

TOWN *of* CLAREMONT

Agenda

ORDINARY COUNCIL MEETING

Tuesday 26 November 2024

Please be advised that an Ordinary Council Meeting will be held at **7:00 pm** on **Tuesday 26 November 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.

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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

Nil

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 29 October 2024 be confirmed.

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

17.1.1 331 Stirling Highway, Claremont

17.1.2 Strategic Project Update - Land

17.1.3 327 Stirling Highway Claremont

17.2.1 RFT 05-2024 Garden and Streetscapes Maintenance Services

17.3.1 RFT 06-2024 Salt Chlorinator

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11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil

12 REPORTS OF COMMITTEES

12.1 CLAREMONT MUSEUM ADVISORY COMMITTEE

12.1.1 MINUTES OF THE CLAREMONT MUSEUM ADVISORY COMMITTEE HELD ON 29 OCTOBER 2024

File Number: GOV/00050-003

Author: Bianca Evans (Legal and Governance Officer)

Authoriser: Liz Ledger, Chief Executive Officer

Attachments: 1. Minutes of the Claremont Museum Advisory Committee held on 29 October 2024 [12.1.1.1 - 16 pages]

OFFICER RECOMMENDATION

That the Minutes of the Claremont Museum Advisory Committee Meeting held on 29 October 2024 be confirmed

TOWN *of* CLAREMONT

Minutes

Claremont Museum Advisory Committee Meeting

Tuesday 29 October 2024

Bree Websdale
Acting 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.

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1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 4:10pm.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT :

Cr Kate Main

Cr Jill Goetze

Emeritus Professor Jenny Gregory AM

Ms Karen Kaard

IN ATTENDANCE:

Fiona Crossan (Museum Curator)

Scarlett D'Agnone (Community Development Coordinator)

Georgia Kraljevich (Acting Manager Tourism and Events)

APOLOGIES:

Greg Simpson

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION CMAC 24/9

Moved: Cr Kate Main

Seconded: Ms Karen Kaard

That the minutes of the Museum Advisory Committee Meeting held on 16 April 2024 be confirmed.

For: Cr Kate Main, Cr Jill Goetze, Emeritus Professor Jenny Gregory AM and Ms Karen Kaard

Against: Nil

CARRIED 4/0

5 PRESENTATION

Nil

6 REPORTS OF THE CEO

6.1 CLAREMONT MUSEUM OPERATIONS REPORT FROM APRIL TO JUNE 2024

File Number: GOV/00050-03
Author: Fiona Crossan (Museum Curator & Coordinator)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: Nil

PURPOSE

To advise the Committee of the Claremont Museum’s activities for the period of April to June 2024.

BACKGROUND

The Museum provides the following services:

- Seniors Programs
- Children's Programs
- Collection Management and Exhibitions
- Research requests
- Volunteer Management

This report provides an update on those services for the quarter.

DISCUSSION

Seniors Programs:

The popular History in a Coffee Cup (HIACC) was implemented each month as detailed below.

Date	Topic	Detail	Attendance
History in a Coffee Cup			
4 April	Ros Thomas	The audience heard from award winning Claremont journalist, reporter and author Ros Thomas.	69
2 May	Waves of Change	Local historian Sue Freeth shared her research on the story of Cottesloe Beach and how it changed over the decades.	62
6 June	Churches of Claremont	The event explored several of Claremont's most notable churches, including the 125 year history of Claremont’s Baptist Church and the 100 year history of the Church of the Resurrection.	58

Date	Topic	Detail	Attendance
Claremont Boat Shed Tours			
9 April	History of boat building on the Swan River.	The Museum has developed a regular program for tours of the historic Boat Shed. It is one of the last original boat building sheds on the Swan River and is of National heritage significance.	13
19 May (as part of Day on the Bay)			30
2 July			21

Children’s Programs

Term two was a busy time for the Museum’s education program. 364 students participated in the program from schools such as Christ Church Grammar, John XXIII College, Methodist Ladies’ College, Dalkeith Primary, St Augustine College, Craigie Heights Primary, East Fremantle Primary and a home schoolers group.

On Monday, May 13th, the Museum had a work experience student from Christ Church Grammar School spend the day with us. Year 12 student Jack spent the day learning about the behind scenes work at the museum and completed tasks in digitising documents and images, as well as accessioning objects.

The Town of Claremont hosted the Day on the Bay at the Museum on Sunday, May 19th. The Museum was open to all visitors on that day and offered special activities for children including badge making and a cuddly animal farm.

193	Topic	Detail	Attendance
Sunday Fundays			
5 May	Creative card making for Mother’s Day	Children made special Mother’s Day cards with old fashioned techniques, paper cutting and lacy crafts.	38
26 May	Autumnal Crafts	Kids made the most of autumn leaves with this crafting session. They did rubbings, made skeleton leaves, and created beautiful autumn mobiles.	35
9 June	Art in Nature	The children joined a local Perth artist for a special kid’s workshop on nature painting around the Swan River.	24

Exhibitions

The last day of the Fashionable Stories exhibition was Sunday, 7 April 2024. Staff spent two weeks disassembling the exhibition and arranging for articles on loan to be returned.

The Claremont Museum has lent artefacts to the Mundaring and Hills Historical Society for a temporary exhibition they will be running from 12 July 2024 to 28 February 2025. The exhibition ‘Return to Sender’ explores how post offices played an important role in the social and economic development of local communities. Items on loan include a postal workers jacket, letter scales, satchels and a telegram bag.

Museum staff are sourcing artefacts to display as part of our 1970s exhibition. There will be two 1970s household scenes set up (a kitchen and living room), that require us to borrow objects from the public. Artefacts already sourced include: a kitchen table and chairs, a kitchen benchtop, a sofa, and a tv.

Collection Management

The Museum has a new volunteer photographer who is taking professional photos of artefacts newly donated to the Museum along with artefacts that need updated photos. Photos of objects in the collection are a vital way to monitor for any possible deterioration and storage needs. All photos will eventually be uploaded to the Collections WA website for members of the public to view. An example of one object already uploaded to the site can be viewed [here](#).

Work is continuing at the off-site collection storage facility to enter locations in the museum’s database and identify artefacts that need preventative conservation work. The task of updating artefacts to have final accession numbers instead of temporary receipt numbers also continues.

Group Tours

The museum continues to be very popular with tour groups. For these visits, groups are first seated in the schoolroom where they receive a brief history of the site. Then after some question time, they wander through the buildings looking at the exhibitions. Often the most popular area is the education kitchen where so many of our visitors recognise objects on display as ones they once used. This quarter the museum hosted a group from Selby Lodge and 3 groups from Umbrella Group.

The Museum also hosted one of the library’s organised activities. Approximately ten people participated in an art class held on the grass quad area run by artist Colin Montefiore.

Total Number of Visitors (including HIACC attendees) for each month is provided below.

	2023	2024
April	193	380
May	173	140
June	191	145

Volunteers

The Museum’s operations are supported and enhanced by the support of several volunteers.

The hours of volunteer work for the quarter are provided below.

	2023	2024
April	40.25	93.75
May	72.25	130.5
June	62.75	116.95

The historic walking tours, ‘Claremont Meanders’ is led by volunteers, the details of these for the quarter listed below.

Date	Topic	Detail	Attendance
Claremont Meanders – Historic Walking Tours			
23 May	Rediscovering the Terrace	The tour was enjoyed by all as a volunteer guide delved into the early development and history of the central business district of Claremont.	11

Research Requests

Public research is another service offered by the Town’s Museum staff. During the quarter, the Town received requests and provided information to the following items.

April	Land of Make Believe	External	20 minutes
	Bropho Family	External	10 minutes
May	19 Central Avenue	External	20 minutes
	St Oswald’s	External	15 minutes
June	Bay View Record Centre	Internal	10 minutes
	Cherry's Dry Cleaners	Internal	10 minutes

PAST RESOLUTIONS

Claremont Museum Advisory Committee Meeting 16 April 2024, Committee Recommendation 007/24

1. That the Claremont Museum’s Operation Report from January to March 2024 be received by the Museum Advisory Committee.
2. That the Claremont Museum Advisory Committee wishes to thank the Museum Curator for consistently providing an informative and well put together report for the meetings.

CARRIED

Claremont Museum Advisory Committee Meeting 16 April 2024, Committee Recommendation 008/24

That the Museum Advisory Committee offers their congratulations to Claremont Museum for winning ‘new building in a heritage place’ in the recent Claremont Civic Design Awards.

CARRIED

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

COMMUNICATION AND CONSULTATION

Listed on the Town’s website on the ‘Community Events’ page.

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.

Claremont Museum Advisory Committee Meeting Minutes

29 October 2024

- Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events.
- Develop and implement services and activities that supports services for seniors and youths.
- Recognise and celebrate the Town's history and culture through arts and events.

URGENCY

Nil

VOTING REQUIREMENTS

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

COMMITTEE RECOMMENDATION CMAC 24/10

Moved: Cr Jill Goetze
Seconded: Ms Karen Kaard

That the Claremont Museum's Operation Report from April to June 2024 be received by the Museum Advisory Committee.

For: Cr Kate Main, Cr Jill Goetze, Emeritus Professor Jenny Gregory AM and Ms Karen Kaard

Against: Nil

CARRIED 4/0

6.2 CLAREMONT MUSEUM OPERATIONS REPORT FROM JULY TO SEPTEMBER 2024

File Number: GOV/00050
Author: Fiona Crossan (Museum Curator & Coordinator)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: Nil

PURPOSE

To advise the Committee of the Claremont Museum’s activities for the period of July to September 2024.

BACKGROUND

The Museum provides the following services:

- Seniors Programs
- Children’s Programs
- Collection Management and Exhibitions
- Research Requests
- Volunteer Management

This report provides an update on those services for the quarter.

DISCUSSION

Seniors Programs:

The popular History in a Coffee Cup (HIACC) was implemented each month as detailed below.

Date	Topic	Detail	Attendance
History in a Coffee Cup			
Thursday, 4 July 2024	The Summerhayes Architects	Three generations of the Summerhayes were architects living in Claremont who built notable buildings and houses around Western Australia.	63
Thursday, 1 August 2024	Love amongst the Gumnuts	Local Historian Anthea Harris agave a talk about J O Kelly husband of the famous author May Gibbs.	70
Thursday, 5 September 2024	Shipwrecks in the Swan River	Maritime Archaeologist and Assistant Curator of Maritime History at the WA Musuem, Patrick Morrison gave a fascinating talk on the shipwrecks in the Swan River and how technology helps to find them.	65

Date	Topic	Detail	Attendance
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Boat Shed Tours			
Tuesday, 2 July 2024	History of boat building on the Swan River.	The Museum has developed a regular program for tours of the historic Boat Shed. It is one of the last original boat building sheds on the Swan River and is of National heritage significance.	23
Wednesday, 21 August 2024	History of boat building on the Swan River.	This Tour was specifically organised for members of the Showgrounds Community Men’s Shed.	14

Children’s Programs:

Several, largely local schools attended the Mrs Herbert’s Museum Program. Year Ones came from Freshwater Bay Primary, Melville Primary, St Dominic’s Primary, Cottesloe Primary and St Hilda’s Anglican School for Girls. While Year Twos came from Dalkeith and Swanbourne Primaries. A Total of 302 students came this quarter.

Date	Topic	Detail	Attendance
Sunday Fundays			
Sunday, 7 July 2024	NAIDOC	This event focussed on Noongar culture with Belinda Cox, a proud Kangeang / Bibblemun Noongar woman (Yorga). Belinda began the event with a traditional fire ceremony and then invited participants to join her in singing and tapping. She also shared her ancestors' stories of creation that have been told for over 80 thousand years.	15
Sunday, 14 July 2024	Christmas in July	Kids learned about how families in the olden days used to celebrate Christmas (in December) and then they made some decorations for Christmas in July.	21
Sunday, 28 July 2024	Old fashioned toy making with the Showgrounds Community Men’s Shed	Children learned how different generations of Claremont families made and played with toys and then they made their own with the support of the Showgrounds Community Men’s Shed.	13

<p>Sunday, 29 September 2024</p>	<p>It's Showtime</p>	<p>The Perth Royal Show has been held in Claremont since 1905. The children explored some of this local history and then made their own showbags. They also made the most of the baby farm animals available for cuddles.</p>	
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Exhibitions:

This quarter, Musuem staff have been researching, writing text and sourcing images for the upcoming exhibition *Made in the 70s*. In addition to artefacts from the Musuem's collection, this exhibition will feature items on loan from members of the public. A large moving truck was organised to transport all the large pieces of furniture from people's homes to the Museum for set up. The exhibition will open Thursday, 3 October 2024 at our monthly History in a Coffee Cup. Freeman of the Town and original Curator of the Claremont Musuem, Sally Anne Hasluck OAM will be speaking.

Collection Management:

Work continues to be done by volunteers scanning documents and photos, photographing objects and accessioning artefacts into the collection.

Group Tours:

The Museum continues to be popular with senior's tour groups. This quarter Hammond Park Mercy Care and Alzheimer's WA visited while the East Fremantle Neighbourhood Link came twice.

International students from UWA CELT visited again this quarter to learn about the history of the local area and heritage archaeology students from UWA came to do a building recording exercise on the museum. Both teachers expressed an interest in making these visits a regular occurrence within their programs.

Statistics:

Total number of visitors (including HIACC attendees) for each month is provided below.

	2023	2024
July	188	235
August	150	191
September	151	199

Volunteers:

The Museum's operations are supported and enhanced by the support of several volunteers.

The hours of volunteer work for the quarter are provided below.

	2023	2024
July	85.75	143
August	89.25	117.25
September	92	93.75

The historic walking tours, 'Claremont Meanders' is led by volunteers, the details of these for the quarter are listed below.

Date	Topic	Detail	Attendance
Claremont Meanders – Historic Walking Tours			
Thursday, 25 July 2024	Trail of Memories	Participants wandered through the heritage area bounded by Mary, Guger, Melville and Loch Streets looking at some of the historical federation houses and landmarks such as St Thomas Church, the Claremont Train Station, Pool and Tennis Club.	18
Thursday, 19 September 2024	Art Trail	Tour of public art works in the Claremont CBD.	14

Research Requests:

July	Cr Ernest Warne	External	20 minutes
	2 St Quentin Avenue	External	20 minutes
	Swanbourne Shops and Surrounds	External	20 minutes
	70s research	Internal	Hours
	McQueen Family	External	30 minutes
	Reginald and Edwin Summerhayes	Internal	20 minutes
	May Gibbs	Internal	15 minutes
	Images of Claremont Brides	Internal	15 minutes
August	Dairy cans at the train station	External	20 minutes
	O'Beirne Street images	External	20 minutes
	Image of William George	External	15 minutes
	Claremont Hotel	External	15 minutes
	Aboriginal Artwork	Internal	15 minutes
	70s research	Internal	Hours
	Thomas Briggs	Internal	20 minutes

	Throwback Thursday posts	Internal	20 minutes
September	Dinghy in the boatshed	External	15 minutes
	70s Research	Internal	Hours

PAST RESOLUTIONS

The Museum Advisory Committee Meeting 16 April 2024, Committee Recommendation 007/24

1. *That the Claremont Museum’s Operation Report from January to March 2024 be received by the Musuem Advisory Committee.*
2. *That the Claremont Museum Advisory Committee wishes to thank the Musuem Curator for consistently providing an informative and well put together report for the meetings.*

CARRIED

Claremont Museum Advisory Committee Meeting 16 April 2024, Committee Recommendation 008/24

That the Museum Advisory Committee offers their congratulations to Claremont Museum for winning ‘new building in a heritage place’ in the recent Claremont Civic Design Awards.

FINANCIAL AND STAFF IMPLICATIONS

Resource Requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

COMMUNICATION AND CONSULTATION

Listed on the Town’s website on the ‘Community Events’ page.

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.*

- Facilitate opportunities for social participation, health, learning and inclusion through programmed activities and events.
- Develop and implement services and activities that supports services for seniors and youths.
- Recognise and celebrate the Town's history and culture through arts and events.

URGENCY

Nil

VOTING REQUIREMENTS

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

Claremont Museum Advisory Committee Meeting Minutes

29 October 2024

COMMITTEE RECOMMENDATION CMAC 24/11

Moved: Cr Kate Main
Seconded: Ms Karen Kaard

That the Claremont Museum’s Operations Report from July to September 2024 be received by the Museum Advisory Committee.

For: Cr Kate Main, Cr Jill Goetze, Emeritus Professor Jenny Gregory AM and Ms Karen Kaard

Against: Nil

CARRIED 4/0

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 4:45pm.

.....
CHAIRPERSON

12.2 CLAREMONT TOWN CENTRE ADVISORY COMMITTEE

12.2.1 MINUTES OF THE CLAREMONT TOWN CENTRE ADVISORY COMMITTEE MEETING HELD ON 12 NOVEMBER 2024

File Number: GOV/00048-006

Author: Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)

Authoriser: Liz Ledger, Chief Executive Officer

Attachments: 1. Minutes of the Claremont Town Centre Advisory Committee Meeting held on 12 November 2024 [**12.2.1.1** - 12 pages]

OFFICER RECOMMENDATION

That the Minutes of the Town Centre Advisory Committee Meeting held on 12 November 2024 be received.

TOWN *of* CLAREMONT

Minutes

Claremont Town Centre Advisory Committee Meeting

Tuesday 12 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.

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10 Declaration of Closure of Meeting12

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 5:00 pm.

2 RECORD OF ATTENDANCE/APOLOGIES

PRESENT:

Mayor Jock Barker

Cr Jill Goetze

Ms Lesley Thomas

Ms Kathryn Twort

Mr John Slade

Ms Zoe Kelsey

IN ATTENDANCE:

Liz Ledger (CEO)

Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)

Emily Mullins (Manager Tourism and Events)

Declan Fanning (Manager Community Safety)

APOLOGIES:

Cr Annette Suann

Mr Jonas Edner

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COMMITTEE RECOMMENDATION CTCAC 24/2

Moved: Mayor Jock Barker

Seconded: Mr John Slade

That the minutes of the Claremont Town Centre Advisory Committee Meeting held on 6 August 2024 be confirmed.

For: Mayor Jock Barker, Cr Jill Goetze, Ms Kathryn Twort, Mr John Slade, Ms Zoe Kelsey and Ms Lesley Thomas

Against: Nil

CARRIED 6/0

5 PRESENTATION

Claremont Town Centre Destination Marketing and Events Officer presented a summary of activities and discussion points to the Committee.

6 REPORTS OF THE CEO

6.1 QUARTERLY REPORT FOR THE PERIOD AUGUST 2024 TO OCTOBER 2024

File Number: GOV/00048-006
Author: Georgia Kraljevich (Claremont Town Centre Destination Marketing & Events Officer)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Attachment 1 Flourish Articles [6.1.1 - 4 pages]
 2. Attachment 2 Media Coverage [6.1.2 - 4 pages]

PURPOSE

To provide an update for activities carried out during August 2024 up to October 2024 for the Claremont Town Centre (CTC) project.

BACKGROUND

Since its inception, an annual forward plan built on a quadrant framework has been developed and executed for the CTC project. The structure is designed to:

1. Create awareness.
2. Create interest.
3. Create comfort.
4. Create partnerships.

These defined objectives have steered the design and delivery of the programs and related communications plans that contribute to the economic and social well-being of the CTC precinct.

DISCUSSION

In line with the 2024-25 Operational Plan, the following has been undertaken to assist businesses located in the town centre precinct

Goal – Create Awareness

Marketing

The CTC social media strategy continued to be implemented during this quarter. Content has been in line with the four pillars:

- Dine in the CTC
- Shop in the CTC
- See in the CTC
- Life in the CTC

The Town Centres social media audience profile remains similar to the previous reporting period. With Facebook audience comprising of 12.4% male and 87.6% female, and Instagram comprising of 77.9% Women and 22.1% men.

Additional social media statistics are outlined below in comparison to the same quarter last year.

Facebook	Aug 2024	Sep 2024	Oct 2024	Facebook	Aug 2023	Sep 2023	Oct 2023
Followers	2532	2537	2540	Followers	2479	2490	2492
Reach	1100	13,111*	4100	Reach	1424	6297*	1189
Engagement	32	327	17	Engagement	24	352	16

Instagram	Aug 2024	Sep 2024	Oct 2024	Instagram	Aug 2023	Sep 2023	Oct 2023
Followers	2106	2120	2128	Followers	2059	2061	2065
Reach	1200	4000	1600	Reach	1695	2243	1292
Engagement	72	128	98	Engagement	131	170	76

Social media following on Facebook and Instagram has steadily been growing.

Social media reach seems to follow a similar pattern to this quarter last financial year in terms of fluctuations. This is most likely because of *paid social media promotion on Facebook to promote the Town Centres October school holiday activation during September and the start of October.

Engagement on both platforms also follows this same pattern, fluctuating when there has been paid social media promotion and / or promotion of a Town Centre activation.

Flourish

The Spring edition of the Town of Claremont’s Flourish magazine was delivered to all Claremont homes (approx. 5000) at the beginning of September which included the following articles promoting the CTC and its local businesses:

- their doors in June this year located on St Quentin Ave.
- Sommelier styles: This article promoted Lygon Lane, sharing details about their resident Sommelier Tom and upcoming residencies for the public to book to sip, taste and learn.
- Hello Club Mello: This article promoted Club Mello, a Pilates and Yoga studio who opened their doors in August this year located in Old Theatre Lane.
- What’s on: This article featured the upcoming Town Centre school holiday activation, Jurassic Adventure Trail, held on October 2 & 3.

Refer to Attachment 1 Flourish Articles.

Media coverage

The Claremont Town Centre received a range of media coverage over the last quarter. This includes but is not limited to:

- Jurassic Adventure Trail feature in Destination Perth's school holiday campaign and Buddy Buddies social media and newsletter.
- Perth Now published an article titled ‘Retail strips are booming’ which noted that Bay View Terrace topped the list.
- Perth Now published an article titled ‘Show of confidence in Quarter as property group buys out other half’ in relation to property group Hawaiian becoming the sole owner of Claremont Quarter.
- Perth is OK shared details about Claremont Quarters pop-up cocktail bar and spend and win competition in October.

Refer to Attachment 2 Media Coverage.

Goal – Create Comfort

Public artwork 'Ooh La La' was maintained in this quarter with artist Coral Lowry replacing the embellishments and surface structure. The Town also replanted the garden beds around this piece which has improved the site.

Goal – Create InterestJurassic Adventure Trail

On October 2 & 3 10:00am to 2:00pm the Town hosted its annual school holiday activation Jurassic Adventure Trail. This activation was developed to activate the Town Centre in the school holidays and increase brand awareness of the area and its local business offerings. In total it was expected that 1000 people attended.

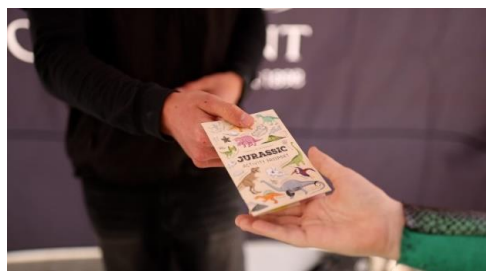
Participants were invited to collect a Jurassic Adventure Passport from the Town Square. They were then able to follow the trail to eight destinations to find the hidden dinosaur and letter and participate in free dinosaur themed activities. Participants could redeem roarsome deals at each destination plus additional stores. They could present their passport once completed for a prize and submit online for the chance to win more.

In total 14 Town Centre businesses were involved in the event, seven of which were trail stops putting on activities at their store and providing a roarsome deal to event attendees, and an additional 7 who provided a roarsome deal for event attendees. Businesses included:

- Good Juju Cafe
- Toyworld
- The Lane Bookshop
- Bunnings
- Moose Cafe
- Typika Cafe
- The Athletes Foot
- Pressed Earth (Roarsome deal only)
- Zoo Products (Roarsome deal only)
- Green Duck Society (Roarsome deal only)
- Academy Cafe (Roarsome deal only)
- Izakaya Sumi (Roarsome deal only)
- The Body Shop (Roarsome deal only)
- The Claremont Hotel (Roarsome deal only)

Although the wet and windy weather conditions did impact attendance numbers majority of feedback received was positive. Event attendees mostly highlighted that they enjoyed the range and interactivity of activities, including the fact that they were all free and gave them the opportunity to explore the area and stores and they were not familiar with.

Most businesses involved also gave quite a positive response, with all noticing an increase in foot traffic and not all but majority noticing an increase in sales.



Goal – Create Partnership

Night-time Activation Grants

Five Night-time Activation Grant applications were received and successful with funding this quarter. Details of each are outlined below

The Thousand Interactive was awarded funding in September for their event ‘The Voyagers’. This is to be held in the evening in the Town Centre on Friday 22 & Saturday 23 of November. The event is an immersive theatre event that places beautifully costumed, and body painted characters throughout the Town Centre, with an on-line Voyage map for visitors to follow to find them. When found by visitors, each individual Voyager performs an interactive piece. Performers include elements of acoustic music and song, dance and acrobatics, along with beautiful and poetic scripts with a nature / sustainability theme.

Kamille Gallery was awarded with funding in October for their Gallery event series ‘Friday Circle’. Which will be held every evening Friday from November 1 until December 20 in the Town Centre. The event series present contemporary music and art in an intimate gallery space, showcasing work by artist Fanny Brodar.

Georg Jensen was awarded funding in October for their Christmas Gifting Tree Event, to be held on the evening before Black Friday on November 28 in their Claremont store. The event includes an instore activation with drinks and canapes for VIP customers as well as a Christmas gifting tree, with gifts for those who make purchases on the evening.

Jenny Jones Rugs was awarded funding in October for their Community Art Fusion Opening Night event. The event will be held at their Claremont Store on Tuesday December 10, showcasing a diverse range of artistic talents. The Town will only be funding their opening night; however, the exhibition will run for an entire month.

Curate Art was awarded funding in October for their Carols in Claremont event. This event will be held in the Town Square on Thursday December 19 from 6:30pm to 7:30pm, which will include the Perth Gospel Choir performing a varied set of Gospel songs along with toe-tapping Christmas carols to bring holiday cheer to those completing their last-minute Christmas shopping.

This totals to \$37,643.10 including GST of grant funding being distributed this quarter.

Business Grants

Four Business Grants were awarded and carried out this quarter.

The Lane Bookshop was awarded funding in September to host two half-day Author Illustrator Workshops in their store as a part of the Town’s Jurassic adventure trail event. The workshops added a creative exciting new activity to our event program and saw around 300 people attending the workshops across the two event days.

An additional three Business Grants were awarded to Good Juju Café, FORM Art Gallery & Café and Academy Café to be featured in a story for Channel Nine’s Our State on a Plate series. The episode aired on Sunday October 20 on Channel Nine at 5:30pm and is available to view on <https://www.ourstateonaplate.com/episodes.php?se=1>.

This totals to \$7600 including GST being distributed this quarter.



The Lane Bookshop Author Illustrator Workshops



Our State on a Plate

Direct Business Liaison

Throughout the last quarter the CTC Destination Marketing and Events Coordinator has regularly been communicating with businesses about how they can work with the Town in relation to activations and grants. This included many discussions in relation to the Town Centres grant programs and Jurassic Adventure Trail event.

Direct Emails

Three Monthly EDM’s were sent to CTC businesses during this quarter in August, September, and October. Content in these EDM’s included:

These emails were successfully delivered to an average of 183 CTC business emails with an average open rate of 50%, down by 9% from the previous quarter.

Upcoming Quarter November 2024 – January 2025

Claremont Luxe – Christmas edition

Officers will be planning and promoting an online competition where two lucky winners will have the chance to win a personal shopping experience in the Claremont Town Centre valued at \$2500 to help tick off their Christmas shopping list.

CTC Campaign

Officers will plan to engage with an external Perth based marketing agency to create a digital brand awareness campaign to promote the Town Centre as a destination to visit to the wider Perth region.

Ongoing Direct Business Liaison & EDM’s

Direct liaison with Town Centre businesses will continue with the CTC Destination Marketing and Events Coordinator meeting with business to outline the Towns marketing channels, grant programs and

opportunities to work and collaborate with the Town. Town Officers will actively reach out to businesses directly with opportunities that they believe will be beneficial.

Monthly EDM's to CTC businesses will continue being sent out, to keep businesses informed.

Tourism Strategy

Officers will begin to investigate the development of a Town-wide Tourism Strategy which will include a strong focus on the CTC.

PAST RESOLUTIONS

Claremont Town Centre Advisory Committee Meeting 6 August 2024, Committee Recommendation 24/1

1. Receive the Claremont Town Centre Advisory Committee Quarterly Report for the period May 2024 to July 2024

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

PS203 Claremont Town Centre

COMMUNICATION AND CONSULTATION

As outlined under 'Discussion' in this report.

STRATEGIC COMMUNITY PLAN

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

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

URGENCY

Not urgent

VOTING REQUIREMENTS

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

COMMITTEE RECOMMENDATION CTCAC 24/3

Moved: Mayor Jock Barker
Seconded: Mr John Slade

That the Claremont Town Centre Advisory Committee:

1. Receive the Claremont Town Centre Quarterly Report for the period August 2024 to October 2024

For: Mayor Jock Barker, Cr Jill Goetze, Ms Kathryn Twort, Mr John Slade, Ms Zoe Kelsey and Ms Lesley Thomas

Against: Nil

CARRIED 6/0

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 6:04 pm.

.....
CHAIRPERSON

13 REPORTS OF THE CEO**13.1 LEADERSHIP AND GOVERNANCE****13.1.1 CLAREMONT MUSEUM WORKING GROUP****File Number:** GOV/00050-003**Author:** Emma Heys (Manager Governance and Records)**Authoriser:** Liz Ledger (Chief Executive Officer)**Attachments:**
1. DRAFT Terms of Reference Claremont Museum Working Group 20241031
[13.1.1.1 - 1 page]

PURPOSE

To endorse the establishment of the Claremont Museum Working Group and adopt the Terms of Reference.

BACKGROUND

The Claremont Museum Advisory Committee was established prior to 1999 in accordance with section 5.8 of the *Local Government Act 1995*.

At the 29 October 2024 Ordinary Council Meeting, Council resolved by absolute majority, to dissolve the Committee in favour for establishing a Claremont Museum Working Group ('Working Group').

DISCUSSION

The objective of the Working Group is to bring together Council Members, the administration and community members, as and when required, to discuss matters relating to the Claremont Museum.

It is proposed the Working Group is established as an informal working group of Council, meaning it is not subject to the provisions of Part 5, Division 2 of the Act.

The Working Group's membership will be comprised of Council Members and Town officers. It is proposed that Councillor Kate Main and Councillor Jill Goetze continue their membership of the Working Group, having been appointed to the Claremont Museum Advisory Committee at the Ordinary Meeting of Council 31 October 2023.

Membership of the Working Group from the Town's administration will include the relevant officers.

Community Members with relevant skills, knowledge and interest in the Museum will be invited to attend meetings on an ad hoc basis, by the Chief Executive Officer.

The proposed Terms of Reference for the Group have been included at Attachment A for Councils consideration.

PAST RESOLUTIONS

Ordinary Council Meeting 29 October 2024, Council Resolution 154/24

That Council:

1. *Disbands the Claremont Museum Advisory Committee.*
2. *Requests the CEO to write to the present committee members and thank them for their time and contribution to the success of the Claremont Museum.*
3. *Request the CEO to set up a working group for the Claremont Museum.*

CARRIED BY ABSOLUTE MAJORITY

Ordinary Council Meeting 31 October 2023, Council Resolution 140/23

That Council appoint Jenny Gregory, Karen Kaard and Greg Simpson as community representatives to the Claremont Museum Advisory Committee.

CARRIED BY ABSOLUTE MAJORITY

Ordinary Council Meeting 31 October 2023, Resolution 134/23

That Council:

1. *Appoints Council Members to the following Committees of Council:*
 - (a) *Audit and Risk Management Committee*
Mayor Jock Barker
Cr Paul Kelly
Cr Graham Camerson
 - (b) *Claremont Museum Advisory Committee*
Cr Kate Main
Cr Jill Goetze
 - (c) *Claremont Town Centre Advisory Committee*
Mayor Jock Barker
Cr Annette Suann
Cr Jill Goetze
 - (d) *Complaints Committee*
Mayor Jock Barker
Cr Sara Franklyn
Cr Paul Kelly
Cr Graham Camerson – Deputy Member
Cr Annette Sunn – Deputy Member

CARRIED BY ABSOLUTE MAJORITY

Ordinary Council Meeting 2 November 2021, Resolution 142/21

That Council

1. *Appoint community representatives to the following Committees of Council:*
 - (b) *Claremont Museum Advisory*

<i>Committee Representative Type</i>	<i>Nominee</i>
<i>Community Representative</i>	<i>Karen Wood</i>
<i>Community Representative</i>	<i>Ricki Hewitt</i>
<i>Community Representative</i>	<i>Karen Kaard</i>
<i>Community Representative</i>	<i>Carolyn Winterbottom</i>
<i>Community Representative</i>	<i>Greg Simpson</i>

CARRIED

Ordinary Council Meeting 2 November 2021, Resolution 142/21

That Council:

1. *Appoint Council Members to the following Committees of Council:*
 - (b) *Claremont Museum Advisory Committee (2 Council Members)*
 1. *Cr Jill Goetze*
 2. *Cr Annette Suann*

CARRIED

Ordinary Council meeting 7 September 2021, Resolution 111/21

That Council adopt each of the Terms of Reference for the following Committees:

- a. *Claremont Museum Advisory Committee as shown in Attachment 3;*
- b. *Lake Claremont Advisory Committee as shown in Attachment 5, subject to the addition of the following provision:
An additional City of Nedlands Council Member will be appointed as a Deputy Member of the Committee. The Deputy Member may perform the functions of the City of Nedlands Council Member when the member is unable to do so by reason of illness, absence or other cause;*
- c. *Foreshore Advisory Committee as shown in Attachment 7*
- d. *Audit and Risk Management Committee as shown in Attachment 9.*

CARRIED

FINANCIAL AND STAFF IMPLICATIONS

Existing staff resources will be required to assist with the administration of the Group, as well as attendance at the meetings. This time will be less than was required for the Committee.

POLICY AND STATUTORY IMPLICATIONS

Town of Claremont Meeting Procedures Local Law 2018

COMMUNICATION AND CONSULTATION

The Chief Executive Officer has written to the Advisory Committee members and advised them of this change.

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.
- Develop and build partnerships that support the Town's vision.

URGENCY

Not urgent, however the establishment of the Group will ensure the aspirational functions of the Museum continued.

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 establishment of the Claremont Museum Working Group and adopt the Terms of Reference as at Attachment A.

 <p>TOWN of CLAREMONT Est 1898</p>	<p style="text-align: center;">Claremont Museum Working Group Terms of Reference</p>
<p>Key Focus Area People</p>	<p>Relevant Council Delegation Nil</p>

Objective

1. The objective of the Claremont Museum Working Group (the ‘Group’) is to bring together Council Members, administration and community members to discuss matters relating to the Claremont Museum (‘Museum’).

Membership

2. The membership of the Group will be comprised of two Council Members and two Town of Claremont officers.
3. Community members with relevant skills and interest in the Museum, will be invited to attend meetings by invitation from the Chief Executive Officer, on an ad hoc basis
4. Membership to the Group will be for a period of two years coinciding with biennial local government elections.

Meetings

5. The Group will appoint a Chair at its first meeting.
6. The Group will meet as required, with meetings to be called by the Chief Executive Officer.
7. Meetings of the Group are generally closed to the public. Attendance is permitted through invitation or prior approval by the Chief Executive Officer.

Reporting

8. Updates on the progress of the Group will be provided at the CEO’s discretion through the Quill or Council briefings.

Delegated Powers

9. The Group has no delegated powers and no authority make recommendations to Council.

Document Control Box				
Business Unit:	Governance			
Review Frequency:	Biennial	Next Due:	2025	Records Ref:
Version #	Decision Reference:	Date:	Reference:	
1.	Adopted			

13.1.2 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 OCTOBER 2024

File Number: FIM/0079-002
Author: Ellie Crichton (Accountant), Nicholas Rule (Senior Accountant)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments: 1. Financial Statements - October 2024 [13.1.2.1 - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 31 October 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 31 October 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 \$16,606,498 to 31 October is compared directly with the budget YTD of \$12,865,152. This is a favourable variance of \$3,741,346.

As detailed below, the \$3,741,346 variance is comprised of the following:

Opening Surplus	Favourable variance of \$969,707*
Operating Revenue	Favourable variance of \$563,926
Operating Expenditure	Favourable variance of \$1,251,754
Non-cash adjustments	Favourable variance of \$8
Capital Revenue (non- operating grant, subsidies and contributions)	Favourable variance of \$47,199
Capital Expenditure (purchase of property, plant and equipment, purchase and construction of infrastructure, payment of intangible assets)	Favourable variance of \$904,434
Net borrowings and lease payments	No variance to budget
Net reserve transfers	No variance to budget

*Adjusted from last month, as a result of the Audit of the Town’s Financial Statement for 23/24. The final opening surplus will be provided at the completion of the Audit which is anticipated for 6 December 2024 and a report will be provided at the December OCM.

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 \$99,955. Timing variance only. 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 \$412,142, timing issue only. Interest earnings are on track as against budget.
Other revenue	No variance analysis required, variance to budget is less than \$20,000.
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	Favourable variance of \$540,768. Timing variance only primarily due to the timing of spend on parks maintenance, street lighting repairs.
Utility charges	No variance analysis required, variance to budget is less than 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 \$95,228 primarily due to timing of donations.
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	No variance analysis required, no variance to budget.
Purchase of property, plant, and equipment	Favourable variance of \$129,151 primarily due to various projects not yet completed - Aquatic Centre chemical system changeover.
Purchase and construction of infrastructure	Favourable variance of \$760,283 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 Claremont	Loan 3 327 Stirling Highway
Opening Balance – 1 July 2024	\$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)

Opening Surplus

The budget for 2024/2025 listed an opening surplus of \$1,866,881. The Town is currently finalising the 2023/2024 Annual Financial Statements. The OAG appointed auditors are currently on site. The estimated final surplus is an additional \$969,707.

A report to Council will be presented on the surplus analysis after the finalisation of the statements.

PAST RESOLUTIONS

Ordinary Council Meeting 29 October 2024, Resolution 156/24.

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 31 October 2024.**



Town of Claremont Financial Statements

Table of Contents
For the Period 01-Jul-2024 to 31-Oct-2024

Statement of Financial Activity	2
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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 31-Oct-2024

	Adopted Budget	Adopted Budget YTD	Actuals YTD	Variance \$	Variance %
Operating Activities					
Net current assets - Opening surplus/(deficit)	1,866,881	1,866,881	2,836,588	969,707	52%
Revenue					
Operating grants, subsidies, and contributions	385,408	118,321	18,366	(99,955)	-84%
Fees and charges	4,047,122	1,499,485	1,734,794	235,309	16%
Interest earnings	853,470	201,113	613,255	412,142	205%
Other revenue	99,042	24,357	40,785	16,428	67%
Profit on disposal of assets	0	0	0	0	0%
	<u>5,385,042</u>	<u>1,843,276</u>	<u>2,407,201</u>	<u>563,926</u>	<u>31%</u>
Expenses					
Employee costs	(9,239,184)	(3,170,421)	(2,578,833)	591,588	-19%
Materials and contracts	(8,421,039)	(2,537,148)	(1,996,380)	540,768	-21%
Utility charges	(664,429)	(220,584)	(198,292)	22,292	-10%
Depreciation and amortisation	(4,473,415)	(1,491,148)	(1,491,140)	8	0%
Insurance expenses	(398,714)	(290,354)	(291,649)	(1,295)	0%
Interest expenses	(237,632)	(93,129)	(89,964)	3,165	-3%
Other expenditure	(862,215)	(320,305)	(225,077)	95,228	-30%
Loss on disposal of assets	0	0	0	0	0%
	<u>(24,296,628)</u>	<u>(8,123,089)</u>	<u>(6,871,335)</u>	<u>1,251,754</u>	<u>-15%</u>
Non-cash amounts excluded from operating activities	4,473,415	1,491,148	1,491,140	(8)	0%
Amount attributable to operating activities	<u>(12,571,290)</u>	<u>(2,921,785)</u>	<u>(136,406)</u>	<u>2,785,379</u>	<u>-95%</u>
Investing Activities					
Non-operating grants, subsidies, and contributions	0	0	47,199	47,199	0%
Proceeds from disposal of assets	86,000	0	0	0	0%
Purchase of property, plant, and equipment	(1,524,511)	(364,680)	(235,529)	129,151	-35%
Purchase and construction of infrastructure	(4,209,819)	(1,069,189)	(308,905)	760,283	-71%
Payments for intangible assets	(59,800)	(15,000)	0	15,000	-100%
Amount attributable to investing activities	<u>(5,708,130)</u>	<u>(1,448,869)</u>	<u>(497,236)</u>	<u>951,633</u>	<u>-66%</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)	(18,999)	(18,999)	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>(186,606)</u>	<u>(186,606)</u>	<u>(0)</u>	<u>0%</u>
Surplus/(deficit) before imposition of general rates	<u>(18,088,966)</u>	<u>(4,557,260)</u>	<u>(820,248)</u>	<u>3,737,012</u>	<u>-82%</u>
Total amount raised by general rates	18,088,966	17,422,412	17,426,746	4,334	0%
Surplus/(deficit) after imposition of general rates	<u>0</u>	<u>12,865,152</u>	<u>16,606,498</u>	<u>3,741,346</u>	<u>29%</u>



Town of Claremont Statement of Net Current Assets

	Balance As At 01-Jul-24	Balance As At 31-Oct-2024
Current Assets		
Cash and cash equivalents	3,787,776	13,845,423
Trade and other receivables	1,001,188	4,884,238
Other Financial Assets	13,871,772	12,268,469
Inventories	10,783	10,783
Other assets	210,731	127,282
Total Current Assets	18,882,251	31,136,195
Current Liabilities		
Trade and other payables	(2,568,395)	(1,359,975)
Lease Liabilities	(51,065)	(32,066)
Borrowings	(459,727)	(292,120)
Employee provisions	(1,169,741)	(862,195)
Other provisions	0	0
Other liabilities	(192,406)	(192,406)
Clearing accounts	0	0
Total Current Liabilities	(4,441,334)	(2,738,762)
Adjustments to NCA		
Less: Reserves	(12,115,121)	(12,115,121)
Add: Borrowings	459,727	292,120
Add: Lease Liabilities	51,065	32,066
Total Adjustments	(11,604,329)	(11,790,935)
Net Current Assets	2,836,588	16,606,498



Town of Claremont Statement of Financial Position

	Balance as at 01-Jul-24	Balance as at 31-Oct-2024
Assets		
Current Assets		
Cash and cash equivalents	3,787,776	13,845,423
Trade and other receivables	1,001,188	4,884,238
Other financial assets	13,871,772	12,268,469
Inventories	10,783	10,783
Other assets	210,731	127,282
Total Current Assets	18,882,251	31,136,195
Non Current Assets		
Trade and other receivables	331,659	331,659
Property, plant and equipment	121,630,184	121,373,638
Infrastructure	89,819,079	89,128,921
Intangibles	0	0
Right of use assets	58,603	58,603
Other financial assets	701,313	701,313
Total Non Current Assets	212,540,839	211,594,134
Total Assets	231,423,090	242,730,329
Liabilities		
Current Liabilities		
Trade and other payables	(2,568,395)	(1,359,975)
Lease Liabilities	(51,065)	(32,066)
Borrowings	(459,727)	(292,120)
Employee provisions	(1,169,741)	(862,195)
Other liabilities	(192,406)	(192,406)
Total Current Liabilities	(4,441,334)	(2,738,762)
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	(9,381,645)	(7,679,073)
Equity		
Retained surplus	(65,033,251)	(65,033,251)
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	(13,009,811)
Total Equity	(222,041,444)	(235,051,255)



Town of Claremont Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2024 to 31-Oct-2024

	Adopted Budget	Adopted Budget YTD	Actuals YTD
Revenue			
Rates	18,088,966	17,422,412	17,426,746
Operating grants, subsidies, and contributions	385,408	118,321	18,366
Fees and charges	4,047,122	1,499,485	1,734,794
Interest earnings	853,470	201,113	613,255
Other revenue	99,042	24,357	40,785
	23,474,008	19,265,688	19,833,947
Expenses			
Employee costs	(9,239,184)	(3,170,421)	(2,578,833)
Materials and contracts	(8,421,039)	(2,537,148)	(1,996,380)
Utility charges	(664,429)	(220,584)	(198,292)
Depreciation and amortisation	(4,473,415)	(1,491,148)	(1,491,140)
Insurance expenses	(398,714)	(290,354)	(291,649)
Interest expenses	(237,632)	(93,129)	(89,964)
Other expenditure	(862,215)	(320,305)	(225,077)
	(24,296,628)	(8,123,089)	(6,871,335)
Net Operating	(822,620)	11,142,598	12,962,612
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)	11,142,598	13,009,811
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)	11,142,598	13,009,811



Town of Claremont Borrowings & Leases

For the Period 01-Jul-2024 to 31-Oct-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)

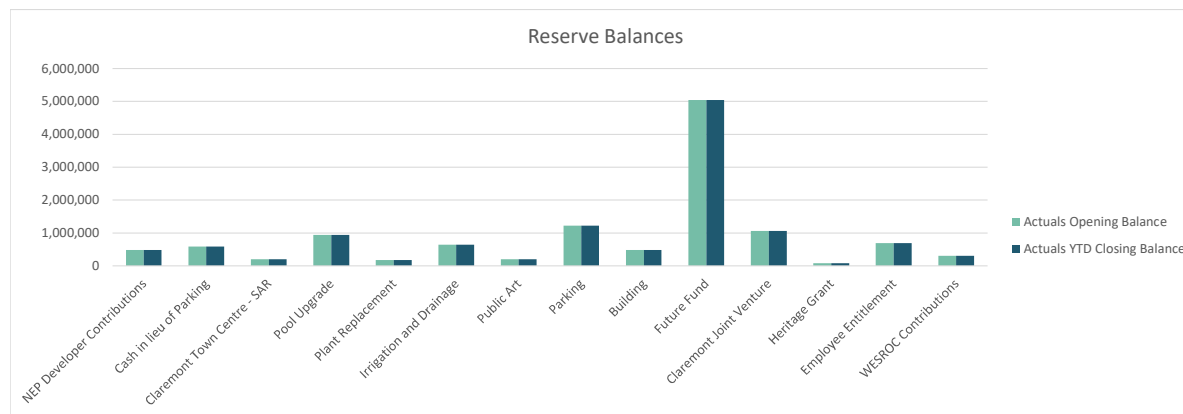
					Adopted Budget				Actuals YTD				
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	New leases during 2023/24	Repayments	Closing Balance	Interest
Data & Software Storage	EL227	Dell	31/03/2025	2.71%	19,427	(19,427)	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)	13,546	0	(1,807)	11,739	(797)
Wide Area Network	EL225	TPG	19/04/2026	3.00%	31,599	(15,112)	16,487	(8,229)	31,599	0	0	31,599	(887)
Coffee Machine	PE459	Gesha Coffee Co.	30/09/2024	0.71%	449	(449)	0	(6)	449	0	(449)	0	(4)
Parking Bays - Bunnings	BLD54	Charter Hall	30/06/2025	1.69%	10,779	(10,779)	0	(1,220)	10,780	0	(10,780)	0	(1,220)
					75,800	(53,706)	22,094	(14,658)	75,801	0	(18,999)	56,802	(4,329)



Town of Claremont Reserve Movements

For the Period 01-Jul-2024 to 31-Oct-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

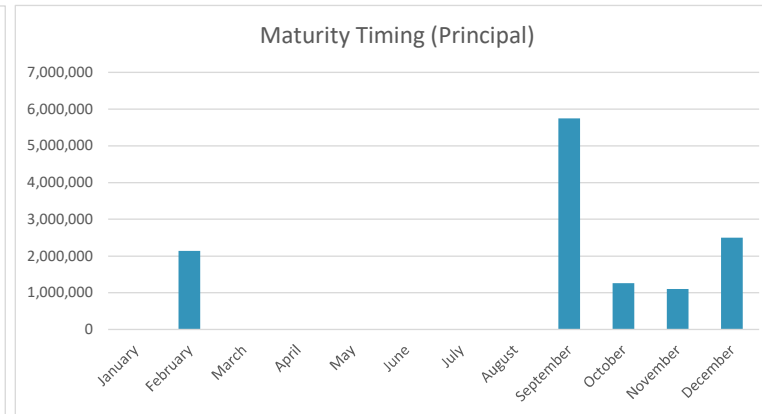
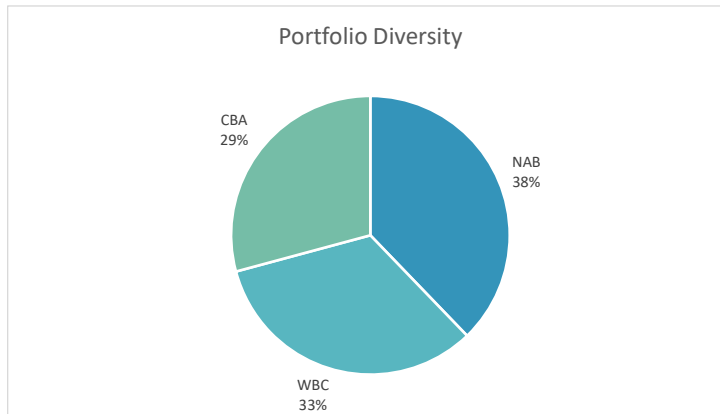




Town of Claremont Investments

For the Period 01-Jul-2024 to 31-Oct-2024

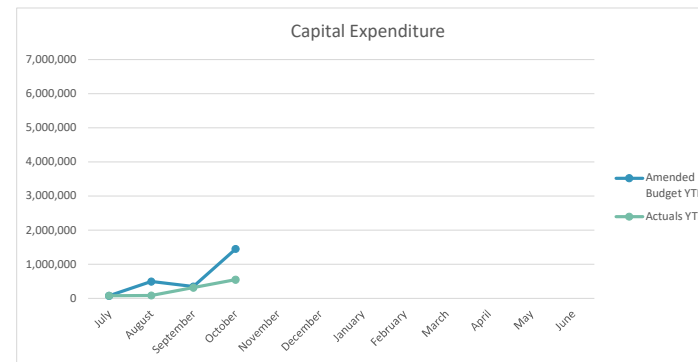
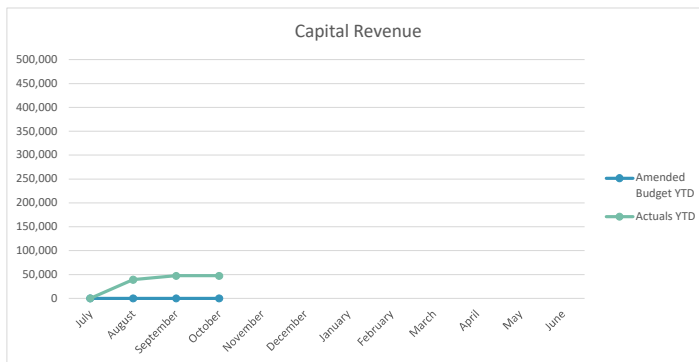
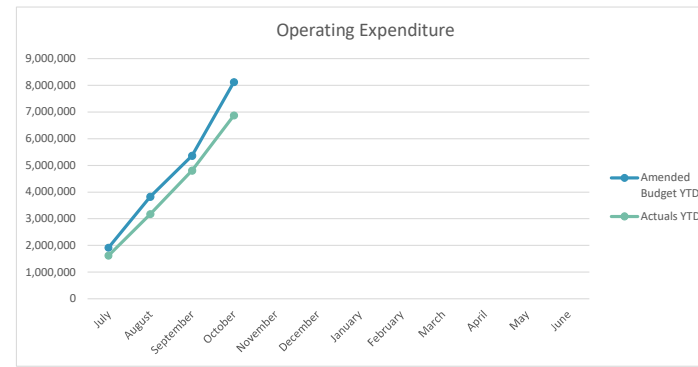
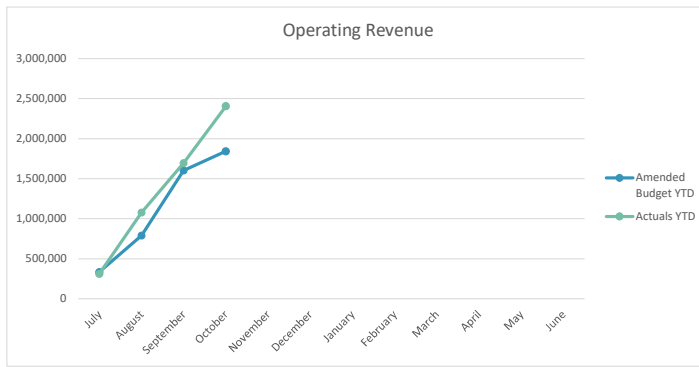
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		0.38%	1/07/2023			1,804,301
NAB	At Call - Damage Bonds		0.38%	1/07/2023			203,504
CBA	Term Deposit	TD415	4.57%	20/09/2024	19/09/2025	365	2,171,604
WBC	Term Deposit	TD406	5.20%	12/10/2023	12/10/2024	365	1,265,630
WBC	Term Deposit	TD409	5.40%	7/11/2023	7/11/2024	366	1,105,723
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
							14,768,469





Town of Claremont Graphical Representation

For the Period 01-Jul-2024 to 31-Oct-2024



13.1.3 LIST OF PAYMENTS 1 TO 31 OCTOBER 2024

File Number: FIM/00108-003, D-24-30398
Author: Peter Barker (Senior Finance Officer)
Authoriser: Liz Ledger (Chief Executive Officer)
Attachments:

PURPOSE

For Council to note those payments made by the Chief Executive Officer under delegated authority during October 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 \$1,669,470.50 during the month of October 2024.

The attached schedule covers:

· Municipal Funds electronic funds transfers (EFT)	\$ 1,604,627.72
· Municipal Fund direct debits	\$ 64,842.78
· 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.

PAST RESOLUTIONS

Ordinary Council Meeting, 29 October 2024, Resolution 155/24

That Council notes all payments made by the Chief Executive Officer under Delegation

DA 2.1.5 for August 2024 totalling \$2,825,809.53, as detailed in Attachment 1 comprising:

\$ 2,500,634.22	<i>Municipal Funds electronic funds transfers (EFT)</i>
\$ 325,175.31	<i>Municipal Funds direct debits</i>
\$ -	<i>Municipal Fund vouchers</i>
\$ -	<i>Trust Fund EFT</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 October 2024 totalling \$1,669,470.50 as detailed in Attachment 1 comprising:

\$ 1,604,627.72	<i>Municipal Funds electronic funds transfers (EFT)</i>
\$ 64,842.78	<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
October 2024

Date	Ref.	Name	Details	Amount
3/10/2024	EFT02043	3D HR Legal Pty Ltd	Legal expenses	\$ 264.00
3/10/2024	EFT02043	Abaxa	Locating underground utilities various streets	\$ 3,894.00
11/10/2024	EFT02045	Abaxa	Locating underground utilities various streets	\$ 649.00
17/10/2024	EFT02047	Adlam Transport Pty Ltd	Library relocation costs	\$ 4,138.75
17/10/2024	EFT02047	Agent Sales & Services	Aquatic Centre pool chemicals	\$ 511.23
3/10/2024	EFT02043	Alex Aberle-Leeming	Refund of 2024/25 Rates	\$ 1,462.93
11/10/2024	EFT02045	Allstate Kerbing & Concrete	Various footpath kerbing	\$ 8,756.68
17/10/2024	EFT02047	Allstate Kerbing & Concrete	Various footpath kerbing	\$ 7,321.20
11/10/2024	EFT02045	ALSCO	Feminine hygiene unit services	\$ 590.28
17/10/2024	EFT02047	ALSCO	Feminine hygiene unit services	\$ 1,145.84
24/11/2024	EFT02048	Ammon Creative (The Trustee For Ammon Family Trust)	Carols in the Park - Photography	\$ 275.00
3/10/2024	EFT02043	Andrea V Hutcherson	Refund of 2024/25 Rates	\$ 1,977.07
11/10/2024	EFT02045	Animal Pest Management Services (Butcher Family Trust)	Lake Claremont feral animal control	\$ 2,172.50
17/10/2024	EFT02047	Australia Post - 623462 - Contractor Collect	Postage	\$ 217.80
17/10/2024	EFT02047	Australia Post - 673027	Postage	\$ 1,695.62
11/10/2024	EFT02045	Australian Safety Engineers (WA)	Safety & first aid	\$ 66.00
11/10/2024	EFT02045	BCITF	BCITF levies	\$ 2,947.00
24/11/2024	EFT02048	Bellaluca Demolition (Bellaluca Construction & Stone)	Aquatic Centre Damage - Asbestos removal	\$ 7,370.00
17/10/2024	EFT02047	Bob Jane T-Marts	Fleet vehicle tyre replacement	\$ 137.00
24/11/2024	EFT02048	Bob Jane T-Marts	Fleet vehicle tyre repair	\$ 45.00
3/10/2024	EFT02043	Boyan Electrical Services	Electrical repairs & maintenance	\$ 1,448.70
11/10/2024	EFT02045	Boyan Electrical Services	Electrical repairs & maintenance	\$ 294.80
17/10/2024	EFT02047	Boyan Electrical Services	Electrical repairs & maintenance	\$ 294.80
24/11/2024	EFT02048	Boyan Electrical Services	Electrical repairs & maintenance	\$ 3,911.60
17/10/2024	EFT02047	Bridget Reeve	Reimbursement for parking	\$ 39.19
3/10/2024	EFT02043	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 154.93
17/10/2024	EFT02047	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 216.00
24/11/2024	EFT02048	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	\$ 21.78
3/10/2024	EFT02043	Bunnings	Tools, equipment & minor building materials	\$ 1,436.68
11/10/2024	EFT02045	Bunnings	Tools, equipment & minor building materials	\$ 210.76
17/10/2024	EFT02047	Bunnings	Tools, equipment & minor building materials	\$ 627.53
24/11/2024	EFT02048	Bunnings	Tools, equipment & minor building materials	\$ 1,602.43
17/10/2024	EFT02047	Call Associates Pty Ltd (Connect/Insight Ccs)	Overcall fees	\$ 408.98
17/10/2024	EFT02047	Carriage Motors Pty Ltd	Servicing of fleet vehicle	\$ 290.00
24/11/2024	EFT02048	Chittering Valley Worm Farm (Kevin John Smith)	Funday Sunday event attraction	\$ 550.00
17/10/2024	EFT02047	City Of Bayswater	Past employee LSL contribution	\$ 3,905.51
24/11/2024	EFT02048	City Of Joondalup	Past employee LSL contribution	\$ 3,466.45
3/10/2024	EFT02043	City Of Stirling	Meals on Wheels delivery services	\$ 332.20
3/10/2024	EFT02043	Claremont Football Club Inc	Catering for staff Christmas function	\$ 650.00
24/11/2024	EFT02048	Claremont Lawn Tennis Club Inc.	Court maintenance subsidy	\$ 15,099.70
3/10/2024	EFT02043	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy October 2024	\$ 10,446.34
11/10/2024	EFT02045	Classic Hire (Miltom Pty Ltd)	Royal Show portable toilet hire	\$ 591.83
3/10/2024	EFT02043	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 242.00
4/10/2024	EFT02044	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 2,579.50
17/10/2024	EFT02047	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 10,824.00
24/11/2024	EFT02048	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$ 6,875.00
24/11/2024	EFT02048	Coca-Cola Europacific Partners Aust	Aquatic Centre café supplies	\$ 941.00
24/11/2024	EFT02048	Cockburn Party Hire (The Trustee For L Jeffery Family Trust)	BVCC open day shade hire	\$ 2,060.00
3/10/2024	EFT02043	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	\$ 417.87
11/10/2024	EFT02045	Compu-Stor	External records storage	\$ 620.87
3/10/2024	EFT02043	Contraflow Pty Ltd	Traffic management various roads	\$ 2,644.59
24/11/2024	EFT02048	Contraflow Pty Ltd	Traffic management various roads	\$ 543.22
24/11/2024	EFT02048	Cornerstone Renovations	Repair and maintenance	\$ 7,887.51
3/10/2024	EFT02043	Councilwise Pty Ltd	PropertyWise monthly software license	\$ 1,904.47
17/10/2024	EFT02047	CTS Construction Group Pty Ltd	Jurassic Adventure Trail - CBD furniture removal	\$ 1,573.00
3/10/2024	EFT02043	Darren & Christina Graham	Youth grant funding	\$ 200.00
24/11/2024	EFT02048	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	\$ 8,668.35
11/10/2024	EFT02045	Dean A Moore	Refund of 2024/25 Rates	\$ 662.04
17/10/2024	EFT02047	Department Of Fire & Emergency Services (DFES)	ESL contribution Council properties	\$ 26,298.52
24/11/2024	EFT02048	Department Of Fire & Emergency Services (DFES)	Aquatic Centre annual monitoring	\$ 1,881.00
3/10/2024	EFT02043	Department Of Transport	Vehicle searches	\$ 3,846.35
17/10/2024	EFT02047	Department Of Transport	Vehicle searches	\$ 1,692.60
3/10/2024	EFT02043	DMIRS (BSL)	Building services Levy	\$ 4,444.03
11/10/2024	EFT02045	DU Electrical	Reticulation electrical repairs & maintenance	\$ 1,289.75
17/10/2024	EFT02047	DU Electrical	Reticulation electrical repairs & maintenance	\$ 792.00
24/11/2024	EFT02048	DU Electrical	Reticulation electrical repairs & maintenance	\$ 6,172.93
17/10/2024	EFT02047	Eco Faeries Pty Ltd	Jurassic Adventure Trail - Entertainers	\$ 2,160.00
17/10/2024	EFT02047	Enchanted Characters Pty Ltd	Jurassic Adventure Trail - Entertainers	\$ 1,958.00
17/10/2024	EFT02047	Enviro Sweep	CBD & residential area sweeps	\$ 21,681.00
3/10/2024	EFT02043	Equilibrium Interactive	Website performance partnership	\$ 3,850.00
11/10/2024	EFT02045	Face Painter Extraordinaire (Jennifer Lee Marquet)	Jurassic Adventure Trail - face painters	\$ 3,680.00
17/10/2024	EFT02047	Fleetware (GPS Tracking Systems)	Software subscription	\$ 165.00
17/10/2024	EFT02047	Food Safety Co (Erina Jane Male)	Food business inspections - September 2024	\$ 1,387.10
11/10/2024	EFT02045	Freedom Fairies	Artist - Le Parc Lumiere/12 Days of Christmas	\$ 1,127.50

SCHEDULE OF PAYMENTS
October 2024

3/10/2024	EFT02043	Fullworks Fire Safety Australia	Fire panel testing - various buildings	\$ 198.00
3/10/2024	EFT02043	Gary & Amy Couanis	Youth grant funding	\$ 200.00
11/10/2024	EFT02045	Gecko Contracting Turf & Landscape Maintenance (Gas Assets Pty Ltd)	Aquatic Centre mowing - July 2024	\$ 653.40
17/10/2024	EFT02047	Gennet	Software subscriptions	\$ 985.60
11/10/2024	EFT02045	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	\$ 1,262.03
24/11/2024	EFT02048	Goldspar Australia Pty Ltd	Bay View Terrace CBD flags	\$ 599.50
3/10/2024	EFT02043	Good Sammy Enterprises	Bayview Community Centre garden maintenance	\$ 550.00
17/10/2024	EFT02047	Graffiti Systems Australia	Graffiti removal for September 2024	\$ 452.10
24/11/2024	EFT02048	Guru Productions Pty Ltd	Business Grant - Our State on a Plate filming	\$ 5,500.00
24/11/2024	EFT02048	Gutter-Vac Perth	Gutter cleaning for various buildings	\$ 1,589.50
17/10/2024	EFT02047	Haven Construction Pty Ltd	Damage bond refund	\$ 3,000.00
24/11/2024	EFT02048	Highcliff Holdings Pty Ltd (BA21008)	Damage bond refund	\$ 1,000.00
3/10/2024	EFT02043	Imagesource	Prints - Ads/promotion	\$ 2,087.80
11/10/2024	EFT02045	Imagesource	Prints - Ads/promotion	\$ 601.70
17/10/2024	EFT02047	Irdi Legal	BVCC Café License	\$ 1,844.54
17/10/2024	EFT02047	Ixom Operations Pty Ltd	Aquatic Centre chemicals	\$ 2,060.03
3/10/2024	EFT02043	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$ 28,173.01
24/11/2024	EFT02048	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$ 6,304.99
17/10/2024	EFT02047	John Hughes	Fleet vehicle repairs	\$ 236.58
17/10/2024	EFT02047	Jtagz	400 Lifetime dog tags	\$ 268.68
24/11/2024	EFT02048	K2 Audiovisual Pty Ltd	Council Chamber audio equipment replacement	\$ 742.50
3/10/2024	EFT02043	Kamile Gallery (Kamile Pty Ltd)	Night time activation grant	\$ 11,000.00
11/10/2024	EFT02045	Kelyn Training Services	Employee training course	\$ 450.00
24/11/2024	EFT02048	Kevrek (Australia)	Fleet vehicle equipment service	\$ 303.05
11/10/2024	EFT02045	Kyocera	Photocopier Costs	\$ 598.20
17/10/2024	EFT02047	Kyocera	Photocopier Costs	\$ 346.50
3/10/2024	EFT02043	Landgate - Midland	Title search & Valuation fees	\$ 94.80
11/10/2024	EFT02045	Landgate - Midland	Title search & Valuation fees	\$ 464.14
24/11/2024	EFT02048	Landgate - Midland	Title search & Valuation fees	\$ 9,056.17
17/10/2024	EFT02047	Learning Horizons	Employee performance review	\$ 8,800.00
11/10/2024	EFT02045	LGISWA	Various Insurance policies	\$ 4,265.29
24/11/2024	EFT02048	LGISWA	Various Insurance policies	\$ 217,825.30
11/10/2024	EFT02045	Local Government Professionals WA	WSA Sponsorship	\$ 1,100.00
3/10/2024	EFT02043	Lock, Stock & Farrell Locksmith	Building locks and security	\$ 1,341.62
17/10/2024	EFT02047	Madeline McGregor	Damage bond refund	\$ 1,000.00
3/10/2024	EFT02043	Main Roads Western Australia	Refund of unused 2023/24 grant	\$ 146.30
3/10/2024	EFT02043	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground equipment repairs	\$ 605.00
3/10/2024	EFT02043	Mr Cosimo Luca, Mrs Vincenza C Luca	Refund of 2024/25 Rates	\$ 1,093.89
3/10/2024	EFT02043	Mrs Peggy J Woolcock	Refund of charges for additional bin	\$ 427.00
11/10/2024	EFT02045	Narelle Zaknich	Reimbursements for BVCC minor equipment and furnishings	\$ 5,626.22
24/11/2024	EFT02048	Natural Area Holdings Pty Ltd	Lake Claremont feral animal control	\$ 4,356.00
3/10/2024	EFT02043	Office Furniture Sales (Bridget Marcelle Day)	Office stand up desks	\$ 1,432.46
3/10/2024	EFT02043	Omnicom Media Group Australia	Various advertising	\$ 1,993.87
11/10/2024	EFT02045	Omnicom Media Group Australia	Various advertising	\$ 660.00
24/11/2024	EFT02048	On Hold On Line (K.L. & L.R Jones)	On hold messages	\$ 77.00
17/10/2024	EFT02047	ORH Trucks Solutions Pty Ltd	Fleet vehicle servicing and repairs	\$ 714.45
3/10/2024	EFT02043	Patio Living	Damage bond refund	\$ 500.00
2/10/2024	PAYROLL	Pay02102024	PPE 22/09 Adjustment	\$ 8,395.60
9/10/2024	PAYROLL	Pay06102024	PPE 06/10	\$ 233,497.77
11/10/2024	PAYROLL	Pay11102024	PPE 06/10 Adjustment	\$ 1,703.90
23/10/2024	PAYROLL	Pay20102024	PPE 20/10	\$ 224,814.42
11/10/2024	EFT02045	Persolkelly Australia Pty Ltd	Temp Officer	\$ 8,282.67
17/10/2024	EFT02047	Perth Bouncy Castle Hire (KGO Enterprises Pty Ltd)	Aquatic Centre Family fun day attractions	\$ 3,960.00
11/10/2024	EFT02045	PFD Food Services Pty Ltd	Aquatic Centre café supplies	\$ 1,865.85
24/11/2024	EFT02048	PFD Food Services Pty Ltd	Aquatic Centre café supplies	\$ 1,108.25
11/10/2024	EFT02045	Phil Johnson Plumbing And Gas	Plumbing works	\$ 997.00
11/10/2024	EFT02045	Pipeline Irrigation	Various Irrigation works	\$ 7,821.55
17/10/2024	EFT02047	Pipeline Irrigation	Various Irrigation works	\$ 4,857.60
24/11/2024	EFT02048	Pipeline Irrigation	Various Irrigation works	\$ 9,427.00
24/11/2024	EFT02048	Post Newspapers Pty Ltd	Various advertising	\$ 1,377.81
3/10/2024	EFT02043	Power Audio Visual Perth	Celebrate Lake Claremont - Stage and equipment hire	\$ 3,111.35
17/10/2024	EFT02047	Power Audio Visual Perth	Equipment hire for Museum event	\$ 387.75
3/10/2024	EFT02043	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Ads/promotion	\$ 638.00
11/10/2024	EFT02045	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Ads/promotion	\$ 522.72
11/10/2024	EFT02045	Proarb WA	Various tree works	\$ 18,062.00
17/10/2024	EFT02047	Proarb WA	Various tree works	\$ 1,452.00
17/10/2024	EFT02047	Protec Asphalt	Various road works	\$ 2,728.00
24/11/2024	EFT02048	Protec Asphalt	Various road works	\$ 440.00
14/11/2024	EFT02046	Quicksuper (Australiansuper Pty Ltd)	Superannuation for special payrun	\$ 1,466.76
3/10/2024	EFT02043	RAC Businesswise (RAC Motoring Pty Ltd)	Roadside Assistance for Fleet Vehicles	\$ 108.00
24/11/2024	EFT02048	RAC Businesswise (RAC Motoring Pty Ltd)	Roadside Assistance for Fleet Vehicles	\$ 410.00
24/11/2024	EFT02048	Raeco (CEI Pty Limited)	Stationery supplies	\$ 80.92
17/10/2024	EFT02047	Reds Productions Pty Ltd	Jurassic Adventure Trail - Reptile display	\$ 1,800.00
17/10/2024	EFT02047	Rine Med Pty Ltd	Damage bond refund	\$ 3,000.00
3/10/2024	EFT02043	Satellite Security Services Pty Ltd	Security services & monitoring of Council buildings	\$ 6,937.92

SCHEDULE OF PAYMENTS
October 2024

3/10/2024	EFT02043	Schlager Group Pty Ltd	BVCC progress payments	\$ 63,435.74
24/11/2024	EFT02048	Scotch College	Reinstatement of damaged turf	\$ 5,263.50
11/10/2024	EFT02045	Seek Ltd	Staff recruitment advertising	\$ 763.88
17/10/2024	EFT02047	Sensory Atelier For Children (Nikethani Arachchige Famlonga)	Celebrate Lake Claremont - Event attraction	\$ 1,410.00
3/10/2024	EFT02043	Sheridan's For Badges (Maj Trust)	Heritage Trail Plaque	\$ 570.90
24/11/2024	EFT02048	Shire Of Peppermint Grove	Inter Library Loan service shared cost	\$ 3,259.45
11/10/2024	EFT02045	Simple Wish Entertainment (Keira Williams)	Jurassic Adventure Trail - Entertainers	\$ 1,900.00
17/10/2024	EFT02047	Skyline Landscape Services Group	Mulching various sites	\$ 27,820.44
17/10/2024	EFT02047	Slimline Warehouse	Sign Equipment	\$ 130.79
17/10/2024	EFT02047	Soco Studios	Jurassic Adventure Trail - Videography	\$ 742.50
24/11/2024	EFT02048	Southern Cross Cleaning	Council building cleaning for September 2024	\$ 10,000.56
3/10/2024	EFT02043	Spec Fencing (John Steven Blackaller)	BVCC handrail supply and installation	\$ 12,069.20
17/10/2024	EFT02047	Sportsworld Of WA	Aquatic Centre shop stock	\$ 3,551.15
3/10/2024	EFT02043	St John Ambulance Western Australia Ltd	Celebrate Lake Claremont - First aid crew	\$ 488.40
3/10/2024	EFT02043	Stephanie Marie Lamb	E-Rates competition winner	\$ 1,000.00
17/10/2024	EFT02047	Stihl Shop Osborne Park	Equipment parts	\$ 8.75
11/10/2024	EFT02045	Sustainable Outdoors	Weed control/parks works	\$ 28,941.30
3/10/2024	EFT02043	Swan Valley Cuddly Animal Farm	Animals for Sunday Fundays	\$ 530.00
3/10/2024	EFT02043	Swanbourne Veterinary Centre	Animal Pound operating costs	\$ 74.00
3/10/2024	EFT02043	Taylor Burrell Barnett	Local Planning Strategy, Precinct Structure Plan	\$ 9,739.40
11/10/2024	EFT02045	The Churches Commission On Education Inc	Community Grant Funding - Chaplain Service	\$ 5,500.00
17/10/2024	EFT02047	The Cookie Barrel (Chez Andre)	Aquatic Centre café supplies	\$ 114.07
24/11/2024	EFT02048	The Trustee For The DB & JA Jones Family Trust	Night time activation grant	\$ 4,075.69
3/10/2024	EFT02043	TPG Network Pty Ltd	Internet service	\$ 2,084.50
24/11/2024	EFT02048	TPG Network Pty Ltd	Internet service	\$ 2,084.50
3/10/2024	EFT02043	Turfworks WA Pty Ltd	Mow parks & various verges	\$ 4,497.88
11/10/2024	EFT02045	Veolia Recycling & Recovery (Perth)	Commercial waste collection	\$ 1,124.64
24/11/2024	EFT02048	Veolia Recycling & Recovery (Perth)	Commercial waste collection	\$ 91,023.44
17/10/2024	EFT02047	Vocus Pty Ltd	Internet & telephone service	\$ 488.80
17/10/2024	EFT02047	Vorgee Pty Ltd	Aquatic Centre shop stock	\$ 2,948.00
11/10/2024	EFT02045	WA Distributors	Aquatic Centre Café supplies	\$ 385.85
24/11/2024	EFT02048	WALGA	Employee conference attendance	\$ 190.00
11/10/2024	EFT02045	Way Funky Company Pty Ltd	Aquatic Centre shop stock	\$ 1,471.47
17/10/2024	EFT02047	Wesfarmers Kleenheat Gas Pty Ltd	Gas charges for Aquatic Centre	\$ 1,304.70
3/10/2024	EFT02043	Wespray On Paving Pty Ltd	Footpath Repairs	\$ 770.00
24/11/2024	EFT02048	West Australian Symphony Orchestra Pty Ltd	Carols in the Park - Symphony performance deposit	\$ 7,370.00
11/10/2024	EFT02045	Western Metropolitan Regional Council	Domestic waste collection	\$ 33,059.55
24/11/2024	EFT02048	Western Metropolitan Regional Council	Domestic waste collection	\$ 153,644.85
3/10/2024	EFT02043	Whs Foundation (Work Health & Safety Foundation)	Health and Safety Representative training	\$ 990.00
17/10/2024	EFT02047	WINC	Stationery supplies	\$ 334.55
24/11/2024	EFT02048	WINC	Stationery supplies	\$ 910.24
3/10/2024	EFT02043	Woodlands Distributors And Agencies Pty Ltd	Dog waste bags	\$ 2,845.92
24/11/2024	EFT02048	Work Clobber	Staff uniform and safety clothing	\$ 199.00
17/10/2024	EFT02047	Xtreme Bounce Party Hire (Nicole P La Motte)	Celebrate Lake Claremont - equipment hire	\$ 1,645.00
11/10/2024	EFT02045	Yungatha Pty Ltd	BVCC Parking signage	\$ 334.40
3/10/2024	EFT02043	Yvonne Mary Loveland	WSA Executive Officer Consultancy - September 2024	\$ 8,333.34
11/10/2024	EFT02045	Zero Civil (Smart Urban Pty Ltd)	CBD bollard repairs	\$ 649.00
Total EFT				\$ 1,604,627.72

Total Number of EFT Transfers

196

CHEQUES ISSUED OCTOBER 2024 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
Total Cheques				\$ -

Total Number of Cheques

0

DIRECT DEBITS OCTOBER 2024 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
		Business Fleet Card	Fuel card expenses	\$ 6,374.08
		Dell	Computer equipment lease payments	\$ 8,122.88
		Kyocera	Photocopier lease payments	\$ 954.82
		NAB	Various bank fees	\$ 4,865.23
		Nab Purchase Card	Purchase Card expenses	\$ 18,377.63
		Synergy	Various electricity and street lighting	\$ 26,148.14
Total Direct Debits				\$ 64,842.78

TOTAL MUNICIPAL PAYMENTS FOR THE MONTH OF OCTOBER
2024

\$ 1,669,470.50

ELECTRONIC FUNDS TRANSFERS OCTOBER 2024 - TRUST FUND

Date	Ref.	Name	Details	Amount
Total EFT				\$ -

Total Number of EFT Transfers

\$ -

CHEQUES ISSUED OCTOBER 2024 - TRUST FUND

Date	Ref.	Name	Details	Amount
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SCHEDULE OF PAYMENTS
October 2024

Total Cheques			\$ -
Total number of Cheques			0
TOTAL TRUST PAYMENTS FOR THE MONTH OF OCTOBER 2024			\$ -
TOTAL ALL PAYMENTS FOR THE MONTH OF OCTOBER 2024			\$ 1,669,470.50

National Australia Bank, Statement Period 28 Sep 2024 to 29 Oct 2024

Manager Communications and Customer Relations

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Sep-24	28-Sep-24	Linktree* Linktree	Communications subscription	\$14.00
30-Sep-24	28-Sep-24	Intuit Mailchimp	Communications subscription	\$135.63
2-Oct-24	1-Oct-24	Woolworths Online	Staff Fruit and Milk	\$119.02
3-Oct-24	2-Oct-24	Coles 0299	BVCC opening	\$44.25
7-Oct-24	3-Oct-24	Advantage Pharmacy	Stationary	\$12.99
8-Oct-24	7-Oct-24	Claremont Toyworld	BVCC open day promotion	\$50.00
9-Oct-24	8-Oct-24	Woolworths Online	Staff Fruit and Milk	\$120.91
11-Oct-24	9-Oct-24	Jb Hi Fi Claremont	Minor equipment	\$29.95
11-Oct-24	10-Oct-24	Bigw Online	Promotions	\$69.95
16-Oct-24	10-Oct-24	Coles Online	Afternoon Tea - Toni Craig	\$101.80
21-Oct-24	20-Oct-24	Facebk*	Social media advertising	\$10.10
21-Oct-24	20-Oct-24	Wanewsdti	Communications subscription	\$40.00
21-Oct-24	20-Oct-24	Facebk*	Social media advertising	\$108.66
21-Oct-24	20-Oct-24	Hotjar	Website analytics	\$164.46
21-Oct-24	21-Oct-24	Woolworths Online	Staff Fruit and Milk	\$117.30
23-Oct-24	22-Oct-24	Woolworths Online	Staff Fruit and Milk	\$118.90
28-Oct-24	27-Oct-24	Intuit Mailchimp	Communications subscription	\$140.14
29-Oct-24	28-Oct-24	Linktree* Linktree	Communications IG subscription	\$14.00
Total AUD				\$1,412.06

Director Governance and People

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Sep-24	27-Sep-24	Bunnings 483000	Royal Show Equipment	\$12.00
30-Sep-24	27-Sep-24	Bunnings 309000	Royal Show Equipment	\$36.00
30-Sep-24	28-Sep-24	Foodies Market Clare	Refreshments for Royal Show Staff	\$17.97
22-Oct-24	21-Oct-24	Bayview Coffee Pty Lt	Staff Refreshments	\$10.14
24-Oct-24	24-Oct-24	Freshworks Inc	Software Subscription	\$3,084.00
25-Oct-24	24-Oct-24	Ultimocntng* Online	EM Forum Catering 28 Oct 2024	\$203.95
Total AUD				\$3,364.06

Director Planning & Development

Posting Date	Tran Date	Supplier	Narrative	Amount
7-Oct-24	4-Oct-24	Wilson Parking Per119	Parking for DoC meeting	\$4.00
7-Oct-24	4-Oct-24	Wilson Parking Per119	Parking for DoC meeting	\$4.00
10-Oct-24	8-Oct-24	Cpp Council House	Parking for SAT mediation	\$18.17
21-Oct-24	17-Oct-24	Cpp His Majestys	Parking for SAT mediation	\$11.11
Total AUD				\$37.28

Administration Officer - Infrastructure

Posting Date	Tran Date	Supplier	Narrative	Amount
3-Oct-24	2-Oct-24	Trybooking*ccf Wa	Civil Works Safety Forum	\$174.80
8-Oct-24	7-Oct-24	Farinosi & Sons Pty	Decking oil for Lake Parkland	\$47.75
24-Oct-24	23-Oct-24	Coles 0299	Distilled water & refreshments	\$9.60
25-Oct-24	23-Oct-24	The Gallery G C	Stationery	\$9.99
28-Oct-24	24-Oct-24	Armandos Sports	Basketball Net for Rowe Park	\$24.99
Total AUD				\$267.13

CEO

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Sep-24	26-Sep-24	Company Director	AICD Subscription	\$725.00
30-Sep-24	26-Sep-24	Business News Pty Lt	Business News Subscription	\$1,419.00
17-Oct-24	15-Oct-24	Temple & Webster	BVCC Furniture	\$3,826.95
Total AUD				\$5,970.95

Manager Tourism & Events

Posting Date	Tran Date	Supplier	Narrative	Amount
1-Oct-24	1-Oct-24	Facebk *vh6tpblej2	Jurassic Adventure Trail Facebook advertising	\$43.53
2-Oct-24	30-Sep-24	Bunnings Group Ltd	Events equipment sandbags	\$45.88
4-Oct-24	3-Oct-24	Facebk *ej8pwblej2	CTC Jurassic Adventure Trail Facebook advertising	\$9.25
7-Oct-24	5-Oct-24	Coles 0333	Public Art Unveiling - catering	\$5.50
7-Oct-24	5-Oct-24	Woolworths/Beelier Dr & W	Public Art Unveiling - catering	\$30.60
17-Oct-24	15-Oct-24	Bunnings Group Ltd	CTC Flag Clips	\$93.13
17-Oct-24	15-Oct-24	Bunnings Group Ltd	CTC Flag Clips	\$93.13
Total AUD				\$321.02

Manager Environmental Health

Posting Date	Tran Date	Supplier	Narrative	Amount
14-Oct-24	11-Oct-24	Ls Upperhandburgers	Food sampling	\$10.90
21-Oct-24	18-Oct-24	Machi Machi Claremont	Food sampling	\$4.87
25-Oct-24	23-Oct-24	Boc Gas And Gear	Dry ice for mosquito traps	\$7.43
Total AUD				\$23.20

Curator Museum

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Sep-24	26-Sep-24	Bunnings 483000	Brackets for hanging	\$15.80
30-Sep-24	29-Sep-24	Temu.Com	Fake tiles for display	\$14.16
1-Oct-24	30-Sep-24	Coles 0299	HIACC - October	\$100.00
1-Oct-24	30-Sep-24	Coles 0299	HIACC - October	\$102.25
2-Oct-24	30-Sep-24	Educational Art Suppli	Funday Supplies	\$158.04
2-Oct-24	1-Oct-24	Shop For Shops	Female plastic hanging cloths torso	\$21.00
3-Oct-24	2-Oct-24	Coles 0299	HIACC - Fruit	\$35.40
4-Oct-24	1-Oct-24	Bunnings 454000	Funday pet rock stones	\$12.18
14-Oct-24	10-Oct-24	Post Dalkeith Lpo	Return of original images	\$16.25
15-Oct-24	14-Oct-24	Anc*ancestry.Com.Au	Ancestry membership	\$139.99
28-Oct-24	24-Oct-24	Bunnings 483000	Return of brackets	-\$15.80
Total AUD				\$599.27

Manager Governance & Records

Posting Date	Tran Date	Supplier	Narrative	Amount
1-Oct-24	28-Sep-24	Legal Practice Board	Professional Indemnity Insurance Renewal - LPBWA	\$30.00
Total AUD				\$30.00

Manager ICT

Posting Date	Tran Date	Supplier	Narrative	Amount
30-Sep-24	28-Sep-24	Dyn*dyn.Com/Charge	Dynamic DNS Pro Renewal	\$80.90
2-Oct-24	1-Oct-24	Officeworks 0602	BVCC printer Ink cartridges	\$133.00
4-Oct-24	3-Oct-24	Officeworks	BVCC Printer	\$499.00
7-Oct-24	3-Oct-24	Bunnings 483000	BVCC Cable Management	\$88.61
11-Oct-24	9-Oct-24	Microsoft#g062601417	Microsoft Azure Subscription	\$257.33
14-Oct-24	11-Oct-24	Bunnings 483000	Employee Welcome Pack	\$57.80
15-Oct-24	14-Oct-24	Hightail / Opentext	Hightail file sharing subscription	\$216.36
21-Oct-24	17-Oct-24	Officeworks	Display cables for new PC monitors	\$167.92
23-Oct-24	22-Oct-24	Freshworks Inc	Freshdesk subscription	\$3,084.00
23-Oct-24	23-Oct-24	1password	1Password Annual subscription	\$149.31
25-Oct-24	22-Oct-24	Bunnings 483000	Employee Welcome Pack	\$120.62
Total AUD				\$4,854.85

Manager Aquatic Centre

Posting Date	Tran Date	Supplier	Narrative	Amount
14-Oct-24	8-Oct-24	Amazon Marketplace Au	RFID tags for memberships at the Aquatic Centre	\$63.12
23-Oct-24	22-Oct-24	Foodies Market Clare	Milk for pool café.	\$11.97
Total AUD				\$75.09

Bay View Community Centre Coordinator

Posting Date	Tran Date	Supplier	Narrative	Amount
2-Oct-24	1-Oct-24	Mailchimp *misc	Mailchimp Marketing Subscription	\$86.63
14-Oct-24	12-Oct-24	Magshoponline	Annual Magazine subscription	\$61.00
17-Oct-24	16-Oct-24	Nextmedia Pty Ltd	Reimbursement for cancelled magazine subscription	-\$79.00
18-Oct-24	17-Oct-24	Public Libraries Wa	Annual Public Libraries Subscription	\$305.55
28-Oct-24	24-Oct-24	Magshoponline	Digital Magazine Subscription	\$4.00
Total AUD				\$378.18

Executive Assistant

Posting Date	Tran Date	Supplier	Narrative	Amount
4-Oct-24	3-Oct-24	Waivpay Pty Ltd	Volunteer Thank you Gift Card	\$202.95
9-Oct-24	8-Oct-24	Bayview Coffee Pty Lt	Women in Management Meeting Refreshments	\$31.94
9-Oct-24	8-Oct-24	Coles 0392	Monthly Staff Meeting refreshments	\$104.00
10-Oct-24	8-Oct-24	Mosman Fresh Iga	Monthly Staff Meeting refreshments	\$15.98
14-Oct-24	13-Oct-24	Officeworks 0604	Citizenship Ceremony Certificate Frames	\$27.50
15-Oct-24	14-Oct-24	Ultimoctng* Online	Catering Citizenship Ceremony - October	\$416.95
17-Oct-24	15-Oct-24	Jacks Wholefoods &	Managers Quarterly Corporate Business Planning refreshments	\$54.07
17-Oct-24	15-Oct-24	Koko Black Claremont	Citizenship Ceremony Conferee Gifts	\$91.80
17-Oct-24	16-Oct-24	Coles 0299	Citizenship Ceremony Catering Supplies	\$99.35
Total AUD				\$1,044.54

\$18,377.63

**Town of Claremont - Fuel Card Report
September 2024**

Date	Company	Fleet Vehicle Registration	Location	Fuel Type	Total Cost
2/09/2024	Business Fuel Cards	1HHM122	Card Fee		6.59
5/09/2024	Business Fuel Cards	1HHM122	COLES EXPRESS CLAREMONT	Unleaded	111.81
20/09/2024	Business Fuel Cards	1HHM122	COLES EXPRESS CLAREMONT	Unleaded	71.71
30/09/2024	Business Fuel Cards	1HHM123	Transaction Fee		2.20
2/09/2024	Business Fuel Cards	1HGN251	Card Fee		6.59
30/08/2024	Business Fuel Cards	1HGN251	COLES EXPRESS CLAREMONT	Diesel	126.62
27/09/2024	Business Fuel Cards	1HGN251	7-Eleven Carlisle	Diesel	96.01
30/09/2024	Business Fuel Cards	1HGN251	Transaction Fee		5.82
2/09/2024	Business Fuel Cards	1HNA376	Card Fee		6.59
4/09/2024	Business Fuel Cards	1HNA372	AMPOL NEDLANDS	Diesel	142.13
19/09/2024	Business Fuel Cards	1HNA373	AMPOL NEDLANDS	Unleaded	42.96
17/09/2024	Business Fuel Cards	1HNA374	AMPOL NEDLANDS	Diesel	146.48
27/09/2024	Business Fuel Cards	1HNA375	AMPOL NEDLANDS	Diesel	156.03
30/09/2024	Business Fuel Cards	1HNA376	Transaction Fee		14.16
2/09/2024	Business Fuel Cards	1HKK055	Card Fee		6.59
9/09/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	44.52
30/09/2024	Business Fuel Cards	1HKK055	Transaction Fee		1.10
2/09/2024	Business Fuel Cards	1HNU587	Card Fee		6.59
14/09/2024	Business Fuel Cards	1HNU587	AMPOL MURDOCH	Diesel	117.35
29/09/2024	Business Fuel Cards	1HNU587	COLES EXPRESS CLAREMONT	Diesel	103.55
30/09/2024	Business Fuel Cards	1HNU587	Transaction Fee		5.82
2/09/2024	Business Fuel Cards	1GPM 470	Card Fee		6.59
4/09/2024	Business Fuel Cards	1GPM 470	AMPOL KARRINYUP	Unleaded	103.50
12/09/2024	Business Fuel Cards	1GPM 470	CALTEX OSBORNE PARK	Unleaded	103.29
30/09/2024	Business Fuel Cards	1GPM 470	Transaction Fee		9.44
2/09/2024	Business Fuel Cards	1GVR803	Card Fee		6.59
3/09/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	53.15
17/09/2024	Business Fuel Cards	1GVR803	COLES EXPRESS CLAREMONT	Unleaded	108.65
24/09/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	56.46
30/09/2024	Business Fuel Cards	1GVR803	Transaction Fee		3.30
2/09/2024	Business Fuel Cards	1HVW052	Card Fee		6.59
3/09/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	107.88
11/09/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	142.46
20/09/2024	Business Fuel Cards	1HVW052	AMPOL MOSMAN PARK	Unleaded	121.62
30/09/2024	Business Fuel Cards	1HVW052	Transaction Fee		6.92
2/09/2024	Business Fuel Cards	1HVW050	Card Fee		6.59
3/09/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	65.32
17/09/2024	Business Fuel Cards	1HVW050	BP ROSEGARDEN	Unleaded	64.84
30/09/2024	Business Fuel Cards	1HVW052	Transaction Fee		5.82
2/09/2024	Business Fuel Cards	1HVW051	Card Fee		6.59
11/09/2024	Business Fuel Cards	1HVW051	COLES EXPRESS FREMANTLE	Unleaded	138.00

26/09/2024	Business Fuel Cards	1HVW051	BP SOUTH FREMANTLE	Unleaded	135.89
30/09/2024	Business Fuel Cards	1HVW051	Transaction Fee		5.82
2/09/2024	Business Fuel Cards	1HWY703	Card Fee		6.59
1/09/2024	Business Fuel Cards	1HWY703	PUMA GWELUP	Unleaded	67.51
14/09/2024	Business Fuel Cards	1HWY703	PUMA GWELUP	Unleaded	72.09
28/09/2024	Business Fuel Cards	1HWY703	PUMA GWELUP	Unleaded	56.93
30/09/2024	Business Fuel Cards	1HWY703	Transaction Fee		14.16
2/09/2024	Business Fuel Cards	1HGN250	Card Fee		6.59
6/09/2024	Business Fuel Cards	1HGN250	AMPOL MOSMAN PARK	Diesel	117.41
24/09/2024	Business Fuel Cards	1HGN250	AMPOL MOSMAN PARK	Diesel	114.01
30/09/2024	Business Fuel Cards	1HGN250	Transaction Fee		9.44
2/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Card Fee		6.59
3/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	AMPOL NEDLANDS	Unleaded	85.84
12/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP EXRESS MYAREE	Unleaded	138.87
18/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP ROSEGARDEN	Unleaded	62.75
21/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	AMPOL NEDLANDS	Unleaded	68.77
24/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP ROSEGARDEN	Unleaded	75.38
30/09/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Transaction Fee		23.60
2/09/2024	Business Fuel Cards	1HPN643	Card Fee		6.59
28/09/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	114.22
30/09/2024	Business Fuel Cards	1HPN643	Transaction Fee		1.10
2/09/2024	Business Fuel Cards	1HKK056	Card Fee		6.59
31/08/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	39.79
5/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	44.94
8/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	43.68
11/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	48.00
13/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	47.21
17/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	37.67
19/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	38.15
20/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	22.40
23/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	46.63
26/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	54.34
28/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	45.30
29/09/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	33.98
30/09/2024	Business Fuel Cards	1HKK056	Transaction Fee		13.20
2/09/2024	Business Fuel Cards	1HPN644	Card Fee		6.59
3/09/2024	Business Fuel Cards	1HPN644	COLES EXPRESS BANKSIA GROVE	Diesel	115.74
10/09/2024	Business Fuel Cards	1HPN644	7-ELEVEN BANKSIA GROVE	Diesel	117.44
17/09/2024	Business Fuel Cards	1HPN644	BP ROSEGARDEN	Diesel	118.60
24/09/2024	Business Fuel Cards	1HPN644	EG FUEL CO BANKSIA GROVE	Diesel	115.35
30/09/2024	Business Fuel Cards	1HPN644	Transaction Fee		15.26
2/09/2024	Business Fuel Cards	1HVW053	Card Fee		6.59
5/09/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	147.31
15/09/2024	Business Fuel Cards	1HVW053	AMPOL SUBIACO	Unleaded	132.17
20/09/2024	Business Fuel Cards	1HVW053	AMPOL SUBIACO	Unleaded	110.30
27/09/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	122.97
30/09/2024	Business Fuel Cards	1HVW053	Transaction Fee		18.88

19/09/2024	Business Fuel Cards	1IFF055	Card Fee		6.59
10/09/2024	Business Fuel Cards	1IFF055	COLES EXPRESS CLAREMONT	Unleaded	75.58
29/09/2024	Business Fuel Cards	1IFF055	BP KARDINYA	Unleaded	91.33
30/09/2024	Business Fuel Cards	1IFF055	Transaction Fee		5.82
19/09/2024	Business Fuel Cards	1IFF054	Card Fee		6.59
19/09/2024	Business Fuel Cards	1IFF052	Card Fee		6.59
10/09/2024	Business Fuel Cards	1IFF052	AMPOL DOUBLEVIEW	Unleaded	106.51
30/09/2024	Business Fuel Cards	1IFF052	Transaction Fee		4.72
19/09/2024	Business Fuel Cards	1IFF051	Card Fee		6.59
19/09/2024	Business Fuel Cards	1IFF051	AMPOL DOUBLEVIEW	Unleaded	48.16
30/09/2024	Business Fuel Cards	1IFF051	Transaction Fee		4.72
19/09/2024	Business Fuel Cards	1IFF053	Card Fee		6.59
10/09/2024	Business Fuel Cards	1IFF053	COLES EXPRESS CLAREMONT	Unleaded	82.62
25/09/2024	Business Fuel Cards	1IFF053	COLES EXPRESS CLAREMONT	Unleaded	108.51
30/09/2024	Business Fuel Cards	1IFF053	7-ELEVEN COCKBURN CENTRAL	Unleaded	81.42
30/09/2024	Business Fuel Cards	1IFF053	Transaction Fee		6.92
19/09/2024	Business Fuel Cards	1IFF057	Card Fee		6.59
3/09/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	63.00
10/09/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	65.00
17/09/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	75.25
24/09/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	62.05
30/09/2024	Business Fuel Cards	1IFF057	Transaction Fee		4.40
19/09/2024	Business Fuel Cards	1IFF056	Card Fee		6.59
8/09/2024	Business Fuel Cards	1IFF056	CALTEX MIDVALE	Unleaded	90.57
24/09/2024	Business Fuel Cards	1IFF056	COLES EXPRESS CLAREMONT	Unleaded	72.04
30/09/2024	Business Fuel Cards	1IFF056	Transaction Fee		5.82
29/09/2024	Business Fuel Cards	1IAU153	Card Fee		6.59
18/09/2024	Business Fuel Cards	1IAU153	COLES EXPRESS CLAREMONT	Unleaded	63.60
30/09/2024	Business Fuel Cards	1IAU153	Transaction Fee		1.10
29/09/2024	Business Fuel Cards	1IAU171	Card Fee		6.59
3/09/2024	Business Fuel Cards	1IAU171	COLES EXPRESS WILLETTON	Unleaded	90.01
4/09/2024	Business Fuel Cards	1IAU171	COLES EXPRESS WILLETTON	Unleaded	55.50
30/09/2024	Business Fuel Cards	1IAU171	Transaction Fee		2.20
		REBATE	COLES EXPRESS		-35.77
		REBATE	OTHER FUEL		-0.36
Business Fuel Cards Total					6,374.08

13.2 LIVEABILITY

13.2.1 LOT 5 (46) VICTORIA AVENUE - PROPOSED TWO STOREY GROUPED DWELLING

File Number: 01PEA/24/4306

Author: Nick Bakker – Senior Planner

Authoriser: Liz Ledger (Chief Executive Officer)

Proposed Meeting Date: 26 November 2024

DA No.: 2024.56

Property Owner: Graeme Morgan

Applicant: Mitchell Cook – Klopper & Davies Architects

Lot No.: 5

Area of Lot: 2,681m²

Zoning: R15

Attachments:

1. Location & Submission Map [13.2.1.1 - 1 page]
2. CONFIDENTIAL REDACTED - Plans [13.2.1.2 - 15 pages]
3. CONFIDENTIAL REDACTED - Submissions - Combined [13.2.1.3 - 7 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> <i>Metropolitan Region Scheme (MRS)</i> <i>Local Planning Scheme No. 3 (LPS3)</i> <i>Residential Design Codes (RDC)</i></p>
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SUMMARY

- Application for Development Approval received for a new two storey grouped dwelling, swimming pool and undercroft garage on a proposed lot to be created as part of recent subdivision application recommended for approval to the Western Australian Planning Commission (WAPC) by the Town.
- Dual determination by the Town and the WAPC is required as the subject site is located partially within the Metropolitan Region Scheme (MRS) Reserve for Parks and Recreation.
- Proposal does not meet the ‘Deemed to Comply’ (DTC) requirements of the Residential Design Codes (RDC) relating to lot boundary setbacks, visual privacy, and front fence design.
- Four neighbouring properties were consulted, including the residents of a multi-storey apartment building to the west. Three submissions were received from residents and a letter from the Council of Owners (CoO).
- Submissions raised several concerns including; loss of privacy, encroachment of the building on the western boundary, foreshore access being provided through the property to the west and queries regarding the manner in which the Town conducted neighbour consultation.

- It is considered that the concerns raised can, in the most, be addressed at Building Permit stage by compliance with the requirements of the National Construction Code. Privacy and wall height issues are suitably addressed by assessment of the Design Principles of the RDC. Accordingly, the variations, other than in relation to visual truncations of the driveway at the front entrance, are considered acceptable and will have limited impact on the adjoining property.
- Application is recommended for approval, subject to relevant conditions and that Council recommends the WAPC approve the application.

PURPOSE

The application requires Council’s determination due to neighbour objections.

BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
8 July 2024	Application for Development Approval received by Council
10 July 2024	Application referred to the WAPC
17 July 2024	Application undergoes internal DCU assessment
19 August 2024	Additional information requested from applicant following assessment
6 September 2024	Additional information and amended plans received from applicant
17 September 2024	Advertising commenced
2 October 2024	Advertising closed
25 October 2024	Council recommended support for the subdivision application to the WAPC
1 November 2024	Extended consultation period closed
11 November 2024	Report prepared for Council

PAST RESOLUTIONS

There are no past Council Resolutions relevant to this application.

Statutory Considerations

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 several time extensions to the Town to provide its recommendation (required within 42 days of the receipt of the application), pending the receipt of additional information from the applicant required in order to determine the application.

Heritage

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

COMMUNICATION/CONSULTATION

The application was advertised in accordance with the Residential Design Codes (RDC) and cl.64(1)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

The proposed development impacted land owned as common property of the neighbouring site. In this regard the Town sought comments from the applicable Council of Owners (CoO). A number of neighbouring residents contacted the Town seeking the opportunity to make their own submission, which the Town facilitated. In total, four neighbouring properties were consulted, and four submissions objecting to the proposal were received. A summary of submissions is provided as follows:

Submissions Received		
Address:	U21/42 Victoria Avenue	
Submission	Applicant Comment	Officer Comment
I object to the proposed redevelopment of 46 Victoria Avenue.		Noted
The proposed development should not be allowed to encroach on the Western side of our property. Current development distance requirements should be enforced.	The proposal sits entirely within the proposed lot. There will be no encroachment. Setbacks have been increased to meet the Deemed-to-Comply (DTC) provisions in most instances.	The proposed wall is located entirely within the subject site and does not encroach on the neighbouring property.
Proposals to inject chemicals into the wall / soil between the eastern side of 46 Victoria Avenue and the western side of 42 Victoria Avenue are environmentally unfriendly and risk serious damage to below ground infrastructure already on the eastern side of 42 Victoria Avenue.	Subject to engineering, we propose to retain the existing retaining/planting along the western boundary.	Full engineering details will be provided with the Application for Building Permit.
Address:	42 Victoria Avenue	
Submission	Applicant Comment	Officer Comment
As the direct next-door neighbour, I have a number of concerns with this development. Why does the council even have maximum heights, minimum heights and boundary requirements if they may be broken? I do not agree with		The proposal complies with the building height requirements of cl.40 of LPS3 and Council does not have discretion to approve development which exceeds 6.6m (wall height) in this area of Victoria Avenue on the river side.

<p>any of their attempts to bypass the codes.</p>		<p>The boundary wall in question proposes a variation to the DTC provisions of the Residential Design Codes (RDC). The RDC provides for two pathways to approval of residential development. If a Design Element of a development does not meet the 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. This matter is addressed below.</p>
<p>I also flag my concern about this neighbour requesting to insert a gate in our adjoining wall so that they can access the river through our property. This neighbour has mentioned their plans to do this without Claremont council approval (if the Council of Owners at Freshwaters Apartments approve). I am concerned that they will do this and "beg for forgiveness rather than permission".</p> <p>Can you please ensure that our wall boundary is not broken by this neighbour? Additionally, can you please ensure that this neighbour adheres to the height, boundary restrictions adhered to by all other owners of Claremont? Rules are in place for a reason.</p>	<p>The proposed river access was removed from a previous design revision.</p>	<p>The plans do not include river access for the proposed lot and complies with the LPS3 height requirements.</p>
<p>Address: 42-44 Victoria Avenue</p>		
<p>Submission</p>	<p>Applicant Comment</p>	<p>Officer Comment</p>
<p>I object to variations to design codes proposed in the letter attached.</p> <p>Discretionary matter 4 (relating to overlooking) directly impact residents or Freshwater Apartments. Below is a snip from Google Maps (refer to attached submission). The area of the tennis court is of the proposed development.</p>	<p>The proposal largely complies with the DTC provisions of the RCodes.</p> <p>The balcony and roof deck meet Design Principle P3.2 through the use of various blade walls, low/solid balustrade elements & extensive soft landscaping.</p>	<p>As per the DP assessment below, overlooking will be limited to the parking area at the front of 42-44 Victoria Avenue to the west and will be largely screened by the dense vegetation existing along the neighbour's side of the boundary.</p> <p>The southwest facing balcony is separated by a distance of 20m from</p>

<p>The proposed rear balcony is 4 m and roof deck is 5.6 metres from the boundary whereas the Residential Design Codes have the minimum privacy requirement of 7.5m.</p> <p>This directly impacts 7 apartments on the western side of Freshwater Apartments adjacent to the proposed development. Except for the ground floor apartment, 6 apartments have windows directly overlooking the proposed development. A rear balcony and roof deck constitute an entertainment area and all activities there have both a visual and noise impact on the occupants of freshwater apartments.</p>		<p>the seven apartments in question and is looked down upon by the kitchen windows of all seven units.</p> <p>Given the overlooking complies in relation to the southern boundary and the balcony in question looks up at a seven-storey apartment building, it is considered that the development complies with the DP requirements of the RDC and not considered to present a privacy issue. Accordingly, it is not recommended to place additional restrictions to the balcony or roof deck.</p>
<p>If the situation was to be reversed and Freshwater Apartments was to be newly built, then the residents of no 46 would surely object on the grounds of cone-of vision privacy from the units of Freshwater Apartments directly looking into their property, yet they seek to build it that way.</p>		<p>Noted - this is however, not the application being considered by the Town.</p>
Address:	42 Victoria Avenue, Claremont (Council of Owners)	
Submission	Applicant Comment	Officer Comment
<p>The development proposal is to subdivide 46 Victoria Avenue such that the property is separated into 2 properties approximately along the lines of the current tennis court and a residential dwelling is built on what is the current tennis court. Many of the existing apartments of Freshwater Apartments overlook that tennis court at present. Additionally, the TOC provided a letter to the CoO detailing 4 points for a variation to the current Residential Design Codes.</p>		<p>Noted</p>
<p>The 4 points detailing the variation to the current Residential Design Codes are:</p> <ol style="list-style-type: none"> 1. The proposed western boundary wall of the 	<p>The proposal largely complies with the DTC provisions of the RDC.</p>	<p>Noted – see comments below.</p>

<p>development (which is our eastern boundary) has a maximum height of 5.5m in lieu of the maximum boundary wall height of 3.5 m permitted under the Deemed-to-Comply requirements of the Residential Design Codes;</p> <ol style="list-style-type: none"> 2. Portion of the front fence is solid to 1.8 m in height in lieu of being visually permeable above 1.2 m; 3. The front fence pillars are 760 mm in width and located within the visual sight line truncation, in lieu of the maximum pillar width of 350mm, permitted under the Deemed-to-Comply requirements of the Residential Design Codes; and 4. The proposed rear balcony and roof deck provide cone-of-vision (privacy) setback of 4m and 5.6m (respectively) from the western boundary in lieu of the 7.5 m minimum privacy setback required under the Deemed-to-Comply requirements of the Residential Design Codes. 		
<p>Point 1 above is the boundary wall near the driveway of Freshwater Apartments. The height is measured from the existing tennis court and is very similar to the dimensions of the current wall. The CoO has no objections if this is true and strictly abided with and the height is similar to the current height +/- 10 cm.</p>		<p>Non-objection noted.</p>
<p>Points 2 and 3 above. Relate to the Victoria Avenue front boundary wall of the property. CoO has no objections to the proposal. The CoO believe the current wall is aesthetically pleasing.</p>		<p>Non-objection noted.</p>
<p>Point 4. The CoO has viewed the proposed development plan and believe the rear balcony is a balcony accessed from what appears to be the master bedroom. Subject to the conditions below, the CoO has no objections to the balcony being</p>		<p>Conditional non-objection noted and discussed further below.</p>

<p>closer to our common boundary as by the Deemed-to-Comply requirements of the Residential Design Codes.</p>		
<p>The roof deck is 1.9 metres closer to the common boundary from the Deemed-to-Comply requirements of the Residential Design Codes.</p>		<p>Overlooking will be limited to the parking area at the front of 42-44 Victoria Avenue to the west and will be largely screened by the dense vegetation existing along the neighbour's side of the boundary.</p>
<p>Subject to the conditions below, the CoO has no objections if the screening vegetation as shown on the plan is included. We feel that the vegetation will be planted as it is in the best interests of the new development to screen the view of our dwelling as much as possible from their roof top entertainment area.</p>	<p>The balcony & roof deck meet Design Principle P3.2 through the use of various blade walls, low/solid balustrade elements & extensive soft landscaping.</p>	<p>As per the DP assessment below the privacy setback variations do not impact on habitable areas of the neighbouring property and considered to satisfy the DP under the privacy provisions of the RDC.</p> <p>Although the plans show additional landscaping to be planted on the western boundary, the extensive vegetation existing on the neighbour's side of the boundary adequately screens any potential overlooking, therefore it is not necessary to impose a condition for additional vegetation to be planted.</p>
<p>In reviewing the design and location of the proposed dwelling, we observed that on the western side of the house nearest the street of Victoria Avenue, that the common boundary wall is proposed to be side wall of the house for 11.15m metres. Followed by a step back where the western wall is 1.75 m from the common boundary wall. This proposed common boundary/new side wall, is adjacent to a garden bed at Freshwater Apartments where the incoming mains water pipe is located that supplies water to Freshwater Apartments.</p>	<p>The proposal sits entirely within the proposed lot. There will be no encroachment.</p>	<p>The proposed development is contained entirely with the subject property. All structural engineering details will be provided with the Application for Building Permit.</p>
<p>One of our CoO members had an informal discussion with the owner of the development and during that discussions it was disclosed that there was a plan to inject a chemical</p>		<p>As discussed below, the Town supports the proposed variation to the privacy provisions of the RDC and it is entirely inappropriate to impose such conditions as</p>

<p>into the soil within the boundary of Freshwater Apartments to assist in solidifying the soil so that a retaining wall was either easier to build or no retaining wall was required. This element of the work has not been disclosed in the TOC communication to the CoO. To the extent that there is such a plan or intent, we object to that plan on the basis that it is not the property of the owner of the development to do so and that it may significantly harm the infrastructure of Freshwater Apartments.</p> <p>Due to the sensitive nature of this aspect of Freshwater Apartments, the CoO request a mechanical structural retaining wall that is independent of the proposed new dwelling. The structure should have incorporated the necessary drainage points in the event of high rain and or unexpected bursting of the mains water pipe.</p> <p>Additional notes; there are trees in the garden bed and the roots should not be disturbed, the retainer should be impervious to roots entering the new dwelling and damaging the structure, also that there are no injectables or chemicals into the ground at Freshwater Apartments, as mentioned above.</p> <p>The conditions to the approval of the variations to the Deemed-to-Comply requirements of the Residential Design Codes, is that the owner of 46 Victoria Ave irrevocably waive their rights to any future developments at 42-44 Victoria Ave with respect to the common boundary walls to the west and with respect to overlooking.</p>		<p>requested by the CoO upon the applicant / owner as these matters are controlled under the requirements of the National Construction Code through consideration of a Building Permit application.</p> <p>If chemical injection is proposed, it can be contained within the development site, or extend into the adjoining property only with the owner’s agreement through signing of a BA20A form.</p>
<p>To be clear, the owner of the development wishes to seek exemption from building codes and construct areas which in the future may be overlooked by a future</p>		<p>Other structural stability matters will be addressed by the builder as part of the Building Permit application. In instances where the structural stability of adjacent</p>

<p>redevelopment of the property currently at Freshwater Apartments. We do not believe it would be fair for any owner of the development to later claim that these areas should be protected from overlooking over and above any protection prior to this proposed development.</p> <p>We draw to the council and the owner’s attention that the current boundary wall on the western side of the proposed development has at least two large cracks and that within the boundary of Freshwater Apartments we have a large wall structure that may be impacted by building works next door. If this existing wall is to be altered, it will be important to support that structure. We note no reference to these obvious cracks in the plans that we have been provided with. There is also a possibility that a large retaining wall on the south-eastern side of the carport of Freshwater Apartments may collapse or be seriously damaged by earth moving or vibrations from close by. We recommend that the owner’s engineer inspect this site prior to work commencing.</p>		<p>development is concerned, it is normal practice for the Town to require the submission of a Dilapidation Report as a condition of the Building Permit. The applicant can be advised of this through an Advice Note on the Development Approval.</p>
<p>Lastly, we are quite concerned about noise from construction and ask that all relevant rules be strictly abided by in that respect.</p> <p>We would also like the Council to remind the builders and contractors that parking at Freshwater Apartments is for our residents and their guests and those involved in the development may not use parking at Freshwater Apartments without the express written permission of the CoO. A daily fine will be imposed if unauthorised parking takes place.</p> <p>Representatives of the CoO would be prepared to meet with the</p>		<p>Construction on site can be subject to the <i>Environmental Protection (Noise) Regulations 1997</i>, as per recommended Advice Note 12.</p> <p>If approved a condition will be included that the applicant prepare a Construction Management Plan detailing access to the site, the delivery and storage of materials and the parking of tradespersons.</p>

Council and/or the owners of the development to discuss concerns or issues.		
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Full copies of the submissions are attached to this report.

DISCUSSION

Description

The application proposes a two-storey grouped dwelling at the above property. The existing dwelling is proposed to be retained.

Compliance

The development proposes variations to the DTC provisions of the RDC. The RDC provides for two pathways to approval for residential development. If a Design Element of a development does not meet the DTC requirements of the RDC, the Design Element may be legitimately considered under the discretion provided for in the specified DP of the RDC. 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 LPS3, RDC and Local Planning Policy provisions other than the following:

1. The proposed western boundary wall of the development has a maximum height of 5.5m in lieu of the maximum boundary wall height of 3.5m permitted under the DTC requirements of the RDC.
2. The proposed rear balcony and roof deck provide cone-of-vision (privacy) setback of 4m and 5.6m (respectively) from the western boundary in lieu of the 7.5m privacy setback under the DTC requirements of the RDC.
3. The front fence pillars are 760 mm in width and located within the visual sight line truncation, in lieu of the maximum pillar width of 350mm, permitted under the DTC requirements of the RDC.

RDC 5.1.3 Lot Boundary Setbacks (C3.2 Boundary Walls)

With regard to 1 above, the proposed boundary wall is adjacent to the car parking area and vehicle access of the multiple dwelling site to the west. This area of the neighbouring property is heavily vegetated on the neighbour’s side of the boundary. Accordingly, the boundary wall will be barely visible from the nearest residential apartments, which are located approximately 35m to the south-west. As such, the proposed boundary wall will result in very little impact on the amenity of the neighbouring apartments by way of excessive building bulk.

The subject site is located to the east and north of the neighbouring property. As the proposed wall is located to the east of the adjoining site, it will not cast a shadow over the neighbour’s site for most of the day. Any shadow cast by the wall will fall over the existing car parking area in the morning and therefore not impact any active or habitable spaces of the neighbouring residents. The proposed boundary wall is considered to make effective use of the space of the soon to be subdivided property which will have more limited space to achieve a compliant boundary wall height given the steep fall over the property.

Due to the slope of the site away from the street, when viewed from the street the proposed boundary wall appears single storey and is in fact lower in height than the remainder of the dwelling. In this regard, the proposed boundary wall is consistent with the prevailing development context of the streetscape. Therefore, the increased boundary wall height is considered to satisfy the relevant DP provisions of the RDC and is recommended for approval.

RDC 5.4.1 Visual Privacy

The cone of vision from the upper balcony and roof terrace cross the western boundary at parts of the neighbour's property consisting of dense vegetation and visitor parking/ vehicle access to the apartments. The balcony includes fixed screening devices to obscure direct (west facing) views to the neighbour's property, with only a small portion, (approximately 2.7m² from the balcony and 6.2m² from the roof terrace) of the cones of vision overlapping the common boundary into the adjoining property.

The balcony is setback approximately 20m from the closest residence, with the roof terrace being a distance of approximately 30m from the apartment building. Given the apartment's openings are in the most place, higher than the proposal and look down into the subject site, there will be no limited of privacy to the apartments. The neighbouring strata development to the west will not suffer any loss of privacy to internal or outdoor active habitable living areas. Therefore, the minor overlooking is considered to satisfy the relevant DP provisions of the RDC and is recommended for approval.

RDC 5.2.5 Sightlines

To assist in pedestrian safety the RDC includes provisions for sightline truncations adjacent vehicle accessways. Sightlines provide the driver of a vehicle with the opportunity to check for ongoing traffic or pedestrians when exiting a driveway. Given the location of the footpath running directly adjacent the to the front boundary of the property, it is not considered that the proposed reduced sightline is an acceptable safety outcome. This is supported by advice from the Town's Engineering Department, which concluded that the proposed sightline variation poses risks for pedestrians.

Victoria Avenue is a busy street for both vehicles and pedestrians particularly during school drop off and pick up times. Given this is a new development, it presents the opportunity to implement adequate visual sightlines without limitations. The applicable DP requires unobstructed sightlines at vehicle access points, and as outlined above, this has not been achieved. Therefore, if approved, it is recommended a condition (Condition 4) be included on the Approval that the visual truncation be free of any obstructions as per the provisions of the RDC.

FINANCIAL AND STAFF IMPLICATIONS

There may be cost implication relative to a SAT review if Council refuses 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

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.

URGENCY

Given the application has exceeded its statutory time frame for determination, the applicant is able to make an application to the SAT for review.

CONCLUSION

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

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION**That Council**

1. **Grant Development Approval for the proposed two grouped dwelling at Lot 5 (46) Victoria Avenue, Claremont subject to the following conditions and advice notes:**
 1. **All development shall occur in accordance with the approved drawings (Development Application DA2024.00056), as amended by these conditions.**
 2. **Prior to making application for a Building Permit, the owner/applicant is to liaise with the adjoining neighbour to obtain written agreement on the construction finish and colour of the boundary wall/retaining wall. Where written agreement cannot be reached, the construction finish and colour of the boundary wall/retaining wall is to be to the satisfaction of the Town of Claremont. Details are to be provided with the application for a Building Permit.**
 3. **The infill panels on the front fence are to be visually permeable as defined by the Residential Design Codes.**
 4. **No building, wall, fence or landscaping greater than 0.75 metres in height, relative to the verge or footpath, is to be constructed within 1.5 metres of a vehicular access way unless such wall or fence is constructed with a 1.5 metre truncation where the driveway intersects a footpath.**
 5. **The applicant is advised that a Dilapidation Report will be required as part of any Building Permit issued for development on site, inclusive of demolition works.**
 6. **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, and**
 - (iv) **the parking of tradespersons.**

The approved Construction Management Plan is to be thereafter implemented for the duration of construction to the satisfaction of the Town of Claremont.
 7. **Vehicle access is to be designed in such a manner as to prevent storm water entering the property from the road and footpath.**
 8. **The external materials and colour finishes of the development are to be to a standard such that it complies with the requirements of Clauses 76 and 77 of the Town of Claremont Local Planning Scheme No. 3, 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.**

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: A Demolition Permit may be required from the Town's Building Services prior to commencement of any demolition works. The Town accepts certified and uncertified Demolition Permits.

Note 6: Where new or modified crossovers are proposed as part of this development, applicants are required to submit a Crossover Application Form with or prior to application for a Building Permit. Refer to the Town of Claremont website (Infrastructure) for standards and specifications, and to download the Crossover Application Form.

Note 10: The applicant/owner is advised that Street Numbering will be assigned by the Town of Claremont in accordance with the *Australian Standard for Rural and Urban Addressing AS/NZS 4819:2011*.

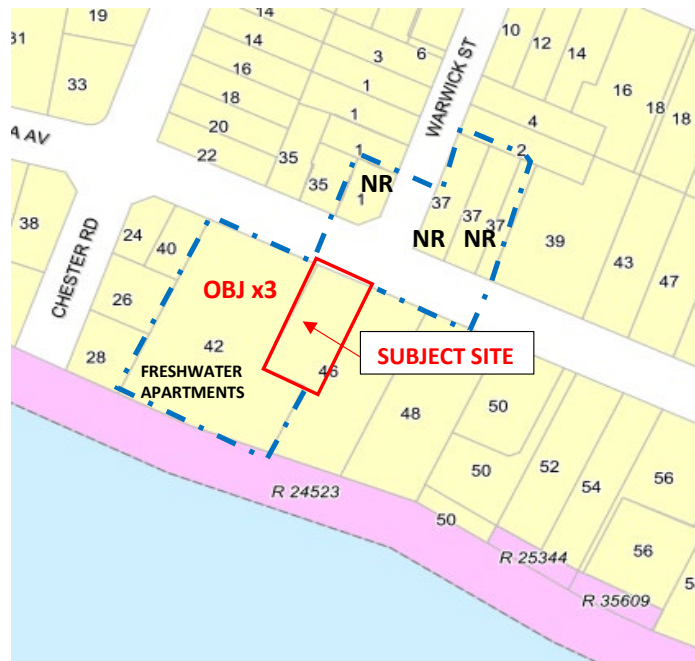
Note 11: The applicant/owner is advised of the following requirements from the Town's Health Services. Should any advice be unclear, please contact the Town's Health Services on 9285 4300:

1. 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*.
 2. Under the *Environmental Protection (Noise) Regulations 1997*, no construction work is to be permitted or suffered to be carried out:
 - i. Before 7.00am or after 7.00pm Monday to Saturday inclusive; or
 - ii. On a Sunday or on a public holiday.
 3. The applicant is required to remove any hazardous materials encountered during construction/demolition at their own expense and in accordance with the *Code of Practice on Safe Removal of Asbestos [NOHSC: 2002(2005)]* as stipulated by the *Occupational Health and Safety Regulations 1996*, and disposed of in accordance with the *Health (Asbestos) Regulations 1992* and the *Environmental Protection (Controlled Waste) Regulations 2004*.
2. Recommend the Western Australian Planning Commission approve the proposed application for two grouped dwellings subject to the same conditions and advice notes as adopted in part 1 of this resolution.

LOT 5 (46) VICTORIA AVENUE, CLAREMONT



LOCATION - LOT 5 (46) VICTORIA AVENUE



CONSULTATION AREA - LOT 5 (46) VICTORIA AVENUE

OBJ INDICATES OBJECTION RECEIVED
NR INDICATES NO RESPONSE RECEIVED

13.2.2 CLAREMONT TOWN CENTRE PRECINCT STRUCTURE PLAN - AMENDMENT 1 - DEVELOPMENT BONUS PROVISIONS

File Number:	LND/00095
Author:	David Vinicombe (Director Planning and Regulatory Services)
Authoriser:	Liz Ledger (Chief Executive Officer)
Proposed Meeting Date:	26 November 2024
DA No.:	NA
60/90 Days Due Date:	NA
Property Owner:	Various
Applicant:	NA
Lot No.:	Various
Area of Lot:	Various
Zoning:	Various
Attachments:	<ol style="list-style-type: none">1. Amendment No 1 Details [13.2.2.1 - 4 pages]2. Background and FA Qs [13.2.2.2 - 4 pages]3. Schedule of Public Submissions [13.2.2.3 - 3 pages]4. Schedule of Servicing Authority Submissions [13.2.2.4 - 9 pages]5. Submission 1. A - Western Power Response to Consultation - Town Centre Precinct Structure Plan – Ame [13.2.2.5 - 1 page]6. CONFIDENTIAL REDACTED - Submission 2. A - ATCO - Town Centre Precinct Structure Plan – Amendment No. 1 - Middleton [13.2.2.6 - 3 pages]7. CONFIDENTIAL REDACTED - Submission 3. A - MRWA – Town Centre Precinct Structure Plan – Amendment No. 1 - Thornley [13.2.2.7 - 3 pages]8. CONFIDENTIAL REDACTED - Submission 4. A - PTA - Town Centre Precinct Structure Plan – Amendment No. 1 [13.2.2.8 - 1 page]9. CONFIDENTIAL REDACTED - Submission 5. A - DFES Response - Proposed Amendment No. 1 to Claremont Town Centre Precinct Structu [13.2.2.9 - 2 pages]10. CONFIDENTIAL REDACTED - Public Authority Submission (No. 6) - Department of Planning, Lands and Heritage (Heritage) [13.2.2.10 - 2 pages]11. CONFIDENTIAL REDACTED - Submission 7. A Education Department Response - Town of Claremont – Town Centre Precinct Structure P [13.2.2.11 - 3 pages]

12. CONFIDENTIAL REDACTED - Submission 8. A - Water Corporation Response - Proposed Amendment No. 1 to Claremont Town Centre Pre [13.2.2.12 - 1 page]
 13. CONFIDENTIAL REDACTED - Submission - Town Centre PSP Comment - Heidi Hardisty [13.2.2.13 - 1 page]
-

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)

SUMMARY

- This report presents to Council results of public consultation concerning Amendment No. 1 to the recently approved Claremont Town Centre Precinct Structure Plan (PSP) which proposes to establish provisions regarding development bonuses within approved 'Gateway' and 'Landmark' sites.
- The Town Centre PSP was finally approved by the Department of Planning Lands and Heritage (DPLH) under delegation of the Western Australian Planning Commission (WAPC) on 24 September 2024.
- When considering the Town Centre PSP on 26 March 2024, the Statutory Procedures Committee (SPC) of the WAPC resolved to request the Town to initiate Amendment No. 1 to the PSP to address development bonuses on 'Landmark' and 'Gateway' sites together with assessment criteria for higher quality design.
- Amendment No. 1 was advertised for public comment for 42 days until 15 November 2024. A total of 9 submissions were received (1 from the general public and 8 from servicing authorities).
- Only one submission of objection was received from the public, raising issues relative to concerns over the approved height of 9 storey development along Stirling Highway (in lieu of the original proposal for 6 storeys), seeking adoption of the PSP based on community engagement, and requesting Council not to be 'bullied' by the WAPC.
- It is noted that 9 storeys along the north side of Stirling Highway through the Town Centre has already been determined under the approved Town Centre PSP, and that the approved PSP is essentially consistent with the draft Town Centre PSP which was widely consulted prior to final approval. The Amendment which seeks to shift development bonuses away from 'community benefit' requirements to confined 'Gateway' and 'Landmark' sites based on 'design excellence' was negotiated with DPLH as a measure to provide for limited development bonus on strategically located sites within the Town Centre.
- It is recommended that Council recommend final approval of Amendment No. 1 to the Town Centre PSP to the WAPC.

PURPOSE

Council is required to review the submissions made in relation to Amendment No. 1 to the approved Town Centre Precinct Structure Plan (PSP) and recommend approval of the amendment to the Western Australian Planning Commission (WAPC).

BACKGROUND

In 2019, the Town commenced preparing a Town Centre PSP and new Local Planning Strategy (LPS), in response to a request from the Department of Lands, Planning and Heritage (DPLH). Following extensive community engagement, formal consultation, and negotiation with officers of the DPLH, the Town Centre PSP was finally approved (with modifications) on 24 September 2024.

PAST RESOLUTIONS

Council resolved at the Special Council Meeting 29 March 2022 to:

1. *Adopt the Draft Town Centre Precinct Structure Plan for the purpose of public advertising.*
2. *Authorise advertising of the Draft Town Centre Precinct Structure Plan for a period of 42 days in accordance with the requirements stipulated by the Planning and Development (Local Planning Schemes) Regulations 2015.*

Council resolved on 28 June 2022 to:

- a) *Recommend that the Western Australian Planning Commission approve the Claremont Town Centre Precinct Structure Plan with modifications detailed in the Schedule of Modifications (Attachment 13).*
- b) *Council advise those who made submissions on the Draft Claremont Town Centre Precinct Structure Plan of the above and of the responses provided to each submission in the Submission Schedule.*
- c) *Request the Chief Executive officer write to the Department of Planning, Lands and Heritage seeking details as to the timeframe for the delivery of infrastructure to support infill development within the Claremont Town Centre Precinct Structure Plan boundary.*

Council resolved on 22 April 2024 as follows:

Resolve, subject to final Western Australian Planning Commission approval of the Claremont Town Centre Precinct Structure Plan, and pursuant to the clauses 18 and 29 of the Planning and Development (Local Planning Schemes) Regulations 2015, to initiate and formally advertise for public comment Amendment No. 1 to the Claremont Town Centre Precinct Structure Plan to include development bonus provisions for 'Gateway' and 'Landmark' sites as detailed in this report and Attachment.

Separate to (and prior to) the above Council resolution, the Western Australian Planning Commission (WAPC) Statutory Procedures Committee (SPC) resolved on 26 March 2024 as follows:

1. *Require the Town of Claremont, in accordance with clause 22 of Schedule 2 – Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, to;*
 - a. *modify the Claremont Town Centre Precinct Structure Plan in accordance with the Schedule of Modifications (Attachment 8);*
 - b. *resubmit the modified plan to the WAPC for approval.*
2. *Request the Town of Claremont to initiate the agreed amendment to the Claremont Town Centre Precinct Structure Plan, as soon as possible, to include a new section in Part 1 relating to the application of discretion to building height and plot ratio for the Landmark and Gateway sites (with upper limit caps) and assessment criteria for higher quality design.*

Statutory Considerations

State Context

On a broader scale, the State Government sets the requirements for Local Authorities to meet minimum dwelling requirements through the Perth and Peel @ 3.5million and the Central Sub-regional Framework. The Town's minimum requirement is 1,300 dwellings, which it has achieved to date.

The Claremont Town Centre Precinct along within the broader locality fall within the Central Sub-regional Planning Framework (Framework) and the Town Centre PSP area is identified as an Activity Centre. The Framework recognises that Activity Centres are key focal points for commercial and social activity that deliver services to residents and provide some employment opportunities. It is noted that although the Town has already achieved the minimum 1,300 additional dwelling target, the Town in preparing its LPS and the Town Centre PSP was required to optimise future residential development taking into account the 'urban consolidation principles' listed in Table 1 of the Framework. These principles include providing growth opportunity in Activity Centres, along urban corridors and in Station Precincts, balanced with consideration for character and heritage, the green network and protection of the environment.

State Planning Policy 4.2 (SPP 4.2) identifies Claremont Town Centre as a Secondary Centre in the hierarchy of Activity Centres across Perth. SPP 4.2 has recently been reviewed by the WAPC and was gazetted on 3 July 2023. Secondary Centres should provide for a minimum residential density target of 25 dwellings per gross hectare within a 400m walkable catchment of the centre and a minimum of 40 dwellings per hectare between 800 and 1,200m walkable catchment area where within a station catchment. In approving the Town Centre PSP, WAPC acknowledged that areas and the dwelling yields potentially associated with the private schools (zoned Urban under the Metropolitan Region Scheme) within the catchment area which cannot accommodate residential growth should be extracted from the residential growth expectations for the Town Centre.

Local Context

The Town's LPS was prepared together with the Town Centre PSP. Through different processes, the LPS is currently awaiting final approval following completion of minor modifications requested by the SPC on 18 September 2024. The two documents are intrinsically linked, particularly with regard to dealing with housing growth potential within the Town over the next 10-15 years. The LPS accommodates an additional 3,675 to 4,825 dwellings in key strategic locations through the Town, inclusive of the Town Centre.

The approved Town Centre PSP estimates the dwelling increase for the PSP area as approximately 2,150. Considering the proposed development bonuses provided for under the proposed Amendment, the potential additional development yield will increase to approximately 2,750 (noting that the capacity identified in the PSP Area acknowledges that some properties will not develop in accordance with the PSP Plan due to individual site and development constraints e.g. - strata issues to resolve before redevelopment).

Heritage

The conditionally approved PSP area contains a number individual State and Local Listed Heritage properties.

This amendment addresses development bonus provisions relative to 'Landmark' and 'Gateway' sites in the Town Centre, of which only one Local Listed site (327 Stirling Highway) is included. While this site may be developed at the rear (in the area of the more recent, non-heritage portion of the site), it is more likely that the development allowances for the site (plot ratio floorspace) can be incorporated into adjacent land by way of amalgamation, thereby ensuring the Heritage significance of the site can be protected.

COMMUNICATION/CONSULTATION

Consultation relative to proposed Amendment No. 1 to the Town Centre PSP complied with the requirements of cl.18 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs) and was advertised for a period of 42 days. Consultation commenced on 3 October 2024, following WAPC final approval of the modified PSP.

During consultation, a total of 9 submissions were received from the general public (1 against) and servicing authorities (8).

The one submission against the amendment raised the following concerns, which are addressed in the following comments:

Comment - *I do not support the amendments to the Precinct Structure Plan which are being forced on the Town of Claremont by the Statutory Planning Committee (SPC - of the WAPC).*

Response - Amendment No. 1 to the Town Centre PSP was not forced on the Town of Claremont. The Amendment resulted from final discussions with DPLH officers relative to requirements to finalize approval of the Town Centre PSP which were supported by the SPC of the WAPC on 26 March 2024.

Discussions between the Town and DPLH officers prior to the SPC report acknowledged that the draft (and advertised TCPSP) proposals for two and four storey height bonuses on 'Gateway' and 'Landmark' sites (respectively) based on community benefits were floored and that the Town had the option of addressing the issue prior to the approval of the Town Centre PSP, or alternatively considering options based on 'design excellence' as part of an amendment to the Town Centre PSP following its final approval (24 September 2024).

The first option (of delaying adoption of the Town Centre PSP to address community benefit concerns) was not considered appropriate at the time given pending State Development Assessment Panel (SDAU) applications in the system and the imperative to have a finally approved Town Centre PSP to address development standards for these sites.

Issues and concerns relating to the operation of the community benefits proposals to support the development bonuses were presented to Council at a Briefing in September 2023 and a number of options discussed. Subsequently the Town progresses revised proposals to base the development bonuses on 'design excellence' provisions which were negotiated with DPLH prior to being presented to the SPC. It was in consideration of these matters, that the SPC instructed Council to undertake Amendment No. 1.

Comment - *I do not support lifting the base height for properties along the north side of Stirling Highway (between Avion Way and Leura Avenue) from 6 storeys to 9 storeys.*

Response - This matter was determined by the DPLH and SPC in the original approval of the TCPSP and is not subject of this amendment.

Comment - *The final Precinct Structure Plan came about with extensive public consultation and good planning considerations by the Town of Claremont planning staff. In recent years, the State Government keeps incrementally increasing the housing density in the area with little evidence to show that this is needed; they seem to estimate population increases somewhat arbitrarily and fail to provide other options to increase density elsewhere in Claremont, e.g. by subdividing lots in a much more sympathetic way to the community and the environment by keeping existing footprints while increasing the number of houses and/or units on a lot – which would provide housing options that are missing, increase density and maintain green space.*

Response - The Town Centre PSP and Local Planning Strategy (LPS), which is also pending final approval following SPC support on 18 September 2024, is based on the concept of providing development intensification at key strategic locations (the Town Centre, around railway stations and along Stirling Highway) and protecting the single residential housing areas from density growth.

While the Town has met its minimum density target of 1,300 additional dwellings, it is noted that this is a minimum requirement, and the Town is required to identify all options for further housing growth in the preparation of the Town Centre PSP and LPS.

Other options of increasing density in the single housing areas are not covered off in the above key strategic framework documents, however, they may be considered as part of the review of the Local Planning Scheme, which Council supported the initiation of on 29 October 2024.

Comment - Please do not allow the Town of Claremont to be bullied by the WAPC. The Town and the public have already made it clear that we do not agree with WAPC's vision. It is local government's responsibility to get the best outcomes for the community and the environment. Please adopt the final plan – that the Town and the community have collaborated on – as is (remembering that the higher densities in the final Plan have already been revised and forced upon us by the WAPC).

Response - The finally approved Town Centre PSP which did not vary significantly from the original draft proposals which were extensively consulted with the local community. In summary, the only minor changes related to the base height along the north side of the Town Centre along Stirling Highway and reconsideration of the community benefits approach to providing for development bonuses.

While in the end the SPC directed the Town to undertake Amendment No. 1 to the Town Centre PSP, the Town undertook this process to ensure it progressed the final approval of the Town Centre PSP and improved its development controls relative to pending developments in the SDAU system which were totally inconsistent with the Town Centre PSP and Amendment No. 1.

Accordingly, noting that the amendment also proposes to contain development bonus options to 'Gateway' and 'Landmark' sites, and prevent other community benefit bonuses from applying to other sites in the Town Centre, there is a significant public benefit which will result from the amendment in terms of having a greater level of influence on the WAPC in considering future development applications in the Town Centre.

It is noted that this is the only public submission received on Amendment No. 1. While not totally indicative of public support or otherwise for the amendment proposals, it may be considered tacit support given that 463 residents and landowners within and surrounding the Town Centre were directly consulted on the proposal and did not make a public submission.

DISCUSSION

The objectives of the proposed amendment to the approved Town Centre PSP are to provide framework for decision makers to consider the application of development bonuses on select 'Gateway' and 'Landmark' sites in the Town Centre under the Town Centre PSP including modifications to Part 1 (of the PSP) as follows (and detailed in the Attachment):

- Establish height development bonuses of two storeys and four storeys for 'Gateway' and 'Landmark' sites (respectively) subject to the proposed development achieving a set of higher quality design outcomes and include these on Plan 3; Maximum Building Heights Plan.
- Establish plot ratio development bonuses of 0.5 for 'Gateway' sites fronting Stirling Highway (up to a maximum of 3.5), 0.75 for 'Gateway' sites fronting Guger Street (up to a maximum of 2.75) and 1.0 for 'Landmark' sites fronting Stirling Highway (up to a maximum of 4.0) subject to the proposed development achieving a set of higher quality design outcomes.
- Introduce a set of higher quality design standards to qualify 'Gateway' and 'Landmark' sites for height and plot ratio bonuses based on increasing the Acceptable Outcomes requirements under the Residential Design Codes Volume 2 – Apartments to deliver improved sustainability and living standard outcomes.
- The proposed increased Acceptable Outcome requirements relate to tree canopy and deep soil areas, communal open space, provision of electric vehicle charging points, natural ventilation, private open space and balconies, storage areas and energy efficiency (solar panels and exceeding minimum NATHERS requirements for apartment development by 1 star).

- Importantly, clarify that no development bonuses are provided for under the PSP relative to the provision of community benefits, or being applicable to other sites within the PSP.

It is noted that a number of associated modifications to the Explanatory Section in Part 2 of the PSP were also included in the amendment documentation.

The amendment provides the strategic framework to provide clarity on where and how development bonuses may be achieved to guide future planning decisions in the Town Centre. The absence of these provisions may leave the gate open for unregulated development bonuses in the Town Centre.

It is noted that the final approval processes associated with the Town Centre PSP required a number of modifications to be made to Parts 1 and 2 of the PSP (as requested by the SPC of the WAPC on 26 March 2024). While this process involved comprehensive modifications discussed between officers of the DPLH, the Town and its consultants, it appears that a number of the negotiated modifications were inadvertently omitted from the final approved documents. A reconciliation of these modifications is required and DPLH has requested that this be undertaken as an administrative function as part of the approval of the amendment processes.

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation. Future studies and reviews of associated local planning framework documents (as referenced below) will be required to be supported by future budget and resource allocations.

POLICY AND STATUTORY IMPLICATIONS

Amendment No. 1 to the Town Centre PSP, once approved by the WAPC (along with the proposed LPS), will need to be implemented through a new Local Planning Scheme (LPS4). In addition, a number of existing Local Planning Policies may also require review to align with these documents.

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.

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.
- Balance the Town's historical character with complementary, well designed development.
- Develop the public realm as gathering spaces for participation, prosperity and enjoyment.

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

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

URGENCY

In accordance with cl.20 of the LPS Regs, Council is required to consider the submissions and recommend that the WAPC approve the amendment within 60 days of the closure of the submission period.

It is important to set the framework for development bonuses under the PSP to provide clarity on where and how development bonuses may be achieved to guide future planning decisions in the Town Centre.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

THAT Council:

Resolve, pursuant to clause 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015* to recommend Western Australian Planning Commission approved Amendment No. 1 to the Claremont Town Centre Precinct Structure Plan to include development bonus provisions for 'Gateway' and 'Landmark' sites as detailed in the amendment documentation.

Schedule of Amendments to Claremont Town Centre Precinct Structure Plan – Amendment No. 1

YOUR COMMUNITY – YOUR SAY



1. Modify Clause 3.3 Exercise of Discretion

Modify Clause 3.3.1 as underlined below:

3.3.1 Where discretion is to be exercised under this PSP in relation to development requirements, due regard must be had to:

- The relevant provisions of the Scheme; and
- The relevant character area statement and key attributes in this PSP;
- The objectives in this PSP relating to the particular aspect of the application for which the discretion is sought; and
- Enhancing the design quality of the building.

Insert Clause 3.3.2 as follows:

3.3.2 'Landmark' and 'Gateway' Site Variations
Section 5.3.2 of the PSP provides for the exercise of discretion for variations to the height and plot ratio requirements for the 'Landmark' and 'Gateway' sites identified on Plan 1 and Plan 3. Section 5.3.2 of the PSP sets out circumstances under which additional height and/or plot ratio above the permitted maximum building height may be approved and the limits to the amount of additional development potential which may be approved.

2. Insert the following in 5.3.1.1 Building Height

Development Controls:

- c. Additional building height of 2 or 4 storeys above the maximum height requirements for 'Gateway' and 'Landmark' sites (respectively) are specified on Plan 1 and Plan 3. The additional building height is available where a proposal meets the bonus development criteria outlined in Section 5.3.2.

- d. In accordance with Part 2.8 of the Residential Design Codes (Volume 2), no height development incentives are permitted for community benefits within the PSP.

3. Insert the following in 5.3.1.2 Plot Ratio

Development Controls

- b. The maximum plot ratio requirement may be increased by 0.5 for 'Gateway' sites fronting Stirling Highway, 0.75 for 'Gateway' sites fronting Gugerri Street and 1.0 for 'Landmark' sites fronting Stirling Highway specified on Plan 1 and Plan 3. The additional plot ratio is available where a proposal meets the bonus development criteria outlined in Section 5.3.2.
- c. In accordance with Part 2.8 of the Residential Design Codes (Volume 2), no plot ratio development incentives are permitted for community benefits within the PSP.

4. Modify 5.3.2 Development Bonuses for Landmark and Gateway Sites Development Controls

Remove existing part a) and replace with the following:

- a) The additional building height and/or plot ratio specified in Sections 5.3.1.1 and 5.3.1.2 for identified 'Landmark' and 'Gateway' are available where the development achieves higher quality design criteria than provided for under the Acceptable Outcomes of the Residential Design Codes Volume 2 – Apartments.

Schedule of Amendments to Claremont Town Centre Precinct Structure Plan – Amendment No. 1

YOUR COMMUNITY – YOUR SAY



- b) Development on 'Landmark' sites, which provide at least four of the following criteria, and 'Gateway' sites, which provide at least two of the following criteria, are considered to achieve a higher quality design criteria standard and qualify for the additional building height and/or plot ratio under 5.3.1.1 and 5.3.1.2:
 - i. Clause 3.3 Tree canopy and deep soil areas A3.3.4 – Deep soil areas are provided at double the minimum area and minimum requirement for trees as required under Table 3.3a;
 - ii. Clause 3.4 Communal open space A3.4.1 – Developments include double the communal open space area requirements under Table 3.4;
 - iii. Clause 3.9 Car and bicycle parking – Proposed New A0 A3.9.11 – Provision of electric vehicle charging points for 20% of both resident and visitor parking bays and provision of an electrical supply channelling in the floor and car park distribution board to allow for future capacity to supply electric vehicle charging points to at least one parking bay of all residential tenancy parking allocations in the development.
 - iv. Clause 4.2 Natural ventilation A4.2.2(a) – A minimum of 70 percent of dwellings are, or are capable of, being naturally ventilated;
 - v. Clause 4.4 Private open space and balconies A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with one and a half times the dimensions and areas as provided for under Table 4.4, and no screened/unscreened air conditioning unit may blow directly on to the main usable open space area or balcony;
 - vi. Clause 4.6 Storage A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area which is double the storage area requirement provided under Table 4.6. This can be located either internally or externally to the dwelling;
 - vii. Clause 4.15 Energy efficiency – A4.15.1
 - Incorporating solar panels on the roof and battery packs in the development to run communal lighting and power supplies to communal areas and vehicle charging points and at least one other significant energy efficiency initiatives within the development that exceeds the minimum practice (refer Design Guidance); or
 - All dwellings exceed the minimum NATHERS requirement for apartments by 1 star.

Schedule of Amendments to Claremont Town Centre Precinct Structure Plan – Amendment No. 1

YOUR COMMUNITY – YOUR SAY



5. Modify Plan 3

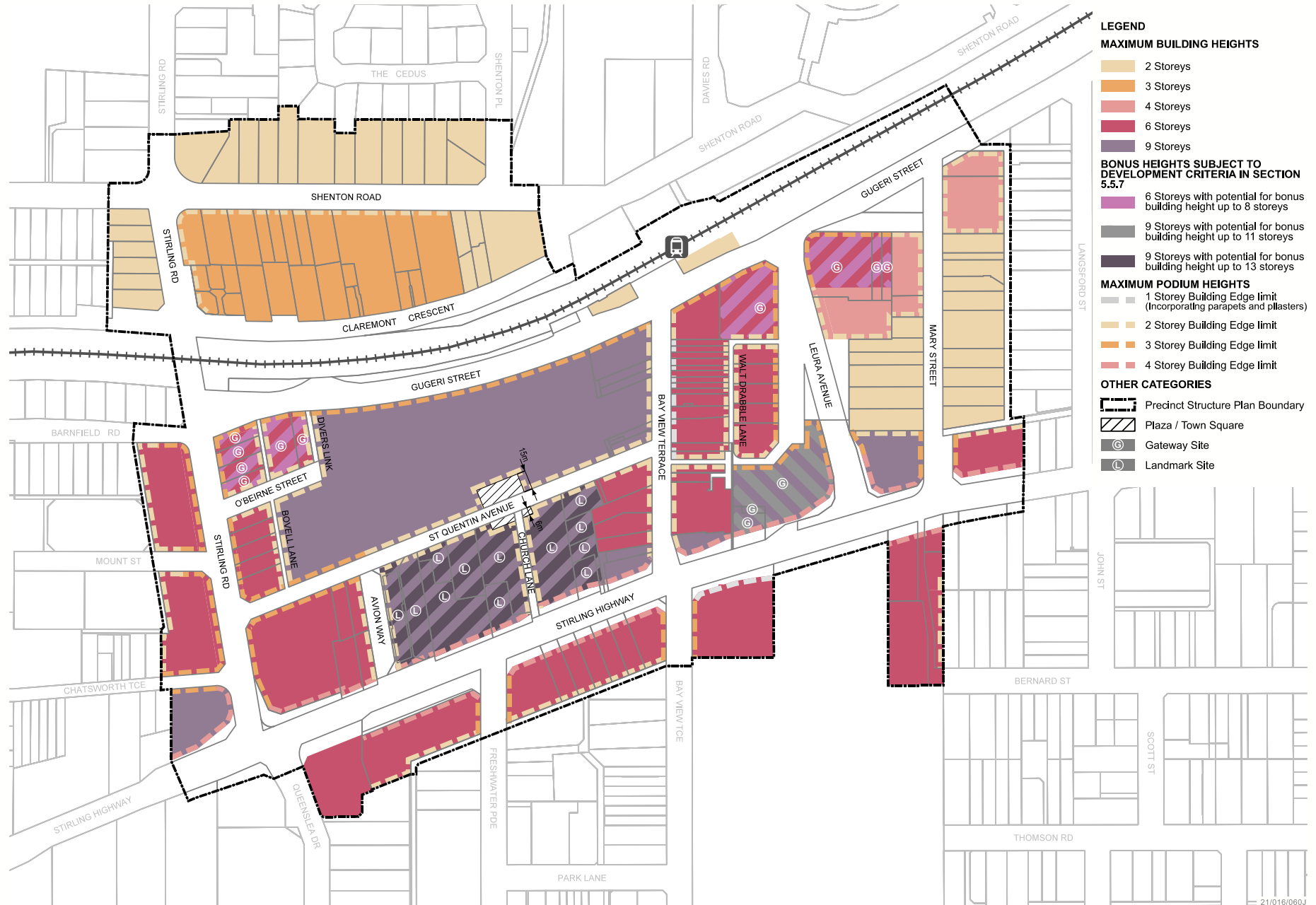
Modify Plan 3 to show the increased development heights for 'Gateway' sites (2 storeys) and 'Landmark' sites (4 storeys) – see attached.

6. Associated Modifications to Part 2

A number of associated modifications to the Explanatory Section contained in Part 2 are included as follows:

- a) 4.3.3 Area 3: Quarter – include additional dot point under Key Attributes:
Provide development bonus for 'Gateway' Sites based on development achieving higher quality design standards.
- b) 4.3.4 Area 4: Core – include additional dot point under Key Attributes:
Provide development bonus for centralised 'Landmark' Sites based on development achieving higher quality design standards.
- c) Figure 26 – Area 4: Core cross section to reflect the bonus height incentives for 'Landmark' Sites under 5.3.2 and four additional storeys (in grey) on southern side of St Quentin Avenue.
- d) 4.3.3 Area 5: Leura – include additional dot point under Key Attributes:
Provide development bonus for 'Gateway' Sites based on development achieving higher quality design standards.
- e) Figure 32 – Area 5: Leura cross section to reflect the bonus height incentives for 'Gateway' Sites under 5.3.2 and two additional storeys (in grey) on western and eastern sides of Leura Avenue at the intersection with Guger Street.

- f) Figure 36 – Area 7: Stirling Highway cross section to reflect the bonus height incentives for 'Landmark' Sites under 5.3.2 and four additional storeys (in grey) on northern side of Stirling Highway.
- g) Town Centre Capacity Analysis calculations modifications:
Table 22 Estimated New Dwellings 2021 – 2051: Increase from 1,050 to 1,375 (Conservative) and 1,450 to 1,893 (Moderate); and Total Dwellings at 2051: Increase from 1,178 to 1,503 (Conservative) and from 1,578 to 2021 (Moderate)
Table 23 Change Scenario Progressive to Moderate; Estimated New Dwellings 2021 – 2051: Increase from 1,421 to 1,746 (Conservative) and 1,924 to 2,367 (Moderate); Total Dwellings at 2051: Increase from 3,521 to 3,846 (Conservative) and 4,024 to 4,467 (Moderate); and Dwellings/Hectare Estimate: Increase from 43 to 47.13 (Conservative) to 54.74 (Moderate).
- h) Figure 46 Legend to remove:
Investigate appropriate building envelope controls to provide appropriate locations of building height and massing – suggested heights for testing are identified.
And replace with:
Potential for greater than 6 storey building height subject to addressing bonus height development controls under Part 1 Section 5.3.2.
- i) 7.3.1 Building Height / Plot Ratio to include the following paragraph:
Subject to development on 'Gateway' and 'Landmark' Sites achieving higher quality design standards, limited additional height and plot ratio bonuses may be achieved.



Proposed Amendment No. 1 to Claremont Town Centre Precinct Structure Plan

YOUR COMMUNITY—YOUR SAY



Background

The Town commenced preparation of its Town Centre Precinct Structure Plan (Structure Plan) in 2019. Following extensive community engagement, Council resolved to adopt a Draft Structure Plan for the purposes of formal public consultation on 29 March 2022. A total of 38 submissions on the Draft Structure Plan were received and considered by Council on 28 June 2022. At that meeting, Council resolved to request the Western Australian Planning Commission (WAPC) approve the Structure Plan with a number of modifications.

The Structure Plan was considered by the Statutory Planning Committee (SPC - of the WAPC) and on 26 March 2024 subject to modifications which included lifting the base height for properties along the north side of Stirling Highway (between Avion Way and Leura Avenue) from 6 storeys to 9 storeys and removed the requirement for bonus height (an additional 2 and 4 storeys for 'Gateway' and 'Landmark' development sites, respectively).

The SPC also instructed Council to initiate an Amendment to the Structure Plan to provide for development bonuses on 'Gateway' and 'Landmark' development sites (2 and 4 storeys, respectively) subject to satisfaction of enhance design requirements. Council resolved on 22 April 2024 to prepare Amendment No. 1 to the Structure Plan and advertise the Amendment following final approval of the Structure Plan by the WAPC. Final approval of the Structure Plan was granted by the Department of Planning, Lands and Heritage (DPLH) under delegation of the WAPC on 24 September 2024. It is noted that due to minor renumbering of provisions within the Structure Plan, together with minor administrative revisions to the Council's adopted Amendment have been made to reflect the final approved Structure Plan and are now accordingly, advertised for public comment.

Frequently Asked Questions

What is a Precinct Structure Plan?

A Precinct Structure Plan (Structure Plan) is a strategic document designed to guide development in a particular area. In this case the Structure Plan will coordinate the redevelopment of land within the Claremont Town Centre Precinct. Structure Plans and amendments thereto are required to be prepared and advertised in accordance with State legislation under provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs).

Why prepare a Structure Plan?

The Town identified that it needed to develop a Structure Plan for the Town Centre a number of years ago to stimulate commercial growth in the centre and complete the work already undertaken north of the railway line in the Claremont on the Park Development to deliver a Transit Oriented Development (TOD).

What are the LPS Regs?

The LPS Regs are state controlled regulations which override a number of the Town's local planning scheme requirements.

Proposed Amendment No. 1 to Claremont Town Centre Precinct Structure Plan

YOUR COMMUNITY—YOUR SAY



What will be the benefits to the area of the Structure Plan?

Redevelopment of the area in accordance with the Structure Plan will stimulate both commercial and residential growth and activate the Town Centre. The Structure Plan will provide the base for strategic redevelopment of the Precinct and pave the way for any necessary amendments to the Town's planning requirements.

What does an R-coding mean?

Residential development density is measured as an R-code and requirements are provided in the State legislated Residential Design Codes (Volumes 1 and 2) . The number assigned to the R-coding normally represents the number of dwellings to be accommodated within a hectare of land. This is more complex when it relates to apartments as the density is more commonly controlled through the size of dwellings compared to a plot ratio requirement (ratio of building compared to site area) and in mixed -use environments, where they are expressed as a range of RAC (activity centre) codings.

What is the purpose of the Amendment?

In supporting the Structure Plan, the Statutory Planning Committee of the Western Australian Planning Commission (WAPC) required Council to address opportunity for bonus development rights on 'Gateway' and 'Landmark' in the Town Centre based on developments achieving enhance design standards as detailed in the Amendment documentation.

What are 'Landmark' and 'Gateway' Development sites?

'Landmark' sites (12) are identified on the approved Structure Plan between Stirling Highway, St Quentin Avenue, Avion Way and the rear boundaries of properties fronting Bay View Terrace. The approved Structure Plan identifies these properties as having the best capacity to provide additional development density with high quality architectural presence and strong design rationale which provide for an attractive activated streetscape at the ground level and skyline and assists with orientation and legibility within the Town Centre. The proposals under Amendment No. 1 will provide additional development rights of 4 storeys and 1.0 additional plot subject to satisfactory achievement of the enhanced design requirements.

'Gateway' sites (14) are identified on the approved Structure Plan. These sites are required to encourage distinctive architecture and interface with the public realm which presents to all surrounding street facades and announces the entry to the Town Centre to facilitate activation at the ground plane and enhances wayfinding. The proposals under Amendment No. 1 will provide additional development rights of 2 storeys and between 0.5 and 0.75 additional plot ratio dependant on the site's location (Stirling Highway and Gugerri Street, respectably) subject to satisfactory achievement of the enhanced design requirements.

Proposed Amendment No. 1 to Claremont Town Centre Precinct Structure Plan

YOUR COMMUNITY—YOUR SAY



Will developers be able to increase development opportunity on their sites above the requirements of the Structure Plan and Amendment?

During the process of preparing the Structure Plan, the WAPC considered and considerably varied the statutory planning requirements for the development of 22 St Quentin Avenue under the State Development Assessment Unit processes. This approval was granted as the Draft Structure Plan was not considered to be sufficiently progressed and imminent for approval. Since that time, the Structure Plan has received final WAPC approval and accordingly, although still of a 'due regard' status, the likelihood of the WAPC further varying its requirements under the Structure Plan is substantially diminished. In addition, the bonus development rights included in this Amendment are proposed to be capped and restricted to the 'Landmark' and 'Gateway sites, with a specific provision stating that no further development bonuses are to be supported in the Structure Plan beyond those proposed under the Amendment in consideration of community benefits. This will further strengthen the requirements of the Structure Plan and further reduce the capacity of developments to vary the requirements of the Structure Plan through the development application process.

What role does Council play in the Structure Plan process?

Council prepared the Draft Structure Plan which was advertised for public comment. In considering submissions received, Council sought final approval of the Structure Plan (with modifications) from the WAPC. Council has now resolved to initiate and advertise Amendment No. 1 to the Structure Plan to address development bonuses for select sites in the Structure Plan area. Once submissions have been lodged and collated, a report with any necessary changes to the Amendment will be submitted for Council consideration and recommendations will be forwarded to the WAPC.

Who approves the Structure Plan (including Amendments) and how long is it valid?

The WAPC determines the outcome of a Structure Plan and any Amendments, which will operate for a minimum of 10 years.

What if my property is proposed to be up-coded or assigned additional development bonuses by the Structure Plan or the Amendment?

Once the Structure Plan and a related new Local Planning Strategy are approved (imminent), the Town will progress to prepare a new Local Planning Scheme (No. 4) to provide the legislative framework to implement the visions of the Local Planning Strategy and Structure Plan. The current Local Planning Scheme No. 4 provisions will remain in force until such time as Local Planning Scheme No. prepared and gazetted. These requirements cannot be varied unless expressly allowed by other legislation such as through consideration of heritage matters under deemed provision 12 of the LPS Regs or through a Part 11B of the Planning and Development Act 2005 significant development pathway application determined by the WAPC.

Proposed Amendment No. 1 to Claremont Town Centre Precinct Structure Plan

YOUR COMMUNITY—YOUR SAY



What is podium style development and how does it protect the streetscape and view corridors?

This is low level 'urban scale' development to a maximum height of 4 storeys, which provides a base for higher development above, which is setback from the street to reduce its impact on the streetscape and maintain the Town's character. Development above the podium is also setback from side and rear boundaries in accordance with R-Code requirements to provide space between buildings and establish view corridors for adjacent development.

What if my current views are impacted?

Views are not a right under the current planning framework and cannot be protected. However, they are a consideration and as indicated above, the podium style development provides for view corridors for development above the podium to provide equitable sharing of view assets.

What role can I play in the Structure Plan process?

You can consider the proposals under this Amendment and make your submission based on how you feel the Amendment to the Structure Plan will impact on you personally and the area as a whole.

Can I discuss the proposals contained in the Amendment with an officer at the Town?

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

What happens next?

The Town will consider your submission and then make a recommendation to Council on how to proceed with Amendment No. 1, including any modifications that should be made. Council will then consider the matter at a full Council meeting. Any person who made a submission on the Amendment will be invited to attend the Council meeting and make a deputation or ask further questions directly to Council.

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Public Submissions

Address	Submission	Officer's Comment
<p>1. 12A Myera Street</p>	<p>I do not support the amendments (to the) Precinct Structure Plan which are being forced on the Town of Claremont by the Statutory Planning Committee (SPC - of the WAPC).</p>	<p>Amendment No. 1 to the Town Centre Precinct Structure Plan (TCPSP) was not forced on the Town of Claremont. The Amendment resulted from final discussions with the Department of Planning Lands and Heritage (DPLH) officers relative to requirements to finalize approval of the TCPSP which were supported by the Statutory Planning Committee (SPC) of the Western Australian Planning Commission (WAPC) on 26 March 2024.</p> <p>Discussions between the Town and DPLH officers prior to the SPC report acknowledged that the draft (and advertised TCPSP) proposals for two and four storey height bonuses on 'Gateway' and 'Landmark' sites (respectively) based on community benefits were floored and that the Town had the option of addressing the issue prior to the approval of the TCPSP, or alternatively considering options based on 'design excellence' as part of an amendment to the TCPSP following its final approval (24 September 2024).</p> <p>The first option (of delaying adoption of the TCPSP to address community benefit concerns) was not considered appropriate at the time given pending State Development Assessment Panel (SDAU) applications in the system and the imperative to have a finally approved TCPSP to address development standards for these sites.</p> <p>Issues and concerns relating to the operation of the community benefits proposals to support the development bonuses were presented to Council at a Briefing in September 2023 and a number of options discussed. Subsequently the Town progresses revised proposals to base the development bonuses on 'design excellence' provisions which were</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Public Submissions

Address	Submission	Officer's Comment
		negotiated with DPLH prior to being presented to the SPC. It was in consideration of these matters, that the SPC instructed Council to undertake Amendment No. 1.
	I do not support lifting the base height for properties along the north side of Stirling Highway (between Avion Way and Leura Avenue) from 6 storeys to 9 storeys.	This matter was determined by the DPLH and SPC in the original approval of the TCPSP and is not subject of this amendment.
	The final Precinct Structure Plan came about with extensive public consultation and good planning considerations by the Town of Claremont planning staff. In recent years, the State Government keeps incrementally increasing the housing density in the area with little evidence to show that this is needed; they seem to estimate population increases somewhat arbitrarily and fail to provide other options to increase density elsewhere in Claremont, e.g. by subdividing lots in a much more sympathetic way to the community and the environment by keeping existing footprints while increasing the number of houses and/or units on a lot – which would provide housing options that are missing, increase density and maintain green space.	<p>The TCPSP and Local Planning Strategy (LPS), which is also pending final approval following SPC support on 18 September 2024, is based on the concept of providing development intensification at key strategic locations (Town Centre, around railway stations and along Stirling Highway) and protecting the single residential housing areas from density growth.</p> <p>While the Town has met its minimum density target of 1,300 additional dwellings, it is noted that this is a minimum requirement, and the Town is required to identify all options for further housing growth in the preparation of the TCPSP and LPS.</p> <p>Other options of increasing density in the single housing areas are not covered off in the above key strategic framework documents, however, they may be considered as part of the review of the Local Planning Scheme, which Council supported the initiation of on 29 October 2024.</p>
	Please do not allow the Town of Claremont to be bullied by the WAPC. The Town and the public have already made it clear that we do not agree with WAPC's vision. It is local government's responsibility to get the best outcomes for the community and the environment. Please adopt the final plan – that the Town and the	The finally approved TCPSP which did not vary significantly from the original draft proposals which were extensively consulted with the local community. In summary, the only minor changes related to the base height along the north side of the Town Centre along Stirling Highway and

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Public Submissions

Address	Submission	Officer's Comment
	<p>community have collaborated on – as is (remembering that the higher densities in the final Plan have already been revised and forced upon us by the WAPC).</p>	<p>reconsideration of the community benefits approach to providing for development bonuses.</p> <p>While in the end the SPC directed the Town to undertake Amendment No. 1 to the TCPSP, the Town undertook this process to ensure it progressed the final approval of the TCPSP and improved its development controls relative to pending developments in the SDAU system which were totally inconsistent with the TCPSP and Amendment No. 1.</p> <p>Accordingly, noting that the amendment also proposes to contain development bonus options to 'Gateway' and 'Landmark' sites, and prevent other community benefit bonuses from applying to other sites in the Town Centre, there is a significant public benefit which will result from the amendment in terms of having a greater level of influence on the WAPC in considering future development applications in the Town Centre.</p> <p>It is noted that this is the only public submission received on Amendment No. 1. While not totally indicative of public support or otherwise for the amendment proposals, it may be considered tacit support given that 463 residents and landowners within and surrounding the Town Centre were directly consulted on the proposal and did not make a public submission.</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer’s Comment
1. Western Power	Unfortunately requests for general comments, feedback and approval for proposals can’t be provided without a formal application and investigation.	Noting that the Amendment proposal was correctly referred to the required section of Western Power, the generic response provided by Western Power does not assess details of the Amendment and defers to development matters.
	Suggestions are made that the proposal be reviewed through the Strategic Planning web page, Before You Dig Australia to locate any assets, enquiries relative to any transmission assets (66,000 – 330,000 volts) and by ensuring developers involved are aware that they will need to make application to deal with any assets that are in the development area as well as for the power requirements for the development.	<p>Options presented in the response to gain further insight into matters which may provide meaningful comment on the Amendment proposal were exhausted with no further comment being achieved relevant to this matter.</p> <p>The referral system is more orientated towards specific development proposals.</p> <p>Notwithstanding, it is noted that the original Infrastructure Capacity Review (2020) prepared by JDSI for the Town Centre Structure Plan indicated that there is need to upgrade the power supply network from Nedlands and Cottesloe to service the Town Centre demands.</p> <p>The purpose of the Structure Planning process is in part to identify where infrastructure shortfalls are evident to enable forward planning of necessary upgrades to facilitate future development scenarios.</p>
2. ATCO	No objection, but advice notes provided below.	Noted
	Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Proposed construction and excavation works need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-	Noted

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
	PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html	
	Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html	Noted
	If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal.	Noted
3. Main Roads WA (MRWA)	Any future development application lodged over the subject land which proposes an intensification of land use shall be supported by the following:	See comments below.
	a) A Transport Impact Assessment (TIA) prepared in accordance with Transport Impact Assessment Guidelines (August 2016).	<p>The March 2022 Traffic, Transport & Parking Strategy prepared by Cardno was prepared as one of a number of support documents for the Town Centre Precinct Structure Plan (TCPSP) and Local Planning Strategy (LPS) and is available for viewing on the Town's website. The Traffic, Transport & Parking Strategy has not been formally considered by Council and remains as a guidance document only at this point. Noting that the LPS indicates that the Town will seek to finalise and implement the Traffic, Transport & Parking Strategy, the Public Transport Authority (PTA) will be consulted in this regard.</p> <p>The assessment undertaken in the Traffic, Transport and Parking Strategy assumes the continuation of existing road capacity constraints, particularly along Stirling Highway. Given Main Roads WA (MRWA) has no plans to upgrade this corridor</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
		<p>any time soon, this represents a conservative assessment scenario.</p> <p>It is acknowledged in the report that the road is operating at capacity during peak periods. An assessment which treats the network and the Town Centre trip generation as unconstrained, while consistent with MRWA requested methodology, would provide no information other than exhibiting an unrealistic level of congestion and delay. Such an exercise would neglect the impact of capacity constraint on travel behaviour and would not provide the information necessary for the Town to develop appropriate policy measures.</p>
	<p>b) An acoustic assessment report is required for noise sensitive uses located adjacent the Primary Regional Road reservation. Such land uses are required to implement acoustic attenuation measures, as outlined in State Planning Policy 5.4 -Road and Rail Noise, to mitigate potential negative externalities generated by the road environment.</p>	<p>Noted – these matters will be taken into account as part of the development approval process.</p>
	<p>Future Road Planning & Stirling Highway Activity Corridor Study:</p>	<p>See comments below.</p>
	<p>a) The Precinct Structure Plan (PSP) area is located within the Stirling Highway Activity Corridor Study (SHACS) area. As outlined in the report for Metropolitan Region Scheme (MRS) Amendment 1210/41 (March 2012), the concept design plans which inform SHACS attempt to promote regional road design and local access.</p>	<p>Noted</p>
	<p>b) To date there has been no change on the status of SHACS. Land use adjacent to Stirling Highway and within the PSP</p>	<p>Noted</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
	area, should therefore seek to achieve proper and orderly land use and road planning along the Highway.	
	c) For reference purposes, the relevant concept design plans for SHACS are provided. It is highlighted the carriageway plans are a guide, not a definitive plan.	Noted
	d) In accord with DC Policy 5.1 – Regional Roads (Vehicular Access), SHACS promotes the use of rear laneways and side streets as a way of providing safe alternative vehicular access to properties along Stirling Highway.	Noted - Council has resolved in the past to prepare an access study along Stirling Highway which will consider the implementation of a secondary right of carriageway (ROCW) and Right of Way (ROW) network along with defined access points and a review of median island/crossing points and traffic circulation controls in adjacent streets in conjunction with MRWA.
	e) As far as practicable, the PSP provisions should seek to achieve vehicular access by way of laneways, easements, agreed shared access and dedicated roads, to those properties proposing an intensification of land use and adjoining Stirling Highway.	Noted – see comments above.
	f) No part of any development is to be located upon land reserved as Primary Regional Road under the MRS. This is to ensure development does not compromise the ultimate road design for Stirling Highway. This includes but is not limited to car parking, building anchors, awnings, retaining walls, substantial landscaping and any associated infrastructure services.	Noted
	g) The upgrading of Stirling Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are subject to change without	Noted

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
	notice. Main Roads assumes no liability for the information provided.	
4. Public Transport Authority (PTA)	The PTA has reviewed this application on the key issues surrounding its proximity to the rail.	See comments below.
	In order to ensure this protection any developments that occur within the PTA's protection zone as stated in the structure plan must obtain approval from the PTA for works in and around the operating railway corridor. This is to be done in accordance with the PTA's 8810-450-003 – Procedure – Working In and around the Rail Corridor, Assets and Infrastructure.	Noted
	The PTA is generally supportive of this plan, and adding the barriers to ensure proper works done will prove beneficial for enacting this structure plan.	Noted
	The PTA looks forward to working with the town of Claremont to ensure the surrounding area is developed cohesively achieving a positive community outcome.	Noted
5. Department of Fire and Emergency Services (DEFUS)	The proposal does not fall into an area designated as bushfire prone pursuant to the Fire and Emergency Services Act 1998 (as amended) and therefore State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7) does not apply.	Noted
6. Heritage - Department of Planning Lands and Heritage (DPLH)	<p>We note that P3434 Methodist Church (fmr), which is a local heritage listed place, is designated as landmark site and impacted by the amendment to the Structure Plan.</p> <p>As outlined in our previous advice provided in April 2022 regarding the draft Structure Plan, the Town should consider development</p>	Noted – The former Methodist Church is shown as a 'Landmark' site in the TCPSP, however given its Heritage Listing, the heritage significance of the site (specifically the former church) it is protected under the provisions on Local planning Scheme No. 3. In this regard it is noted that the more recent extension at the rear of the original church may be developed and the site may be amalgamated with an

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
	controls for Heritage Protected places (such as the Methodist Church (fmr) that ensure that development respects the cultural heritage significance of the place and its visual setting.	adjoining site to take advantage of the plot ration allocations to the heritage site in a consolidated development site.
7. Department of Education (DoE)	The Department notes that Structure Plan Amendment entails several refinements including, but not limited to, density bonuses and increases to the dwelling yield/building height.	Noted
	It should be highlighted that the Department provided its written submission (see Attachment 1 - our ref: D22/0424342, dated 30 May 2022) on the original Structure Plan proposal during the public advertising period in which it states that, amongst other things, the student accommodation capacity of the public primary schools in the locality would likely to experience undue student enrolment pressure in the medium term as a result of the anticipated residential growth. To this effect, the Department has requested for the Structure Plan Report to include commentary to explicitly acknowledge this issue. However, this matter has not been reflected/addressed as part of the approved Structure Plan Report.	<p>It is noted that the response prepared to the Department of Education (DoE) submission on the TCPSP in June 2022 (when submissions on the TCPSP were considered by Council) indicated that given that the abovementioned schools are located outside of the PSP, it is considered that this issue be addressed more broadly in relation to increased density proposals articulated in the Local Planning Strategy (LPS) which was endorsed by Council on 14 June 2022 and is now with the DPLH awaiting certification for advertising.</p> <p>It is also note that when the LPS was advertised, DoE made a submission which was addressed along the lines of comments raised below. In particular it is noted that one of the comments submitted in relation to the LPS indicated that:</p> <p style="text-align: center;"><i>Department has no in principle objections to the draft Strategy. The Department will continue to monitor residential growth and student demand of public schooling within the Town particularly at the preparation of any localised planning instruments.</i></p>
	It is worth noting that every new residential development or intensification of residential density creates demand for, or on, public schools, with this demand potentially extending beyond the boundaries of a structure plan. This requires careful planning	Noted, however as the density of development in the Town and Town Centre has been primarily driven by State government objectives thorough WAPC Policy requirements, it is essential that the State take responsibility for ensuring all

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer’s Comment
	<p>consideration to ensure that the anticipated student demand balances with the provision of public schools in the locality. If there are insufficient provisions of public schools, this will result in significantly overcrowded school sites, insufficient parking for drop-offs and pick-ups, traffic management issues for the local community, and compromised education outcomes for students.</p>	<p>public infrastructure and investment is financed through government funding (noting also that all development associated with urban consolidation in inner and middle metropolitan areas reduced the public spend on new public facilities such as schools on the urban fringe).</p>
	<p>In view of the above, the Department would like to reiterate its comments raised in its letter dated 30 May 2022, that it has no in principle objection to the proposed Structure Plan Amendment subject to the inclusion of commentary to acknowledge the student accommodation capacity issues in the Structure Plan Amendment Report. In addition, the Department would support the inclusion of an overarching objective (as part of the community Context or other relevant sections in the Report) to recognise the importance of providing adequate public schools to support the growing student population in the Town.</p>	<p>Note – see comments above and below.</p>
	<p>The Department will continue to monitor the student enrolment demand as development progresses within the Structure Plan and ensure that the residential growth corresponds accordingly with the provision of public schools in the locality. It is essential that the Department and the Town of Claremont collaborate on future school planning within the municipality to adequately provide for the educational needs of the Town in the future.</p>	<p>Following on from the WAPC approval of the TCPS and the Local Planning Strategy, the Town is committed to prepare a new LPS4. The Scheme will detail densities proposed and accordingly provide sufficient detail for the DoE to analysis of the impact of the estimated dwelling yield on school site planning. It should be noted that as most of the increased dwelling yield promoted under the LPS will be relative to apartment living, the DoE is likely to have to take this into account and possibly adopt a lower contribution rate of students per additional dwelling.</p> <p>The Town would welcome the opportunity to work with the DoE to establish growth forecasts for the locality taking into account the growth established under the LPS and LPS4, and the above matters.</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
8. Water Corporation	<p>Water</p> <p>The water retic in the area may be undersized and need to be upgraded to service the potential development, once developer's intentions are finalised, the Water Corporation can review our existing network to identify if any existing retic upgrades are required.</p>	<p>Noted - The approval of the Amendment to the Structure Plan is an important precursor to the State identifying the requirements for the network upgrades.</p> <p>It is acknowledged that this may also be relevant to other government authorities and service utilities.</p> <p>This matter has been independently addressed in the LPS with the introductory paragraphs to Part 10 Infrastructure stating that:</p> <p style="padding-left: 40px;">It is recommended that developers contact the relevant government department and service utility providers to establish service capacity of each service as part of due diligence processes prior to preparing development proposals.</p> <p>Given that the increased density of development is essentially driven by the State (through the WAPC and DPLH) to address sustainable population growth, it is a State responsibility to ensure the servicing network is designed and capable of sustaining this growth through network upgrades.</p>
	<p>Wastewater</p> <p>Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p>	<p>Noted</p>

Amendment No. 1 to Town Centre Precinct Structure Plan – Schedule of Servicing Authority Submissions

Servicing Authority	Submission	Officer's Comment
	<p>It should be noted that existing sewerage mains are located within the subject land. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the <i>Water Services Act 2012</i> whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction. This should be done by submitting an Approval of Works application. For information about this application please follow this link: https://www.watercorporation.com.</p>	<p>Noted - It is recommended that developers contact the relevant government department and service utility providers to establish service capacity of each service as part of due diligence processes prior to preparing development proposals.</p> <p>Given that the increased density of development is essentially driven by the State (through the WAPC and DPLH) to address sustainable population growth, it is a State responsibility to ensure the servicing network is designed and capable of sustaining this growth through network upgrades.</p>
	<p>General Comments</p> <p>This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.</p>	<p>Noted</p>

From: Planning and Land Development Referrals
Sent: Mon, 7 Oct 2024 08:00:37 +0000
To: Heather Lofthouse
Subject: Development / Strategic Development for comment - Town Centre Precinct Structure Plan – Amendment No. 1

Dear Heather

Thank you for your submission to Western Power for Ref: ***Town Centre Precinct Structure Plan – Amendment No. 1***

Unfortunately requests for general comments, feedback and approval for proposals can't be provided for without a formal application and the investigation by Western Power that follows.

We suggest:

- Reviewing your query against the processes referred to in our [Strategic Planning](#) web page
- Using our provided mapping tools and [Before You Dig Australia](#) to locate any assets that may be affected by any proposed change or development,
- If there are transmission assets (66,000VOLTS-330,000 VOLTS) in proximity to your work, applying via our [move or remove transmission and communication assets](#) form,
- Ensuring any developers involved are aware that they will need to make an application to deal with any assets that are in the development area as well as for the power requirements for the development.

Submission of a proposed road closure:

Where our assets are present, continued physical access for maintenance and emergency response must be provided. If this is not via the original road path, changed access conditions should be communicated via our [Land Entry Preferences form](#).

Thank you and we look forward to receiving your information/applications through the correct channels.

Kind Regards

**Planning and Land Development
Customer Connection Services**

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13.2.3 QUEEN STREET FOOTPATH

File Number:	RDS/00230
Author:	Marty Symmons (Director Infrastructure)
Authoriser:	Liz Ledger (Chief Executive Officer)
Attachments:	1. Council Policy L V 125 - Footpaths [13.2.3.1 - 3 pages]

PURPOSE

For Council to consider the footpath requirements of Queen Street, Claremont.

BACKGROUND

The Town’s Footpath Capital Works Program provides an annual budget for the renewal of footpaths. The annual budget for 24-25 is \$918,554. Sixteen slab footpaths including Queen Street were approved in the 2024/25 program.

Queen Street currently has two footpaths:

- the east side of Queen Street has a Claremont Cream concrete footpath that meets the Town’s current footpath standards and specifications, installed in 2019. It is 1.5m wide.
- the west side of Queen Street has an under-width slab footpath of 1.2m.

Queen Street is an under-width street, with a fifteen-metre road reserve in lieu of the more typical twenty metre width. The road carriageway is approximately 5m wide, with the remaining 15m used for kerb, verge, trees, and footpaths.

The budget approved the replacement of the footpath on the west side of Queen Street. As part of the footpath program, any footpath that is 1.2m wide is replaced with a 1.5m wide footpath in Claremont Cream concrete in order to meet footpath standards and specifications.

Notification letters were sent to resident of Queen Street last week for works to commence from 25 November. Following that the administration has received feedback from residents concerned about the width of the footpath being increased from 1.2m to 1.5m wide.

The administration is now seeking Council to determine this request.

DISCUSSION

Council policy, LV 125 Footpaths, (shown in Attachment 1) provides that

The Town of Claremont aims to progressively replace slab footpaths to improve access, public safety and amenity and to provide universal access for all users including those with prams, children, the elderly and people with a disability.

The policy provides guidance on when footpaths are required, this is determined on motor vehicle traffic (speed and number and type of vehicles) and other factors such as proximity to distributor roads and public open spaces.

Queen Street is a north-south aligned Local Access Road, connecting to Princess Road (Local Distributor) to the north and Agett Road (Local Access Road) to the South, that generally only provides for access to residents as well as service vehicles.

Traffic data collected in 2022 recorded that traffic volumes are approximately seventy vehicles per day. This is a low level of traffic. Queen Street is also not integral in the wider footpath network.

Based on these considerations Queen Street does not require two footpaths.

It is not recommended that the West Side footpath be left in-situ as it is in a poor condition, which will worsen over time until maintenance becomes cost prohibitive. It is recommended that it be removed and the verge reinstated.

PAST RESOLUTIONS

N/A

FINANCIAL AND STAFF IMPLICATIONS

This project has been allocated a budget of \$47,079.

Should Council determine to not replace (and increase the size) of the west side footpath and to remove it, this budget will be required for the costs associated with removal of the footpath, verge reinstated, irrigation and crossovers.

This would yield long-term cost savings by reducing future maintenance costs and eliminating the need for a potential path renewal in the next fifty years.

POLICY AND STATUTORY IMPLICATIONS

Council policy LV125 Footpaths.

COMMUNICATION AND CONSULTATION

The administration has received feedback from residents concerned about the width of the footpath being increased from 1.2m to 1.5m wide.

Notification letters were sent to resident of Queen Street. If Council adopts the recommendation in this report, a further letter will be sent to residents.

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.*

- Take a leadership in the community in environmental sustainability.

URGENCY

Due to the feedback from the Queen Street residents, the Town rescheduled these footpath works to Reserve Street, to ensure there was no financial risk to the Town. This has reduced the immediate urgency; however, direction is required to accommodate the scheduled program. Town will need to advise residents of the change and re-schedule contractors and works.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council approves the removal of the footpath on the west side of Queen Street, Claremont and the reinstatement of the verge.

COUNCIL POLICY LV125

FOOTPATHS

KEY FOCUS AREA LIVEABILITY

Purpose

- To ensure footpaths provide pedestrian connectivity around the Town as an alternate form of transport to driving, while:
 - Providing a safe and accessible environment for all path users
 - Designing for the visually and physically impaired
 - Designing for all pedestrians and vulnerable cyclists
 - Preventing flooding of properties from the verge
- To balance the character of the Town’s leafy streetscapes with footpath user requirements.

Policy

The Town of Claremont aims to progressively replace slab footpaths to improve access, public safety and amenity and to provide universal access for all users including those with prams, children, the elderly and people with a disability.

- Footpath widths and numbers according to road traffic numbers and minimum width recommendations by Department of Transport and Main Roads WA Planning and designing for pedestrians: guidelines and Department of Planning - Liveable Neighbourhoods recommendations.

Road Classification	Example Street / Road	Traffic Volume Vehicles / Day	Speed Limit (kp/hr)	Minimum Footpath Width			Comments
				Boundary Alignment	Mid Verge Alignment	Back of Kerb Alignment	
Access Road	Cul de sac	Below 100	50	1.5m	1.5m	1.5m	Footpath may not be required
Access Road	Residential streets	Below 500	50	1.5m	1.5m	1.5m	Footpath may be on one side
Access Road	Residential streets	Max 3000	50	1.5m	1.5m	1.5m	Footpath on both sides as required
Local Distributor	Princess Rd	Max 6000	50	1.8m	1.5m	1.8m	Footpath on both sides
District Distributor (B)	Davies Rd	Above 6000	50	1.8-2m	1.8-2m	1.8-2.5m	Median Refuges
District Distributor (A)	Guger St	Above 8000	60	2-2.5m	2-2.5m	2.1-2.5m	Median Refuges to be min 2.5m. Shared path on at least one side
Primary Distributor	Stirling Hwy		60	Entire verge			Controlled intersection

							crossing
Public Open Space	Rowe Park	Shared path			2.5m		Red asphalt with centre line
Public Open Space	Claremont Park	Shared path			Min 1.8m		Cream Concrete
District cycle routes	Stirling Road	Shared path			Min 2m		Cream Concrete

Note: At pinch points where constraints such as trees prevent the above widths, no longer than 2 metre sections the path can be narrowed to an absolute minimum of 1.2 metres, however this is not appropriate at intersections or in an area of high pedestrian traffic such as near a school or shopping precinct where wider path widths may be required.

2. Footpaths and ramps should be designed to provide universal access.
3. Footpaths will be constructed with a 2% ±0.5% cross fall grade away from the nearest property boundary where practicable. Preferably footpath stormwater runoff will be graded into an adjacent soft verge or into the road.
4. Tactile Ground Surface Indicators (TGSIs) will be installed at intersections, crossing points, and to delineate other hazards. TGSIs are to be in a contrasting colour to the surrounding path and are to be set out as specified within current Austroads and Main Road WA guidelines.
5. Footpaths in residential areas are to be poured in-situ Claremont cream coloured concrete. N20 Grey with 6kg/m³ yellow oxide additive. Where intersecting a commercial crossover the footpath is to be reinforced with F62 steel mesh reinforcement with 40mm cover provided from bottom of concrete.
6. Ramps are to finish flush with road levels with all approach grades not exceeding the recommended maximum grade for universal access. Width of the flush section is to be 1.8 metres in residential areas unless constraints prevent this, in which case the width can be reduced to a minimum of 1.5 metres.
7. Footpaths are to take priority when intersecting with crossovers or bike paths with the footpath material and colour continuing through.
8. In the interest of public safety Council considers it important that footpaths be regularly inspected and maintained and will fund a maintenance program accordingly. Furthermore, Council is committed to progressively replacing concrete slab footpaths with in-situ concrete over the next 10 years and will fund a replacement program accordingly.

Document Control Box			
Legislation:	<i>Road Traffic Code 2000</i> <i>Disability Discrimination Act 1992</i> <i>Town of Claremont Activities on Thoroughfares and Public Places Local Law</i>		
Organisational:	Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist Paths Town of Claremont Disability Access and Inclusion Plan Policy LV106 Vehicle Access - Crossover Planning and designing for pedestrians: guidelines (Department of Transport and Main Roads WA endorsed) 2016 Liveable Neighbourhoods Provision of Public Footpaths' Procedure		
Version #	Decision:	OCM Date:	Resolution Number:
1.	Adopted	16 October 2001	1170/01
2.	Reviewed	5 October 2010	210/10
3.	Reviewed	10 December 2013	360/13
4.	Reviewed	9 December 2014	203/14
5.	Updated	15 December 2015	226/15
6.	Reaffirmed	17 May 2016	84/16
7.	Reviewed	13 December 2016	206/16
8.	Modified	18 September 2018	176/18
9.	Reviewed	18 December 2018	228/18

13.3 ENVIRONMENTAL SUSTAINABILITY

13.3.1 CLAREMONT FORESHORE ENHANCEMENT PLAN

File Number: GOV/00049-003

Author: Cloe Dolan (Manager Parks and Environment), Marty Symmons (Director Infrastructure)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments:

1. CFEP Claremont Foreshore Master Plan 2024 - Low Res [**13.3.1.1** - 19 pages]
2. Summary Data All 240718 [**13.3.1.2** - 14 pages]
3. CONFIDENTIAL REDACTED - Individual Responses All 240718 [**13.3.1.3** - 92 pages]

PURPOSE

For Council to adopt the Claremont Foreshore Enhancement Plan 2024 and further establish the future vision for the area for the next twenty years. (CFEP 2024)

BACKGROUND

The Claremont Foreshore is an important environmental and recreational asset of the Town. It is also a Registered Aboriginal site which holds cultural and spiritual significance to the Traditional Owners.

It is one of the most spectacular areas of the Swan River, with its open water, beach, and link to Mrs Herberts Park. The area has significant conservation, landscape and heritage values, but is also subject to heavy pressure for residential, institutional and recreational use.

Public access around the foreshore is limited by the location of various developments, private properties and terrain. The natural values are being degraded by the loss of natural vegetation, weed invasion, littering and erosion.

Many State and Local Government authorities play a role in the management of the foreshores of Freshwater Bay, primarily the Town of Claremont and the Department of Biodiversity Conservation and Attractions.

The Town adopted a Sand Management Plan (SMP) in 2021, to guide the Town's efforts to combat erosion along the foreshore and the associated loss of flora and increased risk of inundation. The SMP provided recommended actions and informed some of the future needs of the area.

Council Policy EN303, Use and Management of Foreshore Reserves, states:

2. The Swan River foreshore shall be subject to a Management Plan which consolidates and develops the reserve as a significant area of recreational and environmental importance.

3. The Management Plan shall be developed in consultation with relevant stakeholders and be complementary to existing plans of the Swan River Trust, adjoining municipalities and other relevant government / non-government agencies.

The CFEP 2024 furthers this work and provides a long term framework for the future management of the foreshore.

DISCUSSION

The CFEP 2024 has been prepared to establish a vision for the Claremont Foreshore and assist in guiding future investments and support decision making processes over the next 20 years.

The CFEP 2024 was completed as a joint project on behalf of the Town of Claremont and the Department of Biodiversity Conservation and Attractions (DBCA), being the two primary management authorities over the Foreshore area.

Project objectives included:

1. Increase foreshore resilience.
2. Enhance the landscape character of the foreshore and enrich identity.
3. Enhance the environment and provide a more natural interface to the river.
4. Protect and encourage wildlife.
5. Enhance the amenity for residents and visitors to the foreshore.

The CFEP 2024 was written in collaboration with various stakeholder groups including the local traditional owners, the Claremont Yacht Club, and the Claremont community. The Town's Foreshore Advisory Committee (FAC) have also been involved throughout the process.

The layered engagement process was led by a team of specialised consultants that brought collective expertise in engagement, environmental, coastal engineering, landscape architecture, and recreation planning.

The CFEP 2024 has been broken up into three primary areas of foreshore and includes considerations of:

- Heritage and culture
- Movement, access, and activation
- Land use and services (parks, boating activities)
- Foreshore management (erosion)
- Flora and fauna protection

The Claremont community survey conducted by the Town asked residents to vote on their priorities for the Claremont Foreshore as well as provide written responses to gather more insight into their outcomes. The top three priorities for the community were erosion control, revegetation, and wildlife protection.

Adoption of the CFEP 2024 will provide a framework defining preferred options and concepts to be further developed by the administration, and guidance on future budget proposals and priorities to best preserve and enhance the Claremont Foreshore into the future.

PAST RESOLUTIONS

Resolution 172/21

That Council adopt the Sand Management Plan as a guiding management plan for the Claremont foreshore, Freshwater Bay.

FINANCIAL AND STAFF IMPLICATIONS

The CFEP 2024 was joint funded by the Town of Claremont and the DBCA, through a Riverbank Grant.

Adoption of the CFEP 2024 will guide future budgeting processes.

Funding for projects is to be considered individually by Council as part of future annual budget processes and long-term financial planning.

POLICY AND STATUTORY IMPLICATIONS

Aboriginal Heritage Act 1972

Swan and Canning Rivers Management Act 2006

EN303 Use and Management of Foreshore Reserves

EN310 Environmental Sustainability

LV133 Dogs in Public Places

LV136 Tree Canopy

Freshwater Bay Sand Management Plan 2021

Street Tree Masterplan 2022

Street and Reserve Tree Management Guidelines 2022

Disability Access and Inclusion Plan 2022-2026

COMMUNICATION AND CONSULTATION

Consultation has occurred with the following stakeholder groups:

- Traditional Owners
- DBCA
- Foreshore Advisory Committee
- Claremont community survey (attached)

STRATEGIC COMMUNITY PLAN

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

CFEP 2024 informs upcoming draft budget processes for the next financial year.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council endorses the Claremont Foreshore Enhancement Plan 2024, with it providing a framework defining options and concepts to be further developed by the administration, and guidance on future budget proposals and priorities to best preserve and enhance the Claremont Foreshore into the future.



CLAREMONT FORESHORE ENHANCEMENT PLAN



Img: JBA

CONTENTS

Document Control

Date of Issue	Rev No.	Reason for Issue	Author	Reviewed By	Approved By
28/03/2024	-	Information	JLS	PV	PV
14/08/2024	A	Review	JLS	PV	PV
30/09/2024	B	Final	JLS	PV	PV
12/11/2024	C		JLS	PV	PV

This document may only be used for the purpose for which it was commissioned in accordance with the Terms of Engagement.

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INTRODUCTION

This report summarises the concept design for the Claremont Foreshore Enhancement Plan. The Town of Claremont (Principal) instigated the Claremont Foreshore Enhancement Plan in collaboration with the Department of Biodiversity Conservation and Attractions (DBCA) via a Riverbank Grant Funding Partnership. The project area sits between Mrs Herberts Park to the east and the western extent of the Claremont Yacht Club (CYC). The low lying, narrow estuarine beaches are vulnerable to erosion and inundation, which puts foreshore infrastructure at risk and impacts public access and amenity. The Plan aims to enhance access, recreation and amenities on the foreshore while increasing resilience to erosion and inundation. Project objectives include:

- Increase foreshore resilience.
- Enhance the landscape character of the foreshore and enrich identity.
- Enhance the environment and provide a more natural interface to the river.
- Protect and encourage wildlife.
- Enhance the amenity for residents and visitors to the foreshore.
- Provide educational signage.

The Whadjuk Noongar people have a long and continuous connection to the Derbarl Yerrigan (Swan River). The whole riverbed is an Aboriginal Heritage Place on mythological grounds under the Aboriginal Heritage Act 1972. The connection is also recognised under the Native Title Act 1993 and the South West Native Title Settlement 2015 Whadjuk People Indigenous Land Use Agreement. The concept report includes cultural protocols for interventions and enhancement of interpretation and engagement with indigenous cultural.



PROJECT AREA PLAN

PROJECT BACKGROUND

KEY POLICIES/STRATEGIES SUMMARY

The following documents have been reviewed in order to inform the opportunities and constraints:

- Foreshore Management Plan for the Swan River Estuary in the Western Suburbs of Perth (Seashore Engineering, 25 May 2016). The foreshore is vulnerable to storm events, shifting mean sea levels and inter-annual variations in wind direction. The risks are erosion and inundation of the beach and adjacent properties. A combination of retreat, revegetation and re-nourishment is recommended for the project area.
- Freshwater Bay Sand Management Plan (Seashore Engineering, August 2021). Sand management is recommended to mitigate existing and potential impacts from erosion and inundation. Transferring sand from deposited areas and importing sand to manage erosion, inundation, and buffer existing sedges is recommended.
- LV136 Tree Canopy (Town of Claremont). The Council support the maintenance and preservation of the Town's tree canopy and encourages an increase.
- Street Tree Masterplan 2022 (Town of Claremont). Sets out appropriate species for the Town of Claremont that are attractive, climate sensitive, disease and pest resistant, provide habitat, low maintenance, and are readily available. Avoid "Grandfather" trees (Peppermint, Jarrah, Liquidambar, Red Flowering Gum). Chester Road and Jetty Street have been identified as biodiverse streets with a mix of species. There is some conflict between the species recommended and the desire for an ecologically appropriate local planting palette, and JBA will consider trees outside the masterplan.
- Street and Reserve Tree Management Guidelines 2022 (Town of Claremont 2022). Aims to preserve and enhance the Town's urban forest, including habitat provision, streetscape enhancement, climate resilience, and recognition of heritage values.
- Best management practices for foreshore stabilisation (Swan River Trust December 2009). Summarises shore stabilisation techniques and approaches for the foreshore. The project area has been identified as a managed retreat.
- Disability Access and Inclusion Plan 2022-2026 (Town of Claremont). Summarises strategies to improve access and inclusion. This includes improving access to parks and reserves.
- EN310 Environmental Sustainability (Town of Claremont). The Council takes leadership in environmental sustainability through the implementation of a number of actions. These include managing the environment to provide clean accessible water and encourage a greener, native landscape.

PROJECT OBJECTIVES

Key project objectives considered in the Opportunities and Constraints analysis are:

- Maintain recreation along the foreshore (walking, kayaking, dog-walking).
- Consider continued boat access at Chester Road.
- Improve access and formalise circulation along the foreshore, particularly between Watkins Road, Mrs Herberts Park and Alex Prior Park.
- Maintain supporting infrastructure for amenities - i.e. car parking and toilets.
- Maintain existing sightlines with careful consideration of planting height and obstructions.
- Increase the level of shrubs/trees where sightlines allow.
- Create a more natural interface with the River.
- Enhance the appearance of the beach by reducing the visibility of rubble.
- Reduce mobilisation of sediment within Freshwater Bay through revegetation.
- Incorporate interpretation and signage to describe ecological, heritage, and indigenous culture.
- Consider further activation of the foreshore through the provision of the pontoon.
- Consider the value/functionality of the boat ramp at Chester Road.

ENGAGEMENT SUMMARY

STAKEHOLDERS

- The team has met with the Claremont Yacht Club (CYC) and exchanged additional communication. The CYC wants to consider dredging of accumulated sediment to allow use of Cat 1 pens.
- The team has reached out to Christchurch Grammar School (CCGS).
- The concept was presented to the Claremont Council who were in support.

PUBLIC CONSULTATION

The Town of Claremont's online public consultation returned responses from a broad age range and from residents and non-residents. The three areas considered to be highest priority were:

- Revegetation
- Erosion control
- Wildlife support

Shaded seating, accessibility and bins were other priorities. Comments suggested retaining the 'natural' feel, connection to nature, dog exercise areas were important, and additional trees were supported.

INDIGENOUS KNOWLEDGE HOLDERS

Three Indigenous Knowledge Holders listed within the Department of Planning, Lands and Heritage register for the Town of Claremont area and the Swan River and Swan Coastal Plain attended multiple engagement sessions to discuss interventions and cultural protocols.

Key considerations raised by the traditional knowledge holders include:

- Strong desire to increase opportunities for indigenous cultural engagement on site including interpretation, public art, and spaces for gathering.
- Specific protocols required for breaking ground, including the suggestion that two cultural monitors are on site when ground is broken and soil relocated.
- Concern over soil being imported from off-site.
- Concern over pollution that is entering the river from stormwater run-off at Jetty Road.
- Concern over size of turf areas.
- Concern of any structures within the river.
- Concern over free roaming of cats.

A final meeting held on 14th August 2024 was an opportunity to demonstrate the traditional knowledge holders concerns had been considered. The report responds to the concerns including:

- Aim to use re-located soil and/or sand materials from excavation on the foreshore for re-nourishment where possible.

- Communicate the importance of cultural monitors being present on site during significant ground disturbance.
- Integrate opportunities for interpretation, gathering, and fire ceremonies.
- Consolidate areas of turf and maximising revegetation.
- Recommending filtering of the stormwater drain at Jetty Road.

Additionally, it was noted that a historical ceremonial ground and burial ground exist in the area, both highly culturally sensitive. Furthermore, the limestone ridges and caves to the west of the site also hold cultural significance.

SITE CONTEXT

The project area generally consists of shallow, sandy beaches that rise to the plateau at Victoria Avenue. Victoria Avenue is approximately 7-10 metres above the level of the foreshore. The slope is gradual but has been modified with retaining walls in residential lots. The area to the west of the CYC and to the southeast becomes steep limestone cliffs. The site is within the widely curved bay of Freshwater Bay in the Swan River estuary. 'Freshwater Bay' is named due to the freshwater springs at the base of the cliffs. At the centre of the bay is a shallow sand bank known as Karrakatta.

The foreshore area has been subject to clearing and residential development, resulting in the removal of the natural vegetation and replacement with lawned parks, residential gardens, and exotic species. There is remnant native vegetation on the limestone cliffs to the west, however it is weed infested.

There are relatively few trees in the foreshore reserve, which means limited provision of shade and shelter. It is assumed that tree planting has been limited to retaining resident sightlines. There are palms north of Chester Road, and two coral trees (*Erythrina sykesii*) at the Chester Road carpark. There is a Norfolk Island Pine at Chester Road and Jetty Road. Coral trees are the single species tree along Victoria Avenue. There is little diversity of species in the project area. There are few trees and a limited palette of sedges.

Large areas of turf on the foreshore provide amenities and informal movement/circulation. However, they increase water use and don't align with a natural foreshore approach.

The foreshore provides habitat for the Australian Pelican, Eastern Osprey, Australian Pied Oystercatcher and the Nankeen Night-Herons. These are often seen on the Jetty.

The foreshore is vulnerable to storm events, shifting mean sea levels and inter-annual variations in wind direction. The risks are erosion and inundation of the beach and adjacent properties. Sediment has accumulated at CYC that is prevented from being further transported by the Yacht Club berths and walls, reducing the sediment supply further east between CYC and Chester Road. Sand nourishment occurred between Chester Road carpark and CYC in 1995, 1997, 2000-2001, and 2004. There is ongoing erosion. Most erosion is near hard structures (Chester Road carpark, CYC hardstand, Christchurch Boat ramp). Sand levels have reduced east of Chester Road, revealing construction rubble believed to be the material used for the original sand reclamation.

The slopes and cliffs to the west of CYC are being eroded due to uncontrolled access and trampling of vegetation as the stair finishing halfway down the slope. There is seagrass wracking that leads to odour issues along the foreshore.

Surface run-off, including managed run-off at Alex Prior Park, Water Corporation drains at Jetty Road, unmanaged run-off at Watkins Road (City of Nedlands), Chester Road car park, break in the kerb at Jetty Road, and CYC are all problematic.



South of Claremont Jetty Img: JBA



Foreshore route at Chester Road to Jetty Road Img: JBA



Chester Road to Mrs Herberts Park Img: JBA



Alex Prior Park Img: JBA

SUMMARY OF OPPORTUNITIES AND CONSTRAINTS

	CONSTRAINTS	OPPORTUNITIES/STRATEGIC RESPONSE	PRINCIPLES
<p>ENVIRONMENT</p> 	Minimal native vegetation, species diversity, or landscape character reflecting original condition.	Reinstate endemic shoreline vegetation, improve water quality, provide foreshore stabilisation and habitat. Increase species diversity and local vegetation. Capitalise on the abundant bird life - provide roosting, watering fixtures. Draw on the site's geology to inform the material and planting palettes.	LOCAL, ABUNDANT, BIODIVERSE, NATURALISED CHARACTER
	Limited tree cover.	Selective planting of new trees whilst considering sightlines.	
	Large areas of turf that increase water use and do not provide a natural edge.	Create focussed turf amenity areas and convert the remainder to vegetation for a more natural edge.	
	Weed infestation on limestone cliffs.	Weed management in collaboration with CCGS and MLC.	
<p>FORESHORE MANAGEMENT</p> 	Issues of erosion, deposition, inundation, exposure of rubble fill on beach is hazardous, risk to infrastructure and private properties. Initial sand nourishment limited success.	Use revegetation and sand replenishment to mitigate inundation and erosion risk. Use deposited and imported sand to replenish the beach. Increase the height of the storm bar. Consider removing or relocating infrastructure within the inundation zone.	RESPONSIVE AND RESILIENT
	Higher sea levels have created foul smelling swales behind the storm bar that can't drain.	Create swales that drain behind the storm bar.	
	Localised scouring from stormwater run-off. Potential issues with drain invert levels at Jetty Road where there is a risk flow will be restricted.	Manage stormwater run-off.	
<p>HERITAGE AND CULTURE</p> 	There is limited interpretation or signage related to the built or cultural heritage.	Enhance the experience of the site with stories and interpretive signage of the built heritage and indigenous cultural heritage.	CELEBRATE LOCAL CHARACTER AND IDENTITY
	Modifications to the foreshore must mitigate any impacts that may negatively impact the indigenous cultural heritage.	Consider how the function of the Baths could be re-created.	
<p>MOVEMENT AND ACTIVATION</p> 	There are limited foreshore facilities and amenities. Alex Prior park is particularly underutilised and poorly activated.	The beach, Mrs Herberts Park, Chester Park Road, museum, and jetty are popular areas for recreation and provide existing activation nodes. Activation and interest can be further enhanced by providing additional amenities.	ENHANCED AMENITY & CONNECTIVITY
	There is a lack of connectivity to and through the foreshore. There is no continuous accessible route from Victoria Avenue to the foreshore.	Connections and access to and through the foreshore can be enhanced by creating formal and informal pathways, visual cues and wayfinding, inundation-tolerant infrastructure, and improved accessibility. Enhance connection to public transport routes. Enhance cycling infrastructure. Consider the need to provide additional parking if visitor numbers increase.	
<p>LAND USE AND SERVICES</p> 	Access to the foreshore is restricted by private property frontages. The narrow foreshore reserve is problematic - much of the reserve is underwater at high tide, leaving minimal land for mitigation	Develop a hierarchy of pedestrian pathway and amenity zones appropriate to different foreshore reserve widths.	APPROPRIATE INFRASTRUCTURE

STRATEGY

The opportunities and constraints analysis proposed a series of strategic responses and design principles to guide the foreshore enhancement plan. In consultation with specialist sub-consultants, the client, and key stakeholders, a series of strategic interventions are proposed.

The table right summarises key interventions and maps them against relevant project objectives they are designed to deliver outcomes for.

Overleaf (page 6) is the strategic diagram illustrating proposed interventions in the enhancement plan, and proposed staging is described on page 7.

A bioengineered node to reduce sand accumulation in the Cat 1 pens is suggested as an option that would benefit the CYC, by enabling better use of existing pens. It would be constructed by the CYC at their cost. A bioengineered approach can only work to approximately mean sea level (0m AHD). This is likely to be insufficient to resist seasonal movement. Options include:

- Wholly bioengineered (brushwall & replanting) with occasional sand management.
- Partly bioengineered with 2 x short 5-10m low timber panel groynes. Rare sand management.
- Partly hard engineered with 10-15m long groynes. Not desirable. Limited sand management. Shoreline may sawtooth.

INTERVENTION	NATURALISATION	BIODIVERSITY	EROSION/INUNDATION RESILIENCE	REDUCE SEDIMENT MOBILISATION	IDENTITY AND CHARACTER	INTERPRETATION	ACCESS TO RESERVE	ACCESS TO BEACH	CIRCULATION TO FORESHORE	AMENITY	RECREATION
Potential dredging by CYC to benefit CYC, and use for re-nourishment if suitable			●					●			
Raise level of storm bar locally in necessary areas			●	●							
Revegetation (bands 4-6m wide, 25-30m long)	●	●	●	●	●	●				●	
Bioengineered node at CYC to stop sediment accumulation in Cat 1 pens				●				●			
Foreshore footpath									●	●	●
Stiles over revegetation to maintain continuous planting			●					●		●	●
Bird waterers, roosting etc	●	●			●	●				●	
Boardwalk at Jetty Rd							●	●	●	●	
Extend pipe at Jetty Rd			●							●	
Compliant footpath access to foreshore					●		●			●	●
Seating, cycle infrastructure, lighting, BBQ's, shade structures					●		●			●	●
Wafinding, interpretation, public art					●	●				●	

STRATEGIC PLAN

LOCAL, ABUNDANT, BIODIVERSE

RESPONSIVE & RESILIENT

ENHANCE AMENITY & CONNECTIVITY

APPROPRIATE INFRASTRUCTURE

NATURALISED RIVER FORESHORE CHARACTER

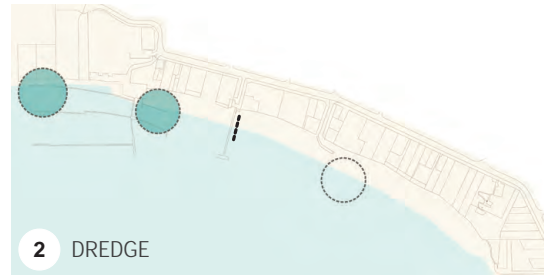
CELEBRATE LOCAL CHARACTER & IDENTITY



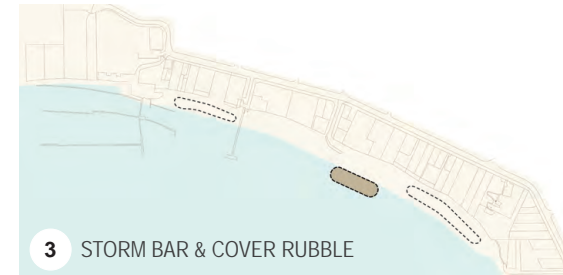
STAGING DIAGRAM



1 TEST
Ground penetrating radar with vacuum extraction and geotechnical assessment of rubble at Chester Road. Testing of sediment at CYC. Requires cultural monitoring.



2 DREDGE
Potential to dredge accumulated sediment at CYC (if suitable for re-use). Excavation of rubble at Chester road if viable. Requires cultural monitoring. Extend pipe at Jetty and filter pollutants.



3 STORM BAR & COVER RUBBLE
Raise storm bar 200mm to allow for vegetation establishment and foreshore stabilisation. Sand nourishment to Chester Road.



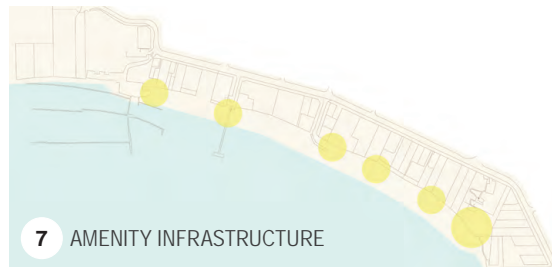
4 REVEGETATION
Revegetate with local species in continuous bands minimum 4m wide, 25m long. Enable connection to water at key points with some breaks and stiles over.



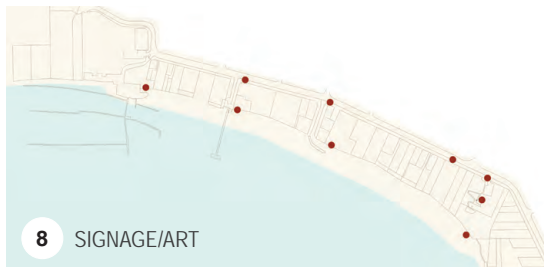
5 FORESHORE FOOTPATH
Create continuous limestone footpath to CYC, and marked route through CYC carpark.



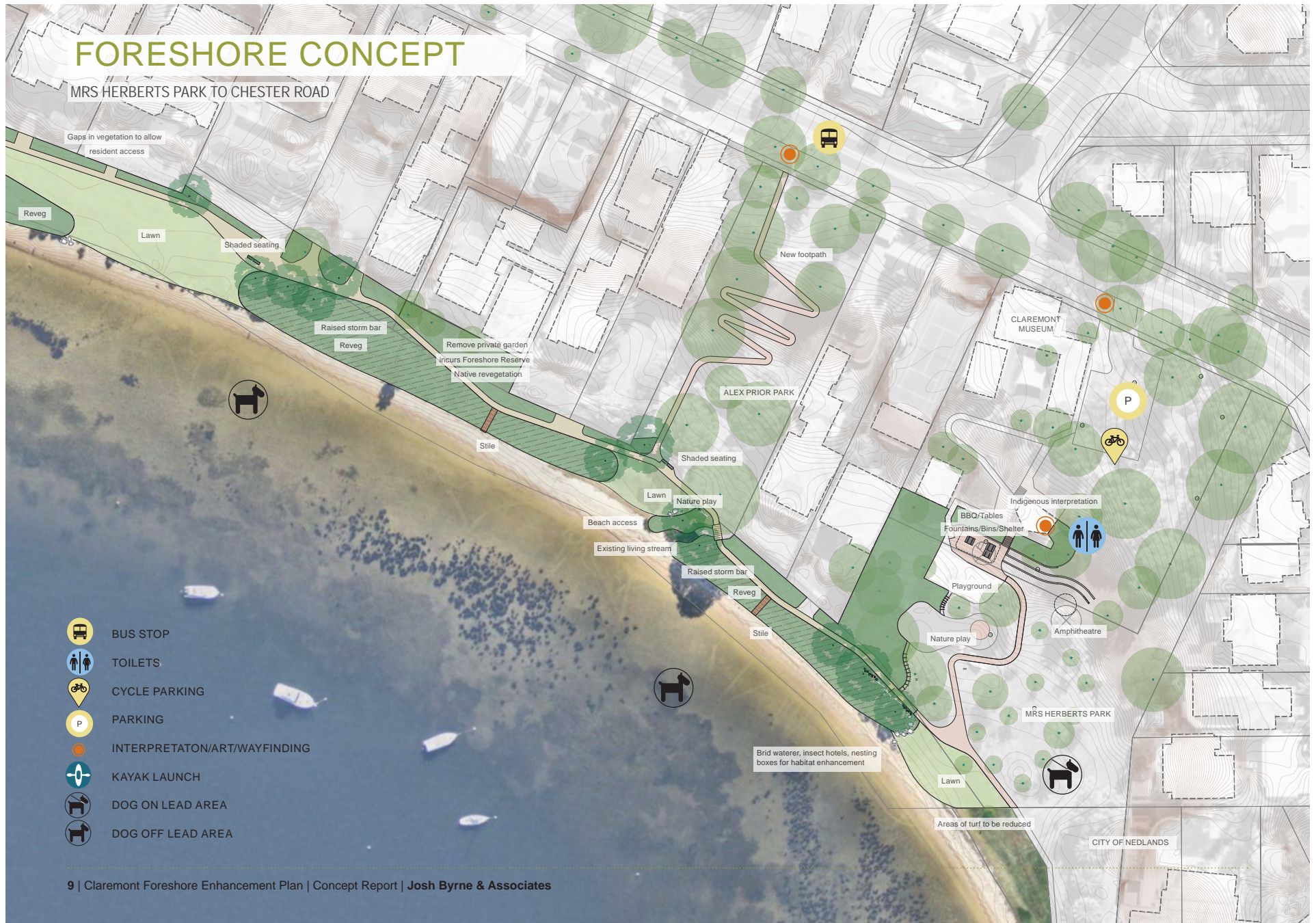
6 CONNECTING FOOTPATHS
Connect foreshore to Victoria Avenue with compliant access footpaths.



7 AMENITY INFRASTRUCTURE
Create key nodes of amenity and infrastructure to improve visitor comfort. Minimise infrastructure within the inundation zone.

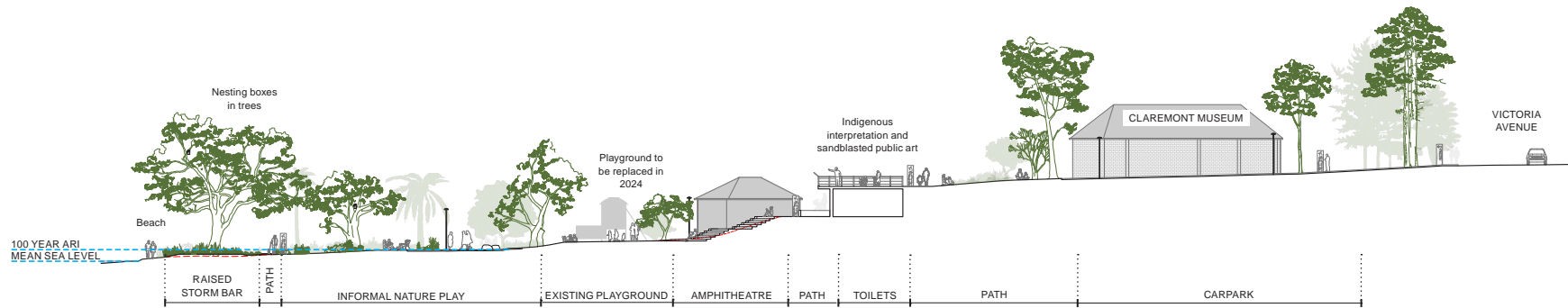


8 SIGNAGE/ART
Install wayfinding signage/visual cues to improve connection to the foreshore. Provide interpretation at key nodes and develop a public art strategy to embed cultural and thematic values.

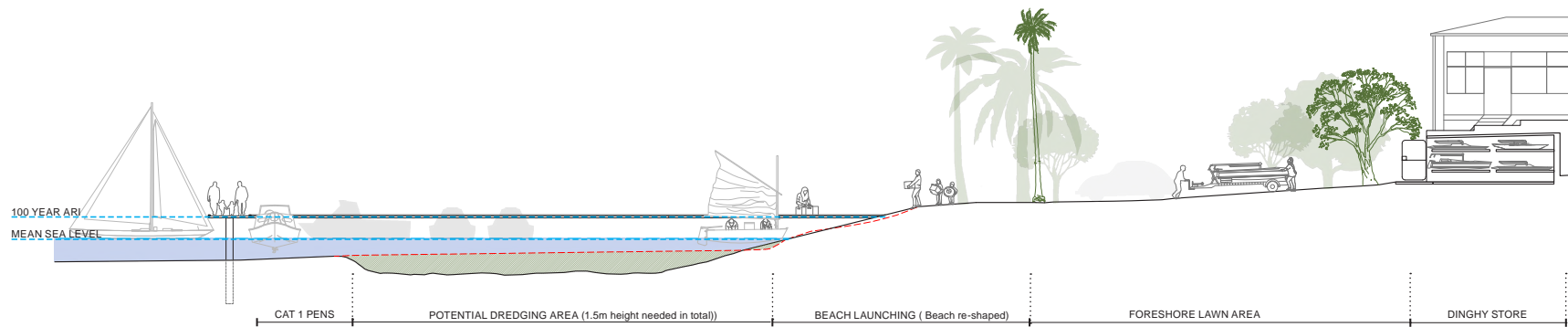




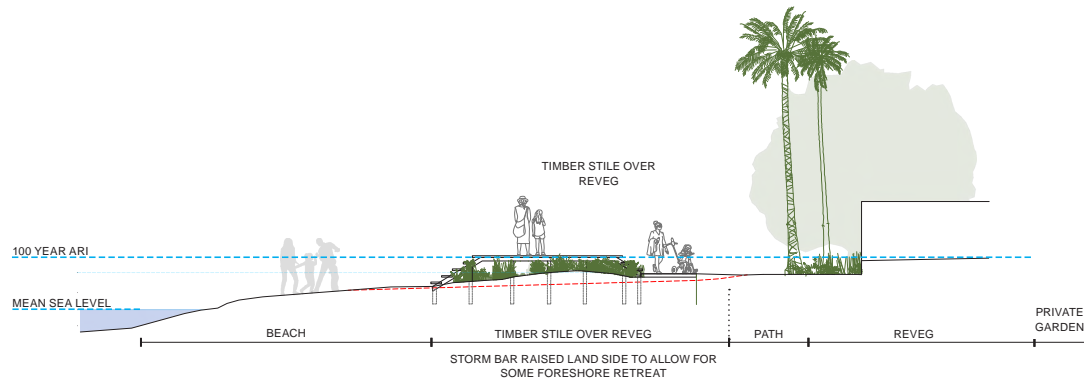




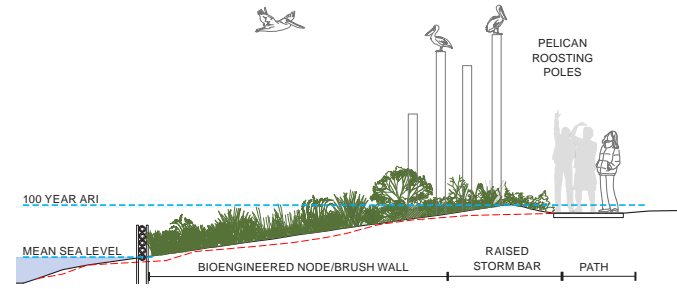
SECTION THROUGH MRS HERBERTS PARK



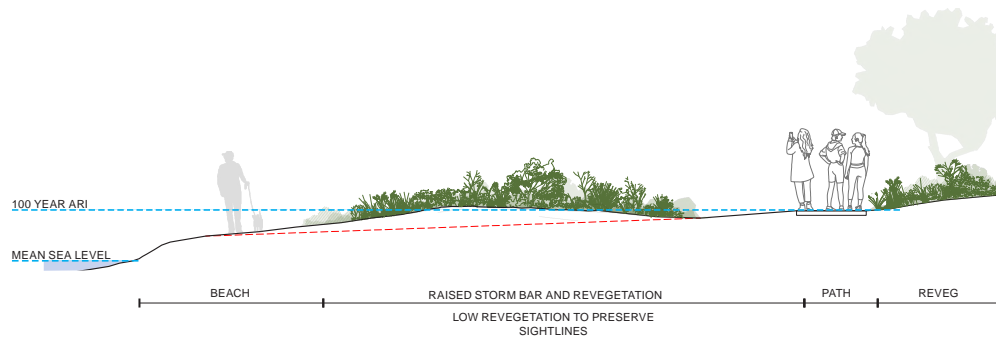
SECTION THROUGH CLAREMONT YACHT CLUB



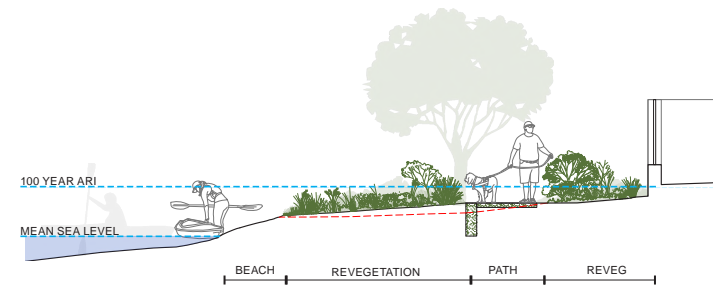
SECTION THROUGH STILE



SECTION THROUGH BIOENGINEERED NODE



SECTION THROUGH RAISED STORM BAR



SECTION THROUGH BEACH ACCESS AT CHESTER ROAD

DESIGN RESPONSE - HARDSCAPE AND INFRASTRUCTURE

DESIGN APPROACH

The hardscape look and feel responds to the project objectives to 'naturalise' the foreshore experience. Key considerations include:

- Colours: Tone in with natural, earthy colours, draw on site geology (limestone and dune sand), avoid additional dark colours. Consider pops of colour for furniture as visual cues for key amenity hubs.
- Themes: Natural and foreshore/water themes are proposed.
- Paving: Suggest compacted limestone for foreshore path as a flexible path that is resilient to inundation. Exposed aggregate is suggested for the connecting paths.
- Furniture: Suggest furniture and fixtures that align with a natural aesthetic with some opportunity for pops of colour at busier nodes.
- Due to the ecological sensitivity of the site adjacent to the river, natural materials that don't degenerate and create pollutants are suggested such as timber, steel, and stone.

STILES



Victoria Park HASSELL Img: Max Creasy Patrick Bingham-Hall

BOARDWALKS/DECKS



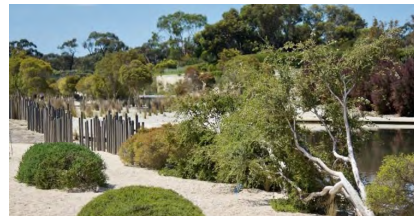
Laasby Sea Park Img: Labland

BIODIVERSITY FIXTURES



Pelican Roosting Posts Img Auldirst Getty Images iStockphoto

PAVING



Limestone gravel paths - Royal Botanic Garden Img: Paul Thomson

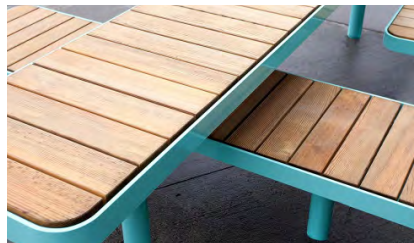


Bird waterers at 115 Hamilton Hill Img: Paul McGovern

FURNITURE



Drifter bench Img: streetlife



Vestre overlapping benches Img: Vestre

AMENITIES



Nature Play - Len Packham Playspace Design/Image: Acorn



Picnic Shelter Img: Lizard Log Simon Whitbread

PUBLIC ART AND INTERPRETATION



Edge of the Trees Img: Sydney Living Museum



Boodja Bidi Youth Art Img: Louise Coghill

DESIGN RESPONSE - SOFTSCAPE

PLANT PALETTE

The site is located within the Karrakatta vegetation complex. This complex is predominantly tuart (*Eucalyptus gomphocephala*), jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*). The understorey consists of slender banksia (*Banksia attenuata*), firewood banksia (*Banksia menziesii*) and bull banksia (*Banksia grandis*). In addition, sheoak (*Allocasuarina fraseriana*) and peppermint (*Agonis flexuosa*) are found. The design intent is to re-establish the original vegetation complex and naturalise the river edge. The plant palette has been developed using the Karakatta complex as a starting place, and adding species from the adjacent Vasse complex which borders the river elsewhere. An objective of the project is to improve the species diversity of the existing foreshore planting to improve ecological function.

TREE REMOVAL

The plan indicates selective removal of exotic tree species. It may be necessary to remove the coral tree at Chester Road carpark given its susceptibility to the Polyphagus Shothole Borer.

PLANT SELECTION FOR ENVIRONMENTAL CONDITIONS

There is a deep body of saline water in the bay. In winter the water becomes fresh while in spring it is brackish (Swan River System Landscape Description, Swan River Trust 1997). The implication is that any plants within the potential inundation zone must be saline tolerant. Additionally, plants need to be grouped according to typical level of water submersion. The plant palette groups species according to general parkland feature planting and trees, and three levels of planting for water environments including ephemeral, damp, and emergent.

PLANTING LAYOUT

Large areas of turf on the foreshore provide amenities and informal movement/circulation. However, they increase water use and don't align with a natural foreshore approach. The design intent is to retain key areas of turf for recreation in strategic areas and revegetate the remainder. Large areas of planting along the foreshore are proposed in bands of a minimum of five/six metres wide and twenty/thirty metres long. The planting areas need to be sufficiently large to perform as storm buffer.

CPTED

Trees and low level planting up to one metre are proposed typically with some larger shrubs proposed that can be used against walls. This will ensure sightlines are retained. We also suggest downward facing lighting of key pathways and amenity areas for safety.

PROPOSED TREES IN THE FORESHORE

It is proposed to provide additional trees for shade and amenity. Proposed trees have been located to avoid compromising residents views. On higher ground, species proposed include tuart (*Eucalyptus gomphocephala*, marri (*Eucalyptus calophylla*), pricklybark (*Eucalyptus todtiana*), saw tooth Banksia (*Banksia prionotes*), firewood Banksia (*Banksia menziesii*). In areas of potential inundation, species proposed include flooded gum (*Eucalyptus rudis*), Rottneest teatree (*Melaleuca lanceolata*), saltwater paperbark (*Melaleuca cuticularis*), swamp paperbark (*Melaleuca rhapiophylla*), and stout paperbark (*Melaleuca preisiana*). We recommend further development of the tree selection for resilience to pest and disease.

WEED MANAGEMENT

The area to the west of the CYC is heavily weed infested. This area is mostly within the cadastral boundary of CCGS and we suggest working with CCGS and Methodist Ladies College to manage weeds and revegetate.

BIODIVERSITY

We are suggesting a largely local, highly biodiverse plant palette to attract birds and insects. Additional fixtures such as bird waterers, bird nesting boxes, insect hotels, hollow logs are also suggested.

ETHNOBOTANIC

We have selected some local edible species, which can be aligned with interpretation/art/ signage to create narratives of their ethnobotanic significance.

TREES

Banksia prionotes



Image: lullfitz.com.au

Banksia menziesii



Image: Gardens online.com.au

Corymbia callophylla (Grafted)



Image: Ellenby Tree Farm

Eucalyptus gomphocephala



Image: Lucid Central

Eucalyptus todtiana



Image: Lucid central

Melaleuca cuticularis



Image: Australian National Botanic Gardens

Melaleuca lanceolata



Img: public.asu.edu

Melaleuca preissiana



Image: Botanic Gardens SA

FEATURE PLANTING - GROUND COVERS, SHRUBS, STRAPPY PLANTS

Acacia saligna (prostrate)



Image: Westgrow.com.au

Adenanthos cygnorum



Image: Honkeynuts

Anigozanthos manglesii



Image: Dawsons Garden World

Alyxia buxifolia



Image: Ian Barker Gardens

Anigozanthos cultivars



Image: Benara Nurseries

Banksia nivea



Image: Lullfitz

Calothamnus quadrifidus



Image: katanninglandcare.org.au

Calytrix fraseriana



Image: Pommepal.wordpress.com

Centella asiatica



Image: Localseeds.com.au

Conostylis juncea



Image: nativ.com.au

Dianella revoluta



Image: gardeningwithangus.com.au

Eremophila glabra



Image: Brian Freeman

Gompholobium confertum



Image: Ita Goldberger

Grevillea crithmifolia



Image: Plantrite

Hemiandra pungens



Image: R Clark

Hibbertia hypericoides



Image: D Blumer, Botanic Parks and Gardens Authority

Hypocalymma robustum



Image: Fiona, davesgarden.com

Kennedia Prostrata



Image: gardeningwithangus.com.au

Macrozamia fraseri



Image: agaveville.org

Melaleuca thymoides



Image: Apace

Orthrosanthus laxus



Image: nativ.com.au

Phyllanthus calycinus

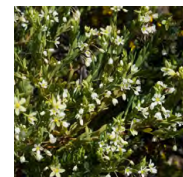


Image: Mark Brundett

Thysanotus multiflorus



Image: Benara

Rhagodia baccata



Image: cottesloe.coastcare.org

Xanthorrhoea preissi



Image: Gary Thompson

Lepidosperma gladiatum

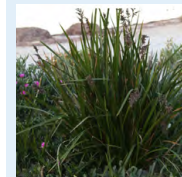


Image: Benara

Tecticornia halocnemoides

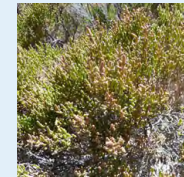


Image: Colin Mourk

EPHEMERAL ZONE

EMERGENT ZONE

Juncus kraussii



Image: Apace WA

Baumea (Machaerina) juncea

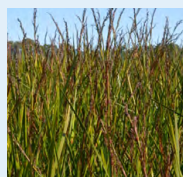


Image: Benara

Baumea (Machaerina) preissii

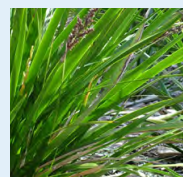


Image: Apace

Ficinia nodosa



Image: Cottesloe Coastcare association

Ghania trifida



Image: Warnambool City Council

Isolepis cernua



Image: Apace

Juncus palladis



Image: Greenleaf nurseries

Sarcocornia quinqueflora

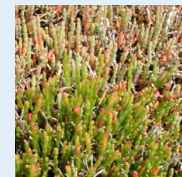


Image: Greg Jordan

Tecticornia lepidosperma

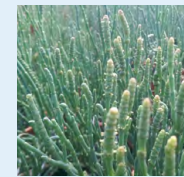


Image: Tuckerbush

DAMP ZONE



JOSH BYRNE & ASSOCIATES

LANDSCAPE • SUSTAINABILITY • COMMUNICATIONS

T 08 9433 3721 E design@joshbyrne.com.au W joshbyrne.com.au
A Suite 109 Atwell Buildings 3 Cantonment Street Fremantle WA 6160

Claremont Foreshore Enhancement Plan

Q1 Name

Answered: 41 Skipped: 1

Claremont Foreshore Enhancement Plan

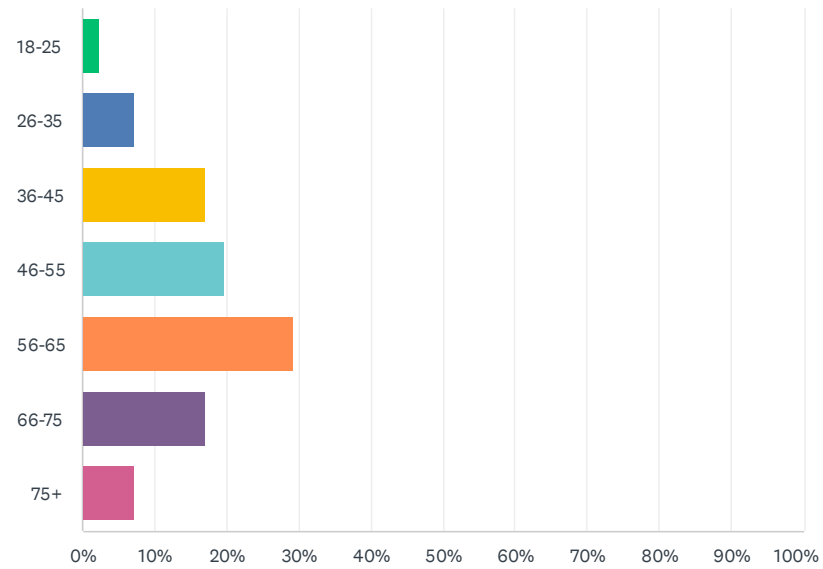
Q2 Email address

Answered: 39 Skipped: 3

Claremont Foreshore Enhancement Plan

Q3 Your age

Answered: 41 Skipped: 1



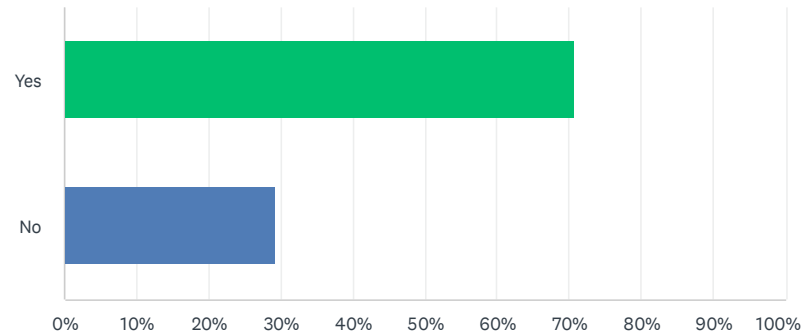
Claremont Foreshore Enhancement Plan

ANSWER CHOICES	RESPONSES
18-25	2.44% 1
26-35	7.32% 3
36-45	17.07% 7
46-55	19.51% 8
56-65	29.27% 12
66-75	17.07% 7
75+	7.32% 3
TOTAL	41

Claremont Foreshore Enhancement Plan

Q4 Are you at Town of Claremont resident?

Answered: 41 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	70.73%	29
No	29.27%	12
TOTAL		41

Claremont Foreshore Enhancement Plan

Q5 Street Name

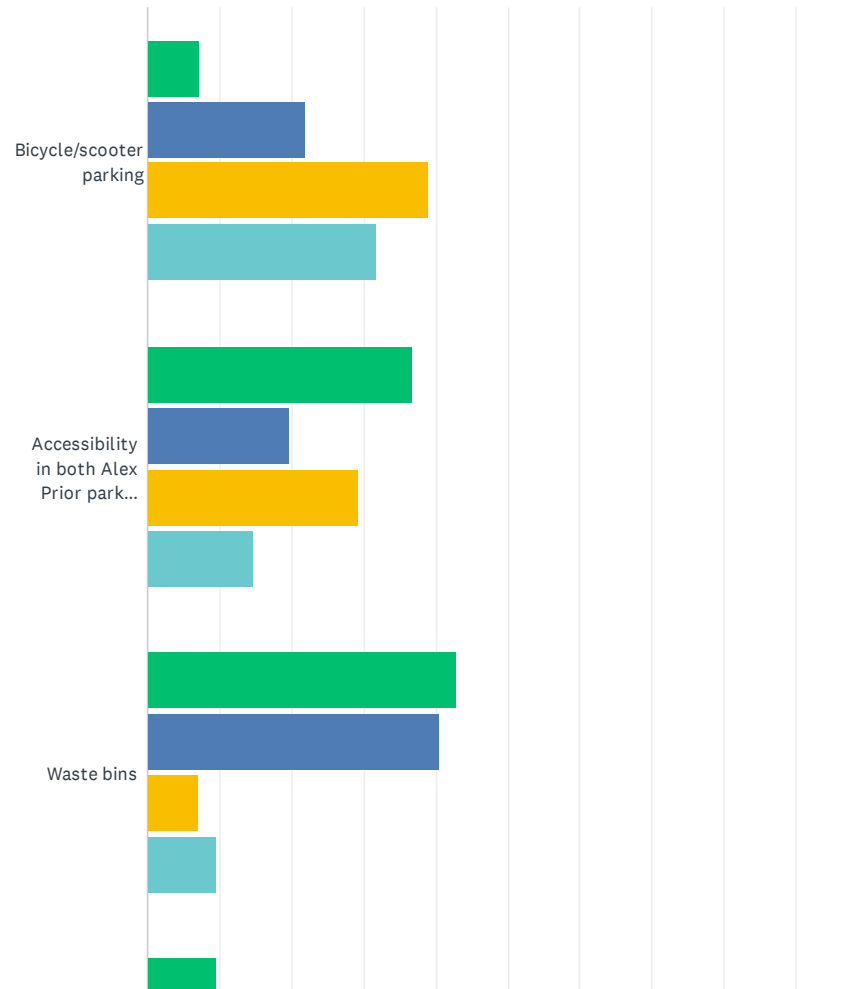
Answered: 36 Skipped: 6

ANSWER CHOICES	RESPONSES	
Name	0.00%	0
Company	0.00%	0
Address	100.00%	36
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	0.00%	0
Phone Number	0.00%	0

Claremont Foreshore Enhancement Plan

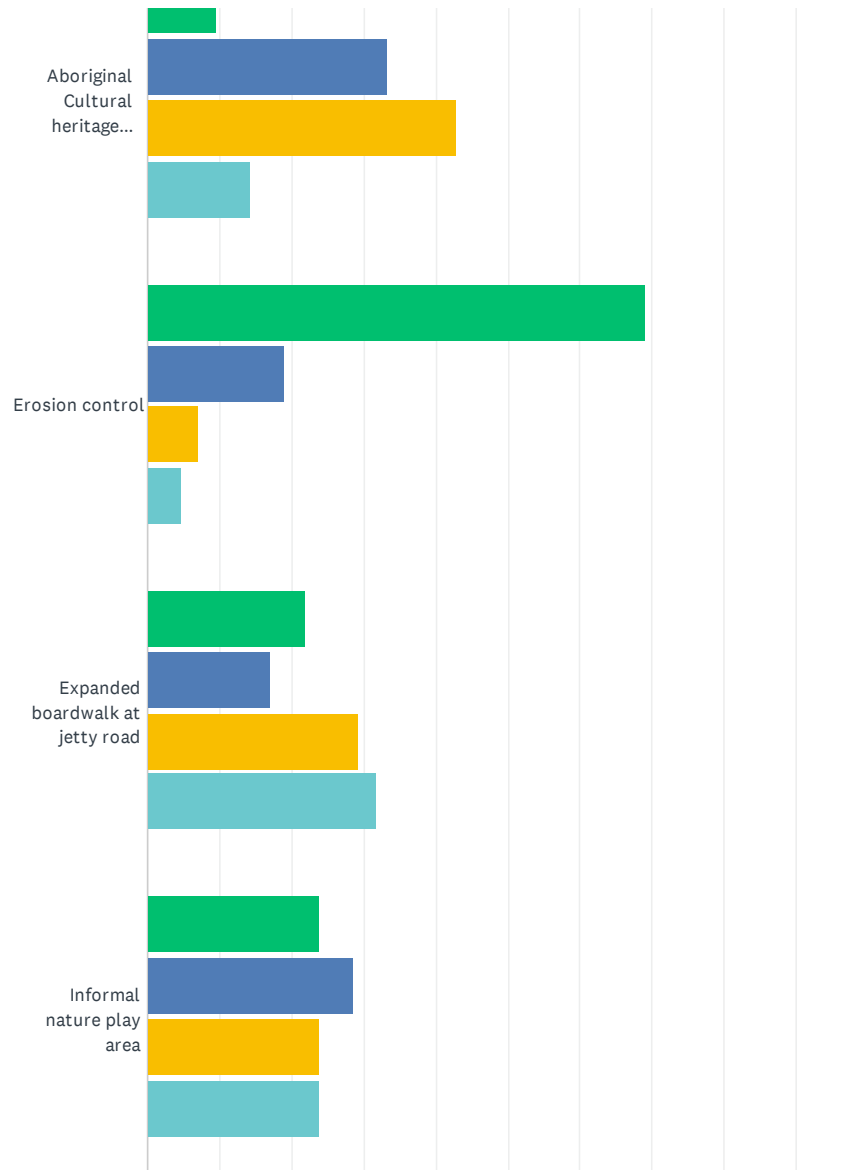
Q6 Key foreshore areas in order of preference

Answered: 42 Skipped: 0

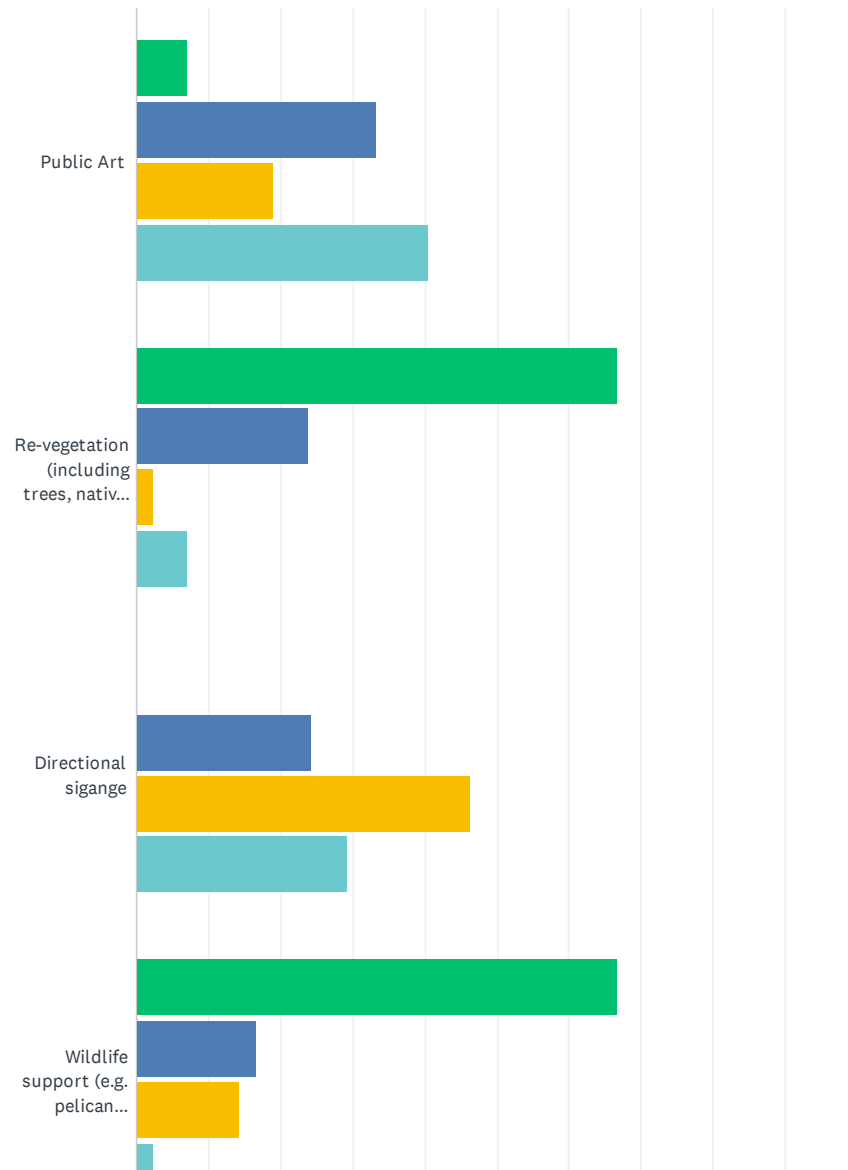


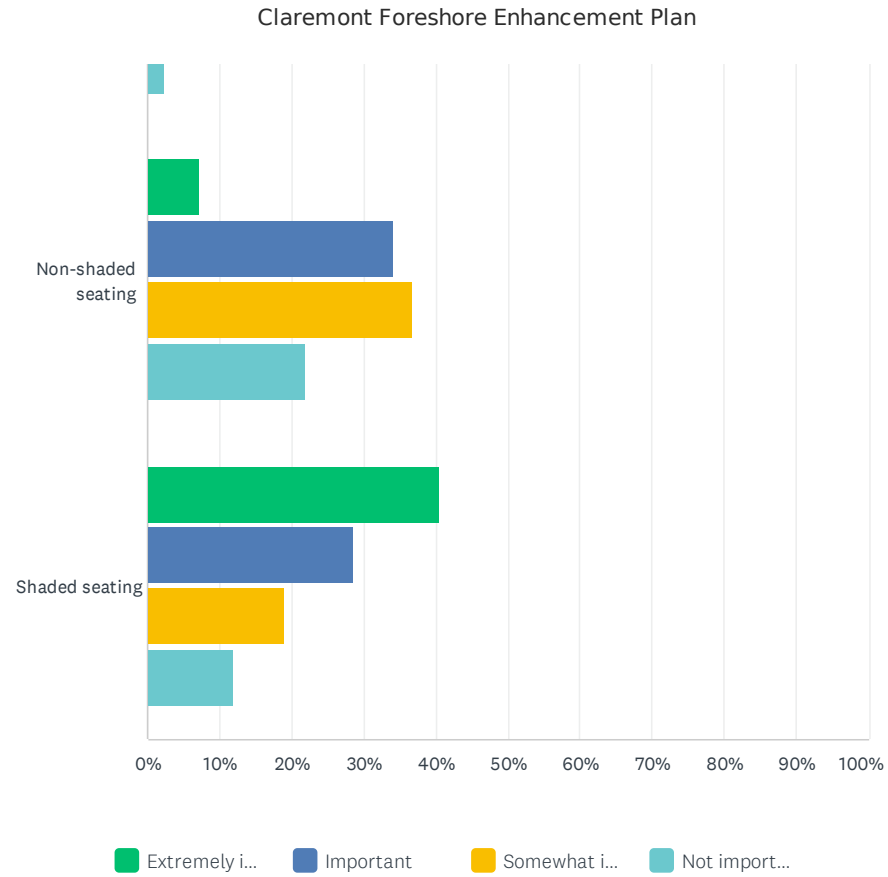
7 / 14

Claremont Foreshore Enhancement Plan



Claremont Foreshore Enhancement Plan





Claremont Foreshore Enhancement Plan

	EXTREMELY IMPORTANT	IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Bicycle/scooter parking	7.32% 3	21.95% 9	39.02% 16	31.71% 13	41	2.95
Accessibility in both Alex Prior park and/or along the foreshore	36.59% 15	19.51% 8	29.27% 12	14.63% 6	41	2.22
Waste bins	42.86% 18	40.48% 17	7.14% 3	9.52% 4	42	1.83
Aboriginal Cultural heritage signage	9.52% 4	33.33% 14	42.86% 18	14.29% 6	42	2.62
Erosion control	69.05% 29	19.05% 8	7.14% 3	4.76% 2	42	1.48
Expanded boardwalk at jetty road	21.95% 9	17.07% 7	29.27% 12	31.71% 13	41	2.71
Informal nature play area	23.81% 10	28.57% 12	23.81% 10	23.81% 10	42	2.48
Public Art	7.14% 3	33.33% 14	19.05% 8	40.48% 17	42	2.93
Re-vegetation (including trees, native shrubs and rushes that will not affect views)	66.67% 28	23.81% 10	2.38% 1	7.14% 3	42	1.50
Directional signage	0.00% 0	24.39% 10	46.34% 19	29.27% 12	41	3.05
Wildlife support (e.g. pelican roosting post)	66.67% 28	16.67% 7	14.29% 6	2.38% 1	42	1.52
Non-shaded seating	7.32% 3	34.15% 14	36.59% 15	21.95% 9	41	2.73
Shaded seating	40.48% 17	28.57% 12	19.05% 8	11.90% 5	42	2.02

Claremont Foreshore Enhancement Plan

Q7 What is your favourite thing about the foreshore?

Answered: 42 Skipped: 0

Claremont Foreshore Enhancement Plan

Q8 What is your most significant concern or worry about the foreshore?

Answered: 40 Skipped: 2

Claremont Foreshore Enhancement Plan

Q9 Do you have any other comments relating to the foreshore?

Answered: 25 Skipped: 17

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

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

Nil

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

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**17.1 LEADERSHIP AND GOVERNANCE****17.1.1 331 STIRLING HIGHWAY, CLAREMONT****REASON(S) FOR CONFIDENTIALITY**

Section 5.23(2) of the *Local Government Act 1995*:

(e)(iii) a matter that if disclosed, would reveal information about the business, professional, commercial or financial affairs of a person, where the information is held by, or is about, a person other than the local government

17.1.2 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

17.1.3 327 STIRLING HIGHWAY CLAREMONT**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 RFT 05-2024 GARDEN AND STREETSCAPES MAINTENANCE SERVICES****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

17.3 ENVIRONMENTAL SUSTAINABILITY

17.3.1 RFT 06-2024 SALT CHLORINATOR

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

17.3.2 RFT 04-2024 NATURAL AREA WEED CONTROL & BUSHLAND MAINTENANCE

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 17 December 2024 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING