.00	\$20,800.00	\$0.00	\$20,800.00	Report due for completion November 2020
1201	60346	20-21 Aggett Road	\$157,647.00	\$157,647.00	\$79,425.32	\$78,221.68	Works scheduled October 2020
1201	60347	20-21 Butler Avenue	\$119,781.00	\$0.00	\$0.00	\$0.00	Works scheduled November 2020
1201	60348	20-21 Dunbar Road	\$145,563.00	\$0.00	\$0.00	\$0.00	Works scheduled April 2021
1201	60349	20-21 King Street	\$82,139.00	\$0.00	\$0.00	\$0.00	Works scheduled April 2021
1201	60350	20-21 Scott Street	\$57,708.00	\$57,708.00	\$30,762.80	\$26,945.20	Works scheduled October 2020
1201	60351	20-21 Senate Street	\$162,900.00	\$0.00	\$0.00	\$0.00	Works scheduled October 2025
1201	60352	20-21 Walter Street	\$209,224.00	\$0.00	\$0.00	\$0.00	Works scheduled October 2026
1201	60353	20-21 Congdon Bridge Projects	\$40,000.00	\$0.00	\$0.00	\$0.00	On hold until further information received from Main Roads WA
1201	60354	20-21 Guger St Design Project	\$30,000.00	\$0.00	\$0.00	\$0.00	To Align with Metronet project, possible designs Jan 2021
1201	60355	20-21 Right of Ways	\$100,000.00	\$0.00	\$0.00	\$0.00	Provisional sum, scope of works to be confirmed
1201	60356	20-21 Drainage	\$60,000.00	\$20,000.00	\$0.00	\$20,000.00	Ongoing works, provisional sum
1201	60357	20-21 Dunbar Road west	\$54,982.00	\$0.00	\$0.00	\$0.00	Works scheduled April 2021
1201	60358	20-21 Fern Street north	\$36,514.00	\$36,514.00	\$37,894.08	(\$1,380.08)	Works completed, waiting final invoices
1201	60359	20-21 Goldsmith Road north	\$52,733.00	\$0.00	\$898.68	(\$898.68)	Report to Council November 2020, works delayed to early 2021
1201	60360	20-21 Freshwater Parade west	\$13,747.00	\$13,747.00	\$9,092.66	\$4,654.34	Works completed, waiting final invoices
1201	60361	20-21 Judge Avenue north	\$32,925.00	\$32,925.00	\$23,917.28	\$9,007.72	Works completed, waiting final invoices
1201	60362	20-21 King Street north	\$24,617.00	\$0.00	\$0.00	\$0.00	Works scheduled April 2021
1201	60363	20-21 Mitford Street south	\$44,339.00	\$0.00	\$0.00	\$0.00	Works scheduled April 2021
1201	60364	20-21 Pennell Road south	\$51,863.00	\$0.00	\$0.00	\$0.00	Works scheduled December 2020
1201	60365	20-21 Prospect Street north	\$23,122.00	\$23,122.00	\$30,144.78	(\$7,022.78)	Works completed, waiting final invoices
1201	60366	20-21 Riley Road north	\$101,358.00	\$0.00	\$0.00	\$0.00	Works scheduled November 2020
1201	60367	20-21 Rob Roy Street north	\$15,239.00	\$15,239.00	\$16,100.77	(\$861.77)	Works completed, waiting final invoices
1201	60368	20-21 Shenton Road north	\$76,327.00	\$76,327.00	\$85,513.49	(\$9,186.49)	Works completed, waiting final invoices
1201	60369	20-21 Wood Street south	\$32,501.00	\$32,501.00	\$0.00	\$32,501.00	Works scheduled October 2020
1201	60370	20-21 Stirling Highway North	\$108,103.00	\$108,103.00	\$55,553.50	\$52,549.50	Works scheduled September 2020
1201	60371	20-21 Cliff Road East	\$13,680.00	\$0.00	\$0.00	\$0.00	Works scheduled Jan 2021
1201	60372	20-21 Grange Street East	\$73,530.00	\$73,530.00	\$41,900.62	\$31,629.38	Works scheduled September 2020
1201	60373	20-21 Loch Street West	\$73,080.00	\$73,080.00	\$10,071.28	\$63,008.72	Works scheduled September 2020
1201	60379	20-21 414 Stirling Hwy - Footpath Renewal	\$0.00	\$0.00	\$19,338.53	(\$19,338.53)	No Budget. Privately funded works.
<b>Total 2020-21 Infrastructure Works</b>			<b>\$3,076,139.00</b>	<b>\$1,102,243.00</b>	<b>\$566,383.38</b>	<b>\$535,859.62</b>	

### 13.2.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIODS ENDING 30 NOVEMBER 2020

**File Number:** FIM/00079, D-20-45515

**Author:** Vicki Cobby, Manager Finance  
Yan Wang, Accountant

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

**Attachments:** 1. Statement of Financial Activity - November 2020 [↓](#)   
2. Infrastructure Report - November 2020 [↓](#) 

#### PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ending 30 November 2020.

#### 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 represent 2020-21 operations to 30 November 2020 and compare year to date expenditure and revenue against the corresponding adopted budget of Council.

The budget figures incorporate the 2019-20 carried forward expenses and all budget amendments approved to 30 November 2020. Consideration of the 2019-20 EOFY surplus and carried forward income will be finalised as part of the mid-term budget review, which will be completed in the first quarter of the New Year.

The closing surplus of \$14,601,485 to 30 November 2020 is compared directly with the budgeted surplus of \$11,703,093. As detailed below, the \$2,898,392 variance is made up of:

#### Under budget

Operating expenditure	\$ 1,640,080
Capital expenditure	\$ 852,421
Capital revenue	\$ (14,856)

#### Over budget

Operating revenue	\$ 322,553
Opening surplus	\$ 250,156
Rates Revenue	\$ 146,637

**Variance** **\$ 2,898,392**

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

#### Operating Expenditure - \$1,640,080 under budget

	YTD Budget	Actual	Variance
Employee Costs	\$3,020,681	\$2,795,138	\$225,543
Materials and Contracts	\$2,564,767	\$1,950,871	\$613,895
Utilities	\$227,700	\$186,184	\$41,516
Depreciation	\$1,347,261	\$1,065,301	\$281,960
Insurance	\$221,222	\$180,186	\$41,036

Elected Member Expense	\$63,554	\$126,921	(\$63,367)
Other Expenditure	\$504,806	\$72,144	\$432,662
Internal Allocation	(\$100,000)	(\$139,283)	\$39,263

Contributors to the operating expenditure variations are:

- Employee cost variations have arisen due to vacancies during the reporting period.
- Materials and contracts
  - \$149,370 on external contractor services waiting for invoices.
  - \$66,035 under budget in planning consultancy for projects not yet complete.
  - \$61,209 under budget in IT operations, with major expenses coming with the system upgrade, this variance is due to timing of the project.
  - \$37,835 savings on legal expenses.
  - \$25,768 on artists, entertainers & performers, waiting for invoices.
  - \$24,930 under budget on audit fees as the final audit has been delayed.
  - \$32,269 under budget in advertising & promotions with invoices not yet received for \$18,105.
- Utilities underspend is due to street lighting and electricity charges being less than budgeted.
- Non-cash variation in depreciation is a consequence of being under budget in capital expenditure.
- Insurance expenses are under budget due to the timing of the property and work care insurance second instalments.
- Elected Member expense is a timing variance only. The Q2 allowances budgeted for 1<sup>st</sup> December were processed late November.
- Other expenditure
  - \$125,000 was budgeted for rates in credit, but due to a change in AASB1058, this is no longer recognised as an expense.
  - \$87,500 commissions not paid as Royal Show cancelled.
  - \$53,877 invoice from contribution recipient not yet received.
  - \$29,272 WESROC expenses under budget and are timing variances only.
- The internal allocations for October & November are significantly higher than previous months, due in part to a noticeable increase in capital expenditure – further investigation to be undertaken in December 2020.

#### Rates Revenue - \$146,637 over budget

- \$146,637 above budget due to interim valuation notices received from Landgate following the adoption of the 2020/21 budget.

#### Operating Revenue – \$322,553 over budget

	Budget	Actual	Variance
Grants, Subsidies & Contributions	\$78,178	\$157,213	\$79,035
Fees & Charges	\$1,234,240	\$1,468,529	\$234,289
Reimbursements	\$39,059	\$104,773	\$65,714
Interest Earnings	\$222,085	\$162,069	(\$60,016)

The reasons for operating revenue variations are:

- Variations in expected fees & charges are due to increased admission and sales fees received at the Aquatic Centre programs/shop sales, parking infringements and building applications, these were budgeted to reflect a presumed lower income generation as a result of COVID-19 restrictions.

- \$54,005 of the variance in grants related to a COVID-19 payment received from the Federal Government for Aquatic Centre project (as part of stimulus package).
- Under budget interest earnings is due to lower interest rates than anticipated during budget preparations.
- Increases in reimbursements include an unbudgeted contribution from Western Australia Land Authority for the bore works at Claremont Football Club oval; this is offset by the expenditure to replace the bore and switchboard. As well as the reimbursement costs for the footpath at 414 Stirling Hwy Claremont (1 Airlie Street).

#### Capital Expenditure - \$852,421 under budget

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

- \$118,028 under budget in Land and Buildings with the Museum being \$171,023 behind on the budget.
- \$49,322 under budget in plant and equipment as we are waiting for invoicing for two new vehicles, received and paid in December.
- \$56,739 behind budget on CCTV projects due to small unforeseen delays, timing issue only.
- \$629,017 under budget in infrastructure works. The detail is in the Infrastructure Works report attached and includes \$342,111 under budget in roadworks, \$143,155 in other infrastructure, \$54,091 in parks infrastructure and \$25,000 in Lake Claremont Park development. Most of this expenditure will be spent later in the financial year.

#### Capital Revenue - \$14,856 under budget

Variance is in proceeds from disposal of assets because three vehicles have been budgeted, but only one has sold to date.

#### Opening Surplus - \$250,156 over budget

The variance in the opening surplus is subject to the completion of the 2019-20 financial year accounts (including final audit), the finalisation of the 2019-20 closing surplus and any closing journals that are yet to be completed.

This report has been prepared before several of our standard monthly reconciliations were finalised to ensure this report is presented to Council within the required regulatory timeframe. If any discrepancies are forthcoming, they will be resolved before the presentation of the December 2020 monthly statement of financial activity.

### **PAST RESOLUTIONS**

Ordinary Council Meeting 17 November 2020, Resolution 185/20.

*That Council notes the Monthly Statements of Financial Activity for the periods of 1 July 2020 to 30 September 2020.*

### **FINANCIAL AND STAFF IMPLICATIONS**

Resource requirements are in accordance with existing budgetary allocation.

### **POLICY AND STATUTORY IMPLICATIONS**

Clause 34(1) - *Local Government (Financial Management) Regulations 1996*

### **COMMUNICATION / CONSULTATION**

The Town is required to prepare and submit a report to Council for the Statement of Financial Activity each month, reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d) *Local Government (Financial Management) Regulations 1996*, for that 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, *Clause 36(4) - Local Government (Financial Management) Regulations 1996.*

### VOTING REQUIREMENTS

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

### RESOLUTION 150/20

**Moved: Cr Bruce Haynes**

**Seconded: Cr Kate Main**

**That Council:**

1. **Notes the Statement of Financial Activity for the period 1 July 2020 to 30 November 2020.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**



**Town of Claremont**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 30 November 2020**

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\* Note 1 has been removed whilst the Town is consulting with our OAG appointed auditors on the changes to the Local Government (Financial Management) Regulations 1996

**LOCAL GOVERNMENT ACT 1995**  
**LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996**

**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 30 November 2020**

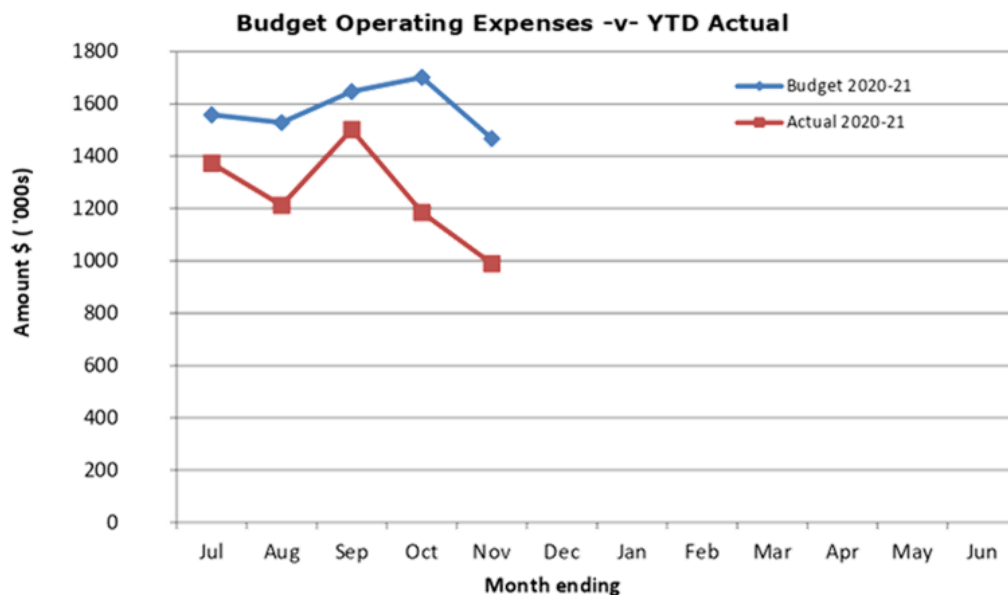
Note	Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	
<b>Operating Revenue</b>						
Grants, Subsidies and Contributions	\$ 184,021	\$ 78,178	\$ 157,213	\$ 79,035	50.3%	▲
Service Charges	0	0	0	0		
Profit on Asset Disposal	17,658	373	7,728	7,355	95.2%	
Fees and Charges	2,532,224	1,234,240	1,468,529	234,289	16.0%	
Reimbursements	269,950	39,059	104,773	65,714	62.7%	▲
Interest Earnings	446,413	222,085	162,069	(60,016)	(37.0%)	▼
Other Revenue	153,800	18,601	14,778	(3,823)	(25.9%)	
<b>Total (Excluding Rates)</b>	<b>3,604,066</b>	<b>1,592,536</b>	<b>1,915,089</b>	<b>322,553</b>		
<b>Operating Expense</b>						
Employee Costs	(7,095,518)	(3,020,681)	(2,795,138)	(225,543)	(8.1%)	
Materials and Contracts	(6,444,190)	(2,564,767)	(1,950,872)	(613,895)	(31.5%)	▼
Utilities Charges	(537,687)	(227,700)	(186,184)	(41,516)	(22.3%)	▼
Depreciation (Non-Current Assets)	(3,233,457)	(1,347,261)	(1,065,301)	(281,960)	(26.5%)	▼
Interest Expenses	(409,387)	(41,895)	(23,608)	(18,287)	(77.5%)	▼
Insurance Expenses	(221,522)	(221,222)	(180,186)	(41,036)	(22.8%)	▼
Loss on Asset Disposal	(21,252)	(9,283)	0	(9,283)		
Elected Member Expenses	(254,252)	(63,554)	(126,921)	63,367	49.9%	
Other Expenditure	(1,027,362)	(504,806)	(72,144)	(432,662)	(599.7%)	▼
Internal Allocation	293,727	100,020	139,283	(39,263)	28.2%	▲
<b>Total</b>	<b>(18,950,900)</b>	<b>(7,901,148)</b>	<b>(6,261,068)</b>	<b>(1,640,080)</b>		
<b>Funding Balance Adjustment</b>						
Add Back Depreciation	3,233,457	1,347,261	1,065,301	281,960	(26.5%)	
Adjust (Profit)/Loss on Asset Disposal	3,594	8,910	(7,728)	16,638	215.3%	
Adjust Provisions and Accruals	(208,256)			0		
<b>Net Operating (Ex. Rates)</b>	<b>(12,318,039)</b>	<b>(4,952,441)</b>	<b>(3,288,406)</b>	<b>1,664,035</b>		
<b>Capital Revenues</b>						
Grants, Subsidies and Contributions	2,605,536	0	5,280	5,280	100.0%	
Proceeds from Disposal of Assets	113,500	46,500	26,364	(20,136)	(76.4%)	▼
Proceeds from New Debentures	1,400,000	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	730,000	0	0	0		
<b>Total</b>	<b>4,849,036</b>	<b>46,500</b>	<b>31,644</b>	<b>(14,856)</b>		
<b>Capital Expenses</b>						
Land and Buildings	(4,613,000)	(345,540)	(227,512)	(118,028)	(51.9%)	▼
Plant and Equipment	(256,850)	(81,150)	(31,828)	(49,322)	(155.0%)	▼
Electronic Equipment	(261,000)	(68,000)	(11,261)	(56,739)	(503.8%)	▼
Infrastructure Assets - Other	(3,076,139)	(1,433,481)	(804,464)	(629,017)	(78.2%)	▼
Repayment of Debentures	(1,895,206)	(75,000)	(75,000)	0	0.0%	
Transfer to Reserves	(550,642)	0	(685)	685	100.0%	
<b>Total</b>	<b>(10,652,837)</b>	<b>(2,003,171)</b>	<b>(1,150,750)</b>	<b>(852,421)</b>		
<b>Net Capital</b>	<b>(5,803,801)</b>	<b>(1,956,671)</b>	<b>(1,119,106)</b>	<b>837,565</b>		
<b>Total Net Operating + Capital</b>	<b>(18,121,840)</b>	<b>(6,909,112)</b>	<b>(4,407,513)</b>	<b>2,501,599</b>		
Rate Revenue	14,821,593	14,689,593	14,836,230	146,637	1.0%	
Opening Funding Surplus(Deficit)	3,514,359	3,922,612	4,172,768	250,156	6.0%	
<b>Closing Funding Surplus(Deficit)</b>	<b>3</b>	<b>214,112</b>	<b>11,703,093</b>	<b>14,601,485</b>	<b>2,898,392</b>	<b>24.8%</b>

**Town of Claremont**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Statutory Reporting Program)**  
**For the Period Ended 30 November 2020**

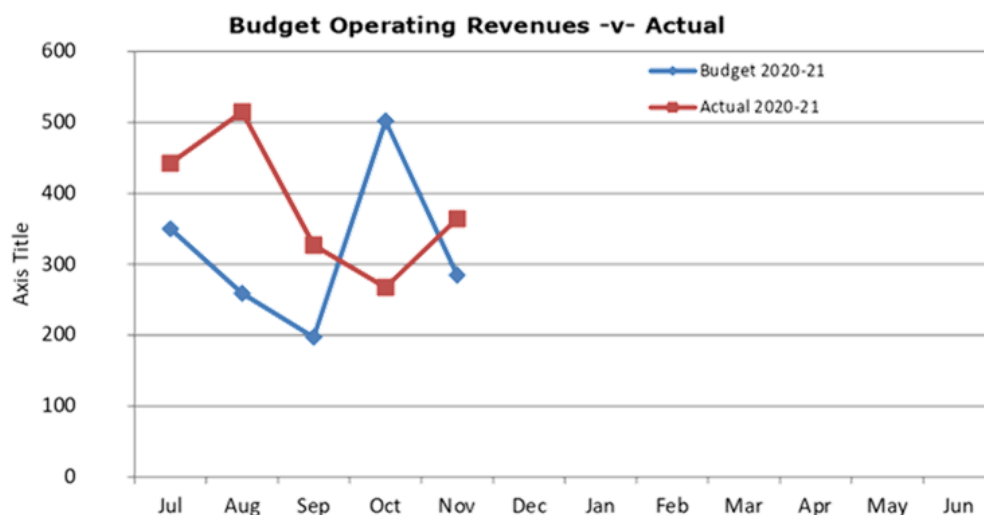
Note	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/[(b) 3	Var.
<b>Operating Revenue</b>						
General Purpose Funding	\$ 720,896	\$ 330,806	\$ 337,499	\$ 6,693	2.0%	
Governance	16,800	1,900	714	(1,186)	(62.4%)	
Law, Order and Public Safety	21,673	14,073	15,597	1,524	10.8%	
Health	75,270	61,386	68,598	7,212	11.7%	
Education and Welfare	0	0	0	0		
Community Amenities	359,700	258,331	267,517	9,186	3.6%	
Recreation and Culture	1,239,949	392,809	532,513	139,704	35.6%	▲
Transport	687,500	291,295	517,495	226,200	77.7%	▲
Economic Services	461,993	241,436	172,911	(68,525)	(28.4%)	▼
Other Property and Services	20,285	500	2,245	1,745	349.1%	
<b>Total (Excluding Rates)</b>	<b>3,604,066</b>	<b>1,592,536</b>	<b>1,915,089</b>	<b>322,553</b>		
<b>Operating Expense</b>						
General Purpose Funding	(498,314)	(296,343)	(148,688)	(147,654)	(49.8%)	▼
Governance	(1,721,947)	(713,102)	(529,268)	(183,834)	(25.8%)	▼
Law, Order and Public Safety	(552,389)	(228,204)	(196,113)	(32,091)	(14.1%)	
Health	(532,303)	(229,901)	(185,052)	(44,849)	(19.5%)	
Education and Welfare	(258,484)	(117,525)	(41,654)	(75,871)	(64.6%)	▼
Community Amenities	(3,106,343)	(1,268,713)	(1,004,422)	(264,291)	(20.8%)	▼
Recreation and Culture	(4,952,309)	(2,009,403)	(1,672,248)	(337,155)	(16.8%)	
Transport	(5,413,727)	(2,243,116)	(1,882,222)	(360,894)	(16.1%)	
Economic Services	(1,879,168)	(708,461)	(399,207)	(309,254)	(43.7%)	▼
Other Property and Services	(35,916)	(86,381)	(202,195)	115,814	134.1%	▲
<b>Total</b>	<b>(18,950,900)</b>	<b>(7,901,148)</b>	<b>(6,261,068)</b>	<b>(1,640,080)</b>		
<b>Funding Balance Adjustment</b>						
Add back Depreciation	3,233,457	1,347,261	1,065,301	(281,960)	(20.9%)	▼
Adjust (Profit)/Loss on Asset Disposal	3,594	8,910	(7,728)	(16,638)	(186.7%)	
Adjust Provisions and Accruals	(208,256)		0	0		
<b>Net Operating (Ex. Rates)</b>	<b>(12,318,039)</b>	<b>(4,952,441)</b>	<b>(3,288,406)</b>	<b>1,664,035</b>		
<b>Capital Revenues</b>						
Grants, Subsidies and Contributions	2,605,536	0	5,280	5,280	100.0%	
Proceeds from Disposal of Assets	113,500	46,500	26,364	(20,136)	(43.3%)	▼
Proceeds from New Debentures	1,400,000	0	0	0		
Transfers from Restricted Assets	0	0	0	0		
Transfer from Reserves	730,000	0	0	0		
<b>Total</b>	<b>4,849,036</b>	<b>46,500</b>	<b>31,644</b>	<b>(14,856)</b>		
<b>Capital Expenses</b>						
Land Held for Resale	0	0	0	0		
Land and Buildings	(4,613,000)	(345,540)	(227,512)	(118,028)	(51.9%)	▼
Plant and Equipment	(256,850)	(81,150)	(31,828)	(49,322)	(60.8%)	▼
Furniture and Equipment	(261,000)	(68,000)	(11,261)	(56,739)	(83.4%)	▼
Infrastructure Assets - Other	(3,076,139)	(1,433,481)	(804,464)	(629,017)	(43.9%)	▼
Repayment of Debentures	(1,895,206)	(75,000)	(75,000)	0		
Transfer to Reserves	(550,642)	0	(685)	685	100.0%	
<b>Total</b>	<b>(10,652,837)</b>	<b>(2,003,171)</b>	<b>(1,150,750)</b>	<b>(852,421)</b>		
<b>Net Capital</b>	<b>(5,803,801)</b>	<b>(1,956,671)</b>	<b>(1,119,106)</b>	<b>837,565</b>		
<b>Total Net Operating + Capital</b>	<b>(18,121,840)</b>	<b>(6,909,112)</b>	<b>(4,407,513)</b>	<b>2,501,599</b>		
Rate Revenue	14,821,593	14,689,593	14,836,230	146,637	1.0%	
Opening Funding Surplus(Deficit)	3,514,359	3,922,612	4,172,768	250,156	6.4%	
<b>Closing Funding Surplus(Deficit)</b>	<b>214,112</b>	<b>11,703,093</b>	<b>14,601,485</b>	<b>2,898,392</b>	<b>24.8%</b>	<b>▲</b>

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

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



**Comments/Notes - Operating Expenses**



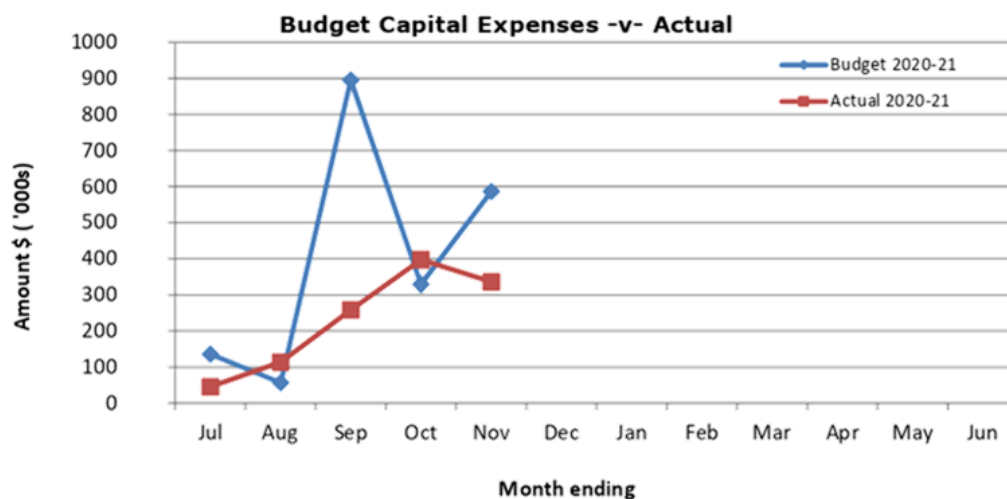
**Comments/Notes - Operating Revenues**

The operating revenue does not include income from rates.

The spike in budgeted operating revenue in October is partially due to \$130,000 of parking fees for the Royal Show that was cancelled.

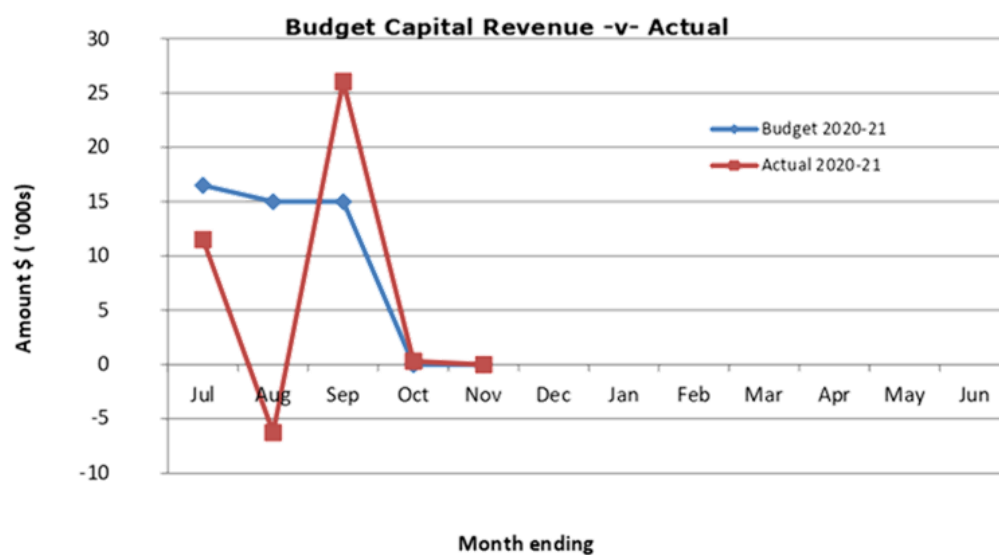
**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

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



**Comments/Notes - Capital Expenses**

Significant progress on Infrastructure programs expected by 30 Sep 20, this has caused the large spike.



**Comments/Notes - Capital Revenues**

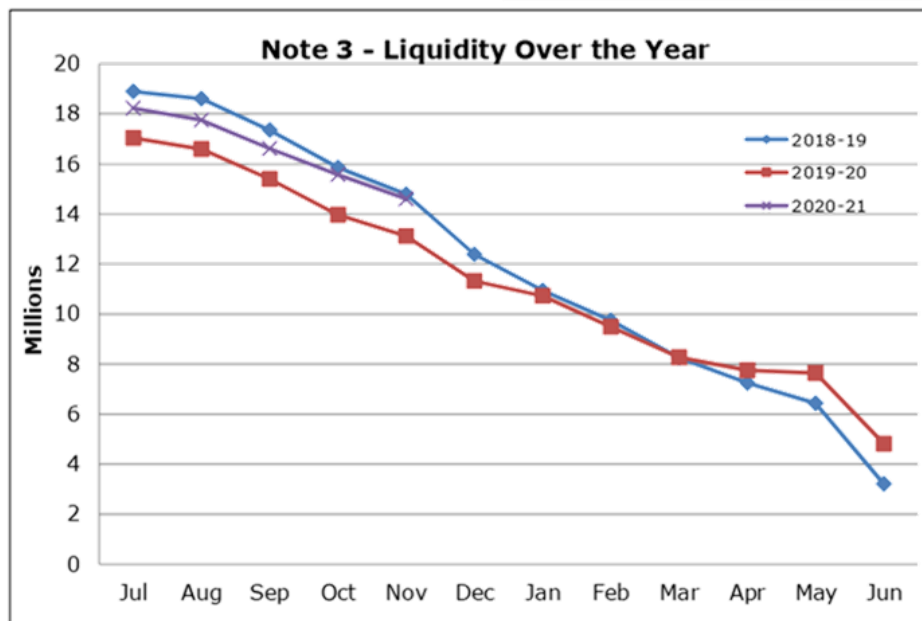
A refund of unused grant funding was the cause of the deep spike in August 2020.

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**Note 3: NET CURRENT FUNDING POSITION**

For the Period Ended 30 November 2020

		Positive=Surplus (Negative=Deficit)	
		2020-21	
Note		This Period	Last Period
		\$	\$
<b>Current Assets</b>			
Cash Unrestricted	4, 4A	12,182,126	12,453,675
Damage Bond	4, 4A	1,379,890	1,379,890
Cash Restricted		0	0
Investments	4, 4A	12,866,700	12,866,692
Receivables - Rates and Rubbish	7	4,907,864	5,915,948
Receivables - Other	7	1,179,314	1,208,251
Inventories		0	0
		<b>32,515,894</b>	<b>33,824,456</b>
<b>Less: Current Liabilities</b>			
Payables		(3,691,944)	(4,037,859)
Current Loan Liability		(1,906,695)	(1,909,337)
Provisions		(1,339,286)	(1,331,779)
		<b>(6,937,926)</b>	<b>(7,278,974)</b>
<b>Less: Restricted Assets</b>			
Cash Restricted	4, 4A	(12,866,700)	(12,866,692)
Right of use asset		(16,479)	(19,120)
Plus: Loan Liability		1,906,695	1,909,337
		<b>14,601,485</b>	<b>15,569,006</b>



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**Note 4: CASH AND INVESTMENTS**

	Deposit No.	Interest Rate	Municipal \$	Reserves \$	Trust \$	Total Amount \$	Institution	Maturity Date
(a) Cash Deposits		0.00%	20,000			20,000	NAB	At Call
		0.35%	2,537,313			2,537,313	NAB At Call	At Call
		0.00%			0	0	NAB	At Call
		0.35%	368,181			368,181	Damage Bonds	At Call
		0.35%		38,389		38,389	NAB Reserve	At Call
(b) Investments	316	1.00%		148,304		148,304	NAB	22/06/2021
	348	0.90%		3,475,118		3,475,118	Suncorp	25/06/2021
	349	1.00%		329,414		329,414	Westpac	17/06/2021
	350	0.88%	1,000,000			1,000,000	Wesptac-DB	25/12/2020
	351	0.95%		4,087,005		4,087,005	NAB	25/06/2021
	352	0.90%		977,952		977,952	Westpac	26/06/2021
	353	0.95%		552,034		552,034	NAB	29/06/2021
	354	0.95%		644,898		644,898	NAB	28/06/2021
	356	0.95%		823,561		823,561	NAB	28/06/2021
	357	0.88%		200,302		200,302	Westpac	18/06/2021
	358	0.88%		433,108		433,108	Westpac	18/06/2021
	359	0.88%		244,319		244,319	Westpac	18/06/2021
	360	0.88%		389,240		389,240	Westpac	18/06/2021
	361	0.88%		73,057		73,057	Westpac	18/06/2021
	362	0.88%		450,000		450,000	Westpac	18/06/2021
	365	0.70%	1,500,000			1,500,000	NAB	3/12/2020
	366	0.78%	2,136,459			2,136,459	Bankwest	14/12/2020
	367	0.75%	1,000,000			1,000,000	Bankwest	28/01/2021
	368	0.69%	1,002,142			1,002,142	Westpac	15/01/2021
	369	0.42%	1,500,000			1,500,000	Westpac	26/02/2021
	370	0.45%	2,500,000			2,500,000	NAB	26/02/2021
<b>Total</b>			<b>13,564,096</b>	<b>12,866,700</b>	<b>0</b>	<b>26,430,795</b>		

Comments/Notes - Investments

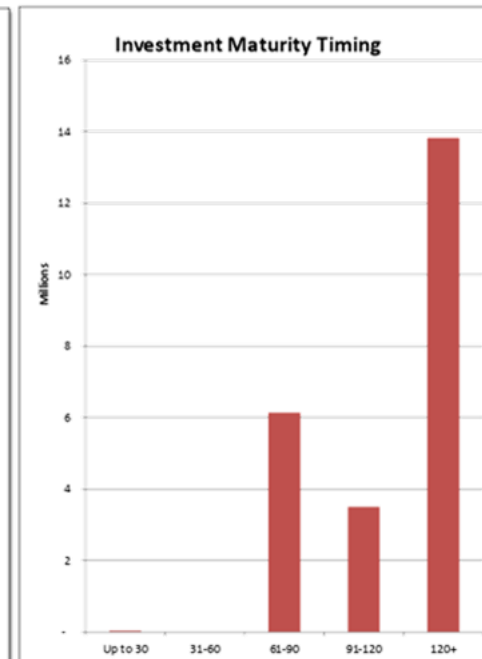
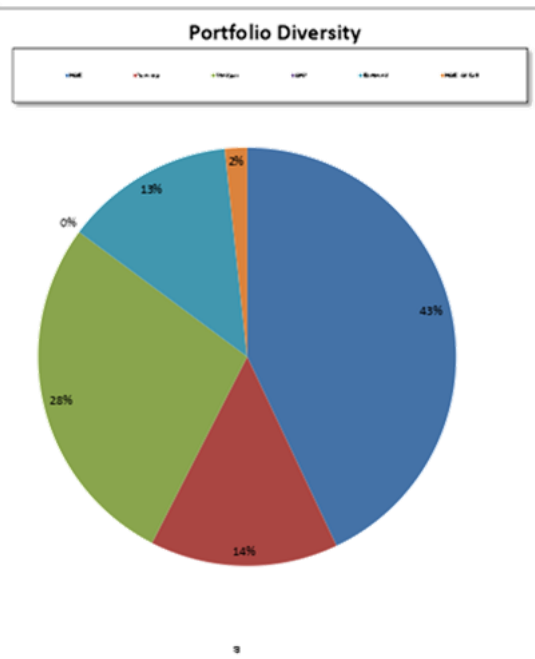


**Town of Claremont**  
**Monthly Investment Report**  
For the Period Ended 30 November 2020

**Note 4A: CASH INVESTMENTS**

Deposit Ref	Deposit Date	Institution	Term (Days)	Invested Interest rates	Expected Interest	Amount Invested (Days)					Total	
						Up to 30	31-60	61-90	91-120	120+		
General Municipal												
306-188-032033-3	17/09/2020	Bankwest	88	0.78%	4,018			2,136,459			2,136,459	
306-188-032146-0	29/09/2020	Bankwest	121	0.75%	2,486				1,000,000		1,000,000	
10-720-594	3/09/2020	NAB	91	0.70%	2,618				1,500,000		1,500,000	
036034/531875	15/10/2020	Westpac	92	0.69%	1,743				1,002,142		1,002,142	
035 102-522467	30/11/2020	Westpac	88	0.42%	1,519			1,500,000			1,500,000	
GMI-DEAL-10732410	30/11/2020	NAB	88	0.45%	2,712			2,500,000			2,500,000	
					Subtotal	15,096	-	-	6,136,459	3,502,142	-	9,638,602
Restricted												
69-859-5973	25/06/2020	NAB	365	0.95%	38,827					4,087,005	4,087,005	
74-774-5000	22/06/2020	NAB	365	1.00%	1,483					148,304	148,304	
10-708-250	29/06/2020	NAB	365	0.95%	5,244					552,034	552,034	
036-034-530215	26/06/2020	Westpac	365	1.00%	3,294					329,414	329,414	
036-034-530733	25/06/2020	Westpac	365	0.90%	8,802					977,952	977,952	
036-034-530709	25/06/2020	Westpac DB	183	0.88%	4,412					1,000,000	1,000,000	
41-99983	25/06/2020	Suncorp	365	0.90%	31,276					3,475,118	3,475,118	
10-709792	7/07/2020	NAB	356	0.95%	5,975					644,898	644,898	
10-709791	7/07/2020	NAB	356	0.95%	7,631					823,561	823,561	
360-345-33176	18/08/2020	Westpac	359	0.88%	2,115					244,319	244,319	
360-345-33192	18/08/2020	Westpac	360	0.88%	3,378					389,240	389,240	
360-345-33205	18/08/2020	Westpac	361	0.88%	636					73,057	73,057	
360-345-33141	18/08/2020	Westpac	357	0.88%	1,724					200,302	200,302	
360-345-33168	18/08/2020	Westpac	358	0.88%	3,738					433,108	433,108	
360-345-33213	18/08/2020	Westpac	362	0.88%	3,927					450,000	450,000	
083-817 156849553		NAB At Call		0.35%		38,389					38,389	
		NAB DB At Call		0.35%		369,269					369,269	
					Subtotal	122,463	38,389	-	-	-	13,828,311	14,235,968
Total Interest Expected on Funds Invested						137,559	38,389	-	6,136,459	3,502,142	13,828,311	23,874,570

Deposit Ref	Term (Days)	Invested Interest rates	Percentage of Portfolio
<b>NAB</b>			
69-859-5973	25/06/2020	365 0.95%	4,087,005
74-774-5000	22/06/2020	365 1.00%	148,304
10-708-250	29/06/2020	365 0.95%	552,034
10-709792	7/07/2020	356 0.95%	644,898
10-709791	7/07/2020	356 0.95%	823,561
GMI-DEAL-10720594	3/09/2020	91 0.70%	1,500,000
GMI-DEAL-10732410	30/11/2020	88 0.45%	2,500,000
		<b>Subtotal</b>	<b>10,255,802</b>
<b>NAB - At Call</b>			
083-817 156849553	Reserve	0.35%	38,389
083-817-773126828	Damage bonds	0.35%	369,269
		<b>Subtotal</b>	<b>407,658</b>
<b>Suncorp</b>			
41-99983	41-99983	365 0.90%	3,475,118
		<b>Subtotal</b>	<b>3,475,118</b>
<b>Westpac</b>			
036-034-530215	26/06/2020	365 1.00%	329,414
036-034-530733	25/06/2020	365 0.90%	977,952
360-345-33176	18/08/2020	359 0.88%	244,319
360-345-33192	18/08/2020	360 0.88%	389,240
360-345-33205	18/08/2020	361 0.88%	73,057
360-345-33141	18/08/2020	357 0.88%	200,302
360-345-33168	18/08/2020	358 0.88%	433,108
360-345-33213	18/08/2020	362 0.88%	450,000
10-720-594	3/09/2020	91 0.70%	1,500,000
036-034-531875	15/10/2020	92 0.69%	1,002,142
036-034-530709	25/06/2020	183 0.88%	1,000,000
		<b>Subtotal</b>	<b>6,599,533</b>
<b>Bankwest</b>			
306-188-032033-3	17/09/2020	88 0.78%	2,136,459
306-188-032146-0	29/09/2020	121 0.75%	1,000,000
		<b>Subtotal</b>	<b>3,136,459</b>
<b>ANZ</b>			
<b>Total Funds Invested</b>			<b>23,874,570</b>



**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

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

Unbudgeted COVID-19 payment received from Federal Government

**5.1.2 PROFIT ON ASSET DISPOSAL**

Minor variance

**5.1.3 FEES AND CHARGES**

Aquatic Centre admission fees, parking infringements and building applications received exceeding conservative budget figures

**5.1.4 REIMBURSEMENTS**

Due to an unbudgeted contribution from WA Land Authority for bore works at Claremont FC Oval and replacement costs from Blackburne Property Group for 414 Stirling Hwy

**5.1.5 INTEREST EARNINGS**

Interest on Muni and Reserve investments under budget due to very low interest rates

**5.1.6 OTHER REVENUE**

Minor variance

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

Minor Variance

**5.2.2 MATERIALS AND CONTRACTS**

Underspend in consultancy, IT operations and legal and audit fees

**5.2.3 UTILITIES**

Street lighting and electricity charges less than budgeted

**5.2.4 DEPRECIATION (NON CURRENT ASSETS)**

Non cash expense under budget as a consequence of being under budget in capital expenditure

**5.2.5 INTEREST EXPENSES**

Minor Variance

**5.2.6 INSURANCE EXPENSES**

Under budget as property and work care insurance invoices entered and paid in December

**5.2.7 LOSS ON ASSET DISPOSAL**

Minor Variance

**5.2.8 ELECTED MEMBER EXPENSES**

Allowances processed late November but budgeted for 1st December - timing variance only

**5.2.9 OTHER EXPENDITURE**

Change in AASB1058 - recognition of rates paid in advance no longer recognised as other expense, invoice from donation recipient not yet received and no commissions paid for the Royal Show

**5.2.10 INTERNAL ALLOCATION**

October & November allocations significantly higher than previous months - further investigation to be undertaken in December 2020

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

Minor variance

**5.3.2 PROCEEDS FROM DISPOSAL OF ASSETS**

Three vehicles budgeted for changeover however only one processed to date

**5.4 CAPITAL EXPENSES****5.4.1 LAND AND BUILDINGS**

Behind schedule and waiting for invoices for Museum, building renewal program & Aquatic Centre, ahead of schedule for McKenzie Pavillion & Bowling Club improvements.

**5.4.2 PLANT AND EQUIPMENT**

Invoices for new vehicles paid in December

**5.4.3 ELECTRONIC EQUIPMENT**

CCTV project in progress, under budget due to small unforeseen delays, timing issue only

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**Note 5: MAJOR VARIANCES**

**Comments/Reason for Variance**

**5.4.4 INFRASTRUCTURE ASSETS - OTHER**

\$342,111 under budget on roadworks, \$54,091 behind budget on Parks, Gardens & Reserves & \$143,155 underbudget on other infrastructure. For more detail please see the Infrastructure Report November 2020

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

Minor variance

**5.5 OTHER ITEMS**

**5.5.1 RATE REVENUE**

Minor variance

**5.5.2 OPENING FUNDING SURPLUS(DEFICIT)**

Minor variance

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**Note 6: BUDGET AMENDMENTS**

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

GL Account Code	Description	Council Resolution / Approval	No Change - (Non Cash Items) Adjust.	Increase in Available Cash	Decrease in Available Cash	Amended Budget Running Balance
			\$	\$	\$	\$
	<b>Budget Adoption - Closing Balance</b>	0967/20				229,113
38180/1104	WESROC expenditure	CEO as per LG506		170,000		399,113
13120/1104	WESROC revenue	CEO as per LG506			(170,000)	229,113
26110/0503	Increase in patrols Claremont Oval - dog park (salaries)	159/20			(8,700)	220,413
28230/0503	Increased signage expenses - Claremont Oval dog park	159/20			(3,650)	216,763
28120/0503	Increased advertising - Claremont Oval dog park	159/20			(1,650)	215,113
28540/1105	Increase in doggy bags - Claremont Oval dog park	159/20			(1,000)	214,113
			0	170,000	(185,000)	214,113

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

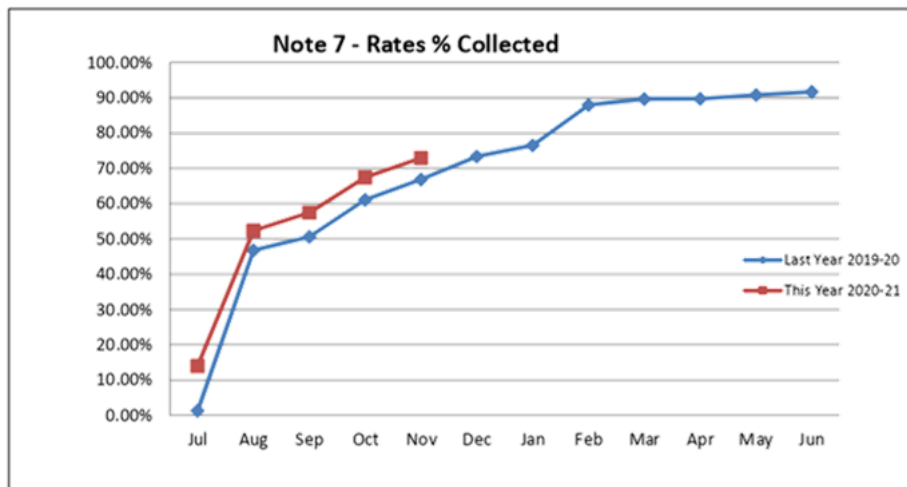
**Note 7: RECEIVABLES**

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

Opening Arrears Previous Years  
Rates, UGP and other charges Levied this year  
Less Collections to date  
Equals Current Outstanding

**Net Collectable**  
% Collected

Rates 2020-21	UGP 2020-21	Total 2020-21	Previous 2019-20
\$			\$
338.657	1,245.599	1,584.256	1,963.054
17,879.423	0	17,879.423	15,285.220
(13,296.214)	(166.255)	(13,462.469)	(15,664.018)
4,921,866	1,079,344	6,001,210	1,584,256
4,921,866	1,079,344	6,001,210	1,584,256
72.98%	13.35%	69.17%	90.81%



**Comments/Notes - Rates**

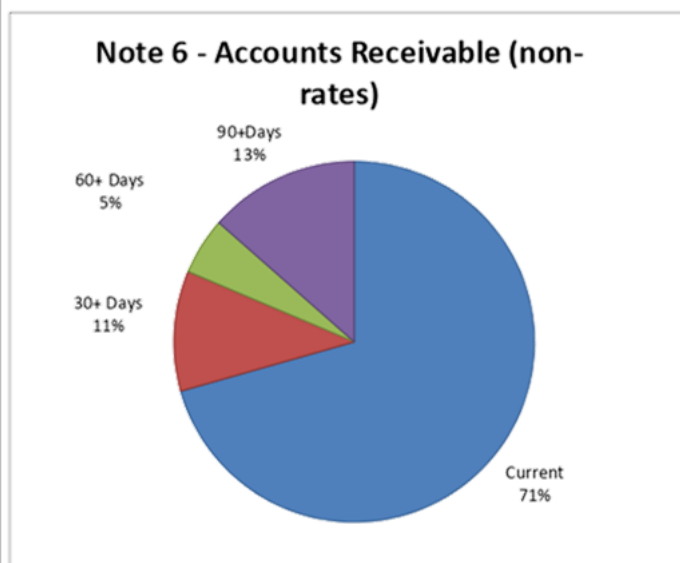
In the October 2020 monthly report, the rates receivables data was split between Rates and UGP, giving an accurate percentage of rates receivable for the financial year as not all of the UGP receivable is due by 30/6/21. The data in the above graph is not directly comparable to months prior to October 2020.

**Receivables - General**

Current	30+ Days	60+ Days	90+Days
\$	\$	\$	\$
59,845	9,152	4,335	11,448
			<b>84,781</b>

**Total Outstanding**

Amounts shown above include GST (where applicable)



**Comments/Notes - Receivables General**

Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 30 November 2020

**Note 8: GRANTS AND CONTRIBUTIONS**

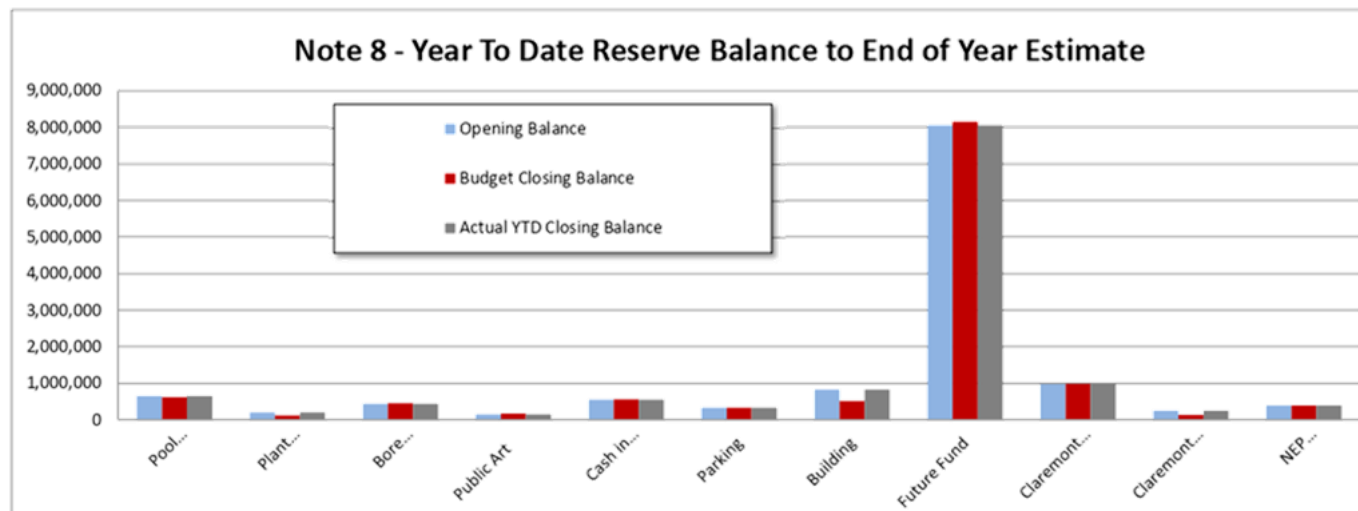
Program/Details	Provider	Approval (Yes/No)	2020-21 Budget YTD	Recoup Status	
				Received	Not Received (not budgeted)
<b>Claremont Now</b>			\$	\$	\$
<i>op</i> Specified Area Rates	BID	Yes			0
<b>General Purpose</b>					
<i>op</i> Grant Commission	WALGCC	Yes			0
<i>op</i> Pensioners Deferred Interest Grant	Dept of Finance	Yes			0
<i>op</i> Formula Road Grant		Yes			0
<i>op</i> Financial Assistance Grant		Yes	76.098	77.288	(1.190)
<b>Law order &amp; public safety</b>					
		Yes			0
<b>Governance</b>					
<i>Op</i> Member Contribution for employee well being	LGIS	Yes			0
<i>Op</i> Statutory Outgoings SMH	FORM	Yes			0
<b>Recreation and Culture</b>					
<i>Non Op</i> McKenzie Pavilion Upgrade		Yes			0
<i>Non Op</i> Museum Redevelopment		Yes			0
<i>Op</i> Library	Good Things Foundation	Yes		1.000	(1.000)
<i>Non Op</i> Pool - Splashpad development		Yes			0
<b>Community Amenities</b>					
<i>Op</i> Better Bins Program Grant Funding		Yes			0
<b>Transport</b>					
<i>Op</i> Grants Commission - roads	WALGCC	Yes			0
<i>Op</i> COVID payment for the Aquatic Centre project	Department of Infra.	Yes		52.005	(52.005)
<i>Op</i> Local Road Grant	WALGCC	Yes			0
<i>Op</i> Street Light	MRWA	Yes		25.920	(25.920)
<i>Non Op</i> Road Works Grants	Main Roads	Yes		5.280	(5.280)
<i>Non Op</i> Cresswell Irrigation Works	DLGSC	Yes			
<i>Non Op</i> RTR	Department of Infra.	Yes			0
<b>Community Development</b>					
<i>Non Op</i> 2019/20 annual contribution to statutory outgoings					0
<i>Non Op</i> 2019/20 Seniors Week Grant					0
<i>Non Op</i> Other - National Australia Day Council			2.080	1.000	1.080
<b>Other</b>					
<i>Non Op</i> Heritage					0
<b>TOTALS</b>			78.178	162.493	(85.395)

Comments - Grants and Contributions

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**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	644.899	5.500				(30.000)		620.399	644.899
Plant Replacement	200.302	3.300				(85.000)		118.602	200.302
Bore Replacement	433.108	2.200		20.000				455.308	433.108
Public Art	148.304	2.200		20.000				170.504	148.304
Cash in lieu Reserve	552.034	2.652						554.686	552.034
Parking	329.414	1.100						330.514	329.414
Building	823.561	5.500				(315.000)		514.061	823.561
Future Fund	8,049.820	16.590	692	85.000				8,151.410	8,050.512
Claremont Joint Venture	977.952	2.200						980.152	977.952
Claremont NOW	244.319	2.200				(120.000)		126.519	244.319
NEP Developer Contribution	389.240	1.100						390.340	389.240
Heritage Grant Reserve	73.057	1.100						74.157	73.057
Employee Entitlement Reserve				200.000				200.000	0
	12,866,007	45,642	692	325,000	0	(550,000)	0	12,686,649	12,866,699





**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) **Pool Upgrade.**
  - to fund major maintenance of the Claremont Pool.
- (b) **Plant Reserve**
  - to provide for the replacement of major items of heavy plant.
- (c) **Bore Replacement**
  - to be used for the replacement of Park bores.
- (d) **Public Art**
  - to assist with the programmed purchase and development of Public Art assets throughout the Town.
- (e) **Cash in lieu**
  - to provide for the purchase of land for car parking in accordance with Clause 33(2).
- (e) **Parking**
  - provide for the purchase, upgrade or renewal of parking infrastructure.
- (f) **Building**
  - to provide for building renewal in accordance with Council's Asset Management Plans.
- (g) **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
- (h) **Claremont Joint Venture**
  - to provides for traffic modifications/road works within the Town Centre zone and the surrounding roads.
- (i) **Claremont Now**
  - to fund promotion and publicity of claremont CBD.
- (j) **NEP Developer Contribution Reserve**
  - To accumulate funds to cover the Town's Contribution to NEP Development arising from ownership of Lot 11578 Claremont Cresnet.
- (k) **Heritage Grant Reserve**
  - To assist with funding of the Town's Heritage Grant Maintenance program.
- (l) **Employee Entitlement Reserve**
  - To fund annual and long service leave requirements

Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 30 November 2020

**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
\$	\$	\$	0		\$		\$	\$
27,605	(8,969)	26,364	7,728	PE416 - Manager Engineering Ser. 1GNI730*	(5,320)	(5,320)	0	5,320
				PE417 - Manager Env. Health 1GNI731	(3,963)	0	7,728	7,728
				PE418 - Manager Planning 1GOH985	(6,650)	0	0	0
				PE399 - Rangers 1GDY694	373	0	0	0
				PE358 - Water Tanker 1EGK702	17,285	0	0	0
				PE410 - Field Officer Works 1GJX084	(500)	0	0	500
				PE411 - Field Officer Maintenance 1GJX085	(4,819)	0	0	4,819
27,605	(8,969)	26,364	7,728	<b>Totals</b>	<b>(3,594)</b>	<b>(5,320)</b>	<b>7,728</b>	<b>18,367</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	4,613,000	345,540	227,512	(118,028)
0	0	0	0	Plant & Equipment	256,850	81,150	31,828	(49,322)
0	0	0	0	Furniture & Equipment	261,000	68,000	11,261	(56,739)
0	0	0	0	<b>Infrastructure</b>				
0	0	0	0	Roadworks	2,205,169	1,182,681	770,570	(412,111)
0	0	0	0	Footpath & Cycleways	326,262	40,000	20,340	(19,660)
0	0	0	0	Parks, Gardens & Reserves	263,908	65,000	10,909	(54,091)
0	0	0	0	Other Infrastructure	280,800	145,800	2,645	(143,155)
0	0	0	0	<b>Totals</b>	<b>8,206,989</b>	<b>1,928,171</b>	<b>1,075,065</b>	<b>(853,106)</b>

Contributions				Land & Buildings	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	20-21 Depot Facility	200,000	0	0	0
0	0	0	0	16-17 Freshwater Bay Museum	1,537,300	200,000	28,978	(171,023)
0	0	0	0	19-20 Mckenzie Pavilion Redevelopment	2,478,900	0	78,712	78,712
0	0	0	0	20-21 Bowling Club improvement	75,000	0	50,189	50,189
0	0	0	0	20-21 Aquatic Centre	70,000	70,000	39,211	(30,789)
0	0	0	0	20-21 Aquatic Centre Geo Thermal Bore	110,000	33,000	0	(33,000)
0	0	0	0	20-21 Building renewal program	141,800	42,540	25,022	(17,518)
0	0	0	0	<b>Totals</b>	<b>4,613,000</b>	<b>345,540</b>	<b>227,512</b>	<b>(118,028)</b>

**Comments - Land & Buildings**

Contributions				Plant & Equipment	Current Budget			
Grants	Reserves	Borrowing	Total		Annual Budget	YTD Budget	YTD Actual	Variance (Under)Over
\$	\$	\$	\$		\$		\$	\$
0	0	0	0	Vehicle for Health	16,500	16,500	31,828	15,328
0	0	0	0	Vehicle for Rangers	15,400	0	0	0
0	0	0	0	Vehicle for Planning	16,500	16,500	0	(16,500)
0	0	0	0	Christmas Lighting & Christmas Tree	30,000	30,000	0	(30,000)
0	0	0	0	Vehicle for Infra.	18,150	18,150	0	(18,150)
0	0	0	0	Vehicle for Depots and Water Truck	160,300	0	0	0
0	0	0	0	<b>Totals</b>	<b>256,850</b>	<b>81,150</b>	<b>31,828</b>	<b>(49,322)</b>

**Comments - Plant & Equipment**

Town of Claremont  
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
For the Period Ended 30 November 2020

**Note 10: CAPITAL DISPOSALS AND ACQUISITIONS**

Contributions				Furniture & Electronic Equipment	Current Budget			
Grants	Reserves	Borrowing	Total		This Year			Variance (Under)Over
					Budget	YTD Budget	Actual	
\$	\$	\$	\$		\$		\$	\$
				CCTV Upgrade & Scanning Software	63,000	38,000	2,736	(35,264)
				Aquatic Centre Radio			8,525	8,525
				CCTV Upgrade	198,000	30,000		(30,000)
0	0	0	0	Totals	261,000	68,000	11,261	(56,739)

Comments - Furniture & Equipment

Contributions				Other Infrastructure	Current Budget			
Grants	Reserves	Borrowing	Total		This Year			Variance (Under)Over
					Annual Budget	YTD Budget	YTD Actual	
\$	\$	\$	\$		\$		\$	\$
			0	Road Works				
			0	Intersections	70,000	70,000	0	0
			0	Roadworks	2,135,169	1,112,681	770,570	(342,111)
			0	Footpath, Car Park & Cycleways				
			0	Other works	326,262	40,000	20,340	(19,660)
			0	Parks, Gardens & Reserves				
			0	Lake Claremont Park Development	25,000	25,000	0	(25,000)
			0	Other Parks	238,908	40,000	10,909	(29,091)
			0	Other Infrastructure	280,800	145,800	2,645	(143,155)
0	0	0	0	Totals	3,076,139	1,433,481	804,464	(559,017)

Comments - Other Infrastructure

**Town of Claremont**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 30 November 2020**

**Note 11: TRUST FUND**

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-20	Amount Received	Amount Paid	Closing Balance
	\$	\$	\$	\$
BCITF Fees	0	43,359	(43,359)	0
Build Services Levy	0	36,350	(36,350)	0
DAP Fees	0	241	(241)	0
Other Trust Bonds	0	4,957	(4,957)	0
	0	84,907	(84,906)	0

**Comments/Notes - Trust**

The monies that were held in Trust by the Town of Claremont are no longer required to be kept in trust and have been moved into the Town's Municipal account.

The following is an extract from the "Western Australia local government position paper 1" issued by the Office of the Auditor General.

"Unless agreements between developers/hirers and the entity require bond moneys to be held in the Trust Fund, they should not be held in the Trust Fund. There are no provisions in the Act or any other written law that specify that work bonds, building bonds and hire bonds are to be credited to, or held in, the Trust Fund, and these moneys are not held in trust. Consequently, section 6.9 of the Act is not applicable to these funds, and they should be held in the Municipal Fund."

As a consequence, these bonds, building levies and fees are now held in the Municipal Fund, and are recognised as an asset (Cash and Cash Equivalents) in the Statement of Financial Position, with a corresponding liability (accounts payable) to recognise that the funds are owed to developers/hirers/DMIRS etc. Interest earned while the funds are in the Municipal Fund, are recognised as revenue in the Statement of Comprehensive Income.

**2020-21 Infrastructure Works**  
**Progress Update to 30 November 2020**

Dept	Activity	Project	Budget Annual	Budget YTD	Actual YTD	Variance YTD	Comments
1201	51225	14-15 Graylands & Lapsley Rd Intersection	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00	Report to be presented to Council in Feb 2021
1201	60138	17-18 Signage Program	\$0.00	\$0.00	\$33,111.46	-\$33,111.46	Claremont Signage, 19/20 project
1201	60141	18-19 Loch St, Stirling Hwy to Melville St - Resheet	\$23,400.00	\$0.00	\$0.00	\$23,400.00	Project cancelled, funds returned to MRRG
1201	60184	19-20 Melville Ave Btw Loton & Parker Road Resheet	\$196,000.00	\$196,000.00	\$145,660.18	\$50,339.82	Works scheduled end of September 2020
1201	60189	19-20 Lapsley Rd Btw Davies & Graylands Road Resheet	\$62,147.00	\$62,147.00	\$0.00	\$62,147.00	To be completed at same time as Graylands Rd & Lapsley Rd intersect works
1201	60199	19-20 Princess Road and BVT Nibs & Line marking	\$20,000.00	\$0.00	\$0.00	\$20,000.00	Works scheduled December 2020
1201	60214	19-20 Stirling Hwy North Btw Avion & Stirling Rd F	\$0.00	\$0.00	\$1,001.00	-\$1,001.00	19/20 project
1201	60216	19-20 Lapsley Road upper golf car park upgrade	\$286,262.00	\$0.00	\$0.00	\$286,262.00	Works pending outcomes of Town Centre Activity Centre Plan
1201	60219	19-20 Freshwater Close Street lighting upgrade	\$100,000.00	\$100,000.00	\$2,646.00	\$97,354.00	Draft designs complete, final design pending, likely installation early 2021
1104	60335	20-21 Reticulation injection systems	\$10,000.00	\$10,000.00	\$10,909.09	-\$909.09	Provisional sum, scope of works to be confirmed
1104	60336	20-21 Playgrounds Renewal	\$49,000.00	\$0.00	\$0.00	\$49,000.00	Provisional sum, scope of works to be confirmed
1104	60337	20-21 Reticulation	\$49,808.00	\$0.00	\$0.00	\$49,808.00	Provisional sum, scope of works to be confirmed
1104	60338	20-21 Pumps Renewal	\$32,840.00	\$0.00	\$0.00	\$32,840.00	Provisional sum, scope of works to be confirmed
1104	60339	20-21 Electrical Cabinets	\$30,000.00	\$0.00	\$0.00	\$30,000.00	Provisional sum, scope of works to be confirmed
1104	60340	20-21 Bores Renewal	\$20,760.00	\$0.00	\$0.00	\$20,760.00	Provisional sum, scope of works to be confirmed
1104	60341	20-21 Flowmeters Renewal	\$16,500.00	\$0.00	\$0.00	\$16,500.00	Provisional sum, scope of works to be confirmed
1104	60342	20-21 Fencing revegetation site Lake Claremont	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00	Works scheduled December 2020
1104	60343	20-21 Lime stone Path Repairs	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00	Works scheduled December 2020
1104	60344	20-21 Claremont Parkland Dog Agility Area	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00	RFQ to be issued December 2020
1104	60345	20-21 Foreshore Management Plan	\$20,800.00	\$20,800.00	\$0.00	\$20,800.00	Report due for completion January 2021
1201	60346	20-21 Aggett Road	\$157,647.00	\$157,647.00	\$125,864.78	\$31,782.22	Works scheduled October 2020
1201	60347	20-21 Butler Avenue	\$119,781.00	\$0.00	\$0.00	\$119,781.00	Works scheduled December 2020
1201	60348	20-21 Dunbar Road	\$145,563.00	\$0.00	\$0.00	\$145,563.00	Works scheduled April 2021
1201	60349	20-21 King Street	\$82,139.00	\$0.00	\$0.00	\$82,139.00	Works scheduled April 2021
1201	60350	20-21 Scott Street	\$57,708.00	\$57,708.00	\$51,340.70	\$6,367.30	Works completed, waiting final invoices
1201	60351	20-21 Senate Street	\$162,900.00	\$0.00	\$0.00	\$162,900.00	Works scheduled October 2025
1201	60352	20-21 Walter Street	\$209,224.00	\$0.00	\$0.00	\$209,224.00	Works scheduled October 2026
1201	60353	20-21 Congdon Bridge Projects	\$40,000.00	\$0.00	\$0.00	\$40,000.00	On hold until further information received from Main Roads WA
1201	60354	20-21 Guger St Design Project	\$30,000.00	\$0.00	\$0.00	\$30,000.00	To Align with Metronet project, possible designs Jan 2021
1201	60355	20-21 Right of Ways	\$100,000.00	\$0.00	\$0.00	\$100,000.00	Provisional sum, scope of works to be confirmed
1201	60356	20-21 Drainage	\$60,000.00	\$25,000.00	\$0.00	\$60,000.00	Ongoing works, provisional sum
1201	60357	20-21 Dunbar Road west	\$54,982.00	\$0.00	\$0.00	\$54,982.00	Works scheduled April 2021
1201	60358	20-21 Fern Street north	\$36,514.00	\$36,514.00	\$39,334.08	-\$2,820.08	Works completed
1201	60359	20-21 Goldsmith Road north	\$52,733.00	\$52,733.00	\$898.68	\$51,834.32	Report to Council November 2020, works delayed to early 2021
1201	60360	20-21 Freshwater Parade west	\$13,747.00	\$13,747.00	\$9,092.66	\$4,654.34	Works completed
1201	60361	20-21 Judge Avenue north	\$32,925.00	\$32,925.00	\$23,917.28	\$9,007.72	Works completed, waiting final invoices
1201	60362	20-21 King Street north	\$24,617.00	\$0.00	\$0.00	\$24,617.00	Works scheduled April 2021
1201	60363	20-21 Mitford Street south	\$44,339.00	\$0.00	\$0.00	\$44,339.00	Works scheduled April 2021
1201	60364	20-21 Pennell Road south	\$51,863.00	\$0.00	\$0.00	\$51,863.00	Works scheduled December 2020
1201	60365	20-21 Prospect Street north	\$23,122.00	\$23,122.00	\$30,144.78	-\$7,022.78	Works completed
1201	60366	20-21 Riley Road north	\$101,358.00	\$101,358.00	\$26,146.18	\$75,211.82	Works ongoing
1201	60367	20-21 Rob Roy Street north	\$15,239.00	\$15,239.00	\$16,100.77	-\$861.77	Works completed
1201	60368	20-21 Shenton Road north	\$76,327.00	\$76,327.00	\$85,513.49	-\$9,186.49	Works completed
1201	60369	20-21 Wood Street south	\$32,501.00	\$32,501.00	\$40,717.40	-\$8,216.40	Works completed
1201	60370	20-21 Stirling Highway North	\$108,103.00	\$108,103.00	\$82,905.41	\$25,197.59	Works completed, waiting final invoices
1201	60371	20-21 Cliff Road East	\$13,680.00	\$0.00	\$0.00	\$13,680.00	Works scheduled Jan 2021
1201	60372	20-21 Grange Street East	\$73,530.00	\$73,530.00	\$41,900.62	\$31,629.38	Works completed, waiting final invoices
1201	60373	20-21 Loch Street West	\$73,080.00	\$73,080.00	\$17,921.09	\$55,158.91	Works completed, waiting final invoices
1201	60379	20-21 414 Stirling Hwy - Footpath Renewal	\$0.00	\$0.00	\$19,338.53	-\$19,338.53	No Budget. Privately funded works.
<b>Total 2020-21 Infrastructure Works</b>			<b>\$3,076,139.00</b>	<b>\$1,433,481.00</b>	<b>\$804,464.18</b>	<b>\$629,016.82</b>	

**13.2.3 LIST OF PAYMENTS 1 TO 30 NOVEMBER 2020****File Number:** FIM/00108, D-20-45516**Author:** Yan Wang, Accountant  
Vicki Cobby, Manager Finance**Authoriser:** Liz Ledger, Chief Executive Officer**Attachments:** 1. Payment Listing - November 2020    
2. Purchase Card - November 2020  **PURPOSE**

For Council to note those payments made by the Chief Executive Officer under delegated authority during November 2020.

**BACKGROUND**

Council has delegated to the Chief Executive Officer (CEO) the exercise of its powers to make payments from the Municipal Fund and Trust Fund. The CEO is required to present a list to Council of those payments made, under this delegated authority since the last payment list was submitted.

**DISCUSSION**

Attached is the list of all accounts as paid totalling \$1,430,922.05 during the month of November 2020.

The attached schedule covers:

• Municipal Funds electronic funds transfers (EFT)	\$	1,255,067.86
• Municipal Fund vouchers (39626)	\$	17,248.06
• Municipal Fund direct debits	\$	158,606.13
• Trust Fund electronic funds transfer (EFT)	\$	0.00
• Trust Fund vouchers	\$	0.00

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

**PAST RESOLUTIONS**

Ordinary Council Meeting 1 December 2020, resolution 164/20:

*That Council notes all payments made for October 2020 totalling \$1,049,438.64 comprising;*

<i>Municipal Funds electronic funds transfers (EFT)</i>	\$	875,150.78
<i>Municipal Fund direct debits</i>	\$	174,287.86
<i>Trust Fund electronic funds transfer (EFT)</i>	\$	0.00

**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 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.

**URGENCY**

The Schedule of Payments is to be presented to the next ordinary meeting of Council after the list has been prepared, *Regulation 13(1) Local Government (Financial Management) Regulations 1996*

**VOTING REQUIREMENTS**

Simple Majority decision of Council (*More than half the elected members present are required to vote in favour*).

**RESOLUTION 151/20**

**Moved: Cr Bruce Haynes**

**Seconded: Cr Paul Kelly**

**That Council notes all payments made by the Chief Executive Officer under Delegation DA9 for November 2020 totalling \$1,430,922.05, as detailed in Attachment 1 comprising:**

**\$ 1,255,067.86 Municipal Funds electronic funds transfers (EFT)**

**\$ 17,248.06 Municipal Fund vouchers (39626)**

**\$ 158,606.13 Municipal Funds direct debits**

**\$ 0.00 Trust Fund EFT**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**



**SCHEDULE OF PAYMENTS  
NOVEMBER 2020**

ELECTRONIC FUNDS TRANSFERS NOVEMBER 2020 - MUNICIPAL FUND				
Date	Ref.	Name	Details	Amount
26/11/2020	EFT01790	A SUANN	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
12/11/2020	EFT01788	ADVANCE PRESS	Flourish Spring Edition - October 2020	\$ 3,850.00
26/11/2020	EFT01790	ADVANCE PRESS	Additional Flourish printing	\$ 385.00
26/11/2020	EFT01790	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Traffic control	\$ 2,402.40
12/11/2020	EFT01788	AIREY REAL ESTATE (AIREY WESTERN SUBURBS PTY LTD)	Rental market appraisal	\$ 220.00
19/11/2020	EFT01789	AIREY REAL ESTATE (AIREY WESTERN SUBURBS PTY LTD)	Rental market appraisal	\$ 440.00
26/11/2020	EFT01790	ALL FENCE U RENT	Fence hire for SMH	\$ 295.63
12/11/2020	EFT01788	ALSCO	Hygiene services	\$ 324.74
5/11/2020	EFT01787	ALYKA PTY LTD	Website support	\$ 7,700.00
19/11/2020	EFT01789	AMANDA ENERGY	Electricity	\$ 938.14
5/11/2020	EFT01787	ANDREW STEVENSON CUTHBERTSON	Rates refund due to overpayment	\$ 160.71
26/11/2020	EFT01790	ANNE MARIE GEE	The 12 Days of Christmas artist fee	\$ 1,125.00
26/11/2020	EFT01790	ANTONIA JANE NAARSTIG	The 12 Days of Christmas artist fee	\$ 1,125.00
26/11/2020	EFT01790	APRIL MARIE POTT	The 12 Days of Christmas artist fee	\$ 191.63
12/11/2020	EFT01788	ARBOR CARBON	Street tree maintenance	\$ 2,145.00
26/11/2020	EFT01790	ARCHAE-AUS	Freshwater Bay Museum revitalisation survey	\$ 5,172.75
5/11/2020	EFT01787	ASU	Union fee from employee deduction	\$ 25.90
19/11/2020	EFT01789	AURENDA TRAINING SERVICES PTY LTD	Staff training	\$ 915.00
26/11/2020	EFT01790	AUSTRALIA POST - 623462	Postage	\$ 1,043.82
12/11/2020	EFT01788	AUSTRALIA POST - 673027	Postage	\$ 1,393.79
12/11/2020	EFT01788	AUSTRALIAN SAFETY ENGINEERS (WA)	Safety & first aid	\$ 538.45
5/11/2020	EFT01787	AUSTRALIAN TAXATION OFFICE	PAYG withholding	\$ 48,470.00
26/11/2020	EFT01790	AUSTRALIAN TAXATION OFFICE	PAYG withholding	\$ 65,460.34
5/11/2020	EFT01787	AVANTGARDE TECHNOLOGIES	Yearly server & storage support	\$ 400.14
12/11/2020	EFT01788	B & B WASTE CONTRACTORS PTY LTD	Bulk waste collection	\$ 25,367.46
26/11/2020	EFT01790	B HAYNES	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
5/11/2020	EFT01787	BAILEYS FERTILISERS	Various park supplies	\$ 993.85
26/11/2020	EFT01790	BARNETTS (W.A.) PTY LTD	Maintenance materials	\$ 98.73
5/11/2020	EFT01787	BARRY SHACKLES	Damage bond refund	\$ 500.00
12/11/2020	EFT01788	BCITF	BCITF levies	\$ 115.50
12/11/2020	EFT01788	BEACON EQUIPMENT	Service & repairs	\$ 843.70
19/11/2020	EFT01789	BILLI AUSTRALIA PTY LTD	Repair & maintenance	\$ 610.50
5/11/2020	EFT01787	BLACK SWAN HORTICULTURE (LAIRD W CHROMIAK)	Garden/streetscape maintenance	\$ 14,107.50
12/11/2020	EFT01788	BLACK SWAN HORTICULTURE (LAIRD W CHROMIAK)	Garden/streetscape maintenance	\$ 23,376.75
12/11/2020	EFT01788	BLUE SCOPE STEEL	Damage bond refund	\$ 3,000.00
26/11/2020	EFT01790	BORAL CONSTRUCTION MATERIALS	Asphalt works - Melvista Ave, Agett Rd, Scott St	\$ 79,009.05
12/11/2020	EFT01788	BOYAN ELECTRICAL SERVICES	Repair & maintenance	\$ 198.00
19/11/2020	EFT01789	BOYAN ELECTRICAL SERVICES	Repair & maintenance	\$ 3,455.65
5/11/2020	EFT01787	BUNNINGS	Herbicide, insecticide & materials for Aquatic Centre	\$ 288.46
19/11/2020	EFT01789	BUNNINGS	Garden materials	\$ 8.36
26/11/2020	EFT01790	BUNNINGS	Maintenance materials	\$ 258.12
12/11/2020	EFT01788	BURKE AIR	Repair & maintenance	\$ 601.70
26/11/2020	EFT01790	BURKE AIR	Repair & maintenance	\$ 1,223.20
5/11/2020	EFT01787	BUZZ ENTERPRISES PTY LTD (SIFTING SANDS)	Playground sandpits - cleaning	\$ 3,308.26
26/11/2020	EFT01790	CALL ASSOCIATES PTY LTD (CONNECT/INSIGHT CCS)	Overcall fees	\$ 825.11
12/11/2020	EFT01788	CHADSON ENGINEERING	Pool chemicals	\$ 234.85
19/11/2020	EFT01789	CITY OF NEDLANDS (BUILDING SERVICES)	Pool Assessments	\$ 629.20
19/11/2020	EFT01789	CITY OF NEDLANDS (NON-BUILDING SERVICES)	WESROC contribution Q4 19/20	\$ 6,111.19
26/11/2020	EFT01790	CLAREMONT BAPTIST CHURCH	Rates refund due to overpayment	\$ 2,968.68
19/11/2020	EFT01789	CLAREMONT LAWN TENNIS CLUB INC.	Court maintenance subsidy	\$ 12,642.30
12/11/2020	EFT01788	CLAREMONT NEDLANDS LIONS CLUB (INC)	Flourish delivery	\$ 250.00
5/11/2020	EFT01787	CLAREMONT NEDLANDS LIONS CLUB (INC.)	Flourish delivery	\$ 1,500.00
19/11/2020	EFT01789	CLEAN CITY GROUP PTY LTD	Various street works & cleaning	\$ 4,477.00
26/11/2020	EFT01790	CLEAN CITY GROUP PTY LTD	Various street works	\$ 4,059.00
26/11/2020	EFT01790	COFFEY SERVICES AUSTRALIA PTY LTD	Site assessment for depot	\$ 5,566.01
12/11/2020	EFT01788	COLLEAGUES NAGELS	Printing infringement tickets	\$ 2,261.85
5/11/2020	EFT01787	COMPLETE OFFICE SUPPLIES PTY LTD	Stationery	\$ 199.95
12/11/2020	EFT01788	COMPLETE OFFICE SUPPLIES PTY LTD	Stationery	\$ 407.63
26/11/2020	EFT01790	COMPLETE OFFICE SUPPLIES PTY LTD	Stationery	\$ 112.20
12/11/2020	EFT01788	COMPU-STOR	External records storage	\$ 836.10
19/11/2020	EFT01789	CORNERSTONE RENOVATIONS	Repair & maintenance	\$ 1,989.90
5/11/2020	EFT01787	COTTESLOE PEST CONTROL	Pest control	\$ 245.00
19/11/2020	EFT01789	COTTESLOE PEST CONTROL	Pest control (bees)	\$ 245.00
26/11/2020	EFT01790	COTTESLOE PEST CONTROL	Pest control (bees)	\$ 465.00
26/11/2020	EFT01790	DE FREITAS & RYAN REAL ESTATE	Muesum O'Connor lease	\$ 1,929.81

**SCHEDULE OF PAYMENTS  
NOVEMBER 2020**

Date	Ref.	Name	Details	Amount
12/11/2020	EFT01788	DEBBIE THOMPSON	Reimbursement for staff gift	\$ 100.00
5/11/2020	EFT01787	DIELECTRIC SECURITY SYSTEMS	Repair & maintenance	\$ 231.00
19/11/2020	EFT01789	DIELECTRIC SECURITY SYSTEMS	Repair & maintenance	\$ 357.50
12/11/2020	EFT01788	DMIRS (BSL)	Building levies	\$ 2,105.46
12/11/2020	EFT01788	DOCUPRINT (WA) PTY LTD	Label printing	\$ 85.00
5/11/2020	EFT01787	DONEGAN ENTERPRISES PTY LTD	Monthly inspection of playgrounds	\$ 539.00
26/11/2020	EFT01790	DONEGAN ENTERPRISES PTY LTD	Repair & maintenance	\$ 2,035.00
5/11/2020	EFT01787	DORMA HUEPPE	Repair & maintenance	\$ 1,408.00
19/11/2020	EFT01789	DORMAKABA AUSTRALIA PTY LTD	Repair & maintenance	\$ 484.00
5/11/2020	EFT01787	DOWSING CONCRETE	Road works - Grange St	\$ 27,838.99
12/11/2020	EFT01788	DOWSING CONCRETE	Road works - Stirling Hwy	\$ 45,208.65
19/11/2020	EFT01789	DOWSING CONCRETE	Various road works	\$ 2,458.50
26/11/2020	EFT01790	DOWSING CONCRETE	Various road works	\$ 823.79
5/11/2020	EFT01787	DU ELECTRICAL	Repair & maintenance	\$ 506.00
26/11/2020	EFT01790	DU ELECTRICAL	Repair & maintenance	\$ 1,114.30
26/11/2020	EFT01790	ELLIOTT'S IRRIGATION PTY LTD	Bore water testing	\$ 253.00
26/11/2020	EFT01790	ENVIRO SWEEP	CBD & residential area sweeps	\$ 22,123.75
12/11/2020	EFT01788	ENVISIONWARE PTY LTD	Licence renewal	\$ 1,759.76
12/11/2020	EFT01788	EZDIGITAL	Digitising Oral History	\$ 616.00
26/11/2020	EFT01790	FIONA GRAHAM	Rates refund due to overpayment	\$ 77.50
26/11/2020	EFT01790	FIONA LI	Reimbursement for stationery & cleaning supplies	\$ 46.99
26/11/2020	EFT01790	FOODIES MARKET CLAREMONT IGA CLAREMONT	Refund overpaid Debtors invoice	\$ 460.00
26/11/2020	EFT01790	FRANS BISSCHOP (FRANCIS JOZEF DUFF)	The 12 Days of Christmas artist fee	\$ 1,125.00
19/11/2020	EFT01789	FREO FIRE SERVICES PTY LTD	Repair & maintenance	\$ 592.18
26/11/2020	EFT01790	FRUIT AT WORK	Fruit purchase	\$ 580.00
19/11/2020	EFT01789	G & I SURVEYS	Survey for road works	\$ 1,027.40
26/11/2020	EFT01790	G & I SURVEYS	Survey for road works	\$ 1,454.20
19/11/2020	EFT01789	GLENVIEW MACHINE KERBING (BROOKLEA)	Kerb works	\$ 2,090.00
19/11/2020	EFT01789	GOODALL'S BRICKPAVING & MINI BOBCAT SERVICE	Brick paving works	\$ 908.11
26/11/2020	EFT01790	GOODALL'S BRICKPAVING & MINI BOBCAT SERVICE	Brick paving works	\$ 8,490.36
19/11/2020	EFT01789	GPS ON BAYVIEW	Pre-employment medical check	\$ 145.00
19/11/2020	EFT01789	GPS ON BAYVIEW	Pre-employment medical check	\$ 145.00
26/11/2020	EFT01790	GPS ON BAYVIEW	Pre-employment medical check	\$ 145.00
5/11/2020	EFT01787	GREEN OPTIONS PTY LIMITED	Mowing for Aquatic Centre	\$ 1,452.00
26/11/2020	EFT01790	GREEN OPTIONS PTY LIMITED	Mowing Aquatic Centre	\$ 1,287.00
26/11/2020	EFT01790	HAYDN RICHARD ALEXANDER LOWE	Rates refund due to overpayment	\$ 788.18
5/11/2020	EFT01787	HELM MEDIA (T IFFLA & J.A LAIRD)	Photographer for Twilight Cruise	\$ 2,860.00
5/11/2020	EFT01787	IMAGESOURCE	Ads & promotion for Aquatic Centre	\$ 657.81
12/11/2020	EFT01788	IMAGESOURCE	Advertising & promotion	\$ 306.90
19/11/2020	EFT01789	IMAGESOURCE	Volunteer certificates	\$ 49.50
26/11/2020	EFT01790	IMAGESOURCE	Advertising & promotion	\$ 469.70
12/11/2020	EFT01788	INFORMATION PROFICIENCY	TRIM support	\$ 275.00
12/11/2020	EFT01788	IXOM OPERATIONS PTY LTD	Aquatic Centre chemicals	\$ 214.15
26/11/2020	EFT01790	IXOM OPERATIONS PTY LTD	Aquatic Centre chemicals	\$ 4,337.45
5/11/2020	EFT01787	J & V CONTRACTORS	Earthworks - Creswell Park	\$ 600.60
12/11/2020	EFT01788	J & V CONTRACTORS	Various road works	\$ 65,762.40
19/11/2020	EFT01789	J & V CONTRACTORS	Various road works	\$ 49,948.80
26/11/2020	EFT01790	J GOETZE	Payment to Councillor	\$ 7,276.56
19/11/2020	EFT01789	JANICE MILDRED BUTTFIELD	Rates refund due to overpayment	\$ 766.79
5/11/2020	EFT01787	JESSICA MZUNGU	Reimbursement for library craft materials	\$ 73.98
26/11/2020	EFT01790	JOANNA HEPTINSTALL	Refund overpaid dog registration	\$ 30.00
26/11/2020	EFT01790	JOANNA SULKOWSKI	The 12 Days of Christmas artist fee	\$ 1,125.00
26/11/2020	EFT01790	K MAIN	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
26/11/2020	EFT01790	KATHRYN BRIDGET HEANEY	The 12 Days of Christmas artist fee	\$ 1,125.00
12/11/2020	EFT01788	KERB DIRECT KERBING PTY LTD	Various road works	\$ 14,082.20
19/11/2020	EFT01789	KERB DIRECT KERBING PTY LTD	Various road works	\$ 11,663.30
26/11/2020	EFT01790	KERB DIRECT KERBING PTY LTD	Various kerb works	\$ 17,407.06
26/11/2020	EFT01790	KESTRAL COMPUTING PTY LTD	IT licence	\$ 13,033.74
26/11/2020	EFT01790	KINGMAN VISUAL	Davies Road Street Sign	\$ 4,806.33
26/11/2020	EFT01790	KYOCERA	Printing costs	\$ 678.29
26/11/2020	EFT01790	LANDGATE - MIDLAND	Valuation expenses	\$ 133.50
5/11/2020	EFT01787	LGRCEU	Union fee from employee deduction	\$ 41.00
26/11/2020	EFT01790	LGRCEU	Union fee from employee deduction	\$ 41.00
19/11/2020	EFT01789	LOCK, STOCK & FARRELL LOCKSMITH	Key cutting	\$ 33.00
12/11/2020	EFT01788	M.D.R. MOBILE DIESEL REPAIRS	Minor equipment for Aquatic Centre	\$ 869.00
19/11/2020	EFT01789	MAGPIES MAGAZINES	Membership renewal	\$ 56.00

**SCHEDULE OF PAYMENTS  
NOVEMBER 2020**

Date	Ref.	Name	Details	Amount
26/11/2020	EFT01790	MARSH PTY LTD	Staff training	\$ 564.52
5/11/2020	EFT01787	MARTY SYMMONS	Reimbursement for mobile usage	\$ 112.95
26/11/2020	EFT01790	MELVILLE BIN HIRE (RAOL PTY LTD)	Skip bin hire for Museum	\$ 280.00
19/11/2020	EFT01789	MEREDITH JEANNE ELLIOTT	Rates refund due to overpayment	\$ 627.35
26/11/2020	EFT01790	MINAXI MAY	The 12 Days of Christmas artist fee	\$ 1,125.00
5/11/2020	EFT01787	NATALE GROUP AUSTRALIA	Security patrols	\$ 846.45
19/11/2020	EFT01789	NEVERFAIL SPRINGWATER LTD	Monthly cooler rental	\$ 14.98
26/11/2020	EFT01790	NEVERFAIL SPRINGWATER LTD	Monthly rental & bottle	\$ 43.03
12/11/2020	EFT01788	NICHOLAS KING	Reimbursement for mobile usage	\$ 120.00
5/11/2020	EFT01787	NINTEX	ProMapp subscription	\$ 3,223.00
12/11/2020	EFT01788	NINTEX	ProMapp license and subscription	\$ 16,115.00
12/11/2020	EFT01788	NORTH STREET STORE PTY LTD	Catering for OCM - 3/11/20	\$ 600.00
19/11/2020	EFT01789	OCE CORPORATE CLEANING	Office cleaning	\$ 4,579.80
26/11/2020	EFT01790	OCE CORPORATE CLEANING	Office cleaning	\$ 13,350.41
26/11/2020	EFT01790	OLIVIA CHRISTINE SAMEC	The 12 Days of Christmas artist fee	\$ 1,125.00
5/11/2020	EFT01787	ON HOLD ON LINE (K.L & L.R JONES)	On hold messages	\$ 69.00
12/11/2020	EFT01788	ON HOLD ON LINE (K.L & L.R JONES)	On hold messages	\$ 69.00
26/11/2020	EFT01790	OPEN OFFICE HOLDINGS PTY LTD	IT software	\$ 2,260.50
12/11/2020	EFT01788	OST (COUNCILFIRST)	IT software	\$ 4,396.36
26/11/2020	EFT01790	OST (COUNCILFIRST)	IT software	\$ 106.26
12/11/2020	EFT01788	OVEN SPARKLE	BBQ cleaning products	\$ 75.00
26/11/2020	EFT01790	P BROWNE	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
26/11/2020	EFT01790	P EDWARDS	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
26/11/2020	EFT01790	P KELLY	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
26/11/2020	EFT01790	P TELFORD	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
19/11/2020	EFT01789	PARK OFF COFFEE BAR (LESLEY ELAINE KLEM)	Refund overpaid Debtors invoice	\$ 307.00
26/11/2020	EFT01790	PEOPLESENSE PTY LTD	EAP counselling	\$ 192.50
5/11/2020	EFT01787	PERTH WINDOW & DOOR REPLACEMENT	Install windows at Bowling Club Building	\$ 29,505.81
5/11/2020	EFT01787	PHIL JOHNSON PLUMBING AND GAS	Repair & maintenance	\$ 561.00
19/11/2020	EFT01789	PHIL JOHNSON PLUMBING AND GAS	Repair & maintenance	\$ 2,010.00
26/11/2020	EFT01790	PHIL JOHNSON PLUMBING AND GAS	Repair & maintenance	\$ 582.00
12/11/2020	EFT01788	PIPELINE IRRIGATION	Reticulation maintenance	\$ 23,369.50
12/11/2020	EFT01788	POST NEWSPAPER PTY LTD	Mayoral Column	\$ 1,100.00
12/11/2020	EFT01788	Powell Building Services	Damage bond refund	\$ 3,000.00
19/11/2020	EFT01789	PRIESTMAN & SHARP SMASH REPAIR	Vehicle repair	\$ 388.61
5/11/2020	EFT01787	PROFESSIONAL TREE SURGEONS	Various tree works	\$ 7,403.00
26/11/2020	EFT01790	PROFESSIONAL TREE SURGEONS	Various tree works	\$ 33,660.00
5/11/2020	EFT01787	PROTEC ASPHALT	Various road works	\$ 2,590.50
12/11/2020	EFT01788	PROTEC ASPHALT	Road works - Melvista Ave	\$ 9,801.00
19/11/2020	EFT01789	PROTEC ASPHALT	Various road works - Agett Rd	\$ 6,704.50
26/11/2020	EFT01790	PROTEC ASPHALT	Various road works	\$ 15,158.00
12/11/2020	EFT01788	QTM PTY LTD	Road works - Melvista Ave	\$ 3,720.22
26/11/2020	EFT01790	QTM PTY LTD	Various road works	\$ 43,485.31
12/11/2020	EFT01788	QUREMED PTY LTD	First aid equipment	\$ 583.24
5/11/2020	EFT01787	R K ROACH	Survey for road works	\$ 1,507.00
19/11/2020	EFT01789	R K ROACH	Survey for road works - Riley Rd	\$ 1,677.72
12/11/2020	EFT01788	RAM LOCKSMITHS (WA) PTY LTD	Padlocks	\$ 488.52
5/11/2020	EFT01787	ROSEWILL INVESTMENTS	Damage bond refund	\$ 1,000.00
26/11/2020	EFT01790	RYOGA DESIGN STUDIO PTY LTD	The 12 Days of Christmas artist fee	\$ 2,475.00
26/11/2020	EFT01790	S FRANKLYN	Allowances - Councillors Oct to Dec 2020	\$ 4,966.75
26/11/2020	EFT01790	SEAN BADANI	Reimbursement for mobile usage	\$ 45.00
26/11/2020	EFT01790	SIGMA CHEMICALS	Aquatic Centre chemicals	\$ 1,214.40
26/11/2020	EFT01790	SITE ARCHITECTURE STUDIO (SAS UNIT TRUST)	McKenzie Pavilion redevelopment	\$ 54,960.40
12/11/2020	EFT01788	SPORTSWORLD OF WA	Aquatic Centre shop purchase	\$ 2,019.05
19/11/2020	EFT01789	SPORTSWORLD OF WA	Aquatic Centre shop purchase	\$ 283.80
26/11/2020	EFT01790	SUEZ RECYCLING & RECOVERY (PERTH) PTY LTD	Domestic recycling services	\$ 1,124.64
12/11/2020	EFT01788	SUNNY SIGNS COMPANY PTY LTD	Signage	\$ 753.50
5/11/2020	EFT01787	SUSTAINABLE OUTDOORS	Weed control - various locations	\$ 11,492.22
19/11/2020	EFT01789	SUSTAINABLE OUTDOORS	Weed control & soil testing	\$ 3,425.30
26/11/2020	EFT01790	SUSTAINABLE OUTDOORS	Verge works & weed control	\$ 10,664.50
19/11/2020	EFT01789	SWANBOURNE VETERINARY CENTRE	Pound operating costs	\$ 44.00
12/11/2020	EFT01788	SYSTEMS EDGE MANAGEMENT SERVICES PTY LTD	Local commercial & activity centre strategy	\$ 15,796.00
26/11/2020	EFT01790	TELFORD INDUSTRIES	Aquatic Centre chemicals	\$ 1,172.82
5/11/2020	EFT01787	TELSTRA	Mobile phone expenses	\$ 1,089.96
19/11/2020	EFT01789	THE PAPER COMPANY OF AUSTRALIA	Stationery	\$ 275.00
5/11/2020	EFT01787	THE PIZZA LOUNGE (S&J MCCLURE FAMILY TRUST)	Refund overpaid Debtors invoice	\$ 460.00

**SCHEDULE OF PAYMENTS  
NOVEMBER 2020**

Date	Ref.	Name	Details	Amount
5/11/2020	EFT01787	THE ROYAL AGRICULTURAL SOCIETY OF WA	Electricity supply for Ashton Ave reticulation	\$ 132.59
5/11/2020	EFT01787	THEA KAASTRA	Damage bond refund	\$ 3,000.00
5/11/2020	EFT01787	TOWN OF MOSMAN PARK	Reimbursement of legal & accounting service	\$ 1,925.00
26/11/2020	EFT01790	TRIULTY SOLUTIONS PTY LTD (HYDRAMET)	Staff training	\$ 2,376.00
5/11/2020	EFT01787	TRISLEY'S HYDRAULIC SERVICES PTY LTD	Minor equipment for Aquatic Centre	\$ 398.20
19/11/2020	EFT01789	TRISLEY'S HYDRAULIC SERVICES PTY LTD	Minor equipment for Aquatic Centre	\$ 6,083.13
12/11/2020	EFT01788	TROY HALL	Damage bond refund	\$ 3,000.00
26/11/2020	EFT01790	TURFWORKS WA PTY LTD	Various road works	\$ 40.00
12/11/2020	EFT01788	UPSTART PTY LTD	Name badge	\$ 15.35
19/11/2020	EFT01789	VOCUS PTY LTD	Internet & telephone service	\$ 5,823.40
19/11/2020	EFT01789	VOCUS PTY LTD	Internet & telephone service	\$ 2,196.39
5/11/2020	EFT01787	VORGE PTY LTD	Aquatic Centre shop purchase	\$ 727.62
5/11/2020	EFT01787	WEST COAST PROFILERS PTY LTD	Equipment hire	\$ 9,890.09
12/11/2020	EFT01788	WEST COAST PROFILERS PTY LTD	Equipment hire	\$ 6,533.20
5/11/2020	EFT01787	WESTBOOKS	Library acquisitions	\$ 167.38
12/11/2020	EFT01788	WESTBOOKS	Library acquisitions	\$ 284.57
19/11/2020	EFT01789	WESTBOOKS	Library acquisitions	\$ 186.12
26/11/2020	EFT01790	WESTBOOKS	Library acquisitions	\$ 314.01
2/11/2020	EFT01786	WESTERN AUSTRALIAN TREASURY CORPORATION	Loan repayment	\$ 114,690.00
12/11/2020	EFT01788	WESTERN METROPOLITAN REGIONAL COUNCIL	Domestic waste collection	\$ 19,654.50
19/11/2020	EFT01789	WESTERN METROPOLITAN REGIONAL COUNCIL	Domestic waste collection	\$ 6,699.33
26/11/2020	EFT01790	WILMA VAN BOXTEL-ZOETHOUT	The 12 Days of Christmas artist fee	\$ 1,237.50
19/11/2020	EFT01789	WINC	Stationery	\$ 390.28
12/11/2020	EFT01788	WOODLANDS DISTRIBUTORS AND AGENCIES PTY LTD	Dog waste bags	\$ 2,040.50
19/11/2020	EFT01789	WORK CLOBBER	Staff uniform	\$ 117.00
12/11/2020	EFT01788	XIN YEEN HAN	Refund infringement	\$ 80.00
19/11/2020	EFT01789	ZIPFORM PTY LTD	Print rates notices	\$ 1,907.38
<b>Total EFT</b>				<b>\$ 1,255,067.86</b>
<b>Total Number of EFT Transfers</b>				<b>224</b>
<b>CHEQUES ISSUED NOVEMBER 2020 - MUNICIPAL FUND</b>				
Date	Ref.	Name	Details	Amount
9/11/2020	39627	COMMISSIONER OF STATE REVENUE	Pensioner rebate returned	\$ 37.35
13/11/2020	39628	COMMISSIONER OF STATE REVENUE	Pensioner rebate returned	\$ 760.96
23/11/2020	39629	J BARKER	Allowances - Mayor Oct to Dec 2020	\$ 16,449.75
<b>Total Cheques</b>				<b>\$ 17,248.06</b>
<b>Total Number of Cheques</b>				<b>3</b>
<b>DIRECT DEBITS NOVEMBER 2020 - MUNICIPAL FUND</b>				
Date	Ref.	Name	Details	Amount
		AMPOL	Fuel card expenses	\$ 1,843.40
		IBM	Lease of computers	\$ 1,812.64
		NAB	Various bank fees	\$ 507.32
		NAB PURCHASE CARD	Purchase Card expenses - November 2020	\$ 13,356.36
		PAYROLL	Payroll and superannuation	\$ 63,570.38
		SHELL	Fuel card expenses	\$ 1,890.89
		SUEZ	Domestic waste collection	\$ 30,000.00
		SYNERGY	Various electricity and street lighting	\$ 31,123.66
		WATER CORPORATION	Various water charges	\$ 14,501.48
<b>Total Direct Debits</b>				<b>\$ 158,606.13</b>
<b>TOTAL MUNICIPAL PAYMENTS FOR THE MONTH OF NOVEMBER 2020</b>				<b>\$ 1,430,922.05</b>
<b>ELECTRONIC FUNDS TRANSFERS NOVEMBER 2020 - TRUST FUND</b>				
Date	Ref.	Name	Details	Amount
<b>Total EFT</b>				<b>\$ -</b>
<b>Total Number of EFT Transfers</b>				<b>0</b>
<b>CHEQUES ISSUED NOVEMBER 2020 - TRUST FUND</b>				
Date	Ref.	Name	Details	Amount
<b>Total Cheques</b>				<b>\$ -</b>
<b>Total number of Cheques</b>				<b>0</b>
<b>TOTAL TRUST PAYMENTS FOR THE MONTH OF NOVEMBER 2020</b>				<b>\$ -</b>
<b>TOTAL ALL PAYMENTS FOR THE MONTH OF NOVEMBER 2020</b>				<b>\$ 1,430,922.05</b>

**Statement Period 29 Oct 2020 to 27 Nov 2020****Manager Community Engagement**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
11-Nov-20	11-Nov-20	Hannah Etherington	Remembrance Day Wreath	\$ 150.00
12-Nov-20	11-Nov-20	Trybooking* Claremont	Ticketing Senior's Twilight Cruise	\$ 200.00
16-Nov-20	12-Nov-20	Jacks Wholefoods &	Flourish photo shoot	\$ 23.06
16-Nov-20	12-Nov-20	Advantage Pharmacy Clar	Senior's Cruise items	\$ 62.91
			Total AUD	\$ 435.97

**Director People and Governance**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
29-Oct-20	27-Oct-20	Bunnings 483000	Pot plant for office	\$ 27.98
			Total AUD	\$ 27.98

**Coordinator Governance**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
5-Nov-20	3-Nov-20	Vasse Felix Pty Ltd	Dining and Refreshments	\$ 647.28
			Total AUD	\$ 647.28

**Director Planning and Development**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
29-Oct-20	28-Oct-20	Cop His Majestys	Parking for SDAU meeting	\$ 9.09
18-Nov-20	17-Nov-20	Cop His Majestys	Parking for SDRP meeting	\$ 13.63
			Total AUD	\$ 22.72

**Administration Officer - Infrastructure**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
30-Oct-20	28-Oct-20	Bunnings 483000	Materials - window repair, wall repair ....	\$ 281.17
2-Nov-20	30-Oct-20	Bunnings 483000	Toilet symbols, strapping & tie downs	\$ 26.80
9-Nov-20	5-Nov-20	Bunnings 483000	Lawn seed & fertilizer for Riley Rd verge	\$ 34.16
12-Nov-20	12-Nov-20	Eb *improving Fox Mana	Workshop on Foxes for Bushcare	\$ 65.00
13-Nov-20	11-Nov-20	Bunnings 483000	Items for downpipe repairs at Pool	\$ 67.98
19-Nov-20	17-Nov-20	Bunnings 483000	Wall mountable fans for new Depot	\$ 204.54
23-Nov-20	19-Nov-20	Bunnings 483000	Maintenance materials	\$ 130.25
23-Nov-20	20-Nov-20	Bunnings 483000	Kneeling pad & screwdriver set	\$ 18.18
24-Nov-20	23-Nov-20	Diamond Hire	Hire trailer for moving Museum furniture	\$ 55.00
			Total AUD	\$ 883.08

**CEO**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
29-Oct-20	28-Oct-20	Post Claremont Post Cl	Staff Farewell Gift - 7 Years Service	\$ 5.95
29-Oct-20	28-Oct-20	Post Claremont Post Cl	Staff Farewell Gift - 7 Years Service	\$ 100.00
29-Oct-20	28-Oct-20	Post Claremont Post Cl	Staff Farewell Gift - 7 Years Service	\$ 100.00
13-Nov-20	12-Nov-20	Sp * Kokoblack-Aus	Elected Member Refreshments	\$ 175.00

17-Nov-20	16-Nov-20	T2 Apac Australia	Elected Member Refreshments	\$	180.00
23-Nov-20	22-Nov-20	Adobe Systems Pty Ltd	Adobe license - Community Engagement	\$	76.99
			Total AUD	\$	637.94

#### Manger Environmental Health

Posting Date	Tran Date	Supplier	Narrative Details	Amount
9-Nov-20	6-Nov-20	Priestman & Sharp W	Insurance Excess Vehicle Repair	\$ 300.00
20-Nov-20	19-Nov-20	Post Claremont Post Cl	Passport Photos taken for ID Card	\$ 19.95
			Total AUD	\$ 319.95

#### Curator Museum

Posting Date	Tran Date	Supplier	Narrative Details	Amount
3-Nov-20	3-Nov-20	Coles 0392	Catering for HIACC- Making DO	\$ 108.05
6-Nov-20	4-Nov-20	Koko Black Claremont	Gifts for HIACC speakers	\$ 39.60
11-Nov-20	9-Nov-20	Bunnings 483000	Boxes to pack and move collection	\$ 60.15
19-Nov-20	18-Nov-20	Ventraip Australia Pty Lt	Website Domain renewal	\$ 14.95
19-Nov-20	19-Nov-20	Telstra	Telstra Hub Recharge	\$ 50.00
			Total AUD	\$ 272.75

#### Administration Officer - Planning and Building

Posting Date	Tran Date	Supplier	Narrative Details	Amount
2-Nov-20	29-Oct-20	Wa Local Government As	Director P&D event registration	\$ 70.00
3-Nov-20	2-Nov-20	Post Claremont Post Cl	Envelopes for DA advertising	\$ 348.75
12-Nov-20	12-Nov-20	Claremont Newsagency	Greeting card	\$ 5.00
13-Nov-20	13-Nov-20	Lgpa	Event registration Director P&D	\$ 65.00
13-Nov-20	13-Nov-20	Lgpa	Event registration Manager Planning	\$ 85.00
16-Nov-20	13-Nov-20	Lgpa	Event registration Coord Strategic Urban Plannin	\$ 85.00
			Total AUD	\$ 658.75

#### Manager Human Resources

Posting Date	Tran Date	Supplier	Narrative Details	Amount
23-Nov-20	19-Nov-20	Myer Pty Ltd	Keep Cups for HR	\$ 282.90
			Total AUD	\$ 282.90

#### Coordinator Customer Relations

Posting Date	Tran Date	Supplier	Narrative Details	Amount
30-Oct-20	30-Oct-20	Coles 0299	Wipes and Air Freshner for 2nd Floor	\$ 7.00
13-Nov-20	12-Nov-20	Kmart 1139	Kitchen equipment	\$ 29.00
			Total AUD	\$ 36.00

**Coordinator IT**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
2-Nov-20	1-Nov-20	Hightail	Large file transfers	\$ 207.50
5-Nov-20	5-Nov-20	Typeform S.L	Building, Marketing & legal request forms	\$ 501.58
9-Nov-20	9-Nov-20	Swipedon Ltd	Visitor sign in software - annual licence	\$ 780.00
16-Nov-20	13-Nov-20	Bunnings 483000	Power blocks - provision new desk	\$ 18.78
			Total AUD	\$ 1,507.86

**Manager Engineering and Parks**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
30-Oct-20	30-Oct-20	Coles 0299	LCAC Items & 308 kitchen	\$ 40.85
4-Nov-20	4-Nov-20	Town Of Claremont	Aquatic Centre building permit change rooms	\$ 437.43
10-Nov-20	9-Nov-20	Instant Windscreens	Window tinting for Parks Team ute	\$ 337.68
27-Nov-20	26-Nov-20	Loteni Pty Ltd	Window tinting for Manager Engineering	\$ 395.00
			Total AUD	\$ 1,210.96

**Executive Assistant**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
2-Nov-20	31-Oct-20	Facebk 96ug9yn3n2	Facebook Marketing Communications Team	\$ 70.73
5-Nov-20	4-Nov-20	Wa Local Government As	Councillor Urban Forest Conference	\$ 120.00
20-Nov-20	18-Nov-20	Bunnings 483000	Staff Farewell Gift - 9 Years Service	\$ 200.00
26-Nov-20	24-Nov-20	Coles Online	Le Parc Lumiere consumables	\$ 263.90
			Total AUD	\$ 654.63

**Administration Officer - Rangers**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
29-Oct-20	28-Oct-20	Image Embroidery	Comm Safety - 3 shirts, hat and embroidery	\$ 246.28
16-Nov-20	12-Nov-20	Wizard Pharmacy Clar	Small hand sanitizer for Comm Safety Officers x 7	\$ 23.21
20-Nov-20	20-Nov-20	Claremont Carwash	Car wash for Ranger vehicle 20/11/20	\$ 5.20
20-Nov-20	20-Nov-20	Claremont Carwash	Car wash for Ranger vehicle 20/11/20	\$ 5.20
			Total AUD	\$ 279.89

**Manager CCH and Library**

Posting Date	Tran Date	Supplier	Narrative Details	Amount
30-Oct-20	30-Oct-20	Coles 0299	Antibacterial wipes	\$ 23.00
2-Nov-20	1-Nov-20	Mailchimp *monthly	MailChimp Newsletter	\$ 63.24
4-Nov-20	3-Nov-20	Cti Logistics Ltd	WSLG transfer of stock	\$ 600.77
5-Nov-20	3-Nov-20	Jb Hi Fi Claremont	DVDs new stock	\$ 80.92
5-Nov-20	4-Nov-20	Scitech Discovery Cnt	Events - Children reading challenge	\$ 52.00
5-Nov-20	4-Nov-20	Perth Zoo	Events - Children reading challenge prize	\$ 86.60
11-Nov-20	9-Nov-20	Jb Hi Fi Claremont	DVDs new library stock	\$ 34.98
11-Nov-20	9-Nov-20	Jb Hi Fi Claremont	DVDs new stock	\$ 71.94
11-Nov-20	9-Nov-20	Jb Hi Fi Claremont	DVDs new library stock	\$ 95.90
11-Nov-20	9-Nov-20	Jb Hi Fi Claremont	DVDs new stock	\$ 99.90
12-Nov-20	12-Nov-20	Coles 0299	Events - Children Seniors Week	\$ 23.19
12-Nov-20	12-Nov-20	Public Libraries Wa	Membership	\$ 170.00
16-Nov-20	12-Nov-20	Dream Chasers Pty Lt	Event-Adult Seniors Week Italian conversation	\$ 85.25



17-Nov-20	16-Nov-20	Post Claremont Post Cl	Cards	\$	48.97
17-Nov-20	17-Nov-20	Fishpond Limited	New library stock	\$	22.55
17-Nov-20	17-Nov-20	Ofwks Online Bentleigh	Year planner, paper, computer lock, bandaids	\$	70.10
20-Nov-20	18-Nov-20	Jacks Wholefoods &	Event-Adult morning tea supplies	\$	2.99
23-Nov-20	20-Nov-20	Www.Condenast.Co.Uk	British Vogue subscription	\$	176.87
25-Nov-20	23-Nov-20	Apple.Com/Bill	Apple storage	\$	1.49
26-Nov-20	26-Nov-20	Spotlight	Craft activity supplies	\$	36.64
27-Nov-20	26-Nov-20	Dymocks Claremont	New library stock	\$	26.37
27-Nov-20	26-Nov-20	Upstart Pty Ltd	Event-Adult name badges	\$	53.63
			Total AUD	\$	1,927.30

### Manager Aquatic Centre

Posting Date	Tran Date	Supplier	Narrative Details	Amount
29-Oct-20	29-Oct-20	Ultra Tune Claremont	Work car 25,000 service	\$ 352.20
30-Oct-20	29-Oct-20	Dive & Fish Australia	Breathing apparatus cylinder refill	\$ 32.00
3-Nov-20	3-Nov-20	Target 5065	Swim shop stock	\$ 59.00
3-Nov-20	3-Nov-20	Kmart 1139	Swim shop purchase	\$ 367.00
4-Nov-20	3-Nov-20	Hisco Pty Ltd	Cleaning supplies	\$ 255.75
5-Nov-20	3-Nov-20	The Reject Shop 6617	Swim shop stock	\$ 81.10
5-Nov-20	3-Nov-20	Tradies Workwear Pty	Work pants duty manager	\$ 351.96
5-Nov-20	5-Nov-20	Coles 0299	Staff room milk	\$ 9.56
5-Nov-20	5-Nov-20	Coles 0299	Swim shop stock	\$ 61.00
6-Nov-20	5-Nov-20	Dive & Fish Australia	Breathing apparatus cylinder refills	\$ 16.00
6-Nov-20	6-Nov-20	Coles 0299	Staff room items	\$ 27.40
11-Nov-20	11-Nov-20	Officeworks 0622	Price label and display stands	\$ 47.20
11-Nov-20	11-Nov-20	Kmart 1139	Swim shop stock	\$ 408.00
13-Nov-20	12-Nov-20	Foodies Market Clare	Staff room milk	\$ 14.45
13-Nov-20	12-Nov-20	Solo 2 Pty Ltd	Aqua class equipment	\$ 131.89
13-Nov-20	12-Nov-20	Solo 2 Pty Ltd	Aqua class equipment	\$ 215.64
16-Nov-20	13-Nov-20	Dive & Fish Australia	Breathing apparatus refill	\$ 16.00
19-Nov-20	17-Nov-20	Bunnings 483000	Barbecue gas refill	\$ 26.95
19-Nov-20	17-Nov-20	Bunnings 483000	Emergency replacement of sign post	\$ 32.98
19-Nov-20	19-Nov-20	Rlsswa	PLG requal Lifeguard	\$ 159.00
20-Nov-20	19-Nov-20	Theraquatics	Equipment for Aqua class	\$ 215.66
23-Nov-20	23-Nov-20	Coles 0299	Staff room items	\$ 68.21
25-Nov-20	23-Nov-20	Bunnings 483000	BBQ cleaner	\$ 45.60
25-Nov-20	25-Nov-20	Kmart 1096	Swim shop stock	\$ 312.00
26-Nov-20	26-Nov-20	Coles Express 6902	Fuel for grounds equipment	\$ 21.85
27-Nov-20	26-Nov-20	Dive & Fish Australia	Breathing apparatus cylinder refill	\$ 24.00
			Total AUD	\$ 3,352.40

### Manager Finance

Posting Date	Tran Date	Supplier	Narrative Details	Amount
9-Nov-20	6-Nov-20	Moore Stephens (Wa) P/L	FMR webinar and template	\$ 198.00
			Total AUD	\$ 198.00
			<b>Total</b>	<b>\$ 13,356.36</b>

**14 ANNOUNCEMENTS BY THE PRESIDING PERSON**

Mayor Barker, Cr Edwards, Cr Kelly, Cr Suann, Cr Goetze, Cr Main and Cr Browne advised they attended the Le Parc Lumiere and the Christmas Carols performed by Perth Symphony Orcherstra. All congratulated the Town employees on organising a fantastic event.

Cr Kelly, Cr Suann, Cr Goetze, Cr Telford and Cr Main reported their attendance at the Claremont Town Centre planning workshop.

Cr Suann, Cr Goetze and Cr Browne shared they have attended local community street christmas gatherings.

**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**

Nil

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

### **RECOMMENDATION**

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 5.23(2) of the Local Government Act 1995:

#### **17.1 LIVEABILITY**

##### **17.1.1 RFT 04-2020: Claremont Museum Construction and Redevelopment**

This matter is considered to be confidential under Section 5.23(2) - e(iii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

#### **17.2 LEADERSHIP AND GOVERNANCE**

##### **17.2.1 RFT 01-2020: Street Sweeping and Drainage Maintenance**

This matter is considered to be confidential under Section 5.23(2) - e(iii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

##### **17.2.2 RFQ 02-2020: Supply and Lay Asphalt - Major works**

This matter is considered to be confidential under Section 5.23(2) - e(iii) of the Local Government Act, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government.

### **MOTION TO CLOSE DOORS**

#### **RESOLUTION 152/20**

**Moved:** Cr Bruce Haynes

**Seconded:** Cr Peter Edwards

**That the meeting be closed to members of the public.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

The doors were closed at 8:13pm.

## **MOTION TO OPEN THE DOORS**

### **RESOLUTION 1538/20**

**Moved: Cr Bruce Haynes**

**Seconded: Cr Peter Edwards**

**That the meeting be reopened to members of the public.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

The doors were opened at 8.23pm.

**The Mayor caused the resolution as made whilst the meeting was closed to members of the public to be read aloud.**

## **17.1.1 RFT 04-2020: CLAREMONT MUSEUM CONSTRUCTION AND REDEVELOPMENT**

### **RESOLUTION 154/20**

**Moved: Cr Jill Goetze**

**Seconded: Cr Annette Suann**

**That Council**

- 1. Accepts, subject to the execution of relevant contract documentation, the tender as submitted by Tardan Pty Ltd trading as Western Projects for the construction and redevelopment of the Claremont Museum for the Town of Claremont in accordance with RFT 04-2020.**

**For:** Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford

**Against:** Nil

**CARRIED 10/0**

## **17.2.1 RFT 01-2020: STREET SWEEPING AND DRAINAGE MAINTENANCE**

**Moved: Cr Peter Telford**

**Seconded: Cr Paul Kelly**

**That Council accepts, subject to the execution of relevant contract documentation, the tender as submitted by EnviroSweep for the provision of sweeping and drainage maintenance for the Town of Claremont, for a period of three years with a possible two one-year extension periods, up to a maximum contract period of five years, in accordance with Request for Tender RFT 01-2020.**

## **AMENDMENT**

### **RESOLUTION 155/20**

**Moved: Cr Peter Telford**

**Seconded: Cr Kate Main**

**That Council remove the wording ‘with a possible two one-year extension periods, up to a maximum contract period of five years’ from the Officer recommendation.**

**Reason: To allow for a changing economic environment.**

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford**

**Against: Nil**

**CARRIED 10/0**

## **AMENDED PRIMARY MOTION WAS PUT**

### **RESOLUTION 156/20**

**That Council accepts, subject to the execution of relevant contract documentation, the tender as submitted by Envirosweep for the provision of sweeping and drainage maintenance for the Town of Claremont, for a period of three years in accordance with Request for Tender RFT 01-2020.**

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford**

**Against: Nil**

**CARRIED 10/0**

## **17.2.2 RFQ 02-2020: SUPPLY AND LAY ASPHALT - MAJOR WORKS**

### **RESOLUTION 157/20**

**Moved: Cr Paul Kelly**

**Seconded: Cr Peter Telford**

**That Council accepts, subject to the execution of relevant contract documentation, the quote as submitted by Boral Resources WA Limited t/a Boral Asphalt for the provision of Supply and Laying Asphalt major works for the Town of Claremont, for a period of two years (with a possible two, one year extension periods, up to a maximum contract period of four years) in accordance with RFQ 02-2020.**

**For: Mayor Jock Barker, Cr Jill Goetze, Cr Peter Browne OAM, JP, Cr Sara Franklyn, Cr Peter Edwards, Cr Bruce Haynes, Cr Paul Kelly, Cr Kate Main, Cr Annette Suann, Cr Peter Telford**

**Against: Nil**

**CARRIED 10/0**

**18 FUTURE MEETINGS OF COUNCIL**

Ordinary Council Meeting, Tuesday 2 February 2021 at 7.00pm.

**19 DECLARATION OF CLOSURE OF MEETING**

There being no further business, the presiding member declared the meeting closed at 8.24pm.

.....  
**CHAIRPERSON**