

TOWN *of* CLAREMONT

Agenda

ORDINARY COUNCIL MEETING

Tuesday 17 December 2024

Please be advised that an Ordinary Council Meeting will be held at **7:00 pm** on **Tuesday 17 December 2024** in **Council Chambers** at 308 Stirling Highway, Claremont.

Liz Ledger
Chief Executive Officer

DISCLAIMER

Members of the public are cautioned against taking any action as a result of a Council decision 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.

Order of Business

1 Declaration of Opening/Announcement of Visitors	5
2 Record of Attendance/Apologies/Leave of Absence	5
3 Disclosure of Interests.....	5
4 Response to Previous Public Questions Taken on Notice	6
4.1 Ordinary Council Meeting 26 November 2024	6
5 Public Question Time	7
6 Public Statement Time	7
7 Applications for Leave of Absence.....	7
8 Petitions/Deputations/Presentations.....	7
9 Confirmation of Minutes of Previous Meetings	7
10 Announcement of Confidential Matters for which the Meeting may be Closed to the Public.....	7
11 Business Not Dealt With From a Previous Meeting.....	7
12 Reports of Committees	8
12.1 Foreshore Advisory Committee	8
12.1.1 Minutes of the Foreshore Advisory Committee Meeting held on 20 November 2024	8
12.2 Lake Claremont Advisory Committee	18
12.2.1 Minutes of the Lake Claremont Advisory Committee Meeting held on 14 November 2024 ..	18
13 Reports of the CEO	41
13.1 Leadership and Governance	41
13.1.1 Annual Report 2023-2024.....	41
13.1.2 2023/2024 Surplus Analysis.....	242
13.1.3 Committee Meetings - 2025 Dates.....	250
13.1.4 Council Policy LG545 Recording of Council Meetings.....	253
13.1.5 Differential Rating - Vacant Land	258
13.1.6 List of Payments 1 to 30 November 2024.....	265

13.1.7 Monthly Statement of Financial Activity for the period ended 30 November 2024	278
13.2 Liveability	292
13.2.1 Lot 35 & 36 (14) Chester Road, Claremont - Proposed Additions & Alterations to Heritage Listed Dwelling.....	292
13.2.2 4 Victoria Avenue - Car Park Reconfiguration and Retaining Work to Claremont Yacht Club	318
13.2.3 Stirling Highway School Zone.....	336
14 Announcements by the Presiding Person.....	340
15 Elected Members’ Motions of which Previous Notice has been Given	340
16 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting.....	340
17 Confidential Matters for which the Meeting may be Closed to the Public.....	341
17.1 Leadership and Governance	341
17.1.1 Strategic Project Update - Land.....	341
17.2 Liveability.....	341
17.2.1 Public Art Trail Current Works.....	341
18 Future Meetings of Council.....	342
19 Declaration of Closure of Meeting	342

- 1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS**

- 2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**

- 3 DISCLOSURE OF INTERESTS**

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**4.1 ORDINARY COUNCIL MEETING 26 NOVEMBER 2024****Mr Alex Duperpouzel of Unit 1, 42-44 Victoria Avenue, Claremont**Question 1

It is noted there appears no mention of the basement structure in the Council's notes for this agenda. Please explain why the proposed basement structure on plans sent to residents is not discussed and during the building permit process, will the Council allow any chemicals to be injected into the soil to provide stability or other benefits to the developer of 46 Victoria Avenue?

Answer 1

If a structural engineer recommended chemical injection as part of the build, the Town could consider this as part of the Building Permit. If the chemical injection was recommended to encroach into the neighbouring property, a BA20 form (neighbour's consent of encroachment) would be required prior to issue of the Building Permit.

Further, while it is acknowledged that the reference to the basement construction in the summary makes specific reference to an undercroft garage and not the stores and wine cellar below, these additional rooms were not referenced in the report. These rooms are however clearly shown on the plans associated with the report considered by Council and, given their location being well clear of the boundary, they are compliant with the required setbacks and therefore immaterial to the variation matters considered by Council for this application.

Question 2

Will the Council allow public comment on the proposed development plan particularly with respect to those directly impacted by the plan and what appears to be substantial development of the sites directly adjacent to their residences?

Answer 2

Public consultation was undertaken as part of the development of the Foreshore Plan, with the public invited to provide feedback. This was advertised in the Post newspaper, on the Town's Website, and through the Town's e-newsletter.

Question 3

What is the proposed timing for commencement of any works along the foreshore and will the public be informed of plans relating to timing and work proposed?

Answer 3

The endorsement of this Plan does not trigger the commencement of any development works or activities. Projects are to be considered individually by Council as part of future annual budget processes and long-term financial planning.

Question 4

If the plan is to proceed as set out in the agenda, what is the height of proposed trees along the foreshore?

Answer 4

Detailed design considerations are not part of the scope of this plan, which is more strategic in nature.

Question 5

The plan mentions the attraction of insects to the foreshore. Has the Council considered the impact of mosquitoes and the potential for disease to residents?

Answer 5

The meaning of this is to improve the richness and diversity of insect endemic to the area. Mosquito numbers are monitored and managed on an ongoing basis by the Department of Health, and the Town's Environmental Health Officers.

5 PUBLIC QUESTION TIME**6 PUBLIC STATEMENT TIME****7 APPLICATIONS FOR LEAVE OF ABSENCE****8 PETITIONS/DEPUTATIONS/PRESENTATIONS****9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

That the minutes of the Ordinary Meeting of Council held on 26 November 2024 be confirmed.

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

17.1.1 Strategic Project Update - Land

17.2.1 Public Art Trail Current Works

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil

12 REPORTS OF COMMITTEES

12.1 FORESHORE ADVISORY COMMITTEE

12.1.1 MINUTES OF THE FORESHORE ADVISORY COMMITTEE MEETING HELD ON 20 NOVEMBER 2024

File Number: GOV/00049-02

Author: Isabelle Cadman (Administration Officer - Parks and Environment)

Authoriser: Liz Ledger, Chief Executive Officer

Attachments: 1. Minutes of the Foreshore Advisory Committee Meeting held on 20 November 2024 [12.1.1.1 - 9 pages]

OFFICER RECOMMENDATION

That the Minutes of the Foreshore Advisory Committee Meeting held on 20 November 2024 be received.

TOWN *of* CLAREMONT

Minutes

Foreshore Advisory Committee Meeting

Wednesday 20 November 2024

Liz Ledger
Chief Executive Officer

DISCLAIMER

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

Order of Business

1 Declaration of Opening/Announcement of Visitors4

2 Record of Attendance/Apologies.....4

3 Disclosure of Interests.....4

4 Confirmation of Minutes of Previous Meetings4

5 Presentation5

6 Reports of the CEO6

 6.1 Updates and Items for Discussion.....6

7 Other Business9

8 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting.....9

9 Future Meetings of Committee9

10 Declaration of Closure of Meeting.....9

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 4PM.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT :

Mr Peter Telford	Chairperson	
Cr Annette Suann		
Cr Shelley Hatton		
Mr Bill MacLeod	Community Representative	
Ms Claire Brittain	Community Representative	(from 4:02PM)

IN ATTENDANCE:

Marty Symmons	Director Infrastructure
Cloe Dolan	Manager Parks and Environment
Isabelle Cadman	Administration Officer - Parks & Environment

APOLOGIES:

Nil

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION FAC 24/7

Moved: Cr Shelley Hatton
Seconded: Mr Bill MacLeod

That the minutes of the Foreshore Advisory Committee Meeting held on 21 August 2024 be confirmed.

For: Mr Peter Telford, Cr Annette Suann, Cr Shelley Hatton, Mr Bill MacLeod and Ms Claire Brittain

Against: Nil

CARRIED 5/0

5 PRESENTATION

Nil

6 REPORTS OF THE CEO

6.1 UPDATES AND ITEMS FOR DISCUSSION

File Number: GOV/00049-003
Author: Cloe Dolan (Manager Parks and Environment)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: Nil

PURPOSE

To provide updates to Advisory Committee members on items and matters that require discussion related to the Claremont Foreshore.

BACKGROUND

Updates are provided for the following items:

1. Sand Management Plan Status
2. High Water Mark Survey Report Update
3. Foreshore and Jetty Infrastructure
4. Litter
5. Promotion and Protection of the Foreshore
6. Grants
7. Foreshore Vehicle Access

DISCUSSION

1. Sand Management Plan Status

Foreshore sand management has been included as a recurring budget item in the 24-25 budget year for the fourth year of the five-year plan. The Town has submitted the Regulation 10 Application for the works with the Department Planning Lands and Heritage and notified the Whadjuk Aboriginal Corporation during October and are awaiting a response.

2. High Water Mark Survey Update

No further progress on receiving this from the contractor or DPLH.

3. Foreshore and Jetty Infrastructure

Signage to remind the community against dumping of pet fish in the river will be placed in the vicinity of the Claremont Jetty by the Aquatic Biosecurity team at Department of Primary Industries and Regional Development during November.

Caution uneven surfaces ahead signage was placed east of Chester Road where rubble is exposed. However, due to several complaints these were removed.

The Town's infrastructure maintenance team have booked contractors in to improve the ground beneath the Chester Road car park bench seats. They will be levelled and paved with slabs. This is scheduled to take place in December, dependent upon contractor availability.

4. Litter

Contractors and Town Staff continue to conduct regular foreshore inspections to clean up any rubbish from the foreshore. In relation to the wash up of seaweed along the foreshore, this is a naturally occurring event. Advice from DBCA is that it is to be left in place and not removed. Seaweed provides crucial habitat, food sources and stabilisation of beach sand.

6. Promotion and Protection of the Foreshore

The next A Day on the Bay event is planned for May 2025.

Dogs on and off lead designated areas is on the Town's website and further communicated through social media.

7. Grants

- Josh Byrne and Associates have completed the final copy of the Claremont Foreshore Enhancement Plan. It is currently scheduled to present to Council for endorsement at the November 2024 Ordinary Council Meeting.
- Natural Area Holdings have been awarded the contract to develop the plan for the Freshwater Bushland Area, a Riverbank Grant joint funded project with DBCA and the Shire of Peppermint Grove. This project should commence in mid-November.
- A third Riverbank Grant application was submitted by the Town to undertake ground penetrating radar east of Chester Road car park to determine the extent of the rubble along the beach area. The Town was successful with DBCA funding totalling \$32,296.
- A Department of Transport Grant to formalise dinghy storage west of the Claremont Yacht Club was applied for during September 2024.

8. Foreshore Vehicle Access.

There are currently no ongoing vehicle access arrangements in place for the Foreshore Reserve between builders and the Town. Applications will be individually assessed for relevant fees as they come in.

PAST RESOLUTIONS

Foreshore Committee Meeting 21st August 2024, Committee Recommendation

Notes the progress of the various program activities relating to the foreshore.

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation

POLICY AND STATUTORY IMPLICATIONS

Water and Rivers Commission Act 1995, Local Government Act 1995, WESROC Foreshore Management Plan

COMMUNICATION AND CONSULTATION

As per project requirements

STRATEGIC COMMUNITY PLAN

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

- Our stakeholders are well informed, and we provide opportunities for community engagement.
- Demonstrate a high standard of governance, accountability, management, and strategic planning.

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

- Take a leadership in the community in environmental sustainability.
- Protect and conserve the natural flora and fauna of Lake Claremont and the Foreshore.

URGENCY

Progress update requiring no action.

VOTING REQUIREMENTS

Simple Majority decision of Committee (*More than half the Committee Members present are required to vote in favour*).

COMMITTEE RECOMMENDATION FAC 24/8

Moved: Cr Annette Suann
Seconded: Cr Shelley Hatton

That the Foreshore Advisory Committee:

1. Notes the progress of the various program activities relating to the foreshore.

For: Mr Peter Telford, Cr Annette Suann, Cr Shelley Hatton, Mr Bill MacLeod and Ms Claire Brittain

Against: Nil

CARRIED 5/0

7 OTHER BUSINESS

Nil

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

Nil

9 FUTURE MEETINGS OF COMMITTEE

To be advised

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the presiding member declared the meeting closed at 04:33 PM.

.....

CHAIRPERSON

12.2 LAKE CLAREMONT ADVISORY COMMITTEE

12.2.1 MINUTES OF THE LAKE CLAREMONT ADVISORY COMMITTEE MEETING HELD ON 14 NOVEMBER 2024

File Number: GOV/00051-005

Author: Isabelle Cadman (Administration Officer - Parks and Environment)

Authoriser: Liz Ledger, Chief Executive Officer

Attachments: 1. Minutes of the Lake Claremont Advisory Committee Meeting held on 14 November 2024 [**12.2.1.1** - 22 pages]

OFFICER RECOMMENDATION

That the Minutes of the Lake Claremont Advisory Committee Meeting held on 14 November 2024 be received.

TOWN *of* CLAREMONT

Minutes

Lake Claremont Advisory Committee Meeting

Thursday 14 November 2024

Liz Ledger
Chief Executive Officer

DISCLAIMER

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

Order of Business

1 Declaration of Opening/Announcement of Visitors4

2 Record of Attendance/Apologies.....4

3 Disclosure of Interests.....4

4 Confirmation of Minutes of Previous Meetings5

5 Presentation5

6 Reports of the CEO6

 6.1 Lake Claremont Progress Report6

7 Other Business14

 7.1 Friends of Lake Claremont Update14

 7.2 Lake Claremont Bird Census for Spring 2024.....17

8 New Business of an Urgent Nature Approved by the Presiding Person or by Decision of Meeting.....22

9 Future Meetings of Committee.....22

10 Declaration of Closure of Meeting22

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 8:04am.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT:

Cr Sara Franklyn	Chairperson
Cr Shelley Hatton	
Leeuwin Beeck	Community Representative
Dr Bruce Haynes	Community Representative
Tony Barr	Friends of Lake Claremont Delegate

IN ATTENDANCE:

Marty Symmons	Director Infrastructure
Cloe Dolan	Manager Parks and Environment
Karyn Hodby	Land Care Officer
Isabelle Cadman	Administration Officer – Parks and Environment

APOLOGIES:

Cr Blane Brackenridge	City of Nedlands Delegate
David Kyle	Scotch College Representative

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION LCAC 24/14

Moved: Dr Bruce Haynes
Seconded: Cr Shelley Hatton

That the minutes of the Lake Claremont Advisory Committee Meeting held on 15 August 2024 be confirmed.

For: Cr Sara Franklyn, Cr Shelley Hatton, Dr Bruce Haynes and Mr Leeuwin Beeck

Against: Nil

CARRIED 4/0

5 PRESENTATION

Nil

6 REPORTS OF THE CEO

6.1 LAKE CLAREMONT PROGRESS REPORT

File Number: GOV/00051-005
Author: Cloe Dolan (Manager Parks and Environment), Karyn Hodby (Land Care Officer)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Snail Orchid [6.1.1 - 1 page]
 2. Lake Claremont Operational Plan 2024-2025 (updated for Nov LCA C) [6.1.2 - 2 pages]

PURPOSE

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

BACKGROUND

Updates on activities relate to the following:

- Turf
- Weeds
- Litter
- Park Infrastructure
- Trees
- Water and Soil Management
- Fauna
- Flora
- Projects

DISCUSSION

Turf

Mowing of the parklands has been completed for the period as per the scheduled maintenance program.

Weeds

2024 Weed Control Program Update

The Town, FOLC and the key natural area contractor now meet bi-monthly to discuss the weed control plan and schedule for 2024. Please note, more frequent sprays for shorter durations (1 week) have been implemented as an improvement to prevent weeds from proliferating during peak winter rains.

Only lake-bed spraying was completed during February, bushland and path edge spraying was completed monthly from May to October.

Parks and environment field officers have emptied large volumes of weed bags arising from both FOLC contractor and volunteers’ hand weeding activities.

Rhagodia Management

Further Rhagodia removal by volunteers has occurred throughout the eastern buffer and Elliott Road bushland during Spring. The trial site where Rhagodia was previously removed, and then new plantings installed, will continue to be monitored.

Litter

A camp set up on the peninsular was reported to the Town's Community Safety Team during September.

Park Infrastructure

Limestone Path Closure

During June 2024 the fencing and limestone path was removed in the Alfred Road Woodland as discussed at previous LCAC meetings. The area has been mulched ready for planting, hopefully in 2025. The western and eastern ends of this area will be enclosed with gates installed to facilitate maintenance activities. Regulation 10 approval from DPLH is required before these works can proceed, with the application process underway.

Mulder Park Upgrades

This financial year there will be an inclusive/disability access carousel and picnic shelter installed, as well as the scooter track upgrade. The Town will install trees and try to revegetate the gaps following the Moreton Bay Fig tree removals due to the PSHB.

Stirling Road Park Upgrades

This financial year there will be shade sails installed over the playground and outdoor fitness equipment in addition to two picnic shelters, to maintain amenity during summer for park users following the removal of trees due to the PSHB.

Tree and Flora

Polyphagous Shot Hole Borer update

Town officers completed training provided by DPIRD during July 2024. The Town's operational staff continue to assist DPIRD in the identification and reporting of any potential new PSHB infections.

The Town has supported FOLC in their application for a grant to revegetate a section of the eastern buffer site where seven Moreton Bay Fig trees were previously removed due to PSHB infection. The Town has made several requests to DPIRD to return to complete root grinding works which will close out their action plan and enable the site to be prepared for planting in 2025.

The next round of tree removals will be at Stirling Road Park during late October, followed by the eastern parkland and finally the lakebed (when it is dry during Summer). The removals are dependent on DPIRD successfully applying for all environmental, planning and heritage approvals.

The Town has been assigned a new DPIRD case manager and incident controller who has maintained effective communications and consultation throughout the quarter. An onsite meeting between the Town and DPIRD was held in September to discuss in detail the current PSHB infestation levels and recommended treatment plans.

General update

The Town received reports of the presence of snail orchids in the Alfred Rd woodland, a species not previously seen at Lake Claremont. Please see attached photo.

FOLC and the Town have collaborated in planning for the winter planting season and have recently completed the species selection for planting works in 2025.

Water and Soil Management

SERCUL continues to undertake sediment and water sampling at the Lake with the change of each season. The 2023/34 report is due and will be shared with the committee when received.

Last year's report recommendations included action to improve water flow and connection to the Lake from drainage outlets, as was discussed at a previous LCAC meeting. Planning to implement this recommendation is underway and is included in a Regulation 10 application for future Lake works.

Fauna

Pest management

FOLC trail cameras continue to be monitored, and relevant sightings of foxes and cats reported to the Town. The Town's two fox cage traps will require relocation based on data received which indicate a clear pattern of fox movement and site entry points.

The Town's feral animal control contractors conducted fox trapping and shooting during June-August. Fox activity was recorded however control efforts were unsuccessful. One of the limitations affecting control success was the limitation on permitted locations due to proximity to residential areas and open areas without a safety backstop.

The need for feral animal control to continue is important in our conservation efforts, to protect the local native fauna such as the turtles and water birds that inhabit Lake Claremont.

Reptile Survey

Part two of the contracted Reptile survey was completed during October 2024. Initial findings from part one resulted in nine different species of lizards, skinks and geckos being recorded. This is a lower species richness than anticipated. As further results become available these will be shared with the committee.

Cat management

The new local animal law commenced operation 1 March 2024, with Lake Claremont and Cresswell Park being declared as cat prohibited zones. The Town distributed a cat trapping notification letter to residents near the Lake, inclusive of 'catio' grant information, prior to the first cat trapping program carried out in September. The 5-day program yielded no cat captures, however, there were a number of non-target captures eg. quenda, crows. All were released unharmed by the Town's trapping contractor. As part of the Town's adaptive management efforts, future programs will see adjustments made to the trapping methodology including closing the loop between trail camera data on cat activity patterns and trap locations.

Save Our Snake Necked Turtle

The Town has partnered with FOLC and the SOSNT Project for a third turtle nesting season. A training session for the volunteer turtle trackers was held during late August. A total of twenty-one volunteers from all over the Perth metropolitan area have signed up for turtle tracking at Lake Claremont, which includes nest protection and data collection on turtle sightings in the TurtleSat App. The Town has placed educational signs about the program at main lake entry points. These signs include a QR code which explains the TurtleSat app and encourages general participation in citizen science efforts in data collection.

Projects

Aboriginal Cultural Heritage

The Town continues to carry out due diligence and communication with DPLH regarding Regulation 10 applications. Approvals are currently being sought for multiple projects and maintenance works at the lake and surrounds (including Mulder and Stirling Road Parks). The Whadjuk Aboriginal Corporation are also being contacted for comment.

Bird Watering Station

The Town has ordered and will soon take delivery of a bird waterer, the ‘Cockitrough’. BirdLife Australia was consulted for advice on selection of the final position for installation, and the Town received their endorsement on the chosen site following a site visit in September from their Black Cockatoo Project Coordinator. The final location is northeast of the FOLC shed. Following discussions with FOLC they support this location. The Town is now in the process of requesting Regulatory/heritage approval for the installation phase.

Lake Claremont Education

Education based activities that have occurred recently at Lake Claremont are as follows:

- Celebrate Lake Claremont ran successfully on Sunday 15th September 2024, attended by 1200 people with only 111L of general waste created.
- Green Labs with Millennium Kids (FOLC).
- Educational guided walks and talks (FOLC).
- FOLC continue to hold monthly Night Chats on Lake Claremont, including: Rejuvenating FOLC-empowering today’s youth for FOLC’s tomorrow, held in August; The Perfect Storm- the food, energy and environment trilemma, held by Paul Hardisty in September; and Prescribed Burning- Don Bradshaw in October.

A meeting is yet to be held between FOLC and local schools; anticipated to proceed following FOLC’s completion of their five-year review.

PAST RESOLUTIONS

That the Lake Claremont Advisory Committee:

1. *Acknowledges the tasks and activities that have been completed in relation to the management of Lake Claremont and the surrounding parklands;*
2. *Reaffirms its previous advice to Council to consider closing the lower limestone Alfred Road track at Lake Claremont; and*
3. *Recommends that Council requests the Administration enters into negotiations with the Golf Course lessee with the view to replacing three pine trees in the heritage listed line of pine trees. Reason: In relation to Item 2, as per the principles behind the 2010 concept plan. In relation to item 3, to maintain the line of heritage listed plan trees*

FINANCIAL AND STAFF IMPLICATIONS

Financial requirements are in accordance with existing budgetary allocations.

POLICY AND STATUTORY IMPLICATIONS

Aboriginal Cultural Heritage Act 1972

Lake Claremont Operational Plan 2024

Lake Claremont Management Plan 2024-2029

COMMUNICATION AND CONSULTATION

Communication in respect to Lake Claremont has been undertaken via the Town of Claremont website, Flourish magazine, and notification through the distribution of Friends of Lake Claremont newsletters and Town noticeboards located at Lake Claremont as well as regular meetings and discussions with key stakeholders.

STRATEGIC COMMUNITY PLAN

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

- Provide clean, usable, attractive and accessible streetscapes and public spaces.

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

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

URGENCY

None

VOTING REQUIREMENTS

Simple Majority decision of Committee (*ore than half the Committee Members present are required to vote in favour*).

COMMITTEE RECOMMENDATION LCAC 24/15

Moved: Dr Bruce Haynes

Seconded: Cr Shelley Hatton

That the Lake Claremont Advisory Committee:

1. **That the committee acknowledges the tasks and activities that have been completed in relation to the management of Lake Claremont and the surrounding parklands.**

For: Cr Sara Franklyn, Cr Shelley Hatton, Dr Bruce Haynes and Mr Leeuwin Beeck

Against: Nil

CARRIED 4/0



Attachment 6.1.1

Lake Claremont Operational Plan 2024-25

Lake Claremont Maintenance and Capital Works Program (Updated October 2024)

Activity	By Whom	Where	Frequency per annum	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Turf Management															
Broadleaf weed control	Contractor	Parklands	As Required	X	X										
Weed Management															
Wetland Areas weed control	Contractor	Lake Claremont Lake Bed	1												
Dryland Areas weed control	Contractor	Dryland natural areas	8	X	X	X									
Review Weed Control Program	ToC		1												
Hand Weeding (Contractors)	Contractor	Bushland	2	X	X	X									
Weed Mapping	ToC	Bushland and Parklands	12	X	X										
Mulching	Contractor & Volunteers	Bushland	2												
Litter Management															
Bin cabinet cleaning program	Contractor	All parks	4			X									
Dog Poo Bag Replacement	ToC	All Parks	52	X	X	X									
Asset Management															
Wood Oiling Program	Contractor	Wooden Decking and Assets	2												
Asset condition audits	ToC	Bushland and Parklands	1												
Tree/Vegetation Management															
Significant Tree Inspections	ToC	Bushland and Parklands	1												
Tree inspections	ToC	Parklands	52	X	X	X									
Tree works	Contractor	Parklands	As required												
Tree pruning	ToC and Contractor	Parklands	As Required												
Tree Pest Treatments	Contractor	Bushland and Parklands	As Required												
View Corridor Pruning	ToC	Lake Buffer	4		X										
Maintain Fire Access Paths	ToC and Contractors	Bushland	1												
Park path clearing program	ToC and Volunteers and Contractors	All Paths	12	X	X	X									
Vegetation Tubestock Planting	Volunteers	Approved Locations as per Map	1	X											
Direct Seeding	ToC and Contractors	Bushland	1												
Fungi Mapping	ToC	Parkland and Bushland	2	X	X										
Update Species Planting Database	ToC		1		X										
Revegetation Fencing Inspections	ToC	Parkland and Bushland	1												
Seed Collection	Volunteers	As required for revegetation	2												
Finalise Planting areas for two seasons	In House & Volunteers		1												
Water/Soil Management															
Water Sampling	Contractor	As per Water Sampling Plan	2		X										
Macroinvertebrate Sampling	Contractor	As per Water Sampling Plan	2												
Water & Invertebrate Report	Contractor	As per Water Sampling Plan	1												
Sediment Sampling & Reporting	Contractor	As per Sediment Sampling Plan	1		X										
Drain Outfall Inspections	ToC	Before major rainfall events	6	X	X										
Erosion Prone Area Inspections	ToC	After major rainfall events	6	X	X										
NIMP Plan Review	ToC	Golf/Scotch/Cresswell	1												

7 OTHER BUSINESS

7.1 FRIENDS OF LAKE CLAREMONT UPDATE

File Number: GOV/00051-005

Author: Isabelle Cadman (Administration Officer - Parks and Environment)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments: 1. FOLC Report to LCAC Oct 24 [7.1.1 - 2 pages]

PURPOSE

For the Friends of Lake Claremont (FOLC) Delegate to give an update on the group's activities and projects.

COMMITTEE RECOMMENDATION LCAC 24/16

Moved: Cr Shelley Hatton

Seconded: Mr Leeuwin Beeck

That the Lake Claremont Advisory Committee receives the Friends of Lake Claremont Update for October 2024.

For: Cr Sara Franklyn, Cr Shelley Hatton, Dr Bruce Haynes and Mr Leeuwin Beeck

Against: Nil

CARRIED 4/0

FOLC Report to LCAC

October 24 2024

Tony Barr – FOLC Convenor

Planting

Planting finished for 2024 season.

Proposed plant order for 2025 prepared

Weeding

Weeds are very prevalent at the moment (thistle, lettuce and fumitory).

Greenskills have completed work under the SALP grant

Weeding ongoing with Busy Bees, Weeding Groups, Adopt-a-Spotters, School groups (Scotch, Christchurch).

Turtles

Turtle tracking underway. No nests protected (or found predated). Two turtles observed by members of public heading to lake.

Night chats

August: Youth Leaders: Josh Plummer, Chris Agnew, and Eva Czulowski: Importance of engaging youth in conservation

September: Paul Hardisty: In Hot Water: Inside the Battle to Save the Great Barrier Reef

October: Professor Don Bradshaw: Prescribed Burning - Is it Effective?

Cameras

Cameras are continuing to be monitored for native wildlife plus the presence of foxes and cats within the environs of the lake. Fox(es) appear to be coming to the lake regularly (and catching quenda).

Fox trapping – some interest from members

Community

Stall at Celebrate Lake Claremont – with Michael Alvares making turtle brooches out front.

Heidi Hardisty volunteered at Bunnings for afternoon on Growing Locals

Photo shoot with volunteers in August for Sunday Times

Lake Claremont Advisory Committee Meeting Minutes

14 November 2024

Talked with Andi Benson (Museum of Perth) regarding Educational Garden in Showgrounds

FOLC Education workshop – Bruce Haynes/Paul Hardisty possibly December at Scotch College

Lake Walks: Guided walks reconvened

Volunteering WA – Work group hosted

UK Academy of Engineers – Welcome to country/walk hosted

Agreement with UWA Guild Volunteering

Lake Claremont Advisory Committee Meeting Minutes

14 November 2024

7.2 LAKE CLAREMONT BIRD CENSUS FOR SPRING 2024

File Number: GOV/00051-005

Author: Isabelle Cadman (Administration Officer - Parks and Environment)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments: 1. Bird Census Lake Claremont - Spring 2024 - alpha [7.2.1 - 4 pages]

COMMITTEE RECOMMENDATION LCAC 24/17

Moved: Dr Bruce Haynes

Seconded: Cr Shelley Hatton

That the Lake Claremont Advisory Committee receives the Lake Claremont Bird Census for Spring 2024.

For: Cr Sara Franklyn, Cr Shelley Hatton, Dr Bruce Haynes and Mr Leeuwin Beeck

Against: Nil

CARRIED 4/0

Bird Census at Lake Claremont

28 October 2024

Note from the census taker:

The morning the bird census was conducted at Lake Claremont was mild, becoming warm and mostly clear.

There was standing water in all parts of the lake, although at a lesser depth than normally seen at this time of the year. The gauge at the jetty registered about 1.35m AHD (Australian Height Datum) - see photo below.

We recorded 394 individuals of 38 species, somewhat fewer individuals than the average for our spring surveys. Breeding activity was noted for Pacific Black Ducks, Black Swan, Coot, Raven and Welcome Swallow. It is worth noting that earlier this month, whilst guiding a Birdlife WA walk, we saw a Musk Duck with young. We do not recall previously seeing this species breeding at our lake.

One unusual sighting was a Cattle Egret. There is no prior record of this species here on the Birddata database.

The below spreadsheet also shows the average numbers recorded in our previous twenty-three spring surveys.



Lake Claremont Advisory Committee Meeting Minutes

14 November 2024

Lake Claremont Bird Census		Spring 2024	Spring average
Common Name	Scientific Name	28/10/2024	
Australasian Darter	Anhinga novaehollandiae		0.0
Australasian Grebe	Tachybaptus novaehollandiae		6.7
Australasian Shoveler	Spatula rhynchotis	2	3.0
Australian Hobby	Falco longipennis		0.2
Australian Little Bittern	Ixobrychus dubius		0.0
Australian Magpie	Gymnorhina tibicen	8	8.5
Australian Pelican	Pelecanus conspicillatus		0.0
Australian Raven	Corvus coronoides	20	14.7
Australian Reed-Warbler	Acrocephalus australis	2	5.7
Australian Ringneck	Barnardius zonarius		3.2
Australian Shelduck	Tadorna tadornoides	3	6.0
Australian Spotted Crane	Porzana fluminea		0.2
Australian White Ibis	Threskiornis moluccus	15	4.5
Australian Wood Duck	Chenonetta jubata	12	3.8
Baillon's Crake	Zapornia pusilla		0.0
Banded Stilt	Cladorhynchus leucocephalus		0.0
Black Swan	Cygnus atratus	9	13.7
Black-faced Cuckoo-shrike	Coracina novaehollandiae		0.5
Black-fronted Dotterel	Elseornis melanops		0.4
Black-shouldered Kite	Elanus axillaris		0.0
Black-tailed Native-hen	Tribonyx ventralis		0.3
Blue-billed Duck	Oxyura australis		4.4
Brown Goshawk	Accipiter fasciatus	1	0.1
Brown Honeyeater	Lichmera indistincta	18	8.2
Brown Songlark	Cinclorampus cruralis		0.0
Buff-banded Rail	Hypotaenidia philippensis		0.1
Carnaby's Black-Cockatoo	Zanda latirostris		0.0
Caspian Tern	Hydroprogne caspia		0.0
Cattle Egret *	Ardea ibis	1	
Chestnut Teal	Anas castanea		0.1
Collared Sparrowhawk	Accipiter cirrocephalus		0.0
Common Greenshank	Tringa nebularia		0.0
Common Sandpiper	Actitis hypoleucos		0.0
Crested Pigeon	Ocyphaps lophotes		0.0
Domestic Duck (Mallard) *			0.1
Dusky Moorhen	Gallinula tenebrosa		4.7
Eastern Osprey	Pandion cristatus		0.0
Eurasian Coot	Fulica atra	85	84.4
Freckled Duck	Stictonetta naevosa		0.1
Galah	Eolophus roseicapilla	7	5.2
Glossy Ibis	Plegadis falcinellus		0.0
Great Cormorant	Phalacrocorax carbo		0.1
Great Egret	Ardea alba		0.7
Grey Butcherbird	Cracticus torquatus	4	1.6
Grey Fantail	Rhipidura fuliginosa	1	0.4
Grey Teal	Anas gracilis	21	33.7
Hardhead	Aythya australis	1	7.5
Hoary-headed Grebe	Poliiocephalus poliocephalus		1.7
Horsfield's Bronze Cuckoo	Chalcites basalis		0.0
Inland Thornbill	Acanthiza apicalis		0.0
Laughing Dove *	Streptopelia senegalensis *		1.9
Laughing Kookaburra *	Dacelo novaeguineae *	1	1.1
Little Black Cormorant	Phalacrocorax sulcirostris		0.0
Little Corella	Cacatua sanguinea	8	13.3
Little Grassbird	Poodytes gramineus	3	3.4

Lake Claremont Bird Census		Spring 2024	Spring average
Common Name	Scientific Name	28/10/2024	
Little Pied Cormorant	Microcarbo melanoleucos	2	1.0
Long-billed Corella *	Cacatua tenuirostris *		0.0
Long-toed Stint	Calidris subminuta		0.0
Magpie-lark	Grallina cyanoleuca	4	9.2
Marsh Sandpiper	Tringa stagnatilis		0.0
Masked Lapwing	Vanellus miles		0.0
Musk Duck	Biziura lobata		0.1
Nankeen Kestrel	Falco cenchroides		0.0
Nankeen Night-Heron	Nycticorax caledonicus	3	2.3
New Holland Honeyeater	Phylidonyris novaehollandiae		0.5
Pacific Black Duck	Anas superciliosa	57	91.4
Pacific Gull	Larus pacificus		0.0
Pallid Cuckoo	Heteroscenes pallidus		0.0
Pectoral Sandpiper	Calidris melanotos		0.0
Pied (Black-winged) Stilt	Himantopus leucocephalus	19	26.8
Pied Cormorant	Phalacrocorax varius		0.0
Pink-eared Duck	Malacorhynchus membranaceus	16	26.1
Purple Swamphen	Porphyrio porphyrio	13	16.1
Purple-backed Fairy-wren	Malurus assimilis		0.1
Rainbow Bee-eater	Merops ornatus		0.1
Rainbow Lorikeet *	Trichoglossus moluccanus *		18.8
Red Wattlebird	Anthochaera carunculata	4	22.8
Red-kneed Dotterel	Erythronyx cinctus		0.0
Red-necked Avocet	Recurvirostra novaehollandiae		0.0
Red-necked Stint	Calidris ruficollis		0.0
Red-tailed Black-Cockatoo	Calyptorhynchus banksii	9	1.3
Rock Dove *	Columba livia *		0.1
Rufous Whistler	Pachycephala rufiventris	6	0.5
Sacred Kingfisher	Todiramphus sanctus		0.1
Sharp-tailed Sandpiper	Calidris acuminata		0.0
Silver Gull	Chroicocephalus novaehollandiae	1	17.6
Silvereye	Zosterops lateralis	10	2.2
Singing Honeyeater	Gavicalis virescens	5	5.7
Southern Boobook	Ninox novaeseelandiae	1	0.1
Splendid Fairy-wren	Malurus splendens		0.0
Spotless Crake	Zapornia tabuensis		0.0
Spotted Dove *	Streptopelia chinensis *	4	3.0
Spotted Pardalote	Pardalotus punctatus		0.0
Spotted Scrubwren	Sericornis maculatus		0.1
Straw-necked Ibis	Threskiornis spinicollis		1.5
Striated Pardalote	Pardalotus striatus		0.7
Swamp Harrier	Circus approximans		0.0
Tawny Frogmouth	Podargus strigoides		0.0
Terek Sandpiper	Xenus cinereus		0.0
Tree Martin	Petrochelidon nigricans		5.0
Weebill	Smicromis brevirostris		0.2
Welcome Swallow	Hirundo neoxena	5	12.3
Western Gerygone	Gerygone fusca	4	1.1
Western Spinebill	Acanthorhynchus superciliosus		0.0
Western Wattlebird	Anthochaera lunulata		0.0

Lake Claremont Advisory Committee Meeting Minutes

14 November 2024

Lake Claremont Bird Census		Spring 2024	Spring average
Common Name	Scientific Name	28/10/2024	
Whistling Kite	Haliastur sphenurus		0.0
White-cheeked Honeyeater	Phylidonyris niger		0.1
White-faced Heron	Egretta novaehollandiae		2.0
White-fronted Chat	Epthianura albifrons		0.0
White-necked Heron	Ardea pacifica		0.3
Willie Wagtail	Rhipidura leucophrys	9	13.1
Wood Sandpiper	Tringa glareola		0.0
Yellow-billed Spoonbill	Platalea flavipes		0.0
Yellow-rumped Thornbill	Acanthiza chrysorrhoa		0.0
Species		38.0	37.0
Individuals		394.0	526.3

Recorded by David and Pam Free
 * = introduced species

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

Nil

9 FUTURE MEETINGS OF COMMITTEE

Lake Claremont Advisory Committee Meeting, Thursday, 13 February 2025 at 8:00am.

Lake Claremont Advisory Committee Meeting, Thursday, 15 May 2025 at 8:00am.

Lake Claremont Advisory Committee Meeting, Thursday, 04 September 2025 at 8:00am.

Lake Claremont Advisory Committee Meeting, Thursday, 13 November 2025 at 8:00am.

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the presiding member declared the meeting closed at 9:09am.

.....
CHAIRPERSON

13 REPORTS OF THE CEO

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 ANNUAL REPORT 2023-2024

File Number:	FIM/03/0001
Author:	Bree Websdale (Director Governance and People)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	<ol style="list-style-type: none"> 1. Annual Report 2023-2024 [13.1.1.1 - 158 pages] 2. Financial Statements 2023/24 [13.1.1.2 - 39 pages]

PURPOSE

To present the Annual Report for the year ended 30 June 2024 which includes the Annual Financial Statement and Independent Auditor’s Report.

BACKGROUND

Section 5.54 of the *Local Government Act 1995 (the Act)* requires the Town of Claremont to accept its Annual Report for each financial year by 31 December, or within two months of receipt of the Auditor’s Report.

5.54 . Acceptance of annual reports

(1) Subject to subsection (2), the annual report for a financial year is to be accepted by the local government no later than 31 December after that financial year.*

** Absolute majority required.*

An audit exit meeting was held on 6 December 2024 with representatives from the OAG and their contractors RSM, members of the Audit and Risk Management Committee (**Committee**), the Chief Executive Officer, Director Governance and People, Manager Finance and Manager ICT.

The OAG retain the responsibility for forming an audit opinion and issuing an audit report to the Town. The objective of the audit is to obtain reasonable assurance about whether the annual financial statement is free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes the Auditor General’s opinion.

During the audit exit meeting the OAG and RSM explained and discussed the Auditor’s Closing Report including all findings and items in the Management Letter.

The OAG has issued an unqualified audit opinion on the financial statements for the year ended 30 June 2024.

The final audited Annual Financial Statements for the year ending 30 June 2024 are shown from page 151 in **Attachment 1**.

DISCUSSION

The Annual Report 2023-2024 is included as **Attachment 1**. It contains statutory reporting requirements as prescribed in s 5.53(2) of the *Local Government Act 1995*, which include:

- Mayors Report,
- Chief Executive Officer’s Report,
- Annual Financial Statements, and
- Independent Auditor’s Report.

In line with principles of integrated planning and reporting, the Annual Report includes an overview of the projects and services delivered during the financial year including:

- Managed the overall expenditure of \$21,759,159.00 with a revenue of \$22,479,315.00.
- Prepared a baseline audit in carbon emissions to allow the creation of an action plan to reduce emissions.
- Created the Greening Claremont project, which focussed on reducing and recycling waste at community events through 'Go2Cups' and other initiatives. This resulted in Carols in the Park having an increase of 120% in recycling compared to the same event in 2022, with a decrease of 40.22% in general waste from the previous year.
- Planted 250 new trees of varying ages and created a new initiative 'Adopt a Tree' to support increasing our green canopy and in response to the Poly Shot Hole borer.
- Adopted the renewed Lake Claremont Management Plan 2024 – 2029 and won the LG Professionals Partnerships and Collaboration Award for the work done with the Friends of Lake Claremont to improve and enhance the local wetland.
- Transitioned 80% of its fleet from petrol to hybrid vehicles resulting in cost efficiencies and reduced emissions.
- Maintained our Gold Waterwise Accreditation through the WaterCorp, recognising the Town's commitment to managing their allocated water budgets.
- Continued to implement the Foreshore Sand Management Plan to assist with erosion control.
- A total of 144 Reports presented to Council; 140 being carried.
- Held the local election with 8,147 election packages dispatched with a total of 2,264 (27.79%) ballots returned.
- Implemented stage two of the Datascope ERP software for improved efficiencies.
- Held 15 informative briefing sessions for Council to support more informed decision making.
- Commenced renegotiation of the Town's Industrial Agreement under the WA State Industrial Relations system.
- Submitted the Town Centre Precinct Structure Plan to the Statutory Planning Committee of the West Australian Planning Commission, which was approved with modifications.
- Processed 112 Development Applications, resulting in \$103,707 in fees reflecting \$26,617,500 in the value of the developments.
- Expended nearly \$2,000,000 to renew footpaths and road surfaces, and over \$500,000 in drainage improvement works.
- Commence construction of the redevelopment of a former underutilised community facility, the Bay View Community Centre, and built an alfresco seating area for south Bay View Terrace to support economic development.
- Installed two new playgrounds at John & Jean Mulder Park and Mrs Herberts Park; with the designs being selected by the community through consultation.
- Introduced a Public Arts page on the Town's website and completed two more works on the Town's Public Art Trail including a new pavement artwork at Swanbourne Village and sculpture at the Tee Box Café.
- Held four Citizenship Ceremonies, welcoming 57 conferees to the community.
- Held 13 community events that celebrated our culture and history and attracted almost 16,000 community members.
- Produced four editions of Flourish community magazine distributed to over 20,000 homes and businesses, that were printed using solar electricity on FSC® Certified paper sourced from plantation timber.

It is recommended, that Council note the Town's achievements and formally adopt the Annual Report 2023-2024.

PAST RESOLUTIONS

Ordinary Council Meeting 28 March 2023, Council Resolution 029/23

That Council:

1. *Adopt the Town of Claremont Annual Report 2021-22, and*
2. *Hold the Annual Electors' General Meeting after 14 April and before 23 May 2023 at the Town of Claremont's Administration Building.*

CARRIED BY ABSOLUTE MAJORITY

FINANCIAL AND STAFF IMPLICATIONS

No additional implications.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995: Part 5, Division 5 – Annual Reports and planning; Part 7 – Audit

Local Government (Financial Management) Regulations 1996: cl.s 36-51 – Financial Reports

Local Government (Audit) Regulations 1996: cl. 9 - Performance of Audit; cl. 10 – Report by Auditor

COMMUNICATION AND CONSULTATION

A copy of the annual financial report is required to be sent to the Department within 30 days of receiving the auditor's report.

Following the adoption of the Annual Report, Section 5.27 of the Act requires that Council hold an Electors' General Meeting within 56 days (of the Ordinary Council Meeting on 17 December 2024) to present the contents of the report, and any other general business.

5.27. Electors' general meetings

1. *A general meeting of the electors of a district is to be held once every financial year.*
2. *A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.*
3. *The matters to be discussed at general electors' meetings are to be those prescribed.*

Section 5.29 of the Act provides the CEO is to convene an electors' meeting by giving at least 14 days' local public notice and each Council Member at least 14 days' notice of the date, time, place and purpose of the meeting.

Local public notice regarding the availability of the Annual Report 2023-2024 and the details of the Annual Electors' General Meeting will be published following the Ordinary Council Meeting on 17 December 2024.

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 2023-2024 Annual Report must be adopted by 31 December 2024.

VOTING REQUIREMENTS

Absolute Majority decision of Council (*5 Elected Members are required to vote in favour*).

OFFICER RECOMMENDATION

That Council:

- 1. Adopt the Town of Claremont Annual Report 2023-2024; and**
- 2. Authorises the Chief Executive Officer to convene the Annual Electors' General Meeting within the legislative timeframe.**

TOWN *of* CLAREMONT

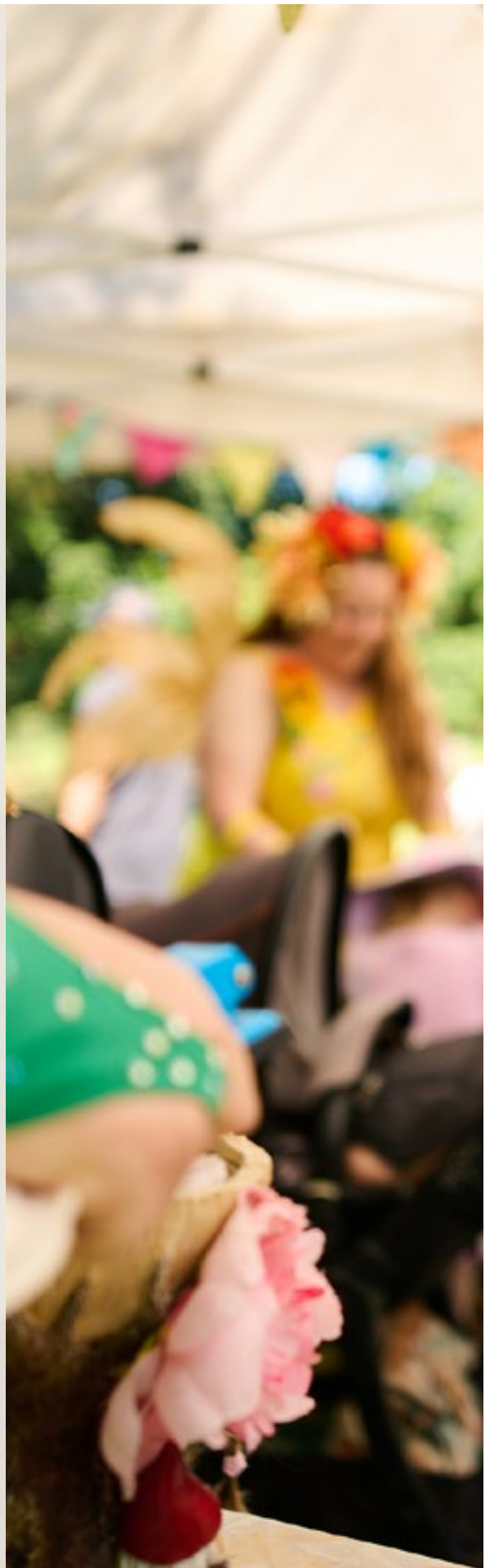
Annual Report 2023/2024

**A CONNECTED, SUSTAINABLE
AND FLOURISHING COMMUNITY**



Contents

Welcome to the 2023-24 Annual report	4
Message from the Mayor	7
Message from the Chief Executive Officer	9
About the Town	10
Our vision and mission	12
Our values	13
Purpose of the Annual Report	15
Your Council	16
Organisational Structure	23
Our employees	24
Executive team	25
Year in Review	26
Strategic Community Plan Goal Areas	28
Aspirational Outcome – Leadership and Governance	32
Aspirational Outcome – Liveability	68
Aspirational Outcome – People	78
Aspirational Outcome – Environmental sustainability	92
Aspirational Outcome – Local prosperity	100
Financial Statements	114





ACKNOWLEDGEMENT

The Town of Claremont acknowledges the Traditional Custodians of the land and waterways of the Claremont and Swanbourne area. We respect the significance of their connection to the sacred sites, the Derbal Yerrigan and Galbamaanup wetland.

Welcome to the 2023-24 Annual Report

CONNECTED. FLOURISHING. SUSTAINABLE.

These three words collectively summarise the vision of the Town. A community that is connected, healthy and active; aided by a range of appropriate services and facilities.

A flourishing economy; providing opportunities for employment and supportive of small businesses. An organisation that puts sustainability at the forefront of decision making and in practice, for the wellbeing of our current and future community.

This vision is imbedded into the goals of our Strategic Community Plan – Claremont Ahead 2021-2031, which produces the Corporate Business Plan; a document that details the activities for the year, and which the Town's performance is measured against.

This annual report outlines those achievements and has been produced in accordance with the *Local Government Act 1995*.







Message from the Mayor

“

As a small local government, we continue to deliver on our strategic initiatives in line with our community's expectations and determined budget.



On behalf of my fellow elected members, I present the Town's Annual Report for 2023-2024.

The preparation of this report provides the opportunity to reflect over the hard work of Council and Administration. As a small local government, we continue to deliver on our strategic initiatives in line with our community's expectations and determined budget.

Careful consideration of the rate increase for the fiscal year was undertaken, understanding the challenging economic environment while ensuring the facilities and services remain at a commensurate level of surrounding infrastructure, and in line with future community needs.

Overall, our capital expenditure for 23-24 was over \$6.5 million which facilitated the redevelopment and enhancement of our newest community facility, Bay View Community Centre, along with improved drainage, footpaths, and our annual road maintenance program.

As a member of the Claremont Town Centre Advisory Committee, I am appreciative of the feedback and attendance of the committee members, which transpires into important data that assists Council in determining what support to provide, to ensure our Town Centre remains viable and active.

23-24 was a local election year, and I would like to thank all those who took part in the process and utilising their democratic right to vote. In addition to returning councillors, Cr Kate Main, Cr Annette Suann, Cr Ryan Brown, we welcome new community member Graham Cameron to Council.

With over 140 Council reports reviewed, debated, and determined, I am proud of the collegiate council that I am part of, facilitating another year of continued good governance and leadership for our community.

A handwritten signature in blue ink that reads "Jock Barker". The signature is fluid and cursive.

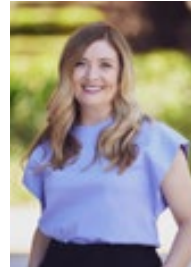
Jock Barker
Mayor



Message from the Chief Executive Officer

“

I am proud of the flexibility and culture of the Town to meet the challenges we faced in 23-24.



The ever-changing economic, environmental, and social climate requires an agile organisation, and I am proud of the flexibility and culture of the Town to meet the challenges we faced in 23-24.

The harsh impact of the Polyphagous shot-hole borer (PSHB) on our green canopy was felt, and the Town responded by implementing its biggest tree planting program to date. Furthermore, a new initiative 'Adopt a Tree' was launched to encourage residents to purchase their own community tree and further quicken the replacement of the tree canopy.

Another challenge faced was sourcing appropriately skilled workers in a low unemployment market, with the increased cost of living pushing people to seek higher salary jobs. This was coupled with the commencement of the negotiations of an Industrial Agreement under the new legislation. Internal promotional opportunities, clear internal communications, health and wellbeing incentives and training and development were key to working through this and maintaining the service delivery for the community.

The Town's continued efforts in environmental sustainability included the 'Greening Claremont' project; moving the light fleet to hybrid, rewarding staff who choose to commute using public transport, selecting sustainable suppliers, and ensuring our community events are low waste generators as part of this project.

Our strong fiscal management continued with the preparation of a draft budget in line with Council's policy, introduction of differential rates for income diversification and securing almost half a million in grants to support the capital works program, and a further half a million in leasing income.

I would like to thank the Mayor Jock Barker and Elected Members for their service and support of the Administration over the past year. I extend my gratitude to all the dedicated staff who continue to deliver exceptional services, projects, and activities for the betterment of the community.

A handwritten signature in blue ink, appearing to read 'ELG'.

Elizabeth Ledger
Chief Executive Officer

About the Town

The Town of Claremont is the local government authority for the beautiful, leafy, riverside suburbs of Claremont and parts of Swanbourne. Established in 1898, the Town is situated just 9km from the Perth CBD and is the hub of the western suburbs of Perth. The Town is located on the land of the Whadjuk Noongar people and covers an area of almost 5km².

Claremont is a vibrant and thriving community that is home to more than 11,200 people, with an estimated growth to 14,600 people over the next 20 years. The Town is abundant with natural beauty, highlighted by the Lake Claremont Conservation Category Wetland and surrounding bushland, the stunning foreshore of Freshwater Bay, numerous parks and recreational facilities, as well as the tree-lined suburban streets that are distinctly Claremont.

The Claremont Town Centre is a harmonious blend of heritage and modern architecture with a pedestrian friendly high street. It is recognised as a premier retail, commercial and entertainment precinct that attracts visitors from all over Perth. Claremont Quarter Shopping Centre and surrounding streets host a range of shopping and dining options, from boutique stores and restaurants to cafés, fresh produce, and a variety of other small businesses.

A range of sustainable transport options are located within the Town, including the Claremont and Swanbourne Railway Stations, numerous bus routes, bike paths and walking tracks. The Town is also home to several public and private schools, hospitals, and community facilities.

OUR HISTORY

Noongar Boodjar

This has always been Noongar land. The Noongar people have lived in the south-west corner of Western Australia for at least 45,000 years. The Noongar population is made up of 14 different language groups. The suburbs of Claremont and Swanbourne are located on the lands and waters of the Whadjuk language group.

The banks of the Swan River (Derbal Yarrigan) and the wetland area of Lake Claremont (Galbamaanup) have always been significant as campsites and hunting grounds and they remain intrinsic to their spiritual beliefs and creation stories relating to the great serpent (Waugal). The river and lake provided the Whadjuk Noongar people with an abundance of food such as fish, crabs, water fowl, snakes and lizards as well as bush food and freshwater.

The areas known today as the Town of Claremont and the City of Nedlands were once within the jurisdiction of the old Perth Roads Board. On 17 May 1893 polling took place to elect seven residents to represent a newly formed Claremont Roads Board.

By 1898 the population of the district numbered 1700 and after a petition and government intervention the Municipality of Claremont was formed. Nine councillors and an auditor were sworn in with James King as the first Mayor. However, the suburbs of Nedlands and Dalkeith remained the Claremont Roads Board until 1931 which can cause much confusion when researching the past.

Early Municipal meetings were held in the Congregational Church, on Stirling Highway, until the Edwin Summerhayes designed Municipal Chambers was constructed in 1899. Summerhayes later designed the Town's War Memorial in 1921.

In 1907 North (West), East and South Wards were established, and the first ward-based election saw each ward electing three councillors. On 1 July 1961, under the Local Government Act 1960, the municipality became the Town of Claremont. Since that time, boundaries have changed, as has legislation strengthening the role of local government in the community.

About the town

ALFRED ROAD

GUGERI STREET

SHENTON ROAD

STIRLING HIGHWAY

STIRLING ROAD

BAY VIEW TERRACE



TOWN of CLAREMONT Annual Report 2023/2024

Our Vision and Mission

OUR VISION

**The Town is a progressive,
respectful, sustainable
local government
supporting a connected,
flourishing community.**

OUR MISSION

**We exist to deliver quality
services for Claremont
today and to build the
foundation for the future.**



Our values

Respect

We are responsible for how we behave in our workplace and will show respect and courtesy to all of our customers and colleagues.

Integrity

We are open, accountable and honest.

Quality communication

We demonstrate our respect for our community and each other through timely, accurate and understandable communication.

Customer service

Every contact with a customer is important and an opportunity to demonstrate our commitment.

Excellence

Our focus is quality outcomes achieved on time and on budget.



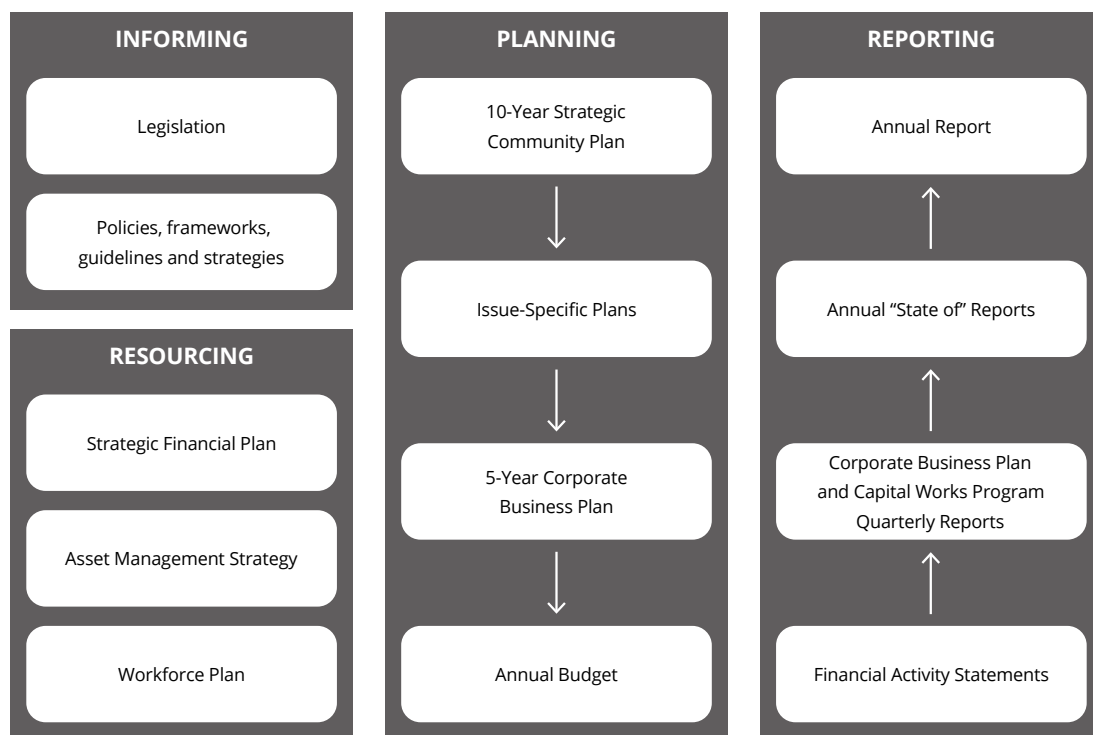


Purpose of the Annual Report

The Town produces an Annual Report for each financial year by 31 December, as required under the Western Australian *Local Government Act 1995*.

This Annual Report demonstrates our performance against the long-term vision of the Town's 10-Year Strategic Community Plan, Claremont Ahead, and the projects and priorities detailed in our Corporate Business Plan. It provides information about our organisational performance and illustrates our commitment to accountable and transparent government.

INTEGRATED PLANNING FRAMEWORK



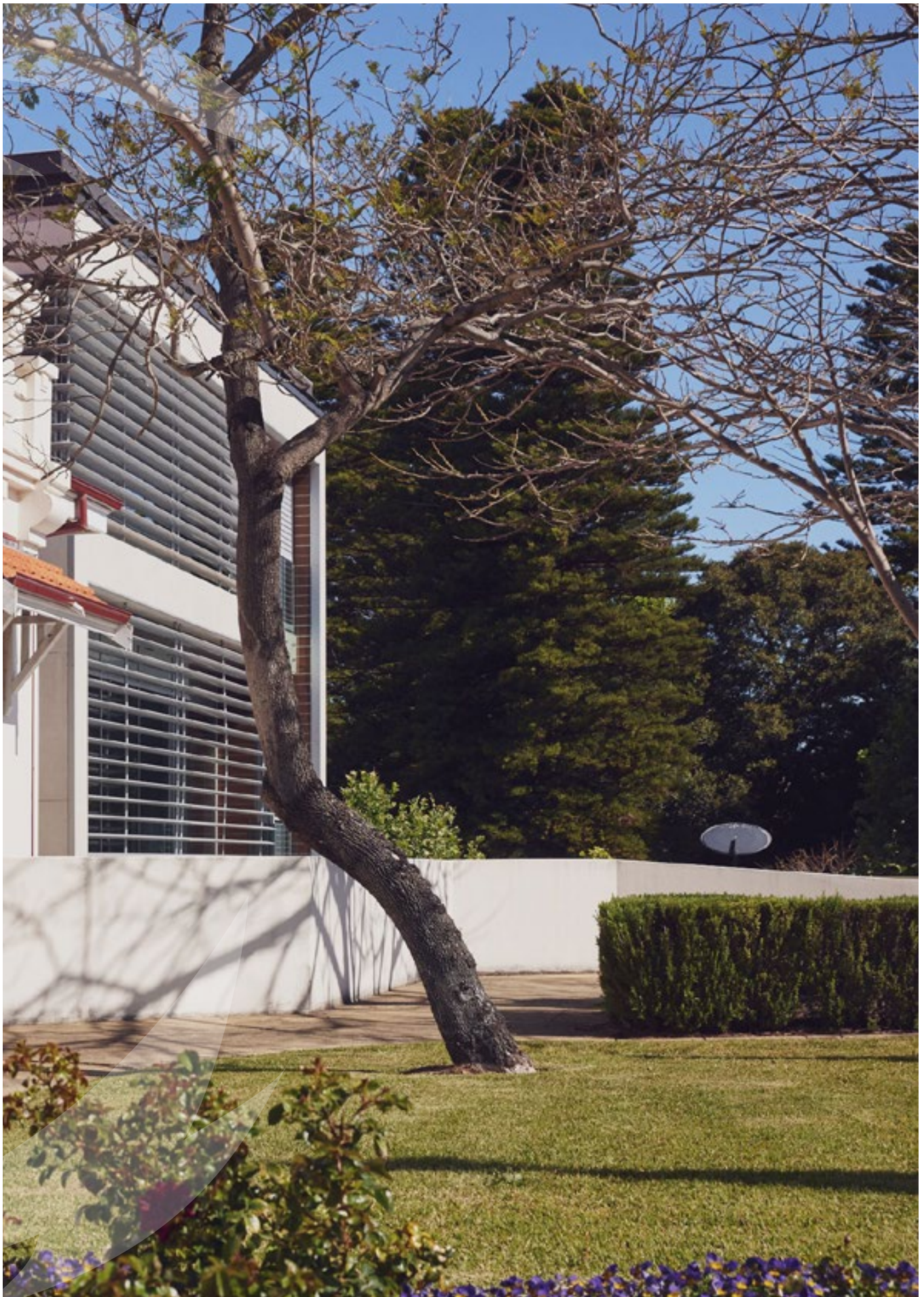
Your Council

The Council of the Town of Claremont consists of nine Elected Members: one Mayor and eight Council Members.

Council is the policy and decision-making body for the Town of Claremont and meets monthly on a Tuesday evening at 7pm. The Chief Executive Officer and the directors of the Town also attend Council meetings.

Members of the public and press are welcome to attend Council meetings and may ask questions during public question time. Minutes of Council meetings are available to the public and are published on the Town of Claremont website.







JOCK BARKER
Mayor

Mobile: 0408 984 471

Email: mayor@claremont.wa.gov.au

Background

Elected as Councillor in 2001-2009, Elected Mayor 2009. Has lived in Claremont since 1976.

Interests

The Mayor has been an elected member serving the community for over 20 years. He works closely with the CEO to support good governance, and is committed to preserving services, facilities and events that maintain and enhance this. Personally, the Mayor has a strong interest in aviation, farming, as well as travel and keeping fit.

Committees and Memberships

The Mayor is an Honorary Affiliate Member Claremont RSL and Patron of Claremont Yacht Club. In 2023/2024 the Mayor was a member of the Town's Audit & Risk Management Committee; Claremont Town Centre Advisory Committee; Complaints Committee.

Current term

2021 – 2025



PAUL KELLY
Deputy Mayor

Mobile: 0419 666 233

Email: pkelly@claremont.wa.gov.au

Background

Lived in and been involved in the Claremont community for over 30 years. Elected to Council in 1995 and Deputy Mayor for ten years. A member of the Senior Executive Service of the Public sector for over 25 years, recently retiring from his position of Executive Director of the Economic Regulation Authority.

Interests

Cr Kelly has an interest in ensuring local government provides high quality services to the community through consultation and good governance.

Committees and Memberships

Cr Kelly was a member of the Town's Audit & Risk Management Committee; Complaints Committee; Chair of Western Metropolitan Regional Council; Deputy President of WA Local Government Association, Chair Central Metropolitan Zone; Board Director Local Government Insurance Scheme, Board Director Australian Local Government Association, Board Member Australian Building Code Board, Metro West Joint Development Assessment Panel.

Current term

2021 – 2025



SARA FRANKLYN
Councillor

Mobile: 0403 003 840

Email: sfranklyn@claremont.wa.gov.au

Background

Cr Franklyn grew up in the Southwest and has lived in Perth since 1983 and Swanbourne since 1991.

Interests

Cr Franklyn has a strong interest in sporting facilities, Lake Claremont, good governance and transparency. She is keen on ensuring the Town remains connected with the community through regular communication and contact. She is a regular swimmer at Claremont Aquatic Centre and manages a charity for underprivileged children in Ethiopia.

Committees and Memberships

In 2023/2024 Cr Franklyn was a member of the Complaints Committee (Deputy Member) and Western Metropolitan Regional Council (Deputy Member); Lake Claremont Advisory Committee (Chair); Western Subgroup — Metropolitan Regional Road Group.

Current term

2021 - 2025



JILL GOETZE
Councillor

Mobile: 0407 440 249

Email: jgoetze@claremont.wa.gov.au

Background

Elected in 2009, Cr Goetze has lived in Claremont since 1981, and four generations of her family have lived in Claremont since 1918.

Interests

Cr Goetze is passionate about retaining the village feel of Claremont and protecting the heritage character of the town. She is keen to ensure strong community connection to the town through good communication, community events, and town centre activations.

Committees and Memberships

In 2023/2024 Cr Goetze was a member of the Claremont Museum Advisory Committee (Chair); Claremont Town Centre Advisory Committee; Public Art Working Group and Member of the Board, Freshwater Bay Primary School.

Current term

2021 – 2025



SHELLEY HATTON
Councillor

Mobile: 0408 946 295

Email: shatton@claremont.wa.gov.au

Background

Elected in 2021, Cr Hatton has lived in Claremont since 1976. She has been a member of the Physiotherapists Board of Western Australia and Chair of the Rottnest Channel Swim Association, as well as having been on numerous sporting committees and Chair of Uni Camp for Kids.

Interests

Cr Hatton is interested in all things outdoors. She is particularly interested in Lake Claremont and its surrounds and works with the Friends of Lake Claremont on various weeding and planting activities. Open spaces are another passion, as are the provision and maintenance of dog parks. She is also interested in good governance and communication with ratepayers.

Committees and Memberships

Cr Hatton is a member of the Lake Claremont Advisory Committee; Traffic Management Working Group and Foreshore Advisory Committee.

Current term

2021 – 2025



ANNETTE SUANN
Councillor

Mobile: 0410 031 245

Email: asuann@claremont.wa.gov.au

Background

Cr Suann loves Perth and after living and working in London, Tokyo and Singapore, she knows from experience it is the best place to live! She moved back to WA in 2008 with her family and has been residing in Claremont ever since. Cr Suann is a mum, wife, small business owner, volunteer and board member.

Interests

Cr Suann is passionate about supporting local businesses and fostering opportunities to connect communities. She values open consultation and effective communication, emphasising the importance of education for sustainability and strong governance. Cr Suann believes that everyone should take an active interest in their local community.

Committees and Memberships

Cr Suann was a member of the Foreshore Advisory Committee; Claremont Museum Advisory Committee; Claremont Town Centre Advisory Committee; Complaints Committee (Deputy Member); Traffic Management Working Group; WALGA Central Metropolitan Zone

Current term

2023 - 2027



KATE MAIN
Councillor

Mobile: 0417 949 761

Email: kmain@claremont.wa.gov.au

Background

Cr Main has lived in Claremont for 18 years and been a Councillor for eight. She works in marketing and has an economics degree as well as horticulture qualifications. Cr Main is a keen hockey player, gardener, and fair-weather bike rider.

Interests

Cr Main is passionate about making Claremont a liveable space by keeping the community feel and encouraging good planning and design. This includes walking, riding, roads, green space and building development.

Committees and Memberships

Metro Inner-North Joint Development Assessment Panel, Western Sub Group - Metropolitan Regional Road Group, Claremont Museum Advisory Committee, Claremont Park Project Working Group, Claremont Public Art Working Group, Traffic Management Working Group and RoadWise Council representative.

Term ends

2027



RYAN BROWN
Councillor

Mobile: 0438 924 968

Email: rbrown@claremont.wa.gov.au

Background

Cr Brown grew up in the Southwest but has been a local resident for 20 years. He attended UWA where he completed his master's degree in architecture. He is a registered practicing architect and is an advocate for quality design and planning.

Interests

Cr Brown is passionate about enhancing the quality of Claremont's built and natural environment, while promoting it as a liveable, accessible, and sustainable town. His goal is to maintain Claremont as a locale which is welcoming for current and future generations. As a father and member of several local clubs and committees, he is interested in providing greater access to youth services and recreation areas. Cr Brown is a keen runner, having successfully advocated for the Lake Claremont Parkrun.

Committees and Memberships

In 2023/2024 Cr Brown was a member of the Metro West Joint Development Assessment Panel, Public Art Working Group and Claremont Park Working Group.

Current term

2023 - 2027



GRAHAM CAMERON
Councillor

Mobile: 0413 620 079

Email: gcameron@claremont.wa.gov.au

Background

Cr Cameron has lived in Swanbourne for over 27 years where he likes to frequent the local parks and beaches in his spare time.

Interests

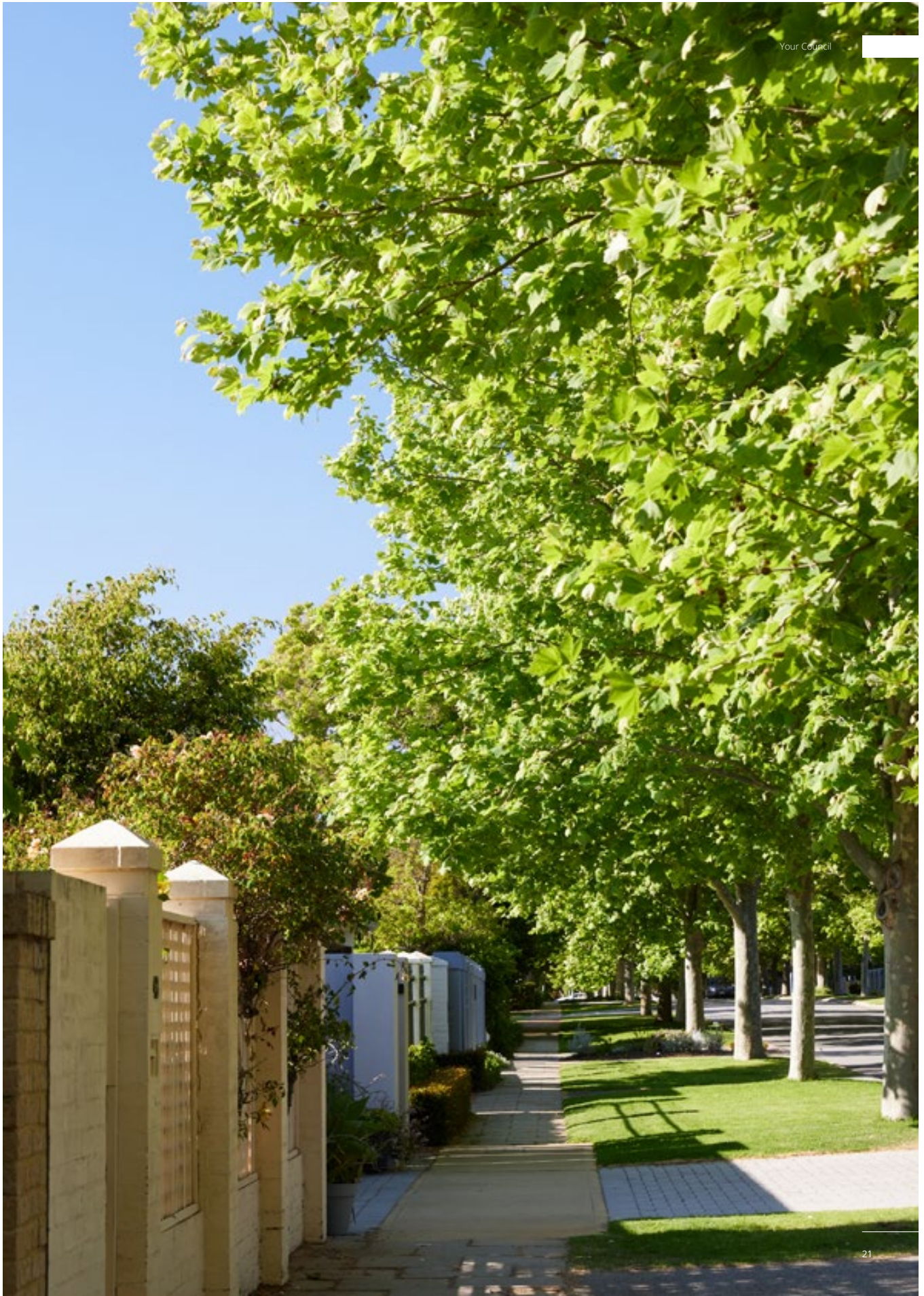
Cr Cameron has a commercial background which includes owning and operating two private businesses earning recognition winning a Telstra Small Business award and numerous innovation awards. This experience has equipped him with the skills to advocate for a vibrant, sustainable and community-friendly environment. Cr Cameron works collaboratively with councillors to ensure the Town continues to thrive as a place residents are proud to live.

Committees and Memberships

In 2023/2024 Cr Cameron was a member of the Audit and Risk Committee.

Current term

2023 - 2027



TOWN of CLAREMONT Annual Report 2023/2024

Executive Team



Pictured from left to right

BREE WEBSDALE

Director Governance & People

- Information Technology
- Human Resources
- Workplace Health & Safety
- Legal
- Governance & Records
- Insurance & Risk
- Finance and Rates

MARTY SYMONS

Director Infrastructure

- Engineering
- Civil Works
- Building Works & Maintenance
- Parks
- Environment
- Asset Management
- Aquatic Centre

ELIZABETH LEDGER

Chief Executive Officer

- Elected Members
- Strategic Community Planning
- Communication & Marketing
- Community Engagement
- Tourism & Events
- Museum
- Community Hub & Library
- Customer Relations

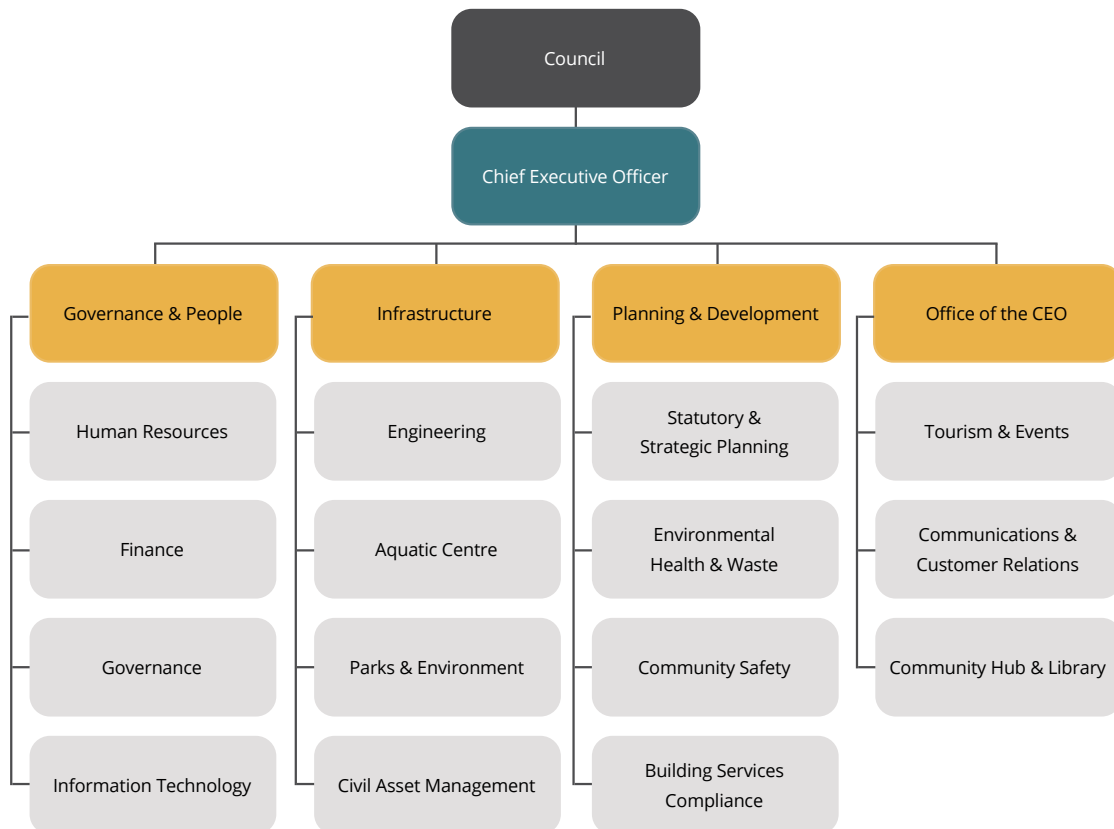
DAVID VINICOMBE

Director Planning & Development

- Statutory Planning
- Building
- Compliance
- Heritage
- Environmental Health
- Community Safety



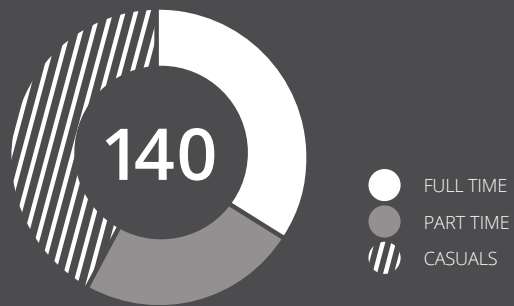
Organisational Structure



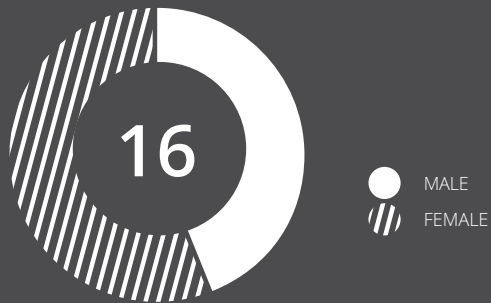
Our employees

In 23-24, the Town operated with a total employee number of 80 full time and part time permanent employees, making a total FTE equivalent of 74.86. There is a casual pool of approximately 60 staff who work predominantly across the Aquatic Centre, Museum, Library and Community Safety.

EMPLOYEE TYPE



TOTAL EXECUTIVE / MANAGEMENT TEAM



AVERAGE TENURE ALL STAFF

2.91
Years

AVERAGE TENURE EXCLUDING CASUAL

4.05
Years

AGE RANGE ALL STAFF

19-69
Years

AVERAGE AGE ALL STAFF

39.79
Years

AVERAGE AGE FEMALE

40.56
Years

AVERAGE AGE MALE

38.64
Years



SALARY RANGE
\$100,000 - \$130,000

9
People

SALARY RANGE
\$130,000 - \$150,000

3
People

SALARY RANGE
\$150,000 - \$200,000

3
People

SALARY RANGE
\$200,000 - \$250,000

1
People



Highlights of our achievements

- Managed the overall expenditure of \$21,759,159.00 with a revenue of \$22,479,315.00.
- Prepared a baseline audit in carbon emissions to allow the creation of an action plan to reduce emissions.
- Created the Greening Claremont project, which focussed on reducing and recycling waste at community events through 'Go2Cups' and other initiatives. This resulted in Carols in the Park having an increase of 120% in recycling compared to the same event in 2022, with a decrease of 40.22% in general waste from the previous year.
- Planted 250 new trees of varying ages and created a new initiative 'Adopt a Tree' to support increasing our green canopy and in response to the Polyphagous shot-hole borer.
- Adopted the renewed Lake Claremont Management Plan 2024 – 2029 and won the LG Professionals Partnerships and Collaboration Award for the work done with the Friends of Lake Claremont to improved and enhance the local wetland.
- Transition 80% of its fleet from petrol to hybrid vehicles resulting in cost efficiencies and reduced emissions.
- Maintained our Gold Waterwise Accreditation through the WaterCorp, recognising the Town's commitment to managing their allocated water budgets.
- Continued to implement the Foreshore Sand Management Plan to assist with erosion control.
- A total of 144 Reports presented to Council; 140 being carried.
- Held the local election with 8,147 election packages dispatched with a total of 2,264 (27.79%) ballots returned.
- Implemented stage two of the Datascape ERP software for improved efficiencies.
- Held 15 informative briefing sessions for Council to support more informed decision making.
- Commenced renegotiation of the Town's Industrial Agreement under the WA State Industrial Relations system.
- Submitted the Town Centre Precinct Structure Plan to the Statutory Planning Committee of the West Australian Planning Commission, which was approved with modifications.
- Processed 112 Development Applications, resulting in \$103,707 in fees reflecting \$26,617,500 in the value of the developments.
- Expended nearly \$2,000,000 to renew footpaths and road surfaces, and over \$500,000 in drainage improvement works.
- Commence construction of the redevelopment of a former underutilised community facility, the Bay View Community Centre, and built an alfresco seating area for south Bay View Terrace to support economic development.
- Installed two new playgrounds at John & Jean Mulder Park and Mrs Herberts Park; with the designs being selected by the community through consultation.
- Introduced a Public Arts page on the Town's website and completed two more works on the Town's Public Art Trail including a new pavement artwork at Swanbourne Village and sculpture at the Tee Box Café.
- Held four Citizenship Ceremonies, welcoming 57 conferees to the community.
- Held 13 community events that celebrated our culture and history and attracted almost 16,000 community members.
- Produced four editions of Flourish community magazine distributed to over 20,000 homes and businesses, that were printed using solar electricity on FSC® Certified paper sourced from plantation timber.





Strategic Community Plan Goal Areas

STRATEGIC COMMUNITY PLAN

The Town's Strategic Community Plan 'Claremont Ahead 2031' provides direction for other plans within its five key goal areas.

- Leadership and governance
- Liveability
- People
- Environmental sustainability
- Local prosperity

The development of this strategic plan is through extensive community and stakeholder consultation and reviewed regularly to ensure its relevance.



CORPORATE BUSINESS PLAN

The Corporate Business Plan (CBP) translates the Town's long-term aspirations into a four-year program of projects, services and programs. The CBP includes strategic priorities that align to the Strategic Community Plan and the resource requirements to achieve these priorities.

The annual review of the CBP provides an opportunity for the Town to reassess forecast time-frames in accordance with resourcing strategies to ensure the sustainable delivery of projects.



Five key goal areas

Leadership and governance

ASPIRATIONAL OUTCOME

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

Liveability

ASPIRATIONAL OUTCOME

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

People

ASPIRATIONAL OUTCOME

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

Environmental sustainability

ASPIRATIONAL OUTCOME

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

Local prosperity

ASPIRATIONAL OUTCOME

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

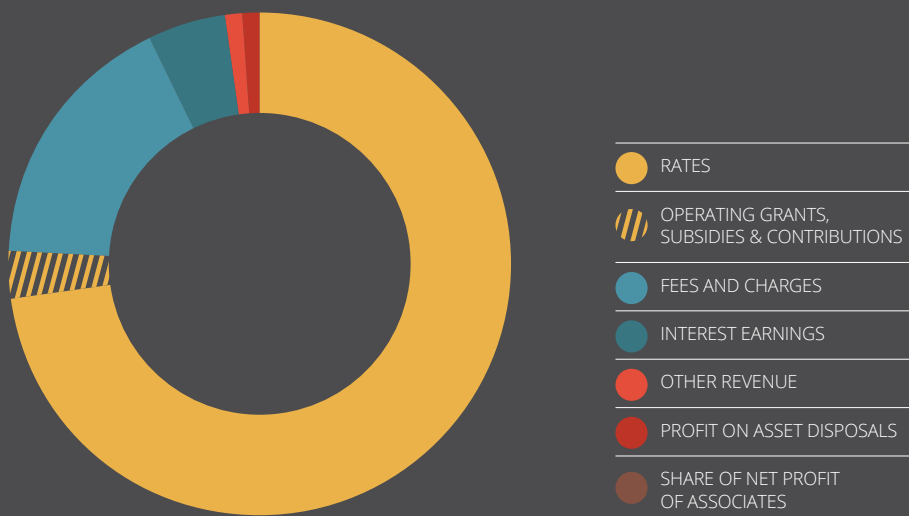
A snapshot of financial performance

2023/24 OPERATING REVENUE		2023/24 OPERATING EXPENSES	
Rates	\$16,439,901	Employee costs	\$8,088,710
Grants, subsidies & contributions	\$660,496	Materials and contracts	\$8,010,323
Fees and charges	\$3,864,459	Utility charges	\$460,267
Interest revenue	\$1,112,603	Depreciation on non-current assets	\$3,960,149
Other revenue	\$231,131	Interest expenses	\$203,899
Profit on asset disposals	\$121,490	Insurance expenses	\$278,514
Share of net profit of associates	\$49,235	Other expenditure	\$757,297
	\$22,479,315		\$21,759,159

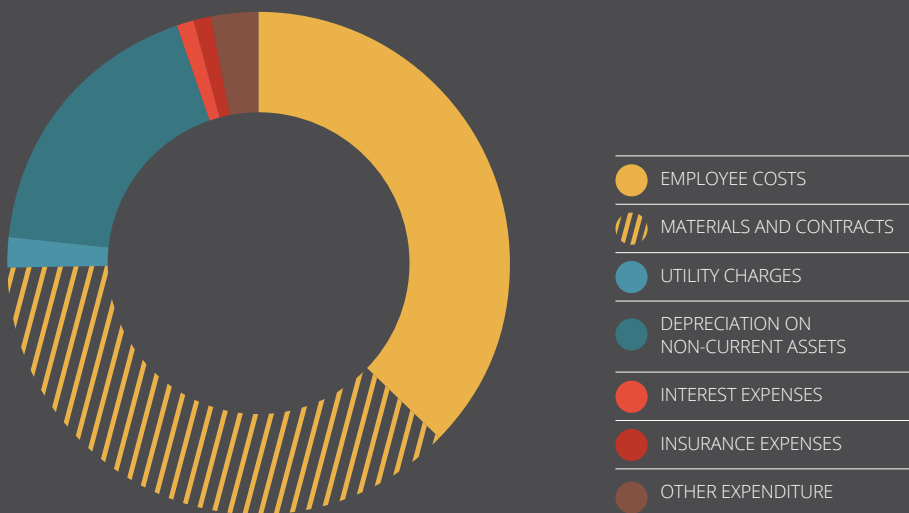


A snapshot of financial performance

2023/24 OPERATING REVENUE



2023/24 OPERATING EXPENSES



Aspirational outcome **Leadership and governance**

STRATEGIC INITIATIVES

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

- I. Our stakeholders are well-informed, and we provide opportunities for community engagement
- II. Demonstrate a high level of leadership, governance, accountability, management and strategic planning
- III. Manage our finances responsibly and improve financial sustainability
- IV. Create an environment to support and develop our staff
- V. Provide the best possible customer experience throughout every interaction we have with our customers
- VI. Continually assess our performance and implement initiatives that drive continuous improvement
- VII. Develop and build partnerships that support the Town's vision







I. STRATEGIC INITIATIVE

Our stakeholders are well-informed, and we provide opportunities for community engagement

Consultation

The Town undertook several engagement strategies to assist with the decision-making process in a number of areas.

YOUTH SURVEY

In our ongoing effort to create a vibrant and inclusive space for all community members, the Town is developing the Bay View Community Centre. Understanding the needs and preferences of our younger residents is crucial to this project’s success. To gather their insights, we conducted a Youth Survey targeted at residents aged 12-18 years. The survey was distributed through social media and digital channels, inviting our youth to share their thoughts on what they believe should be prioritised in the new community hub. The 66 responses we received will play a key role in shaping a centre that reflects the aspirations of Claremont’s younger generation.

DRAFT LOCAL PLANNING STRATEGY

The Town of Claremont is committed to thoughtful and sustainable urban development. Following Department of Planning, Lands and Heritage support to advertise a modified Local Planning Strategy in October 2023, the Strategy was advertised for a period of 60 days, during which 40 submissions were received. Council resolved on 25 June 2024 to seek Western Australian Planning Commission endorsement of a further modified Strategy to address a number of the concerns and comments raised during the submission period.

JOHN AND JEAN MULDER PARK PLAYGROUND UPGRADE

The Town is committed to enhancing our public spaces, and as part of this, we upgraded John and Jean Mulder Park with a new playground. To ensure the new playground meets the community’s expectations, residents were invited to participate in a consultation process, with 232 responses received sharing their preferences from the choice of three proposed playground designs. This engagement ensures that the final playground design reflects the desires of those who will enjoy it the most—our local families and children.

NAME YOUR COMMUNITY CENTRE COMPETITION

To engage our community in the development of our new facility at 64 Bay View Terrace, the Town launched the “Name Your Community Centre” competition. Residents were invited to submit their suggestions for naming this new hub, which will serve as a vibrant centre for activities, programmes, and community initiatives. This facility is destined to become the beating heart of Claremont, fostering a strong sense of community and belonging. The centre name was determined with guidance from the Claremont Park Working Group and Bay View Community Centre was deemed the most suitable name of choice for this new facility.



COMMUNITY EVENTS AND SERVICES

At each community event, the Town provides feedback opportunities to ensure the events are offering what the community wants at the expected service level.

- Under the sea adventure trail Oct 2023 – 125 respondents
- Luminous April 2024 - 100 respondents
- Seniors’ week Nov 2023 – 26 respondents
- Art awards July 2023 – 1123 respondents
- TOTAL: 1374 respondents

A SUMMARY OF OTHER CONSULTATIONS		
Date	Project	Detail
17 July 2023	Proposed Major Land Transaction: 288 (Lot 3771) Stirling Highway, Claremont	Residents were encouraged to submit feedback on the Town’s proposed major land transaction in relation to the proposed acquisition of 288 Stirling Highway, Claremont.
16 November 2023	Draft Animal Local Law 2023	This legislation is designed to regulate, control, and manage the keeping of dogs and cats within the district.
15 February 2024	Fencing Local Law 2024	In line with section 3.12(3)(a) of the <i>Local Government Act 1995</i> , the Town of Claremont proposed the Fencing Local Law 2024.
28 March 2024	Parking Restrictions – Central West Precinct	Given The Grove development set for completion in June 2024, the Town wanted to determine whether parking restrictions for the Central West Precinct should remain in place.
8 April 2024	Swanbourne Shopping Village – Pavement artwork	Business owners at the Swanbourne Shopping Village were asked for their feedback on the mural installed along the pavement and ideas to add vibrancy to the shopping strip.



Communication

WEBSITE

Following on from the website's redevelopment in 2022 the Town has continued to develop the functionality for residents and the wider community in line with the WA Government's standards for web accessibility.

Upgrades implemented in 2023/2024 included the introduction of a Public Arts page and an upgrade to the current Community Events section.

DIGITAL MEDIA

Connecting with our community using digital technology remained a key component of the Town's communication tools. Platforms such as Facebook, Instagram, LinkedIn, community survey software and email marketing can help us effectively engage with our community, increase transparency, and enhance service.

Media platforms such as Facebook, Instagram, LinkedIn, and email marketing helps the Town effectively engage with our community, increasing transparency, and enhancing service.

E-NEWSLETTERS

The Claremont Ahead message is communicated every month via print advertisement in the local Post newspaper and distributed electronically via e-newsletter to the community database of 2,995. In 2023-24 there were ten newsletters from the Office of the Mayor, highlighting key messages and events.

The Claremont Community Hub and Library e-newsletter kept library members informed during the 2023-2024 financial year, highlighting new library stock arriving, promoting school holiday programs, and providing online tips from our Be Connected program.

PRINT MEDIA

The Town's Flourish magazine publication is created and produced in-house to support community connection. Distributed at the beginning of each season, the magazine focusses on local happenings in and around our Town. Stories including local community group initiatives, events, sustainability, and promotion of local businesses.

Flourish is distributed to all households and businesses each quarter by a community group; this provides an opportunity for them to raise funds which goes back into the community. The magazine is also available online via the Town's website.

PUBLIC NOTICES

Local and Statewide Public Notices were given throughout the financial year as required including:

- Requests for tender.
- Review and drafts of various Local Laws – Local Animal Law 2023 & Fencing Local Law 2024.
- Outcome of Ward and Representation Review.
- Intention to Borrow.
- Draft Budget and Notice of Intention to Levy Differential Rates for 2024/25.
- Intention to Dispose of Property by way of Licence – Zone 2, Bay View Community Centre, 64 Bay View Terrace, Claremont.
- Intention to Borrow.
- Annual Report 2022/23 and Annual General Meeting of Electors.

In accordance with the *Local Government Act 1995*, the above notices were advertised via the Town's website, noticeboards, social media and newspaper advertisements.

LOCAL PRINT CONTENT

POST NEWSPAPERS

150
Articles

PERTHNOW WESTERN SUBURBS

44
Articles

TOTAL REACH

194
Articles

SOCIAL MEDIA

FACEBOOK

5,198
Followers

272
Posts

17.7k
Average reach

SOCIAL MEDIA

INSTAGRAM

3,312
Followers

125
Posts

2.8k
Average reach

AUDIENCE

FACEBOOK



● FEMALE
▨ MALE

INSTAGRAM



● FEMALE
▨ MALE

WEBSITE

TOTAL USERS

149k
People

DIRECT MAIL

SENT

10
E-news

DATABASE

2.9k
People



Freedom of Information (FOI)

The *Freedom of Information Act 1992 (FOI Act)* gives the public a general right to apply for access to documents held by the Town of Claremont.

In 2023-2024 the Town received twelve (12) applications under the FOI Act. Of those applications:

- A decision was made on ten (10) applications.
- One application was transferred in full to another agency as the Town did not hold any documents within the scope of the request and had reason to believe another agency did (section 15 of the FOI Act); and
- One application was withdrawn by the Applicant.

One application for internal review of the Freedom of Information Officer's decision was received and processed in 2023-2024.

In accordance with the FOI Act, the Town publishes an Information Statement on its website detailing the types of documents the Town holds, the FOI process and how to make a FOI application. The Information Statement is reviewed annually by the Town's Freedom of Information Officer.





Record keeping

Principle 6 of the *State Records Act 2000* (compliance to the *State Records Act 2000*) states that the Town's Annual Report is to include evidence of the Town's work to maintain an efficient and effective record keeping system.

In 2023/24, 65,453 records were registered in the Town's Electronic Document Records Management System.

Specific activities undertaken during 2023/2024 to support recordkeeping at the Town included the following:

1. Reviewed, updated and created various record keeping work procedures including an updated records induction manual.
2. Delivered face to face Records Induction to all new employees. New staff are informed of their record-keeping obligations under the *State Records Act 2000*, the use of Content Manager tailored to the employee's role and responsibilities and is complemented by record keeping work instructions and guidelines. Refresher training is also available to all staff as required.
3. Retention Schedules of all folders in the Electronic Document and Records Management System (EDRMS) was updated to the General Retention and Disposal Authority for Local Government Information DA 2023-005.
4. The records email inbox was administered by the Records team to provide support and advice to staff.
5. Reminders of staff obligations as described in the Recordkeeping Plan were provided via the staff newsletter. Reminders on Council Member obligations as described in the Recordkeeping Plan and were provided via the Council Member newsletter.
6. The Town continued to implement its digital records strategy and no longer creates hard copy files, utilising day batching boxes for records scanned and saved into the Content Manager.
7. Continued assisting with the implementation of the Town's new ERP system and specifically its integration with the EDRMS.



Requests for Tender

REQUESTS FOR TENDER 2023/24						
Tender	Advertised	Submissions	Awarded by Council to	Estimated contract amount	Contract Term (years)	From-To
Supply and Lay Asphalt – Major Works	5/10/2023	4	Fulton Hogan Industries	\$1.2 million	2+1 years	16/01/2024 – 16/01/2026
Minor Asphalt Supply and Laying Services	9/11/2023	2	Protect Asphalt	Est \$100,000.00 per annum	2+1 years	18/12/2023 – 17/12/2025
Provision of Reticulation Services	19/09/2023	6	Joint Contract D U Electrical and Pipeline Irrigation	Est \$250,000.00 per annum	2+1 years	9/11/2023 – 9/11/2025
Street Sweeping	21/12/2023	2	EnviroSweep	Approx \$250,00.00	2+1 years	08/02/2024 – 07/02/2024
Concrete Footpaths	07/03/2024	2	Dowsing Group	Est \$2.2 million	2+1 years	24/04/2024 – 24/04/2026
Traffic Management Services	03/05/2024	8	Joint Contract Contraflow QTM Pty Ltd	Approx \$550,000.00	2+1 years	2/07/2024 – 1/07/2026





II. STRATEGIC INITIATIVE

Demonstrate a high level of leadership, governance, accountability, management and strategic planning

Council

COUNCIL MEETINGS

The Town of Claremont proposed to hold a total of 13 Ordinary Council Meetings between July 2023 to June 2024.

Of the 13 proposed meeting dates the Town of Claremont held 12 Ordinary Council Meetings with one meeting cancelled (30 April 2024). In addition, one Special Council Meeting and one Annual General Meeting of Electors were held on the following dates;

1. Annual General Meeting of Electors – 31 January 2024
2. Special Council Meeting – 22 April 2024.

Meeting attendance for each Council Member during the financial year is detailed below.

ATTENDANCE AT COUNCIL MEETINGS		
Council Member	Attendance at Ordinary Council Meetings	Attendance at AGM and SCM
Mayor Barker	10	2
Cr Suann	7	1
Cr Franklyn	10	2
Cr Main	12	2
Cr Goetze	10	1
Cr Kelly	10	2
Cr Brown	12	1
Cr Hatton	11	2
Cr Cameron*	8	2
Cr Telford**	4	0
Cr Edwards**	4	0

*Cr Cameron commenced in October 2023

**Crs Telford and Edward completed their terms October 2023.

A SUMMARY OF THE MEETINGS DURATION AND NUMBER OF ITEMS:

JUL 2023
11th
 # ITEMS
4
 MINUTES
24

JUL 2023
25th
 # ITEMS
6
 MINUTES
43

AUG 2023
29th
 # ITEMS
14
 MINUTES
72

SEP 2023
26th
 # ITEMS
9
 MINUTES
49

OCT 2023
31st
 # ITEMS
14
 MINUTES
74

NOV 2023
28th
 # ITEMS
15
 MINUTES
46

DEC 2023
7th
 # ITEMS
11
 MINUTES
49

JAN 2024
31st
 # ITEMS
AGM
 MINUTES
1

FEB 2024
6th
 # ITEMS
11
 MINUTES
66

FEB 2024
27th
 # ITEMS
7
 MINUTES
38

MAR 2024
26th
 # ITEMS
15
 MINUTES
35

APR 2024*
22nd
 # ITEMS
9
 MINUTES
66

MAY 2024
28th
 # ITEMS
13
 MINUTES
99

JUN 2024
25th
 # ITEMS
14
 MINUTES
89

*Special Council Meeting

TOWN OF CLAREMONT Annual Report 2023/2024

CHIEF EXECUTIVE OFFICER REPORTS PRESENTED TO COUNCIL:

JUL 2023
11th
 # ITEMS
5
 # CARRIED
4

JUL 2023
25th
 # ITEMS
6
 # CARRIED
5

AUG 2023
29th
 # ITEMS
14
 # CARRIED
14

SEP 2023
26th
 # ITEMS
9
 # CARRIED
9

OCT 2023
31st
 # ITEMS
14
 # CARRIED
14

NOV 2023
28th
 # ITEMS
15
 # CARRIED
14

DEC 2023
12th
 # ITEMS
11
 # CARRIED
11

JAN 2024
31st
 # ITEMS
1
 # CARRIED
1

FEB 2024
6th
 # ITEMS
11
 # CARRIED
11

FEB 2024
27th
 # ITEMS
7
 # CARRIED
7

MAR 2024
26th
 # ITEMS
15
 # CARRIED
15

APR 2024*
22nd
 # ITEMS
9
 # CARRIED
9

MAY 2024
28th
 # ITEMS
13
 # CARRIED
12

JUN 2024
25th
 # ITEMS
14
 # CARRIED
14

*Special Council Meeting



REPORT INFORMATION

In 2023/24 144 reports of the Chief Executive Officer were presented to Council. Of those reports:

144	CARRIED BY COUNCIL	1	REFERRED BACK TO THE ADMINISTRATION FOR FURTHER CONSIDERATION
1	LOST	2	WITHDRAWN BY THE CEO

	Date	Number of Items	Carried	Lost	Referred back	Withdrawn
Ordinary Council Meeting	11 July 2023	5	4	0	0	1
Ordinary Council Meeting	25 July 2023	6	5	0	0	1
Ordinary Council Meeting	29 August 2023	14	14	0	0	0
Ordinary Council Meeting	26 September 2023	9	9	0	0	0
Ordinary Council Meeting	31 October 2023	14	14	0	0	0
Ordinary Council Meeting	28 November 2023	15	14	0	1	0
Ordinary Council Meeting	12 December 23	11	11	0	0	0
Annual General Electors Meeting	31 January 2024	1	1	0	0	0
Ordinary Council Meeting	6 February 2024	11	11	0	0	0
Ordinary Council Meeting	27 February 2024	7	7	0	0	0
Ordinary Council Meeting	26 March 2024	15	15	0	0	0
Special Council Meeting	22 April 2024	9	9	0	0	0
Ordinary Council Meeting	28 May 2024	13	12	1	0	0
Ordinary Council Meeting	25 June 2024	14	14	0	0	0
Total		144	140	1	1	2

COUNCIL MEMBER TRAINING AND PROFESSIONAL DEVELOPMENT

Council Members are encouraged to participate in relevant training and development opportunities in order to acquire or develop skills and knowledge to assist in their capacity as a Council Member. Council Members attended the below training during the financial year. In addition, Council Members attend regular workshops and forums presented by the Administration on key issues to assist with their role.

COUNCIL MEMBERS TRAINING		
Council Member	Training Course	Date Completed
Cr Shelley Hatton	Understanding Local Government	22 December 2023
	Conflicts of Interest	14 January 2024
	Meeting Procedures	4 February 2024
	Understanding Financial Reports and Budget	8 February 2024
Cr Graham Cameron	Understanding Local Government	6 February 2024
	Conflicts of Interest	8 April 2024
	Meeting Procedures	8 May 2024

COMMITTEES

To assist Council in its role, the Town of Claremont has the following advisory committees:

- Audit and Risk Management Committee
- Claremont Museum Advisory Committee
- Claremont Town Centre Advisory Committee
- Foreshore Advisory Committee
- Lake Claremont Advisory Committee
- Complaints Committee

These committees are comprised of Elected Members and community representatives, and are supported by Administration Staff.

Membership of each committee is detailed below:

Meeting Dates	Presiding Member	Council Member Representatives	Community Representatives
AUDIT AND RISK MANAGEMENT COMMITTEE			
31 August 2023	Cr Peter Telford	Mayor Jock Barker	Mr Aiden Daly
4 December 2023		Cr Paul Kelly	<i>(until October 2023)</i>
6 March 2024		Cr Peter Telford	Dr Bruce Haynes
		<i>(until October 2023)</i>	<i>(until October 2023)</i>
		Cr Shelley Hatton	Mr Peter Telford
		<i>(until October 2023)</i>	<i>(from October 2023)</i>
		Cr Graham Cameron	Ms Nanette Trask
		<i>(from October 2023)</i>	<i>(from October 2023)</i>
COMPLAINTS COMMITTEE*			
Nil	Not yet appointed	Mayor Jock Barker	Nil
		Cr Paul Kelly	
		Cr Jill Goetze	
		<i>(until October 2023)</i>	
		Cr Annette Suann	
		<i>(Deputy Member)</i>	
		Cr Sara Franklyn	
		Cr Graham Cameron	
		<i>(Deputy Member from October 2023)</i>	
FORESHORE ADVISORY COMMITTEE			
23 August 2023	Cr Peter Telford	Cr Annette Suann	Ms Claire Brittain
22 November 2023		Cr Peter Telford	<i>(until October 2023)</i>
21 February 2024		<i>(until October 2023)</i>	<i>(from December 2023)</i>
22 May 2024		Cr Shelley Hatton	Mr Bill Macleod
		<i>(from October 2023)</i>	Ms Ainslie De Vos
			<i>(until October 2023)</i>
			Mr Peter Telford
			<i>(from October 2023)</i>

Meeting Dates	Presiding Member	Council Member Representatives	Community Representatives
CLAREMONT TOWN CENTRE ADVISORY COMMITTEE*			
19 September 2023	Cr Annette Suann	Mayor Jock Barker	Ms Michelle Docherty
23 January 2024	<i>(until October 2023)</i>	Cr Jill Goetze	<i>(until October 2023)</i>
7 May 2024	Cr Jill Goetze <i>(from January 2024)</i>	Cr Annette Suann	Mr Scott Greenwood <i>(until October 2023)</i> Ms Lesley Thomas Ms Kathy Twort John Slade <i>(from December 2023)</i> Zoe Kelsey <i>(from December 2023)</i> Jonas Edner <i>(from December 2023)</i>
CLAREMONT MUSEUM ADVISORY COMMITTEE			
10 October 2023	Cr Jill Goetze	Cr Jill Goetze	Ms. Ricki Hewitt
30 January 2024		Cr Annette Suann	<i>(until October 2023)</i>
16 April 2024		<i>(until October 2023)</i>	Ms. Karen Kaard
30 July 2024		Cr Kate Main	Ms. Karen Wood
<i>(Meeting cancelled)</i>		<i>(from October 2023)</i>	<i>(until October 2023)</i> Mr. Greg Simpson Jenny Gregory <i>(from October 2023)</i>
LAKE CLAREMONT ADVISORY COMMITTEE			
17 August 2023	Cr Sara Franklyn	Cr Sara Franklyn	Mr. Leeuwin Beeck
16 November 2023		Cr Shelley Hatton	Dr Bruce Haynes
15 February 2024			Mr. Nick Cook
16 May 2024			<i>(Friends of Lake Claremont)</i> Mr. David Kyle <i>(Scotch College)</i> Cr Kerry Smyth <i>(City of Nedlands)</i> <i>(until October 2023)</i> Cr Fergus Bennett <i>(Deputy Member – City of Nedlands)</i> <i>(until October 2023)</i> Cr Brackenridge <i>(City of Nedlands)</i> <i>(from October 2023)</i> Cr Youngman <i>(Deputy Member – City of Nedlands)</i> <i>(from October 2023)</i>



EXTERNAL COMMITTEES

Council Members are appointed to represent the Town of Claremont on external Committees as set out below.

EXTERNAL COMMITTEE APPOINTEES		
External Committee	Council Representatives prior to 2023	Council Representatives from 2023
WALGA Central Metropolitan Zone Committee	Cr Paul Kelly Cr Peter Telford	Cr Paul Kelly Cr Shelley Hatton Cr Ryan Brown (<i>Deputy Delegate</i>)
Western Metropolitan Regional Council	Cr Paul Kelly Cr Sara Franklyn (<i>Deputy Member</i>)	Cr Paul Kelly Cr Sara Franklyn (<i>Deputy Member</i>)
Metro West Joint Development Assessment Panel	Cr Kate Main Cr Ryan Brown Cr Paul Kelly (<i>Alternate Member</i>) Cr Peter Telford (<i>Alternate Member</i>)	Cr Kate Main Cr Ryan Main Cr Paul Member (<i>Alternative Member</i>) Cr Annette Suann (<i>Alternative Member</i>)
Western Subgroup, Metropolitan Regional Road Group	Cr Sara Franklyn	Cr Kate Main





WORKING GROUPS

To further the collaborative approach with Council, the Town has created several working groups which include:

Public Art Working Group

To advocate for public art and oversee the Town's selection of public art through being part of the selection procedure.

- Cr Ryan Brown
- Cr Jill Goetze
- Cr Kate Main
- Chief Executive Officer
- Director Planning
- Public Art Coordinator

Traffic Management Working Group

To advocate for and generate ideas for traffic improvements around the Town.

- Cr Annette Suann
- Cr Kate Main
- Cr Shelly Hatton
- Director Planning
- Director Infrastructure

Claremont Park East Working Group

To assist in the planning and generation of ideas for the Town's community facilities around Claremont Park.

- Cr Ryan Brown
- Cr Kate Main
- Cr Annette Suann
- Chief Executive Officer
- Director Governance and People
- Director Infrastructure

These informal groups have led to better outcomes through facilitating innovation and collaboration.





COUNCIL MEMBER REMUNERATION

In accordance with the *Local Government Act 1995* Council Members are entitled to receive a fee for meeting attendance and be paid an allowance for certain types of expenses.

Council Member Fees and Allowances are determined as a range by the Salaries and Allowances Tribunal according to Band classifications for local governments in Western Australia. The Town is classified as a Band 3 local government. Payment of Council Member Fees and Allowances are governed by Council Policy LG516 Fees, Allowances and Expenses for Council Members.

COUNCIL MEMBER FEES AND ALLOWANCES				
Council Member	Mayoral Allowance	Meeting Fee	ICT Allowance	Total
Mayor Barker	\$38,450.00	\$26,370.00	\$3,500.00	\$68,320.00
Cr Suann <i>Deputy Mayor</i> <i>(term ended October 2023)</i>	\$3,219.53	\$17,030.00	\$3,500.00	\$23,749.53
Cr Kelly <i>Deputy Mayor</i> <i>(term commenced October 2023)</i>	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Goetze	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Franklyn	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Main	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Brown	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Hatton	\$0.00	\$17,030.00	\$3,500.00	\$20,530.00
Cr Telford <i>(term ended October 2023)</i>	\$0.00	\$5,237.31	\$1,076.58	\$6,313.89
Cr Edwards <i>(term ended October 2023)</i>	\$0.00	\$5,237.31	\$1,076.58	\$6,313.89
Cr Cameron <i>(term commenced October 2023)</i>	\$0.00	\$11,827.69	\$2,431.53	\$14,259.22
Total				\$242,136.53

2023 ORDINARY COUNCIL ELECTION

The Ordinary Election for 2023 was held on 21 October 2023. The Election was conducted by the Western Australian Electoral Commission (WAEC).

The following public notices were published by the Town as required by WAEC:

- Close of Enrolment Notice for eligible voters (closed 25 August 2023).
- Call for Nominations Notice for candidates (nomination period 31 August 2023 – 7 September 2023).
- Notice of Election including information for electors such as candidates and election packages.

The below candidate nominations were received during the nomination period:

- CAMERON, Graham
- BROWN, Ryan
- MAIN, Kate
- EDWARDS, Peter
- SUANN, Annette

8,147 election packages were dispatched with a total of 2,264 (27.79%) ballots returned.

Crs Brown, Main, Suann and Cameron were elected to Council for a 4-year term expiring in 2027.

New and re-elected Council Members were sworn in on 23 October 2023.

Deputy Mayor Cr Paul Kelly was sworn in on 31 October 2023.

VOTER PARTICIPATION BY AGE								
District	18-24	25-34	35-44	45-54	55-64	65+	No DOB ²	TOTAL
Claremont	127	160	224	269	383	1089	0	2252
Not identified ³								12
Total Voters	127	160	224	269	383	1089	0	2264
Total Electors	888	1003	1035	1247	1211	2763	0	8147
Total Participation	14.3%	16.0%	21.6%	21.6%	31.6%	39.4%		27.8%

1 Voters – returned voting packages (accepted and rejected).

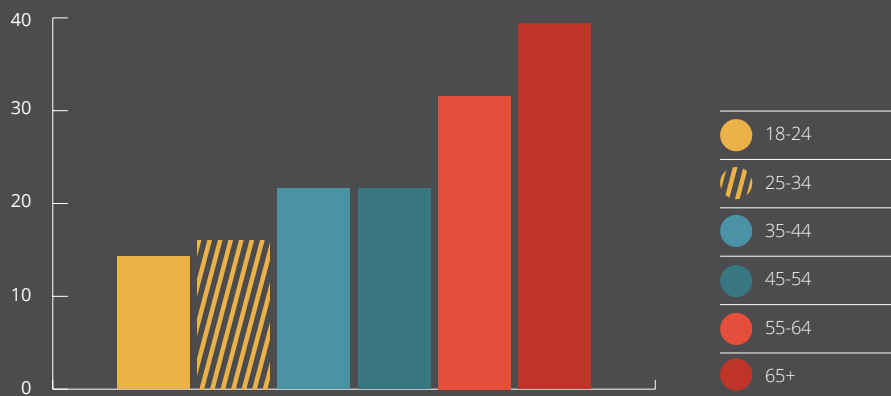
2 No DOB – Voters for whom a date of birth was not supplied.

3 Voters were unidentifiable because they returned a package with no elector certificate attached.

VOTER PARTICIPATION BY GENDER						
District	Male number	%	Female number	%	Not identified ¹	TOTAL
Claremont	1033	45.9%	1217	54.1%		2250
Total	1033	45.7%	1217	53.8%	12	2262

1 Voters were unidentifiable because they returned a package with no elector certificate attached.

VOTER PARTICIPATION BY AGE



VOTER PARTICIPATION BY GENDER



III. STRATEGIC INITIATIVE

Manage our finances responsibly and improve financial sustainability

The 2023-2024 budget was developed through consultation with Council and strong consideration to the Town's Strategic Community Plan, 'Claremont Ahead 2031' and associated business plans. The 2023-24 Budget focused on:

- Attracting and retaining quality staff for improved service provision to our community.
- Enhancing the condition of community infrastructure to optimise asset performance.
- Commence the planning for the creation of a community hub with income generating options.
- Enhancing the Towns software systems to improve the customer experience.

The 2023-24 rate base reflects the Gross Rental Value (GRV) revaluation which is completed every three years by the Valuer General. The overall changes in the GRV valuations across all properties in the Town was an increase of 14.26%.

The revenue from rates included a 4.5% increase applied to all property types with the minimum rate increasing by \$61.

Differential rates applied in 2023-24, having first been introduced in 2022-2023. Differential rates are introduced for Commercial/Industrial properties and Residential/other properties.

Fees and charges were reviewed and increased where appropriate in line with CPI.

The Town obtained External funding of \$420,064 towards the capital works program, through grants and contributions.

Council maintained 3 loans:

- Loan1 – Claremont Aquatic Centre refurbishment
- Loan 2 – 333 Stirling Highway purchase
- Loan 3 – Claremont Community Hub refurbishment



Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2023	2023/24 Budget Principal Repayments	Budget Principal outstanding 30 June 2024	2023/24 Budget Interest Repayments	Actual Principal 1 July 2022
				\$	\$	\$	\$	\$
Aquatic Centre Refurb	1	WATC	3.17%	524,283	(56,561)	467,722	(32,357)	577,422
333 Stirling Hwy	2B	WATC	2.73%	4,262,377	(140,888)	4,121,489	(165,490)	4,480,645
Claremont Community Hub	3	WATC	2.23%	628,632	(58,197)	570,435	(27,334)	684,323
Underground Power	5	WATC	2.94%	0	0	0	0	2,400,000
				5,415,292	(255,646)	5,159,646	(225,181)	8,142,390

Purpose	2022/23 Actual Principal Repayments	Actual Principal outstanding 30 June 2023	2022/23 Actual Interest Repayments	Budget Principal 1 July 2022	2022/23 Budget Principal Repayments	Budget Principal outstanding 30 June 2023	2022/23 Budget Interest Repayments
	\$	\$	\$	\$	\$	\$	\$
Aquatic Centre Refurb	(53,139)	524,283	(35,779)	577,422	(53,139)	524,283	(35,779)
333 Stirling Hwy	(218,268)	4,262,377	(120,842)	4,480,645	(218,268)	4,262,377	(120,842)
Claremont Community Hub	(55,691)	628,632	(29,839)	684,323	(55,691)	628,632	(29,839)
Underground Power	(2,400,000)	0	(69,458)	2,400,000	(2,400,000)	0	(69,458)
	(2,727,098)	5,415,292	(255,918)	8,142,390	(2,272,098)	5,415,292	(255,918)

Repayments for the Town borrowings for the four loans with the WA Treasury Corporation of \$480,827 in principal and Interest payments.

The repayments for principal and interest during 2023-24 left a closing balance of \$5,159,646 at 30 June 2024.

In 2024, Council supported the Town entering into two new leases in line with Council Policy PE 402, Leasing of Facilities. The policy attempts to balance financial sustainability with community benefit and provides the following are considerations when negotiating a lease:

- The social, cultural and community benefits of the proposed tenant will be considered.
- Market values are to be obtained by way of market appraisal.
- Setting of rents will generally be based on the market value of the premises, taking into account the restrictions (if any) placed on the use of the premises including any Management Order and/or zoning conditions.

- Where appropriate, Leases will require that rent payable shall be reviewed by CPI on a yearly basis at the applicable rate published by the Australian Bureau of Statistics for Perth.
- The legal costs of a preparing a lease including disbursement shall as a general rule be borne by the tenant.
- Outgoings, including utilities and insurances, should be passed through to the tenant wherever possible and considered at each lease renewal.

Following an expression of interest process, Council supported the Town entering into a lease for a café at 64 Bay View Terrace in the newly renovated Bayview Community Centre. The Café provides a rental income for the Town but also adds to the vibrancy of the BVCC.

The Council also supported the extension of Claremont Bright Beginnings Incorporated, a not for profit operator. Bright Beginnings began operating a small Kindergarten in 2014 and has now taken over a underutilised space and renovated it. They have been able to expand their service provision to younger children.



IV. STRATEGIC INITIATIVE

Create an environment to support and develop our staff

Supporting & developing staff

The yearly Health and Wellbeing program continued throughout 2023-24 and included a range of preventative choices for staff such as:

- Free flu and COVID-19 vaccinations and skin checks on site.
- Free access to the Aquatic Centre and gym.
- Free access to 24/7 confidential employee counselling service.
- R U OK day.
- Free ergonomic checks and stand-up desks.
- International Women’s Day celebration event.
- Flexible working arrangements and working from home.
- A range of other initiatives such as ‘bring your dog to work day’, yoga sessions, fitness classes and morning teas were offered during the year.

The Town celebrates the successes of our employees with an employee of the month award, recognised at the monthly staff meeting. At the end of the year, one team is awarded ‘ToC Team of the Year’ for demonstrating support, inclusion, growth and trust.

In addition, the annual performance appraisal cycle provides opportunities for staff and their immediate supervisor to assess training and development needs as well as a self-assessment and feedback loop.

The Town’s management team meets monthly, and this has allowed for specific management focussed training over the year, looking at soft and hard skills to build the managers as a team and as individuals.

Training implemented in 23-24 varied from annual certifications, safety, management and a range of local government specific courses as well as relevant professional conferences. This was all within the approved budget and based on needs to ensure roles could be carried out safely and accurately.

Some training highlights were:

- Effective People Management
- People and Culture Seminar
- LIWA Conference
- WALGA Planning Showcase
- Introduction to Procurement in Local Government
- Defensive Driver Training
- Waterwise Forum
- Fire Warden Training
- State Heritage Conference
- Governance Fundamentals Module
- Health and Safety Representative Training
- Spotting and Responding to Red Flags – Public Sector Commission



- Urban Forest Working Group Meeting
- Australian Transport Research Conference
- WA Wetlands Conference
- Quick Cut Saw – Safe Operation and Maintenance
- First Aid Course
- Aqua Fitness Online
- World Congress of Environmental Health
- Finance for Non-Finance People
- WA Tourism Conference

The Town’s volunteers add to the outcomes of the Town through their generous donation of time and expertise. At the Claremont Museum alone a total of 1,110 volunteer hours were worked supporting the exhibitions, collection management and education program.

The Town thanked these volunteers for the contribution at a function held in December 2023 at the Mackenzie Pavilion.





V. **STRATEGIC INITIATIVE**

Provide the best possible customer experience throughout every interaction we have with our customers

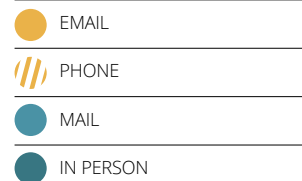
Customer experience

The Town's Enterprise Resource Project saw the introduction of new software Datascape from 1 July 2023. Datascape was built specifically for Local governments and the Town has introduced the following modules:

- A Customer Relationship Management System.
- Finance including general ledger, accounts payable and receivables, job costing and inventory and financial asset management.
- Payroll, and
- Property and rating.

The system has a greater functionality enabling our employees to respond to customers more efficiently and effectively. There is a shared "contacts" register inbuilt meaning all attributes and communications with a customer can be viewed from a single screen.

In the 23-24 period, the Town entered a total of 20,693 customer enquiries, which is broken down as follows.





VI. STRATEGIC INITIATIVE

Continually assess our performance and implement initiatives that drive continuous improvement

Business improvement

STRATEGIC RISK FRAMEWORK

In 2024, the Administration engaged a risk consultant to facilitate a workshop with Council Members and the Executive Team on strategic risk. This process assisted Council to analyse the key strategic risks for the Town and set the Council's risk appetite. This information has then be used by the Administration to more effectively set the strategy for managing those risks. It's also assisting in future planning, budgeting and resourcing.

AUDIT AND RISK MANAGEMENT COMMITTEE

The Town has continued reporting to the Audit and Risk Management Committee on a bi-annual basis on:

- Council resolutions and their status. This providers greater transparency on the status of resolutions.
- Insurance claims received and their outcome. This provides transparency on emerging risk.

The annual insurance renewal processes is also reported to the Committee.

The Town's Membership Renewal for 2023/24 was completed in June 2023. The below table provided by LGIS details the contributions for each policy this financial year and the comparative contribution for 2022/23.





POLICY CONTRIBUTIONS			
Scheme Fund	2022/23 Total Contribution (including GST)	2023/24 Total Contribution (including GST)	Comments
LGIS Liability	\$149,439.92	\$159,153.52	6% rating increase
LGIS Casual Hirers Liability	\$0.00	\$0.00	Scheme Funded policy
LGIS Commercial Crime & Cyber	\$14,294.98	\$14,559.14	Minor rating increase.
LGIS Management Liability	\$17,709.34	\$18,561.00	Minor rating increase
LGIS Pollution Legal Liability	\$0.00	\$0.00	Scheme Funded Policy
LGIS Property	\$83,550.50	\$84,958.84	Minor rating increase
LGIS Motor Vehicle Fleet	\$22,599.24	\$25,276.85	Rate has increased by less than 6%
LGIS WorkCare	\$100,716.00	\$105,600.00	Rollover rate achieved. Increase due to an increase in wages.
LGIS Corporate Travel	\$877.80	\$934.51	Minor rating increase
LGIS Voluntary Workers	\$516.68	\$558.88	Minor rating increase
Total Scheme Membership	\$389,704.46	\$409,602.74	



INTEGRITY STRATEGY

In October 2022, Council adopted an Integrity Strategy for the Town modelled on the Public Sector Commissioner’s strategy and applies to employees and Council Members. It focuses on four key improvement areas with actions and controls to promote integrity and help prevent misconduct and corruption:

1. Plan and act to improve integrity.
2. Model and embody a culture of integrity.

3. Learn and develop integrity knowledge and skills.
4. Be accountable for integrity.

In December 2023, the Town reviewed its Integrity Strategy using the PCS’s Integrity Snapshot Tool and Integrity Action Plan. The Integrity Snapshot Tool is a self-assessment to identify measures in place to support integrity and areas for development. The Integrity Action Plan details items identified for further action in the Integrity Snapshot Tool and lists a due date and action officer. The following action items had been actioned between adoption of the Strategy in 2022 and 2023:

INTEGRITY ACTION PLAN		
Action Item	Status	Comment
Consider whether to formally engage staff when reviewing integrity policies, procedures and information to gain shared commitment and understanding.	Complete	Consultation when reviewing integrity policies and procedures (including the integrity framework) is conducted by distribution to key staff and then the Executive Leadership Team for review before final approval or presentation to Council.
Information to be added to Employee Code of Conduct and HR Procedures that reprisal action is not tolerated against those who speak up about misconduct and integrity matters.	Complete	Employee Code of Conduct and HR procedures updated.
Consider whether to provide additional integrity training to employees and how frequently.	Complete	Training implemented in 2023 which included a presentation to staff regarding the acceptance and disclosure of gifts and a session hosted by the Public Sector Commission regarding misconduct. The Administration will continue to identify upskilling opportunities for key staff responsible for managing integrity matters.
Incorporate integrity training into ongoing staff training. Record integrity training and attendees on Human Resources training register.	Ongoing	As above.
Review the Town’s Risk Profile to include integrity risk in conjunction with the Integrity Strategy.	Complete	Complete. Integrity Strategy also added as a control in relation to misconduct risk.
Consider whether a more detailed review of integrity should occur at Executive Leadership Team meetings and at what frequency.	Complete	Integrity is a standing item on the Executive Leadership Team meeting agenda.



COUNCIL POLICY REVIEW

A number of Council policies were reviewed and amended in 2023/2024 including:

POLICY REVIEWS	
LG503	Annual Budget Process Timetable and Budget Amendments
LG504	Financial Reserve Accounts
LG505	Sustainable Loan Funding
LG506	Expenditure Variations – Operating Budget
LG507	Entertainment
LG508	Accounting
LG511	Investments
LG518	Records Management
LG522	Honorary Freeman of the Town
LG523	Executing of Documents
LG528	Gifts to Terminating Employees
LG530	Bank Account
LG531	Related Party Disclosures
LG532	Financial Hardship Policy
LG533	Complaints Management
LG535	Legislative Compliance
LG536	Public Interest Disclosure
LG540	Council Member Training and Continuing Professional Development
LG542	Council Members Media Policy
LG543	Equal Opportunity
LG544	Work Health and Safety Policy
LV108	Right of Ways/Laneways
LV135	Ground Subsidies for Local Sporting Clubs
PE402	Leasing of Council Facilities to Community Groups
LG543	Equal Opportunity

A new policy was adopted by Council, LG547 Payments to Independent Committee Members to reflect Council’s resolution to pay members of the Audit and Risk Management Committee a meeting attendance fee from 1 July 2024 as introduced by the local government reforms.



COMPLIANCE AUDIT RETURN

The Compliance Audit Return was adopted by Council at the March 2024 OCM and was certified by both the Mayor and Chief Executive Officer and submitted to the Department of Local Government, Sport and Cultural Industries by 31 March 2024.

The 2023 Compliance Audit Return included 94 questions over 11 disciplines. A summary of the return is as follows:

COMPLIANCE AUDIT RETURN	
Discipline	Response and Town Comment
Commercial Enterprises by Local Governments	100% compliance
Delegation of Power/Duty	100% compliance
Disclosures of Interest	100% compliance
Disposal of Property	Not applicable
Elections	100% compliance
Finance	100% compliance
Integrated Planning and Reporting	100% compliance
Local Government Employees	Not applicable
Official Conduct	100% compliance
Optional Questions	100% compliance
Tenders for providing goods and services	2 instances of non-compliance

It was identified that in one instance, Council Policy LG509 Purchasing has not been adhered to. As a result of this instance of non-compliance, the administration introduced more formal monitoring and tracking of expiring contract dates. This is now monitored fortnightly by the executive leadership team. The Town is also committed to a program of education and training for all employees in purchasing and procurement.

It was identified that in one instance, a tender submissions was not saved in a restricted folder but in an unrestricted folder accessible by all staff. This was promptly identified and the submissions were moved to the restricted folder within hours of being received.



LOCAL LAWS

Fencing Local Law was adopted in May 2024.

The table below provides a chronology of events relating to the Fencing Local Law:

FENCING LOCAL LAW	
Date	Event
6 February 2024	Council resolved to advertise the draft Fencing Local Law 2024.
15 February 2024	Public notice was given inviting submissions.
20 February 2024	The draft local law was sent to the Minister for Local Government and Minister for Commerce.
21 February 2024	Response received from Office of the Hon. Sue Ellery MLC, Minister for Commerce.
29 March 2024	Public submissions closed with one late submission received.
18 April 2024	Response received from the Department of Local Government, Sport and Cultural Industries on behalf of the Minister for Local Government.





Animal Local Law was adopted 6 February 2024.

The local law introduces cat prohibited areas at the Lake Claremont, Creswell Park and Claremont Foreshore.

The Animal local law repeals and replaces the Town’s Dogs Local Law 2012. The purpose of the Animal Local Law 2023 is to provide for the regulations, control and management of the keeping of dogs and cats within the district of Claremont.

The table below provides a chronology of events relating to the Local Law:

ANIMAL LOCAL LAW	
Date	Event
27 September 2022	Council resolved to undertake a review to repeal and replace the Town of Claremont Dogs Local Law 2012.
29 November 2022	Council resolved to advertise the Draft Animal Local Law 2022 for public submissions.
3 February 2023	Local public notice of the draft Animal Local Law was given which invited the public to provide submissions by way of an online survey.
8 February 2023	A copy of the proposed Animal local law was forwarded to the Minister for Local Government and the Department of Planning, Lands and Heritage.
17 March 2023	Public submissions closed with 122 submissions received.
4 April 2023	Response was received from the Department of Local Government, Sport and Cultural Industries.
13 April 2023	Response was received from DPLH
Ordinary Council Meeting 27 June 2023	Council resolved to make the Animal Local Law 2023 with some amendments to what was advertised in the Draft Animal Local Law 2022 (refer 29 November 2022 OCM).
28 July 2023	The Animal Local Law 2023 was published in the Government Gazette, edition No. 100.
9 August 2023	An Explanatory Memorandum and relevant documents were provided to the Western Australian Parliamentary Joint Standing Committee on Delegated Legislation to consider the local law within its terms of reference.
13 September 2023	The Committee considered the local law and wrote to the Mayor advising of its findings and seeking a commitment to an undertaking to repeal and replace the local law.
Ordinary Council Meeting 26 September 2023	Council resolved to the Committee: 1. Within 6 months, repeal the local law and make a new local law complying with all requirements in section 3.12 of the <i>Local Government Act 1995</i> ; 2. The local law will not be enforced in a manner contrary to point 1(a) above; and 3. Where the local law is made publicly available by the Town, whether in hard copy or electronic form, to ensure that it is accompanied by a copy of the above undertakings.
27 September 2023	Council’s undertakings were provided to the Committee and published on the Town’s website with the local law.
11 October 2023	The Committee resolved to accept Council’s undertakings, discharge the Notice of Motion to disallow the local law and take no further action pending compliance with the undertakings.

VII. **STRATEGIC INITIATIVE**

Develop and build partnerships
that support the Town's vision

Partnerships

Throughout the year the Town has maintained existing partnerships with aligned organisations and works closely with agencies to achieve the best outcomes possible for the community.



COMMUNITY CONNECTIONS		
Organisation	Overview	Type
Claremont Concert Band	The Town supports the band to play at a number of Town held community events.	Partnership
Claremont Football Club	Work collaboratively to maintain the Claremont Oval.	Partnership
Claremont Lawn Tennis Club	Subsidised leases, fee structures, direct and indirect financial contributions, and provision of sporting facilities.	Partnership
Department of Planning, Lands and Heritage	To improve the balance of technical expertise and local knowledge on planning decisions through the Metropolitan West Joint Development Assessment Panel (Metro West JDAP).	Agency
Disability Groups	The Town supports these community groups through the free use of the Town's Claremont Park Community building to deliver local programs and services.	Partnership
FORM building a state of creativity	The Town works in partnership with FORM to support their residence in Claremont, which provides the community access to cultural events and festivals for social connection, stimulation, education and civic pride.	Partnership
Freshwater Bay Primary School	The Town supports the Freshwater Bay Primary School through the free use of Claremont Park for sporting and leisure activities.	Partnership
Friends of Lake Claremont	The Town works in partnership with the local environmental group, the Friends of Lake Claremont. This further enhances the revegetation, planting, weed control and environmental management at the Lake Claremont reserve, including bushfire control and risk reduction.	Partnership
Local Government Professionals	The Town is a silver member of LGPro which provides discounted access to training and development in the industry.	Member
Regional Road Group	To manage distributed regional road group funding and direct grants from Main Roads to local government.	Agency



COMMUNITY CONNECTIONS CONTINUED		
Organisation	Overview	Type
Small Business Development Corporation	The Town is a registered Small Business Friendly Local Government, which enables the Town to further support the town centre businesses.	Member
Scotch College	Volunteering programs include Lake Claremont planting, weeding and general environmental management.	Partnership
Shenton College	The Town supports the Chaplaincy program at Shenton College, contributing to student access to a counsellor.	Partnership
SHINE Community Care	The Town supports SHINE community care which contributes to their independent living support services to seniors, people with disabilities and other eligible residents in the Town.	Partnership
South West Group	To support the Snake Our Snake Necked Turtle Citizen Science Program for turtle trackers to protect nests from predation.	Partnership
State Emergency Management Committee	To provide support to hazard management agencies as required through the Western Central Local Emergency Management Committee.	Member
West Australian Local Government Association	The umbrella agency for local government, providing advice and advocacy to all members.	Member
West Australian Symphony Orchestra	The Town's partnership with the state's orchestra provides the community access to world class musicianship.	Partnership
Western Metropolitan Regional Council	A regional council of Peppermint Grove, Mosman Park, Cottesloe, Subiaco and Claremont, formed to efficiently manage waste and support recycling and sustainable waste options. The WMRC operates the Waste Transfer Station on behalf of these Councils.	Member
Western Suburbs Alliance	A joint initiative of seven western suburbs local governments to identify and develop shared regional services, advocacy and potential joint initiatives. This includes environmental matters such as animal control (fox and feral cats), walking trail network, sustainability.	Member





Liveability

Aspirational outcome **Liveability**

STRATEGIC INITIATIVES

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

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

I. **STRATEGIC INITIATIVE**
 Promote and support initiatives
 that improve traffic flow

TRAFFIC MANAGEMENT WORKING GROUP

The Traffic Management Working Group was set up as a Councillor initiative in February 2023, with the objective of bringing together stakeholders to discuss and propose initiatives to manage and reduce traffic congestion in and around the Town of Claremont. Stakeholders include three Council members, staff from the Town's Planning, Community Safety and Engineering teams and community representatives from the major traffic generating public and private schools and Bethesda Hospital.

At the inaugural meeting of the Working Group in June 2023, Cr Kate Main was appointed as the Chairperson and the background settings for future meetings were established. It was acknowledged that some of the major traffic contributors, being the local private schools and Bethesda Hospital, had all been required to submit Traffic Management and Parking Plans as part of development approval processes in the last 10 years. These Plans all had the objective of establishing guidelines to work with their customers and staff to reduce and manage traffic flow in and around their premises.

It was also established that the Group should meet with representatives from the Department of Transport (DoT) and Main Roads WA (MRWA) to ascertain their objectives which may assist in this space.

The next meeting of the Working Group in December 2023 was attended by DoT representatives who addressed opportunities associated with influencing parents to adopt more sustainable options for students to walk or ride to school.

Following a number of attempts to engage with the most relevant representatives from MRWA during 2024, the next meeting of the Working Group is scheduled for November, where it is proposed that MRWA will present findings of their 2023 Traffic Study into possible changes to the road network in the area of Stirling Road/Queenslea Drive intersection with Stirling Highway. Specifically, the Study identified options available to assist traffic flow along Stirling Highway, Stirling Road and Queenslea Drive including:

- A review of the literature findings of various considerations made over the past decade regarding traffic congestion on Stirling Highway and surrounds, with a particular focus on the Queenslea Drive intersection
- The viability of identified opportunities for improvement
- Opportunities identified that warrant further investigation, and
- Assigning ownership to drive further investigation of the various viable improvement opportunities.

PAYMENT IN LIEU OF PARKING PLAN

In response to requests from the Western Australian Planning Commission (WAPC), the Town adopted a Payment in Lieu of Parking Plan in June 2023 which provides a framework for developer contributions to public parking stations, where parking provided within their developments do not meet required standards. Cash-in-lieu payments for parking shortfalls are set at half the estimated construction cost of a decked parking bay (\$19,500) and are to be paid to Council to assist in the construction of parking stations in and around the Town and Local Centres.



The Plan assists in promoting sustainable development and, together with other strategic planning framework documents such as the Town Centre Precinct Structure Plan, aim to promote development of the Town Centre at the same time as discouraging traffic within the Centre by encouraging parking around its periphery at the strategically located parking station sites. There are two current developments at 22 St Quentin Avenue and 10-40 Bay View Terrace which have been required to contribute cash-in-lieu for parking associated with their approvals. As of June 2024, the approvals would generate \$429,000 (for 22 bays), however it is noted that these approvals have been the subject of State Administrative Tribunal reviews where the approval for 22 St Quentin Avenue has been required to contribute \$234,000 (for 12 bays) and the other has not been determined.

CONSTRUCTION MANAGEMENT PLANS

Construction Management Plans are required as conditions of development approval where it is identified that management issues may occur during construction. The Plans may be required for small sites where access and storage issues prevail, or alternatively to larger sites where the development of the site is constrained, has high volumes of traffic or major works are involved.

TRAFFIC MANAGEMENT PLANS FOR SCHOOLS

As indicated in the Traffic Management Working Group information above, the major local private schools have all been required to submit Traffic Management and Transport Plans as part of the development approval process for significant development on those campuses in the past 10 or more years.

These Plans all had the objective of establishing guidelines and opportunities to reduce and manage traffic flow in and around the schools, specifically to encourage sustainable transport initiatives to encourage students to walk or ride to schools.

LED SPEED SIGN

28 November 2023, Council approved the relocation of the Town of Claremont’s Vehicle Activated LED Speed Signs, to align with Main Roads WA’s Policy and Guidelines.

The Town’s signs are part of our “road-safety toolkit” and can be located at different locations within the district for a maximum period of around twelve months, subject to the below criteria:

- a) Trend a high proportion of vehicles travelling above the speed limit, or,
- b) High traffic volumes for the road classification and/or categorised as a Distributor Road, or,
- c) Where safety concerns have been raised by the community or identified by the Town,

Following the Council Resolution, a speed activated LED courtesy sign was installed on Gugerri Street, east of the Leura Avenue roundabout, to encourage drivers the lower speeds on the approach to the CBD.

When vehicles travel too fast, they are shown a red sad face, and when travelling at an appropriate speed, a green smiley face.



TRAFFIC LIGHTS

Following a review of the operation of the signalised Davies Road and Shenton Road intersection, the Town requested that Main Roads WA change the traffic signal phasing patterns to improve levels of safety for pedestrians.

The Main Roads WA controlled intersection operated with a shared turning and pedestrian phase signal. What this means is that pedestrians and turning vehicles are both permitted to move simultaneously.

How this operated at this intersection; pedestrians crossing Shenton Road were provided a green crossing signal while the right turn arrow from Shenton Road still allowed turning vehicles to turn.

Drivers are directed to ‘Give Way to Pedestrians’, however, complaints had been received by the Town of near misses occurring and concerns were raised that drivers were not driving appropriately, increasing the risk of incidents occurring involving crossing pedestrians.

Recognising the importance of this link within the Town’s footpath network, leading to the CBD, Claremont Station, and a recreational precinct, the Town held meetings with Main Roads WA and requested that this arrangement be changed and that pedestrians be provided a dedicated phase to prioritise their safety.

Main Roads WA requested that the Town undertake a detailed traffic assessment of the use of the intersection, which we subsequently completed and provided to them.

This enabled them to then enact the requested changes, with the work modifying the signals occurring February 2024.



II. **STRATEGIC INITIATIVE**

Provide clean, usable, attractive and accessible streetscapes and public spaces

Keeping the Town Centre clean is part of the annual program of works that includes deep cleaning of car parks, clearing drains, street sweeping multiple times per week and daily cleaning and clearing of footpaths. Around the Town, other maintenance statistics are:

- Lawn mowing of 34 parks and reserves monthly and then fortnightly (depending on season).
- 392,000 dog bags supplied.
- 250 street and park trees planted of mostly larger 75L to 100L stock (approximately 3m in height).
- Street trees pruned and dead trees removed.
- Ten parks and playgrounds had sandpits serviced on a quarterly basis.
- Timber Playgrounds and assets oiled biannually.
- Native gardens were installed at the following locations: Alfred Road, Swanway Crescent, Eastway Crescent, Shenton Road, Bay View Terrace, Thomson Road.
- Ninety-two graffiti callouts with 1,393m² of graffiti cleaned/removed, with 90% fully removed within three days of notification. The remaining 10% just outside of this timeframe due to being in difficult locations.

The following roads were resurfaced:

- Riley Road
- Bay View Terrace
- Myera Street
- Richardson Avenue
- Shenton Road
- Mount Street ROW

The following slab footpaths were replaced and upgraded:

- Brown Street
- Walter Street
- Saunders Street
- Princess Road
- Fraser Street
- Chancellor Street
- Loch Street
- Guger Street
- Shenton Road
- Senate Street
- Mofflin Avenue
- Grange Street

The Town has been improving its stormwater drainage network, and in 23-24 accomplished the following:

- Butler Avenue. Drainage upgrades and swale installation to allow overland flow during medium to high rainfall events. Works including a new pedestrian bridge installation.
- Fraser Street Cul-de-sac. Drainage upgrades to allow overland flow during medium to high rainfall events including small bridge install.
- Myera Street. New pit and pipe network and enlargement of catchment detention sump.
- Riley Road. Drainage installation along street.
- Bay View Terrace. Stage one of the enlargement of the drainage network, with new pits and pipe installed along the road, connecting to Claremont Park.
- Hammond Road. Duplication (doubling) of existing drainage capacities to prevent flash flood events.





III. **STRATEGIC INITIATIVE**

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

STRATEGIC PLANNING

Since 2022 the Town has been developing the Precinct Structure Plan (PSP) for the Claremont Town Centre; a plan that will guide development for the next 10-15 years. Following extensive consultation, in 2023-24, the PSP was endorsed by the Statutory Planning Committee (SPC) of the Western Australian Planning Commission (WAPC), subject to modifications. This was a significant milestone in the timeline for the project. Final approval of the PSP is anticipated toward the end of 2024.

HERITAGE

This financial year provided the opportunity to complete a significant review of the Town's heritage policies. This included reviewing and updating the Town's Heritage List and Local Heritage Survey, as well as the development and adoption of Local Planning Policies for Claremont Crescent and Bay View Terrace Heritage Areas. A six-week consultation period provided a considerable amount of feedback from the community.

STATUTORY PLANNING

The Town continues to determine applications which comply with the Town's Heritage and Character Retention Policies where relevant, as well as other Local Planning Policies, RDC, LPS and Local Laws.

Other significant outcomes include:

Planning

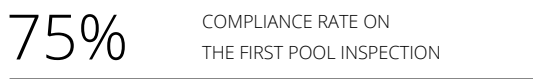
- 112 Development Applications processed.
- \$103,707 in Development Applications fees.
- \$26,617,500 total value of developments.

- 23 Development Applications required heritage assessment.
- 41 days – DAs processed average days (60 t/f).
- 89 days – DAs processed average days (90 t/f).
- 2 applications for review lodged with the State Administrative Tribunal (22 St Quentin Avenue and 10-40 Bay View Terrace – they were to the SDAU not the Town as they were relative to SDAU application, so possibly not even relevant).

Building

- 214 Building Permits were assessed and approved in line with legislative requirements, a 12% increase on the previous year.
- The value of application fees for all applications was \$89,596,81.00, a decrease of 22% on the previous year. This decrease in fees is due to the receipt of higher valued applications in the previous year.
- The Town has 895 registered pools, with inspections carried out every four years. A new round of inspections commenced in 2023, and a total of 297 pools were inspected during the year. 221 were found to be compliant on the first inspection, 52 compliant on the second inspection, with the remaining 24 compliant on the final inspection.

Swimming Pool Inspections





IV. STRATEGIC INITIATIVE

Develop the public realm as gathering spaces for participation, prosperity and enjoyment

The Town has a commitment to fostering an artistic and creative community. The growing public art collection makes art accessible and improves the look and feel of the Town's public spaces.

In 23-24 the art trail was uploaded to the Town's website, highlighting the location and background to each piece to improve the experience.

West Australian artist Sioux Tempest was contracted in December 2023 to undertake the longest mural in Claremont. At 74m in length, Sioux's work is a celebration of local history. Featuring historical elements such as 'Swannie' for the former Swanbourne Hotel, combined with more modern designs and colour combination, the artwork pays homage to the localities

past whilst being appealing to all ages along the popular Claremont Crescent shopping strip.

In February, The Fabric of Time by artists' Darren Hutchens & Lawry Halden was completed, taking approximately 3 weeks to paint the 54m wall. The artwork celebrates Claremont's fashion history by featuring iconic fashion patterns like Chevron & Paisley.

Improvements to the Town's open spaces included two new playgrounds: one at Mulder Park and the other at Mrs Herberts Park. The final choice for both these new playgrounds was put to the community to decide, resulting in well utilised equipment in both parks.





V. **STRATEGIC INITIATIVE**

Maintain and upgrade the Town's assets for seamless day-to-day usage

The Town owns and maintains a significant amount of community assets including footpaths, roads, public right of ways, kerbs, playgrounds, paths, car parks, drainage, public seating and bins.

ROADS AND FOOTPATHS

Over the year the Town carried out a program of works that saw:

\$1.4M	ROADS AND LANEWAYS RESURFACED PROJECTS
\$0.6M	FOOTPATHS UPGRADE PROJECTS
\$1.1M	VALUE OF BUILDING PROJECTS
\$3.1M	TOTAL

College Road was resurfaced in the last quarter of 2022-23, and the Town used this opportunity to construct a Kiss and Drop Lane to facilitate school drop off and pickup and improve safety.

DRAINAGE

This financial year Council allocated over half a million dollars to upgrade and maintain the Town's stormwater drainage network. Projects both large and small were completed with more still being planned for the next financial year. These works have been prioritised following a Townwide audit which modelled overland flood paths using the latest rainfall statistical data available.

Aspirational outcome **People**

STRATEGIC INITIATIVES

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

- I. Effectively manage and enhance the Town's community facilities in response to a growing community
- II. Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events
- III. Support local safety and crime prevention
- IV. Provide opportunities for local community groups that support their capacity and ongoing sustainability
- V. Develop and implement a strategy that supports services for seniors and youth
- VI. Recognise and celebrate the Town's history and culture through arts and events
- VII. Promote and encourage an active lifestyle through supporting local community clubs, groups, recreation and leisure facilities









I. STRATEGIC INITIATIVE

Effectively manage and enhance the Town's community facilities in response to a growing community

Proposed new major development in the Town Centre has revealed the need for Council to review and consider planning for purpose built accessible community facilities that support the growing community.

In early 2024, the Town commenced redevelopment works on 64 Bay View Terrace, a former underutilised community bowling facility. The completed facility will include two indoor community spaces, a café, and a community garden.

Further improvements to the Claremont Aquatic Centre included a new first aid room, providing a designated space where patrons can be assessed and treated by pool staff for minor injuries. The project, which began with planning and design approval in the previous year, was successfully completed in 23-24.

In our outdoor facilities, Rowe Park tennis court, basketball court and cricket pitches were all renewed / resurfaced. New shade sails were installed in Hatchett and Mofflin parks. Furthermore, additional hardstand and fencing was installed at Mofflin Park for improved safety at the dog exercise area.

The annual playground inspection was undertaken, resulting in minor repairs. A new boat rocker was installed at Maclagan Park Playground, the drink fountain replaced in Claremont Park south, and the Lake Claremont limestone path upgraded.



II. STRATEGIC INITIATIVE

Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events

The Town manages and operates several community facilities to encourage community connection, health and learning. The Claremont Aquatic Centre offers an extensive range of water programs including Squad training, Water polo, Aqua Aerobic classes, Synchronised swimming, and general swimming.

The Claremont Museum has a focus of preserving and sharing the Town’s history through the accurate collection and display of artefacts, as well as running an education program for young school children, and fun activities and presentations designed for different ages. In 2023-24, the Museum had 2,741 visitors to the centre, with 541 of those being young school children attending the uniquely tailored education program.

One of the highlights for the year was the Fashionable Stories exhibition, held at the new Freshwater Gallery. The successful ‘History in a Coffee Cup’ monthly presentations continued to grow, along with a new initiative, the Claremont Meanders walking tours. These are accessible and free or low-cost community events that provided the community interesting ways of learning about the area’s rich history. A new children’s initiative, Sunday Fundays included a Mad Hatter parade, card making and nature painting. A new and fun way to relay the stories of the history of the area to children.

The Town’s Community Hub and Library provided several programs related to health and learning such as language conversation classes, knitting groups and after school and holiday activities.

National literacy programs were supported through the delivery of Better Beginnings packs to students at local schools. And the weekly Baby Rhyme Time and Storytime had over 1,700 participants.

Other events funded by the state and national library organisations included National Simultaneous Storytime, National Reading Hour and the Better Beginnings Sing with Me and reading packs.

In summary, the facility attracted the following:

532	NEW MEMBERS
44.9K	VISITORS
1.3K	ACTIVE MEMBERS
57.4K	ITEMS BORROWED
700	CLASSES HELD
7.5K	CLASS PARTICIPANTS





III. **STRATEGIC INITIATIVE**
Support local safety and crime prevention

Enhancing community safety

ENHANCING COMMUNITY SAFETY

As reported to the Department of Health for the Food Act Reporting for the Food Act Reporting for 23/24 the Town had undertaken a total of 275 Food Business Assessments in the financial year and a total of 274 temporary food assessments (food stalls, food trucks, temporary food vendors etc).

ANIMALS

The Town adopted the *Town of Claremont Animal Local Law 2024* in February and the purpose of this law is to provide for the regulation, control and management of the keeping of dogs and cats within the district.

The dog and cat registration begins each year on 1 November and expires on 31 October, with registration renewal reminders sent to owners to mid-October. Both dogs and cats can be registered for a one or three-year period online easily. It's important to ensure pet registrations are kept up to date so Community Safety Officers can reunite lost pets with their owners.

SAFETY

The Town's Community Safety Officers (CSOs) help provide a safe environment for all residents and visitors. They are authorised to monitor and enforce compliance with specific WA government legislation and various local laws.

Community Safety Officers are involved with:

- Community safety
- Animal control and management (including registration, dog attacks and barking)
- Fire hazards (including fire breaks and bushfire notices)
- Parking
- Abandoned vehicles
- Littering and rubbish dumping

The Community Safety Officers operate, seven days a week.

CSOs are working with the schools to monitor the parking during pick-up and drop-off times and are continually monitoring building sites to ensure builders are complying with the Construction Management Plan. Patrols focusing on appropriate animal management remain a priority for CSOs.

The Royal Agricultural Society (RAS) held the Perth Royal Show which attracted over 439,000 people to the Town over the course of the event. The Town worked with the RAS to ensure the impact of additional vehicles entering and parking in Claremont did not adversely affect residents' safety and access. Parking initiatives from the Royal Show were less than budgeted and opportunities to collect additional revenue from the next Royal Show will be considered.

The Town has over 90 CCTV cameras installed in key areas to help keep public order and deter any illegal activity, ensuring improved security for the entire community. Footage is not available to the public, any recording requests must come from the WA Police. Footage must also be provided to police to help in any investigations.

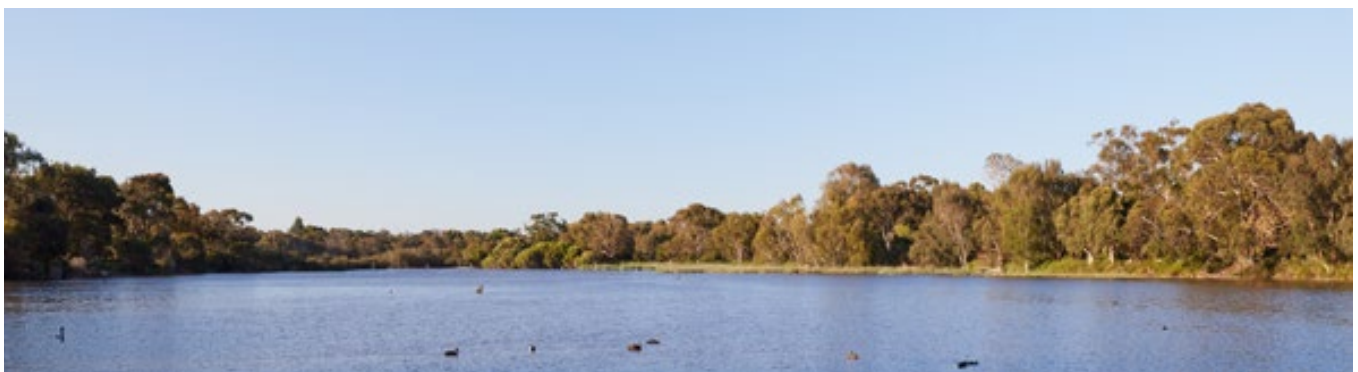


IV. STRATEGIC INITIATIVE

Provide opportunities for local community groups that support their capacity and ongoing sustainability

The Town offers a Community Funding Program for not-for-profits who meet the guidelines and deliver services that support our community. The recipients for 2023/2024 are listed below:

COMMUNITY FUNDING PROGRAM		
Organisation	Amount	Purpose
YouthCare	\$5000 (Youth Funding)	Shenton College Chaplaincy Service
As We Are	\$3500	Art exhibition open to any WA Artists with an intellectual disability, exhibited in Claremont.
Friends of Lake Claremont	\$5000	Planting at Lake Claremont (rehabilitated a site with tree removal due to PSHB)
Claremont Showground Men's Shed	\$3920	New Shade sail for their outdoor area
Claremont Concert Band	\$1500	Purchasing of new music to keep their repertoire current
Claremont Football Club	\$7000	Inaugural Claremont Football Club Hall of Fame in the lead up to their 100-year anniversary in 2026
\$25,920		





V. **STRATEGIC INITIATIVE**

Develop and implement a strategy that supports services for seniors and youth



YOUTH

Shenton College Youth Chaplaincy

Through the Community Grants Program, the Town has been a consistent supporter of the Shenton Christian YouthCARE Council, delivering chaplaincy programs to Shenton College. This partnership funds three chaplains to provide social, emotional, spiritual, and mental support to students. Funds from the surrounding local governments, allow this valuable service to be available.

Youth Mural Art Mentorship Program

In a new initiative to offer young people a unique training opportunity the Town implemented the 'Youth Mural Art Mentorship Program'. Youth Mentor Haylee Fieldes and Youth Mentee Chloe McDermott painted a new mural on the hit-up wall in Rowe Park. This pilot program was the first of several activities that the Town is introducing to increase engagement with our young people. The artwork Boing Boing! was completed in April, and has a fun energetic theme including basketball, tennis, and cricket balls!

Youth Photography Competition and Exhibition

The Town's inaugural youth photography competition motivated 60 young people to capture an image that resonate with the theme, 'What Makes you Happy'. 24 finalists received the opportunity to attend a photography workshop with professional photographer Michael Pelusey.

SENIORS

Seniors Week

Each November, the Town organises a special program of activities designed to foster social connections among senior community members. The program includes technology workshops, health and wellbeing sessions, art and craft opportunities, and recreational events, with highlights such as the highly attended Twilight Cruise and dinner at the Claremont Yacht Club.



SHINE Community Care

Annual funding is provided to SHINE Community Care, a local not-for-profit agency that supports the elderly and people with disabilities. SHINE offers a range of services, including in-home care, social activities, and transport to appointments and events.

Meals on Wheels

The Town supports the Meals on Wheels program, which provides affordable meals to those in need.

Claremont Community Hub and Library

The Claremont Community Hub and Library continued to offer a diverse range of free weekly activities for seniors, including engaging language conversation sessions, technology workshops, and creative classes in knitting and painting.

The Museum’s popular history program, ‘History in a Coffee Cup,’ features a new topic each month with presentations from special guest speakers. This event, well-loved by seniors, provides an opportunity for attendees to engage in lively discussions over coffee after the presentation.

Additionally, the Town offers Claremont Meanders Walking Tours that explore the town’s historical trails. These tours offer a nostalgic experience, allowing our senior community to reflect on Claremont’s past.

The Aquatic Centre continued to provide tailored classes for older adults, including Water running, Aqua aerobics and Senior swimming lessons.

VI. STRATEGIC INITIATIVE

Recognise and celebrate the Town’s history and culture through arts and events

The Town’s annual community arts and events program for 23-24 is provided below.



JULY 2023

NAIDOC Week

2-9 July
Town Wide

To celebrate NAIDOC Week, a range of activities were held at the Claremont Museum, the Claremont Community Hub and Library plus a smoking ceremony at the Friends of Lake Claremont Shed by the Claremont Traditional Owners.

Attendance: Goal 50 / Actual 50

AUGUST 2023

Art Awards & Exhibition

12-27 August

The Town received over 200 entries for the Art Awards & Exhibition.

Over 80 shortlisted WA artists were selected to be part of the exhibition which was open for public viewing

Attendance: Goal 500 / Actual 800

SEPTEMBER 2023

Celebrate Lake Claremont

17 September
Lake Claremont

An event for nature lovers with a focus on sustainability and the environment. This event featured plenty of fun for all ages with hands-on sustainable activities, workshops, food stalls, kids rides and animal encounters.

Attendance: Goal 1300 / Actual 2000

OCTOBER 2023

Under the Sea Adventure Trail

4 + 5 October
Claremont Town Centre

An adventure trail across two days. With an array of ocean-themed fun along the way, this school holiday adventure was enjoyed by attendees and supported by local businesses.

Attendance: Goal 2000 / Actual 1500 - 2000

NOVEMBER 2023

Seniors Twilight Cruise

16 November
Claremont Yacht Club

An evening to enjoy a cruise along the Swan River followed by dinner at the Claremont Yacht Club. This event celebrates WA Seniors Week and provides an opportunity for local seniors to find social connection.

Attendance: Goal 100 / Actual 120

Remembrance Day

11 November
War Memorial, Claremont

A small Remembrance Day service was held in partnership with RSLWA; Claremont sub-branch.

Attendance: Goal 30 / Actual 20

DECEMBER 2023

Thank a Volunteer Day

4 December
McKenzie Pavilion

Local volunteers were treated to an evening of celebration and recognition. The Town shows its appreciation for the hard work and commitment of its volunteers and their vital role in our community.

Attendance: Goal 70 / Actual 85



End of School Pool Party

16 December

Claremont Aquatic Centre

Held at Claremont Aquatic Centre with pool inflatables, rides and other kids' activities.

Attendance: Goal 400 / Actual 646

Carols in the Park

16 December

Claremont Park

Carols in the Park performed by West Australian Symphony Orchestra plus family friendly stage performances, roving entertainers and a guest appearance from Santa.

Attendance: Goal 2500 / Actual 2200

FEBRUARY 2024

Back to School Pool Party

3 February

Claremont Aquatic Centre

Held at Claremont Aquatic Centre with pool inflatables, mermaids and face-painting.

Attendance: Goal 400 / Actual 522



A Night on Bay View

24 February

Claremont Park

A night under the stars featuring the West Australian Symphony Orchestra performing an outdoor community concert at Claremont Park. The audience was enchanted with a stunning repertoire of classical and contemporary hits performed by internationally renowned soprano, Elena Perroni.

Patrons were encouraged to bring along a picnic or enjoy a selection of food truck offerings.

Attendance: Goal 3000 / Actual 3000

APRIL 2024

Luminous Street Festival

12 + 13 April

Claremont Town Centre

An illuminated night-time event during the April school holidays. Over two nights, families were invited to enjoy the various neon activations.

Luminous Street Festival supports the local economy by encouraging a vibrant nightlife and a thriving arts and culture scene.

This event was held at the northern end of Bay View terrace, which was closed-off to cars.

Attendance: Goal 4000 / Actual 4000



ANZAC Day

25 April

Claremont War Memorial

An event incorporating local community partners, including the RSLWA; Claremont sub-branch to commemorate Australian and New Zealand service men and women.

Attendance: Goal 700 / Actual 950

MAY 2024

A Day on the Bay

21 May

Claremont Foreshore

The Day on the Bay event was a family-friendly event set against the beautiful backdrop of the Claremont foreshore.

A host of fun activities took place on the day including kayaking, paddleboats, kite flying, face painting, sustainability stalls, food vendors, live music performances and much more.

Attendance: Goal 1000 / Actual 1300



VII. STRATEGIC INITIATIVE

Promote and encourage an active lifestyle through supporting local community clubs, groups, recreation and leisure facilities

For families, the Nature Passport encourages children to engage with nature by playing, creating, and discovering their local environment. The Nature Passport helps participants to look closer and experience the unique natural settings right on their doorstep.

The Whadjuk Trail Network remains a key feature for nature enthusiasts in the western suburbs of Perth, linking remnant bushland areas to offer a distinctive walking experience. There is comprehensive information about the trails through its website, app, and QR codes, making it easier for walkers to navigate and appreciate the natural landscape.

Since its inception in April 2022, Lake Claremont parkrun has been a tremendous success, thanks to the dedication of its volunteers. Each Saturday at 8am, the event takes place on the grass at the bottom of Lapsley Road, welcoming participants of all running levels. Volunteers play crucial roles, including greeting first-time runners, marshalling the course, and distributing finish tokens, making the 5km run a community highlight.

Claremont continues to be celebrated for its beautiful parks and gardens, which offer a serene environment for both residents and visitors. During the 2023-24 financial year, significant upgrades were made to the reticulation systems at Mrs Herberts Park and Alex Prior Park, enhancing the presentation of these green spaces.

The Town continues to support the following local community clubs and schools through various means including the provision of access to grounds and subsidised leasing or cost contribution:

- Claremont Lawn Tennis Club
- Lake Claremont Golf Course
- McKenzie Pavilion (Claremont Nedlands Cricket Club and Westside Wolves Hockey)
- Claremont Football Club
- Freshwater Bay Primary School

The Town provides an annual grant program to assist groups that support the Claremont community. In 2023-24 the following groups received funding from this program.



Aspirational outcome **Environmental sustainability**

STRATEGIC INITIATIVES

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

- I. Take leadership in the community in environmental sustainability
- II. Aim for best practice in water usage and waste minimisation, in line with community expectations
- III. Protect and conserve the natural flora and fauna of the Swan River foreshore and Lake Claremont







I. **STRATEGIC INITIATIVE**
 Take leadership in the community
 in environmental sustainability

The Lake Claremont Management Plan 2024 – 2029 was adopted by Council following research and consultation. It identifies the current needs of the Lake Claremont reserve and recommends actions required to preserve and enhance the area.

The Plan has been completed to assist the Claremont Council, the Lake Claremont Advisory Committee, and the Friends of Lake Claremont establish future budget requirements, make informed decisions and recommendations, and appropriately prioritise and schedule works around the Lake and surrounds.

The Town planted 250 street trees to add to the already extensive tree canopy throughout the Town. In addition, the Town also rolled out a new Adopt a Tree program to combat the removal of 170 trees caused by the Polyphagous shot-hole borer. Residents could sponsor the planting of a tree with the option of adding a customised plaque to their 'adopted' tree. Trees could be planted at Lake Claremont, Claremont Park, John and Jean Mulder Park, or on Stirling Road near the Scotch College playing fields.

Half-price native plants were once again made available to residents through the Native Plant Subsidy Scheme, encouraging further native plant growth on private property, with 1500 plants purchased. Through the ongoing partnership with the Friends of Lake Claremont (FOLC), regular planting and weeding days were organised, reducing the use of chemicals for weeding, and supporting the building and retention of the canopy cover.

The Town continued its transition from petrol to hybrid vehicles for the fleet with a view to reducing pollution emissions. The Sustainable Transport Initiative also continued, encouraging and rewarding employees who do not drive to and from work, instead using other means like public transport, walking, or cycling.

PLASTIC FREE JULY

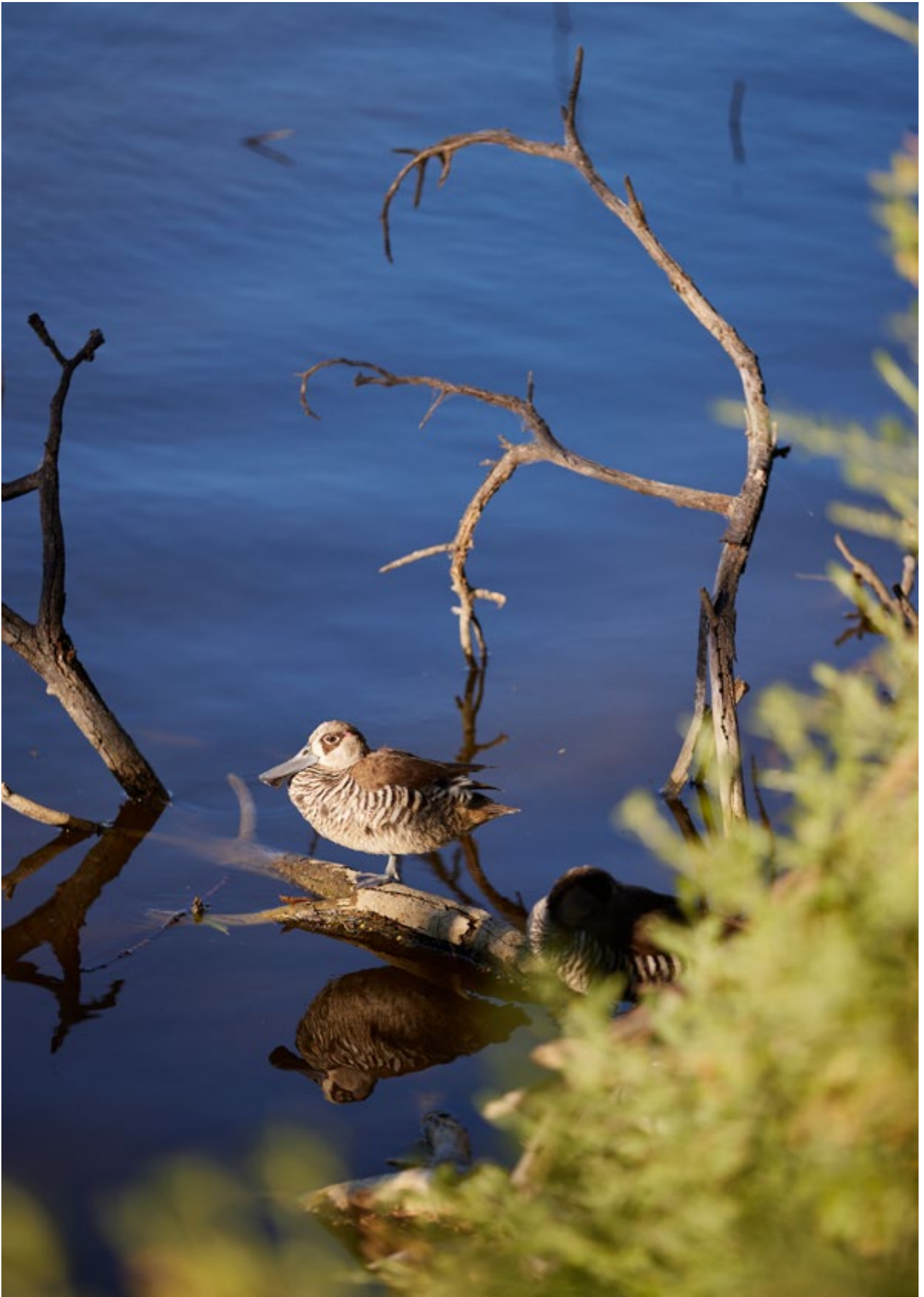
There were education talks around sustainability for Plastic Free July and bees wax wraps were also made. There was also a light morning tea for attendees.

CATIO GRANTS PROGRAM

In 2023-24 the Town launched its new Catio Grant Program to support the building of enclosed areas in backyards for domestic cats, allowing the pets to spend time outside without the risk of harming native wildlife.

This program seeks to promote cat safety and the protection of native wildlife by offering residents up to \$500 to install a catio. These funds can be used for eligible items or for installation service costs.

A catio is a fully enclosed space that allows cats to be outdoors in a contained area. These enclosures provide a safe outdoor space for pets while protecting native wildlife and reducing altercations with other cats.



II. **STRATEGIC INITIATIVE**

Aim for best practice in water usage and waste minimisation, in line with community expectations

The Town is one of five local governments that make up the Western Metropolitan Regional Council; a specialist waste management service provider that supports waste transfer, community waste treatment and recycling, and waste education and promotion. Through the household verge management collection:

188	TONNES OF DOMESTIC HARD WASTE COLLECTED
177	TONNES OF DOMESTIC HARD WASTE RECYCLED
138	TONNES OF DOMESTIC GREEN WASTE COLLECTED
138	TONNES OF DOMESTIC GREEN WASTE RECYCLED

The Town delivers all Council meetings and agendas electronically and further minimises potential paper waste by encouraging residents to receive their rates notices and any Town communications and consultations online. The Town's e-newsletter database now comprises 2,995 subscribers. Flourish, the quarterly magazine, is printed using solar electricity on FSC® Certified paper sourced from plantation timber. Both the printer and paper mill hold ISO14001 accreditation, the highest environmental standard.

The Aquatic Centre has an online booking system and digital display screens to reduce paper usage. Building applications, along with food and health assessments, are also completed electronically, with food assessments conducted using the iAuditor programme via iPad, which saves both paper and time.

Community events are organised with consideration to minimise the amount of waste produced. The second Day on the Bay and Celebrate Lake Claremont saw the Town teaming up with Go2Cup to provide reusable cups, cutlery and crockery, to significantly reduce the amount of waste created. This resulted in A Day on the Bay seeing a 45% and Celebrate Lake Claremont 87% reduction in waste produced based off the previous year's events.

RECYCLING FOR JULY 2023 – JUNE 2024			
Material type	Tonnes recycled	Material type	Tonnes recycled
Glass packaging — mixed	196.26	Cardboard/paper packaging	227.84
Metals: Non-ferrous <i>Aluminium, Packaging</i>	4.79	High-density polyethylene (HDPE)	15.04
Metals: Ferrous Steel <i>Packaging</i>	42.51	Polyethylene terephthalate (PET)	17.47
Mixed paper/cardboard	165.83	Old Newsprint (ONP)	16.40
Mixed plastic packaging	31.53		

HOUSEHOLD VERGE MANAGEMENT COLLECTION			
Service type	Tonnes collected	Tonnes disposed	Tonnes recycled
Domestic hard waste	188.23	177.04	11.19
Domestic green waste	138.14	0.00	138.14

During 2023-24 the Town maintained Gold Waterwise Accreditation through the Water Corp, recognising these waterwise initiatives and the Town's commitment to using no more than their allocated water budgets.

The Alex Prior and Mrs Herbert's Park reticulation systems were upgraded, and irrigation contractors selected water efficient sprinkler emitters and drip line irrigation systems in a continued effort to increase water efficiency in the Town.

Waterwise plant species were also selected to be used through the winter garden bed landscaping works and Waterwise Greening Scheme demonstration gardens on verges.

The Town continued the use of nutrient stripping swales and drainage facilities to ensure improved water qualities flowing into Lake Claremont.

Regular testing and inspections were continued:

- Real time monitoring of irrigation systems via the Town's monitoring apps to ensure correct working order and efficiencies.
- Regular inspection results in breaks or vandalism to be actioned efficiently, limiting water wastage.
- Regular testing and inspections of assets and infrastructure was conducted to ensure efficient operation and to avoid non-programmed failures and the consequential impact to services and facilities.







III. **STRATEGIC INITIATIVE**

Protect and conserve the natural flora and fauna of the Swan River foreshore and Lake Claremont

The management of Lake Claremont and the Swan River foreshore is guided by their respective advisory committees, the Lake Claremont Advisory Committee and the Foreshore Advisory Committee. Each committee includes representatives from a range of stakeholders including elected members, community members, and local organisations. The advisory committees meet quarterly.

LAKE CLAREMONT

Lake Claremont is a conservation-category wetland situated on freehold land owned by the Town of Claremont. This valuable area is managed by the Town through the Lake Claremont Management Plan. In 2023/24, the Lake Claremont Management Plan 2024–29 was finalised following consultation with various stakeholders, including the Lake Claremont Advisory Committee.

Their voluntary efforts by the Friends of Lake Claremont (FOLC) in weeding and planting significantly support the growth of native flora and fauna. The Town once again partnered with the Friends of Lake Claremont and Murdoch University’s Saving Our Snake-Necked Turtle Project to protect the Oblong Turtle, a near-threatened species of Snake-Necked Turtle.

Contractors and volunteers continued hand weeding efforts at Lake Claremont, filling one thousand bags from early July to mid-August 2023. Two glyphosate treatments within fenced areas on the lakebed were carried out due to the very high rainfall received during June 2023. However, it is important to note that glyphosate use at Lake Claremont has halved since 2018.

CLAREMONT FORESHORE

The Sand Management Plan continued to be implemented along the foreshore to assist with erosion control. The Town held the second Day on the Bay event, an environmental and sustainability focused event to inspire appreciation of the foreshore. The event aimed to bring visitors to the foreshore and encouraged community members to view it as a natural asset that deserves protecting for the future.

The Town continued to progress the joint project with Department of Biodiversity Conservation and Attractions, enabled by the Riverbank Grant, for an environmental consultancy to start development on a Claremont Foreshore Enhancement Plan which will be finalised next financial year.







Local prosperity

Aspirational outcome **Local prosperity**

STRATEGIC INITIATIVES

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

- I. Raise the profile of Claremont Town Centre as a visitor destination
- II. Plan for the development of attractive and thriving activity nodes to support local small businesses
- III. Support new and existing local small business and entrepreneurial activity

101





I. **STRATEGIC INITIATIVE**

Raise the profile of Claremont Town Centre as a visitor destination

The Town works in consultation with a committee of Council, the Claremont Town Centre Advisory Committee (CTCAC) to develop an annual action plan. This committee includes representatives from the business district and the project is part funded through the implementation of a specified area rate.

CTCAC met quarterly over the year, to discuss the annual action plan outlines the key strategies to be implemented that focus on raising the profile of the town centre as a visitor destination. The plan includes marketing and public relations campaigns promoting the Claremont Town Centre brand, using well devised and implemented activations. This results in increased foot traffic in the town centre, ultimately supporting local economic development.

MARKETING AND PROMOTION

Throughout the 2023/2024 financial year, the Town placed a significant emphasis on enhancing its destination marketing initiatives. These marketing collaborations were aimed at highlighting unique experiences around the Town that would attract community members and new visitors alike, underscoring our commitment to both local enjoyment and broader outreach. This renewed focus aligned with our new membership as a Regional Tourism Organisation Destination Perth.

These partnerships and promotions included:

Claremont Town Centre Mystery Picnic

December 2023 – June 2024

Over six months the Town collaborated with local businesses and AmazingCo to launch Claremont’s very own Town Centre Mystery Picnic. This interactive experience, which could be booked online, guided participants through a self-walkable itinerary where they solved clues and riddles to visit eateries for their picnic items.

Claremont Day Trip: A Tantalising Taste of Culture

January 2024

In January 2024, the Town of Claremont advertised with So Perth as part of their 52 Day Trip campaign, featuring places around Perth and surrounds to visit. The collaboration featured a dedicated Claremont Day Trip Itinerary, highlighting the town’s vibrant cultural and culinary offerings. The itinerary was showcased on So Perth’s platform, providing visitors with a curated experience of Claremont’s local attractions, including its bustling bar and restaurant scene.

Claremont on Destination WA

February 2024

In February 2024, the Town of Claremont collaborated with Guru Productions to create a feature episode for the television series Destination WA. The episode showcased a day out in the Claremont Town Centre, highlighting the unique attractions and experiences the area offers. The episode aired on Channel 9 in Perth and regional Western Australia, with additional broadcasts on 9Gem nationally. It was also available on-demand for at least two months on 9Now and can still be viewed on the Destination WA website.

ACTIVATIONS AND EVENTS

Claremont's Night Luxe

Thursday, 20 July 2023

In July 2023 the Claremont Town Centre hosted its highly anticipated Night Luxe event, transforming the area into a vibrant hub of luxury and indulgence for one night only. The event successfully attracted 500 attendees, who were treated to an unforgettable evening filled with exclusive experiences and special offers.

Guests enjoyed pampering sessions, in-store activations, and access to store discounts, making it a prime opportunity for both shopping and socialising. The night was quite the party thanks to a live DJ, while a pop-up bar cart kept spirits high. Additionally, attendees had the opportunity to receive personalised styling advice from Claremont Quarter's expert stylists.

Night Luxe was a standout event in the Claremont calendar, offering a perfect blend of entertainment, luxury, and community engagement.

Under the Sea Adventure Trail

October 2023

The Under the Sea Adventure Trail, held on Wednesday 4 and Thursday 5 October 2023 in the Claremont Town Centre, continued the tradition of adventure trails that have become a staple in the town's annual calendar. These trails have consistently proven successful in entertaining and attracting families during the school holidays. This particular event saw approximately 2,000 participants exploring the town centre to discover hidden sea creatures while engaging in a variety of themed activities and activations.

The concept encourages parents to visit the town centre, and by requiring them to find elements along the trail, it naturally leads them to explore various parts of the area. The Under the Sea Adventure Trail exemplified how such events effectively foster community engagement, support local businesses, and raise the profile of the Claremont Town Centre.

Santa's Night Village

December 2023

Santa's Night Village took place on Thursday, 7 December 2023, from 6pm to 8pm at the Claremont Town Square. This festive event attracted around 350 people who gathered in the Town Square to enjoy an evening filled with Christmas cheer. The event featured live entertainment, Christmas carols, face painting, cookie decorating, photos with Santa, and gelato, all contributing to the lively and festive atmosphere.

The Town of Claremont added to the vibrancy of the evening by providing 16 Night-time Activation Grants, enabling local businesses to open late and participate in the festivities. Santa's Night Village brought a burst of festive energy to the Town Centre, creating a memorable evening for the community.



Luminous Street Festival

April 2024

The Luminous Street Festival illuminated the Claremont Town Centre across two nights on 12 and 13 April 2024, marking the end of the April school holidays with a spectacular array of immersive and interactive luminous activities. The festival attracted 4,000 attendees who were treated to a vibrant display of illuminated stilt walkers, entertainers, street artists, light projections, and installations. The festivities also included a silent disco, face painting, and neon canvas art, creating an unforgettable experience for all ages.

The event involved the closure of the northern end of Bay View Terrace, transforming it into an event hub where everyone could enjoy the activities. Local retailers also participated, staying open late and offering special deals and promotions, further enhancing the festive atmosphere. The Luminous Street Festival not only brought the community together but also showcased the Claremont Town Centre as a dynamic and engaging destination.

SOCIAL MEDIA

Social media content plans were developed weekly for the CTC Facebook and Instagram accounts. Content mainly consisted of businesses new to the town centre, activations / events, special occasions and to support local messaging.



CLAREMONT TOWN CENTRE:

NUMBER OF FOLLOWERS

FACEBOOK

2,535
People

INSTAGRAM

2,103
People

AVERAGE REACH

1,790
People

NUMBER OF POSTS

FACEBOOK

159
Posts

INSTAGRAM

159
Posts

AVERAGE

159
Posts

TOTAL REACH

FACEBOOK

21.8K
People

INSTAGRAM

21.3K
People

AVERAGE

21.5K
People

INCREASE IN AUDIENCE

FACEBOOK

54
People

INSTAGRAM

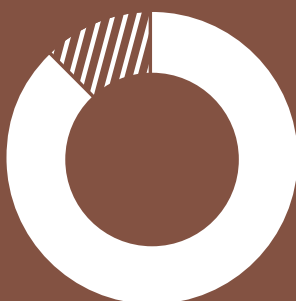
49
People

AVERAGE

51
People

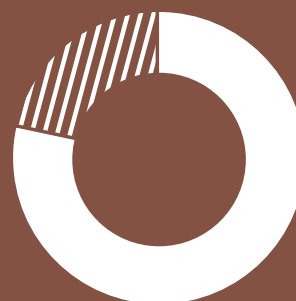
AUDIENCE

FACEBOOK



● FEMALE
▨ MALE

INSTAGRAM



● FEMALE
▨ MALE



FUNDING PROGRAM

The Town's Night-Time Activation Grants (NTAG) program continued to thrive in the 2023-24 financial year, reflecting its growing impact on the Claremont Town Centre (CTC). This year saw an expansion in the program's reach, with updated branding, applications, and guidelines now allowing businesses outside the CTC to apply and host events within the area.

The initiative successfully awarded 25 grants, with a total funding of \$99,236. These grants supported a variety of innovative projects that contributed to the vibrancy of the town centre. Notable events included La Lucca's Country Western Laneway Dinner, Mode and Affaire runway fashion show, FORM's Art After Dark Exhibitions and workshops, The Thousand Interactive's 'The Butchers Ghost', and Greenhaus Studio's launch event, 'The Art of Wellbeing'. Additionally, funds were allocated to enable businesses to participate in key community events such as Santa's Night Village, the Luminous Street Festival, and Claremont's Night Luxe.

The NTAG program continues to play a crucial role in revitalising the Claremont Town Centre, fostering a lively atmosphere through diverse and engaging night-time activities.

II. **STRATEGIC INITIATIVE**

Plan for the development of attractive and thriving activity nodes to support small local businesses



The Town's Draft Town Centre Precinct Structure Plan was approved by the WAPC in March 2024 subject to modifications. The Structure Plan promotes significant commercial and residential development in the town centre to enhance the existing precinct and establish a vibrant day and night economy for the region.

The Commission also supported advertising of the Town's Draft Local Planning Strategy in October 2023. Advertising was undertaken between November and January 2024 and the forty submissions were considered by Council in June.

It is expected that the Strategy will be approved by the Planning Commission in the first half of next financial year. The Strategy promotes residential and commercial development throughout the Town in key strategic locations. These key planning framework documents will form the basis of the forthcoming review of the Local Planning Scheme in 2024/25.

The restaurant, Lygon Lane at 35-37 Bay View Terrace, has planning approval for additions and alterations to the premise. This approval was granted on 8 August 2023, and includes an alfresco area that has also been approved as part of this planning application. No further planning approvals are required.



Image: Proposed Alfresco by Mata Design Studio

The submitted plans for the alfresco are consistent with the approved Development Application (DA) plans and the lessee (Lessee) has provided quotes to build the alfresco structure in the road reserve. The DA, quotes and concept drawings are attached.

The Town has recently received feedback from the community on the Town Centre through the Community MARKYT Scorecard. The alfresco area out the front of Lygon Lane would provide improved amenity and activation consistent with the feedback received about the Town Centre and in particular the southern part of Bay View Terrace.

III. **STRATEGIC INITIATIVE**

Support new and existing local small business and entrepreneurial activity

The CTC project continued in 2023-24, focusing on engaging CTC businesses, promoting retail activity, social media promotion, and hosting several events throughout the year, all aimed at increasing visitation to Claremont Town Centre. This is facilitated by a dedicated recourse, who is responsible for liaising with new businesses and assisting them with promotion through various channels.

In addition to creating marketing collateral and promoting the area, the officer guides new businesses to the appropriate contacts within the Town and provides advice on how they can collaborate effectively with the local government authority. The Town is committed to actively supporting small businesses and is recognised by the Small Business Development Corporation as a small business-friendly local government.

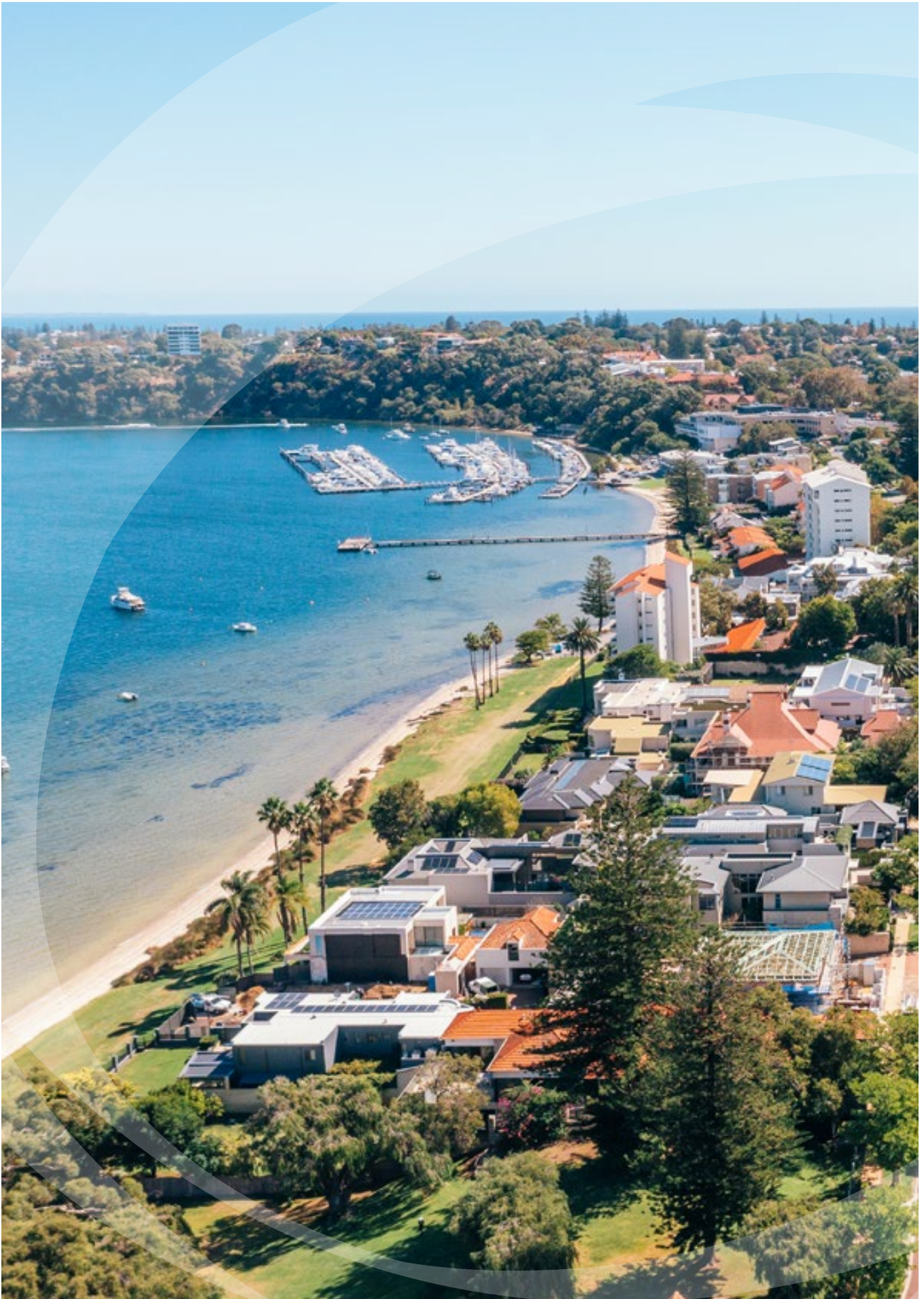
The Town actively promotes resources to the CTC business community via its monthly e-newsletter, along with other useful resources from Tourism Council WA and Destination Perth. The Town is a Gold Member of the Western Suburbs Business Association, which offers local businesses access to discounted rates for networking events, hosting, and presentation opportunities, as well as introductions to key relevant stakeholders.

During 2023-24, businesses were locally promoted through the Town's quarterly 'Flourish' magazine. The publication is delivered to all households within the Town of Claremont and each quarter publishes content focused on town centre events and activations, Night-time Activation Grant events, and local business products and offerings.

Other Town initiatives (outside of the CTC project) to support local businesses and encourage visitation to the town centre include the Scores on Doors programme. Developed to support the food and beverage industry, this rating system demonstrates to potential customers that these businesses have received an outstanding food and safety rating from the Town's Environmental Health team, through mandatory inspections. In 2023-24, the Town recorded 23 businesses with a 5-star rating.

The Town also provides the 'Little Libraries' located around the Claremont town centre. This initiative encourages visitors to grab a book and perhaps linger in the Town to read. It also promotes recycling and reading.







Financials

TOWN OF CLAREMONT FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2023

Statement by Chief Executive Officer	F.4
Statement of Comprehensive Income	F.5
Statement of Financial Position	F.6
Statement of Changes in Equity	F.7
Statement of Cash Flows	F.8
Statement of Financial Activity	F.9
Index of Notes to the Financial Report	F.10
Independent Auditor's Report	F.42





FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

TABLE OF CONTENTS

Statement by Chief Executive Officer	2
Statement of Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Statement of Financial Activity	7
Index to Notes	8
Independent Auditor's Report	40

The Town of Claremont conducts the operations of a local government with the following community vision:

The Town is progressive, respectful, sustainable local government supporting flourishing community.

Principal place of business:
308 Stirling Highway
Claremont WA 6010



**TOWN OF CLAREMONT
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

*Local Government Act 1995
Local Government (Financial Management) Regulations 1996*

STATEMENT BY CEO

The accompanying financial report of the Town of Claremont has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the **6 December 2024**

CEO

Elizabeth Ledger

Name of CEO



**TOWN OF CLAREMONT
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024**

	NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
Revenue				
Rates	2(a),23	16,439,901	16,739,741	15,818,250
Grants, subsidies and contributions	2(a)	660,496	272,645	658,372
Fees and charges	2(a)	3,864,459	3,884,165	4,021,875
Interest revenue	2(a)	1,112,603	868,172	612,440
Other revenue	2(a)	231,131	517,470	647,317
		22,308,590	22,282,193	21,758,254
Expenses				
Employee costs	2(b)	(8,088,710)	(8,447,148)	(7,922,515)
Materials and contracts		(8,010,323)	(7,955,391)	(6,722,793)
Utility charges		(460,267)	(552,399)	(538,323)
Depreciation		(3,960,149)	(4,034,247)	(3,573,345)
Finance costs		(203,899)	(226,940)	(338,318)
Insurance		(278,514)	(276,366)	(263,930)
Other expenditure	2(b)	(757,297)	(1,296,747)	(970,037)
		(21,759,159)	(22,789,238)	(20,329,261)
		549,431	(507,045)	1,428,993
Capital grants, subsidies and contributions	2(a)	349,332	462,000	250,586
Profit on asset disposals		121,490	29,919	95,903
Loss on asset disposals		0	(10,037)	0
Share of net profit of associates accounted for using the equity method	21(e)	49,235	0	67,310
		520,057	481,882	413,799
Net result for the period		1,069,488	(25,163)	1,842,792
Other comprehensive income for the period				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	16	0	0	42,353,859
Share of other comprehensive income of associates accounted for using the equity method	16, 21(b)	4,176	0	0
Total other comprehensive income for the period	16	4,176	0	42,353,859
Total comprehensive income for the period		1,073,664	(25,163)	44,196,651

This statement is to be read in conjunction with the accompanying notes.



**TOWN OF CLAREMONT
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024**

	NOTE	2024	2023
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	3,787,776	6,479,946
Trade and other receivables	5	1,136,263	2,104,067
Other financial assets	4(a)	13,871,772	9,414,766
Inventories	6	10,783	15,078
Other assets	7	273,308	198,627
TOTAL CURRENT ASSETS		19,079,902	18,212,484
NON-CURRENT ASSETS			
Trade and other receivables	5	359,922	382,023
Investment in associate	21(a)	753,271	699,860
Property, plant and equipment	8	121,694,120	121,524,263
Infrastructure	9	89,819,079	89,511,578
Right-of-use assets	11(a)	58,603	119,825
TOTAL NON-CURRENT ASSETS		212,684,995	212,237,549
TOTAL ASSETS		231,764,897	230,450,033
CURRENT LIABILITIES			
Trade and other payables	12	2,967,094	2,482,159
Other liabilities	13	192,406	90,000
Lease liabilities	11(b)	50,024	45,087
Borrowings	14	459,727	4,377,136
Employee related provisions	15	1,169,739	1,160,897
TOTAL CURRENT LIABILITIES		4,838,990	8,155,279
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	27,013	78,078
Borrowings	14	4,729,434	1,038,157
Employee related provisions	15	184,904	267,627
TOTAL NON-CURRENT LIABILITIES		4,941,351	1,383,862
TOTAL LIABILITIES		9,780,341	9,539,141
NET ASSETS		221,984,556	220,910,892
EQUITY			
Retained surplus		64,976,362	64,282,435
Reserve accounts	26	12,115,121	11,739,560
Revaluation surplus	16	144,893,073	144,888,897
TOTAL EQUITY		221,984,556	220,910,892

This statement is to be read in conjunction with the accompanying notes.



**TOWN OF CLAREMONT
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024**

NOTE	RETAINED SURPLUS \$	RESERVE ACCOUNTS \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2022	60,787,089	13,392,114	102,535,038	176,714,241
Comprehensive income for the period				
Net result for the period	1,842,792	0	0	1,842,792
Other comprehensive income for the period	16	0	0	42,353,859
Total comprehensive income for the period	1,842,792	0	42,353,859	44,196,651
Transfers from reserve accounts	26	2,539,178	(2,539,178)	0
Transfers to reserve accounts	26	(886,624)	886,624	0
Balance as at 30 June 2023	64,282,435	11,739,560	144,888,897	220,910,892
Change in accounting policies	0	0	0	0
Correction of error	0	0	0	0
Restated balance at 1 July 2023	64,282,435	11,739,560	144,888,897	220,910,892
Comprehensive income for the period				
Net result for the period	1,069,488	0	0	1,069,488
Other comprehensive income for the period	16	0	0	4,176
Total comprehensive income for the period	1,069,488	0	4,176	1,073,664
Transfers from reserve accounts	26	587,965	(587,965)	0
Transfers to reserve accounts	26	(963,526)	963,526	0
Balance as at 30 June 2024	64,976,362	12,115,121	144,893,073	221,984,556

This statement is to be read in conjunction with the accompanying notes.



**TOWN OF CLAREMONT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024**

NOTE	2024 Actual \$	2023 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts		
Rates	16,492,584	15,549,319
Grants, subsidies and contributions	1,683,067	930,746
Fees and charges	3,850,095	4,036,931
Interest revenue	1,112,603	612,440
Goods and services tax received	(7,630)	1,001,394
Other revenue	231,131	647,317
	23,361,850	22,778,147
Payments		
Employee costs	(8,356,764)	(7,823,736)
Materials and contracts	(6,859,926)	(7,393,913)
Utility charges	(460,267)	(538,323)
Finance costs	(203,899)	(338,318)
Insurance paid	(278,514)	(263,930)
Goods and services tax paid	0	(1,088,675)
Other expenditure	(751,679)	(922,651)
	(16,911,049)	(18,369,546)
Net cash provided by operating activities	6,450,801	4,408,601
CASH FLOWS FROM INVESTING ACTIVITIES		
Payments for purchase of property, plant & equipment	8(a) (1,550,391)	(1,006,120)
Payments for construction of infrastructure	9(a) (3,486,649)	(2,875,627)
Capital grants, subsidies and contributions	451,738	28,967
Proceeds for financial assets at amortised cost	(4,457,006)	(7,407,872)
Proceeds from sale of property, plant & equipment	171,597	134,683
Net cash (used in) investing activities	(8,870,711)	(11,125,969)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of borrowings	25(a) (4,377,136)	(2,727,097)
Payments for principal portion of lease liabilities	25(c) (46,128)	(35,053)
Proceeds from new borrowings	25(a) 4,151,004	0
Net cash (used in) financing activities	(272,260)	(2,762,150)
Net (decrease) in cash held	(2,692,170)	(9,479,518)
Cash at beginning of year	6,479,946	15,959,464
Cash and cash equivalents at the end of the year	3,787,776	6,479,946

This statement is to be read in conjunction with the accompanying notes.



**TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024**

NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
OPERATING ACTIVITIES			
Revenue from operating activities			
General rates	16,349,901	14,103,309	15,757,976
Rates excluding general rates	90,000	2,636,432	60,274
Grants, subsidies and contributions	660,496	272,645	658,372
Fees and charges	3,864,459	3,884,165	4,021,875
Interest revenue	1,112,603	868,172	612,440
Other revenue	231,131	517,470	647,317
Profit on asset disposals	121,490	29,919	95,903
Share of net profit of associates accounted for using the equity method	49,235	0	67,310
	22,479,315	22,312,112	21,921,467
Expenditure from operating activities			
Employee costs	(8,088,710)	(8,447,148)	(7,922,515)
Materials and contracts	(8,010,323)	(7,955,391)	(6,722,793)
Utility charges	(460,267)	(552,399)	(538,323)
Depreciation	(3,960,149)	(4,034,247)	(3,573,345)
Finance costs	(203,899)	(226,940)	(338,318)
Insurance	(278,514)	(276,366)	(263,930)
Other expenditure	(757,297)	(1,296,747)	(970,037)
Loss on asset disposals	0	(10,037)	0
	(21,759,159)	(22,799,275)	(20,329,261)
Non cash amounts excluded from operating activities	4,334,865	4,014,365	3,527,911
Amount attributable to operating activities	5,055,021	3,527,202	5,120,117
INVESTING ACTIVITIES			
Inflows from investing activities			
Capital grants, subsidies and contributions	349,332	462,000	250,586
Proceeds from disposal of assets	171,597	148,000	134,683
	520,929	610,000	385,269
Outflows from investing activities			
Right of use assets received - non cash	5,622	0	0
Purchase of property, plant and equipment	(1,550,391)	(2,449,895)	(1,006,120)
Purchase and construction of infrastructure	(3,486,649)	(3,906,592)	(2,991,627)
Payments for intangible assets	0	(253,925)	
	(5,031,418)	(6,610,412)	(3,997,747)
Amount attributable to investing activities	(4,510,489)	(6,000,412)	(3,612,478)
FINANCING ACTIVITIES			
Inflows from financing activities			
Proceeds from borrowings	4,151,004	0	0
Transfers from reserve accounts	587,965	1,228,723	2,539,178
	4,738,969	1,228,723	2,539,178
Outflows from financing activities			
Repayment of borrowings	(4,377,136)	(255,646)	(2,727,097)
Payments for principal portion of lease liabilities	(46,128)	(51,990)	(35,053)
Transfers to reserve accounts	(963,526)	(807,167)	(886,624)
	(5,386,790)	(1,114,803)	(3,648,774)
Amount attributable to financing activities	(647,821)	113,920	(1,109,596)
MOVEMENT IN SURPLUS OR DEFICIT			
Surplus or deficit at the start of the financial year	2,739,868	2,359,290	2,341,825
Amount attributable to operating activities	5,055,021	3,527,202	5,120,117
Amount attributable to investing activities	(4,510,489)	(6,000,412)	(3,612,478)
Amount attributable to financing activities	(647,821)	113,920	(1,109,596)
Surplus or deficit after imposition of general rates	2,636,579	0	2,739,868

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
FOR THE YEAR ENDED 30 JUNE 2024
INDEX OF NOTES TO THE FINANCIAL REPORT**

Note 1	Basis of Preparation	9
Note 2	Revenue and Expenses	10
Note 3	Cash and Cash Equivalents	12
Note 4	Other Financial Assets	12
Note 5	Trade and Other Receivables	13
Note 6	Inventories	14
Note 7	Other Assets	15
Note 8	Property, Plant and Equipment	16
Note 9	Infrastructure	18
Note 10	Fixed Assets	20
Note 11	Leases	22
Note 12	Trade and Other Payables	24
Note 13	Other Liabilities	25
Note 14	Borrowings	26
Note 15	Employee Related Provisions	27
Note 16	Revaluation Surplus	28
Note 17	Restrictions Over Financial Assets	29
Note 18	Undrawn Borrowing Facilities and Credit Standby Arrangements	29
Note 19	Capital Commitments	30
Note 20	Related Party Transactions	31
Note 21	Investment in Associates	33
Note 22	Other Material Accounting Policies	34
Information required by legislation		
Note 23	Rating Information	35
Note 24	Determination of Surplus or Deficit	36
Note 25	Borrowing and Lease Liabilities	37
Note 26	Reserve accounts	39

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

1. BASIS OF PREPARATION

The financial report of the Town of Claremont which is a Class 3 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied except for disclosure requirements of:

- AASB 7 Financial Instruments Disclosures
- AASB 16 Leases paragraph 58
- AASB 101 Presentation of Financial Statements paragraph 61
- AASB 107 Statement of Cash Flows paragraphs 43 and 45
- AASB 116 Property, Plant and Equipment paragraph 79
- AASB 137 Provisions, Contingent Liabilities and Contingent Assets paragraph 85
- AASB 140 Investment Property paragraph 75(f)
- AASB 1052 Disaggregated Disclosures paragraph 11
- AASB 1054 Australian Additional Disclosures paragraph 16

The *Local Government (Financial Management) Regulations 1996* provide that:
- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls ;
and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from *AASB 116 Property, Plant and Equipment*, which would have required the Town to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.
Use with 5-yearly revaluations. Do not use if revaluations comply with AASB 116.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment - note 8
 - Infrastructure - note 9
 - Expected credit losses on financial assets - note 5
 - Estimated useful life of intangible assets - note 11
 - Measurement of employee benefits - note 15

Fair value heirarchy information can be found in note 22

The local government reporting entity

All funds through which the Town controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 26 of the financial report.

Initial application of accounting standards

During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- *AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates*

This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting policies).

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-Current*
- *AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*

- *AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback*
 - *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*
- These amendments are not expected to have any material impact on the financial report on initial application.

- *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.

- *AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements*

These amendments may result in additional disclosures in the case of applicable finance arrangements.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers

Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Timing of revenue recognition
Grants, subsidies and contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	At point of sale
Other revenue - private works	Contracted private works	Single point in time	Monthly in arrears	None	At point of service

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2024

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	16,439,901	0	16,439,901
Grants, subsidies and contributions	660,496	0	0	0	660,496
Fees and charges	856,571	0	357,751	2,650,137	3,864,459
Interest revenue	170,858	0	0	941,745	1,112,603
Other revenue	193,682	0	0	37,449	231,131
Capital grants, subsidies and contributions	0	349,332	0	0	349,332
Total	1,881,607	349,332	16,797,652	3,629,331	22,657,922

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	\$	\$	\$	\$	\$
Rates	0	0	15,818,250	0	15,818,250
Grants, subsidies and contributions	658,372	0	0	0	658,372
Fees and charges	814,866	0	273,516	2,933,493	4,021,875
Interest revenue	446,179	0	166,261	0	612,440
Other revenue	257,348	0	0	389,969	647,317
Capital grants, subsidies and contributions	0	250,586	0	0	250,586
Total	2,176,765	250,586	16,258,027	3,323,462	22,008,840

TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES (Continued)

(a) Revenue (Continued)

Note	2024 Actual \$	2023 Actual \$
Interest revenue		
Interest on reserve account	638,354	195,532
Trade and other receivables overdue interest	170,858	166,261
Other interest revenue	303,391	250,647
	1,112,603	612,440

The 2024 original budget estimate in relation to:
 Trade and other receivables overdue interest was \$199,000.

Fees and charges relating to rates receivable

Charges on instalment plan	70,829	70,956
----------------------------	--------	--------

The 2024 original budget estimate in relation to:
 Charges on instalment plan was \$54.00

(b) Expenses

Auditors remuneration

- Audit of the Annual Financial Report	57,090	60,000
- Other services – grant acquittals	4,550	8,890
	61,640	68,890

Employee Costs

Employee benefit costs	8,088,710	7,922,515
	8,088,710	7,922,515

Finance costs

Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	135,306	338,318
	135,306	338,318

Other expenditure

Impairment losses on rates and statutory receivables	692	15,056
Write down of inventories to net realisable value	6	20,294
Elected Members expenses	248,576	259,311
Donations, contributions and subsidies	511,309	526,133
Sundry expenses	(3,280)	149,243
	757,297	970,037

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

3. CASH AND CASH EQUIVALENTS

Note	2024	2023
	\$	\$
Cash at bank and on hand	3,787,776	4,441,166
Term deposits	0	2,038,780
Total cash and cash equivalents	3,787,776	6,479,946
Held as		
- Unrestricted cash and cash equivalents	3,787,776	4,065,152
- Restricted cash and cash equivalents	17 0	2,414,794
	3,787,776	6,479,946

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Restricted financial assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

4. OTHER FINANCIAL ASSETS

Note	2024	2023
	\$	\$
(a) Current assets		
Financial assets at amortised cost	13,871,772	9,414,766
	13,871,772	9,414,766
Other financial assets at amortised cost		
Term deposits	13,871,772	9,414,766
	13,871,772	9,414,766
Held as		
- Unrestricted other financial assets at amortised cost	1,564,245	0
- Restricted other financial assets at amortised cost	17 12,307,527	9,414,766
	13,871,772	9,414,766

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The Town classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 22 (i)) due to the observable market rates).

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

5. TRADE AND OTHER RECEIVABLES

Note	2024	2023
	\$	\$
Current		
Rates and statutory receivables	421,233	387,480
Trade receivables	125,031	1,210,464
Other receivables	105,517	20,961
GST receivable	94,911	87,281
Receivables for employee related provisions	65,170	74,604
Allowance for credit losses of trade receivables	(692)	(15,056)
Allowance for credit losses of other receivables	(190,602)	0
Fines receivables	476,181	267,213
Underground power and pensioner/senior rebate receivables	39,514	71,120
	1,136,263	2,104,067
Non-current		
Rates and statutory receivables	345,022	368,103
Receivables for employee related provisions	14,900	13,920
	359,922	382,023

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated liabilities arising from transfers to enable the acquisition or construction of recognisable non financial assets is:

Note	30 June 2024	30 June 2023	1 July 2022	
	Actual	Actual	Actual	
	\$	\$	\$	
Contract assets	7	127,282	127,282	111,439
Allowance for credit losses of trade receivables	5	(692)	(15,056)	0
Total trade and other receivables from contracts with customers		126,590	112,226	111,439

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non financial assets as part of the ordinary course of business.

Other receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers and amounts received as grants for the construction of recognisable non financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Town measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

6. INVENTORIES

Current

Aquatic Centre Pool Shop
Aquatic Centre Café

Note	2024	2023
	\$	\$
	9,931	13,335
	852	1,743
	10,783	15,078
	15,078	35,372
	(154,861)	(162,608)
2(b)	0	(20,294)
	150,566	162,608
	10,783	15,078

The following movements in inventories occurred during the year:

Balance at beginning of year

Inventories expensed during the year
Write down of inventories to net realisable value
Additions to inventory

Balance at end of year

MATERIAL ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

7. OTHER ASSETS

Other assets - current

Prepayments
Contract assets

	2024	2023
	\$	\$
	146,026	71,345
	127,282	127,282
	273,308	198,627

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Contract assets

Contract assets primarily relate to the Town's right to consideration for work completed but not billed at the end of the period.

Impairment of assets associated with contracts with customers are detailed at Note 2(b).

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Assets not subject to operating lease				Total Property				Plant and equipment				Total property, plant and equipment
	Land	Buildings - non-specialised	Buildings - specialised	Buildings - Work in progress	Land	Buildings - non-specialised	Buildings - specialised	Buildings - Work in progress	Furniture and equipment	Plant and equipment	Electronic equipment	Furniture and equipment - Work in progress	
Balance at 1 July 2022	\$ 95,295,000	\$ 950,000	\$ 24,093,246	\$ 25,643	\$ 95,295,000	\$ 950,000	\$ 24,093,246	\$ 25,643	\$ 111,439	\$ 889,248	\$ 490,106	\$ 0	\$ 121,854,682
Additions	0	0	459,427	4,716	0	459,427	4,716	464,143	0	161,041	380,936	0	1,006,120
Disposals	0	0	0	0	0	0	0	0	0	(163,865)	0	0	(163,865)
Depreciation	0	(23,748)	(639,061)	0	0	(23,748)	(639,061)	0	(38,688)	(244,195)	(226,982)	0	(1,172,674)
Transfers	0	0	25,643	(25,643)	0	0	25,643	0	0	0	0	0	0
Balance at 30 June 2023	\$ 95,295,000	\$ 926,252	\$ 23,939,255	\$ 4,716	\$ 95,295,000	\$ 926,252	\$ 23,939,255	\$ 4,716	\$ 72,751	\$ 642,229	\$ 644,060	\$ 0	\$ 121,524,263
Comprises:													
Gross balance amount at 30 June 2023	95,295,000	950,000	24,578,316	4,716	95,295,000	950,000	24,578,316	4,716	391,817	1,734,440	1,659,243	0	124,613,532
Accumulated depreciation at 30 June 2023	0	(23,748)	(639,061)	0	0	(23,748)	(639,061)	0	(319,066)	(1,092,211)	(1,015,183)	0	(3,089,269)
Balance at 30 June 2023	\$ 95,295,000	\$ 926,252	\$ 23,939,255	\$ 4,716	\$ 95,295,000	\$ 926,252	\$ 23,939,255	\$ 4,716	\$ 72,751	\$ 642,229	\$ 644,060	\$ 0	\$ 121,524,263
Additions	0	0	4,559	1,172,242	0	0	4,559	1,172,242	29,716	297,703	31,353	14,818	1,550,391
Disposals	0	0	0	0	0	0	0	0	0	(50,107)	0	0	(50,107)
Derecognition of assets*	0	0	0	0	0	0	0	0	0	0	(605,026)	0	(605,026)
Depreciation	0	(22,232)	(619,706)	0	0	(22,232)	(619,706)	0	(10,301)	(259,659)	186,497	0	(725,401)
Transfers	0	0	4,716	(4,716)	0	0	4,716	0	0	8,830	(8,830)	0	0
Balance at 30 June 2024	\$ 95,295,000	\$ 904,020	\$ 23,328,824	\$ 1,172,242	\$ 95,295,000	\$ 904,020	\$ 23,328,824	\$ 1,172,242	\$ 92,166	\$ 638,996	\$ 248,054	\$ 14,818	\$ 121,694,120
Comprises:													
Gross balance amount at 30 June 2024	95,295,000	950,000	24,587,592	1,172,242	95,295,000	950,000	24,587,592	1,172,242	421,533	1,828,742	1,074,606	14,818	125,844,533
Accumulated depreciation at 30 June 2024	0	(45,980)	(1,258,768)	0	0	(45,980)	(1,258,768)	0	(329,367)	(1,189,746)	(826,552)	0	(3,650,413)
Balance at 30 June 2024	\$ 95,295,000	\$ 904,020	\$ 23,328,824	\$ 1,172,242	\$ 95,295,000	\$ 904,020	\$ 23,328,824	\$ 1,172,242	\$ 92,166	\$ 638,996	\$ 248,054	\$ 14,818	\$ 121,694,120

* Write-off software as a service (SaaS)

TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Carrying Amount Measurements

(i) Fair Value - as determined at the last valuation date

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Land	2/3	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	While the unit rates based on square metres could be supported from market evidence (level 2) other inputs such as zoning, restrictions, accessibility (level 3) required extensive professional judgement and impacted significantly on the final determination.
Buildings - non-specialised	2	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	Market or estimated price per square metre
Buildings - specialised	3	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	This required estimating the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. Other inputs such as residual value, useful life, pattern of consumption and asset condition required extensive professional judgment and impacted significantly on the final determination.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

(ii) Cost

Furniture and equipment	Not applicable	Cost	Not Applicable	Not applicable
Plant and equipment	Not applicable	Cost	Not Applicable	Not applicable
Electronic equipment	Not applicable	Cost	Not Applicable	Not applicable

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Infrastructure - roads	Infrastructure - paths	Infrastructure - drainage	Infrastructure - parks and reserves	Infrastructure - car parks	Infrastructure - street furniture	Infrastructure - streetlights	Infrastructure - artefacts	Infrastructure - public art collection	Infrastructure - leasehold improvements	Total Infrastructure
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2022	18,756,115	14,207,235	4,531,558	4,325,035	1,881,601	791,992	297,760	1,298,000	422,689	28,630	46,540,615
Additions	943,556	757,420	568,769	258,547	318,160	0	0	0	134,995	10,180	2,991,627
Revaluation increments / (decrements) transferred to revaluation surplus	31,462,914	2,156,022	3,200,711	956,282	255,668	3,487,604	610,811	(160,500)	384,347	0	42,353,859
Depreciation	(1,118,710)	(485,829)	(52,437)	(524,698)	(94,225)	(50,880)	(20,016)	0	(11,861)	(15,867)	(2,374,523)
Transfers	0	0	0	0	0	(3,014)	3,014	0	0	0	0
Balance at 30 June 2023	50,043,875	16,634,848	8,248,601	5,015,166	2,361,204	4,225,702	891,569	1,137,500	930,170	22,943	89,511,578
Comprises:											
Gross balance at 30 June 2023	66,191,302	20,589,610	12,595,630	8,684,673	3,055,030	5,324,277	2,377,883	1,137,500	1,257,000	39,549	121,252,454
Accumulated depreciation at 30 June 2023	(16,147,427)	(3,954,762)	(4,347,029)	(3,669,507)	(693,826)	(1,098,575)	(1,486,314)	0	(326,830)	(16,606)	(31,740,876)
Balance at 30 June 2023	50,043,875	16,634,848	8,248,601	5,015,166	2,361,204	4,225,702	891,569	1,137,500	930,170	22,943	89,511,578
Additions	1,486,632	582,376	469,984	839,559	0	0	0	0	108,098	0	3,486,649
Depreciation	(1,785,384)	(443,844)	(132,537)	(372,915)	(101,126)	(145,978)	(112,962)	0	(61,459)	(22,943)	(3,179,148)
Balance at 30 June 2024	49,745,123	16,773,380	8,586,048	5,481,810	2,260,078	4,079,724	778,607	1,137,500	976,809	0	89,819,079
Comprises:											
Gross balance at 30 June 2024	67,677,934	21,171,986	13,065,614	9,524,232	3,055,030	5,324,277	2,377,883	1,137,500	1,365,098	39,549	124,739,103
Accumulated depreciation at 30 June 2024	(17,932,811)	(4,398,606)	(4,479,566)	(4,042,422)	(794,952)	(1,244,553)	(1,599,276)	0	(388,289)	(39,549)	(34,920,024)
Balance at 30 June 2024	49,745,123	16,773,380	8,586,048	5,481,810	2,260,078	4,079,724	778,607	1,137,500	976,809	0	89,819,079

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE (Continued)

(b) Carrying Amount Measurements

(f) Fair Value - as determined at the last valuation date		Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
Asset Class						
Infrastructure - roads	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - paths	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - drainage	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - parks and reserves	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - car parks	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - street furniture	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - streetlights	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - artefacts	3	Market approach using recent observable market data for similar assets	Management Valuation	June 2023	Market price per item	
Infrastructure - public art collection	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	
Infrastructure - leasehold improvements	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) Inputs	

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

10. FIXED ASSETS

(a) Depreciation

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Land - freehold land	Unlimited
Buildings - non specialised	40 - 80 years
Buildings - specialised	40 - 80 years
Furniture and equipment	10 years
Plant and equipment	3 - 10 years
Electronic equipment	3 - 10 years
Infrastructure - roads	15 - 90 years
Infrastructure - paths	30 - 50 years
Infrastructure - drainage	90 -100 years
Infrastructure - parks and reserves	10 - 40 years
Infrastructure - car parks	25 - 50 years
Infrastructure - street furniture	10 -20 years
Infrastructure - streetlights	20 - 30 years
Infrastructure - artefacts	Unlimited
Infrastructure - public art collection	40 - 50 years
Infrastructure - leasehold improvements	40 - 80 years

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

10. FIXED ASSETS (Continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Town includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Town's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are *land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements* that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation

Land and buildings classified as property, plant and equipment, *infrastructure or vested improvements that the local government controls* and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the Town.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the Town to revalue earlier if it chooses to do so.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, 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 assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- (i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.
- (ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment

In accordance with *Local Government (Financial Management) Regulations 17A(4C)*, the Town is not required to comply with *AASB 136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the 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 or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

11. LEASES

(a) Right-of-Use Assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.

Note	Right-of-use assets - electronic equipment	Right-of-use assets - land and buildings	Right-of-use assets - plant and equipment	Right-of-use assets Total
	\$	\$	\$	\$
Balance at 1 July 2022	113,804	43,075	3,974	160,853
Additions	10,939	(13,693)	(539)	(3,293)
Revaluation (loss) / reversals transferred to profit or loss	0	(11,587)	0	(11,587)
Depreciation	(31,446)	6,732	(1,434)	(26,148)
Balance at 30 June 2023	93,297	24,527	2,001	119,825
Gross balance amount at 30 June 2023	135,999	48,715	4,803	189,517
Accumulated depreciation at 30 June 2023	(42,702)	(24,188)	(2,802)	(69,692)
Balance at 30 June 2023	93,297	24,527	2,001	119,825
Additions	(5,622)	0	0	(5,622)
Depreciation	(37,648)	(16,351)	(1,601)	(55,600)
Balance at 30 June 2024	50,027	8,176	400	58,603
Gross balance amount at 30 June 2024	130,377	48,715	4,803	183,895
Accumulated depreciation at 30 June 2024	(80,350)	(40,539)	(4,403)	(125,292)
Balance at 30 June 2024	50,027	8,176	400	58,603

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the Town is the lessee:

	2024 Actual \$	2023 Actual \$
Depreciation on right-of-use assets	(55,600)	(26,148)
Finance charge on lease liabilities	(17,434)	(51,529)
Short-term lease payments recognised as expense	0	(15,921)
Income from sub leasing right-of-use assets	0	20,000
Total amount recognised in the statement of comprehensive income	(73,034)	(73,598)
Total cash outflow from leases	(63,562)	(86,582)
(b) Lease Liabilities		
Current	50,024	45,087
Non-current	27,013	78,078
	25(c) 77,037	123,165

MATERIAL ACCOUNTING POLICIES
Leases

At inception of a contract, the Town assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Town uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 25(c).

Right-of-use assets - measurement

Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the Town anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

11. LEASES (Continued)

(c) Lessor - Property, Plant and Equipment Subject to Lease

The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.

Less than 1 year
1 to 2 years
2 to 3 years
3 to 4 years
4 to 5 years
> 5 years

	2024 Actual	2023 Actual
	\$	\$
	518,414	518,414
	106,611	518,414
	106,611	106,611
	98,611	106,611
	59,209	98,611
	59,209	59,209
	<u>948,665</u>	<u>1,407,870</u>
Amounts recognised in profit or loss for Property, Plant and Equipment Subject to Lease		
Rental income	507,486	481,967

These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. In addition, they are not considered investment property as they are leased for use in the supply of services to the community.

Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the Town typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases.

Expectations about the future residual values are reflected in the fair value of the properties.

MATERIAL ACCOUNTING POLICIES

The Town as Lessor

Upon entering into each contract as a lessor, the Town assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the Town applies AASB 15 *Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

12. TRADE AND OTHER PAYABLES

Current

Sundry creditors
Prepaid rates
Payroll liabilities
Bonds and deposits held
Accrued interest
Other prepayments

	2024	2023
	\$	\$
Sundry creditors	1,256,603	676,818
Prepaid rates	203,388	140,033
Payroll liabilities	135,770	329,943
Bonds and deposits held	1,288,240	1,303,706
Accrued interest	55,692	2,244
Other prepayments	27,401	29,415
	2,967,094	2,482,159

MATERIAL ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are initially recognised at fair value when the Town becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Town prior to the end of the financial year that are unpaid and arise when the Town becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Town recognises income for the prepaid rates that have not been refunded.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

13. OTHER LIABILITIES

	2024	2023
	\$	\$
Capital grant/contributions liabilities	192,406	90,000
	<u>192,406</u>	<u>90,000</u>
Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	90,000	195,619
Additions	102,406	4,989
Revenue from capital grant/contributions held as a liability at the start of the period	0	(110,608)
	<u>192,406</u>	<u>90,000</u>

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

MATERIAL ACCOUNTING POLICIES

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the Town's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the Town which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 22(i)) due to the unobservable inputs, including own credit risk.



**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

14. BORROWINGS

	Note	2024			2023		
		Current	Non-current	Total	Current	Non-current	Total
Secured		\$	\$	\$	\$	\$	\$
Bank loans		459,727	4,729,434	5,189,161	4,377,136	1,038,157	5,415,293
Total secured borrowings	25(a)	459,727	4,729,434	5,189,161	4,377,136	1,038,157	5,415,293

MATERIAL ACCOUNTING POLICIES

Borrowing costs

The Town has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature. Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 22(i)) due to the unobservable inputs, including own credit risk.

Risk

Details of individual borrowings required by regulations are provided at Note 25(a).

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

15. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

	2024	2023
	\$	\$
Current provisions		
Employee benefit provisions		
Annual leave	600,847	602,027
Long service leave	485,156	488,275
Personal leave	83,736	70,595
	<u>1,169,739</u>	<u>1,160,897</u>
Total current employee related provisions	<u>1,169,739</u>	<u>1,160,897</u>
Non-current provisions		
Employee benefit provisions		
Long service leave	184,904	267,627
	<u>184,904</u>	<u>267,627</u>
Total non-current employee related provisions	<u>184,904</u>	<u>267,627</u>
Total employee related provisions	<u>1,354,643</u>	<u>1,428,524</u>

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

MATERIAL ACCOUNTING POLICIES

Employee benefits

The Town’s obligations for employees’ annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

Provision is made for the Town’s obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Town’s obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Town’s obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Town does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

16. REVALUATION SURPLUS

	2024 Opening Balance	2024 Change in Accounting Policy	Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	Total Movement on Revaluation	2023 Closing Balance
	\$	\$	\$	\$	\$	\$	\$
Revaluation surplus - Land - freehold land	83,953,368	0	0	83,953,368	83,953,368	0	83,953,368
Revaluation surplus - Buildings - non-specialised	125,139	0	0	125,139	125,139	0	125,139
Revaluation surplus - Buildings - specialised	2,949,804	0	0	2,949,804	2,949,804	0	2,949,804
Revaluation surplus - Furniture and equipment	59,622	0	0	59,622	59,622	0	59,622
Revaluation surplus - Plant and equipment	607,596	0	0	607,596	607,596	0	607,596
Revaluation surplus - Electronic equipment	290,432	0	0	290,432	290,432	0	290,432
Revaluation surplus - Land vested in and under control	617,710	0	0	617,710	617,710	0	617,710
Revaluation surplus - Infrastructure - roads	34,185,232	0	0	34,185,232	2,722,318	31,462,914	34,185,232
Revaluation surplus - Infrastructure - paths	9,126,105	0	0	9,126,105	6,970,083	2,156,022	9,126,105
Revaluation surplus - Infrastructure - drainage	4,155,797	0	0	4,155,797	955,086	3,200,711	4,155,797
Revaluation surplus - Infrastructure - parks and reserves	2,342,936	0	0	2,342,936	1,386,654	956,282	2,342,936
Revaluation surplus - Infrastructure - car parks	970,158	0	0	970,158	714,490	255,668	970,158
Revaluation surplus - Infrastructure - street furniture	4,040,686	0	0	4,040,686	553,082	3,487,604	4,040,686
Revaluation surplus - Infrastructure - streetlights	617,082	0	0	617,082	6,271	610,811	617,082
Revaluation surplus - Infrastructure - artefacts	393,500	0	0	393,500	554,000	(160,500)	393,500
Revaluation surplus - Infrastructure - public art collection	391,951	0	0	391,951	7,604	384,347	391,951
Revaluation surplus - Infrastructure - leasehold improvements	61,779	0	0	61,779	61,779	0	61,779
	144,888,897	0	0	144,888,897	102,535,038	42,353,859	144,888,897
Revaluation surplus - Share from investments in associates	0	0	4,176	4,176	0	0	0
	144,888,897	0	4,176	144,893,073	102,535,038	42,353,859	144,888,897

The movement in the revaluation surplus for infrastructure roads relates to an impairment loss as a result of a flood event. Refer to Note 9(a).

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

17. RESTRICTIONS OVER FINANCIAL ASSETS

	Note	2024 Actual \$	2023 Actual \$
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	0	2,414,794
- Financial assets at amortised cost	4	12,307,527	9,414,766
		12,307,527	11,829,560
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	26	12,115,121	11,739,560
Capital grant liabilities	13	192,406	90,000
Total restricted financial assets		12,307,527	11,829,560

18. UNDRAWN BORROWING FACILITIES AND CREDIT

STANDBY ARRANGEMENTS

Bank overdraft limit		0	0
Bank overdraft at balance date		0	0
Credit card limit		150,000	150,000
Credit card balance at balance date		(18,148)	(1,077)
Total amount of credit unused		131,852	148,923

Loan facilities

Loan facilities - current		459,727	4,377,136
Loan facilities - non-current		4,729,434	1,038,157
Total facilities in use at balance date		5,189,161	5,415,293

Unused loan facilities at balance date 0



**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

19. CAPITAL COMMITMENTS

	2024	2023
	\$	\$
Contracted for:		
- capital expenditure projects	79,331	0
	<hr/> 79,331	<hr/> 0
Payable:		
- not later than one year	79,331	0

The major capital commitments are as per below:
 1. Bay View Community Centre Upgrade (\$58,849)
 2. Claremont Aquatic Centre Paving (\$20,482)

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

20. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.

Note	2024 Actual \$	2024 Budget \$	2023 Actual \$
Mayor's annual allowance	38,450	38,450	37,881
Mayor's meeting attendance fees	26,370	17,030	25,976
Mayor's ICT expenses	0	500	0
Mayor's annual allowance for ICT expenses	3,500	3,500	3,500
	68,320	59,480	67,357
Deputy Mayor's annual allowance	9,659	9,613	9,470
Deputy Mayor's meeting attendance fees	17,030	17,030	16,776
Deputy Mayor's annual allowance for ICT expenses	3,500	3,500	3,500
	30,189	30,143	29,746
All other council member's meeting attendance fees	124,482	134,050	134,208
All other council member's annual allowance for ICT expenses	25,585	25,500	28,000
	150,067	159,550	162,208
20(b)	248,576	249,173	259,311

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the Town during the year are as follows:

Short-term employee benefits	869,907	842,389
Post-employment benefits	110,419	104,466
Employee - other long-term benefits	14,339	19,616
Council member costs	248,576	259,311
20(a)	1,243,241	1,225,782

Short-term employee benefits

These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits

These amounts are the current-year's cost of the Town's superannuation contributions made during the year.

Other long-term benefits

These amounts represent annual leave and long service leave entitlements accruing during the year.

Council member costs

These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

20. RELATED PARTY TRANSACTIONS

Transactions with related parties

Transactions between related parties and the Town are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2024 Actual	2023 Actual
	\$	\$
Sale of goods and services	4,705	1,326
Reimbursement - key management personnel	4,935	1,181

Related Parties

The Town's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Town, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 20(a) and 20(b).

ii. Other Related Parties

An associate person of KMP was employed by the Town under normal employment terms and conditions. Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly are considered related parties in relation to the Town.

iii. Entities subject to significant influence by the Town

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

21. INVESTMENT IN ASSOCIATES

(a) Investment in associates

Set out in the table below are the associates of the Town. All associates are measured using the equity method. Western Australia is the principal place of business for all associates.

Name of entity	% of ownership interest		2024	2023
	2024	2023	Actual	Actual
Western Metropolitan Regional Council (WMRC) Refer note 19 (b)	21.34%	21.34%	\$ 753,271	\$ 699,860
Total equity-accounted investments			753,271	699,860

(b) Share of investment

The Town together with the Town of Cottesloe, the Town of Mosman Park, the Shire of Peppermint Grove and the City of Subiaco have an interest in the Western Metropolitan Regional Council (WMRC) waste transfer station. The Council was formed to provide efficient treatment and/or disposal of waste. A waste transfer station was constructed from funds provided from constituent Councils. The voting power held by the Town is 20% and the Town's 21.34% share of the net assets are included as follows:

Summarised statement of comprehensive income	Note	2024 Actual	2023 Actual
		\$	\$
Revenue		9,160,607	7,639,295
Interest revenue		64,357	47,360
Finance cost		(3,994)	(598)
Depreciation		(396,601)	(242,361)
Profit/(loss) from continuing operations		230,718	315,412
Profit/(loss) from discontinued operations			
Profit/(loss) for the period		230,718	315,412
Other comprehensive income		19,567	
Total comprehensive income for the period		250,285	315,412
Summarised statement of financial position			
Cash and cash equivalents		1,266,551	1,179,365
Other current assets		841,106	492,639
Total current assets		2,107,657	1,672,004
Non-current assets		2,485,404	2,638,682
Total assets		4,593,061	4,310,686
Current financial liabilities		988,516	1,016,356
Other current liabilities			
Total current liabilities		988,516	1,016,356
Non-current financial liabilities		74,692	14,763
Other non-current liabilities			
Total non-current liabilities		74,692	14,763
Total liabilities		1,063,208	1,031,119
Net assets		3,529,853	3,279,567
Reconciliation to carrying amounts			
Opening net assets 1 July		3,279,567	2,964,155
Changes in members contributions		0	0
Profit/(Loss) for the period		230,718	315,412
Other comprehensive income		19,567	0
Closing net assets 30 June		3,529,852	3,279,567
Carrying amount at 1 July		699,860	632,550
- Share of associates net profit/(loss) for the period	21(e)	49,235	67,310
- Share of associates other comprehensive income arising during the period		4,176	0
Carrying amount at 30 June (Refer to Note 21(a))		753,271	699,860

MATERIAL ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the Town has significant influence, that is it has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Town's share of net assets of the associate. In addition, the Town's share of the profit or loss of the associate is included in the Town's profit or loss.

(e) Share of associates net profit/(loss) for the period

Investment in Western Metropolitan Regional Council (WMRC) Refer note 19 (b)

2024 Actual	2023 Actual
\$ 49,235	\$ 67,310
49,235	67,310

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

22. OTHER MATERIAL ACCOUNTING POLICIES

a) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Town's operational cycle. In the case of liabilities where the Town 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 or non-current based on the Town's intentions to release for sale.

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Town applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The Town contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Town contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the Town would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue

Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy

AASB 13 *Fair Value Measurement* requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Town selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Town are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Town gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets

In accordance with Australian Accounting Standards the Town'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 impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

23. RATING INFORMATION

(a) General Rates

RATE TYPE Rate Description	Basis of valuation	Rate in \$	Number of Properties	2023/24 Actual Rateable Value*		2023/24 Actual Rate		2023/24 Actual Interim Rates		2023/24 Budget Rate		2023/24 Budget Interim Rate		2022/23 Actual Total Revenue	
				\$	Value*	\$	Revenue	\$	Revenue	\$	Revenue	\$	Revenue	\$	Revenue
General rates	Gross rental valuation	0.058281	3,456	152,500,550	8,887,885	24,302	8,912,187	8,914,435	180,000	9,094,435	13,875,736	13,875,736	13,875,736		
Commercial rates	Gross rental valuation	0.071741	268	68,417,418	4,908,334	0	4,908,334	5,008,874	0	5,008,874	14,103,309	14,103,309	14,103,309		
Total general rates			3,724	220,917,968	13,796,219	24,302	13,820,521	13,923,309	180,000	14,103,309	13,875,736	13,875,736	13,875,736		
Minimum payment															
General rates	Gross rental valuation	1.421	1,763	34,148,900	2,505,223	0	2,505,223	2,520,854	0	2,520,854	1,882,240	1,882,240	1,882,240		
Commercial rates	Gross rental valuation	1.421	17	248,989	24,157	0	24,157	25,578	0	25,578	1,882,240	1,882,240	1,882,240		
Total minimum payments			1,780	34,397,889	2,529,380	0	2,529,380	2,546,432	0	2,546,432	1,882,240	1,882,240	1,882,240		
Total general rates and minimum payments			5,504	255,315,857	16,325,599	24,302	16,349,901	16,469,741	180,000	16,649,741	15,757,976	15,757,976	15,757,976		
Specified Area Rates															
BID Program - Promotion of CBD	Gross rental valuation	0.00183312	108	49,147,886	90,000	0	90,000	90,000	0	90,000	60,274	60,274	60,274		
Total Rates							16,439,901	16,739,741		16,739,741	15,818,250	15,818,250	15,818,250		
Rate instalment interest							109,716	109,716		109,716	131,360	131,360	131,360		
Rate overdue interest							61,142	61,142		61,142	34,901	34,901	34,901		

The rate revenue was recognised from the rate record as soon as practicable after the Town resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

24. DETERMINATION OF SURPLUS OR DEFICIT

Note	2023/24 (30 June 2024 Carried Forward) \$	2023/24 Budget (30 June 2024 Carried Forward) \$	2022/23 (30 June 2023 Carried Forward) \$
(a) Non-cash amounts excluded from operating activities			
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
Adjustments to operating activities			
Less: Profit on asset disposals	(121,490)	(29,919)	(95,903)
Less: Share of net profit of associates and joint ventures accounted for using the equity method	(49,235)	0	(67,310)
Add: Loss on disposal of assets	0	10,037	0
Add: Impairment of Plant and Equipment	0	0	0
Add: Depreciation	3,960,149	4,034,247	3,573,345
Non-cash movements in non-current assets and liabilities:			
Pensioner deferred rates	23,081	0	(27,349)
Derecognition of assets	605,026	0	0
Employee benefit provisions	(82,723)	0	133,093
Right of use assets	57	0	12,035
Non-cash amounts excluded from operating activities	4,334,865	4,014,365	3,527,911
(b) Surplus or deficit after imposition of general rates			
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.			
Adjustments to net current assets			
Less: Reserve accounts	26 (12,115,121)	(10,991,791)	(11,739,560)
Add: Current liabilities not expected to be cleared at end of year			
- Current portion of borrowings	14 459,727	477,461	4,377,136
- Current portion of lease liabilities	11(b) 50,024	43,981	45,087
- Employee benefit provisions	0	687,093	0
Total adjustments to net current assets	(11,605,370)	(9,783,256)	(7,317,337)
Net current assets used in the Statement of Financial Activity			
Total current assets	19,079,902	13,402,678	18,212,484
Less: Total current liabilities	(4,838,990)	(3,619,422)	(8,155,279)
Less: Total adjustments to net current assets	(11,605,370)	(9,783,256)	(7,317,337)
Surplus or deficit after imposition of general rates	2,635,542	0	2,739,868

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

25. BORROWING AND LEASE LIABILITIES

(a) Borrowings

Purpose	Note	Actual					Budget		
		Principal at 1 July 2022	New Loans During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	New Loans During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	
Loan 1: Aquatic Centre Refurbishment		\$ 577,422	\$ 0	\$ (53,139)	\$ 524,283	\$ 0	\$ 524,283	\$ 467,722	
Loan 2: 333 Stirling Highway		4,480,645	0	(218,267)	4,262,378	0	4,262,377	4,121,489	
Loan 2c: 333 Stirling Highway		0	0	0	0	4,151,004	0	0	
Loan 3: Claremont Community Hub		684,323	0	(55,691)	628,632	0	628,632	570,435	
Loan 5: Underground Power		2,400,000	0	(2,400,000)	0	0	0	0	
Total		8,142,390	0	(2,727,097)	5,415,293	4,151,004	5,415,292	5,159,646	

Purpose	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending		Budget for year ending	
					30 June 2023	30 June 2024	30 June 2023	30 June 2024
Loan 1: Aquatic Centre Refurbishment	1	*	6.34%	14/12/2030	\$ (138,754)	\$ (32,357)	\$ (138,754)	\$ (32,357)
Loan 2: 333 Stirling Highway	2	*	2.73%	30/12/2023	(60,378)	(58,181)	(60,378)	(165,490)
Loan 2c: 333 Stirling Highway	2c	*	4.17%	13/03/2027	0	0	0	0
Loan 3: Claremont Community Hub	3	*	4.45%	26/06/2032	(47,973)	(27,334)	(47,973)	(27,334)
Loan 4b: Claremont No.1	4b	*	6.34%	14/06/2030	(286,789)	(117,872)	(286,789)	(225,181)
Total					(286,789)	(117,872)	(286,789)	(225,181)

* WA Treasury Corporation

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

25- BORROWING AND LEASE LIABILITIES (Continued)

(b) New Borrowings - 2023/24

Particulars/Purpose	Institution	Loan Type	Term Years	Interest Rate %	Amount Borrowed		Amount (Used)		Total Interest & Charges	Actual Balance Unspent
					2024 Actual	2024 Budget	2024 Actual	2024 Budget		
Loan 2c: 333 Stirling Highway (refinancing existing loan)	*	Fixed	3	4.17%	\$ 4,151,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
					\$ 4,151,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* WA Treasury Corporation

(c) Lease Liabilities

Purpose	Note	Actual				Budget						
		Principal at 1 July 2022	New Leases During 2022-23	Principal at 30 June 2023	Principal at 30 June 2024	Principal at 1 July 2023	New Leases During 2023-24	Principal at 30 June 2024	Principal at 30 June 2024			
EL227 - Personal computing		\$ 53,245	0	\$ (14,219)	\$ 39,026	\$ 0	\$ (19,599)	\$ 19,427	\$ 50,438	\$ 0	\$ (28,532)	\$ 21,906
EL228 - Printer/copiers		24,648	0	(4,878)	19,770	0	(6,677)	13,093	27,190	0	(9,975)	17,215
BLD54 - Car bays		26,805	0	(7,210)	19,595	0	(8,816)	10,779	23,586	0	(11,693)	11,893
BLD55 - Museum storage		1,925	0	(1,925)	0	0	0	0	0	0	0	0
PE459 - Coffee Machine		3,715	0	(1,564)	2,151	0	(1,702)	449	2,239	0	(1,790)	449
EL225 - Wide Area Network rental**		0	47,880	(5,257)	42,623	0	(9,334)	33,289	0	0	0	0
Total Lease Liabilities	11(b)	110,338	47,880	(35,053)	123,165	0	(46,128)	77,037	103,453	0	(51,990)	51,463

Lease Finance Cost Payments

Purpose	Lease Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2023	Budget for year ending 30 June 2024	Lease Term
EL227 - Personal computing	EL227	Dell	2.71%	31/03/2025	\$ (9,939)	\$ (1,001)	3 years
EL228 - Printer/copiers	EL228	Kyocera	2.05%	31/01/2026	(4,193)	(441)	4 years
BLD54 - Car bays	BLD54	Charter Hall	1.69%	30/06/2025	(3,184)	(307)	10 years
BLD55 - Museum storage	BLD55	Defreites & Ryan	2.08%	30/09/2022	0	0	1 year
PE459 - Coffee Machine	PE459	Gesha Coffee Co	0.71%	30/09/2024	(118)	(10)	3 years
EL225 - Wide Area Network rental**	EL225	TPG	3.00%	19/04/2026	0	0	Not applicable
Total Finance Cost Payments					(17,434)	(1,759)	

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

26. RESERVE ACCOUNTS

	2024 Actual Opening Balance	2024 Actual Transfer to	2024 Actual Transfer (from)	2024 Actual Closing Balance	2024 Budget Opening Balance	2024 Budget Transfer to	2024 Budget Transfer (from)	2024 Budget Closing Balance	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance
Restricted by legislation/agreement												
(a) NEP Developer Contributions	475,244	4,507	0	479,751	467,398	18,696	0	486,094	457,627	17,617	0	475,244
(b) Cash in lieu of Parking	580,544	5,505	0	586,049	572,060	22,882	0	594,942	559,024	21,520	0	580,544
(c) Claremont Town Centre - Specified Area Rate	214,115	15,674	(30,000)	199,789	184,790	7,392	0	192,182	272,880	1,235	(60,000)	214,115
	1,269,903	25,686	(30,000)	1,265,589	1,224,248	48,970	0	1,273,218	1,289,531	40,372	(60,000)	1,269,903
Restricted by council												
(d) Pool Upgrade	687,265	255,045	0	942,310	593,609	23,744	(555,000)	62,353	683,990	3,275	0	687,265
(e) Plant Replacement	167,647	11,269	0	178,916	171,396	6,856	0	178,252	167,208	439	0	167,647
(f) Irrigation and Drainage	598,680	40,264	0	638,944	510,380	20,415	0	530,795	598,062	618	0	598,680
(g) Public Art	189,922	39,580	(30,000)	199,502	191,491	7,660	(30,000)	169,151	167,821	22,101	0	189,922
(h) Parking	1,205,890	11,435	0	1,217,325	1,225,477	49,019	0	1,274,496	1,203,709	2,181	0	1,205,890
(i) Building	449,814	37,158	0	486,972	462,612	18,504	0	481,116	567,874	1,940	(120,000)	449,814
(j) Future Fund	5,160,143	264,335	(380,000)	5,044,478	5,007,545	351,852	(200,000)	5,159,397	7,078,863	440,458	(2,359,178)	5,160,143
(k) Claremont Joint Venture	1,030,562	32,946	0	1,063,508	1,012,691	40,508	0	1,053,199	990,779	39,783	0	1,030,562
(l) Heritage Grant	93,041	5,514	(17,541)	81,014	90,587	3,623	(4,000)	90,210	92,708	333	0	93,041
(m) Employee Entitlement	653,636	38,084	0	691,720	660,666	26,427	0	687,093	551,569	102,067	0	653,636
(n) WESROC Contributions	233,057	202,210	(130,424)	304,843	262,645	209,589	(439,723)	32,511	0	233,057	0	233,057
	10,469,657	937,840	(557,965)	10,849,532	10,189,099	758,197	(1,228,723)	9,718,573	12,102,583	846,252	(2,479,178)	10,469,657
	11,739,560	963,526	(587,965)	12,115,121	11,413,347	807,167	(1,228,723)	10,991,791	13,392,114	886,624	(2,539,178)	11,739,560

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of reserve account	Purpose of the reserve account
Restricted by legislation/agreement	
(a) NEP Developer Contributions	To accumulate funds to cover the Town's contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
(b) Cash in lieu of Parking	To provide for the purchase of land for car parking in accordance with Clause 33(2).
(c) Claremont Town Centre - Specified Area Rate	To fund promotion and publicity for Claremont CBD.
Restricted by council	
(d) Pool Upgrade	To fund major maintenance of the Claremont Pool.
(e) Plant Replacement	To provide for the replacement of major items of heavy plant.
(f) Irrigation and Drainage	To provide funds for the replacement, renewal and upgrade of irrigation and drainage.
(g) Public Art	To assist with the programmed purchase and development of Public Art assets throughout the Town.
(h) Parking	To provide for the purchase, upgrade or renewal of parking infrastructure.
(i) Building	To provide for building renewal in accordance with the Town's Asset Management Plans.
(j) Future Fund	To provide for the future planning and undertaking of capital and infrastructure works in the Town.
(k) Claremont Joint Venture	To provide for traffic modifications/roads works within the Town Centre zone and the surrounding roads.
(l) Heritage Grant	To assist with funding the Town's heritage grant maintenance program.
(m) Employee Entitlement	To fund annual and long service leave requirements.
(n) WESROC Contributions	To fund the Western Suburbs Regional Organisation of Councils projects and initiatives and hold funds contributed by each council member.



Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

Town of Claremont

To the Council of the Town of Claremont

Opinion

I have audited the financial report of the Town of Claremont (Town) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, the financial report:

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the Town for the year ended 30 June 2024 and its financial position at the end of that period
- is in accordance with the Local Government Act 1995 (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for opinion

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the Town is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the Town's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the Town.

The Council is responsible for overseeing the Town's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the Town of Claremont for the year ended 30 June 2024 included in the annual report on the Town's website. The Town's management is responsible for the integrity of the Town's website. This audit does not provide assurance on the integrity of the Town's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the Town to confirm the information contained in the website version.

Mark Ambrose

Mark Ambrose
Senior Director Financial Audit
Delegate of the Auditor General for Western Australia
Perth, Western Australia
9 December 2024



COMMUNITY VISION

The Town is a progressive, respectful, sustainable local government supporting a connected, flourishing community. We exist to deliver quality services for Claremont today and to build the foundation for the future.

Principal place of business:
308 Stirling Highway,
Claremont, WA, 6010



308 Stirling Highway, Claremont WA 6010 | PO Box 54, Claremont WA 6910
(08) 9285 4300 | www.claremont.wa.gov.au | Email: toc@claremont.wa.gov.au



FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

TABLE OF CONTENTS

Statement by Chief Executive Officer	2
Statement of Comprehensive Income	3
Statement of Financial Position	4
Statement of Changes in Equity	5
Statement of Cash Flows	6
Statement of Financial Activity	7
Index to Notes	8
Independent Auditor's Report	40

The Town of Claremont conducts the operations of a local government with the following community vision:

The Town is progressive, respectful, sustainable local government supporting flourishing community.

Principal place of business:
308 Stirling Highway
Claremont WA 6010

**TOWN OF CLAREMONT
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

*Local Government Act 1995
Local Government (Financial Management) Regulations 1996*

STATEMENT BY CEO

The accompanying financial report of the Town of Claremont has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on the 6 day of December 2024



CEO

Elizabeth Ledger

Name of CEO

**TOWN OF CLAREMONT
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024**

	NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
Revenue				
Rates	2(a),23	16,439,901	16,739,741	15,818,250
Grants, subsidies and contributions	2(a)	660,496	272,645	658,372
Fees and charges	2(a)	3,864,459	3,884,165	4,021,875
Interest revenue	2(a)	1,112,603	868,172	612,440
Other revenue	2(a)	231,131	517,470	647,317
		22,308,590	22,282,193	21,758,254
Expenses				
Employee costs	2(b)	(8,088,710)	(8,447,148)	(7,922,515)
Materials and contracts		(8,010,323)	(7,955,391)	(6,722,793)
Utility charges		(460,267)	(552,399)	(538,323)
Depreciation		(3,960,149)	(4,034,247)	(3,573,345)
Finance costs		(203,899)	(226,940)	(338,318)
Insurance		(278,514)	(276,366)	(263,930)
Other expenditure	2(b)	(757,297)	(1,296,747)	(970,037)
		(21,759,159)	(22,789,238)	(20,329,261)
		549,431	(507,045)	1,428,993
Capital grants, subsidies and contributions	2(a)	349,332	462,000	250,586
Profit on asset disposals		121,490	29,919	95,903
Loss on asset disposals		0	(10,037)	0
Share of net profit of associates accounted for using the equity method	21(e)	49,235	0	67,310
		520,057	481,882	413,799
Net result for the period		1,069,488	(25,163)	1,842,792
Other comprehensive income for the period				
<i>Items that will not be reclassified subsequently to profit or loss</i>				
Changes in asset revaluation surplus	16	0	0	42,353,859
Share of other comprehensive income of associates accounted for using the equity method	16, 21(b)	4,176	0	0
Total other comprehensive income for the period	16	4,176	0	42,353,859
Total comprehensive income for the period		1,073,664	(25,163)	44,196,651

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024**

	NOTE	2024	2023
		\$	\$
CURRENT ASSETS			
Cash and cash equivalents	3	3,787,776	6,479,946
Trade and other receivables	5	1,136,263	2,104,067
Other financial assets	4(a)	13,871,772	9,414,766
Inventories	6	10,783	15,078
Other assets	7	273,308	198,627
TOTAL CURRENT ASSETS		19,079,902	18,212,484
NON-CURRENT ASSETS			
Trade and other receivables	5	359,922	382,023
Investment in associate	21(a)	753,271	699,860
Property, plant and equipment	8	121,694,120	121,524,263
Infrastructure	9	89,819,079	89,511,578
Right-of-use assets	11(a)	58,603	119,825
TOTAL NON-CURRENT ASSETS		212,684,995	212,237,549
TOTAL ASSETS		231,764,897	230,450,033
CURRENT LIABILITIES			
Trade and other payables	12	2,967,094	2,482,159
Other liabilities	13	192,406	90,000
Lease liabilities	11(b)	50,024	45,087
Borrowings	14	459,727	4,377,136
Employee related provisions	15	1,169,739	1,160,897
TOTAL CURRENT LIABILITIES		4,838,990	8,155,279
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	27,013	78,078
Borrowings	14	4,729,434	1,038,157
Employee related provisions	15	184,904	267,627
TOTAL NON-CURRENT LIABILITIES		4,941,351	1,383,862
TOTAL LIABILITIES		9,780,341	9,539,141
NET ASSETS		221,984,556	220,910,892
EQUITY			
Retained surplus		64,976,362	64,282,435
Reserve accounts	26	12,115,121	11,739,560
Revaluation surplus	16	144,893,073	144,888,897
TOTAL EQUITY		221,984,556	220,910,892

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024**

	NOTE	RETAINED SURPLUS \$	RESERVE ACCOUNTS \$	REVALUATION SURPLUS \$	TOTAL EQUITY \$
Balance as at 1 July 2022		60,787,089	13,392,114	102,535,038	176,714,241
Comprehensive income for the period					
Net result for the period		1,842,792	0	0	1,842,792
Other comprehensive income for the period	16	0	0	42,353,859	42,353,859
Total comprehensive income for the period		1,842,792	0	42,353,859	44,196,651
Transfers from reserve accounts	26	2,539,178	(2,539,178)	0	0
Transfers to reserve accounts	26	(886,624)	886,624	0	0
Balance as at 30 June 2023		64,282,435	11,739,560	144,888,897	220,910,892
Change in accounting policies		0	0	0	0
Correction of error		0	0	0	0
Restated balance at 1 July 2023		64,282,435	11,739,560	144,888,897	220,910,892
Comprehensive income for the period					
Net result for the period		1,069,488	0	0	1,069,488
Other comprehensive income for the period	16	0	0	4,176	4,176
Total comprehensive income for the period		1,069,488	0	4,176	1,073,664
Transfers from reserve accounts	26	587,965	(587,965)	0	0
Transfers to reserve accounts	26	(963,526)	963,526	0	0
Balance as at 30 June 2024		64,976,362	12,115,121	144,893,073	221,984,556

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024**

	NOTE	2024 Actual \$	2023 Actual \$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Rates		16,492,584	15,549,319
Grants, subsidies and contributions		1,683,067	930,746
Fees and charges		3,850,095	4,036,931
Interest revenue		1,112,603	612,440
Goods and services tax received		(7,630)	1,001,394
Other revenue		231,131	647,317
		<u>23,361,850</u>	<u>22,778,147</u>
Payments			
Employee costs		(8,356,764)	(7,823,736)
Materials and contracts		(6,859,926)	(7,393,913)
Utility charges		(460,267)	(538,323)
Finance costs		(203,899)	(338,318)
Insurance paid		(278,514)	(263,930)
Goods and services tax paid		0	(1,088,675)
Other expenditure		(751,679)	(922,651)
		<u>(16,911,049)</u>	<u>(18,369,546)</u>
Net cash provided by operating activities		6,450,801	4,408,601
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchase of property, plant & equipment	8(a)	(1,550,391)	(1,006,120)
Payments for construction of infrastructure	9(a)	(3,486,649)	(2,875,627)
Capital grants, subsidies and contributions		451,738	28,967
Proceeds for financial assets at amortised cost		(4,457,006)	(7,407,872)
Proceeds from sale of property, plant & equipment		171,597	134,683
Net cash (used in) investing activities		(8,870,711)	(11,125,969)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings	25(a)	(4,377,136)	(2,727,097)
Payments for principal portion of lease liabilities	25(c)	(46,128)	(35,053)
Proceeds from new borrowings	25(a)	4,151,004	0
Net cash (used in) financing activities		(272,260)	(2,762,150)
Net (decrease) in cash held		(2,692,170)	(9,479,518)
Cash at beginning of year		6,479,946	15,959,464
Cash and cash equivalents at the end of the year		<u>3,787,776</u>	<u>6,479,946</u>

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024**

	NOTE	2024 Actual \$	2024 Budget \$	2023 Actual \$
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	23	16,349,901	14,103,309	15,757,976
Rates excluding general rates	23	90,000	2,636,432	60,274
Grants, subsidies and contributions		660,496	272,645	658,372
Fees and charges		3,864,459	3,884,165	4,021,875
Interest revenue		1,112,603	868,172	612,440
Other revenue		231,131	517,470	647,317
Profit on asset disposals		121,490	29,919	95,903
Share of net profit of associates accounted for using the equity method	21(e)	49,235	0	67,310
		<u>22,479,315</u>	<u>22,312,112</u>	<u>21,921,467</u>
Expenditure from operating activities				
Employee costs		(8,088,710)	(8,447,148)	(7,922,515)
Materials and contracts		(8,010,323)	(7,955,391)	(6,722,793)
Utility charges		(460,267)	(552,399)	(538,323)
Depreciation		(3,960,149)	(4,034,247)	(3,573,345)
Finance costs		(203,899)	(226,940)	(338,318)
Insurance		(278,514)	(276,366)	(263,930)
Other expenditure		(757,297)	(1,296,747)	(970,037)
Loss on asset disposals		0	(10,037)	0
		<u>(21,759,159)</u>	<u>(22,799,275)</u>	<u>(20,329,261)</u>
Non cash amounts excluded from operating activities	24(a)	4,334,865	4,014,365	3,527,911
Amount attributable to operating activities		<u>5,055,021</u>	<u>3,527,202</u>	<u>5,120,117</u>
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		349,332	462,000	250,586
Proceeds from disposal of assets		171,597	148,000	134,683
		<u>520,929</u>	<u>610,000</u>	<u>385,269</u>
Outflows from investing activities				
Right of use assets received - non cash	11(a)	5,622	0	0
Purchase of property, plant and equipment	8(a)	(1,550,391)	(2,449,895)	(1,006,120)
Purchase and construction of infrastructure	9(a)	(3,486,649)	(3,906,592)	(2,991,627)
Payments for intangible assets	11	0	(253,925)	
		<u>(5,031,418)</u>	<u>(6,610,412)</u>	<u>(3,997,747)</u>
Amount attributable to investing activities		<u>(4,510,489)</u>	<u>(6,000,412)</u>	<u>(3,612,478)</u>
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from borrowings	25(a)	4,151,004	0	0
Transfers from reserve accounts	26	587,965	1,228,723	2,539,178
		<u>4,738,969</u>	<u>1,228,723</u>	<u>2,539,178</u>
Outflows from financing activities				
Repayment of borrowings	25(a)	(4,377,136)	(255,646)	(2,727,097)
Payments for principal portion of lease liabilities	25(c)	(46,128)	(51,990)	(35,053)
Transfers to reserve accounts	26	(963,526)	(807,167)	(886,624)
		<u>(5,386,790)</u>	<u>(1,114,803)</u>	<u>(3,648,774)</u>
Amount attributable to financing activities		<u>(647,821)</u>	<u>113,920</u>	<u>(1,109,596)</u>
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year	24(b)	2,739,868	2,359,290	2,341,825
Amount attributable to operating activities		5,055,021	3,527,202	5,120,117
Amount attributable to investing activities		(4,510,489)	(6,000,412)	(3,612,478)
Amount attributable to financing activities		(647,821)	113,920	(1,109,596)
Surplus or deficit after imposition of general rates	24(b)	<u>2,636,579</u>	<u>0</u>	<u>2,739,868</u>

This statement is to be read in conjunction with the accompanying notes.

**TOWN OF CLAREMONT
FOR THE YEAR ENDED 30 JUNE 2024
INDEX OF NOTES TO THE FINANCIAL REPORT**

Note 1	Basis of Preparation	9
Note 2	Revenue and Expenses	10
Note 3	Cash and Cash Equivalents	12
Note 4	Other Financial Assets	12
Note 5	Trade and Other Receivables	13
Note 6	Inventories	14
Note 7	Other Assets	15
Note 8	Property, Plant and Equipment	16
Note 9	Infrastructure	18
Note 10	Fixed Assets	20
Note 11	Leases	22
Note 12	Trade and Other Payables	24
Note 13	Other Liabilities	25
Note 14	Borrowings	26
Note 15	Employee Related Provisions	27
Note 16	Revaluation Surplus	28
Note 17	Restrictions Over Financial Assets	29
Note 18	Undrawn Borrowing Facilities and Credit Standby Arrangements	29
Note 19	Capital Commitments	30
Note 20	Related Party Transactions	31
Note 21	Investment in Associates	33
Note 22	Other Material Accounting Policies	34
Information required by legislation		
Note 23	Rating Information	35
Note 24	Determination of Surplus or Deficit	36
Note 25	Borrowing and Lease Liabilities	37
Note 26	Reserve accounts	39

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

1. BASIS OF PREPARATION

The financial report of the Town of Claremont which is a Class 3 local government comprises general purpose financial statements which have been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements

Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the financial report be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the *Local Government Act 1995*, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied except for disclosure requirements of:

- AASB 7 Financial Instruments Disclosures
- AASB 16 Leases paragraph 58
- AASB 101 Presentation of Financial Statements paragraph 61
- AASB 107 Statement of Cash Flows paragraphs 43 and 45
- AASB 116 Property, Plant and Equipment paragraph 79
- AASB 137 Provisions, Contingent Liabilities and Contingent Assets paragraph 85
- AASB 140 Investment Property paragraph 75(f)
- AASB 1052 Disaggregated Disclosures paragraph 11
- AASB 1054 Australian Additional Disclosures paragraph 16

The *Local Government (Financial Management) Regulations 1996* provide that:
- land and buildings classified as property, plant and equipment; or
- infrastructure; or
- vested improvements that the local government controls ;
and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from *AASB 116 Property, Plant and Equipment*, which would have required the Town to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.
Use with 5-yearly revaluations. Do not use if revaluations comply with AASB 116.

Accounting policies which have been adopted in the preparation of this financial report have been consistently applied unless stated otherwise. Except for cash flow and rate setting information, the financial report has been prepared on the accrual basis and is based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities.

Critical accounting estimates and judgements

The preparation of a financial report in conformity with Australian Accounting Standards requires management to make judgements, estimates and assumptions that effect the application of policies and reported amounts of assets and liabilities, income and expenses.

The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances; the results of which form the basis of making the judgements about carrying amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to material changes in the amounts reported in the financial report.

The following are estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
 - Property, plant and equipment - note 8
 - Infrastructure - note 9
 - Expected credit losses on financial assets - note 5
 - Estimated useful life of intangible assets - note 11
 - Measurement of employee benefits - note 15

Fair value heirarchy information can be found in note 22

The local government reporting entity

All funds through which the Town controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 26 of the financial report.

Initial application of accounting standards

During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.

- *AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates*

This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting policies).

New accounting standards for application in future years

The following new accounting standards will have application to local government in future years:

- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-Current*
- *AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*

- *AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback*
- *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*

These amendments are not expected to have any material impact on the financial report on initial application.

- *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.

- *AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements*

These amendments may result in additional disclosures in the case of applicable finance arrangements.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES

(a) Revenue

Contracts with customers

Recognition of revenue is dependant on the source of revenue and the associated terms and conditions associated with each source of revenue and recognised as follows:

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/Warranties	Timing of revenue recognition
Grants, subsidies and contributions	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Output method based on project milestones and/or completion date matched to performance obligations
Fees and charges - licences, registrations, approvals	Building, planning, development and animal management.	Single point in time	Full payment prior to issue	None	On payment of the licence, registration or approval
Fees and charges - waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	On entry to facility
Fees and charges - sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	At point of sale
Other revenue - private works	Contracted private works	Single point in time	Monthly in arrears	None	At point of service

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

For the year ended 30 June 2024

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
Rates	\$ 0	\$ 0	\$ 16,439,901	\$ 0	\$ 16,439,901
Grants, subsidies and contributions	660,496	0	0	0	660,496
Fees and charges	856,571	0	357,751	2,650,137	3,864,459
Interest revenue	170,858	0	0	941,745	1,112,603
Other revenue	193,682	0	0	37,449	231,131
Capital grants, subsidies and contributions	0	349,332	0	0	349,332
Total	1,881,607	349,332	16,797,652	3,629,331	22,657,922

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
Rates	\$ 0	\$ 0	\$ 15,818,250	\$ 0	\$ 15,818,250
Grants, subsidies and contributions	658,372	0	0	0	658,372
Fees and charges	814,866	0	273,516	2,933,493	4,021,875
Interest revenue	446,179	0	166,261	0	612,440
Other revenue	257,348	0	0	389,969	647,317
Capital grants, subsidies and contributions	0	250,586	0	0	250,586
Total	2,176,765	250,586	16,258,027	3,323,462	22,008,840

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

2. REVENUE AND EXPENSES (Continued)

(a) Revenue (Continued)

Interest revenue

Note	2024 Actual \$	2023 Actual \$
Interest on reserve account	638,354	195,532
Trade and other receivables overdue interest	170,858	166,261
Other interest revenue	303,391	250,647
	1,112,603	612,440

The 2024 original budget estimate in relation to:
Trade and other receivables overdue interest was \$199,000.

Fees and charges relating to rates receivable

Charges on instalment plan	70,829	70,956
----------------------------	--------	--------

The 2024 original budget estimate in relation to:
Charges on instalment plan was \$54.00

(b) Expenses

Auditors remuneration

- Audit of the Annual Financial Report	57,090	60,000
- Other services – grant acquittals	4,550	8,890
	61,640	68,890

Employee Costs

Employee benefit costs	8,088,710	7,922,515
	8,088,710	7,922,515

Finance costs

Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	135,306	338,318
	135,306	338,318

Other expenditure

Impairment losses on rates and statutory receivables	692	15,056
Write down of inventories to net realisable value	0	20,294
Elected Members expenses	248,576	259,311
Donations, contributions and subsidies	511,309	526,133
Sundry expenses	(3,280)	149,243
	757,297	970,037

6

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

3. CASH AND CASH EQUIVALENTS

Note	2024	2023
	\$	\$
Cash at bank and on hand	3,787,776	4,441,166
Term deposits	0	2,038,780
Total cash and cash equivalents	3,787,776	6,479,946
Held as		
- Unrestricted cash and cash equivalents	3,787,776	4,065,152
- Restricted cash and cash equivalents	17 0	2,414,794
	3,787,776	6,479,946

MATERIAL ACCOUNTING POLICIES

Cash and cash equivalents

Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks and other short term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Bank overdrafts are reported as short term borrowings in current liabilities in the statement of financial position.

Term deposits are presented as cash equivalents if they have a maturity of three months or less from the date of acquisition and are repayable with 24 hours notice with no loss of interest.

Restricted financial assets

Restricted financial asset balances are not available for general use by the local government due to externally imposed restrictions. Restrictions are specified in an agreement, contract or legislation. This applies to reserve accounts, unspent grants, subsidies and contributions and unspent loans that have not been fully expended in the manner specified by the contributor, legislation or loan agreement and for which no liability has been recognised.

4. OTHER FINANCIAL ASSETS

(a) Current assets

Note	2024	2023
	\$	\$
Financial assets at amortised cost	13,871,772	9,414,766
	13,871,772	9,414,766
Other financial assets at amortised cost		
Term deposits	13,871,772	9,414,766
	13,871,772	9,414,766
Held as		
- Unrestricted other financial assets at amortised cost	1,564,245	0
- Restricted other financial assets at amortised cost	17 12,307,527	9,414,766
	13,871,772	9,414,766

MATERIAL ACCOUNTING POLICIES

Other financial assets at amortised cost

The Town classifies financial assets at amortised cost if both of the following criteria are met:

- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

Fair values of financial assets at amortised cost are not materially different to their carrying amounts, since the interest receivable on those assets is either close to current market rates or the assets are of a short term nature. Non-current financial assets at amortised cost fair values are based on discounted cash flows using a current market rates. They are classified as level 2 fair values in the fair value hierarchy (see Note 22 (i)) due to the observable market rates).

Interest received is presented under cashflows from operating activities in the Statement of Cash Flows where it is earned from financial assets that are held for cash management purposes.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

5. TRADE AND OTHER RECEIVABLES

Note	2024	2023
	\$	\$
Current		
Rates and statutory receivables	421,233	387,480
Trade receivables	125,031	1,210,464
Other receivables	105,517	20,961
GST receivable	94,911	87,281
Receivables for employee related provisions	65,170	74,604
Allowance for credit losses of trade receivables	(692)	(15,056)
Allowance for credit losses of other receivables	(190,602)	0
Fines receivables	476,181	267,213
Underground power and pensioner/senior rebate receivables	39,514	71,120
	1,136,263	2,104,067
Non-current		
Rates and statutory receivables	345,022	368,103
Receivables for employee related provisions	14,900	13,920
	359,922	382,023

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated liabilities arising from transfers to enable the acquisition or construction of recognisable non financial assets is:

Note	30 June 2024 Actual	30 June 2023 Actual	1 July 2022 Actual
	\$	\$	\$
Contract assets	7 127,282	127,282	111,439
Allowance for credit losses of trade receivables	5 (692)	(15,056)	0
Total trade and other receivables from contracts with customers	126,590	112,226	111,439

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables

Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables

Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non financial assets as part of the ordinary course of business.

Other receivables

Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers and amounts received as grants for the construction of recognisable non financial assets.

Measurement

Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

Classification and subsequent measurement

Receivables which are generally due for settlement within 30 days except rates receivables which are expected to be collected within 12 months are classified as current assets. All other receivables such as, deferred pensioner rates receivable after the end of the reporting period are classified as non-current assets.

Trade and other receivables are held with the objective to collect the contractual cashflows and therefore the Town measures them subsequently at amortised cost using the effective interest rate method.

Due to the short term nature of current receivables, their carrying amount is considered to be the same as their fair value. Non-current receivables are indexed to inflation, any difference between the face value and fair value is considered immaterial.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

6. INVENTORIES

Current

Note	2024	2023
	\$	\$
Aquatic Centre Pool Shop	9,931	13,335
Aquatic Centre Café	852	1,743
	10,783	15,078

The following movements in inventories occurred during the year:

Balance at beginning of year	15,078	35,372
Inventories expensed during the year	(154,861)	(162,608)
Write down of inventories to net realisable value	0	(20,294)
2(b)	150,566	162,608
Balance at end of year	10,783	15,078

MATERIAL ACCOUNTING POLICIES

General

Inventories are measured at the lower of cost and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less the estimated costs of completion and the estimated costs necessary to make the sale.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

7. OTHER ASSETS

Other assets - current

Prepayments
Contract assets

	2024	2023
	\$	\$
	146,026	71,345
	127,282	127,282
	<u>273,308</u>	<u>198,627</u>

MATERIAL ACCOUNTING POLICIES

Other current assets

Other non-financial assets include prepayments which represent payments in advance of receipt of goods or services or that part of expenditure made in one accounting period covering a term extending beyond that period.

Contract assets

Contract assets primarily relate to the Town's right to consideration for work completed but not billed at the end of the period.

Impairment of assets associated with contracts with customers are detailed at Note 2(b).

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT

(a) Movements in Balances

Movement in the balances of each class of property, plant and equipment between the beginning and the end of the current financial year.

	Assets not subject to operating lease			Total Property					Plant and equipment				Total property, plant and equipment
	Land	Buildings - non-specialised	Buildings - specialised	Land	Buildings - non-specialised	Buildings - specialised	Buildings - Work in progress	Total Property	Furniture and equipment	Plant and equipment	Electronic equipment	Furniture and equipment- Work in progress	
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2022	95,295,000	950,000	24,093,246	95,295,000	950,000	24,093,246	25,643	120,363,889	111,439	889,248	490,106	0	121,854,682
Additions	0	0	459,427	0	0	459,427	4,716	464,143	0	161,041	380,936	0	1,006,120
Disposals	0	0	0	0	0	0	0	0	0	(163,865)	0	0	(163,865)
Depreciation	0	(23,748)	(639,061)	0	(23,748)	(639,061)	0	(662,809)	(38,688)	(244,195)	(226,982)	0	(1,172,674)
Transfers	0	0	25,643	0	0	25,643	(25,643)	0	0	0	0	0	0
Balance at 30 June 2023	95,295,000	926,252	23,939,255	95,295,000	926,252	23,939,255	4,716	120,165,223	72,751	642,229	644,060	0	121,524,263
Comprises:													
Gross balance amount at 30 June 2023	95,295,000	950,000	24,578,316	95,295,000	950,000	24,578,316	4,716	120,828,032	391,817	1,734,440	1,659,243	0	124,613,532
Accumulated depreciation at 30 June 2023	0	(23,748)	(639,061)	0	(23,748)	(639,061)	0	(662,809)	(319,066)	(1,092,211)	(1,015,183)	0	(3,089,269)
Balance at 30 June 2023	95,295,000	926,252	23,939,255	95,295,000	926,252	23,939,255	4,716	120,165,223	72,751	642,229	644,060	0	121,524,263
Additions	0	0	4,559	0	0	4,559	1,172,242	1,176,801	29,716	297,703	31,353	14,818	1,550,391
Disposals	0	0	0	0	0	0	0	0	0	(50,107)	0	0	(50,107)
Derecognition of assets*	0	0	0	0	0	0	0	0	0	0	(605,026)	0	(605,026)
Depreciation	0	(22,232)	(619,706)	0	(22,232)	(619,706)	0	(641,938)	(10,301)	(259,659)	186,497	0	(725,401)
Transfers	0	0	4,716	0	0	4,716	(4,716)	0	0	8,830	(8,830)	0	0
Balance at 30 June 2024	95,295,000	904,020	23,328,824	95,295,000	904,020	23,328,824	1,172,242	120,700,086	92,166	638,996	248,054	14,818	121,694,120
Comprises:													
Gross balance amount at 30 June 2024	95,295,000	950,000	24,587,592	95,295,000	950,000	24,587,592	1,172,242	122,004,834	421,533	1,828,742	1,074,606	14,818	125,344,533
Accumulated depreciation at 30 June 2024	0	(45,980)	(1,258,768)	0	(45,980)	(1,258,768)	0	(1,304,748)	(329,367)	(1,189,746)	(826,552)	0	(3,650,413)
Balance at 30 June 2024	95,295,000	904,020	23,328,824	95,295,000	904,020	23,328,824	1,172,242	120,700,086	92,166	638,996	248,054	14,818	121,694,120

* Write-off software as a service (SaaS)

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

8. PROPERTY, PLANT AND EQUIPMENT (Continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Land and buildings					
Land	2/3	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	While the unit rates based on square metres could be supported from market evidence (level 2) other inputs such as zoning, restrictions, accessibility (level 3) required extensive professional judgement and impacted significantly on the final determination.
Buildings - non-specialised	2	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	Market or estimated price per square metre
Buildings - specialised	3	Market approach using recent observable or estimated data for similar properties	Independent Valuation	June 2022	This required estimating the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. Other inputs such as residual value, useful life, pattern of consumption and asset condition required extensive professional judgment and impacted significantly on the final determination.

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used by the local government to determine the fair value of property, plant and equipment using either level 2 or level 3 inputs. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

(ii) Cost

Furniture and equipment	Not applicable	Cost	Not Applicable	Not applicable
Plant and equipment	Not applicable	Cost	Not Applicable	Not applicable
Electronic equipment	Not applicable	Cost	Not Applicable	Not applicable

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE

(a) Movements in Balances

Movement in the balances of each class of infrastructure between the beginning and the end of the current financial year.

	Infrastructure - roads	Infrastructure - paths	Infrastructure - drainage	Infrastructure - parks and reserves	Infrastructure - car parks	Infrastructure - street furniture	Infrastructure - streetlights	Infrastructure - artefacts	Infrastructure - public art collection	Infrastructure - leasehold improvements	Total Infrastructure
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Balance at 1 July 2022	18,756,115	14,207,235	4,531,558	4,325,035	1,881,601	791,992	297,760	1,298,000	422,689	28,630	46,540,615
Additions	943,556	757,420	568,769	258,547	318,160	0	0	0	134,995	10,180	2,991,627
Revaluation increments / (decrements) transferred to revaluation surplus	31,462,914	2,156,022	3,200,711	956,282	255,668	3,487,604	610,811	(160,500)	384,347	0	42,353,859
Depreciation	(1,118,710)	(485,829)	(52,437)	(524,698)	(94,225)	(50,880)	(20,016)	0	(11,861)	(15,867)	(2,374,523)
Transfers	0	0	0	0	0	(3,014)	3,014	0	0	0	0
Balance at 30 June 2023	50,043,875	16,634,848	8,248,601	5,015,166	2,361,204	4,225,702	891,569	1,137,500	930,170	22,943	89,511,578
Comprises:											
Gross balance at 30 June 2023	66,191,302	20,589,610	12,595,630	8,684,673	3,055,030	5,324,277	2,377,883	1,137,500	1,257,000	39,549	121,252,454
Accumulated depreciation at 30 June 2023	(16,147,427)	(3,954,762)	(4,347,029)	(3,669,507)	(693,826)	(1,098,575)	(1,486,314)	0	(326,830)	(16,606)	(31,740,876)
Balance at 30 June 2023	50,043,875	16,634,848	8,248,601	5,015,166	2,361,204	4,225,702	891,569	1,137,500	930,170	22,943	89,511,578
Additions	1,486,632	582,376	469,984	839,559	0	0	0	0	108,098	0	3,486,649
Depreciation	(1,785,384)	(443,844)	(132,537)	(372,915)	(101,126)	(145,978)	(112,962)	0	(61,459)	(22,943)	(3,179,148)
Balance at 30 June 2024	49,745,123	16,773,380	8,586,048	5,481,810	2,260,078	4,079,724	778,607	1,137,500	976,809	0	89,819,079
Comprises:											
Gross balance at 30 June 2024	67,677,934	21,171,986	13,065,614	9,524,232	3,055,030	5,324,277	2,377,883	1,137,500	1,365,098	39,549	124,739,103
Accumulated depreciation at 30 June 2024	(17,932,811)	(4,398,606)	(4,479,566)	(4,042,422)	(794,952)	(1,244,553)	(1,599,276)	0	(388,289)	(39,549)	(34,920,024)
Balance at 30 June 2024	49,745,123	16,773,380	8,586,048	5,481,810	2,260,078	4,079,724	778,607	1,137,500	976,809	0	89,819,079

TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE (Continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - paths	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - drainage	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - parks and reserves	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - car parks	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - street furniture	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - streetlights	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - artefacts	3	Market approach using recent observable market data for similar assets	Management Valuation	June 2023	Market price per item
Infrastructure - public art collection	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs
Infrastructure - leasehold improvements	3	Cost approach using depreciated replacement cost	Management Valuation	June 2023	Construction costs and current condition (level 2), residual values and remaining useful life assessments (level 3) inputs

Level 3 inputs are based on assumptions with regards to future values and patterns of consumption utilising current information. If the basis of these assumptions were varied, they have the potential to result in a significantly higher or lower fair value measurement.

During the period there were no changes in the valuation techniques used to determine the fair value of infrastructure using level 3 inputs.

**TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024**

10. FIXED ASSETS

(a) Depreciation

Depreciation rates

Typical estimated useful lives for the different asset classes for the current and prior years are included in the table below:

Asset Class	Useful life
Land - freehold land	Unlimited
Buildings - non specialised	40 - 80 years
Buildings - specialised	40 - 80 years
Furniture and equipment	10 years
Plant and equipment	3 - 10 years
Electronic equipment	3 - 10 years
Infrastructure - roads	15 - 90 years
Infrastructure - paths	30 - 50 years
Infrastructure - drainage	90 -100 years
Infrastructure - parks and reserves	10 - 40 years
Infrastructure - car parks	25 - 50 years
Infrastructure - street furniture	10 -20 years
Infrastructure - streetlights	20 - 30 years
Infrastructure - artefacts	Unlimited
Infrastructure - public art collection	40 - 50 years
Infrastructure - leasehold improvements	40 - 80 years

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

10. FIXED ASSETS (Continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition

An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the acquisition. The cost of non-current assets constructed by the Town includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overheads. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

Assets for which the fair value as at the date of acquisition is under \$5,000 are not recognised as an asset in accordance with *Local Government (Financial Management) Regulation 17A(5)*. These assets are expensed immediately.

Where multiple individual low value assets are purchased together as part of a larger asset or collectively forming a larger asset exceeding the threshold, the individual assets are recognised as one asset and capitalised.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the Town's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition

Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2)*. Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value

In accordance with *Local Government (Financial Management) Regulation 17A(2)*, the carrying amount of non-financial assets that are *land and buildings classified as property, plant and equipment*, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation

Land and buildings classified as property, plant and equipment, *infrastructure or vested improvements that the local government controls* and measured at reportable value, are only required to be revalued every five years in accordance with the regulatory framework. This includes buildings and infrastructure items which were pre-existing improvements (i.e. vested improvements) on land vested in the Town.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the Town to revalue earlier if it chooses to do so.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes are credited to a revaluation surplus in equity.

Decreases that offset previous increases of the same class of asset are recognised against revaluation surplus directly in equity. All other decreases are recognised in profit or loss.

Subsequent increases are then recognised in profit or loss to the extent they reverse a net revaluation decrease previously recognised in profit or loss for the same class of asset.

Depreciation

The depreciable amount of all property, plant and equipment and infrastructure, 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 assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Depreciation on revaluation

When an item of property, plant and equipment and infrastructure is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- (i) The gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.
- (ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment

In accordance with *Local Government (Financial Management) Regulations 17A(4C)*, the Town is not required to comply with *AASB 136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the 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 or losses on disposal

Gains and losses on disposals are determined by comparing proceeds with the carrying amount. These gains and losses are included in the statement of comprehensive income in the period in which they arise.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

11. LEASES

(a) Right-of-Use Assets

Movement in the balance of each class of right-of-use asset between the beginning and the end of the current financial year.

Note	Right-of-use assets - electronic equipment	Right-of-use assets - land and buildings	Right-of-use assets - plant and equipment	Right-of-use assets Total
	\$	\$	\$	\$
Balance at 1 July 2022	113,804	43,075	3,974	160,853
Additions	10,939	(13,693)	(539)	(3,293)
Revaluation (loss) / reversals transferred to profit or loss	0	(11,587)	0	(11,587)
Depreciation	(31,446)	6,732	(1,434)	(26,148)
Balance at 30 June 2023	93,297	24,527	2,001	119,825
Gross balance amount at 30 June 2023	135,999	48,715	4,803	189,517
Accumulated depreciation at 30 June 2023	(42,702)	(24,188)	(2,802)	(69,692)
Balance at 30 June 2023	93,297	24,527	2,001	119,825
Additions	(5,622)	0	0	(5,622)
Depreciation	(37,648)	(16,351)	(1,601)	(55,600)
Balance at 30 June 2024	50,027	8,176	400	58,603
Gross balance amount at 30 June 2024	130,377	48,715	4,803	183,895
Accumulated depreciation at 30 June 2024	(80,350)	(40,539)	(4,403)	(125,292)
Balance at 30 June 2024	50,027	8,176	400	58,603

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the Town is the lessee:

	2024 Actual	2023 Actual
	\$	\$
Depreciation on right-of-use assets	(55,600)	(26,148)
Finance charge on lease liabilities	(17,434)	(51,529)
Short-term lease payments recognised as expense	0	(15,921)
Income from sub leasing right-of-use assets	0	20,000
Total amount recognised in the statement of comprehensive income	(73,034)	(73,598)
Total cash outflow from leases	(63,562)	(86,582)
(b) Lease Liabilities		
Current	50,024	45,087
Non-current	27,013	78,078
	77,037	123,165

MATERIAL ACCOUNTING POLICIES

Leases

At inception of a contract, the Town assesses if the contract contains or is a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and lease liability at the present value of the lease payments that are not paid at that date. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Town uses its incremental borrowing rate.

All contracts that are classified as short-term leases (i.e. a lease with a term of 12 months or less) and leases of low value assets are recognised as an operating expense on a straight-line basis over the term of the lease.

Details of individual lease liabilities required by regulations are provided at Note 25(c).

Right-of-use assets - measurement

Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised in the Statement of Financial Position). The exception is vested improvements on concessionary land leases such as roads, buildings or other infrastructure which are reported at fair value.

Refer to Note 10 under revaluation for details on the material accounting policies applying to vested improvements.

Right-of-use assets - depreciation

Right-of-use assets are depreciated over the lease term or useful life of the underlying asset, whichever is the shorter. Where a lease transfers ownership of the underlying asset, or the cost of the right-of-use asset reflects that the Town anticipates to exercise a purchase option, the specific asset is depreciated over the useful life of the underlying asset.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

11. LEASES (Continued)

(c) Lessor - Property, Plant and Equipment Subject to Lease

	2024 Actual	2023 Actual
	\$	\$
The table below represents a maturity analysis of the undiscounted lease payments to be received after the reporting date.		
Less than 1 year	518,414	518,414
1 to 2 years	106,611	518,414
2 to 3 years	106,611	106,611
3 to 4 years	98,611	106,611
4 to 5 years	59,209	98,611
> 5 years	59,209	59,209
	948,665	1,407,870
Amounts recognised in profit or loss for Property, Plant and Equipment Subject to Lease		
Rental income	507,486	481,967

These leases are classified as operating leases as they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets. In additions, they are not considered investment property as they are leased for use in the supply of services to the community.

Lease payments are for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Although the Town typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases.

Expectations about the future residual values are reflected in the fair value of the properties.

MATERIAL ACCOUNTING POLICIES

The Town as Lessor

Upon entering into each contract as a lessor, the Town assesses if the lease is a finance or operating lease.

The contract is classified as a finance lease when the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases not within this definition are classified as operating leases. Rental income received from operating leases is recognised on a straight-line basis over the term of the specific lease.

Initial direct costs incurred in entering into an operating lease (eg legal cost, cost to setup) are included in the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

When a contract is determined to include lease and non-lease components, the Town applies AASB 15 *Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

12. TRADE AND OTHER PAYABLES

Current

Sundry creditors
Prepaid rates
Payroll liabilities
Bonds and deposits held
Accrued interest
Other prepayments

	2024	2023
	\$	\$
	1,256,603	676,818
	203,388	140,033
	135,770	329,943
	1,288,240	1,303,706
	55,692	2,244
	27,401	29,415
	2,967,094	2,482,159

MATERIAL ACCOUNTING POLICIES

Financial liabilities

Financial liabilities are initially recognised at fair value when the Town becomes a party to the contractual provisions of the instrument.

Non-derivative financial liabilities (excluding financial guarantees) are subsequently measured at amortised cost.

Financial liabilities are derecognised where the related obligations are discharged, cancelled or expired. The difference between the carrying amount of the financial liability extinguished or transferred to another party and any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Town prior to the end of the financial year that are unpaid and arise when the Town becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured, are recognised as a current liability and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short-term nature.

Prepaid rates

Prepaid rates are, until the taxable event has occurred (start of the next financial year), refundable at the request of the ratepayer. Rates received in advance are initially recognised as a financial liability. When the taxable event occurs, the financial liability is extinguished and the Town recognises income for the prepaid rates that have not been refunded.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

13. OTHER LIABILITIES

	2024	2023
	\$	\$
Capital grant/contributions liabilities	192,406	90,000
	<u>192,406</u>	<u>90,000</u>
Reconciliation of changes in capital grant/contribution liabilities		
Opening balance	90,000	195,619
Additions	102,406	4,989
Revenue from capital grant/contributions held as a liability at the start of the period	0	(110,608)
	<u>192,406</u>	<u>90,000</u>

Performance obligations in relation to capital grant/contribution liabilities are satisfied as project milestones are met or completion of construction or acquisition of the asset.

MATERIAL ACCOUNTING POLICIES

Capital grant/contribution liabilities

Capital grant/contribution liabilities represent the Town's obligations to construct recognisable non-financial assets to identified specifications to be controlled by the Town which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, are based on discounted cash flows of expected cashflows to satisfy the obligations using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 22(i)) due to the unobservable inputs, including own credit risk.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

14. BORROWINGS

	Note	2024			2023		
		Current	Non-current	Total	Current	Non-current	Total
Secured		\$	\$	\$	\$	\$	\$
Bank loans		459,727	4,729,434	5,189,161	4,377,136	1,038,157	5,415,293
Total secured borrowings	25(a)	459,727	4,729,434	5,189,161	4,377,136	1,038,157	5,415,293

MATERIAL ACCOUNTING POLICIES

Borrowing costs

The Town has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.

Borrowings fair values are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy (see Note 22(i)) due to the unobservable inputs, including own credit risk.

Risk

Details of individual borrowings required by regulations are provided at Note 25(a).

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

15. EMPLOYEE RELATED PROVISIONS

Employee Related Provisions

	2024	2023
	\$	\$
Current provisions		
Employee benefit provisions		
Annual leave	600,847	602,027
Long service leave	485,156	488,275
Personal leave	83,736	70,595
	<u>1,169,739</u>	<u>1,160,897</u>
Total current employee related provisions	<u>1,169,739</u>	<u>1,160,897</u>
Non-current provisions		
Employee benefit provisions		
Long service leave	184,904	267,627
	<u>184,904</u>	<u>267,627</u>
Total non-current employee related provisions	<u>184,904</u>	<u>267,627</u>
Total employee related provisions	<u>1,354,643</u>	<u>1,428,524</u>

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave and long service leave and associated on costs for services rendered up to the reporting date and recorded as an expense during the period the services are delivered.

Annual leave liabilities are classified as current, as there is no unconditional right to defer settlement for at least 12 months after the end of the reporting period.

MATERIAL ACCOUNTING POLICIES

Employee benefits

The Town’s obligations for employees’ annual leave, long service leave and other employee leave entitlements are recognised as employee related provisions in the Statement of Financial Position.

Short-term employee benefits

Provision is made for the Town’s obligations for short-term employee benefits. Short-term employee benefits are benefits (other than termination benefits) that are expected to be settled wholly before 12 months after the end of the annual reporting period in which the employees render the related service, including wages, salaries and sick leave. Short-term employee benefits are measured at the (undiscounted) amounts expected to be paid when the obligation is settled.

The Town’s obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the statement of financial position.

Other long-term employee benefits

Long-term employee benefits provisions are measured at the present value of the expected future payments to be made to employees. Expected future payments incorporate anticipated future wage and salary levels, durations of service and employee departures and are discounted at rates determined by reference to market yields at the end of the reporting period on government bonds that have maturity dates that approximate the terms of the obligations. Any remeasurements for changes in assumptions of obligations for other long-term employee benefits are recognised in profit or loss in the periods in which the changes occur.

The Town’s obligations for long-term employee benefits are presented as non-current provisions in its statement of financial position, except where the Town does not have an unconditional right to defer settlement for at least 12 months after the end of the reporting period, in which case the obligations are presented as current provisions.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

16. REVALUATION SURPLUS

	2024 Opening Balance	2024 Change in Accounting Policy	Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	Total Movement on Revaluation	2023 Closing Balance
	\$	\$	\$	\$	\$	\$	\$
Revaluation surplus - Land - freehold land	83,953,368	0	0	83,953,368	83,953,368	0	83,953,368
Revaluation surplus - Buildings - non-specialised	125,139	0	0	125,139	125,139	0	125,139
Revaluation surplus - Buildings - specialised	2,949,804	0	0	2,949,804	2,949,804	0	2,949,804
Revaluation surplus - Furniture and equipment	59,622	0	0	59,622	59,622	0	59,622
Revaluation surplus - Plant and equipment	607,596	0	0	607,596	607,596	0	607,596
Revaluation surplus - Electronic equipment	290,432	0	0	290,432	290,432	0	290,432
Revaluation surplus - Land vested in and under control	617,710	0	0	617,710	617,710	0	617,710
Revaluation surplus - Infrastructure - roads	34,185,232	0	0	34,185,232	2,722,318	31,462,914	34,185,232
Revaluation surplus - Infrastructure - paths	9,126,105	0	0	9,126,105	6,970,083	2,156,022	9,126,105
Revaluation surplus - Infrastructure - drainage	4,155,797	0	0	4,155,797	955,086	3,200,711	4,155,797
Revaluation surplus - Infrastructure - parks and reserves	2,342,936	0	0	2,342,936	1,386,654	956,282	2,342,936
Revaluation surplus - Infrastructure - car parks	970,158	0	0	970,158	714,490	255,668	970,158
Revaluation surplus - Infrastructure - street furniture	4,040,686	0	0	4,040,686	553,082	3,487,604	4,040,686
Revaluation surplus - Infrastructure - streetlights	617,082	0	0	617,082	6,271	610,811	617,082
Revaluation surplus - Infrastructure - artefacts	393,500	0	0	393,500	554,000	(160,500)	393,500
Revaluation surplus - Infrastructure - public art collection	391,951	0	0	391,951	7,604	384,347	391,951
Revaluation surplus - Infrastructure - leasehold improvements	61,779	0	0	61,779	61,779	0	61,779
	144,888,897	0	0	144,888,897	102,535,038	42,353,859	144,888,897
Revaluation surplus - Share from investments in associates	0	0	4,176	4,176	0	0	0
	144,888,897	0	4,176	144,893,073	102,535,038	42,353,859	144,888,897

The movement in the revaluation surplus for infrastructure roads relates to an impairment loss as a result of a flood event. Refer to Note 9(a).

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

17. RESTRICTIONS OVER FINANCIAL ASSETS

	Note	2024 Actual \$	2023 Actual \$
The following classes of financial assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:			
- Cash and cash equivalents	3	0	2,414,794
- Financial assets at amortised cost	4	12,307,527	9,414,766
		12,307,527	11,829,560
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	26	12,115,121	11,739,560
Capital grant liabilities	13	192,406	90,000
Total restricted financial assets		12,307,527	11,829,560
18. UNDRAWN BORROWING FACILITIES AND CREDIT STANDBY ARRANGEMENTS			
Bank overdraft limit		0	0
Bank overdraft at balance date		0	0
Credit card limit		150,000	150,000
Credit card balance at balance date		(18,148)	(1,077)
Total amount of credit unused		131,852	148,923
Loan facilities			
Loan facilities - current		459,727	4,377,136
Loan facilities - non-current		4,729,434	1,038,157
Total facilities in use at balance date		5,189,161	5,415,293
Unused loan facilities at balance date		0	0

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

19. CAPITAL COMMITMENTS

	2024	2023
	\$	\$
Contracted for:		
- capital expenditure projects	79,331	0
	<u>79,331</u>	<u>0</u>
Payable:		
- not later than one year	79,331	0

The major capital commitments are as per below:
 1. Bay View Community Centre Upgrade (\$58,849)
 2. Claremont Aquatic Centre Paving (\$20,482)

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

20. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.

Note	2024 Actual \$	2024 Budget \$	2023 Actual \$
Mayor's annual allowance	38,450	38,450	37,881
Mayor's meeting attendance fees	26,370	17,030	25,976
Mayor's ICT expenses	0	500	0
Mayor's annual allowance for ICT expenses	3,500	3,500	3,500
	68,320	59,480	67,357
Deputy Mayor's annual allowance	9,659	9,613	9,470
Deputy Mayor's meeting attendance fees	17,030	17,030	16,776
Deputy Mayor's annual allowance for ICT expenses	3,500	3,500	3,500
	30,189	30,143	29,746
All other council member's meeting attendance fees	124,482	134,050	134,208
All other council member's annual allowance for ICT expenses	25,585	25,500	28,000
	150,067	159,550	162,208
20(b)	248,576	249,173	259,311

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the Town during the year are as follows:

Short-term employee benefits	869,907	842,389
Post-employment benefits	110,419	104,466
Employee - other long-term benefits	14,339	19,616
Council member costs	248,576	259,311
20(a)	1,243,241	1,225,782

Short-term employee benefits

These amounts include all salary and fringe benefits awarded to KMP except for details in respect to fees and benefits paid to council members which may be separately found in the table above.

Post-employment benefits

These amounts are the current-year's cost of the Town's superannuation contributions made during the year.

Other long-term benefits

These amounts represent annual leave and long service leave entitlements accruing during the year.

Council member costs

These amounts represent payments of member fees, expenses, allowances and reimbursements during the year.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

20. RELATED PARTY TRANSACTIONS

Transactions with related parties

Transactions between related parties and the Town are on normal commercial terms and conditions, no more favourable than those available to other parties, unless otherwise stated.

No outstanding balances or provisions for doubtful debts or guarantees exist in relation to related parties at year end.

In addition to KMP compensation above the following transactions occurred with related parties:

	2024 Actual	2023 Actual
	\$	\$
Sale of goods and services	4,705	1,326
Reimbursement - key management personnel	4,935	1,181

Related Parties

The Town's main related parties are as follows:

i. Key management personnel

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the Town, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 20(a) and 20(b).

ii. Other Related Parties

An associate person of KMP was employed by the Town under normal employment terms and conditions. Any entity that is controlled by or over which KMP, or close family members of KMP, have authority and responsibility for planning, directing and controlling the activity of the entity, directly or indirectly are considered related parties in relation to the Town.

iii. Entities subject to significant influence by the Town

An entity that has the power to participate in the financial and operating policy decisions of an entity, but does not have control over those policies, is an entity which holds significant influence. Significant influence may be gained by share ownership, statute or agreement.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

21. INVESTMENT IN ASSOCIATES

(a) Investment in associates

Set out in the table below are the associates of the Town. All associates are measured using the equity method. Western Australia is the principal place of business for all associates.

Name of entity	% of ownership interest		2024	2023
	2024	2023	Actual	Actual
Western Metropolitan Regional Council (WMRC) Refer note 19 (b)	21.34%	21.34%	\$ 753,271	\$ 699,860
Total equity-accounted investments			753,271	699,860

(b) Share of Investment

The Town together with the Town of Cottesloe, the Town of Mosman Park, the Shire of Peppermint Grove and the City of Subiaco have an interest in the Western Metropolitan Regional Council (WMRC) waste transfer station. The Council was formed to provide efficient treatment and/or disposal of waste. A waste transfer station was constructed from funds provided from constituent Councils. The voting power held by the Town is 20% and the Town's 21.34% share of the net assets are included as follows:

	Note	2024 Actual	2023 Actual
Summarised statement of comprehensive income			
Revenue		\$ 9,160,607	\$ 7,639,295
Interest revenue		64,357	47,360
Finance cost		(3,994)	(598)
Depreciation		(396,601)	(242,361)
Profit/(loss) from continuing operations		230,718	315,412
Profit/(loss) from discontinued operations			
Profit/(loss) for the period		230,718	315,412
Other comprehensive income		19,567	
Total comprehensive income for the period		250,285	315,412
Summarised statement of financial position			
Cash and cash equivalents		1,266,551	1,179,365
Other current assets		841,106	492,639
Total current assets		2,107,657	1,672,004
Non-current assets		2,485,404	2,638,682
Total assets		4,593,061	4,310,686
Current financial liabilities		988,516	1,016,356
Other current liabilities			
Total current liabilities		988,516	1,016,356
Non-current financial liabilities		74,692	14,763
Other non-current liabilities			
Total non-current liabilities		74,692	14,763
Total liabilities		1,063,208	1,031,119
Net assets		3,529,853	3,279,567
Reconciliation to carrying amounts			
Opening net assets 1 July		3,279,567	2,964,155
Changes in members contributions		0	0
Profit/(Loss) for the period		230,718	315,412
Other comprehensive income		19,567	0
Closing net assets 30 June		3,529,852	3,279,567
Carrying amount at 1 July		699,860	632,550
- Share of associates net profit/(loss) for the period	21(e)	49,235	67,310
- Share of associates other comprehensive income arising during the period		4,176	0
Carrying amount at 30 June (Refer to Note 21(a))		753,271	699,860

MATERIAL ACCOUNTING POLICIES

Investments in associates

An associate is an entity over which the Town has significant influence, that is it has the power to participate in the financial and operating policy decisions of the investee but not control or joint control of those policies.

Investments in associates are accounted for using the equity method. The equity method of accounting, is whereby the investment is initially recognised at cost and adjusted thereafter for the post-acquisition change in the Town's share of net assets of the associate. In addition, the Town's share of the profit or loss of the associate is included in the Town's profit or loss.

(e) Share of associates net profit/(loss) for the period

Investment in Western Metropolitan Regional Council (WMRC) Refer note 19 (b)

	2024 Actual	2023 Actual
	\$	\$
	49,235	67,310
	49,235	67,310

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

22. OTHER MATERIAL ACCOUNTING POLICIES

a) Goods and services tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

b) Current and non-current classification

The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Town's operational cycle. In the case of liabilities where the Town 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 or non-current based on the Town's intentions to release for sale.

c) Rounding off figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar. Amounts are presented in Australian Dollars.

d) Comparative figures

Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

When the Town applies an accounting policy retrospectively, makes a retrospective restatement or reclassifies items in its financial statements that has a material effect on the statement of financial position, an additional (third) Statement of Financial Position as at the beginning of the preceding period in addition to the minimum comparative financial report is presented.

e) Budget comparative figures

Unless otherwise stated, the budget comparative figures shown in this annual financial report relate to the original budget estimate for the relevant item of disclosure.

f) Superannuation

The Town contributes to a number of Superannuation Funds on behalf of employees. All funds to which the Town contributes are defined contribution plans.

g) Fair value of assets and liabilities

Fair value is the price that the Town would receive to sell the asset or would have to pay to transfer a liability, in an orderly (i.e. unforced) transaction between independent, knowledgeable and willing market participants at the measurement date.

As fair value is a market-based measure, the closest equivalent observable market pricing information is used to determine fair value. Adjustments to market values may be made having regard to the characteristics of the specific asset or liability. The fair values of assets that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data.

To the extent possible, market information is extracted from either the principal market for the asset or liability (i.e. the market with the greatest volume and level of activity for the asset or liability) or, in the absence of such a market, the most advantageous market available to the entity at the end of the reporting period (i.e. the market that maximises the receipts from the sale of the asset after taking into account transaction costs and transport costs).

For non-financial assets, the fair value measurement also takes into account a market participant's ability to use the asset in its highest and best use or to sell it to another market participant that would use the asset in its highest and best use.

h) Interest revenue

Interest revenue is calculated by applying the effective interest rate to the gross carrying amount of a financial asset measured at amortised cost except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

i) Fair value hierarchy

AASB 13 *Fair Value Measurement* requires the disclosure of fair value information by level of the fair value hierarchy, which categorises fair value measurement into one of three possible levels based on the lowest level that an input that is significant to the measurement can be categorised into as follows:

Level 1

Measurements based on quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2

Measurements based on inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3

Measurements based on unobservable inputs for the asset or liability.

The fair values of assets and liabilities that are not traded in an active market are determined using one or more valuation techniques. These valuation techniques maximise, to the extent possible, the use of observable market data. If all significant inputs required to measure fair value are observable, the asset or liability is included in Level 2. If one or more significant inputs are not based on observable market data, the asset or liability is included in Level 3.

Valuation techniques

The Town selects a valuation technique that is appropriate in the circumstances and for which sufficient data is available to measure fair value. The availability of sufficient and relevant data primarily depends on the specific characteristics of the asset or liability being measured. The valuation techniques selected by the Town are consistent with one or more of the following valuation approaches:

Market approach

Valuation techniques that use prices and other relevant information generated by market transactions for identical or similar assets or liabilities.

Income approach

Valuation techniques that convert estimated future cash flows or income and expenses into a single discounted present value.

Cost approach

Valuation techniques that reflect the current replacement cost of the service capacity of an asset.

Each valuation technique requires inputs that reflect the assumptions that buyers and sellers would use when pricing the asset or liability, including assumptions about risks. When selecting a valuation technique, the Town gives priority to those techniques that maximise the use of observable inputs and minimise the use of unobservable inputs. Inputs that are developed using market data (such as publicly available information on actual transactions) and reflect the assumptions that buyers and sellers would generally use when pricing the asset or liability are considered observable, whereas inputs for which market data is not available and therefore are developed using the best information available about such assumptions are considered unobservable.

j) Impairment of assets

In accordance with Australian Accounting Standards the Town'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 impairment test is carried out on the asset by comparing the recoverable amount of the asset, being the higher of the asset's fair value less costs to sell and value in use, to the asset's carrying amount except for non-financial assets that are:

- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

Any excess of the asset's carrying amount over its recoverable amount is recognised immediately in profit or loss, unless the asset is carried at a revalued amount in accordance with another Standard (e.g. AASB 116 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024

23. RATING INFORMATION

(a) General Rates

RATE TYPE		2023/24	2023/24	2023/24	2023/24	2023/24	2023/24	2023/24	2023/24	2022/23	
Rate Description	Basis of valuation	Rate in \$	Number of Properties	Actual Rateable Value*	Actual Rate Revenue	Actual Interim Rates	Actual Total Revenue	Budget Rate Revenue	Budget Interim Rate	Budget Total Revenue	Actual Total Revenue
General rates	Gross rental valuation	0.058281	3,456	152,500,550	8,887,885	24,302	8,912,187	8,914,435	180,000	9,094,435	13,875,736
Commercial rates	Gross rental valuation	0.071741	268	68,417,418	4,908,334	0	4,908,334	5,008,874	0	5,008,874	
Total general rates			3,724	220,917,968	13,796,219	24,302	13,820,521	13,923,309	180,000	14,103,309	13,875,736
Minimum payment											
General rates	Gross rental valuation	1,421	1,763	34,148,900	2,505,223	0	2,505,223	2,520,854	0	2,520,854	1,882,240
Commercial rates	Gross rental valuation	1,421	17	248,989	24,157	0	24,157	25,578	0	25,578	
Total minimum payments			1,780	34,397,889	2,529,380	0	2,529,380	2,546,432	0	2,546,432	1,882,240
Total general rates and minimum payments			5,504	255,315,857	16,325,599	24,302	16,349,901	16,469,741	180,000	16,649,741	15,757,976
Specified Area Rates											
BID Program - Promotion of CBD	Gross rental valuation	0.0018312	108	49,147,886	90,000	0	90,000	90,000	0	90,000	60,274
Total Rates							16,439,901			16,739,741	15,818,250
Rate instalment interest							109,716			150,000	131,360
Rate overdue interest							61,142			49,000	34,901

The rate revenue was recognised from the rate record as soon as practicable after the Town resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

24. DETERMINATION OF SURPLUS OR DEFICIT

Note	2023/24 (30 June 2024 Carried Forward) \$	2023/24 Budget (30 June 2024 Carried Forward) \$	2022/23 (30 June 2023 Carried Forward) \$
(a) Non-cash amounts excluded from operating activities			
The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> .			
Adjustments to operating activities			
Less: Profit on asset disposals	(121,490)	(29,919)	(95,903)
Less: Share of net profit of associates and joint ventures accounted for using the equity method	(49,235)	0	(67,310)
Add: Loss on disposal of assets	0	10,037	0
Add: Impairment of Plant and Equipment	0	0	0
Add: Depreciation	3,960,149	4,034,247	3,573,345
Non-cash movements in non-current assets and liabilities:			
Pensioner deferred rates	23,081	0	(27,349)
Derecognition of assets	605,026	0	0
Employee benefit provisions	(82,723)	0	133,093
Right of use assets	57	0	12,035
Non-cash amounts excluded from operating activities	4,334,865	4,014,365	3,527,911
(b) Surplus or deficit after imposition of general rates			
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with <i>Financial Management Regulation 32</i> to agree to the surplus/(deficit) after imposition of general rates.			
Adjustments to net current assets			
Less: Reserve accounts	(12,115,121)	(10,991,791)	(11,739,560)
Add: Current liabilities not expected to be cleared at end of year			
- Current portion of borrowings	459,727	477,461	4,377,136
- Current portion of lease liabilities	50,024	43,981	45,087
- Employee benefit provisions	0	687,093	0
Total adjustments to net current assets	(11,605,370)	(9,783,256)	(7,317,337)
Net current assets used in the Statement of Financial Activity			
Total current assets	19,079,902	13,402,678	18,212,484
Less: Total current liabilities	(4,838,990)	(3,619,422)	(8,155,279)
Less: Total adjustments to net current assets	(11,605,370)	(9,783,256)	(7,317,337)
Surplus or deficit after imposition of general rates	2,635,542	0	2,739,868

TOWN OF CLAREMONT
 NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
 FOR THE YEAR ENDED 30 JUNE 2024

25. BORROWING AND LEASE LIABILITIES

(a) Borrowings

Purpose	Note	Actual						Budget				
		Principal at 1 July 2022	New Loans During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	New Loans During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Loans During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Loan 1: Aquatic Centre Refurbishment		577,422	0	(53,139)	524,283	0	(56,561)	467,722	524,283	0	(56,561)	467,722
Loan 2: 333 Stirling Highway		4,480,645	0	(218,267)	4,262,378	0	(4,262,378)	0	4,262,377	0	(140,888)	4,121,489
Loan 2c: 333 Stirling Highway		0	0	0	0	4,151,004	0	4,151,004	0	0	0	0
Loan 3: Claremont Community Hub		684,323	0	(55,691)	628,632	0	(58,197)	570,435	628,632	0	(58,197)	570,435
Loan 5: Underground Power		2,400,000	0	(2,400,000)	0	0	0	0	0	0	0	0
Total		8,142,390	0	(2,727,097)	5,415,293	4,151,004	(4,377,136)	5,189,161	5,415,292	0	(255,646)	5,159,646

Borrowing Finance Cost Payments

Purpose	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023
Loan 1: Aquatic Centre Refurbishment	1	*	6.34%	14/12/2030	(32,357)	(32,357)	(138,734)
Loan 2: 333 Stirling Highway	2	*	2.73%	30/12/2023	(58,181)	(165,490)	(60,378)
Loan 2c: 333 Stirling Highway	2c	*	4.17%	13/03/2027	0	0	0
Loan 3: Claremont Community Hub	3	*	4.45%	26/06/2032	(27,334)	(27,334)	(47,973)
Loan 4b: Claremont No.1	4b	*	6.34%	14/06/2030	0	0	(39,704)
Total					(117,872)	(225,181)	(286,789)
Total Finance Cost Payments					(117,872)	(225,181)	(286,789)

* WA Treasury Corporation

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

25. BORROWING AND LEASE LIABILITIES (Continued)

(b) New Borrowings - 2023/24

Particulars/Purpose	Institution	Loan Type	Term Years	Interest Rate	Amount Borrowed		Amount (Used)		Total Interest & Charges	Actual Balance Unspent
					2024 Actual	2024 Budget	2024 Actual	2024 Budget		
Loan 2c: 333 Stirling Highway (refinancing existing loan)	*	Fixed	3	4.17%	\$ 4,151,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
					\$ 4,151,004	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

* WA Treasury Corporation

(c) Lease Liabilities

Purpose	Note	Actual						Budget				
		Principal at 1 July 2022	New Leases During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
EL227 - Personal computing		\$ 53,245	\$ 0	\$ (14,219)	\$ 39,026	\$ 0	\$ (19,599)	\$ 19,427	\$ 50,438	\$ 0	\$ (28,532)	\$ 21,906
EL228 - Printer/copiers		24,648	0	(4,878)	19,770	0	(6,677)	13,093	27,190	0	(9,975)	17,215
BLD54 - Car bays		26,805	0	(7,210)	19,595	0	(8,816)	10,779	23,586	0	(11,693)	11,893
BLD55 - Museum storage		1,925	0	(1,925)	0	0	0	0	0	0	0	0
PE459 - Coffee Machine		3,715	0	(1,564)	2,151	0	(1,702)	449	2,239	0	(1,790)	449
EL225 - Wide Area Network rental**		0	47,880	(5,257)	42,623	0	(9,334)	33,289	0	0	0	0
Total Lease Liabilities	11(b)	110,338	47,880	(35,053)	123,165	0	(46,128)	77,037	103,453	0	(51,990)	51,463

Lease Finance Cost Payments

Purpose	Lease Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023	Lease Term
EL227 - Personal computing	EL227	Dell	2.71%	31/03/2025	\$ (9,939)	\$ (1,001)	\$ (19,260)	3 years
EL228 - Printer/copiers	EL228	Kyocera	2.05%	31/01/2026	(4,193)	(441)	(7,866)	4 years
BLD54 - Car bays	BLD54	Charter Hall	1.69%	30/06/2025	(3,184)	(307)	(10,202)	10 years
BLD55 - Museum storage	BLD55	Defreites & Ryan	2.08%	30/09/2022	0	0	(1)	1 year
PE459 - Coffee Machine	PE459	Gesha Coffee Co	0.71%	30/09/2024	(118)	(10)	(508)	3 years
EL225 - Wide Area Network rental**	EL225	TPG	3.00%	19/04/2026	0	0	(13,692)	Not applicable
Total Finance Cost Payments					(17,434)	(1,759)	(51,529)	

**TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 Actual Opening Balance	2024 Actual Transfer to	2024 Actual Transfer (from)	2024 Actual Closing Balance	2024 Budget Opening Balance	2024 Budget Transfer to	2024 Budget Transfer (from)	2024 Budget Closing Balance	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
26. RESERVE ACCOUNTS												
Restricted by legislation/agreement												
(a) NEP Developer Contributions	475,244	4,507	0	479,751	467,398	18,696	0	486,094	457,627	17,617	0	475,244
(b) Cash in lieu of Parking	580,544	5,505	0	586,049	572,060	22,882	0	594,942	559,024	21,520	0	580,544
(c) Claremont Town Centre - Specified Area Rate	214,115	15,674	(30,000)	199,789	184,790	7,392	0	192,182	272,880	1,235	(60,000)	214,115
	1,269,903	25,686	(30,000)	1,265,589	1,224,248	48,970	0	1,273,218	1,289,531	40,372	(60,000)	1,269,903
Restricted by council												
(d) Pool Upgrade	687,265	255,045	0	942,310	593,609	23,744	(555,000)	62,353	683,990	3,275	0	687,265
(e) Plant Replacement	167,647	11,269	0	178,916	171,396	6,856	0	178,252	167,208	439	0	167,647
(f) Irrigation and Drainage	598,680	40,264	0	638,944	510,380	20,415	0	530,795	598,062	618	0	598,680
(g) Public Art	189,922	39,580	(30,000)	199,502	191,491	7,660	(30,000)	169,151	167,821	22,101	0	189,922
(h) Parking	1,205,890	11,435	0	1,217,325	1,225,477	49,019	0	1,274,496	1,203,709	2,181	0	1,205,890
(i) Building	449,814	37,158	0	486,972	462,612	18,504	0	481,116	567,874	1,940	(120,000)	449,814
(j) Future Fund	5,160,143	264,335	(380,000)	5,044,478	5,007,545	351,852	(200,000)	5,159,397	7,078,863	440,458	(2,359,178)	5,160,143
(k) Claremont Joint Venture	1,030,562	32,946	0	1,063,508	1,012,691	40,508	0	1,053,199	990,779	39,783	0	1,030,562
(l) Heritage Grant	93,041	5,514	(17,541)	81,014	90,587	3,623	(4,000)	90,210	92,708	333	0	93,041
(m) Employee Entitlement	653,636	38,084	0	691,720	660,666	26,427	0	687,093	551,569	102,067	0	653,636
(n) WESROC Contributions	233,057	202,210	(130,424)	304,843	262,645	209,589	(439,723)	32,511	0	233,057	0	233,057
	10,469,657	937,840	(557,965)	10,849,532	10,189,099	758,197	(1,228,723)	9,718,573	12,102,583	846,252	(2,479,178)	10,469,657
	11,739,560	963,526	(587,965)	12,115,121	11,413,347	807,167	(1,228,723)	10,991,791	13,392,114	886,624	(2,539,178)	11,739,560

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

In accordance with council resolutions or adopted budget in relation to each reserve account, the purpose for which the reserves are set aside and their anticipated date of use are as follows:

Name of reserve account	Purpose of the reserve account
Restricted by legislation/agreement	
(a) NEP Developer Contributions	To accumulate funds to cover the Town's contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
(b) Cash in lieu of Parking	To provide for the purchase of land for car parking in accordance with Clause 33(2).
(c) Claremont Town Centre - Specified Area Rate	To fund promotion and publicity for Claremont CBD.
Restricted by council	
(d) Pool Upgrade	To fund major maintenance of the Claremont Pool.
(e) Plant Replacement	To provide for the replacement of major items of heavy plant.
(f) Irrigation and Drainage	To provide funds for the replacement, renewal and upgrade of irrigation and drainage.
(g) Public Art	To assist with the programmed purchase and development of Public Art assets throughout the Town.
(h) Parking	To provide for the purchase, upgrade or renewal of parking infrastructure.
(i) Building	To provide for building renewal in accordance with the Town's Asset Management Plans.
(j) Future Fund	To provide for the future planning and undertaking of capital and infrastructure works in the Town.
(k) Claremont Joint Venture	To provide for traffic modifications/roads works within the Town Centre zone and the surrounding roads.
(l) Heritage Grant	To assist with funding the Town's heritage grant maintenance program.
(m) Employee Entitlement	To fund annual and long service leave requirements.
(n) WESROC Contributions	To fund the Western Suburbs Regional Organisation of Councils projects and initiatives and hold funds contributed by each council member.

13.1.2 2023/2024 SURPLUS ANALYSIS

File Number: FIM/0007-002
Author: Bree Websdale (Director Governance and People), Hasreen Syed Maule (Manager Finance)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Surplus Analysis 2023-24 [13.1.2.1 - 1 page]

PURPOSE

To provide Council with a final report on the 2023/24 financial year performance including confirming the closing surplus and seeking Council approval for its allocation.

BACKGROUND

The Annual Financial Report for the year ended 30 June 2024 was prepared in accordance with the *Local Government Act 1995* and *Local Government (Financial Management) Regulations 1996*.

The Town has received a clear audit opinion for the financial statements from RSM Australia, the Town’s OAG appointed auditors.

Prior to completion of the audit, the Town has anticipated a closing surplus of \$1,866,881 for 2023/24 which was used as the opening surplus for the 2024/25 budget.

DISCUSSION

In summary, the Town’s financial position for 2023/24 is an overall surplus of \$2,636,579. This is a positive variance of \$769,698 from the anticipated \$1,866,881.

This surplus is made up of:

	Variance (\$)
Operating income (favourable)	167,203
Operating expenditure (favourable)	1,040,116
Non-cash operating expenditure (favourable)	320,500
Net capital expenditure (favourable)	1,489,923
Financing activities (favourable)	761,741
Opening surplus (favourable)	380,578
Total 2023/24 surplus (favourable)	\$2,636,579

As detailed in Attachment 1 (Surplus Analysis 2023/24), the closing surplus for the 2023/24 financial year comprises of both permanent savings and timing variances.

The permanent variances of \$2,710,863 is a result of the savings across operating and capital programs for the 2023/24 financial year.

The timing variances (or carry forwards) of \$74,284 are the difference between the estimated and actual project balances at 30 June 2023. The proposed amendments are to adjust the budget in 2024/25 to reflect the difference.

Surplus Analysis

1. Permanent Variances- \$2,710,863

This is a strong result for the Council and represents a combination of increased revenue and expenditure savings. As shown in Attachment 1, the permanent variance of \$2,710,863 is comprised of:

Operating Revenue	Variance (\$)
Rates	(299,840)
Grants, Subsidies, and Contributions	387,851
Fees and Charges	(19,706)
Interest Earnings	244,431
Other Revenue	(286,339)
Profit on Asset Disposal	91,571
Share of Net Profit in Associates	49,235
Operating Expenses	
Employee Costs	358,438
Materials and Contracts	60,913
Utility Charges	92,132
Depreciation	74,098
Finance Cost	23,041
Insurance	(2,148)
Other Expenses	539,450
Loss on Asset Disposal	10,037
Non-Cash Excluded from Operating Activities	320,500
Net Operating Variance	1,643,664
Investing Revenue	
Grants, Subsidies, and Contributions	(112,668)
Proceeds from Disposal of Assets	23,597
Investing Expenses	
Right of use assets received (non- cash)	5,622
Property, plant, and equipment	857,943
Infrastructure	419,943
Payment for intangible assets	253,925
Net Investing Variance	1,448,362

Financing Activities	
Transfers from Reserve	(640,758)
Transfer to Reserve	(156,359)
Repayment of borrowings	(4,121,490)
Payment of lease liabilities	5,862
Net Financing Variance	(761,741)
2023/24 Opening Surplus	380,578
Total permanent variance	\$2,710,863

2. Adjustments to Carry forwards

After the finalisation of the 2023/24 annual financial statements, the carry forwards for the 2024-25 budget have been reviewed resulting in an increase of \$74,284.

These variances comprise those projects which are in varying stages of progression, however, on 30 June 2024 were yet to be completed. All projects were completed in early 24/25 and were completed within the budget allocated in 23/24. The variances to be carried forward can be summarised as:

Description	Adopted Carry Forward (\$)	Revised Carry Forward (\$)	Variance (\$)
Business Continuity Plan	13,250	13,250	0
Strategic Risk Work	14,500	14,500	0
Financial Management Review	15,750	15,750	0
CEO Performance Review	6,500	6,500	0
Lease preparation for cafe and kindy	3,000	3,000	0
Advertising and promotion	5,000	5,000	0
Catio program	6,000	6,000	0
BVCC refurbishment	70,735	70,735	0
Aquatic Centre – First aid shed * This is a timing variance only. Additional work was undertaken in 23/24 that was not anticipated to be completed during the budget process. The carry forward amount required to complete the project in 24/25 has therefore been reduced. This project was completed in early 24/25 and within the budget allocated in 23/24.	119,700	55,765	(63,935)

Aquatic Centre – Paving			
* This is a timing variance only. At budget time, work was anticipated to occur in 23/24 but was unable to be completed. The carry forward amount required to complete the project in 24/25 has therefore been increased. This project was completed in early 24/25 and within the budget allocated in 23/24.	11,400	40,863	29,463
ERP Upgrade			
*This is a timing variance only. Phase 2 of the project was due to go live by 30 June 2023 but was delayed. This project is almost complete and within the budget allocations.	50,000	165,845	115,845
Content Manager Upgrade	9,800	9,800	0
CCTV	15,000	15,000	0
BVCC Furniture	7,271	182	(7,089)
Total	\$283,906	\$422,190	\$74,284

Conclusion on the 2023/24 Surplus

In reviewing the closing balance, the following needs to be considered:

	Amount
2023/24 Surplus	2,636,579
less: 2023/24 surplus estimated in the 2024/25 budget	(1,866,881)
Less: carry forwards adjustment in the 2024/25 budget	(74,284)
Adjusted 2023/24 Surplus	\$695,414

The Officer recommendation is to attribute the adjusted surplus of \$695,414 as follows:

Description	Amount
Adjustments to 24-25 budget	
Up to November, the Town’s electricity expenses totalled \$220,000 as against the budgeted \$570,563. Based on these figures, an estimated additional \$35,000 is required for 24/25. This will be monitored again at Midyear Budget review.	\$35,000

<p>Additional funding required for capital works existing budget items due to increases from when these items were originally scoped in March 24:</p> <ul style="list-style-type: none"> • Mulder and Stirling Road picnic shelters – an additional \$9,000 on top of the 24/25 allocation of \$26,880 is required. • Mulder Park carousel (wheelchair accessible) – an additional \$20,000 on top of the 24/25 allocation of \$16,800. • Fleet increase of \$20,000 to purchase two vans instead of utes. The vans will provide more adaptability and room for the trades staff. 	\$49,000
Increased fees for Interim and Final Audit (OAG and RSM)	\$12,000
SUB TOTAL	\$96,000
New Items	
Funding for an additional part time IT resource to assist with Audit findings and progression of the ERP project	\$26,265
<p>Capital expenditure to purchase IT hardware and equipment.</p> <p>The Town has been leasing its IT hardware for several years, due to expire early 2025. Due to market changes, the analysis has revealed that there is significant financial benefit to purchasing the equipment. The equipment can be purchased in January 2025 to align with the end of the current equipment lease.</p>	\$26,000
Additional funds to support the Community Garden / Park project installation and materials.	\$50,000
Additional Fleet vehicle to enable the community safety team to allow greater presence on the streets and have all vehicle as hybrids that are suitable for transporting animals.	\$38,000
Purchase and install of automated glass entry doors for the Bay View Community Centre, to provide accessible entry and weather protection.	\$25,000
Purchase of artwork currently on loan, hanging in the Bay View Community Centre.	\$10,000
SUB TOTAL	\$175,265

Adjustment to reserves	
Transfer to reserve. An error occurred in the budget for 24-25 and this income (interest from term deposits) was not budgeted to be transferred to reserves.	\$364,878
SUB TOTAL	\$364,878
Adjustment to budgeted income	
The valuations for Airlie Street were unavailable during the budget process. The rating income was overestimated by \$50,000.	\$50,000
Reduction of the Federal Assistance Grant revenue to match the grant to be received in 2024/25. These figures were not available during the budget process so were estimated.	\$9,271
SUB TOTAL	\$59,271
TOTAL	\$695,414

PAST RESOLUTIONS

Ordinary Council Meeting, 26 March 2024, Resolution 039/24

That Council recognises \$380,578 as additional 2022-23 surplus to the 2023-24 adopted budget and allocates:

1. \$89,577 to additional carry forwards,
2. \$48,672 to various capital and operating activities,
3. \$28,000 transfer to the Public Art Reserve, and
4. \$214,329 transfer to the Pool Upgrade Reserve.

FINANCIAL AND STAFF IMPLICATIONS

Financial implications as per the details in this report.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

COMMUNICATION AND CONSULTATION

N/A

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

It is important that the surplus analysis is presented promptly following the finalisation of the 2023/24 Financial Statements and as a supporting item to the 2024/25 Mid-Year Budget Review.

VOTING REQUIREMENTS

Absolute Majority decision of Council (*5 Council Members are required to vote in favour*).

OFFICER RECOMMENDATION

That Council recognises \$769,698 as additional 2023/24 surplus to the 2024/25 adopted budget and allocates:

1. **\$74,284 to additional carry forwards,**
2. **\$364,878 transfer to reserve,**
3. **\$50,000 reduction in projected income,**
4. **\$9,271 to reduce grant revenue, and**
5. **\$271,265 to various operating and capital activities.**

**TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024**

	2024 Actual	2024 Budget	2024 Variance	Permanent	Carry Forward
	\$	\$	\$		
OPERATING ACTIVITIES					
Revenue from operating activities					
General rates	16,349,901	14,103,309			
Rates excluding general rates	90,000	2,636,432	(299,840)	(299,840)	0
Grants, subsidies and contributions	660,496	272,645	387,851	387,851	0
Fees and charges	3,864,459	3,884,165	(19,706)	(19,706)	0
Interest revenue	1,112,603	868,172	244,431	244,431	0
Other revenue	231,131	517,470	(286,339)	(286,339)	0
Profit on asset disposals	121,490	29,919	91,571	91,571	0
Share of net profit of associates accounted for using the equity method	49,235	0	49,235	49,235	0
	22,479,315	22,312,112	167,203	167,203	0
Expenditure from operating activities					
Employee costs	(8,088,710)	(8,447,148)	358,438	358,438	0
Materials and contracts	(8,010,323)	(7,955,391)	(54,932)	60,913	(115,845)
Utility charges	(460,267)	(552,399)	92,132	92,132	0
Depreciation	(3,960,149)	(4,034,247)	74,098	74,098	0
Finance costs	(203,899)	(226,940)	23,041	23,041	0
Insurance	(278,514)	(276,366)	(2,148)	(2,148)	0
Other expenditure	(757,297)	(1,296,747)	539,450	539,450	0
Loss on asset disposals	0	(10,037)	10,037	10,037	0
	(21,759,159)	(22,799,275)	1,040,116	1,155,961	(115,845)
Non cash amounts excluded from operating activities	4,334,865	4,014,365	320,500	320,500	0
Amount attributable to operating activities	5,055,021	3,527,202	1,527,819	1,643,664	(115,845)
INVESTING ACTIVITIES					
Inflows from investing activities					
Capital grants, subsidies and contributions	349,332	462,000	(112,668)	(112,668)	0
Proceeds from disposal of assets	171,597	148,000	23,597	23,597	0
	520,929	610,000	(89,071)	(89,071)	0
Outflows from investing activities					
Right of use assets received - non cash	5,622	0	5,622	5,622	0
Purchase of property, plant and equipment	(1,550,391)	(2,449,895)	899,504	857,943	41,561
Purchase and construction of infrastructure	(3,486,649)	(3,906,592)	419,943	419,943	0
Payments for intangible assets	0	(253,925)	253,925	253,925	0
	(5,031,418)	(6,610,412)	1,578,994	1,537,433	41,561
Amount attributable to investing activities	(4,510,489)	(6,000,412)	1,489,923	1,448,362	41,561
FINANCING ACTIVITIES					
Inflows from financing activities					
Proceeds from borrowings	4,151,004	0	4,151,004	4,151,004	0
Transfers from reserve accounts	587,965	1,228,723	(640,758)	(640,758)	0
	4,738,969	1,228,723	3,510,246	3,510,246	0
Outflows from financing activities					
Repayment of borrowings	(4,377,136)	(255,646)	(4,121,490)	(4,121,490)	0
Payments for principal portion of lease liabilities	(46,128)	(51,990)	5,862	5,862	0
Transfers to reserve accounts	(963,526)	(807,167)	(156,359)	(156,359)	0
	(5,386,790)	(1,114,803)	(4,271,987)	(4,271,987)	0
Amount attributable to financing activities	(647,821)	113,920	(761,741)	(761,741)	0
MOVEMENT IN SURPLUS OR DEFICIT					
Surplus or deficit at the start of the financial year	2,739,868	2,359,290	380,578	380,578	0
Amount attributable to operating activities	5,055,021	3,527,202	1,527,819	1,643,664	(115,845)
Amount attributable to investing activities	(4,510,489)	(6,000,412)	1,489,923	1,448,362	41,561
Amount attributable to financing activities	(647,821)	113,920	(761,741)	(761,741)	0
Surplus or deficit after imposition of general rates	2,636,579	0	2,636,579	2,710,863	(74,284)

13.1.3 COMMITTEE MEETINGS - 2025 DATES

File Number:	GOV/00199
Author:	Emma Heys (Manager Governance and Records)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	Nil

PURPOSE

For Council to endorse the proposed meeting dates for 2025 for all Committees of Council.

BACKGROUND

Since 2019, the local government sector has been considering and implementing a comprehensive package of local government legislative reforms known as Local Government Reform.

The most recent stage of these reforms includes the *Local Government Amendment Bill (2024)*, which passed through Parliament on 27 November 2024 and is anticipated to reach assent by 6 December 2024. The Bill, once reaching assent will make amendments to the *Local Government Act 1995*.

Included in these amendments are changes to meetings of Committees. New section 5.23 will require committees of Council to generally be open to members of the public:

s.5.23 Meetings generally open to the public

- (1) *The following are to be open to members of the public -*
 - (a) *all council meetings;*
 - (b) *all meetings of a committee.*

DISCUSSION

In accordance with regulation 12 of the *Local Government (Administration) Regulations 1996*, prior to the beginning of each calendar year the CEO is required to publish on the Town’s website the meeting details for *committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public*. Meeting details are defined as *‘the date and time when, and the place where, the meeting is to be held’*.

The following dates have been discussed by each relevant Committee. Council are now being asked to consider these dates in order to facilitate the publication of the Town of Claremont Committees meeting dates for 2025:

Claremont Town Centre Advisory Committee

- Tuesday 11 February 2025, commencing at 5pm
- Tuesday 13 May 2025, commencing at 5pm
- Tuesday 9 September 2025, commencing at 5pm
- Tuesday 11 November 2025, commencing at 5pm

Foreshore Advisory Committee

- Wednesday 19 February 2025, commencing at 4pm
- Wednesday 21 May 2025, commencing at 4pm
- Wednesday 10 September 2025, commencing at 4pm
- Wednesday 19 November 2025, commencing at 4pm

Lake Claremont Advisory Committee

- Thursday 13 February 2025, commencing at 8am
- Thursday 15 May 2025, commencing at 8am
- Thursday 4 September 2025, commencing at 8am
- Thursday 13 November 2025, commencing at 8am

Audit, Risk and Improvement Committee

- Friday 7 March 2025, commencing at 9am
- Friday 13 June 2025, commencing at 9am
- Friday 12 September 2025, commencing at 9am
- Friday 22 November 2025, commencing at 9am

Claremont Park Project Working Group, Traffic Management Working Group, Claremont Museum Working Group and Public Art Working Group are not defined as committees of Council and their meeting dates are not subject to the requirements of r.12 of the Administration Regulations.

PAST RESOLUTIONS

Not applicable

FINANCIAL AND STAFF IMPLICATIONS

Minimal staffing time is required to publish the 2025 Committee dates on the Town's website.

POLICY AND STATUTORY IMPLICATIONS

Not applicable

COMMUNICATION AND CONSULTATION

Each relevant Committee has considered and discussed meeting dates for 2025.

STRATEGIC COMMUNITY PLAN**Leadership and Governance**

We are an open and accountable local government; a leader in community service standards.
- Our stakeholders are well informed and we provide opportunities for community engagement.

URGENCY

The meeting dates for 2025 must be determined and published on the Town's website prior to January 2025.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council endorse the proposed meeting dates for 2025 for all:

1. Claremont Town Centre Advisory Committee

Tuesday 11 February 2025, commencing at 5pm

Tuesday 13 May 2025, commencing at 5pm

Tuesday 9 September 2025, commencing at 5pm

Tuesday 11 November 2025, commencing at 5pm

2. *Foreshore Advisory Committee*

Wednesday 19 February 2025, commencing at 4pm

Wednesday 21 May 2025, commencing at 4pm

Wednesday 10 September 2025, commencing at 4pm

Wednesday 19 November 2025, commencing at 4pm

3. *Lake Claremont Advisory Committee*

Thursday 13 February 2025, commencing at 8am

Thursday 15 May 2025, commencing at 8am

Thursday 4 September 2025, commencing at 8am

Thursday 13 November 2025, commencing at 8am

4. *Audit, Risk and Improvement Committee*

Friday 7 March 2025, commencing at 9am

Friday 13 June 2025, commencing at 9am

Friday 12 September 2025, commencing at 9am

Friday 22 November 2025, commencing at 9am

13.1.4 COUNCIL POLICY LG545 RECORDING OF COUNCIL MEETINGS

File Number:	COM/00032
Author:	Emma Heys (Manager Governance and Records), Bree Websdale (Director Governance and People)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	<ol style="list-style-type: none"> 1. L G 545 Livestreaming of Council Meetings v 2 [13.1.4.1 - 1 page] 2. Amended LG545 Recording of Council Meetings [13.1.4.2 - 1 page]

PURPOSE

For Council to consider amendments to existing Council Policy LG545 Livestreaming of Council Meetings and adopt the amended policy.

BACKGROUND

Section 58 of the *Local Government Amendment Act 2023* (the Amendment Act) inserts a new section 5.23A into the *Local Government Act 1995* (the Act) covering livestreaming and video and audio recording of Council meetings.

The new requirements for livestreaming and recording of Council meetings are aimed at increasing transparency and accessibility to decision-making in local governments.

These new requirements come into effect from 1 January 2025. From this date, Class 3 Local Governments such as the Town are required to make and publish an audio recording of Council meetings and retain these for 5 years. Recordings of Council meetings must be published on the Town's website within 14 days of the meeting taking place.

Band 3 Local governments are not required to livestream Council meeting.

DISCUSSION

Council Policy LG545 Livestreaming of Council Meetings (the Policy) was initially adopted in July 2023, prior to the above legislative changes. The current Policy proposed to govern the livestreaming of Council meetings (**Attachment A**).

This report recommends that the Town adhere to the new requirements and that the Policy be amended to provide for Council meetings to be audio recorded and made available to the public through the Town's website. This will ensure the Town is compliant with the Act and Regulations.

A copy of the amended Policy is provided at **Attachment B**.

PAST RESOLUTIONS

Ordinary Council Meeting 25 July 2023, Council Resolution 094/23

That Council:

1. Revokes Council policies:

- (a) *LG513 Town of Claremont Branding; and*
- (b) *LG517 Elected Members' Reports on External Organisations, Committees and Formal Meetings Training and Continuing Professional Development;*

2. Adopts amended Council policies:

- (a) *LG510 Disposal Policy;*
- (b) *LG516 Fees, Allowances and Expenses for Council Members;*
- (c) *LG519 Council Agenda Briefing Forums, Workshops and Briefing Sessions;*
- (d) *LG524 Discretionary Community Consultation;*

- (e) LG532 Financial Hardship Policy;*
- (f) LG534 Risk Management;*
- (g) LG537 Fraud Prevention;*
- (h) LG539 Council Member and CEO Attendance at Events;*
- (i) LG540 Council Member Training and Continuing Professional Development (by absolute majority);*
- (j) LG541 Complaints Against Council Members, Committee Members And Candidates;*

3. Adopts new Council policies:

- (a) LG545 Livestreaming of Council Meetings; and*
- (b) LG546 Flag and Lighting Policy.*

FINANCIAL AND STAFF IMPLICATIONS

There are no financial implications.

In relation to Staff Implications, minimal additional staff time will be required to publish the recordings to the Town's website.

In relation to livestreaming, additional staff time and resources would be required to set up and maintain livestreaming. A member of the IT team would need to attend council meetings to manage the technology and ensure the technology is functioning to enable successful livestreaming. Additional budget would be required for this to occur.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

Section 2.7 provides:

(1) The council —

- (a) governs the local government's affairs; and*
- (b) is responsible for the performance of the local government's functions.*

(2) Without limiting subsection (1), the council is to —

- (a) oversee the allocation of the local government's finances and resources; and*
- (b) determine the local government's policies.*

Local Government (Administration) Regulations 1996

COMMUNICATION AND CONSULTATION

The Governance team are undertaking a review of Council Policies against relevant legislative amendments. Proposed amendments have been made in consultation with the CEO and Executive Team.

STRATEGIC COMMUNITY PLAN

Leadership and Governance:

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

- Our stakeholders are well informed, and we provide opportunities for community engagement.
- Demonstrate a high standard of governance, accountability, management and strategic planning.

URGENCY

New section 5.23A of the Act comes into effect on 1 January 2025.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council adopt the amended policy LG545 Recording of Council Meetings and implement the operational requirements of the Policy prior to 1 January 2025.

COUNCIL POLICY LG545 LIVESTREAMING OF COUNCIL MEETINGS

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

Purpose

The purpose of this policy is to outline Council’s position with respect to the recording and livestreaming of Town of Claremont (**Town**) Council Meetings.

Policy

All Meetings of Council will, wherever possible, be recorded on an audio device and made available by livestream to provide transparency and engagement in Council’s decision-making processes.

Meetings will be livestreamed via an appropriate social media page. A link will be available on the Town’s website to access livestreams.

An announcement will be made by the Presiding Member at the commencement of each meeting advising members of the public that the meeting will be recorded and livestreamed.

Other than in accordance with this Policy, a person must not use any electronic, visual or audio recording device or instrument to record the proceedings of a meeting without permission of the Presiding Member.

Livestream of the meeting will be paused where Council resolves to close the meeting to the public in accordance with section 5.23 of the *Local Government Act 1995*.

In accordance with section 9.57A of the *Local Government Act 1995*, the Town is not liable for defamation in relation to matter published on its website as part of a recording or livestream of a Council Meeting.

The Town reserves its’ rights under the *Copyright Act 1968* and prohibits any reproduction and/or distribution of livestreamed Council Meetings without prior written consent.

Recordings of Council Meetings will be retained in accordance with the *State Records Act 2000*.

Document Control Box			
Legislation:	<i>Local Government Act 1995</i> <i>Copyright Act 1986</i> <i>State Records Act 2000</i> <i>Town of Claremont Meeting Procedures Local Law 2018</i>		
Organisational:	Town of Claremont Record Keeping Plan 2020		
Version #	Decision:	OCM Date:	Resolution Number:
1.	Adopted	25 July 2023	094/23



COUNCIL POLICY LG545

RECORDING OF COUNCIL MEETINGS

KEY FOCUS AREA LEADERSHIP AND GOVERNANCE

Purpose

The purpose of this Policy is to outline Council’s position with respect to the recording of Town of Claremont (**Town**) Council Meetings.

Policy

All Meetings of Council will be audio recorded, and the recording made available to the public to provide transparency and engagement in Council’s decision-making processes.

A recording of the meeting will be published on the Town’s website within 14 days of the meeting taking place.

In the event of a technology failure that prevents the meeting from being recorded, the meeting will still proceed and the Town will endeavour to make an improvised recording of the meeting.

If an improvised recording of the meeting cannot be made, the Town will publish a notice on the website to that effect.

The Town will not publish recordings of that part of a meeting where confidential matters are considered by Council.

An announcement will be made by the Presiding Member at the commencement of each meeting advising members of the public that the meeting will be recorded.

Other than in accordance with this Policy, a person must not use any electronic, visual or audio recording device or instrument to record the proceedings of a meeting without permission of the Presiding Member.

In accordance with section 9.57A of the *Local Government Act 1995*, the Town is not liable for defamation in relation to matter published on its website as part of a recording of a meeting.

The Town reserves its’ rights under the *Copyright Act 1968* and prohibits any reproduction and/or distribution of the recordings of meetings without prior written consent.

Recordings of meeting will be retained for a period of 5 years and in accordance with the State Records Act 2000.

Document Control Box			
Legislation:	<i>Local Government Act 1995</i> <i>Local Government (Administration Regulations) 1996</i> <i>Copyright Act 1986</i> <i>State Records Act 2000</i> <i>Town of Claremont Meeting Procedures Local Law 2018</i>		
Organisational:	Town of Claremont Record Keeping Plan 2020		
Version #	Decision:	OCM Date:	Resolution Number:
1.	Adopted	25 July 2023	094/23
2.	Adopted	17 December 2024	

13.1.5 DIFFERENTIAL RATING - VACANT LAND

File Number:	RAV/00155
Author:	Bree Websdale (Director Governance and People), Hasreen Syed Maule (Manager Finance), Emma Heys (Manager Governance and Records)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	<ol style="list-style-type: none"> CONFIDENTIAL REDACTED - Vacant Land properties [13.1.5.1 - 3 pages] DLGSC Differential Rating Application Qts [13.1.5.2 - 2 pages]

PURPOSE

For Council to consider applying a differential general rate upon vacant land across the district prior to the commencement of the 25/26 budgeting workshops.

BACKGROUND

At the Ordinary Meeting of Council, 29 October 2024, Cr Kate Main moved a Notice of Motion (**Motion**):

That Council request a future report from the CEO, investigating the application of differential rating upon vacant land across the district, for Council’s consideration prior to the commencement of the 25/26 budgeting workshop.

Local governments impose rates on properties within their district to raise revenue to fund the services and facilities provided to residents and visitors. The amount of rates payable is determined by three factors:

- the method of valuation of the land;
- the valuation of the land and improvements; and
- the rate in the dollar applied to that valuation by the local government.

A local government may impose a single general rate which applies to the properties in the unimproved value or gross rental value category. Alternatively, the local government can distinguish between land in either category based on its zoning, use, whether it is vacant land, other characteristics set out in regulations, or a combination of these factors, and apply a differential general rate to each.

DISCUSSION

In response to the Motion, the following has been investigated:

1. the legislative requirements to vary the Town’s differential rating strategy; and
2. a cost benefit analysis of applying to impose a differential rating category to vacant land in the district.

Differential rating

In accordance with s.6.33, a local government may impose differential general rates according to any, or a combination of the following characteristics:

- the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the Planning and Development Act 2005; or
- a purpose for which the land is held or used as determined by the local government; or
- whether or not the land is vacant land; or
- any other characteristic or combination of characteristics prescribed.

Differential Rate Classification

The Town applies a differential rating approach to levying rates, which distinguishes between two different classifications of properties – General (mainly Residential) and Commercial. The objects of, and reasons for, the General classification relate to properties used for residential purposes and vacant land – the two are not distinguished from each other.

The objects and reasons for the Commercial classification relate to non-residential and land use. The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and higher impact on the Town’s resources, including Health, Planning, Civil Maintenance and Building works.

Town of Claremont ratable properties

The breakdown of properties in the Town’s rates system, as at 6 December 2024, are as follows:

Total Properties	5591
Exempt/Non-Rateable	67
Commerical	284
General <u>inclusive</u> of Vacant Land	5240
Vacant Land	59

Currently vacant land in the district represents 1.07% of total properties, or 1.15% of General Rates. This equates to \$138,563.07 in current rates revenue.

The location and owners of these properties is shown on Attachment 1 (Confidential). Of these 59 properties:

- 4 are exempt from rates.
- 7 are owned by companies and attract the current General Rate.
- the remaining 48 are privately owned and all but 1 attract the current General Rate.

The purpose of the imposition of a differential general rate is generally to ensure that every ratepayer makes a reasonable, equitable and fair contribution. A vacant block however does not does not require additional resources.

Applying a higher rate in the dollar to vacant land may in theory discourage land-banking and encouraging more prompt development of vacant land.

The use of the higher differential rate to discourage the holding of vacant land may minimise opportunities for problems such as littering, graffiti and anti-social behaviour which may occur on long held vacant land parcels. However, this is more likely in relation to commercial or industrial vacant land than vacant land in residential streets surrounded by other properties. The Town does not experience any noticeable greater anti-social behaviour on the current vacant land in the district.

To make this an effective mechanism achieve these objectives, the rate in the dollar should be significantly higher, for example at least twice the current rate of \$0.061486.

The economic and social benefit to the Town in applying to impose a new differential general rate, including on vacant land, needs to outweigh the significant resourcing cost attributed to the application process itself.

Consideration should also be given to whether Council wants to impose a higher rate on private individuals who may have valid or personal reasons for not developing the vacant land, such as inability to secure a builder.

Differential rating application - Ministerial approval

If a local government seeks to impose any differential general rate which is more than twice the lowest differential general rate imposed by it, Ministerial approval is required. The Minister will only consider an application to impose a differential rate in the dollar (RID) if the proposal is compliant with all legislative requirements and the *Minister’s Rating Policy – Differential Rates*.

A determination will consider both the statutory and ethical principles of differential rating:

Principle	Interpretation
Objectivity	As far as possible the predominant use of land is reviewed and determined on the basis of an objective assessment of relevant criteria. This ensures that external parties are able to understand how and why a particular determination was made.
Fairness & Equity	Rating principles are applied fairly and equitably - recognising that each property should make a fair contribution to rates based on a method of valuation that appropriately reflects predominant use.
Consistency	Rating principles are applied, and determinations made, in a consistent manner. Like properties are treated in a like manner.
Transparency	Systems and procedures for determining the method of valuation of land are clearly documented and available for the public to inspect. This is fundamental to the “good government” principle upon which the Act is based. The right to govern accompanies the obligation to do so openly and fairly.
Administrative Efficiency	Rating principles and procedures are applied and implemented in an efficient and cost-effective manner.

Before making an application to the Minister, the Town must be satisfied that it can address the matters as they relate under the Key Values.

This determination has not been undertaken. Based on the information outlined in this report, there is likely to be difficulty in establishing that this proposal for differential rates is fair and equitable and consistent. Owners of vacant land will be paying double rates without accessing the services that rates provide.

Once the Key Values are considered, the Town is required to give local public notice of the intention to impose the differential general rate. As there are more than 30 affected ratepayers, notice can be given in the prescribed way, in accordance with the Act.

Following local public notice, Council will need to consider any submissions received and any other information addressing the Key Values.

It is anticipated that the owners of vacant land would object to the proposal during public consultation.

Significant staff resources will be required to:

- develop sufficiently detailed information on the proposal for differential rates (which would need to address the Key Values).
- advertise the proposal and oversee the consultation process.
- review the public feedback.
- prepare reports to council.

Existing resources will need to be utilised to undertake this work, and other priorities shifted to enable this to occur for 25/26 budget process.

If Council resolves to make the application, the following should be sent to the Minister:

- the application
- a copy of the public notice(s) showing the publication date
- the supporting material addressing each of the matters identified under the key values of objectivity, fairness and equity, consistency, transparency and administrative efficiency.

The DLGSC has set mandatory questions and statements that address the Key Values as part of the application process. These are included in Attachment 2.

The Minister will then consider the application and may request more information, before giving approval. DLGSC has provided the following indicative timeline for applying to the Minister to impose a differential rate to vacant land:

Action	DLGSC and ToC dates/timelines
Planning – Commence budget planning by reviewing the corporate plan and other relevant plans	January/February <i>Council has set OCM for 4 February</i>
Budget Strategy – Council's adopt their budget strategy and endorses the objects and reasons for each differential rating category and each minimum payment	April <i>Council has set OCM for 29 April</i>
Notice Period – in accordance with section 6.36 of the Act, a local government must publish a notice of its intention to impose a differential general rate	May – for a period not less than 21 days <i>Council has set OCM for 27 May</i>
Submissions – Council must consider submissions and determine the appropriate level of differential rates	June <i>Council has set OCM for 24 June</i>
Seek Approval – Council resolves to seek Ministerial approval for the imposition of differential general rates that fall within section 6.33(3) of the Act	July <i>Council has set OCM for 29 July</i>
Processing Time – a local government needs to allow 3 weeks for the processing of an application from the date all the required information is received by DLGSC	3 weeks <i>Approx 25 August</i>
<p>Budget – a local governments budget is to be adopted by 31 August under section 6.2(1) of the Act. The budget cannot be adopted until after the Minister makes their decision.</p> <p>The Town’s policy requires adoption of the Annual Budget in July. Budget adoption is likely to be delayed until at least August.</p>	

Based on the above processes and indicative timelines, a significant amount of Elected Member time and administrative resourcing will be required to impose a new differential general rate for vacant land.

The Administration does not recommend the imposition of differential rates based on concerns that it would not receive Ministerial approval based on the *Minister’s Rating Policy – Differential Rates*.

Given vacant land in the district accounts for only 1.07% of total rateable properties and the majority of this vacant land is privately owned residential land, it is not recommended to pursue this option at this time.

PAST RESOLUTIONS

Ordinary Council Meeting 29 October 2024, Council Resolution 158/24

That Council request a future report from the CEO, investigating the application of differential rating upon vacant land across the district, for Council's consideration prior to the commencement of the 25/26 budgeting workshop.

CARRIED

FINANCIAL AND STAFF IMPLICATIONS

There are financial implications for delaying the adoption of the budget and therefore the issuing of rates notices.

Additional staff time will be required to commence and undertake the process to consult (and possibly) implement differential rates for vacant land.

Additional resources will be required, or current priorities will need to change

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

Local Government (Financial Management) Regulations 1996

Local Government (Administration) Regulations 1996

LG503 Annual Budget Process Timetable

COMMUNICATION AND CONSULTATION

The DLGSC guidelines for Differential Rating were reviewed. The Chief Executive Officer and Executive Team were consulted on this proposal.

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

If Council wishes to consider applying to the Minister to impose a differential rate for vacant land in the district, the process will need to commence in February 2025, to meet statutory budgeting deadlines. Therefore, a decision to proceed or not is required at the last Ordinary Meeting of Council for 2024.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council does not consider imposing a differential rate upon vacant land across the district, due to the overall negligible benefit to the Town.

On what date does council plan to adopt the budget, subject to Ministerial approval?

Note: allow 21 days from DLGSC receipt of all required information.

1. This application relates to properties proposed to be rated on the basis of
2. Which rating categories require Ministerial approval (i.e. are more than twice the lowest)?

. Attachment 1: copy of the Rate Information Tables

KEY VALUE — OBJECTIVITY

4. Details of land: are the differential general rate categories based on zoning, land use, vacant land or a combination of these?

5. Has there been a change to boundaries of the district within the past 5 years?

If there has been, the Local Government Act provides that the land may be rated according to whether or not the land is in a town-site or in a particular part of a district.

6. Have section 6.33(1) of the Local Government Act 1995 and Financial Management Regulation 52A been complied with?

7. Has the draft budget been prepared and the budget deficiency identified?

Attachment 2: copy of the draft budget

KEY VALUE — FAIRNESS AND EQUITY

8. Has council reviewed its expenditure and considered budgetary efficiency measures as part of its budget deliberations?

Attachment 3: copy of council minutes

What page number(s) of the minutes identify budget efficiency measures?

9. Do the objects and reasons clearly explain why each differential general rate is proposed and why it is set at the proposed amount?

Note: Objects and reasons need to explain each differential general rate and minimum payment separately. This includes rates where Ministerial approval is not being sought.

10. Has council adopted the objects of, and reasons for, each proposed differential rate?

Attachment 4: copy of the adoption of objects and reasons

Attachment 5: copy of the minutes where the objects and reasons were adopted by council

What page number(s) of the minutes records council's adoption of the objects of, and reasons for, each proposed differential rate?

11. If a category of ratepayer is significantly contributing to the local government's revenue through fees, charges and other payments, do these same costs form justification for the different rates in the objects and reasons? For example, donations, community funding arrangements.

12. Has the land been revalued by the Valuer General's Office in the past 12 months?

13. In categories where there were fewer than 30 ratepayers, has each ratepayer been consulted in writing and provided a 21 day submission period?

Attachment 6: copies of letters

Each ratepayer should be provided a copy of the department’s Rating Policy: Differential General Rates, the objects and reasons, the differential general rate that will apply and a comparison to the previous year.

14. Were any submissions or objections received?

If no submissions were received, this needs to be mentioned in the council minutes.

What page number(s) of the council minutes address submissions or objections?

Attachment 7: copy of council minutes addressing any submissions or lack of submissions and

Attachment 8: copy of council response to each submission

KEY VALUE — CONSISTENCY

15. Are properties that are used for the same purpose rated in a similar way?

16. Do the proposed differential general rates align with the rating strategy in the corporate business plan and long term financial plan?

17. As part of the local government's rating strategy, has consideration been given to the rates being proposed in neighbouring or similar local governments?

KEY VALUE — TRANSPARENCY AND ADMINISTRATIVE EFFICIENCY

18. Has the local government complied with the Rating Policy — Giving Notice and given public notice of the proposed rates?

Note: the [public notice must be published](#) on the official website of the local government and in at least 3 of the prescribed ways.

Attachment 10: copy of the public notice

Provide a copy of the whole page, including the name of the publication and the date of publication.

19. On what date was the public notice given?

If this is before 1 May, this will have to be readvertised.

20. On what date did submissions close?

If fewer than 21 days (not including the date of advertisement), this will have to be readvertised.

21. Did the public notice contain all of the required information?

If not, this will have to be readvertised.

22. Has council given full consideration to each submission received?

Attachment 11: copy of agenda and council minutes

Minutes must clearly state that council considered each and any submission.

23. Were any changes made as a result of the submissions or other factors?

Please explain why changes were or were not made as a result of the submissions or other factors.

24. Did council resolve to make this application?

13.1.6 LIST OF PAYMENTS 1 TO 30 NOVEMBER 2024

File Number: FIM/00108-003, D-24-30398
Author: Peter Barker (Senior Finance Officer)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Payments Listing - November 2024 [**13.1.6.1** - 4 pages]
 2. Purchase Card - November 2024 [**13.1.6.2** - 4 pages]
 3. Fuel Cards - October 2024 [**13.1.6.3** - 3 pages]

PURPOSE

For Council to note those payments made by the Chief Executive Officer under delegated authority during November 2024.

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 to Council.

DISCUSSION

Attached is the list of all accounts as paid totalling \$3,447,448.58 during the month of November 2024.

The attached schedule covers:

· Municipal Funds electronic funds transfers (EFT)	\$ 3,334,095.47
· Municipal Fund direct debits	\$ 113,353.11
· Municipal Fund vouchers	\$ -
· Trust Fund electronic funds transfer (EFT)	\$ -
· Trust Fund vouchers (none)	\$ -

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

The November credit card payment was deducted from the Town’s bank account on 2 December 2024 and is not reflected in the monthly totals reported above. The individual November transactions are still included as **Attachment 2**.

PAST RESOLUTIONS

Ordinary Council Meeting, 26 November 2024, Resolution 165/24

That Council notes all payments made by the Chief Executive Officer under Delegation

DA 2.1.5 for October 2024 totalling \$1,669,470.50, as detailed in Attachment 1 comprising:

<i>\$ 1,604,627.72</i>	<i>Municipal Funds electronic funds transfers (EFT)</i>
<i>\$ 64,842.78</i>	<i>Municipal Funds direct debits</i>
<i>\$ -</i>	<i>Municipal Fund vouchers</i>
<i>\$ -</i>	<i>Trust Fund EFT</i>
<i>\$ -</i>	<i>Trust Fund vouchers (none)</i>

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government (Financial Management) Regulations 1996, Regulations 12 – 13.

Town of Claremont Delegation Register – DA 2.1.5 Payment of Accounts.

COMMUNICATION AND 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, under Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council notes all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for November 2024 totalling \$3,447,448.58 as detailed in Attachment 1 comprising:

\$ 3,334,095.47	<i>Municipal Funds electronic funds transfers (EFT)</i>
\$ 113,353.11	<i>Municipal Funds direct debits</i>
\$ -	<i>Municipal Fund vouchers</i>
\$ -	<i>Trust Fund EFT</i>
\$ -	<i>Trust Fund vouchers (none)</i>

SCHEDULE OF PAYMENTS
November 2024

Date	Ref.	Name	Details	Amount
7/11/2024	EFT02050	Abaxa	Locating underground utilities various streets	\$ 649.00
28/11/2024	EFT02055	ABC Blinds & Awnings (The Trustee For Riverslea Trust)	Blinds for Museum	\$ 282.50
7/11/2024	EFT02050	AFGRI Equipment Australia Pty Ltd	Fleet vehicle service	\$ 662.33
21/11/2024	EFT02053	Aflex Technology (N.Z) Ltd	Aquatic Centre pool inflatables	\$ 27,491.20
21/11/2024	EFT02053	Agent Sales & Services	Aquatic Centre pool chemicals	\$ 4,633.75
14/11/2024	EFT02051	AHG WA (2015) Pty Ltd	Fleet vehicle purchase	\$ 62,997.04
28/11/2024	EFT02055	Alekto Pty Ltd	Refund of overpaid 2024/25 Rates	\$ 1,815.31
14/11/2024	EFT02051	All Fence U Rent	Fence hire for Aquatic Centre upgrade work	\$ 2,154.68
31/10/2024	EFT02049	All Flags And Signs Pty Ltd	CTC Banners	\$ 3,773.00
21/11/2024	EFT02053	All Flags And Signs Pty Ltd	Summer CTC flags	\$ 3,773.00
31/10/2024	EFT02049	Allstate Kerbing & Concrete	Various footpath kerbing	\$ 1,238.05
7/11/2024	EFT02050	ALSCO	Feminine hygiene unit services	\$ 572.92
14/11/2024	EFT02051	Apex Technical Services Pty Ltd	McKenzie Pavillion airconditioning service	\$ 308.00
21/11/2024	EFT02053	Archival Survival	Museum display materials	\$ 564.23
28/11/2024	EFT02055	ATCO Gas Australia Pty Ltd	Gas service works for roads	\$ 8,774.14
7/11/2024	EFT02050	Australia Post - 623462 - Contractor Collect	Postage	\$ 2,447.41
7/11/2024	EFT02050	Australia Post - 673027	Postage	\$ 716.69
31/10/2024	EFT02049	Australian Safety Engineers (WA)	Aquatic Centre BA Cylinder refill	\$ 66.00
31/10/2024	EFT02049	Australian Taxation Office	PAYG withholding PPE 6/10 & 20/10	\$ 200,638.00
14/11/2024	EFT02051	Australian Taxation Office	PAYG withholding PPE 06/11	\$ 63,129.00
26/11/2024	EFT02054	Australian Taxation Office	PAYG withholding PPE 17/11	\$ 60,266.00
14/11/2024	EFT02051	Auswest Displays (Watway Pty Ltd)	Christmas lights installation and removal 2024	\$ 41,834.43
31/10/2024	EFT02049	B & B Waste Contractors Pty Ltd	Bulk waste collection	\$ 33,144.10
21/11/2024	EFT02053	B & B Waste Contractors Pty Ltd	Bulk waste collection	\$ 440.00
31/10/2024	EFT02049	Bardfield Engineering (The Trustee For J & J Marshall Family Trust)	MacLagan Park football post replacement	\$ 5,060.00
28/11/2024	EFT02055	BCE Surveying Pty Ltd	Surveying works various roads	\$ 52,250.00
7/11/2024	EFT02050	BCITF	BCITF levies	\$ 17,543.15
7/11/2024	EFT02050	Beilby Downing Teal Pty Ltd	Employee recruitment service	\$ 4,262.50
31/10/2024	EFT02049	Black Swan Horticulture	Garden/streetscape maintenance	\$ 6,644.00
21/11/2024	EFT02053	Black Swan Horticulture	Garden/streetscape maintenance	\$ 539.00
28/11/2024	EFT02055	Black Swan Horticulture	Garden/streetscape maintenance	\$ 1,790.25
31/10/2024	EFT02049	Boyan Electrical Services	Electrical repairs & maintenance	\$ 319.00
7/11/2024	EFT02050	Boyan Electrical Services	Electrical repairs & maintenance	\$ 19,495.30
14/11/2024	EFT02051	Boyan Electrical Services	Electrical repairs & maintenance	\$ 294.80
21/11/2024	EFT02053	Boyan Electrical Services	Electrical repairs & maintenance	\$ 8,878.65
28/11/2024	EFT02055	Boyan Electrical Services	Electrical repairs & maintenance	\$ 395.78
21/11/2024	EFT02053	Bree Websdale	Reimbursements for BVCC minor equipment	\$ 66.00
7/11/2024	EFT02050	Brightmark Group Pty Ltd	Cleaning of various buildings - October 2024	\$ 7,900.20
14/11/2024	EFT02051	Brightmark Group Pty Ltd	Consumables for cleaning of various buildings	\$ 1,385.85
21/11/2024	EFT02053	Brightmark Group Pty Ltd	Consumables for cleaning of various buildings	\$ 861.81
31/10/2024	EFT02049	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 182.48
7/11/2024	EFT02050	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 78.37
14/11/2024	EFT02051	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 61.00
21/11/2024	EFT02053	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 207.03
28/11/2024	EFT02055	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 59.04
31/10/2024	EFT02049	Bunnings	Tools, equipment & minor building materials	\$ 293.19
7/11/2024	EFT02050	Bunnings	Tools, equipment & minor building materials	\$ 662.75
14/11/2024	EFT02051	Bunnings	Tools, equipment & minor building materials	\$ 241.74
21/11/2024	EFT02053	Bunnings	Tools, equipment & minor building materials	\$ 140.25
28/11/2024	EFT02055	Bunnings	Tools, equipment & minor building materials	\$ 13.00
21/11/2024	EFT02053	Burgess Rawson (WA) Pty Ltd	Water usage - SMH	\$ 138.85
28/11/2024	EFT02055	Burgess Rawson (WA) Pty Ltd	Water usage - SMH	\$ 407.55
21/11/2024	EFT02053	Call Associates Pty Ltd (Connect/Insight Ccs)	Overall fees	\$ 180.90
28/11/2024	EFT02055	CHC (St Louis) Pty Ltd, Terence A Walsh	Refund of overpaid 2024/25 Rates	\$ 1,919.71
28/11/2024	EFT02055	Cherry Y Wang, Qi Yang	Refund of overpaid 2024/25 Rates	\$ 491.45
28/11/2024	EFT02055	City Of Nedlands (Building Services)	Pool inspection fees	\$ 41,193.71
7/11/2024	EFT02050	City Of Stirling	Meals on Wheels delivery services	\$ 338.24
21/11/2024	EFT02053	Civica Pty Ltd	IT software renewal/support	\$ 19,720.80
21/11/2024	EFT02053	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy November 2024	\$ 10,446.34
28/11/2024	EFT02055	Claremont Nedlands Cricket Club Inc	Cresswell Park irrigation modifications	\$ 6,490.00
31/10/2024	EFT02049	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 3,652.00
7/11/2024	EFT02050	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 1,278.75
14/11/2024	EFT02051	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 3,275.25
28/11/2024	EFT02055	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 7,796.80
21/11/2024	EFT02053	Coca-Cola Europacific Partners Aust	Aquatic Centre café supplies	\$ 523.77
7/11/2024	EFT02050	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	\$ 348.77
14/11/2024	EFT02051	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	\$ 277.60
21/11/2024	EFT02053	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	\$ 371.37
7/11/2024	EFT02050	Compu-Stor	External records storage	\$ 398.90
31/10/2024	EFT02049	Contraflow Pty Ltd	Traffic management various roads	\$ 25,930.95
14/11/2024	EFT02051	Contraflow Pty Ltd	Traffic management various roads	\$ 12,484.96
21/11/2024	EFT02053	Contraflow Pty Ltd	Traffic management various roads	\$ 25,478.19
28/11/2024	EFT02055	Contraflow Pty Ltd	Traffic management various roads	\$ 23,287.61
7/11/2024	EFT02050	Cornerstone Renovations	Repair and maintenance	\$ 4,071.45
14/11/2024	EFT02051	CTI Couriers Pty Ltd	Library book delivery services	\$ 219.02
28/11/2024	EFT02055	CTI Couriers Pty Ltd	Library book delivery services	\$ 541.27
14/11/2024	EFT02051	Curate Arts Incorporated	Claremont community funding	\$ 8,294.00

SCHEDULE OF PAYMENTS
November 2024

31/10/2024	EFT02049	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	\$ 8,668.35
14/11/2024	EFT02051	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	\$ 13,200.00
31/10/2024	EFT02049	Dawson's Garden World	Road verge plants	\$ 283.00
28/11/2024	EFT02055	Department Of Fire & Emergency Services (DFES)	ESL contribution	\$ 916,698.31
28/11/2024	EFT02055	Department Of Transport	Vehicle searches	\$ 1,383.20
14/11/2024	EFT02051	Destination Perth (Perth Region Tourism Organisation Inc)	Claremont Artisan Markets - Destination Perth	\$ 1,650.00
7/11/2024	EFT02050	DMIRS (BSL)	Building services Levy	\$ 15,188.50
31/10/2024	EFT02049	Dowsing Group Pty Ltd	Various footpath replacement works	\$ 87,644.90
7/11/2024	EFT02050	Dowsing Group Pty Ltd	Various footpath replacement works	\$ 32,372.61
14/11/2024	EFT02051	Dowsing Group Pty Ltd	Various footpath replacement works	\$ 99,443.00
21/11/2024	EFT02053	Dowsing Group Pty Ltd	Various footpath replacement works	\$ 21,947.20
28/11/2024	EFT02055	Dowsing Group Pty Ltd	Various footpath replacement works	\$ 48,441.36
31/10/2024	EFT02049	DU Electrical	Reticulation electrical repairs & maintenance	\$ 5,238.20
7/11/2024	EFT02050	DU Electrical	Reticulation electrical repairs & maintenance	\$ 352.00
28/11/2024	EFT02055	DU Electrical	Reticulation electrical repairs & maintenance	\$ 396.00
28/11/2024	EFT02055	Ecospill Pty Ltd	Servicing of emergency eye wash and showers	\$ 487.85
31/10/2024	EFT02049	Elana Hurn	Reimbursement for phone repairs	\$ 30.00
7/11/2024	EFT02050	Energy Tec Holdings Pty Ltd	Meter readings	\$ 385.11
21/11/2024	EFT02053	Enviro Sweep	CBD & residential area sweeps	\$ 22,497.75
28/11/2024	EFT02055	Equilibrium Interactive	Website performance partnership	\$ 3,850.00
14/11/2024	EFT02051	Evelyn Djauhari	Refund of overpaid 2024/25 Rates	\$ 2,960.65
7/11/2024	EFT02050	Food Safety Co (Erina Jane Male)	Food business inspections - October 2024	\$ 2,667.50
7/11/2024	EFT02050	Fullworks Fire Safety Australia	Fire panel testing - various buildings	\$ 297.00
31/10/2024	EFT02049	Garden City Planters Pty. Ltd.	Weed bags for Lake Claremont	\$ 360.27
7/11/2024	EFT02050	Gecko Contracting Turf & Landscape Maintenance (Gas Assets Pty Ltd)	Aquatic Centre mowing - October 2024	\$ 653.40
28/11/2024	EFT02055	Gecko Contracting Turf & Landscape Maintenance (Gas Assets Pty Ltd)	Aquatic Centre lawn maintenance	\$ 829.40
14/11/2024	EFT02051	Gennet	Software subscriptions	\$ 985.60
7/11/2024	EFT02050	Georg Jensen Pty Limited	Night time activation grant	\$ 1,700.00
7/11/2024	EFT02050	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	\$ 216.33
14/11/2024	EFT02051	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	\$ 362.00
7/11/2024	EFT02050	Go Doors Pty Ltd	Servicing of automatic doors	\$ 510.68
14/11/2024	EFT02051	Go Doors Pty Ltd	Servicing of auto doors	\$ 1,264.64
21/11/2024	EFT02053	Go Doors Pty Ltd	Auto door repairs and service	\$ 734.42
28/11/2024	EFT02055	Go Doors Pty Ltd	Servicing of Admin dividing wall	\$ 1,306.80
31/10/2024	EFT02049	Good Sammy Enterprises	Bayview Community Centre garden maintenance	\$ 550.00
21/11/2024	EFT02053	Good Things Australia Pty Ltd	Claremont Artisan Markets - Promo items	\$ 1,871.10
21/11/2024	EFT02053	GPS On Bayview	Pre-employment medical checks	\$ 145.00
7/11/2024	EFT02050	Graffiti Systems Australia	Graffiti removal for October 2024	\$ 2,117.34
21/11/2024	EFT02053	Grandstand Ventures Pty Ltd	Claremont Artisan Markets - Performers	\$ 880.00
14/11/2024	EFT02051	Gregory P Goodrick	Refund of overpaid 2024/25 Rates	\$ 86.01
14/11/2024	EFT02051	Hannah Etherington Flowers	Flower arrangements	\$ 120.00
31/10/2024	EFT02049	Henry J Mitchell	Refund of overpaid 2024/25 Rates	\$ 844.50
31/10/2024	EFT02049	Imagesource	Prints - Ads/promotion	\$ 963.60
7/11/2024	EFT02050	Imagesource	Prints - Ads/promotion	\$ 1,464.10
14/11/2024	EFT02051	Information Proficiency (Proficiency Group Pty Ltd)	Employee training course	\$ 1,760.00
31/10/2024	EFT02049	Ixom Operations Pty Ltd	Aquatic Centre chemicals	\$ 1,859.52
7/11/2024	EFT02050	Ixom Operations Pty Ltd	Aquatic Centre chemicals	\$ 233.24
14/11/2024	EFT02051	Ixom Operations Pty Ltd	Aquatic Centre chemicals	\$ 1,859.52
28/11/2024	EFT02055	Ixom Operations Pty Ltd	Aquatic Centre chemicals	\$ 1,859.52
31/10/2024	EFT02049	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$ 772.53
7/11/2024	EFT02050	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$ 394.02
28/11/2024	EFT02055	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$ 9,107.73
14/11/2024	EFT02051	Janet A Wilderspin, Ian L Clark	Refund of overpaid 2024/25 Rates	\$ 741.40
7/11/2024	EFT02050	JB Hi-Fi Commercial Division	Computer Equipment	\$ 1,575.30
28/11/2024	EFT02055	John Hughes	Fleet vehicle service	\$ 480.00
21/11/2024	EFT02053	K.L.O. Auto Electrics (Kevin Orr)	Fleet vehicle fittings	\$ 440.00
28/11/2024	EFT02055	K2 Audiovisual Pty Ltd	Projector replacement lamp	\$ 623.70
7/11/2024	EFT02050	Kennedys (Australasia) Partnership	Legal expenses	\$ 3,927.00
21/11/2024	EFT02053	Kite Kenetics	Kite flying workshop for Grandparents Day	\$ 528.00
31/10/2024	EFT02049	Krystal Holdings Pty Ltd	Refund of overpaid 2024/25 Rates	\$ 930.62
31/10/2024	EFT02049	Kylie Michelle Polmear	Refund of park hire bond	\$ 520.00
14/11/2024	EFT02051	Kyocera	Photocopier Costs	\$ 346.52
7/11/2024	EFT02050	Landgate - Midland	Title search & Valuation fees	\$ 184.20
21/11/2024	EFT02053	Landgate - Midland	Title search & Valuation fees	\$ 189.60
31/10/2024	EFT02049	Lizelle Masson, Michael J Masson	Refund of overpaid 2024/25 Rates	\$ 1,700.02
14/11/2024	EFT02051	Lock, Stock & Farrell Locksmith	Building locks and security	\$ 3,137.36
21/11/2024	EFT02053	Lock, Stock & Farrell Locksmith	Building locks and security	\$ 978.00
14/11/2024	EFT02051	Lydia Jenny Robotham	Speaker fee for History in a Coffee Cup	\$ 330.00
28/11/2024	EFT02055	Madelaine Mcgregor	Crossover subsidy	\$ 500.00
14/11/2024	EFT02051	Maria Smargiassi	Refund of overpaid invoice	\$ 25.00
14/11/2024	EFT02051	Mcleods Lawyers Pty Ltd	Legal expenses	\$ 5,273.40
31/10/2024	EFT02049	Meraki Design And Construction Pty Ltd	BVCC patio installation	\$ 4,857.60
7/11/2024	EFT02050	Mettris Pty Ltd	Refund of damage bond	\$ 1,000.00
7/11/2024	EFT02050	Michael Roy Newcombe	Bee relocations expenses	\$ 460.00
31/10/2024	EFT02049	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Various playground inspections	\$ 605.00
31/10/2024	EFT02049	Mulvay Pty Ltd	Damage bond refund	\$ 3,000.00
28/11/2024	EFT02055	My Lift Co (Alto Lift)	October lift maintenance service	\$ 792.00
21/11/2024	EFT02053	National Pen Promotional Products Ltd	Claremont Artisan Markets - Promo items	\$ 2,048.41

SCHEDULE OF PAYMENTS
November 2024

21/11/2024	EFT02053	Nature Calls 1 Pty Ltd	Portable Toilets Au Revoir	\$ 853.00
28/11/2024	EFT02055	Nature Playgrounds (Erutan Pty Ltd)	Mckenzie Pavilion playground equipment	\$ 5,060.48
31/10/2024	EFT02049	Nexacu (Excel Consulting Solutions Pty Ltd)	Employee training course	\$ 372.73
14/11/2024	EFT02051	North Street Store Pty Ltd	OCM catering	\$ 482.00
7/11/2024	EFT02050	Nulook Homes Pty Ltd	Refund of building application inspection fees	\$ 312.00
31/10/2024	EFT02049	Olivia White	Refund of park hire bond	\$ 520.00
31/10/2024	EFT02049	Ornicom Media Group Australia	Various advertising	\$ 664.87
7/11/2024	EFT02050	Ornicom Media Group Australia	Various advertising	\$ 754.98
21/11/2024	EFT02053	Ornicom Media Group Australia	Various advertising	\$ 1,037.29
28/11/2024	EFT02055	Ornicom Media Group Australia	Various advertising	\$ 2,234.67
14/11/2024	EFT02051	On Hold On Line (K.L & L.R Jones)	On hold messages	\$ 77.00
21/11/2024	EFT02053	Parkers WA Pty. Ltd.	BVCC bike rack supply and installation	\$ 770.00
6/11/2024	PAYROLL	Pay06112024	PPE 06/11	\$ 227,402.55
8/11/2024	PAYROLL	Pay06112025	PPE 06/11 Adjustment	\$ 1,118.45
20/11/2024	PAYROLL	Pay20112024	PPE 20/11	\$ 216,801.58
14/11/2024	EFT02051	Perth Luxury (The Trustee For The Ziepe Service Trust)	Perth Luxury instagram promotion	\$ 200.00
28/11/2024	EFT02055	Perth Patio Magic	Damage bond refund	\$ 500.00
14/11/2024	EFT02051	Perth Pest Control Pty Ltd	Termite inspections of various buildings	\$ 2,217.00
21/11/2024	EFT02053	Perth Pest Control Pty Ltd	Termite stakes for trees	\$ 220.00
31/10/2024	EFT02049	PFD Food Services Pty Ltd	Aquatic Centre café supplies	\$ 431.80
7/11/2024	EFT02050	PFD Food Services Pty Ltd	Aquatic Centre café supplies	\$ 612.30
21/11/2024	EFT02053	PFD Food Services Pty Ltd	Aquatic Centre café supplies	\$ 887.35
7/11/2024	EFT02050	Phil Johnson Plumbing And Gas	Plumbing works	\$ 100.00
14/11/2024	EFT02051	Phil Johnson Plumbing And Gas	Plumbing works	\$ 96.00
28/11/2024	EFT02055	Phil Johnson Plumbing And Gas	Plumbing works	\$ 636.00
31/10/2024	EFT02049	Pipeline Irrigation	Various Irrigation works	\$ 2,833.60
7/11/2024	EFT02050	Pipeline Irrigation	Various Irrigation works	\$ 11,466.40
14/11/2024	EFT02051	Pipeline Irrigation	Various Irrigation works	\$ 23,132.25
28/11/2024	EFT02055	Pipeline Irrigation	Various Irrigation works	\$ 18,599.35
31/10/2024	EFT02049	Post Newspapers Pty Ltd	Various advertising	\$ 1,377.81
28/11/2024	EFT02055	Post Newspapers Pty Ltd	Various advertising	\$ 1,377.81
14/11/2024	EFT02051	Power Audio Visual Perth (GWT Power Music Pty Ltd)	Audio visual equipment hire	\$ 674.87
31/10/2024	EFT02049	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Ads/promotion	\$ 73.70
7/11/2024	EFT02050	Proarb WA	Various tree works	\$ 1,485.00
21/11/2024	EFT02053	Proarb WA	Various tree works	\$ 968.00
31/10/2024	EFT02049	Protec Asphalt	Various road works	\$ 1,804.00
7/11/2024	EFT02050	Protec Asphalt	Various road works	\$ 7,920.00
14/11/2024	EFT02051	Protec Asphalt	Various road works	\$ 2,200.00
28/11/2024	EFT02055	Protec Asphalt	Various road works	\$ 880.00
21/11/2024	EFT02053	Qtm Pty Ltd	Traffic control	\$ 1,408.00
31/10/2024	EFT02049	Quantum Building Services	Claremont Aquatic Centre First Aid Shed	\$ 45,627.46
28/11/2024	EFT02055	Quickmail (Quickpack Holdings Pty Ltd)	TC Precinct Structure plan mailout	\$ 1,246.48
31/10/2024	EFT02049	Quicksuper (Australiansuper Pty Ltd)	Superannuation for September 2024	\$ 82,497.67
26/11/2024	EFT02054	Quicksuper (Australiansuper Pty Ltd)	Superannuation October 2024	\$ 85,426.88
28/11/2024	EFT02055	Richard N Clayden, Colleen M Clayden	Refund of overpaid 2024/25 Rates	\$ 607.34
31/10/2024	EFT02049	Safety Tactile Pave Pty Ltd	Footpath & paving works	\$ 8,037.39
14/11/2024	EFT02051	Safety Tactile Pave Pty Ltd	Footpath & paving works	\$ 10,094.08
21/11/2024	EFT02053	Safety Tactile Pave Pty Ltd	Footpath & paving works	\$ 2,895.07
28/11/2024	EFT02055	Safety Tactile Pave Pty Ltd	Footpath & paving works	\$ 4,803.58
31/10/2024	EFT02049	Satellite Security Services Pty Ltd	Security services & monitoring of Council buildings	\$ 2,066.90
7/11/2024	EFT02050	Satellite Security Services Pty Ltd	Security services & monitoring of Council buildings	\$ 471.90
14/11/2024	EFT02051	Scotch College BA22093	Refund of damage bond	\$ 3,000.00
7/11/2024	EFT02050	Seek Ltd	Staff recruitment advertising	\$ 2,039.74
7/11/2024	EFT02050	Select Mechanical Services (Consolidated Systems 2012 Pty Ltd)	Mckenzie Pavilion airconditioning check	\$ 616.00
14/11/2024	EFT02051	Sercul	Lake Claremont water sampling	\$ 9,743.28
21/11/2024	EFT02053	Sercul	Lake Claremont water sampling	\$ 4,871.64
7/11/2024	EFT02050	Sheridan's For Badges (Maj Trust)	Museum badges	\$ 245.69
21/11/2024	EFT02053	Signs Plus (Plus Creative Pty Ltd)	Employee name badges	\$ 121.00
7/11/2024	EFT02050	Simply Uniforms	Staff uniforms	\$ 1,310.32
26/11/2024	EFT02054	Slimline Warehouse	BVCC display equipment	\$ 559.63
7/11/2024	EFT02050	Southern Cross Cleaning	Various building cleaning August and September	\$ 286.00
7/11/2024	EFT02050	Speedo Australia Pty Ltd	Aquatic Centre shop stock	\$ 8,003.05
14/11/2024	EFT02052	Stand'in Room Pty Ltd	Coffee for BVCC open day	\$ 790.00
28/11/2024	EFT02055	Steve's Sand Sifting For Playground Services	Playground sandpit cleaning	\$ 400.00
21/11/2024	EFT02053	Supplied Air And Refrigeration Pty Ltd	Air Condition for Splash pad	\$ 2,833.71
31/10/2024	EFT02049	Sustainable Outdoors	Weed control/parks works	\$ 3,796.34
14/11/2024	EFT02051	Sustainable Outdoors	Weed control/parks works	\$ 4,058.85
28/11/2024	EFT02055	Sustainable Outdoors	Weed control/parks works	\$ 2,705.90
14/11/2024	EFT02051	Taylor Burrell Barnett	Local Planning Strategy, Precinct Structure Plan	\$ 5,368.00
31/10/2024	EFT02049	Telstra	Mobile/data/communication expenses	\$ 7,399.20
14/11/2024	EFT02051	Telstra	Mobile/data/communication expenses	\$ 9,036.84
28/11/2024	EFT02055	Telstra	Mobile/data/communication expenses	\$ 4,429.00
7/11/2024	EFT02050	Terrestrial Ecosystems	Feral animal control - July and August 2024	\$ 4,400.00
31/10/2024	EFT02049	The Cookie Barrel (Chez Andre)	Aquatic Centre café supplies	\$ 82.83
7/11/2024	EFT02050	The Cookie Barrel (Chez Andre)	Aquatic Centre café supplies	\$ 110.00
28/11/2024	EFT02055	The Cookie Barrel (Chez Andre)	Aquatic Centre café supplies	\$ 132.00
28/11/2024	EFT02055	The First Aid Shop (The First Aid Group Pty Ltd)	First Aid equipment for Aquatic Centre first aid room	\$ 1,228.90
7/11/2024	EFT02050	The Lane Bookshop	Library book acquisitions	\$ 441.00

SCHEDULE OF PAYMENTS
November 2024

14/11/2024	EFT02051	The Lane Bookshop	Library book acquisitions	\$ 278.71
31/10/2024	EFT02049	The Lap Collective Pty Ltd	Aquatic Centre shop stock	\$ 879.00
28/11/2024	EFT02055	The Paper Company Of Australia	Paper supplies	\$ 407.39
14/11/2024	EFT02051	The Poster Girls (Loenie Helen Thompson)	Delivery of flyers and posters	\$ 88.00
31/10/2024	EFT02049	The Trustee For Mcdermott Family Trust	Claremont Park bench removal	\$ 544.50
28/11/2024	EFT02055	The Trustee For Teamwork Contractors Unit Trust	Butler Avenue fencing reinstatement	\$ 3,822.50
14/11/2024	EFT02051	The Trustee For The Saunt Family Trust	Servicing of Aquatic Centre first aid equipment	\$ 588.50
7/11/2024	EFT02050	Totally Workwear	Staff uniform and safety clothing	\$ 328.21
28/11/2024	EFT02055	TPG Network Pty Ltd	Internet service	\$ 3,066.41
28/11/2024	EFT02055	Travelwest Publications WA Pty Ltd	Claremont Luxe - Hello Perth social media promotion	\$ 330.00
31/10/2024	EFT02049	Turfworks WA Pty Ltd	Mow parks & various verges	\$ 8,559.37
7/11/2024	EFT02050	Turfworks WA Pty Ltd	Mow parks & various verges	\$ 4,031.92
21/11/2024	EFT02053	Turfworks WA Pty Ltd	Mow parks & various verges	\$ 4,704.75
21/11/2024	EFT02053	UTS Soiltec Pty. Ltd.	Drainage site classification work	\$ 2,310.00
7/11/2024	EFT02050	Veolia Recycling & Recovery (Perth)	Commercial waste collection	\$ 1,124.64
21/11/2024	EFT02053	Veolia Recycling & Recovery (Perth)	Commercial waste collection	\$ 99,800.53
14/11/2024	EFT02051	Vocus Pty Ltd	Internet & telephone service	\$ 510.97
14/11/2024	EFT02051	Vorgee Pty Ltd	Aquatic Centre shop stock	\$ 5,498.90
31/10/2024	EFT02049	WALGA	Employee training course	\$ 654.50
31/10/2024	EFT02049	Way Funky Company Pty Ltd	Aquatic Centre shop stock	\$ 1,021.68
7/11/2024	EFT02050	Way Funky Company Pty Ltd	Aquatic Centre shop stock	\$ 4,438.78
14/11/2024	EFT02051	Wesfarmers Kleenheat Gas Pty Ltd	Gas charges for Aquatic Centre	\$ 744.95
14/11/2024	EFT02051	Wespray On Paving Pty Ltd	Footpath Repairs	\$ 14,665.42
7/11/2024	EFT02050	West Australian Symphony Orchestra Pty Ltd	Night on Bayview performance deposit	\$ 12,320.00
21/11/2024	EFT02053	Westbooks	Library Acquisitions	\$ 86.10
7/11/2024	EFT02050	Western Metropolitan Regional Council	Domestic waste collection	\$ 36,494.69
21/11/2024	EFT02053	Western Metropolitan Regional Council	Domestic waste collection	\$ 33,204.89
14/11/2024	EFT02051	WINC	Stationery supplies	\$ 273.02
21/11/2024	EFT02053	WINC	Stationery supplies	\$ 922.51
21/11/2024	EFT02053	Woodlands Distributors And Agencies Pty Ltd	Dog waste bags	\$ 671.00
28/11/2024	EFT02055	Woodlands Distributors Pty Ltd	Dog waste bags	\$ 2,845.92
21/11/2024	EFT02053	Work Clobber	Staff uniform and safety clothing	\$ 159.00
28/11/2024	EFT02055	Work Clobber	Staff uniform and safety clothing	\$ 113.00
21/11/2024	EFT02053	Yeria 2020 Pty Ltd	Market rent review of Council property	\$ 770.00
31/10/2024	EFT02049	Yungatha Pty Ltd	BVCC parking signs	\$ 121.00
28/11/2024	EFT02055	Yungatha Pty Ltd	BVCC Parking signs	\$ 60.50
21/11/2024	EFT02053	Yvonne Mary Loveland	WSA Executive Officer Consultancy - September, October 2024	\$ 16,666.68
Total EFT				\$ 3,334,095.47

Total Number of EFT Transfers

270

CHEQUES ISSUED MONTH YEAR - MUNICIPAL FUND

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

DIRECT DEBITS MONTH YEAR - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
		Business Fleet Card	Fuel card expenses	\$ 6,607.85
		Kyocera	Photocopier lease payments	\$ 954.82
		NAB	Various bank fees	\$ 4,243.60
		Water Corporation	Various water charges	\$ 13,365.50
		Synergy	Various electricity and street lighting	\$ 88,181.34
Total Direct Debits				\$ 113,353.11

TOTAL MUNICIPAL PAYMENTS FOR THE MONTH OF MONTH YEAR

\$ 3,447,448.58

ELECTRONIC FUNDS TRANSFERS MONTH YEAR - TRUST FUND

Date	Ref.	Name	Details	Amount
Total EFT				\$ -
Total Number of EFT Transfers				\$ -

CHEQUES ISSUED MONTH YEAR - TRUST FUND

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

TOTAL TRUST PAYMENTS FOR THE MONTH OF MONTH YEAR

\$ -

TOTAL ALL PAYMENTS FOR THE MONTH OF MONTH YEAR

\$ 3,447,448.58

National Australia Bank, Statement Period 30 Oct 2024 to 28 Nov 2024

Manager Communications and Customer Relations

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Oct-24	29-Oct-24	Woolworths Online	Staff Fruit and Milk	\$ 119.85
6-Nov-24	5-Nov-24	Woolworths Online	Staff Fruit and Milk	\$ 119.88
13-Nov-24	12-Nov-24	Woolworths Online	Staff Fruit and Milk	\$ 119.46
18-Nov-24	14-Nov-24	Jb Hi Fi Claremont	iPad case	\$ 79.95
18-Nov-24	15-Nov-24	Facebk *7spzff4dw2	Social media promotion	\$ 40.00
20-Nov-24	19-Nov-24	Facebk *6eb5zegdw2	social media promotion	\$ 5.00
20-Nov-24	19-Nov-24	Woolworths Online	Staff Fruit and Milk	\$ 118.42
21-Nov-24	20-Nov-24	Hotjar	Website analytics subscription	\$ 169.74
21-Nov-24	20-Nov-24	Facebk*	Promotions social media	\$ 188.66
22-Nov-24	21-Nov-24	Shutterstock Ireland Limi	Promotional stock images	\$ 49.00
22-Nov-24	22-Nov-24	Shutterstock Ireland Limi	Promotional stock images	\$ 22.00
27-Nov-24	26-Nov-24	Woolworths Online	Staff Fruit and Milk	\$ 116.16
28-Nov-24	27-Nov-24	Intuit Mailchimp	Communications subscription	\$ 143.75
Total AUD				\$ 1,291.87

Director Governance and People

Posting Date	Tran Date	Supplier	Narrative	Amount
8-Nov-24	7-Nov-24	Kmart	BVCC Equipment	\$ 149.00
8-Nov-24	7-Nov-24	Fab Habitat Pty Ltd	BVCC Furniture	\$ 179.80
8-Nov-24	7-Nov-24	Officeworks	BVCC Equipment	\$ 248.95
8-Nov-24	7-Nov-24	Auselectronicd!r3ct	BVCC Equipment	\$ 313.31
8-Nov-24	7-Nov-24	Ikea Pty Ltd	BVCC Equipment	\$ 577.00
20-Nov-24	18-Nov-24	Ikea Perth	BVCC Furniture Refund	-\$ 184.00
20-Nov-24	19-Nov-24	Bayview Coffee Pty Lt	Women in Management refreshments	\$ 40.05
27-Nov-24	25-Nov-24	Kmart	BVCC event program supplies	\$ 213.00
28-Nov-24	27-Nov-24	Prontobutcher/1a 42 Guger	Staff Social Event Catering	\$ 12.76
28-Nov-24	27-Nov-24	Coles 0299	Staff Social Event Catering	\$ 100.55
Total AUD				\$ 1,650.42

Director Planning & Development

Posting Date	Tran Date	Supplier	Narrative	Amount
13-Nov-24	11-Nov-24	Cpp His Majestys	Parking for DPLH meeting - D Vinicombe	\$ 11.11
Total AUD				\$ 11.11

Administration Officer - Infrastructure

Posting Date	Tran Date	Supplier	Narrative	Amount
14-Nov-24	13-Nov-24	Foodies Market Clare	Fruit for LCAC meeting	\$ 18.99
15-Nov-24	14-Nov-24	Sq *autoadd Pty Ltd	Fleet vehicle cargo barrier	\$ 1,225.00
18-Nov-24	14-Nov-24	Super Cheap Auto	Blind spot mirrors for fleet vehicles	\$ 59.94
26-Nov-24	25-Nov-24	Sp Cancer Council Sh	Sunscreen bracket	\$ 45.00
27-Nov-24	26-Nov-24	Officeworks 0602	Signs for BVCC toilets	\$ 117.90
Total AUD				\$ 1,466.83

CEO

Posting Date	Tran Date	Supplier	Narrative	Amount
12-Nov-24	11-Nov-24	Officeworks	Claremont Luxe - Christmas Edition Promotion prize	\$ 2,539.75
12-Nov-24	11-Nov-24	Officeworks	Claremont Luxe - Christmas Edition Promotion prize	\$ 2,539.75
14-Nov-24	11-Nov-24	Bunnings 483000	Claremont Artisan Markets Promotion	\$ 99.19
Total AUD				\$ 5,178.69

Manager Tourism & Events

Posting Date	Tran Date	Supplier	Narrative	Amount
7-Nov-24	6-Nov-24	Sp Boatshed Market	Seniors Week catering	\$ 320.00
7-Nov-24	6-Nov-24	Coles Group Limited -	Seniors week Cruise Skippers thankyou gift cards	\$ 675.00
12-Nov-24	11-Nov-24	Bayview Coffee Pty Lt	Seniors Week - Coffee Catch up	\$ 10.14
12-Nov-24	11-Nov-24	Facebk*	Claremont Luxe facebook boost	\$ 47.30
12-Nov-24	11-Nov-24	Bayview Coffee Pty Lt	Seniors week - coffee catch up	\$ 70.98
13-Nov-24	6-Nov-24	Coles Online	Seniors Week high tea catering	\$ 50.70
13-Nov-24	12-Nov-24	Sq *gourmet Republik Clar	Seniors Week - Catering	\$ 12.50
14-Nov-24	12-Nov-24	Academy Coffe Kitche	Seniors Week - hightea GF options	\$ 10.00
14-Nov-24	13-Nov-24	Vans Cafe	Seniors week catering	\$ 23.37
15-Nov-24	14-Nov-24	Coles 0299	Seniors Week Twilight Cruise flowers	\$ 72.25
18-Nov-24	15-Nov-24	Coles 0299	Remembrance Day - supplies	\$ 30.00
18-Nov-24	17-Nov-24	Facebk*	Claremont Luxe facebook boost	\$ 47.30
20-Nov-24	18-Nov-24	Educational Art Suppli	Sunday Fundays - craft supplies	\$ 15.95
20-Nov-24	18-Nov-24	Educational Art Suppli	Sunday Fundays - craft supplies	\$ 88.94
20-Nov-24	20-Nov-24	Facebk*	Claremont Luxe facebook boost	\$ 12.97
28-Nov-24	27-Nov-24	Facebk*	Claremont Luxe facebook boost	\$ 47.30
Total AUD				\$ 1,534.70

Manager Governance & Records

Posting Date	Tran Date	Supplier	Narrative	Amount
7-Nov-24	6-Nov-24	Sourdough Bakehouse &	Employee leaving Refreshments	\$ 35.56
8-Nov-24	6-Nov-24	Rebel Claremont	Employee Farewell Gift	\$ 100.00
15-Nov-24	14-Nov-24	Ultimocnng* Online	Light Catering - EM Forum - 25 Nov 2024	\$ 181.95
Total AUD				\$ 317.51

Manager Environmental Health

Posting Date	Tran Date	Supplier	Narrative	Amount
15-Nov-24	13-Nov-24	Boc Gas And Gear	Purchase of dry ice for mosquito trapping	\$ 10.34
Total AUD				\$ 10.34

Curator Museum

Posting Date	Tran Date	Supplier	Narrative	Amount
5-Nov-24	4-Nov-24	Sp 40s Bookshop	Book for education	\$ 40.25
7-Nov-24	6-Nov-24	Coles 0392	HIACC - November/December	\$ 249.67
27-Nov-24	26-Nov-24	Sq *broadway Digital	Images for Museum collection	\$ 25.00
Total AUD				\$ 314.92

Manager ICT

Posting Date	Tran Date	Supplier	Narrative	Amount
31-Oct-24	30-Oct-24	Sp 166 Railway Parade	Parking / LGIS Cyber security training	\$ 13.00
31-Oct-24	31-Oct-24	Freshworks Inc	Freshservice subscription	\$ 200.00
1-Nov-24	1-Nov-24	Hightail	Hightail Pro subscription	\$ 222.45
6-Nov-24	5-Nov-24	Typeform, S.L.	Typeform PRO	\$ 591.04
11-Nov-24	9-Nov-24	Swipedon Ltd	SwipedOn - Software subscripton	\$ 1,188.00
11-Nov-24	9-Nov-24	Microsoft#g065958146	Microsoft Azure Subscription	\$ 1,963.48
12-Nov-24	11-Nov-24	Codetwo	CodeTwo - additional users	\$ 4.66
15-Nov-24	14-Nov-24	Officeworks	BVCC - Toner	\$ 135.00
Total AUD				\$ 4,317.63

Manager Aquatic Centre

Posting Date	Tran Date	Supplier	Narrative	Amount
4-Nov-24	1-Nov-24	Foodies Market Clare	Milk for pool café.	\$ 19.95
11-Nov-24	8-Nov-24	Amazon Marketplace Au	Membership dongles for Aquatic Centre reception.	\$ 96.42
13-Nov-24	11-Nov-24	Rebel Claremont	Whistles for staff on pool deck.	\$ 62.91
18-Nov-24	17-Nov-24	Foodies Market Clare	Milk for pool café.	\$ 15.96
25-Nov-24	24-Nov-24	Foodies Market Clare	Milk for pool café.	\$ 15.96
Total AUD				\$ 211.20

Administration Officer - Planning and Building

Posting Date	Tran Date	Supplier	Narrative	Amount
4-Nov-24	31-Oct-24	Arts And Culture Trust	Heritage Tourism Workshop	\$ 154.95
7-Nov-24	6-Nov-24	Lgpa	LGPA Seminar registrations	\$ 200.00
13-Nov-24	11-Nov-24	Post Claremont Post Sh	Express post envelopes for DA Consultation	\$ 258.86
Total AUD				\$ 613.81

Bay View Community Centre Coordinator

Posting Date	Tran Date	Supplier	Narrative	Amount
1-Nov-24	31-Oct-24	Wanewsdti	The West Australian Sunday Times Subscription	\$ 144.00
4-Nov-24	31-Oct-24	Bunnings 483000	Fan for back office	\$ 16.80
4-Nov-24	1-Nov-24	Mailchimp *misc	MailChimp Newsletter Subscription	\$ 91.24
12-Nov-24	11-Nov-24	Officeworks 0604	Rhyme Time Event Stationery	\$ 49.05
22-Nov-24	21-Nov-24	News Pty Limited	The Australian subscription	\$ 44.00
Total AUD				\$ 345.09

Executive Assistant

Posting Date	Tran Date	Supplier	Narrative	Amount
6-Nov-24	5-Nov-24	Coles 0392	Staff Meeting Catering 6 November	\$ 67.00
7-Nov-24	6-Nov-24	Coles 0299	Staff Meeting Catering 6 November	\$ 3.50
22-Nov-24	20-Nov-24	Jacks Wholefoods &	Managers Meeting - Catering	\$ 31.63
25-Nov-24	21-Nov-24	Hannah Etherington	44th Australian Infantry Battalion Memorial flowers	\$ 120.00
25-Nov-24	22-Nov-24	Barrett Displays	BVCC Garden Design Comp - Design Panels	\$ 670.25
Total AUD				\$ 892.38
				\$ 18,156.50

**Town of Claremont - Fuel Card Report
October 2024**

Date	Company	Fleet Vehicle Registration	Location	Fuel Type	Total Cost
2/10/2024	Business Fuel Cards	1HHM122	Card Fee		6.59
3/10/2024	Business Fuel Cards	1HHM122	COLES EXPRESS CLAREMONT	Unleaded	97.68
31/10/2024	Business Fuel Cards	1HHM123	Transaction Fee		1.10
2/10/2024	Business Fuel Cards	1HGN251	Card Fee		6.59
16/10/2024	Business Fuel Cards	1HGN251	Ampol Foodary Subiaco	Diesel	121.21
31/10/2024	Business Fuel Cards	1HGN251	Transaction Fee		4.72
2/10/2024	Business Fuel Cards	1HNA376	Card Fee		6.59
10/10/2024	Business Fuel Cards	1HNA372	AMPOL NEDLANDS	Diesel	102.68
10/10/2024	Business Fuel Cards	1HNA373	AMPOL NEDLANDS	Unleaded	63.44
18/10/2024	Business Fuel Cards	1HNA374	AMPOL NEDLANDS	Diesel	187.74
28/10/2024	Business Fuel Cards	1HNA373	AMPOL NEDLANDS	Unleaded	49.19
28/10/2024	Business Fuel Cards	1HNA375	AMPOL NEDLANDS	Diesel	157.58
31/10/2024	Business Fuel Cards	1HNA376	Transaction Fee		14.16
2/10/2024	Business Fuel Cards	1HKK055	Card Fee		6.59
4/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	43.48
10/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	53.56
14/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	41.55
17/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	46.56
21/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	36.95
24/10/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	50.78
31/10/2024	Business Fuel Cards	1HKK055	Transaction Fee		6.60
2/10/2024	Business Fuel Cards	1HNU587	Card Fee		6.59
10/10/2024	Business Fuel Cards	1HNU587	EG Fuelco Floreat	Diesel	107.77
31/10/2024	Business Fuel Cards	1HNU587	Transaction Fee		4.72
2/10/2024	Business Fuel Cards	1GPM 470	Card Fee		6.59
2/10/2024	Business Fuel Cards	1GVR803	Card Fee		6.59
1/10/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	56.65
15/10/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	110.00
22/10/2024	Business Fuel Cards	1GVR803	COLES EXPRESS CLAREMONT	Unleaded	54.77
29/10/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	48.00
31/10/2024	Business Fuel Cards	1GVR803	Transaction Fee		4.40
2/10/2024	Business Fuel Cards	1HVW052	Card Fee		6.59
30/09/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	111.75
7/10/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	110.75
17/10/2024	Business Fuel Cards	1HVW053	COLES EXPRESS CLAREMONT	Unleaded	133.56
25/10/2024	Business Fuel Cards	1HVW054	COLES EXPRESS CLAREMONT	Unleaded	121.40
31/10/2024	Business Fuel Cards	1HVW052	Transaction Fee		4.40
2/10/2024	Business Fuel Cards	1HVW050	Card Fee		6.59
3/10/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	120.99
15/10/2024	Business Fuel Cards	1HVW050	BP ROSEGARDEN	Unleaded	103.93
28/10/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	103.77
31/10/2024	Business Fuel Cards	1HVW052	Transaction Fee		6.92

2/10/2024	Business Fuel Cards	1HVW051	Card Fee		6.59
10/10/2024	Business Fuel Cards	1HVW051	COLES EXPRESS FREMANTLE	Unleaded	131.29
21/10/2024	Business Fuel Cards	1HVW051	Ampol Foodary Subiaco	Unleaded	111.83
31/10/2024	Business Fuel Cards	1HVW051	Transaction Fee		5.82
2/10/2024	Business Fuel Cards	1HWY703	Card Fee		6.59
5/10/2024	Business Fuel Cards	1HWY703	BP DUNSBOROUGH	Unleaded	57.22
12/10/2024	Business Fuel Cards	1HWY703	Caltex GWELUP	Unleaded	75.22
28/10/2024	Business Fuel Cards	1HWY703	Caltex Burswood	Unleaded	64.46
31/10/2024	Business Fuel Cards	1HWY703	Transaction Fee		14.16
2/10/2024	Business Fuel Cards	1HGN250	Card Fee		6.59
8/10/2024	Business Fuel Cards	1HGN250	Ampol Foodary Subiaco	Diesel	96.24
22/10/2024	Business Fuel Cards	1HGN250	Ampol Foodary Subiaco	Diesel	96.91
31/10/2024	Business Fuel Cards	1HGN250	Transaction Fee		9.44
2/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Card Fee		6.59
30/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Caltex Murdoch	Unleaded	30.44
1/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Ampol Foodary Subiaco	Unleaded	76.14
10/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	COLES EXPRESS MOSMAN PARK	Unleaded	49.43
12/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	COLES EXPRESS WEST PERTH	Unleaded	51.63
17/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	COLES EXPRESS MOSMAN PARK	Unleaded	47.14
20/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	United Hamilton Hill	Unleaded	33.69
22/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Caltex Warnbro	Unleaded	98.61
27/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP ROSEGARDEN	Unleaded	20.65
29/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP ROSEGARDEN	Unleaded	102.26
31/10/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Transaction Fee		31.61
2/10/2024	Business Fuel Cards	1HPN643	Card Fee		6.59
30/09/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	108.64
18/10/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	113.73
31/10/2024	Business Fuel Cards	1HPN643	Transaction Fee		2.20
2/10/2024	Business Fuel Cards	1HKK056	Card Fee		6.59
30/10/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	67.01
31/10/2024	Business Fuel Cards	1HKK056	Transaction Fee		1.10
2/10/2024	Business Fuel Cards	1HPN644	Card Fee		6.59
2/10/2024	Business Fuel Cards	1HPN644	EG Fuelco Banksia Grove	Diesel	62.19
8/10/2024	Business Fuel Cards	1HPN644	EG Fuelco Banksia Grove	Diesel	91.35
15/10/2024	Business Fuel Cards	1HPN644	BP ROSEGARDEN	Diesel	103.99
22/10/2024	Business Fuel Cards	1HPN644	EG Fuelco Banksia Grove	Diesel	105.78
29/10/2024	Business Fuel Cards	1HPN644	EG Fuelco Banksia Grove	Diesel	89.71
31/10/2024	Business Fuel Cards	1HPN644	Transaction Fee		23.60
2/10/2024	Business Fuel Cards	1HVW053	Card Fee		6.59
3/10/2024	Business Fuel Cards	1HVW053	COLES EXPRESS CLAREMONT	Unleaded	135.75
9/10/2024	Business Fuel Cards	1HVW053	COLES EXPRESS CLAREMONT	Unleaded	143.21
17/10/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	159.98
21/10/2024	Business Fuel Cards	1HVW053	Ampol Foodary Subiaco	Unleaded	83.80
21/10/2024	Business Fuel Cards	1HVW053	Ampol Foodary Subiaco	Unleaded	54.71
31/10/2024	Business Fuel Cards	1HVW053	Transaction Fee		16.36

19/10/2024	Business Fuel Cards	1IFF055	Card Fee		6.59
21/10/2024	Business Fuel Cards	1IFF055	Ampol Foodary Murdoch	Unleaded	85.00
31/10/2024	Business Fuel Cards	1IFF055	Transaction Fee		4.72
19/10/2024	Business Fuel Cards	1IFF054	Card Fee		6.59
2/10/2024	Business Fuel Cards	1IFF054	Ampol Foodary Nedlands		104.22
31/10/2024	Business Fuel Cards	1IFF054	Transaction Fee		4.72
19/10/2024	Business Fuel Cards	1IFF052	Card Fee		6.59
5/10/2024	Business Fuel Cards	1IFF052	Ampol Foodary Murdoch	Unleaded	111.63
22/10/2024	Business Fuel Cards	1IFF052	EG Fuelco Osborne Park	Unleaded	102.59
31/10/2024	Business Fuel Cards	1IFF052	Transaction Fee		9.44
19/10/2024	Business Fuel Cards	1IFF051	Card Fee		6.59
12/10/2024	Business Fuel Cards	1IFF051	Ampol Foodary Karrinyup	Unleaded	71.15
25/10/2024	Business Fuel Cards	1IFF051	EG Fuelco Osborne Park	Unleaded	81.39
31/10/2024	Business Fuel Cards	1IFF051	Transaction Fee		9.44
19/10/2024	Business Fuel Cards	1IFF053	Card Fee		6.59
12/10/2024	Business Fuel Cards	1IFF053	Ampol Foodary Yangebup	Unleaded	93.36
19/10/2024	Business Fuel Cards	1IFF053	Ampol Foodary Joondalup	Unleaded	86.41
24/10/2024	Business Fuel Cards	1IFF053	COLES EXPRESS CLAREMONT	Unleaded	101.66
31/10/2024	Business Fuel Cards	1IFF053	Transaction Fee		10.54
19/10/2024	Business Fuel Cards	1IFF057	Card Fee		6.59
1/10/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	61.05
8/10/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	75.00
15/10/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	75.00
22/10/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	53.00
29/10/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	70.00
31/10/2024	Business Fuel Cards	1IFF057	Transaction Fee		5.50
19/10/2024	Business Fuel Cards	1IFF056	Card Fee		6.59
1/10/2024	Business Fuel Cards	1IFF056	Ampol Foodary Karrinyup	Unleaded	73.63
15/10/2024	Business Fuel Cards	1IFF056	COLES EXPRESS CLAREMONT	Unleaded	71.84
31/10/2024	Business Fuel Cards	1IFF056	Transaction Fee		5.82
29/10/2024	Business Fuel Cards	1IAU153	Card Fee		6.59
3/10/2024	Business Fuel Cards	1IAU153	COLES EXPRESS CLAREMONT	Unleaded	81.13
22/10/2024	Business Fuel Cards	1IAU153	COLES EXPRESS OCEAN REEF	Unleaded	58.90
31/10/2024	Business Fuel Cards	1IAU153	Transaction Fee		2.20
29/10/2024	Business Fuel Cards	1IAU171	Card Fee		6.59
7/10/2024	Business Fuel Cards	1IAU171	COLES EXPRESS WILLETTON	Unleaded	76.01
31/10/2024	Business Fuel Cards	1IAU171	Transaction Fee		1.10
Business Fuel Cards Total					6,607.85

13.1.7 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 30 NOVEMBER 2024

File Number: FIM/0079-002
Author: Ellie Crichton (Accountant), Nicholas Rule (Senior Accountant)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Financial Statements - November 2024 [13.1.7.1 - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 30 November 2024.

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 2024-25 operations to 30 November 2024 and compare year to date expenditure and revenue against the corresponding adopted budget of Council. Please note that the opening position at 1 July 2024 is a preliminary result as the Financial Statements for the 2023-24 financial year are still being finalised and the financial result may be subject to changes.

As shown on **Attachment 1**, the YTD balance of \$15,222,320 to 30 November is compared directly with the budget YTD of \$11,597,150. This is a favourable variance of \$3,625,170.

As detailed below, the \$3,625,170 variance is comprised of the following:

Opening Surplus	Favourable variance of \$769,698*
Rates Revenue	Favourable variance of \$7,066
Operating Revenue	Favourable variance of \$767,304
Operating Expenditure	Favourable variance of \$1,370,923
Non-cash adjustments	No variance to budget
Capital Revenue	Favourable variance of \$47,199
Proceeds from disposal of assets	Unfavourable variance of \$46,000
Capital Expenditure (purchase of property, plant and equipment, purchase and construction of infrastructure, payment of intangible assets)	Favourable variance of \$708,981
Net borrowings and lease payments	No variance to budget
Net reserve transfers	No variance to budget

*The opening surplus has been adjusted from last month’s report to COuncil to reflect the final opening surplus at the conclusion of the audit for the 2023/24 financial statements.

In accordance with the *Local Government (Financial Management) Regulations 1996* clause 34, sub regulation (2)(b), material variances between budget estimates and actuals must be explained.

The measurement of the materiality is a percentage or value which is adopted each financial year by Council. The variances shown below have used the threshold of \$20,000 and 20%, as per the Council resolution on 30 July 2024, resolution 109/24.

Operating Revenue	
Rates	No variance analysis required, variance to budget is less than \$20,000 and 20%.
Operating grants, subsidies, and contributions	Unfavourable variance of \$50,064. This is a timing variance only. The Riverbank Project has been completed, and the Town is waiting on the approved grant funds to be received.
Fees and charges	No variance analysis required, variance to budget is less than 20%.
Interest earnings	Favourable variance of \$534,555. During the budget preparation, an assumption was made that interest rates were to decline in the 2024/25 financial year. However, the interest rate in the current market has remained relatively high. Additional interest on reserve will need to be transferred to reserves at year end.
Other revenue	Favourable variance of \$44,189. This includes permanent Variances in relation to: <ul style="list-style-type: none"> • An Insurance Claim reimbursement of \$18,918 for Aquatic Centre roof repairs. • Work Care Insurance premium adjustment of \$5,195. Timing Variance primary due to the timing of reimbursement of property utilities and outgoings of \$19,891 from tenants.
Profit on disposal of assets	No variance analysis required, no variance to budget.

Operating Expenditure	
Employee costs	No variance analysis required, variance to budget is less than 20%.
Materials and contracts	No variance analysis required, variance to budget is less than 20%.
Utility charges	No variance analysis required, variance to budget is less than \$20,000 and 20%.
Depreciation and amortisation	No variance analysis required, variance to budget is less than \$20,000 and 20%.

Insurance expenses	No variance analysis required, variance to budget is less than \$20,000 and 20%.
Interest expenses	No variance analysis required, variance to budget is less than \$20,000 and 20%.
Other expenditure	Favourable variance of \$106,056 primarily due to timing variances. A number of the events and activities budgeted for are scheduled for 2025.
Loss on disposal of assets	No variance analysis required, no variance to budget.

Investing Activities

Non-operating grants, subsidies, and contributions	Favourable variance of \$47,199 primarily due to receipt of unbudgeted Main Roads Direct Grant for various roads.
Proceeds from disposal of assets	Unfavourable variance of \$46,000. This is a timing variance only. Proceeds of \$50,717 from three (3) vehicles has been received in November and will be recognised when the asset module of ERP system is complete in December.
Purchase of property, plant, and equipment	No variance analysis required, variance to budget is less than 20%.
Purchase and construction of infrastructure	Favourable variance of \$666,009 primarily due to delay in start of various road, footpath and park development projects. Timing variance only.
Payments for intangible assets	Favourable variance of \$15,000 primarily due to the reclassification of ERP system upgrade expenses from capital to operating. No impact on budget.

Financing Activities

Repayment of borrowings	No variance analysis required, no variance to budget.
Proceeds from borrowings	No variance analysis required, no variance to budget.
Payment for principal portion of lease liability	No variance analysis required, no variance to budget.
Transfer to reserve	No variance analysis required, no variance to budget.
Transfer from reserve	No variance analysis required, no variance to budget.

Loans

As shown on page 6 of Attachment 1, the Town of Claremont has 3 Loans. The table below shows the opening and closing balances for 2024/2025 and the required repayments. Additionally, it sets out the maturity date for each loan.

Loan	Loan 1 Aquatic Centre	Loan 2C 333 Stirling Hwy	Loan 3 327 Stirling Highway
Opening Balance 1 July 204	\$467,722	\$4,151,004	\$570,435
Repayment 1 (2024)	\$29,632 (16 December)	\$167,607 (13 September) - Paid	\$30,073 (27 December)
Repayment 2 (2025)	\$30,571 (16 June)	\$171,100 (13 March)	\$30,742 (26 June)
Closing Balance 30 June 2025	\$407,518	\$3,812,296	\$509,620
Maturity Date	14 December 2030 (no balloon payment)	13 March 2027 (no balloon payment)	26 June 2032 (no balloon payment)

PAST RESOLUTIONS

Ordinary Council Meeting 26 November 2024, Resolution 164/24.

That Council:

1. *Notes the Statement of Financial Activity covering the period 1 July 2024 to 31 October 2024.*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality.

COMMUNICATION AND 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) of the *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.*

- Manage our finances responsibly and improve financial sustainability.

URGENCY

Monthly Statements of Financial Activity must be submitted within two months after the end of the month to which the statement relates in accordance with regulation 36(4) of the *Local Government (Financial Management) Regulations 1996*.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council:

- 1. Notes the Statement of Financial Activity covering the period 1 July 2024 to 30 November 2024.**



Town of Claremont Financial Statements

Table of Contents
For the Period 01-Jul-2024 to 30-Nov-2024

Statement of Financial Activity	2
Statement of Net Current Assets	3
Statement of Comprehensive Income	4
Statement of Financial Position	5
Borrowings and Leases	6
Reserves	7
Investment	8
Graphical Representation	9



Town of Claremont Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2024 to 30-Nov-2024

	Adopted Budget	Adopted Budget YTD	Actuals YTD	Variance \$	Variance %
Operating Activities					
Net current assets - Opening surplus/(deficit)	1,866,881	1,866,881	2,636,579	769,698	41%
Revenue					
Operating grants, subsidies, and contributions	385,408	122,321	72,257	(50,064)	-41%
Fees and charges	4,047,122	1,819,127	2,057,750	238,623	13%
Interest earnings	853,470	284,436	818,991	534,555	188%
Other revenue	99,042	24,370	68,559	44,189	181%
Profit on disposal of assets	0	0	0	0	0%
	<u>5,385,042</u>	<u>2,250,254</u>	<u>3,017,558</u>	<u>767,304</u>	<u>34%</u>
Expenses					
Employee costs	(9,239,184)	(3,924,687)	(3,277,146)	647,540	-16%
Materials and contracts	(8,421,039)	(3,180,883)	(2,585,426)	595,457	-19%
Utility charges	(664,429)	(275,163)	(256,324)	18,839	-7%
Depreciation and amortisation	(4,473,415)	(1,863,935)	(1,863,935)	0	0%
Insurance expenses	(398,714)	(290,354)	(291,649)	(1,295)	0%
Interest expenses	(237,632)	(94,529)	(90,204)	4,325	-5%
Other expenditure	(862,215)	(351,721)	(245,665)	106,056	-30%
Loss on disposal of assets	0	0	0	0	0%
	<u>(24,296,628)</u>	<u>(9,981,272)</u>	<u>(8,610,349)</u>	<u>1,370,923</u>	<u>-14%</u>
Non-cash amounts excluded from operating activities	4,473,415	1,863,935	1,863,935	0	0%
Amount attributable to operating activities	<u>(12,571,290)</u>	<u>(4,000,202)</u>	<u>(1,092,277)</u>	<u>2,907,924</u>	<u>-73%</u>
Investing Activities					
Non-operating grants, subsidies, and contributions	0	0	47,199	47,199	0%
Proceeds from disposal of assets	86,000	46,000	0	(46,000)	-100%
Purchase of property, plant, and equipment	(1,524,511)	(382,895)	(354,923)	27,972	-7%
Purchase and construction of infrastructure	(4,209,819)	(1,290,932)	(624,923)	666,009	-52%
Payments for intangible assets	(59,800)	(15,000)	0	15,000	-100%
Amount attributable to investing activities	<u>(5,708,130)</u>	<u>(1,642,827)</u>	<u>(932,647)</u>	<u>710,180</u>	<u>-43%</u>
Financing Activities					
Repayment of borrowings	(459,727)	(167,607)	(167,607)	(0)	0%
Proceeds from borrowings	0	0	0	0	0%
Payments for principal portion of lease liability	(53,707)	(19,627)	(19,627)	0	0%
Transfers to reserves	(9,112)	0	0	0	0%
Transfers from reserves	713,000	0	0	0	0%
Amount attributable to financing activities	<u>190,454</u>	<u>(187,234)</u>	<u>(187,234)</u>	<u>(0)</u>	<u>0%</u>
Surplus/(deficit) before imposition of general rates	<u>(18,088,966)</u>	<u>(5,830,262)</u>	<u>(2,212,158)</u>	<u>3,618,104</u>	<u>-62%</u>
Total amount raised by general rates	18,088,966	17,427,412	17,434,478	7,066	0%
Surplus/(deficit) after imposition of general rates	<u>0</u>	<u>11,597,150</u>	<u>15,222,320</u>	<u>3,625,170</u>	<u>31%</u>



Town of Claremont Statement of Net Current Assets

	Balance As At 01-Jul-24	Balance As At 30-Nov-2024
Current Assets		
Cash and cash equivalents	3,787,776	10,781,847
Trade and other receivables	987,826	3,337,535
Other Financial Assets	13,871,772	14,126,768
Inventories	10,783	10,783
Other assets	127,282	43,833
Total Current Assets	18,785,440	28,300,766
Current Liabilities		
Trade and other payables	(2,672,634)	87,445
Lease Liabilities	(50,025)	(30,399)
Borrowings	(459,727)	(292,120)
Employee provisions	(1,169,741)	(859,404)
Other provisions	0	0
Other liabilities	(192,406)	(192,406)
Clearing accounts	0	0
Total Current Liabilities	(4,544,533)	(1,286,883)
Adjustments to NCA		
Less: Reserves	(12,115,121)	(12,115,121)
Add: Borrowings	459,727	292,120
Add: Lease Liabilities	51,065	31,439
Total Adjustments	(11,604,329)	(11,791,562)
Net Current Assets	2,636,579	15,222,320



Town of Claremont Statement of Financial Position

	Balance as at 01-Jul-24	Balance as at 30-Nov-2024
Assets		
Current Assets		
Cash and cash equivalents	3,787,776	10,781,847
Trade and other receivables	987,826	3,337,535
Other financial assets	13,871,772	14,126,768
Inventories	10,783	10,783
Other assets	127,282	43,833
Total Current Assets	18,785,440	28,300,766
Non Current Assets		
Trade and other receivables	345,022	345,022
Property, plant and equipment	121,694,120	121,433,948
Infrastructure	89,819,079	89,195,162
Intangibles	0	0
Right of use assets	58,603	58,603
Other financial assets	768,170	768,170
Total Non Current Assets	212,684,994	211,800,905
Total Assets	231,470,434	240,101,671
Liabilities		
Current Liabilities		
Trade and other payables	(2,672,634)	87,445
Lease Liabilities	(51,065)	(31,439)
Borrowings	(459,727)	(292,120)
Employee provisions	(1,169,741)	(859,404)
Other liabilities	(192,406)	(192,406)
Total Current Liabilities	(4,545,573)	(1,287,923)
Non Current Liabilities		
Borrowings	(4,729,436)	(4,729,436)
Lease liabilities	(25,972)	(25,972)
Employee provisions	(184,904)	(184,904)
Total Non Current Liabilities	(4,940,311)	(4,940,311)
Total Liabilities	(9,485,884)	(6,228,234)
Equity		
Retained surplus	(64,976,357)	(64,976,357)
Reserves - cash/financial asset backed	(12,115,121)	(12,115,121)
Revaluation surplus	(144,893,072)	(144,893,072)
Current year (profit)/loss	0.00	(11,888,886)
Total Equity	(221,984,550)	(233,873,436)



Town of Claremont

Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2024 to 30-Nov-2024

	Adopted Budget	Adopted Budget YTD	Actuals YTD
Revenue			
Rates	18,088,966	17,427,412	17,434,478
Operating grants, subsidies, and contributions	385,408	122,321	72,257
Fees and charges	4,047,122	1,819,127	2,057,750
Interest earnings	853,470	284,436	818,991
Other revenue	99,042	24,370	68,559
	23,474,008	19,677,666	20,452,036
Expenses			
Employee costs	(9,239,184)	(3,924,687)	(3,277,146)
Materials and contracts	(8,421,039)	(3,180,883)	(2,585,426)
Utility charges	(664,429)	(275,163)	(256,324)
Depreciation and amortisation	(4,473,415)	(1,863,935)	(1,863,935)
Insurance expenses	(398,714)	(290,354)	(291,649)
Interest expenses	(237,632)	(94,529)	(90,204)
Other expenditure	(862,215)	(351,721)	(245,665)
	(24,296,628)	(9,981,272)	(8,610,349)
Net Operating	(822,620)	9,696,394	11,841,687
Non-operating grants, subsidies, and contributions	0	0	47,199
Profit on disposal of assets	0	0	0
Loss on disposal of assets	0	0	0
	0	0	47,199
Net Result for the Period	(822,620)	9,696,394	11,888,886
Other Comprehensive Income			
Changes in asset revaluation surplus	0	0	0
Total Other Comprehensive Income	0	0	0
Total Comprehensive Income for the Period	(822,620)	9,696,394	11,888,886



Town of Claremont Borrowings & Leases

For the Period 01-Jul-2024 to 30-Nov-2024

					Adopted Budget				Actuals YTD				
Loan Description	Loan Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	Proceeds	Repayments	Closing Balance	Interest
Aquatic Centre Refurb	1	WATC	14/12/2030	3.17%	467,722	(60,204)	407,518	(28,714)	467,722	0	0	467,722	0
Claremont Community Hub	3	WATC	26/06/2032	2.23%	570,435	(60,815)	509,620	(24,715)	570,435	0	0	570,435	0
333 Stirling Hwy	2C	WATC	13/03/2027	4.17%	4,151,004	(338,708)	3,812,296	(169,545)	4,151,004	0	(167,607)	3,983,397	(86,519)
					5,189,161	(459,727)	4,729,434	(222,974)	5,189,161	0	(167,607)	5,021,554	(86,519)

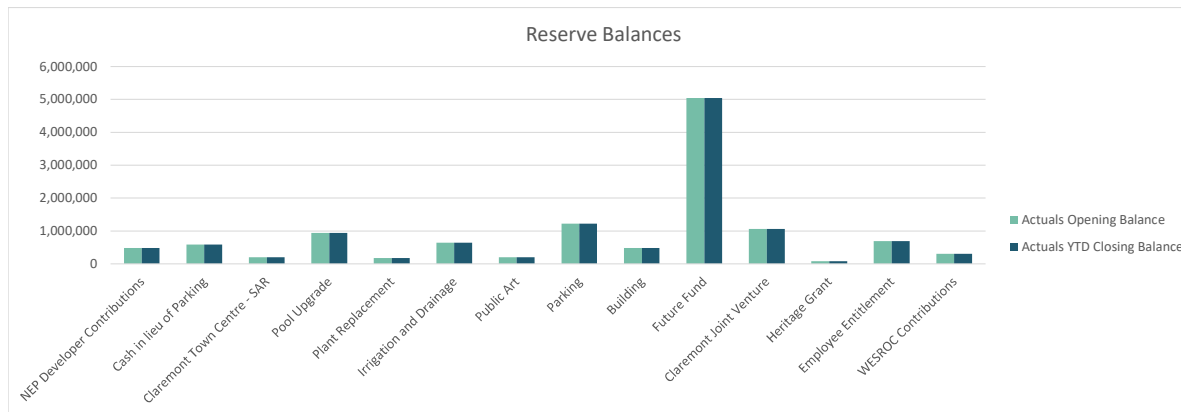
					Adopted Budget				Actuals YTD				
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	New leases during 2024/25	Repayments	Closing Balance	Interest
Data & Software Storage	EL227	Dell	31/03/2025	2.71%	19,427	(19,427)	0	(2,726)	19,427	0	(5,964)	13,463	(1,421)
Printer/ Copiers	EL228	Kyocera	31/01/2026	2.05%	13,546	(7,939)	5,607	(2,477)	13,093	0	(2,435)	10,658	(1,037)
Wide Area Network	EL225	TPG	19/04/2026	3.00%	31,599	(15,112)	16,487	(8,229)	33,289	0	0	33,289	0
Coffee Machine	PE459	Gesha Coffee Co.	30/09/2024	0.71%	449	(449)	0	(6)	449	0	(449)	0	(6)
Parking Bays - Bunnings	BLD54	Charter Hall	30/06/2025	1.69%	10,779	(10,779)	0	(1,220)	10,779	0	(10,780)	(1)	(1,220)
					75,800	(53,706)	22,094	(14,658)	77,037	0	(19,627)	57,410	(3,685)



Town of Claremont Reserve Movements

For the Period 01-Jul-2024 to 30-Nov-2024

Reserve	Adopted Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
NEP Developer Contributions	475,244	0	0	475,244	479,751	0	0	479,751
Cash in lieu of Parking	580,544	0	0	580,544	586,049	0	0	586,049
Claremont Town Centre - SAR	184,114	0	0	184,114	199,789	0	0	199,789
Pool Upgrade	796,595	0	(513,000)	283,595	942,310	0	0	942,310
Plant Replacement	167,647	0	0	167,647	178,916	0	0	178,916
Irrigation and Drainage	600,910	0	(50,000)	550,910	638,944	0	0	638,944
Public Art	225,892	9,112	0	235,004	199,502	0	0	199,502
Parking	1,205,890	0	0	1,205,890	1,217,325	0	0	1,217,325
Building	452,067	0	0	452,067	486,972	0	0	486,972
Future Fund	4,830,668	0	0	4,830,668	5,044,478	0	0	5,044,478
Claremont Joint Venture	1,043,814	0	0	1,043,814	1,063,508	0	0	1,063,508
Heritage Grant	75,098	0	0	75,098	81,014	0	0	81,014
Employee Entitlement	661,213	0	(150,000)	511,213	691,720	0	0	691,720
WESROC Contributions	517,576	0	0	517,576	304,843	0	0	304,843
Reserve Total	11,817,272	9,112	(713,000)	11,113,384	12,115,121	0	0	12,115,121

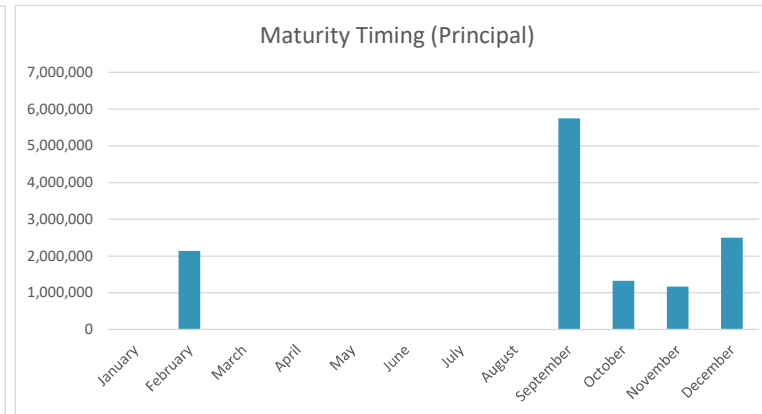
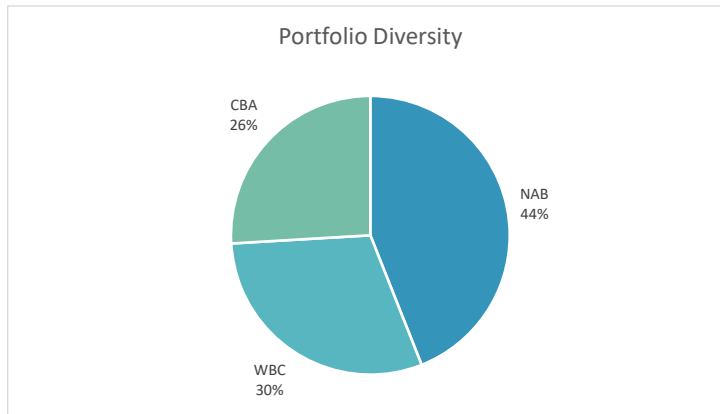




Town of Claremont Investments

For the Period 01-Jul-2024 to 30-Nov-2024

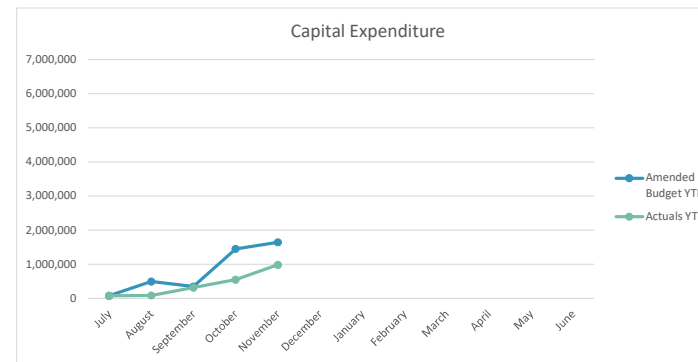
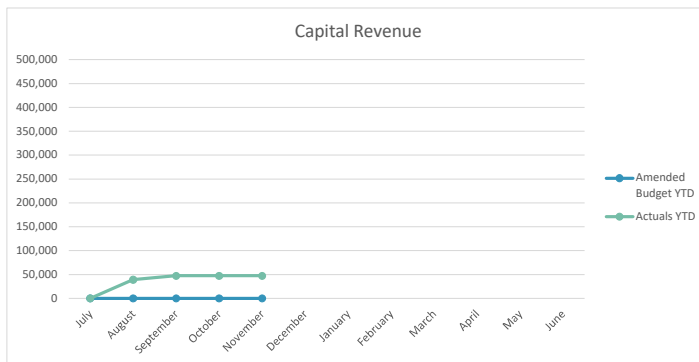
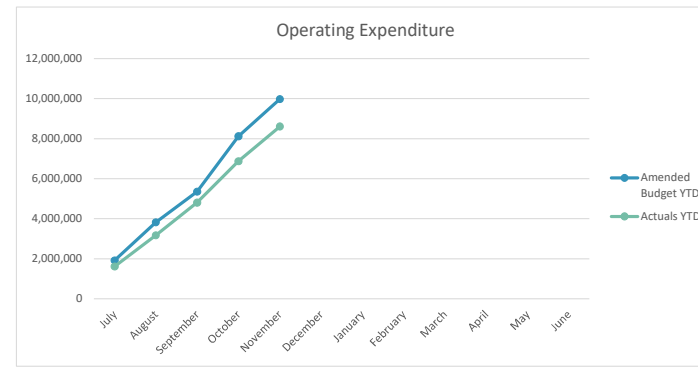
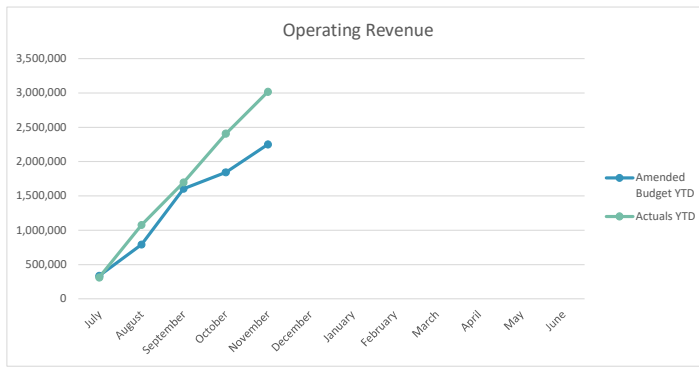
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		0.38%	1/07/2023			3,535,701
NAB	At Call - Damage Bonds		0.38%	1/07/2023			203,504
CBA	Term Deposit	TD415	4.57%	20/09/2024	19/09/2025	365	2,171,604
WBC	Term Deposit	TD406	5.20%	12/10/2023	12/10/2024	365	1,332,647
WBC	Term Deposit	TD409	5.40%	7/11/2023	7/11/2024	366	1,165,605
NAB	Term Deposit	TD419	4.92%	13/09/2024	12/09/2025	365	3,576,800
CBA	Term Deposit	TD425	5.03%	12/09/2024	12/02/2025	153	2,140,907
WBC	Term Deposit	TD426	5.07%	18/09/2024	18/12/2024	90	2,500,000
							16,626,768





Town of Claremont Graphical Representation

For the Period 01-Jul-2024 to 30-Nov-2024



13.2 LIVEABILITY

13.2.1 LOT 35 & 36 (14) CHESTER ROAD, CLAREMONT - PROPOSED ADDITIONS & ALTERATIONS TO HERITAGE LISTED DWELLING

File Number:	01PEA/24/0916
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Author:	Tianqi Xiao (Planner)
Authoriser:	Liz Ledger (Chief Executive Officer)
Proposed Meeting Date:	29 October 2024
DA No.:	DA24-047
60/90 Days Due Date:	20 October 2024
Property Owner:	David Wayne Cookson
Applicant:	Hocking Heritage + Architecture
Lot No.:	35 & 36
Area of Lot:	1,012m²
Zoning:	R15/20
Attachments:	<ol style="list-style-type: none"> 1. Location & Submission Map [13.2.1.1 - 1 page] 2. CONFIDENTIAL REDACTED - Plans [13.2.1.2 - 8 pages] 3. Submission Schedule [13.2.1.3 - 14 pages] 4. CONFIDENTIAL REDACTED - Submissions [13.2.1.4 - 26 pages] 5. CONFIDENTIAL REDACTED - Applicant Response to Submissions [13.2.1.5 - 9 pages]

Enabling Legislation:	<p><i>Planning and Development Act 2005 (PD Act)</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)</i> Local Planning Scheme No. 3 (LPS3) Residential Design Codes – Volume 1 (RDC) Local Planning Policy 123 – Retention of Residential Character (LPP123) Local Planning Policy 124 – Heritage (LPP124)</p>
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SUMMARY

- Application for Development Approval received for additions and alterations to Heritage Listed Single House at 14 Chester Road, Claremont.
- Proposal does not meet:
 - ‘Deemed to Comply’ (DTC) requirements of the Residential Design Codes (RDC) relating to boundary walls, front fence, outbuildings, visual privacy and sightlines.

- Local Planning Policy 123 – Retention of Residential Character (LPP123) relating to additions in the rear third of the lot.
- Local Planning Scheme No. 3 (LPS3) relating to carport setback.
- Six neighbours were consulted, and two submissions were received.
- Submissions raised concerns in relation to the carport setback, boundary walls along the garage and rear pavilion, front fence pillar dimensions and overlooking.
- The applicant subsequently amended the plans and provided further justification in response to the submission, however, the neighbour objections remain.
- Application is recommended for refusal, for the reasons set out in the report.

PURPOSE

The application proposes additions and alterations to Heritage Listed Dwelling on the subject site. The application requires Council’s determination due to neighbour objections.

BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
12 June 2024	Application for Development Approval received by Council
14 June 2024	Application referred to National Trust for comment
19 June 2024	Application undergoes internal DCU assessment
19 July 2024	Applicant advised of non-compliance matters following assessment
22 July 2024	Additional information and questions received from applicant
30 July 2024	Response provided to applicant
12 August 2024	Justification and amended plan received from applicant
16 August 2024	Advertising commenced
22 August 2024	Officer meeting with neighbour
27 August 2024	Officer undertook site inspection
30 August 2024	Officer meeting with neighbour
2 September 2024	Advertising closed
3 September 2024	Submissions forwarded to applicant for review
20 September 2024	Justification and amended plan received from applicant
8 October 2024	Officer undertook final streetscape assessment
25 October 2024	Officer undertook site visit to neighbour site
15 November 2024	Justification and amended plan received from applicant

18 November 2024

Report prepared for Council

PAST RESOLUTIONS

There are no past Council Resolutions relevant to this application.

Heritage

The property is included on the Town's Heritage List and the National Trust List. As such, the application was referred to the Town's Heritage Officer and the National Trust for comment. The Town's Heritage Officer noted several variations to the Town's Local Planning Policy 124 – Heritage (LPP124) in the application, including reroofing, verandah modifications, window conversions, and a proposed carport at the front of the dwelling, most of which presents acceptable heritage outcome. The National Trust of Western Australia did not raise an objection to the proposed works.

COMMUNICATION/CONSULTATION

The application was advertised in accordance with the Residential Design Codes Volume 1 (RDC) and cl.64(1)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

Six neighbours were consulted, and two submissions were received. Details of the submissions are attached (Attachment 4), together with the Schedule of Submissions (Attachment 3).

In summary, the concerns raised include the matters raised below (with responses following):

1. Carport Setback – Concern raised about reduced carport setback potentially obstructing sightlines, impacting the view of the heritage dwelling, and causing overshadowing.

Response - The reduced setback may obstruct sightlines and impact the view of the heritage dwelling as discussed further in the report. Regarding overshadowing concerns, as the carport is located on the northern side of the site, any overshadowing will fall within the property itself and will not affect the adjoining northern neighbour.
2. Garage and Pavilion Boundary Wall to the North– Concern raised about privacy, visual and noise protection, building bulk impacts, and access between boundary walls for maintenance purposes.

Response – It is acknowledged that building bulk impacts may result on the adjoining neighbour from the proposed pavilion, as discussed further in the report. However, as the proposed boundary wall does not include any major openings, it will not create visual privacy impacts for the northern neighbour. Regarding visual and noise protection, these matters may be addressed at the Building Permit stage. It is noted that planning regulations do not mandate provisions for access between boundary walls for maintenance purposes.
3. Pavilion Boundary wall to the East - Concern raised about visual bulk impacts due to insufficient level information, retention of the existing boundary wall, and structural integrity of the proposed boundary wall.

Response - It is acknowledged that building bulk impacts may result on the adjoining neighbour from the proposed pavilion as discussed further in the report. The applicant has confirmed that the existing face brick boundary wall along the common boundary will be retained in its current position. Structural integrity concerns regarding the proposed boundary wall and its potential impact on the existing wall may be assessed and addressed during the Building Permit stage. This information has been communicated to the neighbour.
4. Front Fence Pillar – Concern raised about the proposed horizontal dimensions of the pillar exceeding permitted limits, potentially impacting the streetscape and detracting from the character of nearby heritage properties.

Response – Chester Road features a diverse streetscape with varying front fence styles. As the proposed front fence pillars align with the dimensions of the existing ones, they are unlikely to negatively impact the streetscape or the character of the nearby heritage properties.

5. Visual Privacy - Concern raised about potential visual privacy impacts on active habitable spaces and outdoor living areas.

Response - The proposal will allow for overlooking of adjoining properties as discussed further in the report.

6. Outbuilding Setback along the northern Boundary – Concern raised about building bulk impacts and visual privacy issues affecting neighbouring habitable spaces.

Response - Building bulk impacts are likely to occur as discussed further in the report. However, it is noted that as the proposal includes a new 1.8m high boundary wall along the northern boundary, there will be no visual privacy impacts.

7. Heritage – Concern raised about potential effects on heritage building foundations and boundaries, and concerns that altering upstairs windows is visually inappropriate for a heritage property.

Response – The Town’s Heritage Officer and the National Trust have reviewed the application and raised no objections to the proposed works. Impacts on adjacent building foundations may be considered as part of a Building Permit application.

8. Windows and Visual Privacy Requirements – Concern raised about upper-floor windows above and adjacent the garage not complying with RDC visual privacy requirements.

Response – Privacy requirements are discussed in detail in the report, however it should be noted that the windows raised in this concern are compliant with the DTC requirements.

DISCUSSION

Description

The application proposes additions and alterations at 14 Chester Road, Claremont. The subject lot is zoned Residential with a R15/20 coding under Local Planning Scheme No. 3 (LPS3) and has an area of 1,012m². The dwelling is a two-storey federation-style residence, constructed around 1899, and is identified as a Significance Level 2 Heritage Listed Dwelling. Under cl.53 of the LPS3, the Town is required to consider the development of the land under the R15 coding as the development does not satisfy the provision to be assessed at the higher density (the owner has not entered into an agreement with Council undertaking to maintain and preserve the building).

Compliance

The development proposes variations to the provisions of the RDC, Local Planning Policies (LPP) and LPS3. The RDC provides for two pathways to approval of residential development. If a Design Element of a development does not meet the ‘Deemed to Comply’ (DTC) requirements of the RDC, the Design Element may be legitimately considered under the discretion provided for in the specified ‘Design Principles’ (DP) of the RDC. Where a development does not meet a LPP requirement, the deemed provisions of the LPS Regs through LPS3 provides discretion and a variation to the LPP may be considered. Where a LPS3 provision is not satisfied, discretion may only be applied where a variation is provided for under LPS3 provisions. It is noted that any decision of Council taking into account discretionary matters may be subject to an application for review by the State Administrative Tribunal (SAT).

The development complies with the LPS3, RDC, LPP other than the following:

1. LPS3 cl.36 - Carport Setback – The proposed carport is setback 3.6m in lieu 4.5m from the street boundary.

2. Local Planning Policy 123 - Retention to Residential Character (LPP123) – The proposed addition extends 5.66m into the rear third of the lot in lieu of upper storey being located within the middle third of the lot.
3. RDC 5.1.3 – Boundary Wall – The proposed pavilion includes boundary walls on the northern and eastern boundaries which are not permitted under the DTC requirements for the Residential R15 coding.
4. RDC 5.2.4 – Front Fence - The proposed front fence pillars have a horizontal dimension of 490mm by 490mm in lieu of the 400mm by 400mm DTC requirement.
5. RDC 5.2.5 – Sightlines - The proposed vehicle access way does not provide a clear visual truncation as required by the DTC provision.
6. RDC 5.4.1 – Visual Privacy - The proposed verandah is setback 5.5m - 6.9m from the northern boundary and 5.35m from the southern boundary in lieu of 7.5m DTC visual privacy setback.
7. RDC 5.4.3 – Outbuildings - The proposed outbuilding includes two boundary walls, where boundary walls are not permitted under the DTC requirement, and the outbuilding has a maximum wall height of 5.66m in lieu of the DTC 2.4m, and a maximum ridge height of 6.33m in lieu of the DTC 4.2m.

Carport Setback

The proposed carport is setback 3.6m in lieu of 4.5m from the front boundary. Under LPS3, carports with a front setback of less than 4.5m can only be supported where the existing dwelling's position does not allow for a compliant setback.

In this case, the existing dwelling's adjacent verandah is set back 10.1m from the front boundary with a garage setback of 13.2m, providing sufficient space for a standard carport length of 5.4m to comply with the 4.5m front setback requirement (total length required being 9.9m). The rear post of the proposed carport would be located approximately 0.32m from the adjacent verandah post (requiring a minor modification to the corner of the eaves or shortening of roof length to create a visual separation of the roof from the verandah post). As such, the setback distance between front boundary and the verandah provides sufficient space for the required 4.5m setback for a carport (with the eave modification).

The Town's Heritage Officer has reviewed the proposed carport design and assessed its potential to comply with the required front setback. The primary heritage consideration is whether the carport maintains adequate visual separation from the Heritage Listed Dwelling. Noting the discussion above, a relocated carport with modified eaves in the proximity of the verandah post could maintain a sufficient visual separation of the carport from the bulk of the building. Given the natural ground level differences and the grade down towards the front of the site, pushing the carport closer to the dwelling to increase its front setback will provide additional screening of the garage structure to its rear when viewed from the street.

The subject site is located on the southern part of Chester Road between Agett Road and Victoria Avenue. Positioned on the eastern side of Chester Road, the streetscape predominantly features at grade and undercroft garages set back from the front boundary. Most dwellings on the western side of Chester Road have vehicle access via the rear right-of-way, contributing to an open and cohesive streetscape. Within this section of Chester Road, only two properties have reduced setbacks for garages or carports, making the proposed carport generally inconsistent with the established streetscape character.

Additionally, the high gable roof design of the proposed carport exacerbates its building bulk when viewed from the street, particularly from the southern approach on Chester Road. This results in the carport appearing visually dominant and detracting from the appearance of the dwelling and the surrounding streetscape. While the height of the structure could be lowered by raising the ground level at the front (or lowering the FFL at the rear, this would result in access issues relative to the driveway grade either at the front or rear of the carport. Furthermore, clear sightlines have not been provided. This issue, discussed in greater detail later in this report, further diminishes the proposal's ability to maintain clear sightlines.

For the reasons outlined above, the proposed variation cannot be supported as cl.36(2) does not provide discretion for development where a carport can achieve a 4.5m setback as described above.

Retention of Residential Character

One of the primary objectives of LPP123 regarding two-storey development is to preserve the existing streetscape. The proposal involves extending the rear balcony into the rear third of the lot. Since this addition will not be visible from the streetscape, it will not negatively impact the visual character of the area.

A secondary objective of LPP123 is to protect neighbouring amenity and address building bulk in rear yards.

While the southern part of the existing upper storey already encroaches into the rear third of the lot, the proposed extension includes additional roof height by converting the existing hip roof to a gable roof and adding a rear balcony which will contribute to additional overshadowing and overlooking onto the neighbouring lot's side setback and rear (and central) courtyards. The overshadowing falls onto the roof and side wall of bedroom 2 with no openings, and onto the side setback area of a games room containing major windows to the north and east. Additional overlooking from the balcony extension is marginal given the existing balcony provides for direct overlooking to the south over the adjacent central courtyard area and the rear setback area is not the main outdoor living area on the adjoining property. While noting that the southern neighbour's finished floor level (FFL) is 0.294m lower than that of the subject dwelling, the impact on the adjacent dwelling extension is considered marginal.

The rear of the balcony is also setback approximately 8.94 – 9.36m to the immediately adjacent lot to the rear (25 Warick Street) which contains significant vegetation and an outbuilding in the rear yard. Accordingly, it is considered that the impacts of building bulk and privacy on that property are again marginal.

Noting the above considerations and that the adjoining owner at 14B Chester Road has supported the proposed extensions, the southern portion of the proposal may be supported under LPP123.

With regard to the central portion of the middle third encroachment, assessment relative to the property to the rear (in this case 4 Agett Road), indicates that the development includes significant demolition and reconstruction in the area with various setbacks ranging from 8.59 – 9.89m, predominantly containing balcony space. Given the positioning of the site, this encroachment area does not contribute to overshadowing. In terms of building bulk and privacy, the setback impact is again considered marginal as the encroachment is adjacent to the adjoining rear yard (not the main courtyard) of 4 Agett Road containing vegetation which mitigates overlooking impacts. It is also noted that the rear yard is located approximately 400mm higher than the development site and that the adjacent side boundary wall of 4 Agett Road contains no openings located behind the existing outbuilding (proposed pavilion), which further mitigate these potential impacts.

Relative to the northern property (12 Chester Road), the encroachment (again consisting of balcony space), there are no overshadowing impacts, however in terms of building bulk and privacy, the extension will result in additional overlooking (which could partially be mitigated by additional screening – see comments below). Notwithstanding the potential for addressing overlooking with additional screening in accordance with the RDC requirements, the encroachment will however potentially result in additional overlooking from balcony areas further to the south not requiring screening under the RDC. Accordingly, from the perspective of the northern property, and noting that owner's objection to the development, it is considered the encroachment is unreasonable relative to the impacts on that property.

While noting the impacts of the encroachment into the rear third of the property are marginal relative to the southern and eastern neighbours, the impacts relative to the northern neighbour are considered paramount and accordingly, inconsistent with the intent of LPP123. In this regard, the variation to allow the first floor encroachment into the rear third of the site is not supported.

Northern Boundary Wall to Garage

As the property is coded R15/20 (R15 for the purposes of this application), the RDC does not specify requirements for boundary walls in terms of specific length or height, however, boundary walls which abut an existing boundary wall of equal or greater dimension meet the DTC requirement.

In this instance, the garage will remain in the same position, but with a reduced length (at front) from 13.95m to 8.6m. This reduction in the boundary wall length is expected to decrease the perceived building bulk from the northern neighbour's perspective (12 Chester Road). With regard to height, the adjoining boundary wall has a height ranging from 3.3m (approx. at the rear of the proposed garage) to 3.95m (approx. at the front of the garage). Whereas the front and rear of the proposed boundary wall is slightly elevated above the height of the adjoining boundary wall, its gable design will increase the height approximately 1.75m above the adjoining boundary wall, making the height non-compliant with the DTC requirement.

Since the northern neighbour's boundary wall does not feature major openings, the proposed wall will not affect sunlight or ventilation for their internal spaces. The garage's gable roof design mitigates potential overlooking from upper-floor north-facing windows. Additionally, the boundary wall begins more than 10m from the front boundary, ensuring it has no streetscape impact. As the garage is located on the northern side of the lot, any overshadowing will fall within the subject site itself, with no impact on the northern neighbour.

Given that the reduction in wall length is likely to improve the overall amenity of the adjoining neighbour, the proposed boundary wall for the garage on the northern elevation is considered acceptable and is supported.

Northern Boundary Wall to Pavilion

The proposed pavilion boundary wall along the northern elevation is 6.94m in length and has a maximum height of 5.5m. While the length is slightly reduced compared to the existing wall (7.9m), the increased height significantly contributes to building bulk, particularly when compared to the existing pool house, which is 3.63m in height.

The gable roof design further increases the perceived bulk on the adjoining property. It is considered that the pavilion's proximity to the northern neighbour's primary outdoor living area would result in adverse amenity impacts and fails to meet DP requirements to minimize building mass impacts on adjoining properties.

It is noted that the northern neighbour's dwelling has a FFL approximately 1.19m lower than the proposed for the pavilion, further amplifying the dominance of the proposed boundary wall when viewed from the neighbour's internal habitable spaces and outdoor living area.

Moreover, the subject site's outdoor living area is located towards the rear of the property. The proposed pavilion, with its over height components, is likely to negatively impact this space by reducing access to sunlight.

Accordingly, this boundary wall does not meet the DP requirements and is not supported.

Eastern Boundary Wall to Pavilion

The proposed pavilion boundary wall on the eastern elevation reaches a height of 5.66m. During the consultation period, the eastern neighbour (4 Agett Road) requested the plans depict the ground levels and FFL of their property. While the applicant updated the plan to show the eaves level of the eastern neighbour's property, the FFL was not provided. As part of the Town's assessment, a site visit was conducted where on-site measurements indicated an approximate 400mm level difference between the eastern neighbour's FFL and the subject site's level at the existing pool house, with the subject site being lower than the eastern neighbour. Additionally, the existing brick boundary wall measures approximately 2.3m in height from the subject site's level and 1.9m from the eastern neighbour's level.

The proposed pavilion's FFL will be slightly reduced from 8.83 (existing) to 8.78, but the wall will still present as a 3.36m-high structure along the eastern boundary. Despite the lack of major openings and its position adjacent to the rear portion of the eastern neighbour's property, the wall remains highly visible and

contributes to excessive building bulk when viewed from the eastern neighbour's centrally located outdoor living area, adversely affecting their amenity.

The eastern property has open space areas at the front, middle, and rear of their site, with no openings in the rear part of their dwelling adjacent the subject site. While the proposed boundary wall is not directly adjacent to these open space areas and does not impact views from internal habitable areas, its height and bulk are likely to restrict access to natural sunlight and ventilation for the neighbour's open spaces to some degree.

It is further noted that changing the pavilion's design to a hipped roof would help reduce the building bulk impact. This recommendation has been communicated to the applicant; however, no changes have been made.

Given the above, the proposed eastern boundary wall for the pavilion is not supported.

Fence Pillars

The proposed front fence pillars have horizontal dimensions of 490mm x 490mm, in lieu of the permitted 400mm x 400mm. It is noted that the new pillars reflect the dimensions of the existing pillars on site. Palisade panels, which are visually permeable, are proposed as new infill panels, ensuring that passive surveillance is largely maintained.

Chester Road has a diverse streetscape in terms of front fence styles. Given that the proposed infill panels will remain visually permeable in accordance with the DTC requirements of RDC, the slightly larger dimensions of the proposed pillars will have a limited impact on the existing streetscape and can be supported.

Sightlines

The proposal does not meet the visual sightline requirements due to two proposed pillars located within the sightline truncation area on both sides of the vehicle driveway. Although the sightline issue is existing, the application seeks to replace the entire front fence and pillars, therefore providing an opportunity to improve pedestrian and vehicle safety. A pedestrian footpath runs parallel to the front boundary of the subject site and is located directly alongside the proposed front fence. The applicable DP requires unobstructed sightlines at vehicle access points to ensure safety and visibility. The proposed fence is not considered to meet this DP as the pillars and location of driveway do not allow for unobstructed views within the sightline truncation.

Additionally, the new driveway abuts the northern neighbour's fence pillars and dense vegetation along the fence, further obstructing sightlines. The fence proposals fail to ensure safety and visibility along the vehicle access way and, therefore, cannot be supported under the DP requirements.

Visual Privacy

The existing dwelling features verandahs and balconies on the northeastern corner, along the front, and most of the rear of the rear elevations.

The proposed application seeks to replace the existing northern verandah and balconies on both floors and extend them, connecting the northern verandah and balconies to the southern ones. This extension will result in a visual privacy setback variation affecting both the northern and (to a lesser degree) southern neighbours.

Along the northern elevation, the subject dwelling currently features a balcony on the upper floor at the northeast corner of the property. The existing balcony has a reduced visual privacy setback, resulting in some direct overlooking of the northern neighbour's property. The proposal involves replacing the existing balcony and extending it further along the eastern side, connecting it to the existing balcony on the southern side to create a wrap-around design.

However, the proposed upper-floor verandah does not address or mitigate the existing overlooking concerns. The position of the verandah directly overlooks the northern neighbour's main outdoor living area at the rear, continuing to compromise their visual privacy.

Additionally, the proposal does not incorporate sufficient privacy measures, such as screening devices or other design solutions to minimize direct overlooking. Without these measures, the proposal fails to achieve adequate visual privacy and exacerbates the existing overlooking issues. As such, the proposed balcony extension along the north elevation does not meet the DP requirements and is not supported.

As referenced above in the discussion on the LPP123 variations, the existing balcony extends along the southern elevation from the front to the rear of the dwelling, creating an existing overlooking situation for the southern neighbour at 14B Chester Road. This portion of the balcony will remain unchanged but extends 2.3m towards the rear of the lot, with a reduced visual privacy setback of 5.35m from the southern boundary.

As indicated above, the proposed additional balcony is adjacent the southern neighbour's rear bedroom, which has no major openings facing the subject site. This effectively minimizes direct overlooking into the neighbour's internal habitable spaces. While some degree of overlooking extends to the southern neighbour's central courtyard area, the existing vegetation on the neighbour's property provides natural screening, further reducing the visual privacy impact on the outdoor living area. As indicated above, the rear setback area on the adjoining g property is not the property's main outdoor area and overlooking into this space can be supported.

Additionally, the southern neighbour has reviewed the proposed plan and raised no objections to the verandah addition. Given the marginal impact of additional overlooking on the neighbour's habitable spaces it is considered that this aspect of the proposal meets the DP requirements for visual privacy and can be supported.

Outbuilding

The proposed pavilion at the rear of the property is classified as a large outbuilding under RDC and relevant DTC requirements apply. The proposed outbuilding includes two boundary walls, which are not permitted as of right on R15 sites as detailed and not supported above. Further, the proposed outbuilding also exceeds outbuilding DTC height limits, with a wall height of 5.66m instead of 2.4m, and a ridge height of 6.33m instead of 4.2m.

These variations, particularly the boundary wall and height exceedances, were discussed in the previous section. While the pavilion is located at the rear of the dwelling and largely screened from view from the primary street due to the site's slope and existing structures, it does not meet the requirement to avoid detracting from the visual amenity of neighbouring properties.

The pavilion's excessive height and proximity to the boundary significantly impact the visual amenity of adjoining properties, creating a sense of building bulk and dominance. This is contrary to the RDC's intent for outbuildings to be unobtrusive and minimize impacts on neighbours.

Given the adverse impact on the visual amenity of neighbouring properties, the proposal does not meet the DTC requirements and cannot be supported.

FINANCIAL AND STAFF IMPLICATIONS

There may be cost implication relative to a State Administrative Tribunal review if Council refuses the application or applies conditions which the applicant does not support. While noting that the applicant has already indicated that the matter is likely to be referred to SAT for review, in the first instance the SAT process will involve mediation, where elements of the non-compliances may be discussed with a view of addressing the concerns raised in this report.

POLICY AND STATUTORY IMPLICATIONS

There may be policy and statutory implications relative to a SAT review.

STRATEGIC COMMUNITY PLAN

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

- Our stakeholders are well informed and we provide opportunities for community engagement.

URGENCY

The application is required to be determined within the statutory timeframes.

CONCLUSION

While a number of the proposed variations may be supported under the DP requirements of the RDC, overall, the proposal fails to meet the relative DP requirements for the northern and eastern pavilion boundary walls, driveway sight lines, visual privacy relative to the northern property and outbuilding wall and ridge height requirements. The proposal also fails to meet the requirements of LPS3 relative to the carport setback and LPP123 requirements relative to encroachment into the rear third of the property on the northern side.

While the applicant has been given an opportunity to make modifications to the plan to address the above non-compliances, the plans remain unchanged and accordingly the proposal cannot be supported without specific conditions which address these matters. Given that some of these elements would require significant modifications to the proposal, application of conditions to address these matters is not supported.

Based on the above, it is recommended that the application for development approval be refused for the reasons set out in the Officer's recommendation.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council REFUSE to grant Development Approval for proposed additions and alterations to the existing single house at Lot 35 and 36 (14) Chester Road, Claremont as shown on the amended plans stamped received 15 November 2024, for the following reasons:

- 1. The proposed development does not comply with Clause 36 of Local Planning Scheme No. 3 regarding reduced setbacks to the proposed carport. The Local Government does not have the power to approve a carport setback distance less than 4.5m where there is sufficient space for a 4.5m setback.**
- 2. The proposed development does not satisfy design principles of Clause 5.1.3 – Lot boundary setbacks of Residential Design Codes Volume 1, as the dwelling proposes boundary walls to the pavilion that negatively impact the amenity of adjoining properties at 12 Chester Road and 4 Agett Road as detailed in this report.**
- 3. The proposed development does not satisfy design principles of Clause 5.2.5 – Sightlines of Residential Design Codes Volume 1, as obstructions are within the proposed sightline area that represent an unacceptable risk to pedestrian and vehicle safety.**
- 4. The proposed development does not satisfy design principles of Clause 5.4.1 – Visual privacy of Residential Design Codes Volume 1, as the proposed balcony on the northern elevation increases direct overlooking of active habitable spaces and the primary outdoor living areas of the adjoining property at 12 Chester Road.**
- 5. The proposed development does not satisfy design principles of Clause 5.4.3 – Outbuildings of Residential Design Codes Volume 1, as the proposed outbuilding have a negative visual amenity impact on adjoining properties at 12 Chester Road and 4 Agett Road.**

6. **The proposed development does not comply with Local Planning Policy 123 – Retention of Residential Character relative to the upper floor encroachment into the rear third of the lot and negative amenity impacts on adjoining property at 12 Chester Road.**
7. **The proposed development is inconsistent with matters the Local Government must give due regard contained within Clause 67(2) of *Planning and Development (Local Planning Schemes) Regulations 2015* in regard to the following requirements:**
 - b) **The proposal does not adhere to orderly and proper planning as per Local Planning Scheme No.3 relative to the proposed carport front setback.**
 - l) **The proposed development adversely affects the cultural heritage significance of the area the proposed carport setback.**
 - g) **The proposal is inconsistent with Local Planning Policy requirements to address building bulk and setbacks of upper floor extensions.**
 - m) **The development is incompatible with the existing or desired character of its setting, particularly concerning the development on adjoining land and within the locality, given its height, bulk, and scale relative to boundary wall proposals for the rear pavilion and upper floor balcony.**

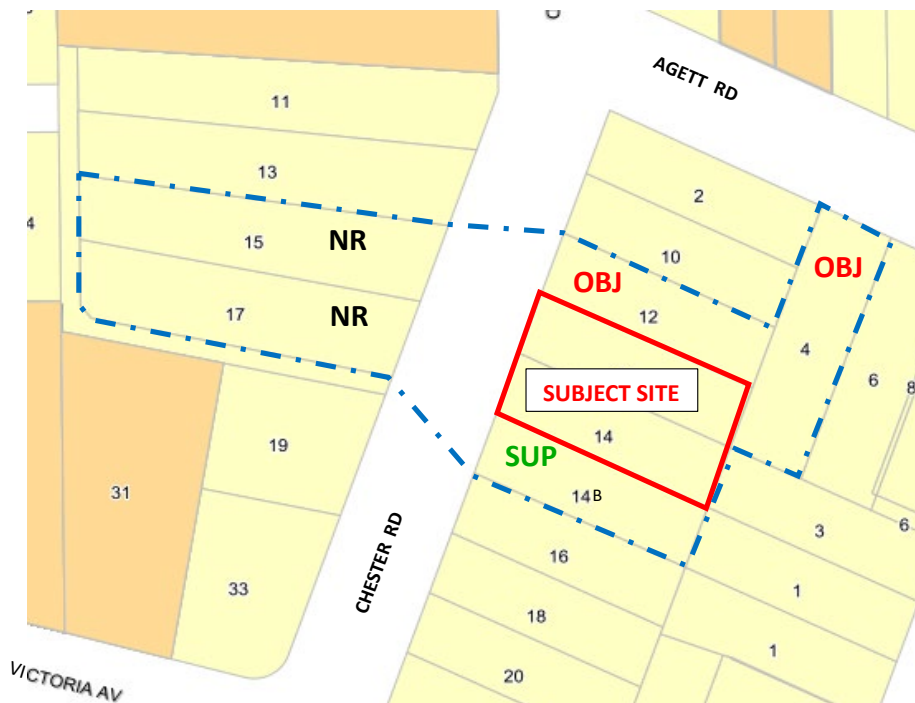
Advice Notes:

1. **If an applicant or owner is aggrieved by this determination, there is a 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.**

LOT 36 (14) CHESTER ROAD, CLAREMONT



LOCATION – LOT 36 (14) CHESTER ROAD, CLAREMONT



CONSULTATION AREA – LOT 36 (14) CHESTER ROAD, CLAREMONT

OBJ indicates Objection received **SUP** indicates Conditional Support received
NR indicates No Response received

Submissions Received – Consultation closed at 2 September 2024		
Address: 12 Chester Road, Claremont		
Submission	Applicant Comment	Officer Comment
<p>Thank you for inviting us to make a submission to Council regarding the proposed additions & alterations to Heritage Listed Dwelling 14 Chester Road. Please see our response below on the following discretionary matters:</p>		Noted.
<p>1. The proposed carport is set back 3.6m in lieu of 4.5m as per Clause 36(2) of Local Planning Scheme No.3.</p> <p>We do not support the proposed carport to have a setback of 3.6m as it does not allow to maintain clear sightlines along the street and will obstruct views of heritage dwelling 12 Chester Road from the street (refer to Appendix 1a and 1b (mock up made according to measurements made on site). It will also overshadow 12 Chester Road’s front garden, verandah and will create a very dark living environment.</p> <p>The position of 14 Chester Road’s dwelling and size of the driveway/land does allow for the minimum 4.5m setback which would be preferred.</p>	<p><i>Under the Town of Claremont Town Local Planning Policy 3, the location of a carport is not governed by a design principle for maintaining sight lines to adjacent properties. Under the Residential Design Codes, sightlines relate generally to the house on the lot that the carport is being constructed. With this in mind, the proposed carport meets the design principles of the LPS 3 and the R-Codes.</i></p> <p><i>Furthermore, 12 Chester Road, Claremont is already heavily obscured from the street by its own fence and landscaping, which is evident in the following image. The fence features solid hedge infills, with numerous established deciduous trees in the front garden. The images included in submission 3’s appendix 1a and 1b have been taken in winter, when the trees are without leaves and have been recently pruned.</i></p> <p><i>A photo is provided which shows the view of 12 Chester Road, Claremont from Google Street View.</i></p>	<p>Under LPS3, carports with a front setback of less than 4.5m can only be supported where the existing dwelling’s position does not allow for a compliant setback.</p> <p>In this case, the existing dwelling’s adjacent verandah is set back 10.1m from the front boundary with a garage setback of 13.2m, providing sufficient space for a standard carport length of 5.4m to comply with the 4.5m front setback requirement (total length required being 9.9m). The rear post of the proposed carport would be located approximately 0.32m from the adjacent verandah post (requiring a minor modification to the corner of the eaves or shortening of roof length to create a visual separation of the roof from the verandah post). As such, the setback distance between front boundary and the verandah provides sufficient space for the required 4.5m setback for a carport (with the eave modification).</p>

	<p><i>12 Chester Road, Claremont is classified as a category 3 place under the Town of Claremont's Heritage list (2024), whilst 14 Chester Road, Claremont is a category 2 place, while also being classified by the National Trust. The impact of the proposed carport is shown in the 3d render below which provides an accurate representation of the proposed works. The shifting of the carport back 900mm will have negligible impact on the vistas of the adjacent house when viewed from the street but will provide a greater visual separation between the carport and the adjacent heritage listed property which has been classified as having considerable significance.</i></p> <p><i>An illustrative photo of the proposed carport is provided.</i></p> <p><i>As 14 Chester Road, Claremont is located to the south, there will be no overshadowing of 12 Chester Road, Claremont by definition of the Residential Design Codes.</i></p> <p><i>The setback of the carport has been chosen to minimise any heritage impact to the adjacent heritage property.</i></p>	<p>The subject site is located on the southern part of Chester Road between Agett Road and Victoria Avenue. Positioned on the eastern side of Chester Road, the streetscape predominantly features at grade and undercroft garages set back from the front boundary. Most dwellings on the western side of Chester Road have vehicle access via the rear right-of-way, contributing to an open and cohesive streetscape. Within this section of Chester Road, only two properties have reduced setbacks for garages or carports, making the proposed carport generally inconsistent with the established streetscape character.</p> <p>Additionally, the high gable roof design of the proposed carport exacerbates its building bulk when viewed from the street, particularly from the southern approach on Chester Road. This results in the carport appearing visually dominant and detracting from the appearance of the dwelling and the surrounding streetscape. While the height of the structure could be lowered by raising the ground level at the front (or lowering the FFL at the rear, this would result in access issues relative to the driveway grade either at the front or rear of the carport. Furthermore, clear sightlines have not been provided. This issue, discussed in greater detail later in this report, further diminishes the proposal's ability to maintain clear sightlines.</p>
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<p>2. Boundary walls proposed along the northern and eastern sides, in lieu of the deemed-to-comply provisions for R15 site as per Clause 5.1.3 of Residential Design Codes.</p> <p>We stand by the R15 site regulations and do not support the proposed carport, garage and outbuilding to be built off the boundary walls or too close to it. Such constructions would invade privacy and would not provide proper visual and hearing/noise protection from No. 14.</p> <p>It would also create disproportionate building blocks at an unreasonable closeness to our neighbouring property and would hide the entire southern side of our house which is already impacted. Finally, it also does not allow for full access to 12 Chester's Road southern side for regular maintenance of its amenities running along this side (incl. gas and electrical cables) (refer to Appendix 2).</p> <p>We believe there is ample space on 14 Chester Road's land to allow for these additions to be built with respectful and reasonable setbacks from shared boundary walls.</p> <p>A paragraph regarding the boundary wall fence dispute was included.</p>	<p><i>The proposed boundary walls to the garage and garden pavilion will have no impact on the privacy of 12 Chester Road, Claremont by definition of the R-Codes. The proposed double brick walls will also provide much greater noise separation than a fence in the same location. In both cases, the proposed walls replace existing boundary walls, with the new walls reduced in length from the existing. Meaning that the proposed walls, will have a positive impact on the adjacent property as their overall length has been reduced.</i></p> <p><i>Garage</i> <i>The new garage is proposed to be located in the same location as the existing. i.e. the southern façade of 12 Chester Road, Claremont is already concealed from view by a boundary wall. The length of the garage has been reduced by 2.7m, whilst the overall boundary wall has been reduced by 5.3m. The adjacent wall of 12 Chester Road, Claremont, is classified as a boundary wall under the R-Codes, as it is within 600mm of the boundary. Given this, the proposed garage boundary wall meets the deemed-to-comply provisions of C3.1(i).</i></p> <p><i>"where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension"</i></p>	<p><u>Northern Boundary Wall to Garage</u> As the property is coded R15/20 (R15 for the purposes of this application), the RDC does not specify requirements for boundary walls in terms of specific length or height, however, boundary walls which abut an existing boundary wall of equal or greater dimension meet the DTC requirement.</p> <p>In this instance, the garage will remain in the same position, but with a reduced length (at front) from 13.95m to 8.6m. This reduction in the boundary wall length is expected to decrease the perceived building bulk from the northern neighbour's perspective (12 Chester Road). With regard to height, the adjoining boundary wall has a height ranging from 3.3m (approx. at the rear of the proposed garage) to 3.95m (approx. at the front of the garage). Whereas the front and rear of the proposed boundary wall is slightly elevated above the height of the adjoining boundary wall, its gable design will increase the height approximately 1.75m above the adjoining boundary wall, making the height non-compliant with the DTC requirement.</p> <p>Since the northern neighbour's boundary wall does not feature major openings, the proposed wall will not affect sunlight or ventilation for their internal spaces. The garage's gable roof design mitigates potential overlooking from upper-floor north-facing windows.</p>
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	<p><i>The new garage abuts an existing boundary wall of greater length on the adjacent property at 12 Chester Road and is of a shorter length than the current garage wall. Given this, the new garage boundary wall is considered to be an improvement from the existing.</i></p> <p><i>Garden Pavilion</i> <i>The garden pavilion has a nil setback to the northern and eastern boundaries. The new structure replaces the existing pool house, which has a nil setback to these two boundaries. The length of the proposed boundary wall to the north is 1m less than the existing pool house. The overall impact of the width of this wall is considered to be an improvement on the existing wall.</i></p> <p><i>There is no requirement under the Town of Claremont's LPS or the R-Codes, that the owners of 14 Chester Road, Claremont are required to provide access for maintenance purposes for the adjacent property. Any access would need to be provided from the owner's own property, that is 12 Chester Road, Claremont.</i></p> <p><i>The applicant has responded to the boundary wall fence dispute.</i></p>	<p>Additionally, the boundary wall begins more than 10m from the front boundary, ensuring it has no streetscape impact. As the garage is located on the northern side of the lot, any overshadowing will fall within the subject site itself, with no impact on the northern neighbour.</p> <p>Given that the reduction in wall length is likely to improve the overall amenity of the adjoining neighbour, the proposed boundary wall for the garage on the northern elevation is considered acceptable and is supported.</p> <p><u>Northern Boundary Wall to Pavilion</u></p> <p>The proposed pavilion boundary wall along the northern elevation is 6.94m in length and has a maximum height of 5.5m. While the length is slightly reduced compared to the existing wall (7.9m), the increased height significantly contributes to building bulk, particularly when compared to the existing pool house, which is 3.63m in height.</p> <p>The gable roof design further increases the perceived bulk on the adjoining property. It is considered that the pavilion's proximity to the northern neighbour's primary outdoor living area would result in adverse amenity impacts and fails to meet DP requirements to minimize building mass impacts on adjoining properties.</p> <p>It is noted that the northern neighbour's dwelling has a FFL approximately 1.19m lower than the proposed for the pavilion, further</p>
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		<p>amplifying the dominance of the proposed boundary wall when viewed from the neighbour’s internal habitable spaces and outdoor living area.</p> <p>Moreover, the subject site’s outdoor living area is located towards the rear of the property. The proposed pavilion, with its over height components, is likely to negatively impact this space by reducing access to sunlight.</p>
<p>3. The proposed pillars have a horizontal dimension of 490mm x 490mm in lieu of 400mm x 400mm permitted as per Clause 5.2.4 of Residential Design Codes.</p> <p>We would encourage the pillars to respect the width of 400x400mm to not impact the current streetscape. Many properties on this street have the correct size pillars. We wouldn’t want the new proposed pillars to distract from the other heritage properties in the area (ref to Appendix 4).</p>	<p><i>The proposed new fence has been designed using the existing fence as a guide and other fences along the streetscape. The proposed new piers are 490 x 490mm which is the dimensions of the existing fence piers. This is also reflective of traditional brick coursing with the inclusion of rendered elements. The heritage impact of the larger piers will be negligible as the current fence already contains piers of this size.</i></p> <p><i>The height of the piers meets the Town of Claremont fencing policy, which has previously been confirmed by Tianqi Xiao. The steel palisade infill to the fence is visually permeable and meets the requirements of Clause 5.2.4 C4.1.</i></p> <p><i>The proposed width of the piers will have no impact to the current streetscape as the current piers do not. There will be no impact to the visibility of adjacent properties.</i></p>	<p>The proposed front fence pillars have horizontal dimensions of 490mm x 490mm, in lieu of the permitted 400mm x 400mm. It is noted that the new pillars reflect the dimensions of the existing pillars on site. Palisade panels, which are visually permeable, are proposed as new infill panels, ensuring that passive surveillance is largely maintained. Chester Road has a diverse streetscape in terms of front fence styles. Given that the proposed infill panels will remain visually permeable in accordance with the DTC requirements of RDC, the slightly larger dimensions of the proposed pillars will have a limited impact on the existing streetscape and can be supported.</p>

<p>4. The proposed verandah is set back 5.5m from the northern boundary in lieu of 7.5m as per clause 5.4.1 of the Residential Design Codes.</p> <p>There is an issue of visual privacy with the proposed verandah and new building layout (incl. additional windows). This addition would bring major direct overlooking of active habitable spaces and outdoor living areas from 14 into 12 Chester (ref. to Appendix 5a and 5b).</p>	<p><i>The inside of the new balustrade is 5.7m from the boundary. As shown in appendix 5a, there is an existing verandah in this location which is wider than the proposed new verandah. Given this, the impact of the new verandah is considered negligible when considering the existing.</i></p> <p><i>The diagram below shows in red the extents of the existing verandah. The new proposed new verandah is not as deep as the existing, meaning that there is an improvement in the extent of overlooking in this section of verandah closest to the northern boundary. The blue line shows the extent of new section of verandah within the 7.5m visual privacy zone in comparison to the existing. This length of balcony is over 7m from the boundary. Given the existing verandah, the proposed new verandah will have negligible additional impact on the overlooking to 12 Chester Road, Claremont.</i></p> <p><i>A Plan which shows the additional section of verandah within the cone of vision to the northern boundary is provided.</i></p>	<p>Along the northern elevation, the subject dwelling currently features a balcony on the upper floor at the northeast corner of the property. The existing balcony has a reduced visual privacy setback, resulting in some direct overlooking of the northern neighbour's property. The proposal involves replacing the existing balcony and extending it further along the eastern side, connecting it to the existing balcony on the southern side to create a wrap-around design.</p> <p>However, the proposed upper-floor verandah does not address or mitigate the existing overlooking concerns. The position of the verandah directly overlooks the northern neighbour's main outdoor living area at the rear, continuing to compromise their visual privacy.</p> <p>Additionally, the proposal does not incorporate sufficient privacy measures, such as screening devices or other design solutions to minimize direct overlooking. Without these measures, the proposal fails to achieve adequate visual privacy and exacerbates the existing overlooking issues. As such, the proposed balcony extension along the north elevation does not meet the DP requirements and is not supported.</p>
<p>5. The proposed outbuilding at the northeast corner includes two boundary walls, in lieu of</p>	<p><i>Under the intentions of the R-Codes, the proposed garden pavilion will have no impact</i></p>	<p>The proposed outbuilding includes two boundary walls, which are not permitted as of</p>

<p>the provisions that do not permit boundary walls as per Clause 5.4.3 of the Residential Design Codes.</p> <p>Due to the size of vacant land at the back of 14 Chester, we do not understand the need to have the outbuilding built on the boundary line. Having it on the boundary would create a building block and invasion of privacy as this new building will have windows directly facing our main living areas on the eastern side of our house. This would create a major direct overlooking of active habitable spaces areas. Please refer to the current view of the pool house with no windows and at a smaller scale (ref to Appendix 6).</p> <p>On this point, the windows of the proposed outbuilding seem to be around 2.6m from ground floor level in lieu of 1.6m as per Clause 3.10 2Part C from the Residential Codes.</p> <p>We would appreciate if our neighbour could propose an outbuilding with a reasonable setback and size. There is ample space to allow for outbuilding requirements as per Clause 5.4.3.</p>	<p><i>on the visual privacy of 12 Chester Road, Claremont. The windows to the proposed garden pavilion meet the requirements of the R-Codes and the Town of Claremont planning policies in regard to overlooking. The proposed floor level of the garden pavilion has been dropped 370mm from the natural ground level and current pool house finished floor level to further minimise the impact of the structure on the adjacent properties.</i></p> <p><i>Appendix 6, as mentioned, shows the top of the windows. This section of window is well above the 1.6m outlined in C1.2 of clause 5.4.1. Under Clause 5.4.1 the windows therefore comply. The existing brick wall, which is over 2m tall, will prevent any views from the garden pavilion into the adjacent property.</i></p> <p><i>The proposed windows to the garden pavilion comply with the requirements of Clause 3.10.2 Part C of the R-Codes. This clause relates to windows in rooms with a floor level of more than 0.5m above natural ground level. The floor level of the garden pavilion is 0.37m below natural ground level.</i></p> <p><i>Please refer further to the response provided above in point 2 in relation to the proposed boundary walls. The garden pavilion replaces an existing structure built on the two boundaries, with the northern boundary reduced in length in the new. It is therefore</i></p>	<p>right on R15 sites as detailed and not supported above. Further, the proposed outbuilding also exceeds outbuilding DTC height limits, with a wall height of 5.66m instead of 2.4m, and a ridge height of 6.33m instead of 4.2m.</p> <p>The proposed pavilion’s excessive height and proximity to the boundary significantly impact the visual amenity of adjoining properties, creating a sense of building bulk and dominance. This is contrary to the RDC’s intent for outbuildings to be unobtrusive and minimize impacts on neighbours.</p>
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	<p><i>considered to have no additional impact to the visual amenity of 12 Chester Road, Claremont, from what is existing, but provides greater functionality for the owners of 14 Chester Road.</i></p>	
<p>6. The proposed outbuilding has a maximum wall height of 4.41m in lieu of 2.4m, and a maximum ridge of 5.6m in lieu of 4.2m as per Clause 5.4.3 of the Residential Design Codes.</p> <p>This would create a building bulk on the boundary, resulting in access to views of significance which would have a negative visual impact from our kitchen and living room (please ref to above point and Appendix 6). Finally, it will also overshadow our neighbouring garden.</p> <p>A reasonable setback, with a 2.4m wall height and a 4.2m ridge maximum from the ground level floor, should be employed.</p>	<p><i>While the proposed new garden pavilion has a maximum wall height of 4.41m, the existing pool house has a maximum height of 3.4m in the northeast corner. The floor level of the proposed garden pavilion is also 370mm lower than the existing pool house, meaning the difference in height between the existing and new is only 640mm.</i></p> <p><i>There are no identified views of significance from the rear of 12 Chester Road, Claremont, looking southeast. Consequently, under the deemed-to-comply provisions of the R-Codes, the garden pavilion is not considered to impact any views of significance.</i></p> <p><i>Please refer to the responses provided above in points 2 and 5 for additional justification on the boundary wall.</i></p> <p><i>As 14 Chester Road, Claremont is located to the south, there will be no overshadowing of 12 Chester Road, Claremont by definition of the R-Codes.</i></p>	<p>The proposed outbuilding includes two boundary walls, which are not permitted as of right on R15 sites as detailed and not supported above. Further, the proposed outbuilding also exceeds outbuilding DTC height limits, with a wall height of 5.66m instead of 2.4m, and a ridge height of 6.33m instead of 4.2m.</p> <p>The proposed pavilion’s excessive height and proximity to the boundary significantly impact the visual amenity of adjoining properties, creating a sense of building bulk and dominance. This is contrary to the RDC’s intent for outbuildings to be unobtrusive and minimize impacts on neighbours.</p>
<p>7. The proposed Sunroom has a setback of 2.7m in lieu of the 4.5m from our kids’ study windows as per Clause C3.10.1 of the Residential Design Codes*.</p>	<p><i>The sunroom complies with the deemed-to-comply requirements of the R-Codes and Town of Claremont planning policies. As such, and in</i></p>	<p>The subject site is an R15 single dwelling. In accordance with the RDC, Part C, C3.10.1, does not apply to this application.</p>

	<p><i>consultation with Tianqi Xiao, no additional commentary is required on this item.</i></p>	
<p>8. The proposed new windows on the ground floor and second floor of the northern and eastern side of 14 Chester Road do not follow Clause 3.10. of the Residential Design Codes (ref. to Appendix 7a and 7b – new windows are circled in red).</p> <p>The new proposed windows do not follow Clause C3.10.1.</p> <ul style="list-style-type: none"> • There should be a minimum of 1.5m between the upstairs windows from our kids’ study into their new proposed bedroom windows (ref to Appendix 8). • The proposed new windows’ dimensions are higher than 1.6m height max from the floor level against Clause 3.10 Part C from the Residential Codes. • Some of the proposed new windows are within the 45-degree cone of vision and will bring major direct overlooking of active habitable spaces and outdoor living areas (ref. to Appendix 5b, 8 and 9 and Clause 5.4.1 from the Residential Codes). • New upstairs window currently in construction will add views onto our front garden (please ref. to Appendix 10). <p>We also would like to highlight that one of the “existing windows” on the drawing isn’t one</p>	<p><i>The proposed upstairs windows comply with the deemed-to-comply provisions of the R-Codes and Town of Claremont planning policies. As such, and in consultation with Tianqi Xiao, no additional commentary is required on this item.</i></p> <p><i>As shown on the submitted drawings, the window in question to Bed 1 is a new opening in the existing wall (refer demolition plan A02). The window proposed to be installed in the new opening is an existing window relocated from the front façade (refer proposed first floor plan A04).</i></p> <p><i>The existing windows to living 2 (which will become bed 3), are part of a later addition which has no heritage significance. As such, the proposed works will have no impact on the heritage significance of the place and comply with the intentions of the Burra Charter 2013.</i></p>	<p>The subject site is an R15 single dwelling. In accordance with the RDC, Part C, C3.10, does not apply to this application.</p>

<p>but only a hole started last year without council approval (please see refer to Appendix 11). Finally, removing the three windows at the north-east corner of 14 Chester would remove what appears to be heritage assets from the dwelling (ref. to the three current windows with stained glass on Appendix 12).</p>		
<p>9. Building Heights In more specific regards to the proposed carport, garage and outbuilding width and height. All three additions are presented at an unreasonable height which will impact the views of our heritage house from the street and will detract from the surrounded heritage dwellings. It will also massively overshadow our back garden and limit access to daylight to our upstairs windows on the southern side of our house (ref. to Appendix 13).</p>	<p><i>Please refer to the above responses in regard to the proposed carport, garage and garden pavilion width and height and their impact on the existing views to 12 Chester Road, Claremont.</i></p> <p><i>The garage and garden pavilion will have no impact on the existing street views to 12 Chester Road, Claremont. The garage replaces an existing garage. With the new garage form considered to be a more sympathetic style from the existing. It will therefore have a positive impact on the overall streetscape.</i></p> <p><i>As 14 Chester Road, Claremont is located to the south, there will be no overshadowing of 12 Chester Road, Claremont by definition of the R-Codes.</i></p> <p><i>The new eastern wall of the garage has been reduced in length by over 2.7m, meaning that the proposed new wall only extends to the midpoint of the first (western) window (where the existing extends past both). The sill of the adjacent first floor windows to 12 Chester Road, Claremont are at approximately RL 12.3. meaning that the small section of the first</i></p>	<p>The building height remains unchanged as the proposal only involves replacing the roof. The new roof planes will align with the existing gutter lines and ridge heights, ensuring no additional overshadowing or building bulk impacts on neighbouring properties. While the reroofing includes a material change, it is designed to restore the property's original visual appearance and minimize any negative impact on its heritage character. Lowering the ridge heights would unnecessarily complicate the roof design and increase the risk of drainage issues, potentially causing damage to the heritage fabric.</p>

	<p><i>window that aligns with the new garage is well above the proposed top of the garage boundary wall. There will be no impact to the first-floor windows of 12 Chester Road, Claremont from the proposed new garage. Appendix 13 does not provide an accurate representation of the proposed new structures.</i></p>	
<p>10. Miscellaneous</p> <ul style="list-style-type: none"> Any demolition plan will require scrutiny as it will affect heritage building foundations and boundaries. Upstairs windows turned into French Doors (ref to Appendix 14) – not appropriate from a visual heritage perspective. In more specific regards to the proposed outbuilding, it would require removing the current boundary wall which is also a retaining wall for our garden. 	<p><i>Any works to existing boundary retaining walls and existing foundations will be designed and managed to all structural engineering and NCC requirements and form part of the building permit application.</i></p> <p><i>The proposed changes to the street facing upstairs windows have been addressed in the heritage impact statement that accompanies the application. The impact of the proposed modifications to these existing openings is considered to be minimal.</i></p> <p><i>Any works to existing boundary retaining walls will be designed and managed to all structural engineering and NCC requirements and form part of the building permit application.</i></p>	<p>The Town’s Heritage Officer and the National Trust have reviewed the application and raised no objections to the proposed works. Impacts on adjacent building foundations may be considered as part of a Building Permit application.</p>
<p>Address: 4 Agett Road, Claremont</p>		
<p>Submission</p>	<p><i>Applicant Comment</i></p>	<p><i>Officer Comment</i></p>
<p>Thank you for the opportunity to review the drawings for the proposed alterations to 14 Chester Road, Claremont and to comment on the following discretionary matters:</p>		<p>Noted</p>

<ol style="list-style-type: none"> 1) Boundary walls are proposed along the northern and eastern sides, in lieu of the deemed-to-comply provisions of R15 site as per Clause 5.1.3 for Residential Design Codes. 2) The proposed outbuilding at the northeast corner includes two boundary walls, in lieu of the provisions that do not permit boundary walls as per Clause 5.4.3 of the Residential Design Codes. 3) The proposed outbuilding has a maximum wall height of 4.41m in lieu of 2.4m, and a maximum ridge height of 5.6m in lieu of 4.2m as per Clause 5.4.3 of the Residential Design Codes 		
<p>The comments below have been provided by our architects:</p> <p>The drawings do not indicate that the existing western boundary wall between our property and that of the applicant (their eastern boundary) is to be demolished and rebuilt. We assume that the existing wall has been built in the correct position in relation to the common boundary. Have the applicants performed a recent site survey which confirms this?</p> <p>It is usual for a planning application to require a new site and feature survey drawing to accompany the submission – it appears that the TOC application checklist does not require a new survey drawing but requests all relevant level information for the site and adjoining properties (that would normally be</p>	<p><i>The existing face brick boundary wall is being retained as per the submitted plans. A site survey was carried out and the drawings accurately show the location of this wall. Drawing A06(revision L) has been updated to show additional information regarding the existing boundary wall, with the surveyed eaves height of the adjacent property noted.</i></p> <p><i>While the proposed new garden pavilion has a maximum wall height of 4.41m, the existing pool house has a maximum height of 3.4m in the northeast corner. The floor level of the proposed garden pavilion is also 370mm lower than the existing pool house, meaning the difference in height between the existing and new is only 640mm.</i></p>	<p>According to the applicant, the existing face brick boundary wall along the common boundary will be retained in its current position. The proposed eastern boundary wall will be constructed alongside the existing wall, with a slight setback between the two. The lot boundary is set back between 0.16m and 0.60m from the existing wall.</p> <p>While the applicant updated the plan to show the eaves level of the eastern neighbour's property, the FFL was not provided. As part of the Town's assessment, a site visit was conducted where on-site measurements indicated an approximate 400mm level difference between the eastern neighbour's FFL and the subject site's level at the existing pool house, with the subject site being lower</p>

<p>extracted from a new survey). This would certainly confirm if any discrepancy between buildings and boundaries exist.</p> <p>There are no surveyed levels to either the top of our western boundary wall or our external ground levels to enable an assessment to be made of the proposed height of the proposed new Pavilion building against our building – this directly impacts our ability to provide comment on the three discretionary items noted in the TOC letter.</p> <p>The indication of the potential impact on our western boundary does not appear to be accurately reflected on drawing A06 Rev.K South Elevation. We would request that this level / height information is provided and the drawings updated.</p> <p>The new Pavilion building FFL (finished floor level) is shown as being 370mm lower than the existing building floor level.</p> <p>We are concerned that this may impact the existing retaining wall to our western boundary. Further information is therefore requested specific to the applicant’s existing northern and eastern boundary wall situations.</p> <p>While there will be no issues of the proposed new Pavilion building overshadowing our site from the north, additional information about the floor level is needed to enable us to determine if the height of</p>	<p><i>The proposed lowering of the ground levels to accommodate the new garden pavilion will be designed in conjunction with a structural engineer to ensure that there is no impact to the existing boundary wall which is acting as a retaining wall. This level of detailed design will be worked through and submitted as part of the documents for the building permit application.</i></p>	<p>than the eastern neighbour. Additionally, the existing brick boundary wall measures approximately 2.3m in height from the subject site’s level and 1.9m from the eastern neighbour’s level.</p>
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the Pavilion is likely to become a visual issue from our property.		
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13.2.2 4 VICTORIA AVENUE - CAR PARK RECONFIGURATION AND RETAINING WORK TO CLAREMONT YACHT CLUB

File Number:	01PEA/24/4083
Author:	Nick Bakker (Senior Planner)
Authoriser:	Liz Ledger (Chief Executive Officer)
Proposed Meeting Date:	17 December 2024
DA No.:	DA24.079
Property Owner:	Claremont Yacht Club Inc
Applicant:	Arcforms
Lot No.:	14
Area of Lot:	3,698m²
Zoning:	Local Planning Scheme No. 3 – Local Reserves – Recreation Metropolitan Region Scheme – Urban and Parks and Recreation Reservation
Attachments:	<ol style="list-style-type: none"> 1. Location and Submission Map [13.2.2.1 - 1 page] 2. CONFIDENTIAL REDACTED - Plans [13.2.2.2 - 4 pages] 3. Claremont Yacht Club - Tree Retention Plan [13.2.2.3 - 1 page] 4. Arborist Report Claremont Yacht Club [13.2.2.4 - 2 pages] 5. CONFIDENTIAL REDACTED - Submissions Combined [13.2.2.5 - 2 pages]

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)
Metropolitan Region Scheme (MRS)

SUMMARY

- Application for Development Approval received for reconfiguration of the lower and upper carparks and associated retaining works along the driveway access at the Claremont Yacht Club (CYC).
 - Dual determination by the Town and the Western Australian Planning Commission (WAPC) is required as the subject site is located partially within the Metropolitan Region Scheme (MRS) Reserve for Parks and Recreation.
 - The proposal has been prompted by a need to maintain the existing retaining wall adjacent five parking bays in the front driveway. While retaining eight out of 12 trees above the driveway, six additional bays are proposed (maintaining four for the hospital) at the top carpark. A redesign of the lower carpark results in one additional bay with the net increase on site being seven car parking bays being made available to the CYC and its members (while maintaining 12 hospital bays).
 - Six neighbours were consulted, and two submissions were received with one being an objection.
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- Submissions raised a number of comments and/or concerns including removal of vegetation, noise and potential light spill.
- In response to the concerns raised, the Town has clarified which four of the twelve trees located on the northern embankment are proposed to be removed and recommends a condition that two of the significant trees be reviewed by the arborist for long term protection with associated modifications to the retaining wall and number of parking bays provided. Should the arborist report identify that the trees are not suitable for retention, suitable replacement trees are to be provided.
- Regarding the potential amenity impacts from vehicle noise from the new bays in the northern embankment and light spill from vehicles accessing/egressing these bays, it is noted that the orientation and location of bays relative to an abutting earth wall nib will partially attenuate noise impacts and the existing dense hedging located on the southern side of the driveway will mitigate light disturbance to neighbouring residential properties to the east.
- The application does not result in any modifications to the existing building or use of the site.
- Application is recommended for approval, subject to relevant conditions.

PURPOSE

The application requires Council’s determination due to neighbour objections.

BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
6 September 2024	Application for Development Approval received by Council
11 September 2024	Application Referred to the WAPC
18 September 2024	Application undergoes internal DCU assessment
15 October 2024	Advertising commenced
30 October 2024	Advertising closed
1 November 2024	Consultation outcomes sent to Applicant
10 November 2024	Consultation response received from Applicant
25 November 2024	Report prepared for Council

PAST RESOLUTIONS

There are no past Council Resolutions relevant to this application.

Statutory Considerations

Metropolitan Region Scheme Metropolitan Region Scheme

Dual determination by the Town and the Western Australian Planning commission (WAPC) is required as the subject land is partially located within the Metropolitan Region Scheme (MRS) Parks and Recreation Reserve. Additionally, the subject site is partially located within the Swan River Trust Development Control Area. Pursuant to cl.30A of the MRS, the Town was required to refer the application to the WAPC within seven days of receipt of the application. The WAPC must then refer the application to the Department of Biodiversity, Conservation and Attractions (DBCA) for comment. The DBCA provides advice directly to the WAPC for their determination, which is required to be consistent with the advice of the DBCA. The Town is also required to determine the application under Local Planning Scheme No.3 (LPS3) and forward a recommendation and /or copy of Council’s decision to the WAPC, prior to the WAPC’s determination.

The WAPC granted a time extension to the Town to provide its recommendation (normally required within 42 days of the receipt of the application), to allow time for the application to be determined and recommendation made to the WAPC.

Heritage

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

COMMUNICATION/CONSULTATION

It is noted that previous applications for development made by the Claremont Yacht Club (CYC) have been referred to the Foreshore Advisory Committee for consideration, including retrospective approval for the reconfiguration of the lower carpark approved in April 2016. Given that previous recommendations made by the Committee particularly in relation to the planting of trees in the lower carpark are being carried through as part of the Town’s recommendation to Council, it wasn’t considered necessary to refer this application to the Committee in this instance.

The application was advertised in accordance with cl.64(1)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

Six neighbours were consulted and two submissions objecting to the proposal were received. A summary of the submissions is provided as follows:

Submissions Received		
Address:	4B Victoria Avenue	
Submission	Applicant Comment	Officer Comment
The proposed widening of the driveway involves disturbance to the roots of established trees which endangers their survival. These trees are:	The proposed new retaining and driveway parking has been designed to avoid as much of the existing vegetation as possible.	Although it is noted that the proposed earthworks will remove some of the existing trees on the embankment, the proposed new retaining walls will ensure stability of the embankment and preservation of the remaining trees for the future.
a. essential for the stability of the embankment and	The existing retaining has deteriorated considerably over the years, it is at risk of becoming unsafe and no longer fit for purpose. The existing vegetation is insufficient to stabilise the hillside on its own. The hill side is need of a more engineered solution to stabilise it and to ensure safety of the community.	When inspected on site, it is visibly clear that the existing retaining is deteriorating, and the root structures of the trees are exposed. Engineering works associated with the proposed retaining walls will ensure the embankment is stabilised into the future.
b. are a very important habitat of the endangered Black Cockatoo.	The existing vegetation has been inspected by an independent professional tree surgeon who identified that while the trees are potentially impacted by the proposal, some of this existing vegetation can be retained to protect existing habitat. Once stabilised correctly the hillside can permit greater vegetation growth	Noted – Refer to arborist’s report in Attachment 4 which outlines which trees are capable of being retained. It is appropriate that the applicant engage an arborist to prepare a full report detailing the potential impacts the retaining walls and associated footings will have on the longevity of the remaining trees in

	for the future. The unstable nature of the hillside if left unattended risks greater loss of vegetation and, damage to infrastructure and possible injury.	the embankment. A condition is recommended to be included on the approval to this effect.
c. they create a visual barrier between Bethesda hospital and the neighbouring properties which is important for the visual privacy of properties 4A and 4B.	The selected method of retaining of a soldier pile and panel retaining system is proposed to minimise the excavation and limit the damage to tree growth. The orientation of the proposed parking bays allows for as much to the existing growth to be retained as possible and allows for further, more dense vegetation growth in the future.	The larger more mature trees toward the top of the embankment are noted as being retained on the plans and will maintain a visual barrier to Bethesda Hospital. The new retaining, which will stabilise the hillside, will ensure protection of the remaining trees inclusive of the visual barrier trees in the future.
d. they are also part of the Freshwater Bay Escarpment Reserve and all trees in this Reserve are to be preserved.	The proposed arrangement looks to protect as much of the existing growth as possible while providing improved opportunities for future growth.	The land is Reserved for Recreation under LPS3 and as discussed in more detail below, cl.81 of LPS3 provides the power for Council to refuse the unnecessary removal of significant trees worthy of preservation if justified. See further discussion on this matter in the report.
The creation of additional parking spaces along the driveway will inevitably increase the utilisation of this area and lead to an increase in disturbance of the neighbours including myself but also for 4A VICTORIA AVENUE. The increase in utilisation of this driveway will inevitably lead to:	The proposed new parking bays are replacing existing 5 bays with the inclusion of 6 new bays.	This area is already used by Bethesda Hospital for the parking of four vehicles and one for CYC. This application will result in six additional bays (total 11 bays) being constructed that will be aligned perpendicular to the embankment rather than the current parallel alignment.
a. Increased noise from the cars and patrons utilising these car park spaces.	The proposed new parking bays while including extra bays (which are greatly needed) will result in more use, the bays are design recessed into the existing hillside providing increased protection for privacy and noise for the adjoining neighbours. There is no expected loss of amenity for the neighbouring properties.	It is noted the subject property is located approximately 25m east of the nearest modified car parking bay. Although an acoustic report has not been lodged as part of the application, Health Services has advised that the indentation of the perpendicular parking bays into the existing retained area behind the existing retained earth wall nib to the east of the proposed bays will provide for some additional noise attenuation for the 11 bays

		<p>proposed compared to the five existing parallel bays.</p> <p>It is noted that overall, noise associated with the operation of the driveway up the hill will not be significantly impacted as only seven additional bays are proposed.</p>
<p>b. Additional loss of visual privacy, especially for myself as the driveway overlooks my main living areas.</p>	<p>The proposed parking bays are situated well below the floor levels of the neighbouring properties and are not overlooking any residential properties. The parking area is not a habitable space and presents no impact to any existing amenity.</p>	<p>The existing thick hedge vegetation on the southern side of the access driveway provides visual screening to the adjacent residential properties. The retention of this vegetation recommended as a condition of approval.</p> <p>Further, it is noted the driveway, as existing, is not assessed as contributing to overlooking.</p>
<p>c. The orientation of the new parking spaces is such that inevitably cars reversing into these spaces will beam their headlights directly into my main living areas (light pollution). The existing hedge on the opposite side is incomplete and does not prevent headlight beams from disturbing my space and therefore an additional barrier will have to be erected on the side of the driveway adjacent to the neighbouring properties.</p>	<p>Any head light activity is no different from any vehicles using the existing driveway. The existing parallel parking bays along the side of the driveway actually represent a greater concern for headlight disturbance for neighbours and therefore the proposal corrects this issue.</p>	<p>The proposed parking bays face into the hillside or directly at the CYC building away from any neighbouring residential properties.</p> <p>The existing thick hedge vegetation on the southern side of the access driveway provides visual screening to the adjacent residential properties. The retention of this vegetation recommended as a condition of approval.</p>
	<p>The proposed new retaining and parking bays are designed to address the need to stabilise the exiting hill side and improve the pedestrian and vehicle safety of those utilising the driveway. The works will prevent further movement and limit damage to existing vegetation. Through stabilising the hillside, the existing trees and further vegetation will be protected, conserving habitat and safeguarding the community.</p>	<p>Noted</p>

	<p>The stabilised hillside permits greater opportunities for increased vegetation and improved habitat for the future.</p>	
Address:	4A Victoria Avenue	
Submission	Applicant Comment	Officer Comment
<p>LOSS OF TREE CANOPY</p> <p>The proposed additional car bays involves disturbance to the roots of established trees, which endangers their survival. It is likely these trees will need to be removed for the excavation to safely proceed. We object to this loss of tree canopy simply to provide additional car bays for a few. The trees are essential for the stability of the embankment and are a very important habitat of the endangered Black Cockatoo and other wildlife. They form part of the Freshwater Bay Escarpment Reserve and all trees in this Reserve are to be preserved.</p>	<ul style="list-style-type: none"> a. The retaining and parking has been designed to keep the loss of any existing vegetation to a minimum. b. The existing retaining has deteriorated considerably over the years, it is at risk of becoming unsafe and no longer fit for purpose. The existing vegetation is insufficient to stabilise the hillside on its own. The hillside is in need of a more engineered solution to stabilise it and to ensure safety of the community. c. The existing vegetation has been inspected by an independent professional tree surgeon who identified that while the trees are potentially impacted by the proposal, some of this existing vegetation can be retained to protect existing habitat. Once stabilised correctly, the hillside can permit greater vegetation growth for the future. The unstable nature of the hillside if left unattended risks greater loss of vegetation and, damage to infrastructure and possible injury. d. The selected method of retaining of a soldier pile and panel retaining system is proposed to minimise the excavation and limit the damage to tree growth. The orientation of the proposed parking bays allows for as much to the existing growth to be retained as possible and 	<p>Although it is noted that the proposed earthworks will remove some of the existing trees on the embankment, the retaining walls being put in place will ensure stability of the embankment and that the remaining trees will not be disturbed in the future.</p>

	<p>allows for further, more dense vegetation growth in the future.</p> <p>e. The proposed arrangement looks to protect as much of the existing growth as possible while providing improved opportunities for future growth.</p>	
<p>VISUAL AMENITY</p> <p>They create a visual barrier between Bethesda hospital and the neighbouring properties which is very important for the visual privacy of properties 4A and 4B. It will adversely impact visual privacy, for both properties.</p>	<p>The existing grouping of trees closest to the neighbouring residential properties will be retained in full. These trees form the vegetation screening between the residential properties and the hospital. This grouping of trees is more dense and taller than the trees that are to be removed.</p>	<p>The existing vegetation on the southern side of the access driveway provides visual screening to the adjacent residential properties. The retention of this vegetation is recommended as a condition of approval.</p>
<p>The orientation of the new parking spaces is such that inevitably cars reversing into these spaces will beam their headlights directly into the main living areas of 4B.</p>	<p>The proposed parking orientation will not increase any light pollution for the neighbouring residences. The existing parallel parking arrangement is more likely to present a light pollution impact for the neighbours. The proposed is expected to reduce the timeframe vehicles will face neighbouring properties with headlights on.</p>	<p>The proposed parking bays face into the hillside or directly at the CYC building away from any neighbouring residential properties.</p> <p>The existing thick hedge vegetation on the southern side of the access driveway provides visual screening to the adjacent residential properties. The retention of this vegetation recommended as a condition of approval.</p>
<p>NOISE</p> <p>The increase in utilisation of this driveway will increase <u>noise</u> levels from both the cars and patrons utilising these car park spaces for both 4A and 4B VICTORIA AVENUE</p>	<p>The proposed parking arrangement creates an alcove for vehicles to park into which will attenuate noise from vehicle parking.</p>	<p>It is noted the subject properties are located approximately 25m east of the nearest modified car parking bay.</p> <p>Although an acoustic report has not been lodged as part of the application, Health Services has advised that the indentation of the perpendicular parking bays into the existing retained area behind the existing retained earth wall nib to the east of the proposed bays will provide for some additional noise attenuation for the 11 bays proposed compared to the five existing parallel bays.</p>

		<p>It is noted that overall, noise associated with the operation of the driveway up the hill will not be significantly impacted as only seven additional bays are proposed.</p> <p>Further, the size of the CYC building itself is not proposed to change as part of this application and therefore is unlikely to result in additional visitors to the site.</p>
<p>SAFETY</p> <p>Vehicles currently travel quite quickly up and down that driveway and I would suggest this orientation of the car bays will lead to increased risk of potentially serious accidents.</p>	<p>The proposed new arrangement of bays provides a safer situation for vehicle occupants entering and exiting their vehicles. They are not opening their doors out into a driveway.</p>	<p>The applicant has stated that the proposed reorientation of the bays is considered an improvement to the current situation with cars parking parallel to the embankment and opening doors out into the driveway. The new orientation is considered safer for both the occupants of vehicles and those using the driveway access to the Club.</p>
<p>The proposed development will create a much steeper embankment.</p>	<p>The proposed arrangement provides a wider driveway access than the existing situation and improves safer movement of vehicles and pedestrians.</p>	<p>Noted, however, the height of the retaining correspondingly increases to maintain the existing hill-side grade.</p>
<p>With the loss of the trees there would also be a concern that, if a car parked in Bethesda Lane was accidentally driven over that steep embankment, the risk of serious injury would be much higher.</p>	<p>The proposed retaining and hillside stabilisation improves safety for the community through prevention of landslide activities.</p>	<p>Parking bays in Bethesda Lane immediately adjacent to the exiting trees are graded down from the property boundary. The rear of the bays in Bethesda Lane is kerbed and provided with retaining which will prevent vehicles in the parking area from being accidentally driven over onto the embankment.</p>
<p>NOT NEEDED</p> <p>I have been made aware that the current development of the main CYC clubhouse is likely to be revised to remove the grand entrance. This was going to result in the loss of some car bays. If this change to the</p>	<p>The proposed new parking bays are replacing existing 5 bays with the inclusion of 6 new bays.</p> <p>a. The proposed new parking bays while including extra</p>	<p>Noting that the application proposes to increase the number of bays on site by a total of seven (for CYC), the Town can only base its assessment on the proposal currently before it and not speculate on potential future application being made until</p>

<p>application occurs then there will be less need for additional car bays.</p>	<p>bays (which are greatly needed) will result in more use, the bays are design recessed into the existing hillside providing increased protection for privacy and noise for the adjoining neighbours. There is no expected loss of amenity for the neighbouring properties.</p> <p>b. The proposed parking bays are situated well below the floor levels of the neighbouring properties and are not overlooking any residential properties. The parking area is not a habitable space and presents no impact to any existing amenity.</p> <p>c. The proposed parking bays face into the hillside or directly at the yacht club building away from any neighbouring residential properties. Any head light activity is no different from any vehicles using the existing driveway. The existing parallel parking bays along the side of the driveway actually represent a greater concern for headlight disturbance for neighbours and therefore the proposal corrects this issue.</p>	<p>such time as an application has been lodged.</p>
<p>FUNDING</p> <p>In addition, it has been suggested that TOC funds may be used for this development. If this is the case I object to rate payer funds being used for the benefit of a few.</p>	<p>No response provided by applicant.</p>	<p>The Town will not be contributing any funds to the development of the CYC.</p>

Full copies of the submissions are attached to this report.

DISCUSSION

Description

The application proposes earthworks and associated retaining walls along the driveway entry toward the northern boundary of the site to allow for the provision of 11 carparking bays (six additional bays) and reconfiguration of the lower carparking area toward the river. The works to the retaining wall are required due to the existing wall no longer being fit for purpose and showing signs of decay.

The works to the lower carpark is simply a reconfiguration of the existing parking area to make more efficient use of the space, allowing for one additional bay as well as the provision of two compliant ACROD bays. The reconfiguration does not propose to increase the size of the hardstand area or encroach upon the river reserve or any other areas outside of the existing car park.

The proposed works will result in a total of seven additional bays available to the CYC, bringing the total number of bays on site to 79 (67 for CYC plus 12 bays being maintained for Bethesda relative to a reciprocal parking agreement).

Compliance

The development complies with all LPS3, LPP and LL provisions, however further consideration is given to the key concerns raised during consultation and other LPS3 provisions relevant to the property below.

LPS3 Clause 11 – Reserved Land

The subject property is located on land mostly designated as Local Reserve – Recreation under LPS3 and with portion of the property located within the MRS Parks and Recreation Reserve.

Clause 11 Subclause (3), (4) and (5) of LPS3 state:

- “(3) Except as otherwise provided in this Part a person shall not carry out any development on land reserved under this Scheme, other than the erection of a boundary fence, without first applying for and obtaining the written approval of the Council.*
- “(4) In giving its approval the Council shall have regard to the ultimate purpose intended for the reserve and shall in the case of land reserved for the purposes of a public authority confer with that authority before giving its approval.*
- “(5) No provision of this Part shall prevent the continued use of land for the use for which it was being lawfully used immediately prior to the Scheme having the force of law, or the repair and maintenance, for which the prior consent in writing of the Council has been obtained of buildings or works lawfully existing on the land.”*

Given the application does not propose to change the use of the land as a yacht club and that the proposed new car parking area is considered ancillary yet essential to the proper function of the CYC, the proposal is considered to satisfy the continuation of the intended purpose of the reserve.

LPS3 Clause 31 – Car Parking Space Trees

Clause 31 of LPS3 outlines the standards associated with the construction of new carparking spaces and the requirements for the planting of trees for new areas of carparking. Clause 31 Subclause (5), (6) and (7) state:

- “(5) Where the total number of car parking spaces in any row exceeds six (6), the Council may require that a suitable species of shade tree be planted at intervals of not more than 10m and may also be required to be planted in accordance with Clause 37A – Non-Residential Development abutting a Residential Zone.*
- “(6) The Council may require that a suitable species of and number of shade trees or other suitable vegetation be planted at the end of a row of car parking spaces or at the street alignment.*

- (7) *Where car parking spaces are located on land adjacent to the Residential Zone, the Council may require that those spaces shall be suitably screened from view from that Zone and planted in accordance with Clause 37A – Non-residential development abutting a Residential Zone.”*

Although the proposed number of bays being proposed along the driveway access to the CYC exceeds six in a row, the number of and size of the trees noted as being retained on the embankment above the bays (as per the attached Tree Retention Plan – Attachment 3) will provide sufficient shading over the bays and it is not considered necessary for the Town to require the CYC to plant additional trees in this instance.

The reconfiguration of the lower carpark presents an opportunity for additional tree planting to be provided in accordance with cl.31(5). Across the reconfigured car parking area, a total of five trees are required as has been required previously relative to former Development Approvals. In this regard, if approved by Council it is recommended that a condition requiring the same additional trees be planted in the lower carpark be included as part of the approval.

LPS3 Clause 81 - Protection of Vegetation

Clause 81 of LPS3 which outlines the requirement to minimise the unnecessary removal of significant vegetation states:

- (1) *“In granting an application for planning approval the Council, in addition to any other condition which the Council is required or permitted to impose, may require that:*
- (a) the development be carried out in such a way as to minimise disturbance to existing significant vegetation;*
 - (b) any tree or group of trees be preserved or protected.*
- (2) *The Council may refuse an application for planning approval if the Council considers that the proposed development involves the unnecessary removal of vegetation which is worth preservation.”*

The trees on the hillside embankment predominantly consist of Marri (and a WA Peppermint) trees of a variety of heights and diameters which are desirable for retention if possible. Noting the works will improve the long term stability of the hillside and the trees in general, the construction works associated with the application to secure the hillside propose the removal of four trees. The trees proposed for removal consist of two larger 8 and 10m high Marri and two smaller 4 and 6m high Marri trees.

The Tree Retention Plan provided by the applicant (included in Attachment 3) proposes that eight of the 12 existing trees located on the northern embankment be retained. Although it is acknowledged that the proposed earthworks and new retaining walls will require the removal of some of the existing vegetation on the embankment, the retaining walls being put in place are required due to the existing wall no longer being fit for purpose and showing significant signs of decay.

Demolition and construction of the new retaining wall is proposed to involve removal of four existing trees, two of which are identified as more significant (8 and 10m high trees with large canopies) and two of which are not considered as significant (4 and 6m high trees with smaller canopies). While it is considered reasonable to allow the removal of the two less significant trees, efforts should be made to retain the two more significant trees. Notwithstanding the above, it is unclear from the arborist’s report whether these trees are stable enough on the hillside to warrant their long term protection. In the event that their condition is not suitable for this location, it would be appropriate for the trees to be removed and replaced with additional planting of similar replacement trees. In the event that the trees are stable and suitable in this location, retention of the more significant trees on the hillside is recommended, requiring removal two to three bays (possibly requiring the slight adjustment in the location of the bays) to allow for the deviation of the retaining wall and retention of an adequate root structures for the Marri trees.

The application was referred to the Town’s Parks Department which advised that their preference is to avoid the removal of trees from the property where possible and requested that any trees being removed be replaced with new trees.

A condition is recommended to be included on the approval requiring that all trees noted as being retained on the attached Tree Retention Plan are to be adequately protected and maintained during construction and into the future to the satisfaction of the Town.

It is also recommended that the applicant provide a detailed arborist report regarding the potential impact the proposed retaining walls and footings will have on the remaining trees and associated root systems within the embankment. The report will outline mitigating measures the proponent can take to maximise the health and viability of the remaining trees. The report is to be to the satisfaction of the Town of Claremont and must be provided prior to the issuing of a Building Permit.

FINANCIAL AND STAFF IMPLICATIONS

There may be cost implications relative to a State Administrative Tribunal (SAT) review if Council refuse the application or applies conditions which the applicant does not support.

POLICY AND STATUTORY IMPLICATIONS

There may be policy and statutory implications relative to a SAT review.

STRATEGIC COMMUNITY PLAN

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 ongoing sustainability.

URGENCY

Given the application will have exceeded its statutory time frame for determination by the time Council considers the application at the 17 December 2024 meeting, the applicant is entitled to make an application to a SAT for review, although the applicant has verbally stated that this is not intended.

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 Council Members present are required to vote in favour*).

OFFICER RECOMMENDATION

That Council

- 1. Grant Development Approval for the proposed reconfiguration of the lower carpark and retaining works along the driveway access to the Claremont Yacht Club at Lot 14 (4) Victoria Avenue, Claremont subject to the following conditions and advice notes:**
 - 1. All development shall occur in accordance with the approved drawings (Development Application DA2024.79), as amended by these conditions.**
 - 2. Prior to the issue of the Building Permit, a Construction Management Plan is to be prepared and submitted to the specification and satisfaction of the Town of Claremont addressing:**
 - (i) access to the site;**
 - (ii) protection of street trees;**
 - (iii) delivery and storage of materials;**
 - (iv) the parking of tradespersons; and**

- (v) continued access to the lower Claremont Yacht Club and Bethesda car parking area during construction.

The approved Construction Management Plan is to be thereafter implemented for the duration of construction to the satisfaction of the Town of Claremont.

3. The trees noted as being retained on the attached Tree Retention Plan provided by the applicant are to be protected during construction works and retained in place on the hillside to the satisfaction of the Town of Claremont.
4. The 8 and 10 metre high Marri Trees shown for removal on the application are to be reviewed by the arborist to confirm their suitability for retention on the hillside with associated modifications to the design of the retaining wall and parking to the satisfaction of the Town of Claremont. If the arborist report identifies that the retention of these trees is not suitable for the location, the applicant is to plant suitable replacement trees on the hillside to the satisfaction of the Town of Claremont.
5. An updated detailed arborist report regarding the potential impact the proposed retaining walls and footings will have on the remaining trees and associated root systems is to be provided prior to the issuing of a Building Permit, to the satisfaction of the Town of Claremont. The report is to outline measures to mitigate the impacts of the works on the remaining trees, measures are to be implemented for the life of the development.
6. The existing thick hedge vegetation on the southern side of the access driveway is to be retained on site to provide screening to the adjacent residential properties.
7. The provision of five additional trees in the lower car park area and surrounds in accordance with Clauses 31(5) and 37A(1) (d) of the Town of Claremont Local Planning Scheme No. 3, to the specification and satisfaction of the Town of Claremont.
8. Vehicle access is to be designed in such a manner as to prevent storm water entering the property from the road and footpath to the satisfaction of the Town of Claremont.
9. All storm water is to be retained on the site. Details are to be provided on the application for Building Permit to the satisfaction of the Town of Claremont.

Advice Notes:

- Note 1:** If the development the subject of this approval is not substantially commenced within a period of 2 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:** In relation to Condition 5, the applicant is advised that *Melalueca Viridiflora* (paperbark) as a suitable species for planting in the carpark noting that it is tolerant to high saline and high water table environments, has a tall canopy and is not prone to dropping limbs.
- Note 6:** With regard to Condition 2:

1. deliveries are not to be made before 9am and after 2:30pm on school days;
2. no street parking for trades people or deliveries;
3. all material to be stored on site; and
4. work zone permit will be required to obstruct the no stopping line.

Note 7: The applicant/owner is advised of the following requirements from the Town'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) must be suitably located and/or sound proofed to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*.
 - b. Under the *Environmental Protection (Noise) Regulations 1997*, no construction work is to be permitted or suffered to be carried out:
 1. Before 7.00am or after 7.00pm Monday to Saturday inclusive; or
 2. On a Sunday or on a public holiday.
2. Recommend the Western Australian Planning Commission approve the application for the proposed reconfiguration of the lower carpark and retaining works along the driveway access to the Claremont Yacht Club subject to the same conditions and advice notes as adopted in part 1 of this resolution.

Lot 14 (4) Victoria Avenue, Claremont (Claremont Yacht Club)



Location – Lot 14 (4) Victoria Avenue, Claremont



Consultation Area – Lot 14 (4) Victoria Avenue

OBJ indicates OBJECTION received

NR indicates NO RESPONSE received

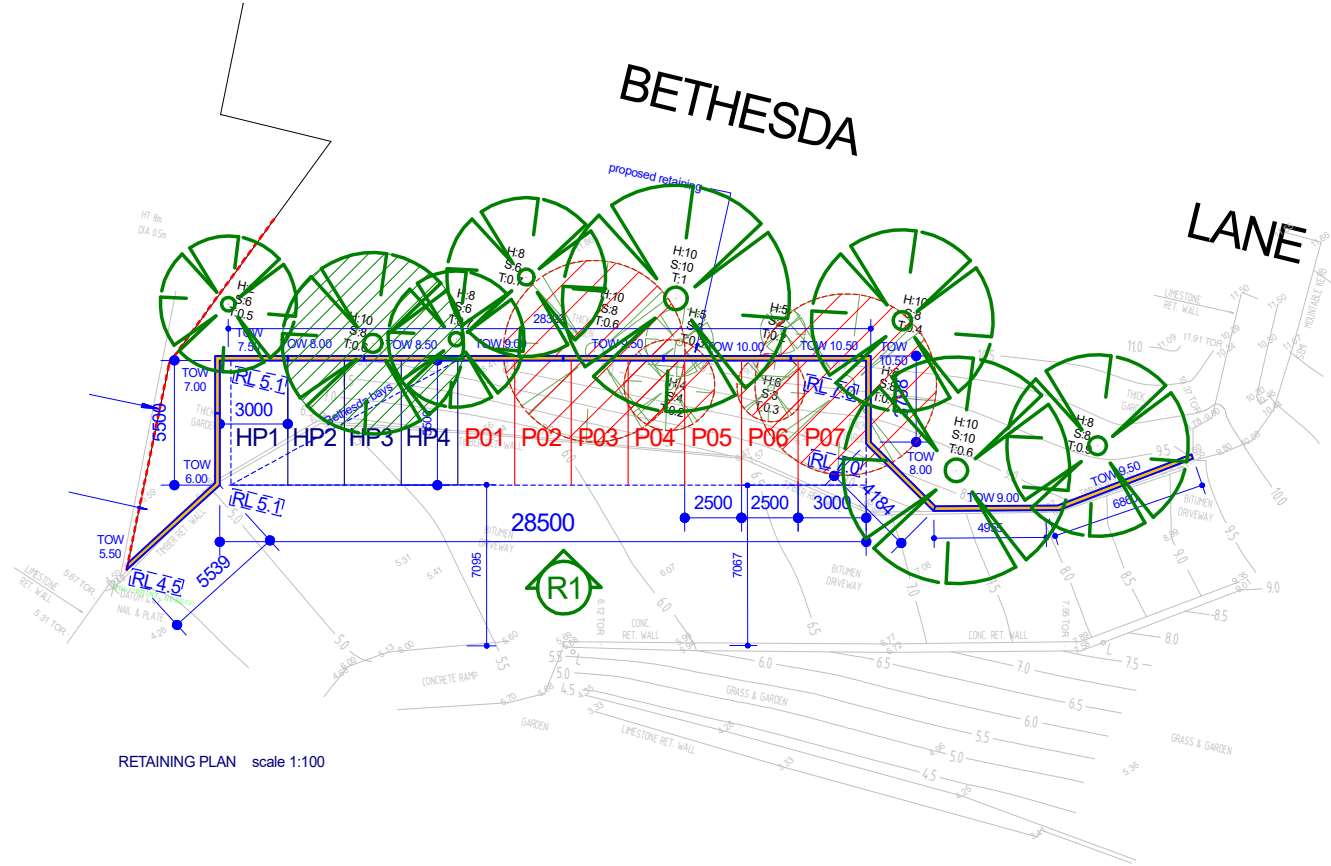
BETHESDA

LANE

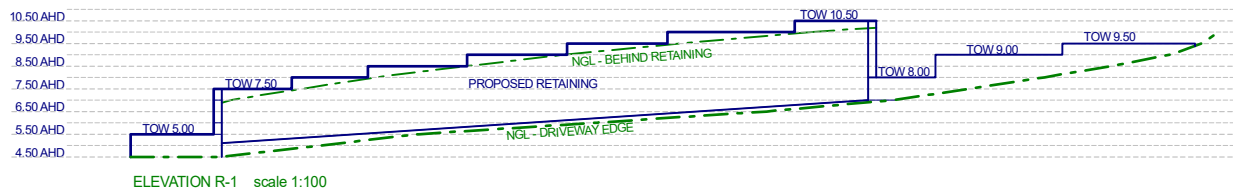
SHEET 04

PROPOSED NORTH DRIVEWAY RETAINING

CYC parking bays	67
Hospital Parking (HP)	12
TOTAL onsite bays	79



RETAINING PLAN scale 1:100



ELEVATION R-1 scale 1:100

PRELIMINARY PLANS ONLY
NOT FOR CONSTRUCTION

ARCFORMIS

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Preparation of the plans is being
without the written agreement of
ARCFORMIS
4 Victoria Avenue
Claremont VIC 3173
Tel: 03 9593 9333

CLAREMONT YACHT CLUB
4 VICTORIA AVENUE
CLAREMONT

DRIVEWAY RETAINING	Scale	1:100	Sheet	04	Total	11
	Date		Page			

Please see images attached for tree numbers.

Two species are present:

Corymbia calophylla – Marri

Agonis flexuosa – WA Peppermint

The current design will result in the removal of several trees.

- There is an opportunity to reduce the number of bays to retain more of the trees.
- From the limited information, the method of construction will result in the cutting of any roots at the injection site. This will encroach into the TPZ and SRZ of the majority of trees.
- Given the topography, it is possible that retention will be available for some of these trees.

Tree Number	Species	Stems	DBH (cm)	TPZ radius (m)	DAB (cm)	SRZ radius (m)	Notes
01	<i>Agonis flexuosa</i>	Multi	33, 11, 14.8	4.5	50	2.5	
02	<i>Corymbia calophylla</i>	Multi	19, 29	4.2	51	2.5	
03	<i>Corymbia calophylla</i>	Single	39.1	4.7	51	2.5	
04	SET OF <i>Corymbia calophylla</i> BE REMOVED						
05	<i>Corymbia calophylla</i>	Single	18.4	2.2	26.4	1.9	
06	<i>Corymbia calophylla</i>	Multi	19.3, 16.1	3	35.9	2.2	
07	<i>Corymbia calophylla</i>	Single	45	5.4	50.2	2.5	Visible roots extending 2.2m from the trunk above ground
08	<i>Corymbia calophylla</i>	Multi	35.5,19.6,23.7	5.6	55.3	2.6	



13.2.3 STIRLING HIGHWAY SCHOOL ZONE

File Number:	TAT/00030
Author:	Marty Symmons (Director Infrastructure)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	1. MRWA School Zone - Concept Design - Stirling Hwy, Claremont [13.2.3.1 - 1 page]

PURPOSE

For Council to be advised of Main Roads WA’s consideration to install a 40kmh school zone on Stirling Highway, adjacent to the Methodist Ladies College and the Christ Church Grammer School.

BACKGROUND

The Town of Claremont is committed to enhancing road safety and reducing traffic congestion. To help address road safety and traffic concerns, Council established a Traffic Management Working Group (TMWG) in February 2023. This group, comprised of elected members and local school representatives (from which a sizeable portion of weekday traffic is generated), has been actively collaborating with the Department of Transport and Main Roads WA to explore potential solutions.

As a result of these discussions, Main Roads WA is considering installing a 40kmh school zone on Stirling Highway, adjacent to MLC and CCGS. Typically, the request for such a road safety measure comes from the school itself, however in this instance the request has come from the Town’s Traffic Management Working Group, which both schools are represented. This proposed measure aims to prioritise pedestrian safety and create a more conducive environment for students and parents.

DISCUSSION

The Stirling Highway is a Main Roads WA managed Primary Distributor, the highest category of road within the state. Its predominant purpose within the greater road network is to provide for inter-regional cross-town traffic.

Preferably, Primary Distributor roads do not provide pedestrian crossing facilities and operate at higher speeds than other categories of road. However, due to local geographical constraints, the lack of alternate east west routes on the local road network, and the built-up nature of the area, within the Town of Claremont, Stirling Highway functions as a Local Distributor route as much as a Primary Distributor route, providing pedestrian crossing facilities, direct access to property frontages, and intersections with minor Access Roads.

This multipurpose use has resulted in an intensely used section of road servicing local traffic needs as much as cross-town regional traffic. Congestion levels are very high and there is a history of crashes both major and minor. This raises understandable concerns within our local community, with many parents hesitant to allow their children to walk, ride, or use public transport to travel to school, being aware that the final part of their journey requires crossing the highway.

Main Roads WA control and manage the Stirling Highway, and the Town has no authority over the road or traffic regulations such as speed zoning, intersection controls, or priority of movements. Main Roads WA typically adhere to their design guidelines for Primary Distributor roads.

The intersection closest to the school where student pedestrians are required to cross is the Stirling Highway, Stirling Road, and Queenslea Drive signalised intersection. Working in conjunction with the Town of Claremont, since 2016 Main Roads WA have improved the traffic signal phasing, installed mast arm mounted signals, and added additional left turn arrow signals, to improve the crossing facilities provided and lesson incidents of red light running.

Despite these improvements to the infrastructure, for the five-year period 01/01/2019 to 31/12/2023, thirty-five reportable crashes have occurred there with six requiring medical attention. Thankfully, none of these incidents involved a pedestrian, however, the levels of safety are a significant obstacle to the decision each parent must make allowing their children to cross here.

21 November 2024, the TMWG met with Main Roads WA and discussed possible changes to the road network and opportunities for improvements. The local school group representatives highlighted their priorities and opportunities were identified that warrant further investigation.

Following this meeting, and with consideration of the need for immediate safety improvements, Main Roads WA have sought internal approvals for the installation of a 40kmh school zone on Stirling Highway.

This treatment is extremely rare, with such an installation being an exception to Main Roads Speed Zoning: Policy and Applications Guidelines. 40kmh school zones are not permitted on Primary Distributor routes with posted speed limits greater than 50kmh.

Only six reduced speed zones exist on such distributor routes within the state, with one recently being approved and installed on Stirling Highway within Peppermint Grove, adjacent to the Presbyterian Ladies College (PLC).

Main Roads WA have now approached the Town and advised that, should the Town be supportive of the installation, they will proceed with a detailed design and installation within the near future. A draft design has been provided to the Town to indicate the extents of the school zone and the locations of the regulatory signs. Refer to Attachment: *MRWA School Zone - Concept Design - Stirling Hwy, Claremont.pdf*

This measure, while not solving all issues associated with highway and local school traffic, is an important part of a wider effort to improve safety levels and reduce congestion in the vicinity of the schools. Enforceable regulatory controls should result in improved driver behaviour and a safer road environment.

Following installation of signage and pavement markings, a public awareness campaign notifying of the changed road conditions and promoting sustainable transport options will hopefully result in an increase in student pedestrian numbers, reducing the number of cars on the road travelling to the schools and associated levels of congestion.

PAST RESOLUTIONS

Ordinary Council Meeting 6 February 2024, Council Resolution 010/24

That Council:

1. *Supports the continuation of the Traffic Management Working Group*
2. *Endorses the Terms of Reference for the Traffic Management Working Group as shown in Attachment 1*
3. *Authorises the Chief Executive Officer to seek and accept nominations from community representatives to join the Traffic Management Working Group, and*
4. *Supports the continuation of Cr's Main, Hatton and Suann to the Traffic Management Working Group.*

Ordinary Council Meeting 28 February 2023, Council Resolution 016/23

That Council:

1. *Supports the establishment of a Traffic Management Working Group.*
2. *Endorses the Terms of Reference for the Traffic Management Working Group as shown in Attachment 1 amended to support the appointment of 3 Council Members.*
3. *Authorises the Chief Executive Officer to seek and accept nominations from community representatives to join the Traffic Management Working Group for a period of 12 months.*
4. *Appoints Cr Hatton, Cr Main and Cr Suann to the Traffic Management Working Group.*

FINANCIAL AND STAFF IMPLICATIONS

Main Roads WA will fund the design and construction of the 40kmh school zone. The Town would dedicated staff resources to communicating and promoting the change.

POLICY AND STATUTORY IMPLICATIONS

Road Traffic Act 1974

Road Traffic Code 2000

Main Roads Speed Zoning: Policy and Application Guidelines

Australian Standards 1742: Manual of Uniform Traffic Control Devices

Austrroads – Guide to Road Safety

Austrroads – Guide to Traffic Management

Austrroads – Guide to Road Design

COMMUNICATION AND CONSULTATION

If the Officer recommendation is supported, the Council Resolution will be communicated to Main Roads WA. The Town will promote the change through the Town's media and communication channels.

STRATEGIC COMMUNITY PLAN

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

- Support local safety and crime prevention.

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.

URGENCY

Council Resolution will provide evidence of support allowing for Main Roads WA to progress this plan.

VOTING REQUIREMENTS

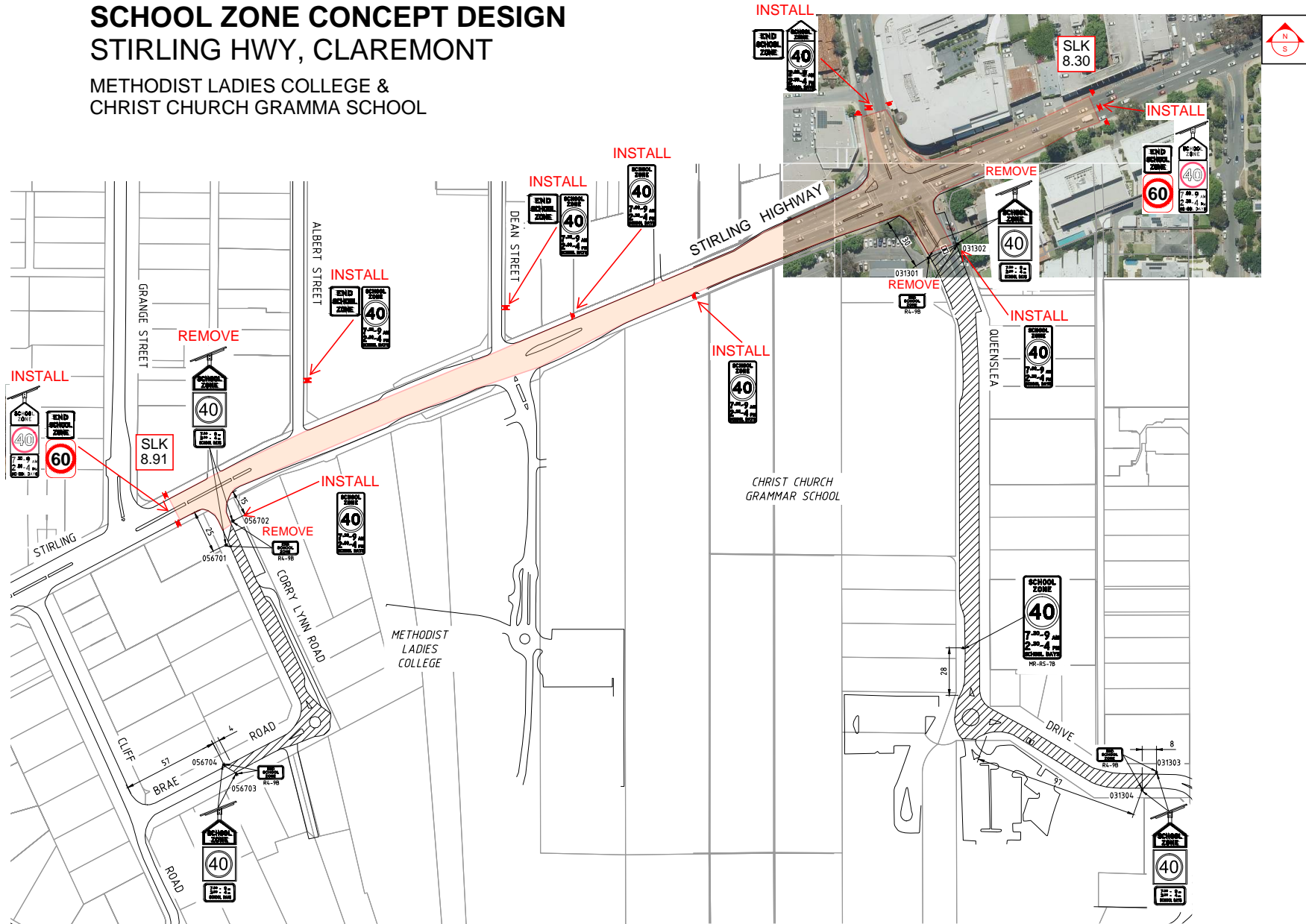
Simple Majority decision of Council (*More than half the Council Members present are required to vote in favour*).

OFFICER RECOMMENDATION

That Council advises Main Roads WA that they are supportive of the installation of a 40kmh School Zone on Stirling Highway, adjacent to the Methodist Ladies College and Christ Church Grammar School, to enhance levels of safety for school students and pedestrians alike.

SCHOOL ZONE CONCEPT DESIGN STIRLING HWY, CLAREMONT

METHODIST LADIES COLLEGE &
CHRIST CHURCH GRAMMA SCHOOL



DRAWING# 241203

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

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

In accordance with clause 5.3 of the Town of Claremont Meeting Procedures Local Law 2018, Cr Kelly has submitted the following Notice of Motion:

MOTION: A report be provided to the next Ordinary Council Meeting, reviewing and recommending actions in considering the WALGA model Tree Retention Policy and possible adoption by the Town of Claremont.

Reason: Given the considerable loss of tree canopy and the impact of the shot hole borer, Council should consider if the policy or variations of the policy might be suitable for adoption by the Town of Claremont.

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

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

17.1 LEADERSHIP AND GOVERNANCE

17.1.1 STRATEGIC PROJECT UPDATE - LAND

REASON(S) FOR CONFIDENTIALITY

Section 5.23(2) of the *Local Government Act 1995*:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

17.2 LIVEABILITY

17.2.1 PUBLIC ART TRAIL CURRENT WORKS

REASON(S) FOR CONFIDENTIALITY

Section 5.23(2) of the *Local Government Act 1995*:

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 4 February 2025 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING