TOWN of CLAREMONT

Agenda

ORDINARY COUNCIL MEETING

Tuesday 30 July 2024

Please be advised that an Ordinary Council Meeting will be held at **7:00 pm** on **Tuesday 30 July 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

4.1 ORDINARY COUNCIL MEETING 25 JUNE 2024 - MR LUC DELRIVIERE

Question 1

Would the Council agree that the verges of the lower part of Shenton Road (from Scotch College to the roundabout of Stirling Road), are often very disparagingly neglected, both in summer and winter?

Answer 1

Due to the high demand for parking, and the hierarchy of Shenton Road preventing on-road parking, unfortunately, the verges along Shenton Road are regularly used in this capacity and are driven over and parked on which results in verges that are less well-maintained than verges on local access roads within the Town of Claremont. This is far from ideal and is a consequence of higher density and the lack of provision of internal parking areas.

Question 2

Would the Council agree (from looking at pictures provided in my letter) that sandy, weedy, neglected verges on one of the most used streets of Claremont is a very unsatisfactory situation, for Claremont inhabitants and visitors alike?

Answer 2

Verge maintenance is the responsibility of the residents, and while Council supports residents through the provision of subsidised native plants and advice and guidance on how to successfully establish Waterwise verge gardens, it is for the residents to maintain their verge. Again, due to the high demand to use verges for parking on Shenton Road, the damage caused by vehicles often results in those verges that look very tired.

Question 3

Would the Council agree that, in the face of more frequent extraordinary heatwaves such as in February this year, it is not easy to maintain grass on some verges very exposed to extreme heat and sunlight?

Answer 3

Extreme weather events place stress on all gardens, however without plants, grass, and gardens, the local heat island effect would be far worse for residents and the local amenity.

Question 4

Would the Council agree that the selective use of artificial grass may be in the interest of the beauty of Claremont when used on small surfaces very exposed to extreme sunlight, when the homeowner has tried for more than 10 years to grow real grass?

Answer 4

Alternatives to grass verges can have various benefits, especially at locations that struggle to maintain healthy grass without excessive watering, however, artificial grass in known to become extremely hot, increasing the heat island effect around people's homes by up to 15 degrees when compared to the temperature of verges without artificial grass. Artificial grass also leaches chemicals including heavy metals, volatile organic compounds, and polyfluoroalkyl substances (commonly referred to as "forever chemicals") into the local drainage network, potentially ending up at local wetlands, and is therefore not a preferred alternative. Additionally, artificial grass is relatively impermeable to water which means that verge trees surrounded by artificial grass become parched and starved of water even during the wetter winter months.

Question 5

Would the Council grant retroactive approval for the use of less than 20-meter squares of artificial grass on the verge of 50 Shenton Road?

Answer 5

The Town's Activities on Thoroughfares and Public Places Local Law includes a list of permissible verge treatments (clause 2.8) and provides that only permissible verge treatments may be installed (clause 2.9). Artificial lawn is not a permissible verge treatment under the Local Law.

The Local Law does not provide a mechanism for approval or retrospective approval of non-permissible verge treatments.

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 25 June 2024 be confirmed.

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

17.1.1 Municipal Work Depot Site - John XXIII Ave, Mount Claremont

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil

12 REPORTS OF COMMITTEES

12.1 FORESHORE ADVISORY COMMITTEE

12.1.1 MINUTES OF THE FORESHORE ADVISORY COMMITTEE MEETING HELD ON 22 MAY 2024

File Number:	**GOV/00049-02**
Author:	**Isabelle Cadman (Administration Officer - Parks and Environment)**
Authoriser:	**Liz Ledger, Chief Executive Officer**
Attachments:	1. Minutes of the Foreshore Advisory Committee Meeting held on 22 May 2024 [**12.1.1.1** - 10 pages]

OFFICER RECOMMENDATION

That the Minutes of the Foreshore Advisory Committee Meeting held on 22 May 2024 be received.

MINUTES

Foreshore Advisory Committee Meeting

Wednesday, 22 May 2024

Date: **Wednesday, 22 May 2024**

Time: **4.00pm**

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

Liz Ledger

Chief Executive Officer

DISCLAIMER

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

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MINUTES OF TOWN OF CLAREMONT
FORESHORE ADVISORY COMMITTEE MEETING
HELD AT THE TOWN OF CLAREMONT, CLAREMONT COUNCIL CHAMBERS, 308 STIRLING HIGHWAY, CLAREMONT
ON WEDNESDAY, 22 MAY 2024 AT 4.00PM

1 DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS

The Chairperson welcomed the meeting attendees and declared the meeting open at 4.00pm.

2 RECORD OF ATTENDANCE / APOLOGIES

PRESENT:

Mr Peter Telford	Chairperson
Cr Shelley Hatton	
Mr Bill MacLeod	
Ms Claire Brittain	

IN ATTENDANCE:

Marty Symmons	Director Infrastructure
Karyn Hodby	Land Care Officer
Isabelle Cadman	Administration Officer – Parks & Environment

APOLOGIES:

Cr Annette Suann

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

COMMITTEE RECOMMENDATION 003/24

Moved: Ms Claire Brittain
Seconded: Mr Bill MacLeod

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

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

Against: Nil

CARRIED 4/0

5 PRESENTATION

Nil

6 REPORTS OF THE CEO

6.1 UPDATES AND ITEMS FOR DISCUSSION

File Number: **GOV/00049-003, D-24-21547**

Author: **Cloe Dolan, Manager Parks and Environment**

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

Attachments: **Nil**

PURPOSE

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

BACKGROUND

Updates are provided for the following items:

1. Sand Management Plan
2. High Water Mark Survey Report
3. Foreshore and Jetty Infrastructure
4. Signage
5. Litter
6. Community Safety Patrols
7. Animal Management
8. Promotion of the Foreshore
9. Riverbank Grants
10. Foreshore Vehicle Access

DISCUSSION

1. Sand Management Plan

The Town received Regulation 10 Approval works from Department of Planning Lands and Heritage for sand management works during March 2024. Sand relocation works were completed in early April at low tide. Approximately 450 sedge and rush plants of three different species (*Lepidosperma gladiatum, Ficinia nodosa and Juncus krausii)* were then planted, infilling the gaps between Jetty Road and the Claremont Yacht Club.

2. High Water Mark Survey Update

No further progress on receiving this from the DBCA. They advise it is currently being considered by DPLH.

4. Foreshore and Jetty Infrastructure

The Mrs Herbert's Park BBQ renewal was completed early May 2024, replacing the failed unit with a new one which incorporates a solar power supply.

The Mrs Hebert's Park Playground installation is scheduled commence on Monday 20 May and should be completed by the end of the month, weather permitting.

5. Signage

The sand management plan signs installed last year were starting to show premature signs of rust and peeling. The sign company replaced these under warranty, March 2024.

Safety signs cautioning pedestrians of the presence of exposed rubble have been ordered by the Town's marketing team and will be installed once received.

6. Litter

Contractors and Town Staff continue to conduct regular foreshore inspections to clean up any litter from the foreshore.

In relation to the wash up of seaweed along the foreshore, this is a naturally occurring event. DBCA instruct that it is to be left in place and not removed. Seaweed provides crucial habitat, food sources and stabilisation of beach sand. If levels build up to an extent requiring reduction, the DBCA undertakes such work.

7. Community Safety patrols

The Community Safety team undertake inspections of the foreshore reserve. This is to ensure proper dog behaviour, compliance with parking regulations, and to discourage antisocial behaviour. Throughout the year during periods of high activity, inspections can occur several times a day. The infringement penalty for dogs off lead is $200.

36 recent patrols resulted in 19 written cautions and 1 infringement during the January to March quarter.

8. Animal management

New local animal law commenced, 1 March 2024, with Claremont foreshore part of the Cat Prohibited Zone.

RHDV Rabbit Virus was released during April by feral animal control contractors on the Osborne Parade cliffs, where there was evidence of rabbit activity found during the pre-control survey.

9. Promotion of the Foreshore

The second annual foreshore community event, now called "A Day on the Bay", was held Sunday 19 May 2024. Activities included:

- Kayaking, Paddle boats, paddle swans, and other water-based fun
- Sandcastle building
- Kite flying
- Face painting
- Sustainability stalls
- Food vendors
- Live music and performances
- Cuddly animal farm
- Meet a mermaid

The weather was a beautiful temperature and the estimated attendance number around 1500 over the 3-hour period. As with all Town events there was a large focus on sustainability and waste minimisation.

10. Riverbank Grants

Josh Byrne and Associates have completed the draft of the Claremont Foreshore Enhancement Plan which was presented to councillors at a briefing, Monday 25 March 2024. Councillor feedback was

received from several of the elected members supporting the draft which will now proceed to public consultation.

The Town was advised in September this year that it had won another Riverbank Grant, following a submission made, April 2023. This was a joint submission in partnership with the Shire of Peppermint Grove focusing on the areas of Foreshore from Bindaring Parade to Leake Street, along The Esplanade and the Osborne Parade Lookout area. It is proposed that a management plan and a design concept plan are created for this challenging site. The Town noted in the submission that it currently has a high volume of weeds, steep pathways, erosion issues, minimal native vegetation, fire management considerations, feral animal control requirements, and it is a registered Aboriginal Cultural Heritage Site.

FAC will be involved in future discussions around the management plan and draft design once a project plan has been formulated between the Town, Shire of Peppermint Grove and Department of Biodiversity, Conservation and Attractions (DBCA). A request for quote was sent out to environmental consultants to complete this work and is expected to be awarded in early June.

The Town has applied for an additional Riverbank Grant. This will be to assist our Sand Management Plan works, undertaking subsoil investigation of rubble east of the Chester Road car park, and for further Coastal Engineering advice to be provided following the investigation. The DBCA will announce in August 2024 if successful.

11. Foreshore Vehicle Access.

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

When 56 Victoria Avenue build is completed, the Town will arrange for the turf to be top-dressed in that area.

PAST RESOLUTIONS

Foreshore Advisory Committee Meeting Recommendation 002/24 on 21st February 2024

That the Committee

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

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Water and Rivers Commission Act 1995, Local Government Act 1995 and the other relevant document is WESROC Foreshore Management Plan

COMMUNICATION / CONSULTATION

As per project requirements

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.

Leadership and Governance

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

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

URGENCY

Progress update requiring no action.

VOTING REQUIREMENTS

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

COMMITTEE RECOMMENDATION 004/24

Moved: Cr Shelley Hatton
Seconded: Ms Claire Brittain

That the Committee notes the progress of the various program activities relating to the foreshore.

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

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

Foreshore Advisory Committee Meeting, Wednesday 21 August 2024 at 4.00pm.

10 DECLARATION OF CLOSURE OF MEETING

There being no further business, the presiding member declared the meeting closed at 5.04pm.

.....

CHAIRPERSON

13 REPORTS OF THE CEO

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 2024-25 ANNUAL BUDGET

File Number: FIM/05/00003

Author: Bree Websdale (Director Governance and People), Nicholas Rule (Senior Finance Officer)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments:
1. 2024-25 TOC Statutory Budget [**13.1.1.1** - 26 pages]
2. Consolidated Proposed Fees Charges 2024-25 [**13.1.1.2** - 9 pages]

PURPOSE

To present to Council for adoption the Town of Claremont's Annual Budget 2024-2025 including the imposition of differential rates and the adoption of fees and charges.

BACKGROUND

The Draft Budget has been prepared in accordance with:

- The Long-Term Financial Plan 2024/2025- 2034/2035, the Strategic Community Plan 2021-2031 and Corporate Business Plan 2024/2025 to 2027/2028.
- The presentations made to Councillors at budget workshops held between March and May 2024, and
- Council's Annual Budget Process Timetable LG503.

The proposed differential rating was approved by Council on 25 June 2024 and advertised for public comment. No submissions have been received.

As per Council Policy LG503, Council provided residents and ratepayers with the opportunity to provide feedback on the Draft 2024-2025 Budget proved by Council on 25 June 2024. No submissions have been received.

DISCUSSION

The budget has been prepared to include Information required by the *Local Government Act* 1995, *Local Government (Financial Management) Regulations* 1996 and Australian Accounting Standards.

The 2024-2025 budget is shown in ***Attachment 1.*** Following completion of end of year 2023/2024, the administration identified additional permanent variances which will form a surplus. The draft 2024/2025 budget presented a $1,200,000 as an opening figure, where-as the 2024-2025 now uses $1,866,881, which comprises the following identified permanent (rounded) variances:

- Additional interest income ($188,000).
- Utilities under budget ($95,000).
- Savings from capital works projects including buildings, roads and footpaths ($700,000).
- Savings in consultancy ($411,000 including IT Services, Strategic planning, Parks, Other).
- Savings in contract services ($35,000).
- Savings in parks maintenance ($198,000).
- Savings in road, drainage & footpath maintenance ($55,000).
- Savings in infrastructure maintenance ($41,000).
- Savings in equipment hire ($77,000).

- Savings in materials ($36,000).
- Savings in repairs & maintenance ($31,000).

The corresponding changes to that draft 2024-2025 budget that was presented at the OCM on 27 June 2023 include:

Income

- Removal of R2R grant funding for 2024-2025, ($118,257). A total of $591,286 is available over a 5-year period and funds will be used in later financial years.
- Reduced rental income from leased properties.

Expenditure

- Amendments to reflect actual costs (as opposed to quotations or estimates) for insurance premiums, IT subscriptions and other membership fees which were confirmed after the preparation of the draft budget.
- Addition of funds for community safety education and programs ($15,000) and CCTV infrastructure ($30,000).
- Additional funding for emergency management ($10,000).
- Addition of capital funding for shade infrastructure at the BVCC ($45,600).
- Addition of capital funding for concrete paving works at BVCC ($11,400).
- Addition of Reserve Street West to the footpath program ($49,500).
- Addition of funds for improvements to disability access at BVCC ($11,400).
- Additional funds to install Christmas Lights ($5,000).
- Correction of an error which listed printing costs as $7,000 instead of $25,000.
- Correction of an error which listed public art capital contributions as $40,000 instead of $70,000.

The main features of the 2024-2025 include:

1. Continuation of differential rates and application of a rate increase of 5.5%.

Rate	Cents in the Dollar of gross rental value
The General Rate (residential)	0.061486 cents.
Commercial Rate	0.075687 cents
Minimum Rate (Commercial and residential)	$1,499.16 per assessment
Special Area Rate	0.002441611 * to levy $120,000 *108 properties

2. Special Area Rate for business in the Claremont Town Centre matched by Council funding of $120,000.
3. Operating Expenditure budget of $24,296,628.
4. Increased funding to replace trees lost to Polyphagous shot-hole borer and ensure the Town's tree canopy.
5. Funding to commence a master plan for the Claremont Park East Project.
6. Continuation of funding to finalise the Local Planning Strategy and Local Planning Scheme.
7. Reserve funding to complete a refurbishment of the Aquatic Centre change rooms ($513,000) and municipal funding for a chemical system changeover which will improve safety outcomes and lead to significant cost reductions on chemicals.

8. Continuation of investment in the IT Security Program and software improvements**.** A focus on improving internal efficiencies through information technology advancements and increased reporting functionality. This includes the introduction of vehicle plate recognition and building and planning modules in the Town's ERP system.
9. Funding for the external grounds of the Bay View Community Centre which will include a Community Garden and shading.
10. A significant reduction in interest on investments.
11. A significant reduction in grant funding. No R2R funding will be applied in 2024-2025.

Capital & Renewal Projects

Capital works proposed within this Draft Budget total $5,794,130 including:

Parks and Environment	Expenditure
Community Garden & associate Landscaping	$150,000
Train Line landscaping	$40,000
CBD Tree surrounds materials	$25,000
Maclagan Park playground and fence replacement and upgrades	$119,840
Rowe Park – addition of Sand Play Equipment	$11,200
Hatchett Park playground equipment	$28,000
McKenzie Pavilion Playground- addition of Swing	$15,000
Shade Sails x 4	$156,800
Picnic Shelter x 3	$26,880
Bird Watering Station	$16,800
Park and Reserve Fence Renewal	$16,800
Mulder Park Wheelchair Accessible Roundabout	$16,800
Mulder Park Scooter Track	$100,800
Pump and Flowmeter renewals	$30,240
Limestone path repairs	$22,400
Reticulation	$8,400
Bore replacement program *$50,000 from Irrigation and Drainage reserve fund	$100,800
Sand Management	$25,000

Tennis Club Lights – subject to receipt of a CSRFF grant (Council contribution, 1/3 of total costs)	$97,597
Total	**$1,008,357**

Footpaths	Expenditure
Aggett Road South	$93,888
Airlie Street South	$111,205
Bindaring Parade West	$67,643
Brassey Street North	$87,758
Chester Road West	$54,926
Derby Street West	$43,977
Evelyn Road East	$40,315
Goldsworthy Road West	$103,575
Koeppe Road East	$39,774
Langsford Street East	$45,186
Osborne Parade North	$11,363
Queen Street West	$47,079
Vaucluse Street East	$48,703
Victoria Avenue South	$9,741
Wood Street North	$63,922
*Reserve Street West	$49,500
Total	**$918, 554**

Roads	Expenditure
Corry Lynn Road	$130,898
Richardson Avenue	$58,663
Stirling Road	$161,778

Bay Road (including drainage)	$636,799
Franklin Street	$170,522
Mary Street	$16,669
Osborne Parade	$33,704
Albert Street	$237,565
Dean Street	$201,311
Total	**$1,647,909**

Buildings	**Expenditure**
Building Renewal Program	$112,404
Aquatic Centre Chemical System changeover	$342,000
Aquatic Centre Change rooms *Fully Funded from Pool reserve fund	$513,000
Aquatic Centre First Aid Shed final progress payment	$119,700
Aquatic Centre paving works	$11,400
Lighting for Administration artworks	$17,100
*Addition of funds for improvements to disability access at BVCC	$11,400
BVCC progress payment and retention funds	$70,736
BVCC concrete works	$11,400
*BVCC Shading	$45,600
Total	**$1,254,740**

Drainage and Other	**Expenditure**
Drainage	$360,000
Right of way (TOC owned)	$100,000
Road Safety	$50,000
Total	**$509,999**

Fleet	Expenditure
Variable Message Sign Trailor	$25,000
Fleet vehicles x 3	$135,000
Total	**$160,000**

Public Art	Expenditure
Total	**$70,000**

Furniture, Plant & Equipment	Expenditure
Outdoor fitness equipment (Lake Claremont)	$20,000
*CCTV	$30,000
Mobile phones and equipment	$5,000
Concrete grinder	$10,000
Aquatic Centre inflatable/s	$27,500
Fencing and netting at golf course/aquatic centre	$55,000
Christmas Decorations	$10,000
BVCC Furniture	$7,271
Total	**$164,771**

Intangibles	Expenditure
ERP Phase 2 & 3	$50,000
TRIM Content Manager Upgrade	$9,800
Total	**$59,800**

Fees and Charges

The Schedule of Fees and charges (Attachment 2) has been reviewed and increased where appropriate in line with CPI (4%). Of note is:

- Continuation of a free residential parking permit (for those in precinct parking).
- Continuation of no fees for alfresco licenses.
- Museum Education program fees remain as per 23/24 and have not been subject to CPI.

- Rowe Park tennis court hire fees remain as per 23/24 and have not been subject to CPI.
- Addition of charges for the Bayview Community Centre.
- Addition of DAP application fees for clarity.
- In relation to the Aquatic Centre, a simplification of the fee structure including the removal of 40 and 80 admission passes and reduction to 10 and 20 passes to encourage yearly memberships.
- In relation to swimming pool inspection fees, an increase from $45 to $78 to reflect actual costs.

PAST RESOLUTIONS

Ordinary Council Meeting 25 June 2024, Council Resolution 91/2024

That Council:

1. *Notes that there will be a General Rate and a Commercial Rate for 2024/2025.*
2. *Requests the Chief Executive Officer to commence the process and to advertise the differential rate as required under Section 6.36 of the Local Government Act 1995.*
3. *Endorse advertising of its draft 2024-25 Budget for public comment.*

FINANCIAL AND STAFF IMPLICATIONS

The financial implications are as detailed within this report and the attached budget for the 2024-2025 fiscal year.

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995, Part 6

Council's Annual Budget Process Timetable LG503.

COMMUNICATION AND CONSULTATION

Development of the 24/25 Draft Budget has included feedback from Elected Members through feedback questionnaires and three budget forums. Staff across the organisation have been heavily involved in the preparation of the Draft Budget over several months to ensure accuracy.

The Draft Budget and proposal to implement differential rates was advertised and made available for public comment as per the Council's Policy LG503. No submissions have been received.

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

Urgent. Adoption of the budget at this meeting will enable the issue of rates notices on 12 August 2024.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council:

1. Adopts the 2024-2025 Budget (as shown in Attachment 1) for the Town of Claremont with includes the following:

a. Statement of Comprehensive income by Nature and Type.

b. Rate Setting Statement.

c. Statement of Cash Flows.

d. Statement of Financial Activity

e. Notes to and forming Part of the Budget.

2. Imposes the following differential general rates and minimum payments on the Gross Rental Valuations:

General	**0.058281 cents in the dollar of gross rental value**
Commercial	**0.071741 cents in the dollar of gross rental value**
Minimum **(Residential & Commercial)**	**$1,421 per assessment**
Specified Area Rate:	**0.0018312 cents in the dollar of gross rental value to levy $120,000.** **To be levied on all commercial properties bounded by Stirling Highway, Stirling Road, Gugeri Street and Leura Avenue.**

3. Adopts the following due dates, fees and charges and interest rates for payment of rates:

a. One payment. Payment in full by 16 September 2024.

b. Four instalments. This option incurs an administrative fee of $56 and interest charges at 5.5% per annum.

- **Instalment 1 – 16 September 2024.**
- **Instalment 2 – 22 November 2024**
- **Instalment 3 –14 January 2025**
- **Instalment 4 – 17 April 2025**

c. Payment by an instalment plan as approved by the Town will incur an administration fee of $56 and interest charges at 5.5% per annum.

d. An administration fee and Interest charges are not applied to approved payment plans for those suffering Financial Hardship as per policy LG532.

4. **Adopts the Schedule of Fee and Charges for 2024-2025 as shown in Attachment 2.**

5. **Set the value of $20,000 to be used in the Statement of Financial Activity for reporting material variances for the 2024-2025 fiscal year.**

6. **Adopts in accordance with the Determination for Local Government Elected Members pursuant to Salaries and Allowances Act 1975 (s7B), the annual allowances for:**

a. Mayor to be set at $39,999.

b. Deputy Mayor to be set at $9,997.

c. ICT expenses for each Elected Members to be set at $3,500, collectively $31,500.

7. **Adopts in accordance with the Determination for Local Government Elected Members pursuant to Salaries and Allowances Act 1975 (s7B), the annual attendee fees for:**

a. Mayor to be set at $27,425

b. Elected Members to be set at $17,711.

ANNUAL BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

LOCAL GOVERNMENT ACT 1995

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TOWN'S VISION

The Town is progressive, respectful, sustainablelocal government supporting flourishing community.

TOWN OF CLAREMONT
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2024/25 Budget	2023/24 Actual	2023/24 Budget
Revenue		$	$	$
Rates	2(a)	18,088,966	16,440,356	16,739,741
Grants, subsidies and contributions		385,408	541,172	272,645
Fees and charges	15	4,047,122	3,800,000	3,884,165
Interest revenue	10(a)	853,470	830,672	868,172
Other revenue		99,042	202,072	517,470
		23,474,008	21,814,272	22,282,193
Expenses				
Employee costs		(9,239,184)	(8,526,350)	(8,447,148)
Materials and contracts		(8,421,039)	(7,265,512)	(7,955,391)
Utility charges		(664,429)	(595,843)	(552,399)
Depreciation	6	(4,473,415)	(4,034,247)	(4,034,247)
Finance costs	10(c)	(237,632)	(148,221)	(226,940)
Insurance		(398,714)	(278,073)	(276,366)
Other expenditure		(862,215)	(823,439)	(1,296,747)
		(24,296,628)	(21,671,685)	(22,789,238)
		(822,620)	142,587	(507,045)
Capital grants, subsidies and contributions		0	710,454	462,000
Profit on asset disposals	5	0	116,100	29,919
Loss on asset disposals	5	0	0	(10,037)
		0	826,554	481,882
Net result for the period		**(822,620)**	**969,141**	**(25,163)**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus		0	0	0
Share of comprehensive income of associates accounted for using the equity method		0	0	0
Total other comprehensive income for the period		**0**	**0**	**0**
Total comprehensive income for the period		**(822,620)**	**969,141**	**(25,163)**

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

TOWN OF CLAREMONT
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2025

	Note	2024/25 Budget	2023/24 Actual	2023/24 Budget
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts		$	$	$
Rates		18,088,966	16,520,435	16,485,178
Grants, subsidies and contributions		385,408	1,832,796	1,174,563
Fees and charges		4,047,122	3,800,000	3,848,709
Interest revenue		853,470	830,672	846,629
Other revenue		99,042	202,072	462,573
		23,474,008	23,185,975	22,817,652
Payments				
Employee costs		(9,159,184)	(8,309,759)	(8,407,148)
Materials and contracts		(8,451,039)	(7,343,223)	(8,247,391)
Utility charges		(664,429)	(595,843)	(552,399)
Finance costs		(237,632)	(147,465)	(226,940)
Insurance paid		(398,714)	(278,073)	(276,366)
Other expenditure		(862,215)	(823,439)	(1,296,747)
		(19,773,213)	(17,497,802)	(19,006,991)
Net cash provided by operating activities	4	3,700,795	5,688,173	3,810,661
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for purchase of property, plant & equipment	5(a)	(1,524,511)	(1,979,526)	(2,449,895)
Payments for construction of infrastructure	5(b)	(4,209,819)	(3,542,523)	(3,906,592)
Payments for intangible assets	5(c)	(59,800)	(99,250)	(253,925)
Capital grants, subsidies and contributions		473,029	1,024,227	442,000
Proceeds from sale of property, plant and equipment	5(a)	86,000	226,750	148,000
Net cash (used in) investing activities		(5,235,101)	(4,370,322)	(6,020,412)
CASH FLOWS FROM FINANCING ACTIVITIES				
Repayment of borrowings	7(a)	(459,727)	(4,377,135)	(255,646)
Payments for principal portion of lease liabilities	8	(53,706)	(47,365)	(51,990)
Proceeds from new borrowings	7(a)	0	4,151,004	0
Net cash (used in) financing activities		(513,433)	(273,496)	(307,636)
Net increase (decrease) in cash held		(2,047,739)	1,044,355	(2,517,387)
Cash at beginning of year		16,939,067	15,894,712	14,768,453
Cash and cash equivalents at the end of the year	4	**14,891,328**	**16,939,067**	**12,251,066**

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

TOWN OF CLAREMONT
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2025

OPERATING ACTIVITIES	Note	2024/25 Budget	2023/24 Actual	2023/24 Budget
Revenue from operating activities		$	$	$
General rates	2(a)(i)	15,313,953	13,728,982	14,103,309
Rates excluding general rates	2(a)	2,775,013	2,711,374	2,636,432
Grants, subsidies and contributions		385,408	541,172	272,645
Fees and charges	15	4,047,122	3,800,000	3,884,165
Interest revenue	10(a)	853,470	830,672	868,172
Other revenue		99,042	202,072	517,470
Profit on asset disposals	5	0	116,100	29,919
		23,474,008	21,930,372	22,312,112
Expenditure from operating activities				
Employee costs		(9,239,184)	(8,526,350)	(8,447,148)
Materials and contracts		(8,421,039)	(7,265,512)	(7,955,391)
Utility charges		(664,429)	(595,843)	(552,399)
Depreciation	6	(4,473,415)	(4,034,247)	(4,034,247)
Finance costs	10(c)	(237,632)	(148,221)	(226,940)
Insurance		(398,714)	(278,073)	(276,366)
Other expenditure		(862,215)	(823,439)	(1,296,747)
Loss on asset disposals	5	0	0	(10,037)
		(24,296,628)	(21,671,685)	(22,799,275)
Non cash amounts excluded from operating activities	3(c)	4,473,414	3,903,629	4,014,365
Amount attributable to operating activities		**3,650,794**	**4,162,316**	**3,527,202**
INVESTING ACTIVITIES				
Inflows from investing activities				
Capital grants, subsidies and contributions		0	710,454	462,000
Proceeds from disposal of assets	5	86,000	226,750	148,000
		86,000	937,204	610,000
Outflows from investing activities				
Payments for property, plant and equipment	5(a)	(1,524,511)	(1,979,526)	(2,449,895)
Payments for construction of infrastructure	5(b)	(4,209,819)	(3,542,523)	(3,906,592)
Payments for intangible assets	5(c)	(59,800)	(99,250)	(253,925)
		(5,794,130)	(5,621,299)	(6,610,412)
Amount attributable to investing activities		**(5,708,130)**	**(4,684,095)**	**(6,000,412)**
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from new borrowings	7(a)	0	4,151,004	0
Transfers from reserve accounts	9(a)	713,000	557,439	1,228,723
		713,000	4,708,443	1,228,723
Outflows from financing activities				
Repayment of borrowings	7(a)	(459,727)	(4,377,135)	(255,646)
Payments for principal portion of lease liabilities	8	(53,706)	(47,365)	(51,990)
Transfers to reserve accounts	9(a)	(9,112)	(635,151)	(807,167)
		(522,545)	(5,059,651)	(1,114,803)
Amount attributable to financing activities		**190,455**	**(351,208)**	**113,920**
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus at the start of the financial year	3	1,866,881	2,739,868	2,359,290
Amount attributable to operating activities		3,650,794	4,162,316	3,527,202
Amount attributable to investing activities		(5,708,130)	(4,684,095)	(6,000,412)
Amount attributable to financing activities		190,455	(351,208)	113,920
Surplus/(deficit) remaining after the imposition of general rates	3	**0**	**1,866,881**	**0**

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

1 BASIS OF PREPARATION

The annual budget is a forward looking document and has been prepared in accordance with the *Local Government Act 1995* and accompanying regulations.

Local Government Act 1995 requirements
Section 6.4(2) of the *Local Government Act 1995* read with the *Local Government (Financial Management) Regulations 1996* prescribe that the annual budget be prepared in accordance with the *Local Government Act 1995* and, to the extent that they are not inconsistent with the Act, the Australian Accounting Standards. The Australian Accounting Standards (as they apply to local governments and not-for-profit entities) and Interpretations of the Australian Accounting Standards Board were applied where no inconsistencies exist.

The *Local Government (Financial Management) Regulations 1996* specify that vested land is a right-of-use asset to be measured at cost, and is considered a zero cost concessionary lease. All right-of-use assets under zero cost concessionary leases are measured at zero cost rather than at fair value, except for vested improvements on concessionary land leases such as roads, buildings or other infrastructure which continue to be reported at fair value, as opposed to the vested land which is measured at zero cost. The measurement of vested improvements at fair value is a departure from *AASB 16* which would have required the Town to measure any vested improvements at zero cost.

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

The local government reporting entity
All funds through which the Town controls resources to carry on its functions have been included in the financial statements forming part of this annual budget.

All monies held in the Trust Fund are excluded from the financial statements. A separate statement of those monies appears at Note 13 to the annual budget.

2023/24 actual balances
Balances shown in this budget as 2023/24 Actual are estimates as forecast at the time of preparation of the annual budget and are subject to final adjustments.

Budget comparative figures
Unless otherwise stated, the budget comparative figures shown in the budget relate to the original budget estimate for the relevant item of disclosure.

Comparative figures
Where required, comparative figures have been adjusted to conform with changes in presentation for the current financial year.

Rounding off figures
All figures shown in this statement are rounded to the nearest dollar.

Statement of Cashflows
Investing and financing transactions that do not require the use of cash or cash equivalents shall be excluded from a statement of cash flows. Such transactions shall be disclosed elsewhere in the financial statements in a way that provides all the relevant information about these investing and financing activities.

Initial application of accounting standards
During the budget year, the below revised Australian Accounting Standards and Interpretations are expected to be compiled, become mandatory and be applicable to its operations.
• AASB 2020-1 Amendments to Australian Accounting Standards
- Classification of Liabilities as Current or Non-current
• AASB 2022-5 Amendments to Australian Accounting Standards
- Lease Liability in a Sale and Leaseback
• AASB 2022-6 Amendments to Australian Accounting Standards
- Non-current Liabilities with Covenants
• AASB 2023-1 Amendments to Australian Accounting Standards
- Supplier Finance Arrangements
• AASB 2023-3 Amendments to Australian Accounting Standards
- Disclosure of Non-current Liabilities with Covenants: Tier 2
It is not expected these standards will have an impact on the annual budget.

• AASB 2022-10 Amendments to Australian Accounting Standards
- Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public *Sector Entities* , became mandatory during the budget year. Amendments to AASB 13 *Fair Value Measurement* impacts the future determination of fair value when revaluing assets using the cost approach. Timing of future revaluations is defined by regulation 17A of *Local Government (Financial Management) Regulations 1996* . Impacts of this pronouncement are yet to be quantified and are dependent on the timing of future revaluations of asset classes. No material impact is expected in relation to the 2024-25 statutory budget.

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
• AASB 2014-10 Amendments to Australian Accounting Standards
- Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
• AASB 2021-7c Amendments to Australian Accounting Standards
- Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]
• AASB 2022-9 Amendments to Australian Accounting Standards
- Insurance Contracts in the Public Sector
• AASB 2023-5 Amendments to Australian Accounting Standards
- Lack of Exchangeability

It is not expected these standards will have an impact on the annual budget.

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

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

The balances, transactions and disclosures impacted by accounting estimates are as follows:
• estimated fair value of certain financial assets
• estimation of fair values of land and buildings and investment property
• impairment of financial assets
• estimation uncertainties and judgements made in relation to lease accounting
• estimated useful life of assets
• estimation of provisions
• estimation of fair value of leases

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

2. RATES AND SERVICE CHARGES

(a) Rating Information

Rate Description	Basis of valuation	Rate in	Number of properties	Rateable value	2024/25 Budgeted rate revenue	2024/25 Budgeted interim rates	2024/25 Budgeted total revenue	2023/24 Actual total revenue	2023/24 Budget total revenue
		$		$	$	$	$	$	$
(i) General rates									
General Rates	Gross rental valuation	0.061486	3,480	154,045,610	9,471,648	666,554	10,138,202	8,796,492	9,094,435
Commercial Rates	Gross rental valuation	0.075687	267	68,383,618	5,175,751	0	5,175,751	4,932,490	5,008,874
Total general rates			3,747	222,429,228	14,647,399	666,554	15,313,953	13,728,982	14,103,309
		Minimum							
(j) Minimum payment		$							
General Rates	Gross rental valuation	1,499.16	1,754	33,937,070	2,629,527	0	2,629,527	2,595,796	2,520,854
Commercial Rates	Gross rental valuation	1,499.16	17	248,989	25,486	0	25,486	25,578	25,578
Total minimum payments			1,771	34,186,059	2,655,013	0	2,655,013	2,621,374	2,546,432
Total general rates and minimum payments			5,518	256,615,287	17,302,412	666,554	17,968,966	16,350,356	16,649,741
(k) Specified area rates									
BID Program-CBD			108	49,147,886	120,000	0	120,000	90,000	90,000
					17,422,412	666,554	18,088,966	16,440,356	16,739,741
Total rates					17,422,412	666,554	18,088,966	16,440,356	16,739,741

All rateable properties within the district used predominately for non-rural purposes are rated according to their Gross Rental Valuation (GRV), all other properties are rated according to their Unimproved Valuation (UV).

The general rates detailed for the 2024/25 financial year have been determined by Council on the basis of raising the revenue required to meet the estimated deficiency between the total estimated expenditure proposed in the budget and the estimated revenue to be received from all sources other than general rates and also considering the extent of any increase in rating over the level adopted in the previous year.

The minimum rates have been determined by Council on the basis that all ratepayers must make a reasonable contribution to the cost of local government services/facilities.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

2. RATES AND SERVICE CHARGES (CONTINUED)

(b) Interest Charges and Instalments - Rates and Service Charges

The following instalment options are available to ratepayers for the payment of rates and service charges.

Instalment options	Date due	Instalment plan admin charge	Instalment plan interest rate	Unpaid rates interest rates
		$	%	%
Option one				
Single full payment	16/09/2024		0.0%	11.00%
Option two				
First instalment	16/09/2024		0.0%	11.00%
Second instalment	22/11/2024	19	5.5%	11.00%
Third instalment	14/02/2025	19	5.5%	11.00%
Fourth instalment	17/04/2025	18	5.5%	11.00%

	2024/25 Budget revenue	2023/24 Actual revenue	2023/24 Budget revenue
	$	$	$
Instalment plan admin charge revenue	82,500	75,000	75,000
Instalment plan interest earned	111,000	111,000	150,000
Unpaid rates and service charge interest earned	75,942	60,500	49,000
	269,442	246,500	274,000

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

2. RATES AND SERVICE CHARGES (CONTINUED)

(c) Objectives and Reasons for Differential Rating

To provide equity in the rating of properties across the Town the following rate categories have been determined for the implementation of differential rating.

Differential general rate

Description	Characteristics	Objects	Reasons
General Rate	Properties used for residental purposes and vacant land	The purpose of imposing a GRV differential rating for residential is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The rate in the dollar and minimum rate have been set on the basis that ratepayers make a reasonable contribution to the cost of all of the local government services and facilities.
Commercial Rate	Non residentual and non vacant land used for other purpose	The purpose of imposing a GRV differential rating for commercial is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and a higher impact on the Town's resources including Health, Planning, Civil Maintenance, and Building works. The rate in the dollar and minimum rate have been set to provide for a reasonable contribution towards these costs.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

2. RATES AND SERVICE CHARGES (CONTINUED)

(d) Differential Minimum Payment

Description	Characteristics	Objects	Reasons
General Rate	Properties used for residental purposes and vacant land	The purpose of imposing a GRV differential rating for residential is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The rate in the dollar and minimum rate have been set on the basis that ratepayers make a reasonable contribution to the cost of all of the local government services and facilities.
Commercial Rate		The purpose of imposing a GRV differential rating for commercial is to obtain a fair and equitable form of revenue raising from the categories of properties in the Town.	The Claremont Town Centre and Stirling Highway corridor is the main location for commercial and industrial development and has large volumes of traffic and a higher impact on the Town's resources including Health, Planning, Civil Maintenance, and Building works. The rate in the dollar and minimum rate have been set to provide for a reasonable contribution towards these costs.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

2. RATES AND SERVICE CHARGES (CONTINUED)

(e) Specified Area Rate

Specified area rate	Budgeted rate applied to costs	Budgeted rate set aside to reserve	Reserve Amount to be applied to costs	Purpose of the rate	Area or properties rate is to be imposed on
	$	$	$		
BID Program-CBD	120,000	0	120,000	Promotion of CBD	Commercial properties within CBD
	120,000	0	120,000		

(f) Service Charges

The Town did not raise service charges for the year ended 30th June 2025.

(g) Waivers or concessions

The Town does not anticipate any waivers or concessions for the year ended 30th June 2025.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

3. NET CURRENT ASSETS

(a) Composition of estimated net current assets

	Note	2024/25 Budget 30 June 2025	2023/24 Actual 30 June 2024	2023/24 Budget 30 June 2024
Current assets		$	$	$
Cash and cash equivalents	4	14,891,328	16,939,067	12,251,066
Receivables		731,811	731,811	1,035,169
Contract assets		0	0	81,508
Inventories		15,078	15,078	27,372
Other assets		228,627	198,627	7,563
		15,866,844	17,884,583	13,402,678
Less: current liabilities				
Trade and other payables		(2,701,050)	(2,701,050)	(2,191,168)
Capital grant/contribution liability		(473,029)	0	(12,763)
Lease liabilities	8	6,341	(47,365)	(43,981)
Long term borrowings	7	0	(459,727)	(477,461)
Employee provisions		(1,086,118)	(1,026,118)	(802,471)
Other provisions		(474,368)	(474,368)	(91,578)
		(4,728,224)	(4,708,628)	(3,619,422)
Net current assets		11,138,620	13,175,955	9,783,256
Less: Total adjustments to net current assets	3(b)	(11,138,620)	(11,309,074)	(9,783,256)
Net current assets used in the Statement of Financial Activity		0	1,866,881	0

(b) Current assets and liabilities excluded from budgeted deficiency

The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with *Financial Management Regulation 32* to agree to the surplus/(deficit) after imposition of general rates.

Adjustments to net current assets				
Less: Cash - reserve accounts	9	(11,113,384)	(11,817,272)	(10,991,791)
Add: Current liabilities not expected to be cleared at end of year				
- Current portion of borrowings		0	459,727	477,461
- Current portion of lease liabilities		(6,341)	47,365	43,981
- Current portion of employee benefit provisions held in reserve		(18,895)	1,106	687,093
Total adjustments to net current assets		(11,138,620)	(11,309,074)	(9,783,256)

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

3. NET CURRENT ASSETS

EXPLANATION OF DIFFERENCE IN NET CURRENT ASSETS AND SURPLUS/(DEFICIT)

Items excluded from calculation of budgeted deficiency
When calculating the budget deficiency for the purpose of Section 6.2 (2)(c) of the *Local Government Act 1995* the following amounts have been excluded as *provided by Local Government (Financial Management) Regulation 32 which will* not fund the budgeted expenditure.

(c) Non-cash amounts excluded from operating activities

The following non-cash revenue or expenditure has been excluded from amounts attributable to operating activities within the Statement of Financial Activity in accordance with *Financial Management Regulation 32.*

	Note	2024/25 Budget 30 June 2025	2023/24 Actual 30 June 2024	2023/24 Budget 30 June 2024
Adjustments to operating activities		$	$	$
Less: Profit on asset disposals	5	0	(116,100)	(29,919)
Add: Loss on asset disposals	5	0	0	10,037
Add: Depreciation	6	4,473,415	4,034,247	4,034,247
Movement in current employee provisions associated with restricted cash		(20,001)		0
Non-cash movements in non-current assets and liabilities:				
- Pensioner deferred rates		0	553	0
- Employee provisions		20,000	(15,071)	0
Non cash amounts excluded from operating activities		4,473,414	3,903,629	4,014,365

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

3. NET CURRENT ASSETS

(e) MATERIAL ACCOUNTING POLICIES

CURRENT AND NON-CURRENT CLASSIFICATION
The asset or liability is classified as current if it is expected to be settled within the next 12 months, being the Town's operational cycle. In the case of liabilities where the Town does not have the unconditional right to defer settlement beyond 12 months, such as vested long service leave, the liability is classified as current even if not expected to be settled within the next 12 months. Inventories held for trading are classified as current or non-current based on the Town's intentions to release for sale.

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

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

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

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

Superannuation
The Town contributes to a number of superannuation funds on behalf of employees. All funds to which the Town contributes are defined contribution plans.

LAND HELD FOR RESALE
Land held for development and sale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development, borrowing costs and holding costs until completion of development. Finance costs and holding charges incurred after development is completed are expensed.

Gains and losses are recognised in profit or loss at the time of signing an unconditional contract of sale if significant risks and rewards, and effective control over the land, are passed on to the buyer at this point.

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

GOODS AND SERVICES TAX (GST)
Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payables are stated inclusive of GST receivable or payable. The net amount of GST recoverable from, or payable to, the ATO is included with receivables or payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to, the ATO are presented as operating cash flows.

CONTRACT LIABILITIES
Contract liabilities represent the Town's obligation to transfer goods or services to a customer for which the Town has received consideration from the customer.

Contract liabilities represent obligations which are not yet satisfied. Contract liabilities are recognised as revenue when the performance obligations in the contract are satisfied.

TRADE AND OTHER RECEIVABLES
Trade and other receivables include amounts due from ratepayers for unpaid rates and service charges and other amounts due from third parties for grants, contributions, reimbursements, and goods sold and services performed in the ordinary course of business.

Trade and other receivables are recognised initially at the amount of consideration that is unconditional, unless they contain significant financing components, when they are recognised at fair value.

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

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

The Town applies the AASB 9 simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade receivables. To measure the expected credit losses, rates receivable are separated from other trade receivables due to the difference in payment terms and security for rates receivable.

PROVISIONS
Provisions are recognised when the Town has a present legal or constructive obligation, as a result of past events, for which it is probable that an outflow of economic benefits will result and that outflow can be reliably measured.

Provisions are measured using the best estimate of the amounts required to settle the obligation at the end of the reporting period.

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

The Town's obligations for short-term employee benefits such as wages, salaries and sick leave are recognised as a part of current trade and other payables in the determination of the net current asset position.
The Town's obligations for employees' annual leave and long service leave entitlements are recognised as provisions in the determination of the net current asset position.

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

4. RECONCILIATION OF CASH

For the purposes of the Statement of Cash Flows, cash includes cash and cash equivalents, net of outstanding bank overdrafts. Estimated cash at the end of the reporting period is as follows:

	Note	2024/25 Budget	2023/24 Actual	2023/24 Budget
		$	$	$
Cash at bank and on hand		4,456,012	6,503,751	1,990,915
Term deposits		10,435,316	10,435,316	10,260,151
Total cash and cash equivalents		14,891,328	16,939,067	12,251,066
Held as				
- Unrestricted cash and cash equivalents		3,304,915	5,121,795	1,259,275
- Restricted cash and cash equivalents		11,586,413	11,817,272	10,991,791
	3(a)	14,891,328	16,939,067	12,251,066
Restrictions				
The following classes of assets have restrictions imposed by regulations or other externally imposed requirements which limit or direct the purpose for which the resources may be used:				
- Cash and cash equivalents		11,586,413	11,817,272	10,991,791
		11,586,413	11,817,272	10,991,791
The assets are restricted as a result of the specified purposes associated with the liabilities below:				
Financially backed reserves	9	11,113,384	11,817,272	10,991,791
Unspent capital grants, subsidies and contribution liabilities		473,029	0	0
		11,586,413	11,817,272	10,991,791
Reconciliation of net cash provided by operating activities to net result				
Net result		(822,620)	969,141	(25,163)
Depreciation	6	4,473,415	4,034,247	4,034,247
(Profit)/loss on sale of asset	5	0	(116,100)	(19,882)
(Increase)/decrease in receivables		0	1,371,703	535,459
(Increase)/decrease in inventories		0	0	8,000
(Increase)/decrease in other assets		(30,000)	0	0
Increase/(decrease) in payables		0	218,891	(300,000)
Increase/(decrease) in unspent capital grants		473,029	(90,000)	0
Increase/(decrease) in other provision		0	403,773	(20,000)
Increase/(decrease) in employee provisions		80,000	(79,255)	40,000
Capital grants, subsidies and contributions		(473,029)	(1,024,227)	(442,000)
Net cash from operating activities		3,700,795	5,688,173	3,810,661

MATERIAL ACCOUNTING POLICES

CASH AND CASH EQUIVALENTS
Cash and cash equivalents include cash on hand, cash at bank, deposits available on demand with banks, other short term highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and bank overdrafts.

Bank overdrafts are shown as short term borrowings in current liabilities in Note 3 - Net Current Assets.

FINANCIAL ASSETS AT AMORTISED COST
The Town classifies financial assets at amortised cost if both of the following criteria are met:
- the asset is held within a business model whose objective is to collect the contractual cashflows, and
- the contractual terms give rise to cash flows that are solely payments of principal and interest.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

5. PROPERTY, PLANT AND EQUIPMENT

The following assets are budgeted to be acquired and/or disposed of during the year.

	2024/25 Budget			2023/24 Actual				2023/24 Budget				
	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Additions	Disposals - Net Book Value	Disposals - Sale Proceeds	Disposals - Profit	Disposals - Loss
(a) Property, Plant and Equipment	$	$	$	$	$	$	$	$	$	$	$	$
Buildings - specialised	1,254,740	0	0	1,574,086	0	0	0	2,093,895	0	0	0	0
Furniture and equipment	109,771	0	0	94,440	0	0	0	100,000	0	0	0	0
Plant and equipment	160,000	86,000	86,000	311,000	110,650	226,750	116,100	256,000	128,118	148,000	29,919	(10,037)
Total	1,524,511	86,000	86,000	1,979,526	110,650	226,750	116,100	2,449,895	128,118	148,000	29,919	(10,037)
(b) Infrastructure												
Infrastructure - roads	1,647,909	0	0	1,427,625	0	0	0	1,869,705	0	0	0	0
Infrastructure - footpaths	918,554	0	0	746,308	0	0	0	761,736	0	0	0	0
Infrastructure - drainage	509,999	0	0	388,467	0	0	0	338,467	0	0	0	0
Infrastructure - parks and ovals	1,008,357	0	0	867,118	0	0	0	833,679	0	0	0	0
Infrastructure - waste facilities - Changed to Public Art Collection	70,000	0	0	113,005	0	0	0	103,005	0	0	0	0
Other infrastructure [Leasehold Improvements - Infrastructure]	55,000	0	0	0	0	0	0	0	0	0	0	0
Total	4,209,819	0	0	3,542,523	0	0	0	3,906,592	0	0	0	0
(c) Intangible Assets												
Intangible assets [Datacom Implementation Costs Building & Planning Modules]	50,000	0	0	64,000	0	0	0	187,845	0	0	0	0
Intangible assets [Content Manager Upgrade]	9,800	0	0	35,250	0	0	0	66,080	0	0	0	0
	59,800	0	0	99,250	0	0	0	253,925	0	0	0	0
Total	5,794,130	86,000	86,000	5,621,299	110,650	226,750	116,100	6,610,412	128,118	148,000	29,919	(10,037)

MATERIAL ACCOUNTING POLICIES

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

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

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

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

6. DEPRECIATION

	2024/25 Budget	2023/24 Actual	2023/24 Budget
	$	$	$
By Class			
Buildings - non-specialised	33,347	29,042	29,042
Buildings - specialised	906,193	818,260	818,260
Furniture and equipment	53,481	48,231	48,231
Plant and equipment	238,759	215,319	215,319
Other property, plant and equipment [Electronic Equipment]	185,127	166,953	166,953
Infrastructure - roads	1,483,066	1,337,469	1,337,469
Infrastructure - footpaths	631,613	569,606	569,606
Infrastructure - drainage	62,995	56,811	56,811
Infrastructure - parks and ovals	627,663	566,044	566,044
Infrastructure - waste facilities - Changed to Public Art Collection	15,135	13,649	13,649
Other infrastructure [Carparks]	112,066	101,064	101,064
Other infrastructure [Street Lights]	121,562	109,627	109,627
Right of use - plant and equipment	2,408	2,172	2,172
	4,473,415	4,034,247	4,034,247
By Program			
Governance	407,066	367,103	367,103
Law, order, public safety	39,470	35,595	35,595
Health	22,257	20,072	20,072
Education and welfare	45,999	41,483	41,483
Community amenities	63,025	56,838	56,838
Recreation and culture	1,259,678	1,136,012	1,136,012
Transport	2,473,246	2,230,440	2,230,440
Economic services	91,982	82,952	82,952
Other property and services	70,692	63,752	63,752
	4,473,415	4,034,247	4,034,247

MATERIAL ACCOUNTING POLICIES

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

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

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

Major depreciation periods used for each class of depreciable asset are:
Buildings - non-specialised
Buildings - specialised
Furniture and equipment
Plant and equipment
Other property, plant and equipment [Electronic Equipment]
Infrastructure - roads
Infrastructure - footpaths
Infrastructure - drainage
Infrastructure - parks and ovals
Infrastructure - waste facilities - Changed to Public Art Collection
Other infrastructure [Carparks]
Other infrastructure [Street Lights]
Right of use - plant and equipment

AMORTISATION
The depreciable amount of all intangible assets with a finite useful life, are depreciated on a straight-line basis over the individual asset's useful life from the time the asset is held for use.

The assets residual value of intangible assets is considered to be zero and useful live and amortisation method are reviewed at the end of each financial year.

Amortisation is included within Depreciation on non-current assets in the Statement of Comprehensive Income.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

7. BORROWINGS

(a) Borrowing repayments

Movement in borrowings and interest between the beginning and the end of the current financial year.

Purpose	Loan Number	Institution	Interest Rate	Budget Principal 1 July 2024	2024/25 Budget New Loans	2024/25 Budget Principal Repayments	Budget Principal outstanding 30 June 2025	2024/25 Budget Interest Repayments	Actual Principal 1 July 2023	2023/24 Actual New Loans	2023/24 Actual Principal Repayments	Actual Principal outstanding 30 June 2024	2023/24 Actual Interest Repayments	Budget Principal 1 July 2023	2023/24 Budget New Loans	2023/24 Budget Principal Repayments	Budget Principal outstanding 30 June 2024	2023/24 Budget Interest Repayments
				$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Aquatic Centre Refurb	1	WATC	3.17%	467,722	0	(60,204)	407,518	(28,714)	524,283	0	(56,561)	467,722	(32,357)	524,283	0	(56,561)	467,722	(32,357)
333 Stirling Hwy	2B	WATC	2.7%	0	0	0	0		4,262,377	0	(4,262,377)	0	(58,181)	4,262,377	0	(140,888)	4,121,489	(165,490)
Claremont Community Hub	3	WATC	2.2%	570,435	0	(60,815)	509,620	(24,715)	628,632	0	(58,197)	570,435	(27,334)	628,632	0	(58,197)	570,435	(27,334)
333 Stirling Hwy (Re Financed 2C)	2C	WATC	4.2%	4,151,004	0	(338,708)	3,812,296	(169,545)	0	4,151,004	0	4,151,004	0	0	0	0	0	0
				5,189,161	0	(459,727)	4,729,434	(222,974)	5,415,292	4,151,004	(4,377,135)	5,189,161	(117,872)	5,415,292	0	(255,646)	5,159,646	(225,181)
				5,189,161	0	(459,727)	4,729,434	(222,974)	5,415,292	4,151,004	(4,377,135)	5,189,161	(117,872)	5,415,292	0	(255,646)	5,159,646	(225,181)

All borrowing repayments, other than self supporting loans, will be financed by general purpose revenue.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

7. BORROWINGS

(b) New borrowings - 2024/25

The Town does not intend to undertake any new borrowings for the year ended 30th June 2025

(c) Unspent borrowings

The Town had no unspent borrowing funds as at 30th June 2024 nor is it expected to have unspent borrowing funds as at 30th June 2025.

(d) Credit Facilities

	2024/25 Budget	2023/24 Actual	2023/24 Budget
	$	$	$
Undrawn borrowing facilities			
credit standby arrangements			
Bank overdraft limit			
Bank overdraft at balance date			
Credit card limit	55,500	55,500	57,000
Credit card balance at balance date			
Total amount of credit unused	55,500	55,500	57,000
Loan facilities			
Loan facilities in use at balance date	4,729,434	5,189,161	5,159,646

MATERIAL ACCOUNTING POLICIES

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

Fair values of borrowings are not materially different to their carrying amounts, since the interest payable on those borrowings is either close to current market rates or the borrowings are of a short term nature.
Borrowings fair values are based on discounted cash flows using a current borrowing rate.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

8. LEASE LIABILITIES

Purpose	Lease Number	Institution	Lease Interest Rate	Lease Term	Budget Lease Principal 1 July 2024	2024/25 Budget New Leases	2024/25 Budget Lease Principal Repayments	Budget Lease Principal outstanding 30 June 2025	2024/25 Budget Lease Interest Repayments	Actual Principal 1 July 2023	2023/24 Actual New Leases	2023/24 Actual Lease Principal repayments	Actual Lease Principal outstanding 30 June 2024	2023/24 Actual Lease Interest repayments	Budget Principal 1 July 2023	2023/24 Budget New Leases	2023/24 Budget Lease Principal repayments	Budget Lease Principal outstanding 30 June 2024	2023/24 Budget Lease Interest repayments
					$	$	$	$	$	$	$	$	$	$	$	$	$	$	$
Data & Software Storage		Dell	2.71%	3	19,427	0	(19,427)	0	(2,726)	39,026	0	(19,599)	19,427	(9,939)	50,438	0	(28,532)	21,906	(1,001)
Printer/ Copiers		Kyocera	2.05%	4	13,546	0	(7,939)	5,607	(2,477)	19,769	0	(6,223)	13,546	(4,193)	27,190	0	(9,975)	17,215	(441)
Wide Area Network		TPG	3.00%	4	31,599	0	(15,112)	16,487	(8,229)	42,624	0	(11,025)	31,599	(12,915)	0	0	0	0	0
Coffee Machine		Gesha Coffee Co.	0.71%	3	449	0	(449)	0	(6)	2,151	0	(1,702)	449	(118)	2,239	0	(1,790)	449	(10)
Parking Bays - Bunnings		Charter Hall	1.69%	4	10,779	0	(10,779)	0	(1,220)	19,595	0	(8,816)	10,779	(3,184)	23,586	0	(11,693)	11,893	(307)
					75,800	0	(53,706)	22,094	(14,658)	123,165	0	(47,365)	75,800	(30,349)	103,453	0	(51,990)	51,463	(1,759)

MATERIAL ACCOUNTING POLICIES

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

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

LEASE LIABILITIES
The present value of future lease payments not paid at the reporting date discounted using the incremental borrowing rate where the implicit interest rate in the lease is not readily determined.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

9. RESERVE ACCOUNTS

(a) Reserve Accounts - Movement

	2024/25 Budget				2023/24 Actual				2023/24 Budget			
	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance	Opening Balance	Transfer to	Transfer (from)	Closing Balance
	$	$	$	$	$	$	$	$	$	$	$	$
Restricted by legislation												
(a) NEP Developer Contributions	475,244	0	0	475,244	475,244	0	0	475,244	467,398	18,696	0	486,094
(b) Cash in lieu of Parking	580,544	0	0	580,544	580,544	0	0	580,544	572,060	22,882	0	594,942
(c) Claremont Town Centre - Specified Area Rate	184,114	0	0	184,114	214,114	0	(30,000)	184,114	184,790	7,392	0	192,182
	1,239,902	0	0	1,239,902	1,269,902	0	(30,000)	1,239,902	1,224,248	48,970	0	1,273,218
Restricted by council												
(c) Pool Upgrade	796,595	0	(513,000)	283,595	687,266	214,329	(105,000)	796,595	593,609	23,744	(555,000)	62,353
(d) Plant Replacement	167,647	0	0	167,647	167,647	0	0	167,647	171,396	6,856	0	178,252
(e) Irrigation & Drainage	600,910	0	(50,000)	550,910	598,680	2,230	0	600,910	510,380	20,415	0	530,795
(f) Public Art	225,892	9,112	0	235,004	189,924	35,968	0	225,892	191,491	7,660	(30,000)	169,151
(g) Parking	1,205,890	0	0	1,205,890	1,205,890	0	0	1,205,890	1,225,477	49,019	0	1,274,496
(h) Building	452,067	0	0	452,067	449,814	2,253	0	452,067	462,612	18,504	0	481,116
(i) Future Fund	4,830,668	0	0	4,830,668	5,160,142	50,526	(380,000)	4,830,668	5,007,545	351,852	(200,000)	5,159,397
(j) Claremont Joint Venture	1,043,814	0	0	1,043,814	1,030,562	13,252	0	1,043,814	1,012,691	40,508	0	1,053,199
(k) Heritage Grant	75,098	0	0	75,098	93,040	0	(17,942)	75,098	90,587	3,623	(4,000)	90,210
(l) Employee Entitlement	661,213	0	(150,000)	511,213	653,636	7,577	0	661,213	660,666	26,427	0	687,093
(m) Westroc Contributions	517,576	0	0	517,576	233,057	309,016	(24,497)	517,576	262,645	209,589	(439,723)	32,511
	10,577,370	9,112	(713,000)	9,873,482	10,469,658	635,151	(527,439)	10,577,370	10,189,099	758,197	(1,228,723)	9,718,573
	11,817,272	9,112	(713,000)	11,113,384	11,739,560	635,151	(557,439)	11,817,272	11,413,347	807,167	(1,228,723)	10,991,791

(b) Reserve Accounts - Purposes

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

Reserve name	Anticipated date of use	Purpose of the reserve
(a) NEP Developer Contributions	Ongoing	To accumulate funds to cover the Town's contribution to NEP Development arising from ownership of Lot 11578 Claremont Crescent.
(b) Cash in lieu of Parking	Ongoing	To provide for the purchase of land for car parking in accordance with Clause 33(2).
(c) Claremont Town Centre - Specified Area Rate	Ongoing	To fund promotion and publicity of Claremont CBD
(c) Pool Upgrade	Ongoing	To fund major maintenance of the Claremont Pool
(d) Plant Replacement	Ongoing	To provide for the replacement of major items of heavy plant.
(e) Irrigation & Drainage	Ongoing	To provide funds for the replacement, renewal and upgrade of irrigation and drainage
(f) Public Art	Ongoing	To assist with the programmed purchase and development of Public Art assets throughout the Town.
(g) Parking	Ongoing	To provide for the purchase, upgrade or renewal of parking infrastructure.
(h) Building	Ongoing	To provide for building renewal in accordance with Council's Asset Management Plans.
(i) Future Fund	Ongoing	To provide for the future planning and undertaking of capital and infrastructure works in the Town.
(j) Claremont Joint Venture	Ongoing	To provide for traffic modifications/road works within the Town Centre zone and the surrounding roads
(k) Heritage Grant	Ongoing	To assist with funding of the Town's heritage grant maintenance program
(l) Employee Entitlement	Ongoing	To fund annual and long service leave requirements
(m) Westroc Contributions	Ongoing	To fund the Western Suburbs Regional Organisation of Councils projects and initiatives and hold funds contributed by each member council.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

10. OTHER INFORMATION

The net result includes as revenues	2024/25 Budget	2023/24 Actual	2023/24 Budget
	$	$	$
(a) Interest earnings			
Investments	666,528	659,172	669,172
Late payment of fees and charges *	0	0	0
Other interest revenue	186,942	171,500	199,000
	853,470	830,672	868,172
* The Town has resolved to charge interest under section 6.13 for the late payment of any amount of money at 11%.			
The net result includes as expenses			
(b) Auditors remuneration			
Audit services	75,000	70,640	70,000
	75,000	70,640	70,000
(c) Interest expenses (finance costs)			
Borrowings (refer Note 7(a))	222,974	117,872	225,181
Interest on lease liabilities (refer Note 8)	14,658	30,349	1,759
	237,632	148,221	226,940

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

11. ELECTED MEMBERS REMUNERATION

	2024/25 Budget	2023/24 Actual	2023/24 Budget
	$	$	$
Elected member 1 - Mayor			
Mayor's allowance	39,988	38,450	38,450
Meeting attendance fees	27,425	26,370	17,030
ICT expenses			500
Annual allowance for ICT expenses	3,500	3,500	3,500
	70,913	68,320	59,480
Elected member 2 - Deputy Mayor			
Deputy Mayor's allowance	9,997	9,613	9,613
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	31,208	30,143	30,143
Elected member 3			
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	20,530
Elected member 4			
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	20,530
Elected member 5			
Meeting attendance fees	17,711	17,030	26,370
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	29,870
Elected member 6			
Meeting attendance fees	17,711	17,030	5,500
Annual allowance for ICT expenses	3,500	3,500	1,000
	21,211	20,530	6,500
Elected member 7			
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	20,530
Elected member 8			
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	20,530
Elected member 9			
Meeting attendance fees	17,711	17,030	17,030
Annual allowance for ICT expenses	3,500	3,500	3,500
	21,211	20,530	20,530
Elected member 10			
Meeting attendance fees		5,237	17,030
Annual allowance for ICT expenses		1,077	3,500
	0	6,314	20,530
Total Elected Member Remuneration	250,598	248,487	249,173
Mayor's allowance	39,988	38,450	38,450
Deputy Mayor's allowance	9,997	9,613	9,613
Meeting attendance fees	169,113	167,847	168,110
ICT expenses	0	0	500
Annual allowance for ICT expenses	31,500	32,577	32,500
	250,598	248,487	249,173

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

12. REVENUE AND EXPENDITURE

(a) Revenue and Expenditure Classification

REVENUES

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

GRANTS, SUBSIDIES AND CONTRIBUTIONS
All amounts received as grants, subsidies and contributions that are not capital grants.

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

REVENUE FROM CONTRACTS WITH CUSTOMERS
Revenue from contracts with customers is recognised when the local government satisfies its performance obligations under the contract.

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

SERVICE CHARGES
Service charges imposed under *Division 6 of Part 6 of the Local* Government Act 1995. Regulation 54 of the Local Government *(Financial Management) Regulations 1996* identifies the charges which can be raised. These are television and radio broadcasting, underground electricity and neighbourhood surveillance services and water.
Exclude rubbish removal charges which should not be classified as a service charge. Interest and other items of a similar nature received from bank and investment accounts, interest on rate instalments, interest on rate arrears and interest on debtors.

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

OTHER REVENUE / INCOME
Other revenue, which cannot be classified under the above headings, includes dividends, discounts, rebates etc.

PROFIT ON ASSET DISPOSAL
Gain on the disposal of assets including gains on the disposal of long-term investments.

EXPENSES

EMPLOYEE COSTS
All costs associated with the employment of person such as salaries, wages, allowances, benefits such as vehicle and housing, superannuation, employment expenses, removal expenses, relocation expenses, worker's compensation insurance, training costs, conferences, safety expenses, medical examinations, fringe benefit tax, etc.
Note *AASB 119 Employee Benefits* provides a definition of employee benefits which should be considered.

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

UTILITIES (GAS, ELECTRICITY, WATER)
Expenditures made to the respective agencies for the provision of power, gas or water.
Exclude expenditures incurred for the reinstatement of roadwork on behalf of these agencies.

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

LOSS ON ASSET DISPOSAL
Loss on the disposal of fixed assets.

DEPRECIATION ON NON-CURRENT ASSETS
Depreciation and amortisation expenses raised on all classes of assets.

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

OTHER EXPENDITURE
Statutory fees, taxes, provision for bad debts, member's fees or levies including DFES levy and State taxes. Donations and subsidies made to community groups.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

13. REVENUE AND EXPENDITURE

(b) Revenue Recognition

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

Revenue Category	Nature of goods and services	When obligations typically satisfied	Payment terms	Returns/Refunds/ Warranties	Determination of transaction price	Allocating transaction price	Measuring obligations for returns	Timing of Revenue recognition
Grant contracts with customers	Community events, minor facilities, research, design, planning evaluation and services	Over time	Fixed terms transfer of funds based on agreed milestones and reporting	Contract obligation if project not complete	Set by mutual agreement with the customer	Based on the progress of works to match performance obligations	Returns limited to repayment of transaction price of terms breached	Output method based on project milestones and/or completion date matched to performance obligations as inputs are shared
Licences/ Registrations/ Approvals	Building, planning, development and animal management, having the same nature as a licence regardless of naming.	Single point in time	Full payment prior to issue	None	Set by State legislation or limited by legislation to the cost of provision	Based on timing of issue of the associated rights	No refunds	On payment and issue of the licence, registration or approval
Waste management entry fees	Waste treatment, recycling and disposal service at disposal sites	Single point in time	Payment in advance at gate or on normal trading terms if credit provided	None	Adopted by council annually	Based on timing of entry to facility	Not applicable	On entry to facility
Airport landing charges	Permission to use facilities and runway	Single point in time	Monthly in arrears	None	Adopted by council annually	Applied fully on timing of landing/take-off	Not applicable	On landing/departure event
Fees and charges for other goods and services	Cemetery services, library fees, reinstatements and private works	Single point in time	Payment in full in advance	None	Adopted by council annually	Applied fully based on timing of provision	Not applicable	Output method based on provision of service or completion of works
Sale of stock	Aviation fuel, kiosk and visitor centre stock	Single point in time	In full in advance, on 15 day credit	Refund for faulty goods	Adopted by council annually, set by mutual agreement	Applied fully based on timing of provision	Returns limited to repayment of transaction price	Output method based on goods

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

14. PROGRAM INFORMATION

Key Terms and Definitions - Reporting Programs

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

OBJECTIVE	ACTIVITIES
Governance	Includes the activities of members of council and the administrative support available to the council for the provision of governance of the district. Other costs relate to the tasks of assisting elected members and ratepayers on matters which concern specific council services.
General purpose funding	Rates, general purpose government grants and interest revenue.
Law, order, public safety	Supervision and enforcement of various local laws relating to parking, fire prevention, animal control, emergency services, and other aspects of public safety.
Health	Inspection of food outlets and their control provision of meat inspection services, noise control and waste disposal compliance.
Community amenities	Rubbish collections, recycling, litter control, public litter bins, town planning control/studies.
Recreation and culture	Claremont Aquatic Centre Lake Claremont Golf Course Lake Claremont Parks & Environment Leased Premises Community Recreation Youth activities Claremont Community Hub and Library Bay View Community Centre Claremont Museum and heritage Heritage Services
Transport	Streets, Roads, Bridges and Depot maintenance. Footpaths, cycle ways, right of way, drainage, road verges, median strips, street lighting, street cleaning, street trees, traffic surveys, parking services, traffic management and underground power
Economic services	Community events and tourism, building services, commercial leases, strategic planning and activities involving the Claremont Town Centre, and Anzac Cottage
Other property and services	Building maintenance, plant/vehicle operations, private works and other property.

TOWN OF CLAREMONT
NOTES TO AND FORMING PART OF THE BUDGET
FOR THE YEAR ENDED 30 JUNE 2025

15. FEES AND CHARGES

	2024/25 Budget	2023/24 Actual	2023/24 Budget
	$	$	$
By Program:			
General purpose funding	133,000	124,003	110,000
Law, order, public safety	1,182,150	1,111,501	21,250
Health	103,500	96,498	99,000
Community amenities	345,192	321,840	333,450
Recreation and culture	1,487,500	1,386,871	1,415,790
Transport	9,000	8,391	1,205,000
Economic services	786,780	750,896	699,675
	4,047,122	3,800,000	3,884,165

The subsequent pages detail the fees and charges proposed to be imposed by the local government.

TOWN OF CLAREMONT

SCHEDULE OF FEES & CHARGES 2024-2025

TOWN of CLAREMONT Est 1898

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
RATES AND PROPERTY				
Orders & Requisitions Property Enquiry	C	N	138.00	$ 143.00
Owners & Occupiers Electoral Roll (per copy)	C	N	50.00	$ 52.00
Rates Instalment Fee	C	N	54.00	$ 56.00
Rates Payment Plan Fee	C	N	54.00	$ 56.00
Rates Instalment interest rate (including payment plans)	C	N	5.50%	5.50%
Rates Penalty interest rate	C	N	11%	11%
ADMINISTRATIVE				
Interest rate				11%
Staff hourly rates				POA
Default Payment Fee	C	N	26.00	$ 27.00
Credit & Debit Card Surcharges (for accepted cards)	C	N	0.48%	Up to 1.5%
Financial Hardship Policy interest rate	S	N	0%	0%
Debt Collection Fees including legal and court fees and costs	C	N	At cost	At Cost
Archive and Document Search Fees				
Document Search Fees - Officer Time	C	Y	At cost	At Cost
Charges for offsite retrieval, delivery, packaging and postage	C	Y	POA	At Cost
Printing (excluding FOI)				
Map Copies	C	Y	POA	POA, At Cost
A4	C	Y	0.50	$ 0.50
A3	C	Y	0.60	$ 0.60
A2 - Colour	C	Y	6.00	$ 6.00
A1	C	Y	8.00	$ 8.00
A0	C	Y	10.00	$ 10.00
FREEDOM OF INFORMATION				
FOI Applications	S	N	30.00	$ 30.00
FOI Charges (per hour)	S	N	30.00	$ 30.00
Photocopying Charges (per hour or part thereof)	S	N	30.00	$ 30.00
A3 or A4 black & white (single sided) per copy	S	N	0.20	$ 0.20
Charge for time taken to transcribe information (per hour of part thereof)	S	N	30.00	$ 30.00
Charge for duplication of tape, film, or computer information (actual cost)	S	N	Actual Cost	At Cost
Charges for offsite retrieval, delivery, packaging and postage (actual cost)	S	N	Actual Cost	At Cost
Advanced deposit which may be required (S18 (1) of Act), expressed as a percentage of the estimated charges which will be payable in excess of the application fee	S	N	25%	25%
Further advanced deposit which may be required (S18 (4) of Act), expressed as a percentage of the estimated charges which will be payable in excess of the application fee.	S	N	75%	75%
Note: For financially disadvantaged applicants or those issued with prescribed concession cards, the charge payable is reduced by 25%.				
LAW, ORDER & PUBLIC SAFETY				
Vehicle Impoundment Fees				
Vehicle Impounding Fee (minimum cost)	C	N	205.00	$ 205.00
Towing Fee	C	Y	At cost	POA
Vehicle Storage Fee - per day or part thereof	C	N	50.00	POA
Other Impoundment Fees (when officer attendance is required)				
Shopping Trolley Impoundment Release Fee	C	N	160.00	$ 150.00
Sign Impound Release Fee (per sign)	C	N	140.00	$ 130.00
Daily Storage Fee (trolley or sign)	C	N	50.00	$ 50.00
Parking Fees				
Application to hire a parking bay in CBD or NEP (per day fee)	C	Y	55.00	$ 55.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Application to hire a residential parking bay for longer than 72 hours-(per day fee)	C	Y	40.00	$ 40.00
First Residential Parking Permit	C	Y	125	0.00
Additional Residential Parking Permits (provided at CEO discretion)	C	Y	175	$ 55.00
Replacment residential parking permits	C	Y	50.00	$ 50.00
Parking at Town Events - per car entry			POA	POA
ANIMALS				
Dogs				
1 year Registration Fee - Unsterilised	S	N	50.00	$ 50.00
1 year Registration Fee - Unsterilised (Pensioner)	S	N		$ 25.00
1 year Registration Fee - Sterilised	S	N	20.00	$ 20.00
1 year Registration Fee - Sterilised (Pensioner)	S	N		$ 10.00
3 year Registration Fee - Unsterilised	S	N	120.00	$ 120.00
3 year Registration Fee - Unsterilised (Pensioner)	S	N		$ 60.00
3 year Registration Fee - Sterilised	S	N	42.50	$ 42.50
3 year Registration Fee - Sterilised (Pensioner)	S	N		$ 21.25
Lifetime Registration Fee - Unsterilised	S	N	250.00	$ 250.00
Lifetime Registration Fee - Unsterilised (Pensioner)	S	N		$ 125.00
Lifetime Registration Fee - Sterilised	S	N	100.00	$ 100.00
Lifetime Registration Fee - Sterilised (Pensioner)	S	N		$ 50.00
1 year Registration Fee - Dangerous dog	S	N		$ 50.00
Application fee to keep more than 2 dogs	S	N	175.00	$ 250.00
Cats				
1 year Registration Fee (before 31 May)	S	N	20.00	$ 20.00
1 year Registration fee (after 31 May)	S	N		$ 10.00
3 year Registration Fee	S	N	42.50	$ 42.50
Lifetime Registration fee	S	N	100.00	$ 100.00
Replacement Dog or Cat Registration Disc	S	N	15.00	$ 15.00
Postage for Animal Registration Tags/Discs	C	Y		$ 5.00
Dog or Cat Impoundment Fee	C	N	150.00	$ 156.00
Daily Dog or Cat Sustenance (per day)	C	N	50.00	$ 52.00
CLAREMONT MUSEUM				
Education Program				
Fee per Children	C	Y	12.00	$ 12.00
Cancellation fee - 4 weeks prior to booked date	C	Y	26.00	$ 26.00
Cancellation fee - 2 weeks prior to booked date	C	Y	105.00	$ 105.00
Cancellation fee - 48 hrs prior to booked date	C	Y	Full amount	Full amount
Photographic Orders--Indivdual	C	Y	16.00	$ 16.00
Photographic Orders- Commercial	C	Y	52.00	$ 52.00
Street Histories Publication	C	Y	16.00	$ 16.00
CLAREMONT COMMUNITY HUB AND LIBRARY AND BAYVIEW COMMUNITY CENTRE				
Clubs & Classes	C	Y	5.00	Minimum $5, POA
Replacement Library Membership Card	C	Y	5.00	$ 5.00
CCHL Meeting Room Hire (max 20)	C	Y		POA
CCHL Meeting Room Hire (max 4)	C	Y		POA
Bayview Community Centre				
Not for profit/community based organisations	C	Y		
Main Hall (max 50)	C	Y		$40 per hour
Entire facility (4-11pm only) (max 150)	C	Y		$110 per hour
Locals First Rate -Not for profit/community based organisations	C	Y		
Main Hall (max 50)	C	Y		$35 per hour
Entire facility (4-11pm only) (max 150)				$95 per hour
Commercial/ Private	C	Y		
Main Hall (max 50)	C	Y		$70 per hour
Entire facility (4-11pm only) (max 150)	C	Y		$180 per hour
Other Fees				
Security call out, additional cleaning				At cost

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Bonds- all held via credit card on a 100% cost recovery basis				
PARKS AND GARDENS				
Parks and Gardens				
Rowe Park				
Tennis Courts per hour	C	Y	15.00	$ 15.00
Tennis Courts per hour - commercial	C	Y	25.00	$ 25.00
Parks and Reserves-Use/Hire Fees				
Applies to businesses including dog training / fitness class operators				
1 - 4 participants; per annum	C	Y	215.00	$ 220.00
5 - 10 participants; per annum	C	Y	530.00	$ 550.00
11 - 20 participants; per annum	C	Y	1070.00	$ 1,115.00
Single session (up to 20 participants)	C	Y	32.00	$ 35.00
Access to private property for general purposes				
Irrigated Park				
Car / light vehicle; m2/per week	C	Y	1.40	$ 1.60
Truck / heavy vehicle; m2/per week	C	Y	5.30	$ 5.50
Non-irrigated reserve				
Car / light vehicle; m2/per week	C	Y	0.85	$ 0.90
Truck / heavy vehicle; m2/per week	C	Y	2.70	$ 2.80
Key Bond	C	N	100.00	$ 100.00
Minimum Call Out for Parks and Reserves access	C	Y	92.00	100.00
Annual access rates			POA	POA
Other				
Tree planting (between 0-74L size)	C	Y	360.00	$ 360.00
Tree planting (between 75-100L size)	C	Y	510.00	$ 510.00
Tree planting (between 101-200L size	C	Y		$ 750.00
Tree planting (between 200L plus size)	C	Y		POA
Removal and installation of replacement tree (Per tree)	C	Y	3,400.00	$ 3,535.00
Temporary structure installed by Hirer (marquee over 3x3m, bouncy castle etc)				
Up to 80sqm	C	Y	200.00	$ 205.00
Over 80sqm	C	Y	640.00	$ 665.00
Minimum Bonds				
No Alcohol	C	N	500.00	$ 520.00
Alcohol (only with approval)	C	N	1,500.00	$ 1,560.00
Reinstatement Bond if Marquee or other structure is installed	C	N	2,000.00	$ 2,080.00
Market Stall Holder fee	C	N		POA
CLAREMONT AQUATIC CENTRE				
Admission & Entry fees				
Adult Admissions				
Single Daily Admission	C	Y	6.60	$ 6.80
10 Admissions	C	Y	63.00	$ 60.00
20 Admissions	C	Y	124.00	$ 120.00
12 Month Membership - Adult			900.00	$ 900.00
Family Pass (2 Adults & 2 Children or 1 Adult & 3 Children)	C	Y	21.00	$ 21.00
Child Admissions (under 15 years)				
Children 0 - 4 years	C	Y	Free	Free
Single Daily Admission	C	Y	5.10	$ 5.10
10 Admissions	C	Y	48.00	$ 48.00
20 Admissions	C	Y	94.00	$ 92.00
12 Month Membership - Child			650.00	$ 650.00
Club Member	C	Y	4.80	$ 5.00
Seniors & Aged Pensioners Admissions (Including Disability & Invalid Pension Card)				
Single Admission	C	Y	5.10	$ 5.30
10 Admissions	C	Y	48.00	$ 48.00
20 Admissions	C	Y	94.00	$ 92.00
12 Month Membership - Senior			750.00	$ 750.00
Non-Swimmer Admissions				
Spectator- Single Admission	C	Y	2.00	$ 2.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Child Parent or Guardian drop off and pick up only			Free	Free
Other Admissions				
Town of Claremont Permanent Employee	C	Y	Free	Free
Education Department Vacswim - Single Admission (Child only)	C	Y	4.70	$ 4.90
Other				
Dolphins Water polo Flippa Ball -Single Admission (Child only)	C	Y	4.80	$ 5.10
Learn To Swim - Single Admission	C	Y	5.10	$ 5.10
Synchronised Swimming -Single Admission	C	Y	4.40	$ 5.10
Aqua Aerobic Fees				
Single Admission	C	Y	15.00	$ 15.00
10 Admissions	C	Y	147.00	$ 147.00
20 Admissions	C	Y	292.00	$ 292.00
School Swimming Carnivals				
Child Single Admission	C	Y	3.60	$ 4.00
Full Centre Carnival (includes all pools - up to 5 hours) (student admission extra)	C	Y		$ 500.00
50m Carnival (includes 50m and dive pool - up to 5 hours) (student admission extra)	C	Y		$ 400.00
25m Carnival (up to 5 hours) (student admission extra)	C	Y		$ 300.00
Hire Fees- commercial/private				
Pool Hire Fee (per hour)	C	Y	180.00	$ 180.00
50m pool inflatable + lifeguard per hour	C	Y	160.00	$ 250.00
25m pool inflatable + lifeguard per hour	C	Y	160.00	$ 150.00
Lifeguard per Hour	C	Y	50.00	$ 50.00
Duty Manager per Hour	C	Y	64.00	$ 65.00
50m Lane per hour (< 5 swimmers per session)	C	Y	31.00	$ 31.00
25m Lane per hour (< 5 swimmers per session)	C	Y	16.00	$ 16.00
Dive Pool per hour (< 5 swimmers per session)	C	Y	40.00	$ 40.00
Dive Pool Lane per hour (< 5 swimmers per session)	C	Y	16.00	$ 16.00
Clubrooms hire per hour	C	Y	50.00	$ 50.00
Clubroom hire fee (up to 3 hours)	C	Y		$ 100.00
RLSS course hire fee (1 day course) + entry	C	Y	120.00	$ 125.00
RLSS weekend course hire fee (2 - 3 days) + entry	C	Y	240.00	$ 250.00
RLSS weekend course hire fee (4 - 5 days) + entry	C	Y	350.00	$ 365.00
AUSTSWIM course hire fee (1 day course) + entry	C	Y	120.00	$ 125.00
AUSTSWIM weekend course hire fee (2 - 3 days) + entry	C	Y	240.00	$ 250.00
AUSTSWIM weekend course hire fee (4 - 5 days) + entry	C	Y	350.00	$ 365.00
RLSS and AUSTSWIM entry fee per person	C	Y	4.80	$ 5.00
Non Refundable Booking Deposit (for all bookings $100.00 +)	C	Y	100.00	$ 100.00
Hire Fees- Not for profit				
Hire Fees Not for profit clubs rate - Per Hour				
50m Lane per hour - Not for Profit Club	C	Y	26.00	$ 26.00
25m Lane per hour - Not for Profit Club	C	Y	13.50	$ 13.50
Dive Pool - Not for Profit (per hour)	C	Y	35.00	$ 35.00
Dive Pool Lane - Not for Profit (per hour)	C	Y	13.50	$ 13.50
Clubroom hire fee (up to 3 hours)	C	Y		$ 75.00
Clubroom hire (per hour)	C	Y	45.00	$ 45.00
Non Refundable Booking Deposit (for all bookings $100.00 +)	C	Y	100.00	$ 100.00
Dolphins Water Polo Club	C	Y	20.00%	40% of fees payable
Membership Card Fee (Replacement)	C	Y	5.00	$ 5.00
HEALTH				
Permanent-Food Businesses				
Notification of the conduct of a food business	S	N	65.00	$ 65.00
Registration of a food business	S	N	150.00	$ 150.00
Annual surveillance fee - "Very Low Risk" food business	C	N	55.00	$ 60.00
Annual surveillance fee - "Low Risk" food business	C	N	155.00	$ 160.00
Annual surveillance fee - "Medium Risk" food business	C	N	460.00	$ 480.00
Annual surveillance fee - "High Risk" food business	C	N	460.00	$ 480.00
Re-Inspection Fee- Improvement Order	C	N	105.00	$ 110.00
Verification of Food Safety Plan - Vulnerable persons	C	N	255.00	$ 265.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Temporary food vendor licences				
Registration application (non-charitable organisations)	S	N	155.00	$ 155.00
Annual registration and inspection permit (capped at 4 events per year)	C	N	315.00	$ 320.00
Registration Application (charitable organisations)	S	N	No Cost	$ -
Notification of conduct of a food business	S	N	65.00	$ 65.00
Inspection Fee (per day)	C	N	40.00	$ 45.00
Inspection Fee (7 day)	C	N	120.00	$ 130.00
Temporary food vendor licences at RAS Showgrounds				
Notification of conduct of a food business	S	N	65.00	$ 65.00
One Day Event Assessment	C	N	20.00	$ 25.00
Two Day Event Assessment	C	N	35.00	$ 40.00
Three Day Event Assessment	C	N	70.00	$ 75.00
Four - Eight Days Assessment	C	N	90.00	$ 95.00
Alfresco Licences (Per Annum) including application, renewal, variation				0
Public Buildings				
New Public Building Certificate 'Low Risk'	C	N	210.00	$ 220.00
New Public Building Certificate 'Medium Risk	C	N	415.00	$ 425.00
New Public Building Certificate - 'High Risk'	C	N	615.00	$ 630.00
Application to vary a certificate (per hour)	C	N	85.00	$ 90.00
Temporary Public Building /Public Events- per hour (i.e. RAS)	C	N	85.00	$ 90.00
Offensive Trade Licences				
Manure works/Artificial manure depots - per annum	S	N	211.00	$ 211.00
Shellfish and Crustacean processing/Poultry processing/Fish processing/Fish curing/other offensive trades - per annum	S	N	298.00	$ 298.00
Laundries, Dry-cleaning per annum	S	N	147.00	$ 147.00
Gut scraping (preparation of sausage skin) per annum	S	N	171.00	$ 171.00
Transfer of registration	S	N	133.00	$ 133.00
Other Fees				
Health application fee (new premises)	C	N	150.00	$ 160.00
Property Inspection (per hour)	C	N	85.00	$ 90.00
Section 39 (Liquor Licencing) Certificates	C	N	150.00	$ 160.00
Extended Trading Permit Application Fee or Other Temporary Licence Application Fee (commercial premises)	C	N	150.00	$ 160.00
Gaming permit (commercial premises)	C	N	85.00	$ 90.00
Gaming permit for Charitable Organisations	C	N	Free	$ -
Greywater System Application Fee	S	N	118.00	$ 118.00
Greywater System Fee for Permit to Use Apparatus	S	N	118.00	$ 118.00
Skin Penetration and Hairdressers and Beauty Therapist (per annum)	C	N	50.00	$ 55.00
Water Sampling-Aquatic Facility Fee (Per inspection/sample min. 12 per year)	C	N	65.00	$ 70.00
Lodging Houses - Registration per annum	S	N	200.00	$ 200.00
Display of Goods Not on Private Property- Short Term Licence Fee (Per day)	C	N	35.00	$ 40.00
Busking Permit (per day)	C	N	20.00	$ 20.00
Busking for Charitable Purposes			No Cost	$ -
Environmental Noise Protection				
Regulation 18 Application (non-complying events)	S	N	1000.00	$ 1,000.00
Regulation 18 Application (non-complying events) - Late Fees	S	N	250.00	$ 250.00
Concert monitoring - per hour	C	N	105.00	$ 110.00
Regulation 19B application for an approved venue (per hour to maximum $15,000.00)	S	N	80.00	80.00
Assessment Non-Local Government Noise Management Plan	S	N	500.00	$ 500.00
Regulation 13 Application (Construction out of hours)	S	N	200.00	$ 200.00
Ancillary Measure Penalty (maximum $5,000.00)	S	N	5000.00	$ 5,000.00
High risk/profile music event application (non-complying events)	S/C		POA	POA
External Noise Monitoring of event	C		POA	POA
WASTE				
Non rateable properties				
Standard Service	C	N	460.00	$ 460.00
Rateable Properties				
120L Waste & 240L Recycle Bins	C	N	415.00	$ 415.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Standard Service (One Service Per Property) - itemised on Rates Notice				
Additional Rubbish Services				
Upgrade from 120L waste to 240L waste bin (total waste capacity 240L)	C	N	110.00	$ 115.00
240L additional waste service (total waste capacity 360L)	C	N	170.00	$ 177.00
Additional Standard Service (120L waste & 240L recycle bin) total capacity: 240L waste, 480L recycle bin	C	N	410.00	$ 427.00
Super Service 2 x 240L Waste Bins (total waste capacity 480L)	C	N	530.00	$ 552.00
Mandatory In-service Fee - Waste (Per Service Unit)	C	N	40.00	$ 42.00
Mandatory In-service Fee - Recycling (Per Service Unit)	C	N	40.00	$ 42.00
Administration Bin establishment fee (120 Litre Waste and 240 Litre Recycling Bin)	C	N	155.00	$ 162.00
Administration Bin establishment fee (120 Litre Waste 240 Litre Recycling Bin and 240 Litre Greenwaste Bin)	C	N	220.00	$ 230.00
Additional 240 Litre Recycling Bin or Greenwaste Bin	C	N	100.00	$ 105.00
Upgrade Recycling Bin 1x360 Litre (Replacement for 240 litre Recycling Bin)	C	N	115.00	$ 120.00
Replacement bin requested as stolen and a Police Incident Report produced	C	N	Free	Free
Greenwaste Bags	C	Y	5.50	5.75
Administration Bin establishment fee (Multi Unit Dwellings)	C	Y	POA	POA
PLANNING SERVICES				
Determination of a Development Application where the development is:				
(a) Not more than $50,000	S	N	147.00	147.00
(b) more than $50,000 but not more than $500,000 - percentage of cost of development	S	N	0.32% of the estimated cost of development	0.32% of the estimated cost of development
(c) more than $500,000 but not more than $2.5 million	S	N	1,700.00 + 0.257% for every $1 in excess of $500,000	1,700.00 + 0.257% for every $1 in excess of $500,000
(d) more than $2.5 million but not more than $5 million	S	N	7,161.00 + 0.206% for every $1 in excess of $2.5 million	7,161.00 + 0.206% for every $1 in excess of $2.5 million
(e) more than $5 million but not more than $21.5 million	S	N	12,633.00 + 0.123% for every $1 in excess of $5 million	12,633.00 + 0.123% for every $1 in excess of $5 million
(f) more than $21.5 million	S	N	34,196.00	$ 34,196.00
Development Applications where already commenced or carried out - penalty fee	S	N	Triple the development application fee	Triple the development application fee
Amendments to Approved Plans (Application Fee) - 50% of the original fee (major amendment) or $147.00 (minor amendment). Note - new DA required to amend approval	C	N	50% or 147.00 (whichever the greater)	50% or 147.00 (whichever the greater)
A DAP application where the estimated cost of the development is:				
(a) not less than $2 million and less than $7 million	S	N		$ 6,003.00
(b) not less than $7 million and less than $10 million	S	N		$ 9,268.00
(c) not less than $10 million and less than $12.5 million	S	N		$ 10,084.00
(d) not less than $12.5 million and less than $15 million	S	N		$ 10,371.00
(e) not less than $15 million and less than $17.5 million	S	N		$ 10,659.00
(f) not less than $17.5 million and less than $20 million	S	N		$ 10,948.00
(g) $20 million or more	S	N		$ 11,236.00
An application under regulation 17 (Form 2: Amendment)	S	N		$ 257.00
Other Fees				
Determining an application for advice made under the Planning and Development (Local Planning Schemes) Regulations 2015 Sch. 2 cl. 61A (for single house exemption from DA check)	S	N		$ 295.00
Determination of a Development Application for a change of use or an alteration or extension or change of non-conforming use	S	N	295.00	$ 295.00
Penalty (the fee plus twice the fee above) if change has already occurred	S	N	885.00	$ 885.00
Planning Services - Other				
Provision of Subdivision Clearance:				
(a) Not more than 5 lots - per lot	S	N	73.00	$ 73.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
(b) More than 5 lots but not more than 195 lots	S	N	365.00 for first 5 lots + Per Lot Fee of 35.00 thereafter	365.00 for first 5 lots + Per Lot Fee of 35.00 thereafter
(c) More than 195 lots	S	N	7,393.00	$ 7,393.00
Clearance Reinspection (Subdivision)	C	N	100.00	$ 105.00
Strata Application Fee: form 15A and form 15C				
Up to and including 5 lots	S	N		$656.00 plus $65.00 per lot
6 lots up to 100 lots	S	N		$981 plus $43.50 per lot every lot in excess of 5 lots. Maximum fee $5,113.50
Heritage Assessment Fee				
Heritage Assessment Fee for Development Applications: Nil for single storey additions or other minor structures not visible from the street $135 for minor structures visible from the street $280 for major additions visible from the street	C	N	Maximum 280.00	$ 280.00
Delisting request for Heritage List (where full heritage listing review has not been undertaken within the previous 2 years)	C	N	Maximum 2,600.00	$ 2,705.00
Cash-in-lieu per parking bay - in accordance with Payment in Lieu of Parking Plan	C	Y	19,500.00	$ 19,500.00
Application for Approval of Home Occupation				
(a) Initial fee	S	N	222.00	$ 222.00
(b) Initial fee - penalty (initial fee plus twice the fee above) if occupation has already commenced	S	N	666.00	$ 666.00
(a) Renewal fee	S	N	73.00	$ 73.00
(b) Renewal fee - penalty (renewal fee plus twice the fee above) if approval has already expired	S	N	219.00	$ 219.00
Fee to initiate a Scheme Amendment, Local Development Plan or Structure Plan - Minor Amendments (no textural just scheme map alterations)	C	N	Maximum 5,000.00 in accordance with Planning and Development Regulations 2009 (Part 7- Local Government Planning Charges)	Maximum 5,200.00 in accordance with Planning and Development Regulations 2009 (Part 7- Local Government Planning Charges)
Fee to initiate a Scheme Amendment or Structure Plan - All Other Amendments	C	N	Maximum 7,000.00 in accordance with Planning and Development Regulations 2009 (Part 7- Local Government Planning Charges)	Maximum 7,280.00 in accordance with Planning and Development Regulations 2009 (Part 7- Local Government Planning Charges)
Advertising (Express Post) of Development Applications - per letter	C	N	8.50	8.5
Plan Search Fee for Development and Planning Approvals (plus print costs)	C	N	100.00 plus print costs	$104.00 plus print costs
Section 40 (Liquor Licencing) Certificates - per hour (Note as per Section 39)	C	N	155.00 per hour	155.00 per hour
Design Review Panel Services (unless regulated - maximum fee to apply)				
Initial review	C	N	830.00	$ 865.00
Second major review	C	N	1655.00	$ 1,720.00
Subsequent follow-up reviews (each)	C	N	830.00	$ 865.00
BUILDING SERVICES				
Building Fees				
Sign Licence Application - per sign	S	N	150.00	$ 150.00
Building Plan Search Fee	C	N	100.00 - plus photocopying charges	$ 105.00

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)
Battery Powered Alarm Fee (regulation 61)	S	N	179.40	$ 179.40
Application as defined in regulation 31	S	N	2160.15	$ 2,160.15
Inspection of pool enclosures (regulation 53)	C	N	45.00	$ 78.00
Initial inspection of new private swimming pool	S	N		$ 312.00
Application to extend the time during which a building or demolition permit has effect (s. 32(3)(f))	S	N	110.00	$ 110.00
Building Permit Fees				
Uncertified - Class 1 - 10 (Percentage of Estimated value) Min $110.00	S	N	0.32%	$ 110.00
Certified - Class 1 and 10 (Percentage of Estimated Value) Min $110.00	S	N	0.19%	$ 110.00
Certified - Class 2 and 9 (Percentage of Estimated Value) Min $110.00	S	N	0.09%	$ 110.00
BCITF Levy (for work over $20,000) - % of the value of the work inc GST	S	N	0.20%	0.20%
Occupancy & Building Approval Certificate				
Standard Occupancy & Building Approval Certificate	S	N	110.00	$ 110.00
Temporary occupancy permit for an incomplete building	S	N	110.00	$ 110.00
Modification of an occupancy permit for additional use of a building on a temporary basis	S	N	110.00	$ 110.00
A replacement of occupancy permit for permanent change of the building's use, Classification	S	N	110.00	$ 110.00
An occupancy permit for unauthorised works - Percentage of Works Value - Min $110.00	S	N	0.18%	minimum $110
Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51(3)) - Percentage of Works Value - Min $110.00	S	N	0.38%	minimum $110
Application to replace an occupancy permit for an existing building (s. 52(1))	S	N	110.00	$ 110.00
Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))	S	N	110.00	$ 110.00
Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))	S	N	110.00	$ 110.00
Demolition Permit Fees				
Class 1 or 10 Min $110.00	S	N	110.00	$ 110.00
Class 2 to 9 (for each storey)	S	N	110.00	$ 110.00
Builders Services Levy				
Building or Demolition Permit - less than or equal to $45,000	S	N	61.65	$ 61.65
Building or Demolition Permit - over $45,000, percentage of value of work	S	N	0.137%	0.137%
Occupancy permit or building approval certificate for approved building work under ss47, 49 or 52 of the Building Act	S	N	61.65	$ 61.65
Occupancy permit or building approval certificate for unauthorised building work under s51 of the Building Act - less than or equal to $45,000	S	N	123.30	$ 12.30
Occupancy permit or building approval certificate for unauthorised building work under s51 of the Building Act - over $45,000, percentage of value of work	S	N	0.274%	0.274%
ENGINEERING				
Plaques	C	Y	1,000.00	$ 375.00
Permits - without Traffic Management approval				
Assessment fee- Verge / Footpath Obstruction Permit (per 3 months)	C	Y	56.00	$ 60.00
Assessmsent Fee- Verge / Footpath Obstruction Permit (per 3 months) Application received less than 7 working days prior to works start date	C	Y	107.00	$ 110.00
Traffic Management Permits with Traffic Management approval				
Vehicular or pedestrian permit	C	Y	244.00	$ 250.00
Vehicular or pedestrian permit - Application received less than 7 working days of works start date	C	Y	528.00	$ 550.00
Bonds (refundable fee) and Fees				
Demolition Permit Bond	C	N	5,000.00	$ 5,200.00
Partial Demolition Bond	C	N	1,000.00	$ 1,050.00
Development bond - Category 1	C	N	500.00	$ 520.00
Development bond - Category 2	C	N	1,000.00	$ 1,050.00
Development bond - Category 3	C	N	5,000.00	$ 5,200.00
Development bond - Category 4	C	N	POA	POA
Verge Bond - [without footpath] per m2 for developments 3+ dwellings	C	N	50.00	$ 55.00
Verge Bond - [with footpath] per m2 for developments 3+ dwellings	C	N	100.00	$ 105.00
Refund inspection fee (2nd inspection onwards) - per inspection	C	Y	183.00	$ 190.00
Private and Reimbursable Works (cost plus admin fee)	C	Y	POA	POA

Town of Claremont
Schedule of Fees and Charges 2024-25

	Statuory Fee (S) or Council Fee (C)	GST Applicable Y/N	2023-2024 ($)	2024-2025 ($)

The Chief Executive Officer is authorised to waive the fees and charges should special circumstances apply in accordance with section 6.12 of the Local Government Act 1995 and
Disclaimer: When a fee listed in this schedule is updated by any Act, Regulation, Local Law, or Council decision then the updated fee supersedes this Schedule

13.1.2 LIST OF PAYMENTS 1 TO 30 JUNE 2024

File Number: FIM/00108-003, D-24-30398

Author: Peter Barker (Senior Finance Officer)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments:
1. Payments Listing - June 2024 [**13.1.2.1** - 5 pages]
2. Purchase Card - June 2024 [**13.1.2.2** - 4 pages]
3. Fuel Cards - May 2024 [**13.1.2.3** - 3 pages]

PURPOSE

For Council to note those payments made by the Chief Executive Officer under delegated authority during June 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 $4,216,406.86 during the month of June 2024.

The attached schedule covers:

· Municipal Funds electronic funds transfers (EFT)	$	4,104,401.73
· Municipal Fund direct debits	$	112,005.13
· Municipal Fund vouchers	$	-
· Trust Fund electronic funds transfer (EFT)	$	-
· Trust Fund vouchers (none)	$	-

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

The June credit card payment was deducted from the Town's bank account on 1 July 2024 and is not reflected in the monthly totals reported above. The individual June transactions are still included as **Attachment 2**.

PAST RESOLUTIONS

Ordinary Council Meeting, 25 June 2024, Resolution 090/24

That Council notes all payments made by the Chief Executive Officer under Delegation DA 2.1.5 *for May 2024 totalling $2,134,513.00, as detailed in Attachment 1 comprising:*

$	*2,054,479.34*	*Municipal Funds electronic funds transfers (EFT)*
$	*80,033.66*	*Municipal Funds direct debits*
$	*-*	*Municipal Fund vouchers*
$	*-*	*Trust Fund EFT*
$	*-*	*Trust Fund vouchers (none)*

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 June 2024 totalling $4,216,406.86, as detailed in Attachment 1 comprising:

$	***4,104,401.73***	***Municipal Funds electronic funds transfers (EFT)***
$	***112,005.13***	***Municipal Funds direct debits***
$	***-***	***Municipal Fund vouchers***
$	***-***	***Trust Fund EFT***
$	***-***	***Trust Fund vouchers (none)***

SCHEDULE OF PAYMENTS
June 2024

Date	Ref.	Name	Details	Amount
28/06/2024	EFT02029	3D HR Legal Pty Ltd	Employee Presentation	$ 3,102.00
6/06/2024	EFT02025	A Suann	Allowances - Councillors	$ 5,132.50
13/06/2024	EFT02026	Abaxa	Locating underground utilities various streets	$ 1,435.50
30/05/2024	EFT02023	Active Discovery (The Trustee For Humphrey Group Trust)	Playground equipment replacement	$ 96,250.00
6/06/2024	EFT02025	Active Discovery (The Trustee For Humphrey Group Trust)	Playground equipment removal	$ 4,950.00
28/06/2024	EFT02029	Active Discovery (The Trustee For Humphrey Group Trust)	Playground equipment removal and replacement	$ 109,704.10
28/06/2024	EFT02029	Agent Sales & Services	Aquatic Centre pool chemicals	$ 5,226.87
6/06/2024	EFT02025	Alexander Paul Circosta	Celebrate the Foreshore - MC	$ 550.00
30/05/2024	EFT02023	All Flags And Signs Pty Ltd	Claremont Town Centre flags	$ 3,476.00
13/06/2024	EFT02026	Allpipe Technologies (Veolia Water Operations Pty Ltd)	Drainage cleaning and maintenance works	$ 5,958.15
28/06/2024	EFT02029	Allpipe Technologies (Veolia Water Operations Pty Ltd)	Drainage cleaning and maintenance works	$ 4,209.70
30/05/2024	EFT02023	Allstate Kerbing & Concrete	Various footpath kerbing	$ 568.03
13/06/2024	EFT02026	Allstate Kerbing & Concrete	Various footpath kerbing	$ 3,797.99
28/06/2024	EFT02029	Allstate Kerbing & Concrete	Various footpath kerbing	$ 767.83
6/06/2024	EFT02025	ALSCO	Feminine hygiene unit services	$ 841.96
28/06/2024	EFT02029	Animal Pest Management Services (Butcher Family Trust)	Lake Claremont feral animal control	$ 1,265.00
6/06/2024	EFT02025	Apace Aid Incorporated	2024 Native plant subsidy scheme	$ 2,812.00
24/06/2024	EFT02028	Apace Aid Incorporated	2024 Native Plant subsidy scheme	$ 938.00
28/06/2024	EFT02029	Apc (Australian Property Consultant)	Land valuation report	$ 4,271.50
28/06/2024	EFT02029	Asset Infrastructure Management Pty Ltd	2020 MRRG Rehabilitation proposal	$ 8,398.50
24/06/2024	EFT02028	Aussie Patio Designs BA23205	Damage bond refund	$ 500.00
13/06/2024	EFT02026	Australia Post - 623462 - Contracter Collect	Postage	$ 243.34
6/06/2024	EFT02025	Australia Post - 673027	Postage	$ 1,129.59
13/06/2024	EFT02026	Australian Safety Engineers (WA)	Service of breathing apparatus at Aquatic Centre	$ 480.92
30/05/2024	EFT02023	Australian Taxation Office	PAYG withholding April & May 2024	$ 266,302.00
13/06/2024	EFT02026	Australian Taxation Office	PAYG withholding 15/5, 2/6 & 12/6	$ 92,157.00
24/06/2024	EFT02028	Australian Taxation Office	PAYG withholding PPE 16/6	$ 66,019.00
28/06/2024	EFT02029	Australian Taxation Office	PAYG adjustment	$ 230.00
30/05/2024	EFT02023	Auswest Displays (Watway Pty Ltd)	Christmas decorations replacements	$ 9,297.20
6/06/2024	EFT02025	B & B Waste Contractors Pty Ltd	Bulk waste collection	$ 660.00
28/06/2024	EFT02029	Battery World Claremont/Brennan Howell Familtrust	Fleet vehicle battery replacement	$ 597.00
13/06/2024	EFT02026	BCITF	BCITF levies	$ 3,357.84
6/06/2024	EFT02025	Benara Nurseries	Various plant & tree works	$ 25.19
13/06/2024	EFT02026	Benara Nurseries	Various plant & tree works	$ 2,973.49
24/06/2024	EFT02028	Benara Nurseries	Various plant & tree works	$ 345.40
28/06/2024	EFT02029	Benara Nurseries	Various plant & tree works	$ 2,844.60
28/06/2024	EFT02029	Bigga Trees (W.J Caskey & K.A Spriggs)	Plants for Museum garden	$ 132.00
28/06/2024	EFT02029	Black Swan Horticulture (Laird Wayne Chromiak)	Garden/streetscape maintenance	$ 4,485.25
24/06/2024	EFT02028	Bob Jane T-Marts	Fleet vehicle tyre repair	$ 45.00
30/05/2024	EFT02023	Boyan Electrical Services	Electrical repairs & maintenance	$ 3,629.01
6/06/2024	EFT02025	Boyan Electrical Services	Electrical repairs & maintenance	$ 144.38
13/06/2024	EFT02026	Boyan Electrical Services	Electrical repairs & maintenance	$ 14,746.29
24/06/2024	EFT02028	Boyan Electrical Services	Electrical repairs & maintenance	$ 663.45
28/06/2024	EFT02029	Boyan Electrical Services	Electrical repairs & maintenance	$ 6,075.03
6/06/2024	EFT02025	Bree Websdale	Reimbursement for fleet vehicle fuel	$ 87.17
28/06/2024	EFT02029	Bridget Marcelle Day	Office furniture	$ 1,274.97
6/06/2024	EFT02025	Brolly Australasia Pty Ltd	Social media archiving service	$ 1,306.80
13/06/2024	EFT02026	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	$ 120.26
24/06/2024	EFT02028	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	$ 43.56
28/06/2024	EFT02029	Brownes Foods Operations Pty Ltd	Aquatic Centre café supplies	$ 223.95
30/05/2024	EFT02023	Bunnings	Tools, equipment & minor building materials	$ 37.98
6/06/2024	EFT02025	Bunnings	Tools, equipment & minor building materials	$ 2,421.08
13/06/2024	EFT02026	Bunnings	Tools, equipment & minor building materials	$ 92.95
28/06/2024	EFT02029	Bunnings	Tools, equipment & minor building materials	$ 833.43
6/06/2024	EFT02025	Burgess Rawson (Wa) Pty Ltd	Water usage - SMH	$ 700.28
28/06/2024	EFT02029	Call Associates Pty Ltd (Connect/Insight Ccs)	Overcall fees	$ 128.70
6/06/2024	EFT02025	Carrington's Traffic Services (Carrington's (WA) Pty Ltd)	Traffic management various roads	$ 935.00
13/06/2024	EFT02026	Carrington's Traffic Services (Carrington's (WA) Pty Ltd)	Traffic management various roads	$ 7,514.10
24/06/2024	EFT02028	Carrington's Traffic Services (Carrington's (WA) Pty Ltd)	Traffic management various roads	$ 4,523.76
28/06/2024	EFT02029	Carrington's Traffic Services (Carrington's (WA) Pty Ltd)	Traffic management various roads	$ 1,683.83
28/06/2024	EFT02029	CBRE (C) Pty Limited	Night Time Activation Grant & CNL - Little Bar Cart	$ 6,598.35
30/05/2024	EFT02023	Champion Music	Day on the Bay - Musician	$ 363.00
6/06/2024	EFT02025	Chittering Valley Worm Farm (Kevin John Smith)	Day on the Bay - Worm Farm	$ 2,200.00
30/05/2024	EFT02023	City Of Joondalup	LSL contribution for past employee	$ 8,519.68
13/06/2024	EFT02026	City Of Stirling	Meals on Wheels delivery services	$ 585.88
13/06/2024	EFT02026	City Toyota	Vehicle purchase	$ 364.06
28/06/2024	EFT02029	City Toyota	Fleet vehicle surface	$ 416.55
13/06/2024	EFT02026	Claremont Art Framers And Gallery Pty Ltd	Youth Photography Competition 2024 - Photo printing	$ 655.00
13/06/2024	EFT02026	Claremont Football Club Inc	Claremont Football Club Grant	$ 7,700.00
28/06/2024	EFT02029	Claremont Football Club Inc	Claremont Football Club sponsorship	$ 2,200.00
24/06/2024	EFT02028	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy May 2024	$ 10,083.33
24/06/2024	EFT02028	Classic Home & Garage Innovations Pty Ltd BA24013	Damage bond refund	$ 500.00
28/06/2024	EFT02029	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	$ 19,826.01
24/06/2024	EFT02028	Coates Hire Operations Pty Ltd	Pump hire at Aquatic Centre	$ 282.65

SCHEDULE OF PAYMENTS
June 2024

13/06/2024	EFT02026	Cockburn Party Hire (The Trustee For L Jeffery Family Trust)	Youth Photography Competition 2024 - Display board hire	$	615.00
28/06/2024	EFT02029	Commercial Aquatics Australia	Aquatic Centre plant works & maintenance	$	181.50
30/05/2024	EFT02023	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	$	203.24
13/06/2024	EFT02026	Complete Office Supplies Pty Ltd	Stationery, office & cleaning supplies	$	121.52
24/06/2024	EFT02028	Compu-Stor	External records storage	$	446.60
28/06/2024	EFT02029	Comsys Networks Group (Paul Silovs)	IT Hardware license	$	6,441.07
24/06/2024	EFT02028	Converge Construction (WA) Pty Ltd BA22164	Damage bond refund	$	3,000.00
30/05/2024	EFT02023	Coral Faye Lowry	Repair work to public artwork 'Ooh La La'	$	6,706.12
6/06/2024	EFT02025	Cottage & Engineering Surveys Unit Trust	Amalgamation of lots survey costs	$	1,670.00
13/06/2024	EFT02026	Councilwise Pty Ltd	PropertyWise monthly software license	$	3,022.80
30/05/2024	EFT02023	CS Legal (The Pier Group)	Rates Debt Recovery	$	121.00
6/06/2024	EFT02025	Daryl Lambert BA21116	Damage bond refund	$	3,000.00
30/05/2024	EFT02023	Datacom Solutions (AU) Pty Ltd	Datacom training workshop	$	1,100.00
13/06/2024	EFT02026	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	$	18,604.36
13/06/2024	EFT02026	David Kennedy BA24061	Damage bond refund	$	500.00
30/05/2024	EFT02023	Department Of Fire & Emergency Services (DFES)	ESL contribution	$	917,922.93
24/06/2024	EFT02028	Department Of Fire & Emergency Services (DFES)	2023/24 - ESLB 4th Qtr Contribution	$	77,145.82
28/06/2024	EFT02029	Department Of Transport	Vehicle searches	$	1,262.80
13/06/2024	EFT02026	Distinctive Homes WA BA21242	Damage bond refund	$	2,000.00
28/06/2024	EFT02029	Distinctive Homes WA BA21242	Damage bond refund	$	2,000.00
13/06/2024	EFT02026	DMIRS (BSL)	Building services Levy	$	6,784.06
24/06/2024	EFT02028	Domus Nursery	Various park works	$	3,027.46
6/06/2024	EFT02025	Dowsing Group Pty Ltd	Various footpath works	$	20,169.80
28/06/2024	EFT02029	Dowsing Group Pty Ltd	Bayview Community Centre step maintenance	$	2,750.00
28/06/2024	EFT02029	Drama Stars WA (Cheryl J Marron)	Drama Stars WA - school holiday events	$	1,200.00
30/05/2024	EFT02023	DS Group (Ds Agencies Pty Ltd)	Replacement street furniture	$	4,974.20
6/06/2024	EFT02025	DU Electrical	Reticulation electrical repairs & maintenance	$	396.00
13/06/2024	EFT02026	DU Electrical	Reticulation electrical repairs & maintenance	$	396.00
28/06/2024	EFT02029	DU Electrical	Reticulation electrical repairs & maintenance	$	720.94
13/06/2024	EFT02026	Eco Faeries Pty Ltd	Day on the Bay - Eco Faries	$	1,640.00
24/06/2024	EFT02028	Educational Art Supplies	Materials for Museum Education Programs event	$	677.44
28/06/2024	EFT02029	Educational Art Supplies	Library event supplies	$	474.52
28/06/2024	EFT02029	Ellenby Pty Ltd	Tree stock for various programs	$	35,754.79
6/06/2024	EFT02025	ELPA Group Pty Ltd	Day on the Bay - Dancing Class	$	120.00
28/06/2024	EFT02029	Emerge Associates (Emerge Environmental Services Pty Ltd)	Reptile Fauna Survey - 2nd payment	$	563.20
28/06/2024	EFT02029	Energy Tec Holdings Pty Ltd	Meter readings	$	330.99
28/06/2024	EFT02029	Enviro Sweep	CBD & residential area sweeps	$	40,206.38
28/06/2024	EFT02029	Envisionware Australia Pty Ltd	Software subscription	$	1,031.25
30/05/2024	EFT02023	Equilibrium Interactive	Website scoping project	$	3,850.00
13/06/2024	EFT02026	Equilibrium Interactive	Website scoping project	$	5,544.00
28/06/2024	EFT02029	Equilibrium Interactive	Website scoping project	$	3,850.00
6/06/2024	EFT02025	Eugene Lee	Reimbursement for attendance at EHA Conference	$	408.17
6/06/2024	EFT02025	Event Bike Rack Hire (Kirsten Lorraine Langer)	Day on the Bay - Bike rack hire	$	461.25
6/06/2024	EFT02025	Food Safety Co (Erina Jane Male)	Food business inspections - May 2024	$	1,493.80
28/06/2024	EFT02029	Food Safety Co (Erina Jane Male)	Food business inspections - June 2024	$	2,774.20
30/05/2024	EFT02023	Fullworks Fire Safety Australia (Oliver Family Trust)	Fire panel testing - various buildings	$	1,788.60
13/06/2024	EFT02026	Fullworks Fire Safety Australia (Oliver Family Trust)	Fire panel testing - various buildings	$	198.00
28/06/2024	EFT02029	Fullworks Fire Safety Australia (Oliver Family Trust)	Fire panel testing - various buildings	$	786.50
6/06/2024	EFT02025	G Cameron	Allowances - Councillors	$	5,132.50
13/06/2024	EFT02026	Gecko Contracting Turf & Landscape Maintenance (Gas Assets Pty L	Aquatic Centre mowing - May 2024	$	653.40
13/06/2024	EFT02026	Gennet	Software support & subscriptions	$	1,971.20
24/06/2024	EFT02028	Gennet	Software support & subscriptions	$	985.60
28/06/2024	EFT02029	Gennet	Software support & subscriptions	$	3,405.60
6/06/2024	EFT02025	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	$	480.00
24/06/2024	EFT02028	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	$	296.00
28/06/2024	EFT02029	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre café supplies	$	166.83
6/06/2024	EFT02025	Go2cup	Day on the Bay - Go2Cup	$	2,880.90
28/06/2024	EFT02029	Good Sammy Enterprises	Bayview Community Centre garden maintenance	$	1,210.00
28/06/2024	EFT02029	GPS On Bayview	Pre-employment medical checks	$	145.00
24/06/2024	EFT02028	Graffiti Systems Australia (Robthor)	Graffiti removal for March & May 2024	$	1,401.51
28/06/2024	EFT02029	Gutter-Vac Perth (Mccracken Family Trust)	Gutter cleaning for various buildings	$	786.50
30/05/2024	EFT02023	GWT Power Music (Power Music Productions)	Day on the Bay - AV & Staging	$	2,228.88
30/05/2024	EFT02023	Harbour Software Pty. Ltd.	Reporting software implementation and subscription	$	14,300.00
6/06/2024	EFT02025	Herseys Safety Pty Ltd	Tree planting 2024 supplies	$	3,203.20
24/06/2024	EFT02028	High Voltage Performers Boutique (Cosmic Credit Company)	Claremont's Night Luxe - promotional staff	$	704.00
6/06/2024	EFT02025	Honda North (Carriage Motors Pty Ltd)	Replacement fleet vehicles	$	73,279.40
28/06/2024	EFT02029	Humaan (The Hollywood Trust)	Hosting fee and domain renewal for the Whadjuk	$	638.00
6/06/2024	EFT02025	Imagesource	Prints - Ads/promotion	$	60.50
13/06/2024	EFT02026	Imagesource	Prints - Ads/promotion	$	292.60
28/06/2024	EFT02029	Imagesource	Prints - Ads/promotion	$	915.20
28/06/2024	EFT02029	Information Proficiency (Proficiency Group Pty Ltd)	Datascape and Content Manager intergration	$	440.00
30/05/2024	EFT02023	Irdi Legal (The Trustee For Trinity Trust)	Legal costs for lease	$	1,048.54
24/06/2024	EFT02028	Isabelle Cadman	Reimbursement for training transport cost	$	10.20
13/06/2024	EFT02026	Ixom Operations Pty Ltd	Aquatic Centre chemicals	$	2,070.94
28/06/2024	EFT02029	J And K Hopkins (The Hopkins Unit Trust)	Bay View Community Centre Furniture	$	3,355.00

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6/06/2024	EFT02025	J Barker	Allowances - Councillors	$	17,080.00
6/06/2024	EFT02025	J Goetze	Allowances - Councillors	$	5,132.50
30/05/2024	EFT02023	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	1,467.40
6/06/2024	EFT02025	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	4,116.75
13/06/2024	EFT02026	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	89,641.56
24/06/2024	EFT02028	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	1,614.80
28/06/2024	EFT02029	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	$	8,330.52
24/06/2024	EFT02028	Jane Ellen Pelusey	Youth Photography Competition 2024 - Workshop	$	500.00
13/06/2024	EFT02026	John Hughes	Service of fleet vehicle	$	576.00
24/06/2024	EFT02028	John Hughes	Servicing fleet vehicle	$	801.00
6/06/2024	EFT02025	K Main	Allowances - Councillors	$	5,132.50
28/06/2024	EFT02029	K.L.O. Auto Electrics (Kevin Orr)	Fleet vehicle warning light	$	440.00
24/06/2024	EFT02028	Kingsley Elliott BA24054	Damage bond refund	$	1,000.00
6/06/2024	EFT02025	Kite Kenetics	Celebrate the Foreshore - Kite display and workshop	$	2,200.00
6/06/2024	EFT02025	Kyocera	Photocopier Costs	$	424.45
13/06/2024	EFT02026	Kyocera	Photocopier Costs	$	470.23
30/05/2024	EFT02023	Landgate - Midland	Title search fees and valuations	$	762.78
13/06/2024	EFT02026	Landgate - Midland	Title search fees & SLIP subscription	$	5,096.50
24/06/2024	EFT02028	Landgate - Midland	Title search fees	$	74.15
28/06/2024	EFT02029	Landgate - Midland	Valuation schedule	$	360.37
6/06/2024	EFT02025	Lena Nursery (J & E Zito & D & S Zito Trading Trust)	Street trees for planting	$	1,370.63
13/06/2024	EFT02026	Lions Club Of Claremont Nedlands Inc	ANZAC Day BBQ	$	1,386.39
28/06/2024	EFT02029	Lions Club Of Claremont Nedlands Inc	Winter Flourish delivery	$	2,200.00
28/06/2024	EFT02029	Liz Ledger	Reimbursement of work expenses	$	1,799.57
13/06/2024	EFT02026	Lobel Group Pty Ltd	ANZAC Day & Day on the Bay - power supplies	$	4,215.64
30/05/2024	EFT02023	Local Government Professionals WA	Employee training courses	$	840.00
28/06/2024	EFT02029	Local Government Professionals WA	Employee membership renewal	$	560.00
24/06/2024	EFT02028	Macniven Pty Ltd	OCM Catering 26/3 & 28/5	$	1,483.35
28/06/2024	EFT02029	Macniven Pty Ltd	OCM catering 27/2	$	716.10
28/06/2024	EFT02029	Made By Fressko (E Atme & L Ciancarelli)	Fressko Keep Cups	$	1,721.94
30/05/2024	EFT02023	Malcolm Thompson Pumps Pty Ltd	Aquatic Centre pump repairs	$	5,059.30
28/06/2024	EFT02029	Malcolm Thompson Pumps Pty Ltd	Aquatic Centre pump repairs	$	5,312.12
13/06/2024	EFT02026	Marcus Jae Fernihough	Artist for Sunday Fundays event	$	176.00
13/06/2024	EFT02026	Marion Joan Laskowski	Oral history transcriptions	$	285.00
6/06/2024	EFT02025	Marketplace Supplies Pty Ltd	Refreshments for meetings	$	369.36
6/06/2024	EFT02025	Marquee Magic	Day on the Bay - Marquee hire	$	2,067.00
30/05/2024	EFT02023	Midland Hiab & Haulage Pty Ltd	Day on the Bay - sand delivery	$	480.70
28/06/2024	EFT02029	Miles Felix Noel	New Public Artwork Photography	$	1,320.00
30/05/2024	EFT02023	Miracle Recreation Equipment (Superior Nominees)	Various playground inspections	$	1,540.00
13/06/2024	EFT02026	MJ Creations (Entwistle Trading Trust)	Australian Citizenship Ceremony catering	$	29.92
6/06/2024	EFT02025	Muchea Tree Farm (Natalie Dale Vallance)	Plant stock for planting projects	$	1,487.00
18/06/2024	EFT02027	Narelle Zaknich	Reimbursement for admin building furniture costs	$	2,002.51
28/06/2024	EFT02029	Narelle Zaknich	Reimbursement for Bayview Community Centre expenses	$	4,442.64
28/06/2024	EFT02029	Natalie Tay	Heritage Grant	$	1,870.00
6/06/2024	EFT02025	Nature Calls 1 Pty Ltd	Day on the Bay - Toilet hire	$	902.50
28/06/2024	EFT02029	Nicole J Gallin	Refund of part 2023/24 Rates	$	545.82
30/05/2024	EFT02023	NJP Electrical Services (The Independent Systems Trust)	Remove and replace electric BBQ for park	$	4,867.50
28/06/2024	EFT02029	NJP Electrical Services (The Independent Systems Trust)	Replacement of BBQ gas cooktop for park	$	1,028.50
13/06/2024	EFT02026	Omnicom Media Group Australia	Various advertising	$	697.16
13/06/2024	EFT02026	On Hold On Line (K.L & L.R Jones)	On hold messages	$	231.00
28/06/2024	EFT02029	One Shade Sails Pty Ltd	Removal and Storage of 12 shade sails	$	2,744.50
28/06/2024	EFT02029	Open Office Holdings Pty Ltd	Software licensing and support	$	3,850.00
28/06/2024	EFT02029	Osborne Park Isuzu Ute	Fleet vehicle service	$	858.30
6/06/2024	EFT02025	P Kelly	Allowances - Councillors	$	7,535.63
6/06/2024	EFT02025	Paul Bennett BA23146 & BA23157	Damage bond refund	$	1,000.00
5/06/2024	PAYROLL	Pay02062024	PPE 02/06	$	222,125.87
12/06/2024	PAYROLL	Pay02062024	PPE 02/07 Adjustment	$	8,815.07
19/06/2024	PAYROLL	Pay16062024	PPE 16/06	$	207,607.83
27/06/2024	PAYROLL	Pay16062025	PPE 16/06 Adjustment	$	315.90
24/06/2024	EFT02028	Peoplesense Pty Ltd	EAP counselling	$	840.00
24/06/2024	EFT02028	Persolkelly Australia Pty Ltd	Rates Temp Officer	$	11,989.21
28/06/2024	EFT02029	Persolkelly Australia Pty Ltd	Rates Temp Officer	$	4,376.16
13/06/2024	EFT02026	Perth Is OK (Kelleway Whelan Holdings Pty Ltd)	Night time activation grants	$	15,922.50
30/05/2024	EFT02023	Perth Pest Control Pty Ltd	Termite treatment for various buildings	$	7,950.00
6/06/2024	EFT02025	Perth Pest Control Pty Ltd	Termite inspection - various buildings	$	1,892.00
13/06/2024	EFT02026	Perth Pest Control Pty Ltd	Termite inspection - various buildings	$	4,510.00
30/05/2024	EFT02023	Phil Johnson Plumbing And Gas	Plumbing works	$	641.00
30/05/2024	EFT02023	Pipeline Irrigation	Various Irrigation works	$	13,532.40
13/06/2024	EFT02026	Pipeline Irrigation	Various Irrigation works	$	8,230.20
28/06/2024	EFT02029	Pipeline Irrigation	Various Irrigation works	$	11,710.90
13/06/2024	EFT02026	Play Check	Audits of new park playgrounds	$	1,210.00
24/06/2024	EFT02028	Post Newspapers Pty Ltd	Various advertising	$	2,532.81
28/06/2024	EFT02029	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Ads/promotion	$	71.50
6/06/2024	EFT02025	Proarb WA (R Hawkins & CN Jones)	Various tree works	$	3,190.00
24/06/2024	EFT02028	Proarb WA (R Hawkins & CN Jones)	Various tree works	$	1,485.00

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28/06/2024	EFT02029	Proarb WA (R Hawkins & CN Jones)	Various tree works	$	125,345.00
6/06/2024	EFT02025	Protec Asphalt	Various road works	$	41,624.00
24/06/2024	EFT02028	Protec Asphalt	Various road works	$	7,546.00
28/06/2024	EFT02029	Protec Asphalt	Various road works	$	6,160.00
24/06/2024	EFT02028	Quantified Tree Risk Assessment	Employee training course	$	1,067.00
28/06/2024	EFT02029	Quicksuper (Australiansuper Pty Ltd)	Superannuation for May 2024	$	87,397.12
30/05/2024	EFT02023	R K Roach	Surveys for various roads	$	3,421.33
6/06/2024	EFT02025	R K Roach	Surveys for various roads	$	474.10
6/06/2024	EFT02025	Ram Locksmiths (Wa) Pty Ltd	Park key replacements	$	110.00
30/05/2024	EFT02023	Romeo Plumbing Pty Ltd	Supply and install stormwater drain at Aquatic Centre	$	83,499.75
6/06/2024	EFT02025	Ryan Brown	Allowances - Councillors	$	5,132.50
6/06/2024	EFT02025	S Franklyn	Allowances - Councillors	$	5,132.50
6/06/2024	EFT02025	S Hatton	Allowances - Councillors	$	5,132.50
6/06/2024	EFT02025	Safety Tactile Pave/Affirmative (STP Family Trust)	Footpath & paving works	$	4,275.68
28/06/2024	EFT02029	Safety Tactile Pave/Affirmative (STP Family Trust)	Footpath & paving works	$	2,188.42
28/06/2024	EFT02029	Salt Lake Design (The Trustee For DG & TJ Trust)	Administration Building Wall Artwork	$	17,600.00
28/06/2024	EFT02029	Satellite Security Services Pty Ltd	Security services & monitoring of Council buildings	$	2,735.70
28/06/2024	EFT02029	Schlager Group Pty Ltd	Museum foundation repairs	$	11,000.00
28/06/2024	EFT02029	Scott Jake Brown & James R S Lewis BA23149	Damage bond refund	$	3,000.00
24/06/2024	EFT02028	Scott Printers Pty Ltd	Flourish Quarterly Magazine	$	4,170.10
13/06/2024	EFT02026	Seek Ltd	Staff recruitment advertising	$	2,842.46
30/05/2024	EFT02023	Shamrock Retaining	Retaining infill - Alfred Rd - Pole Removed	$	12,510.00
6/06/2024	EFT02025	Sharon Maree Gregory	Day on the Bay - Welcome to Country	$	500.00
13/06/2024	EFT02026	Shine Community Services	Community contributions	$	123,272.60
13/06/2024	EFT02026	Shred-X Pty Ltd	Secure paper disposal bin replacements	$	133.25
6/06/2024	EFT02025	Sigma Chemicals (Cromag Pty Ltd)	Aquatic Centre chemicals	$	446.60
30/05/2024	EFT02023	Sign-A- Rama Welshpool (Viaggio Enterprises Pty Ltd)	Foreshore warning signage	$	1,477.12
28/06/2024	EFT02029	Signs Plus (A.V. Electronics Pty Ltd)	Elected members name badge replacement	$	315.00
30/05/2024	EFT02023	Skyline Landscape Services Group	Landscape maintenance various sites April 2024	$	25,983.84
24/06/2024	EFT02028	Skyline Landscape Services Group	Landscape maintenance various sites May 2024	$	27,503.20
13/06/2024	EFT02026	Soco Studios (Hayto Trust)	Celebrate the Foreshore - Photography & Videography	$	1,732.50
6/06/2024	EFT02025	South Beach Eco Trust	Day on the Bay - Sand Sculpture	$	3,850.00
6/06/2024	EFT02025	South Side Wire (Philip Leslie Seagrim)	Replacement of Lake Claremont fencing	$	11,610.50
6/06/2024	EFT02025	Southern Cross Cleaning (DRD Partnership)	Council building cleaning for December 2023	$	17,689.45
13/06/2024	EFT02026	Southern Cross Cleaning (DRD Partnership)	Council building cleaning for May 2024	$	7,786.90
28/06/2024	EFT02029	Spel Environmental Pty Ltd	Stormwater Infiltration System - Claremont Park	$	54,131.00
6/06/2024	EFT02025	Springate Constructions Pty Ltd BA21111	Damage bond refund	$	3,000.00
13/06/2024	EFT02026	Springate Constructions Pty Ltd BA24018	Damage bond refund	$	500.00
6/06/2024	EFT02025	St John Ambulance Western Australia Ltd	Day on the Bay - First Aid	$	488.40
24/06/2024	EFT02028	Stihl Shop Osborne Park (Lizo Pty Ltd)	Gardening equipment	$	2,992.45
28/06/2024	EFT02029	Stratagreen	Various tree works	$	669.14
28/06/2024	EFT02029	Stusha Studio	Vandalism repair rorks on public artwork "Clare"	$	9,680.00
28/06/2024	EFT02029	Supplied Air And Refrigeration Pty Ltd	Air Condition for Splash pad	$	3,685.00
24/06/2024	EFT02028	Sustainable Outdoors	Weed control/parks works	$	11,868.89
6/06/2024	EFT02025	Swans On The Swan	Day on the Bay - Swan Boats	$	4,400.00
24/06/2024	EFT02028	Sydney Tools	Fleet vehicle tool box	$	799.00
24/06/2024	EFT02028	Talent International Pty Ltd	ICT Temp Officer	$	14,340.18
28/06/2024	EFT02029	Talent International Pty Ltd	ICT Temp Officer	$	1,912.02
6/06/2024	EFT02025	Tanks For Hire	Day on the Bay - Water trailer	$	742.50
30/05/2024	EFT02023	Taylor Burrell Barnett	Local Planning Strategy, Precinct Structure Plan	$	27,776.87
28/06/2024	EFT02029	Taylor Burrell Barnett	Local Planning Strategy, Precinct Structure Plan	$	14,834.60
30/05/2024	EFT02023	Technology One Ltd	Intramaps Licence	$	18,465.65
13/06/2024	EFT02026	Telstra	Mobile/data/communication expenses	$	7,346.58
28/06/2024	EFT02029	Termi Home & Commercial (Smartbuild Perth Pty Ltd)	Pest control various buildings	$	495.00
13/06/2024	EFT02026	The Lane Bookshop	Library book acquisitions	$	488.58
24/06/2024	EFT02028	The Lane Bookshop	Library book acquisitions	$	138.50
28/06/2024	EFT02029	The Lane Bookshop	Library book acquisitions	$	480.82
24/06/2024	EFT02028	The Poster Girls (L H Thompson)	Distribution of posters and flyers	$	261.25
13/06/2024	EFT02026	The Royal Life Saving Society WA Inc	First Aid Officer employee training	$	520.00
28/06/2024	EFT02029	The Royal Life Saving Society WA Inc	First Aid Officer employee training	$	140.00
13/06/2024	EFT02026	The Trustee For Mcdermott Family Trust	McKenzie Pavilion building repairs	$	412.50
24/06/2024	EFT02028	The Trustee For Mcdermott Family Trust	Maintenance work at Administration Office	$	176.00
28/06/2024	EFT02029	The Trustee For Mcdermott Family Trust	Maintenance work various parks	$	19,844.00
13/06/2024	EFT02026	The Trustee For The P A & E H Family Trust	Mosaic Public Artwork - Bayview Community Centre	$	5,335.00
28/06/2024	EFT02029	The Trustee For The P A & E H Family Trust	Bayview Community Centre - Mosaic Public Artwork	$	5,335.00
28/06/2024	EFT02029	The Trustee For The Smart Trust (Toyworld Local)	Library holiday event prizes	$	486.54
28/06/2024	EFT02029	Thinkproject Australia Pty Ltd (Ramm Software Pty Ltd)	Software support & subscription	$	9,644.28
13/06/2024	EFT02026	TPG Network Pty Ltd	Internet service	$	2,084.50
28/06/2024	EFT02029	TPG Network Pty Ltd	Internet service	$	2,084.50
28/06/2024	EFT02029	Traffic Logistics	Annual traffic counts program	$	15,488.00
24/06/2024	EFT02028	Turfworks WA Pty Ltd	Mow parks & various verges	$	4,497.88
28/06/2024	EFT02029	Turfworks WA Pty Ltd	Mow parks & various verges	$	3,854.62
28/06/2024	EFT02029	Ultimo Catering & Events	City of Prospect, Claremont site presentation catering	$	264.95
28/06/2024	EFT02029	University Of Western Australia (UWA)	Digitisation of historic records for Museum	$	2,073.50
24/06/2024	EFT02028	Unplug Test Tag	Various Buildings testing & tagging - May 2024	$	2,753.74

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30/05/2024	EFT02023	Veolia Recycling & Recovery (Perth)	Commercial waste collection	$	86,782.53
13/06/2024	EFT02026	Veolia Recycling & Recovery (Perth)	Commercial waste collection	$	1,944.25
24/06/2024	EFT02028	Veolia Recycling & Recovery (Perth)	Commercial waste collection	$	110,579.42
13/06/2024	EFT02026	Vocus Pty Ltd	Internet & telephone service	$	1,014.05
6/06/2024	EFT02025	WA Mermaids Pty Ltd	Celebrate the Foreshore - Mermaids	$	920.00
30/05/2024	EFT02023	WA Rangers Association	Notebooks and covers for Rangers	$	130.00
28/06/2024	EFT02029	WA Timber Machining & Supply Pty Ltd	Station Masters house deck repairs	$	9,552.13
30/05/2024	EFT02023	WALGA	Employee training course	$	1,089.00
28/06/2024	EFT02029	WALGA	Elected member training course	$	880.00
28/06/2024	EFT02029	Webb & Brown-Neaves Pty Ltd BA21009	Damage bond refund	$	3,000.00
28/06/2024	EFT02029	Welcome To Country Ltd	Event provider for NAIDOC week	$	689.70
24/06/2024	EFT02028	Wesfarmers Kleenheat Gas Pty Ltd	Gas charges for Aquatic Centre	$	1,078.75
30/05/2024	EFT02023	Westbooks	Library Acquisitions	$	236.02
13/06/2024	EFT02026	Westbooks	Library Acquisitions	$	672.20
24/06/2024	EFT02028	Westbooks	Library Acquisitions	$	233.74
30/05/2024	EFT02023	Western Environmental Approvals Pty Ltd	WSA Greenhouse Gas Audit	$	4,369.20
24/06/2024	EFT02028	Western Environmental Approvals Pty Ltd	WSA Greenhouse Gas Audit	$	1,925.00
6/06/2024	EFT02025	Western Metropolitan Regional Council	Domestic waste collection	$	21,713.44
13/06/2024	EFT02026	Western Metropolitan Regional Council	Domestic waste collection	$	24,076.92
28/06/2024	EFT02029	Western Metropolitan Regional Council	Domestic waste collection	$	21,902.69
13/06/2024	EFT02026	Western Suburbs Building & Landscape Supplies	Mulch for parks	$	80.00
24/06/2024	EFT02028	Western Suburbs Building & Landscape Supplies	Lawnmix for parks	$	35.00
28/06/2024	EFT02029	Weston Road Systems	Line marking various locations	$	5,291.00
30/05/2024	EFT02023	WINC	Stationery supplies	$	406.62
13/06/2024	EFT02026	WINC	Stationery supplies	$	520.15
24/06/2024	EFT02028	WINC	Stationery supplies	$	832.50
28/06/2024	EFT02029	WINC	Stationery supplies	$	595.50
30/05/2024	EFT02023	Woodlands Distributors And Agencies Pty Ltd	Dog waste bags	$	2,134.44
30/05/2024	EFT02023	Work Clobber	Staff uniform and safety clothing	$	543.55
6/06/2024	EFT02025	Yeria 2020 Pty Ltd	Leased properties routine inspection	$	726.00
24/06/2024	EFT02028	Yvonne Mary Loveland	WSA Executive Officer Consultancy - May 2024	$	8,333.34
28/06/2024	EFT02029	Yvonne Mary Loveland	WSA Executive Officer Consultancy - June 2024	$	8,333.34
Total EFT				**$**	**4,104,401.73**
Total Number of EFT Transfers					**331**

CHEQUES ISSUED JUNE 2024 - MUNICIPAL FUND

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

DIRECT DEBITS JUNE 2024 - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
		WATC Loan Repayments	Loan repayments	$ 87,224.46
		Business Fleet Card	Fuel card expenses	$ 5,702.13
		Kyocera	Photocopier lease payments	$ 954.82
		NAB	Various bank fees	$ 4,181.26
		Synergy	Various electricity and street lighting	$ 13,942.46
Total Direct Debits				**$ 112,005.13**

TOTAL MUNICIPAL PAYMENTS FOR THE MONTH OF JUNE 2024 **$ 4,216,406.86**

ELECTRONIC FUNDS TRANSFERS JUNE 2024 - TRUST FUND

Date	Ref.	Name	Details	Amount
Total EFT				**$ -**
Total Number of EFT Transfers				**$ -**

CHEQUES ISSUED JUNE 2024 - TRUST FUND

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

TOTAL TRUST PAYMENTS FOR THE MONTH OF JUNE 2024 **$ -**

TOTAL ALL PAYMENTS FOR THE MONTH OF JUNE 2024 **$ 4,216,406.86**

Statement Period 29 May 2024 to 28 Jun 2024

Manager Communications and Customer Relations

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
29-May-24	28-May-24	Intuit Mailchimp	Electronic email platform subscription	140.33
30-May-24	28-May-24	Linktree* Linktree	Link tree subscription	14.00
30-May-24	29-May-24	Wanewsdti	Newspaper subscription	28.00
30-May-24	29-May-24	Woolworths Online	Staff Fruit and Milk	118.54
5-Jun-24	4-Jun-24	Woolworths Online	Staff Fruit and Milk	121.16
12-Jun-24	11-Jun-24	Woolworths Online	Staff Fruit and Milk	120.92
19-Jun-24	18-Jun-24	Woolworths Online	Staff Fruit and Milk	117.86
21-Jun-24	20-Jun-24	Hotjar	Website analytics subscription	165.37
21-Jun-24	20-Jun-24	National Pen	Corporate products	507.75
26-Jun-24	25-Jun-24	Woolworths Online	Staff Fruit and Milk	101.60
27-Jun-24	26-Jun-24	Wanewsdti	Media subscription	28.00
			Total AUD	**1,463.53**

Director Governance and People

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
31-May-24	28-May-24	Bunnings 483000	Administration Building Foyer Equipment	11.47
3-Jun-24	29-May-24	Bunnings 483000	Administration Building Foyer Equipment - Refund	-7.98
3-Jun-24	29-May-24	Bunnings 483000	Administration Building Foyer Equipment	41.95
3-Jun-24	30-May-24	Bunnings 483000	Administration Building Foyer Equipment	17.68
6-Jun-24	5-Jun-24	Sq *spirit Of Little Thin	Volunteer thank you gift	100.00
10-Jun-24	8-Jun-24	Ikea Pty Ltd	Administration Building Foyer Furniture	679.00
11-Jun-24	9-Jun-24	Microsoft#g049665463	Software Subscription - Microsoft Azure	278.63
13-Jun-24	11-Jun-24	Ikea Pty Ltd	Administration Building Foyer Plants	291.00
14-Jun-24	11-Jun-24	Bunnings 302000	Administration Building Foyer Plants	24.22
14-Jun-24	13-Jun-24	Kmart 1139	Equipment for Staff Function	70.00
14-Jun-24	13-Jun-24	Freshworks Inc	Helpdesk software license upgrade	801.87
17-Jun-24	12-Jun-24	Bunnings 483000	Administration Building Foyer Equipment	-0.69
17-Jun-24	13-Jun-24	Red Dot Stores	Equipment for Staff Function	14.99
18-Jun-24	17-Jun-24	Officeworks 0602	Adapter cables for computer monitor	138.00
19-Jun-24	17-Jun-24	Jb Hi Fi Claremont	Adapter cables for computer monitor	76.00
			Total AUD	**2,536.14**

Administration Officer - Infrastructure

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
30-May-24	29-May-24	Bigw Online	Adjustable back cushion for fleet vehicle	69.90
30-May-24	29-May-24	Supercheap Auto	Lumbar cushion for fleet vehicle	95.97
31-May-24	30-May-24	Coles 0299	Distilled water for folding machine	2.40
3-Jun-24	30-May-24	Advantage Pharmacy	Infrastructure Transperth card	50.00
21-Jun-24	20-Jun-24	Fujifilm Business Innovat	Plotter Equipment	228.38
25-Jun-24	23-Jun-24	Smartdraw Software Llc	Software subscription renewal	200.11
28-Jun-24	27-Jun-24	The Pizza Lounge	Catering for staff function	54.00
			Total AUD	**700.76**

CEO

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
31-May-24	30-May-24	Audi Centre Perth	Servicing of fleet vehicle	725.80
12-Jun-24	10-Jun-24	Officeworks	Youth Photography Awards	3,555.75
21-Jun-24	20-Jun-24	Early Setter	Final instalment for chairs for CH&L	652.11
28-Jun-24	27-Jun-24	The Pizza Lounge	Catering for staff function	637.00
			Total AUD	**5,570.66**

Manager Tourism & Events

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
5-Jun-24	4-Jun-24	Coles 0299	Youth Photo comp - judging catering	37.00
14-Jun-24	13-Jun-24	Coles 0299	Youth Photo comp - awards evening juice	5.00
14-Jun-24	13-Jun-24	Coles 0299	Public Art Community session - Catering	24.70
20-Jun-24	19-Jun-24	Coles 0299	Youth Photo Comp - awards night catering	143.47
			Total AUD	**210.17**

Manager Environmental Health

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
21-Jun-24	20-Jun-24	Instrument Choice	Infrared and probe thermometer	329.45
25-Jun-24	24-Jun-24	Eha Wa	FoodSafe Training Subscription Renewal	550.00
			Total AUD	**879.45**

Curator Museum

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
6-Jun-24	5-Jun-24	Coles 0299	Ed program supplies	31.70
6-Jun-24	5-Jun-24	Coles 0299	HIACC - June	169.30
12-Jun-24	10-Jun-24	Etsy.Com*multiple Shops	Display props for exhibition	71.77
12-Jun-24	11-Jun-24	Ebay O*07-11685-31614	Items for 70s exhibition	21.85
12-Jun-24	11-Jun-24	Ebay O*07-11685-31615	Display prop for exhibition	35.70
12-Jun-24	11-Jun-24	Ls Little Leisure	Games for education program	51.95
12-Jun-24	11-Jun-24	Claremont Toyworld	Props for exhibition	59.98
12-Jun-24	11-Jun-24	Coles 0299	Supplies for the ed kitchen and wash house	68.70
12-Jun-24	11-Jun-24	Fake Food Aus	Props for 70s exhibition	140.05
13-Jun-24	11-Jun-24	Ebay O*23-11670-11686	Craft Supply for Fun Days	34.50
17-Jun-24	13-Jun-24	State Library Of Wes	Image for 70s exhibition	25.00
17-Jun-24	13-Jun-24	National Archives Of	Poster for 70s exhibition	39.15
26-Jun-24	25-Jun-24	Taylor Rd Iga	Milk	6.80
			Total AUD	**756.45**

Community Safety Administration Officer

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
10-Jun-24	8-Jun-24	Claremont Carwash Pty	Fleet vehicle car washing	28.00
			Total AUD	**28.00**

Manager Governance & Records

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
5-Jun-24	4-Jun-24	Claremont Art Framers A	Framed Councillors Photo	149.00
6-Jun-24	5-Jun-24	Boatshed Market	EM Forum Catering 10 June 2024	215.00
18-Jun-24	17-Jun-24	Ultimoctng* Online	EM Forum Catering - 24 June 2024	203.95
24-Jun-24	21-Jun-24	Post Claremont Post Sh	Freight Postage Charges	21.95
24-Jun-24	21-Jun-24	Ikea Pty Ltd	OCM Servingware	123.50
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	100.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	125.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
27-Jun-24	25-Jun-24	Rebel Claremont	LGIS-Funded Health and Wellbeing Initiative	150.00
			Total AUD	**2,438.40**

Assistant Centre Manager

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
30-May-24	29-May-24	Foodies Market Clare	Milk for pool cafe.	23.94
30-May-24	29-May-24	Acma	License for radio frequency.	54.00
3-Jun-24	31-May-24	Grilld Pty Ltd - Clare	Farewell lunch for employee	60.40
11-Jun-24	10-Jun-24	Foodies Market Clare	Pool café supplies	45.80
19-Jun-24	18-Jun-24	Foodies Market Clare	Milk for pool café	27.12
26-Jun-24	25-Jun-24	Foodies Market Clare	Milk for pool café.	20.34
			Total AUD	**231.60**

Executive Assistant

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
12-Jun-24	11-Jun-24	Coles 0392	Staff Meeting Catering - 12 June	61.00
14-Jun-24	12-Jun-24	Mosman Fresh Iga	Staff Meeting prizes	10.00
17-Jun-24	13-Jun-24	Jacks Wholefoods &	WSA CEO Meeting - catering	48.95
18-Jun-24	17-Jun-24	Woolworths/Stammers S/C 2	Managers Meeting catering 18/6	35.15
26-Jun-24	24-Jun-24	Leadership Western Au	Alumni Membership - Members	165.00
27-Jun-24	25-Jun-24	Jb Hi Fi Claremont	Staff Quiz Night prizes	125.00
			Total AUD	**445.10**

Manager CCH and Library

Posting Date	Tran Date	Supplier	Transaction Descript**	Amount
29-May-24	27-May-24	Jacks Wholefoods &	Catering - Book Club event	17.58
30-May-24	29-May-24	W.A. Library Supplies	Book covering materials	223.55
30-May-24	29-May-24	Good Reading	Magazine subscriptions	685.00
31-May-24	30-May-24	Coles 0299	Morning tea supplies	28.20
3-Jun-24	1-Jun-24	Magshoponline	Magazines	86.00
3-Jun-24	1-Jun-24	Mailchimp *misc	Childrens events - Mailchimp newsletter	90.17
7-Jun-24	5-Jun-24	Educational Art Supp	Art materials for tutors	144.95
10-Jun-24	7-Jun-24	Cti Logistics Ltd/Daro	WSLG stock transfer	513.84
12-Jun-24	10-Jun-24	Early Setter	Replacement furniture for the library	401.69
12-Jun-24	11-Jun-24	Early Setter	Replacement furniture for the library	503.25
26-Jun-24	24-Jun-24	Jacks Wholefoods &	Catering supplies	19.48
26-Jun-24	24-Jun-24	The Lane Bookshop	Library Fiction acquisitions	85.82
26-Jun-24	24-Jun-24	Jb Hi Fi Claremont	Library DVD acquisitions	87.90
			Total AUD	**2,887.43**

18,147.69

Town of Claremont - Fuel Card Report
May 2024

Date	Company	Fleet Vehicle Registration	Location	Fuel Type	Total Cost
2/05/2024	Business Fuel Cards	1HHM122	Card Fee		2.19
17/05/2024	Business Fuel Cards	1HHM123	COLES EXPRESS CLAREMONT	Unleaded	107.26
2/05/2024	Business Fuel Cards	1HGN251	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HHM123	COLES EXPRESS CLAREMONT	Diesel	143.01
2/05/2024	Business Fuel Cards	1HNA376	Card Fee		2.19
1/05/2024	Business Fuel Cards	1HNA376	AMPOL NEDLANDS	Unleaded	47.25
1/05/2024	Business Fuel Cards	1HNA376	AMPOL NEDLANDS	Diesel	189.74
22/05/2024	Business Fuel Cards	1HNA376	AMPOL NEDLANDS	Diesel	189.44
22/05/2024	Business Fuel Cards	1HNA376	AMPOL NEDLANDS	Diesel	43.84
2/05/2024	Business Fuel Cards	1HKK055	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	50.36
10/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	45.71
14/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	35.66
18/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	44.68
25/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	44.44
28/05/2024	Business Fuel Cards	1HKK055	COLES EXPRESS CLAREMONT	Unleaded	50.91
2/05/2024	Business Fuel Cards	1HNU587	Card Fee		2.19
3/05/2024	Business Fuel Cards	1HNU587	COLES EXPRESS LEEMING	Diesel	120.68
18/05/2024	Business Fuel Cards	1HNU587	COLES EXPRESS FREMANTLE	Diesel	122.96
29/05/2024	Business Fuel Cards	1HNU587	COLES EXPRESS CLAREMONT	Diesel	125.40
2/05/2024	Business Fuel Cards	1GPM 470	Card Fee		2.19
2/05/2024	Business Fuel Cards	1GYP517	Card Fee		2.19
2/05/2024	Business Fuel Cards	1GXB417	Card Fee		2.19
2/05/2024	Business Fuel Cards	1GVR803	Card Fee		2.19
30/04/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	107.54
7/05/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	48.69
14/05/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	63.85
21/05/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	56.86
28/05/2024	Business Fuel Cards	1GVR803	COLES EXPRESS MOSMAN PARK	Unleaded	57.49
2/05/2024	Business Fuel Cards	1GUP449	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HVW052	Card Fee		2.19
7/05/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	116.09
16/05/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	143.87
23/05/2024	Business Fuel Cards	1HVW052	COLES EXPRESS CLAREMONT	Unleaded	138.69
2/05/2024	Business Fuel Cards	1HVW050	Card Fee		2.19
7/05/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	84.67
14/05/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	81.77
21/05/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	65.04
28/05/2024	Business Fuel Cards	1HVW050	COLES EXPRESS CLAREMONT	Unleaded	94.26

2/05/2024	Business Fuel Cards	1HDD407	Card Fee		2.19
30/04/2024	Business Fuel Cards	1HDD407	COLES EXPRESS BAYSWATER	Unleaded	93.05
2/05/2024	Business Fuel Cards	1HVW051	Card Fee		2.19
17/05/2024	Business Fuel Cards	1HVW051	COLES EXPRESS CLAREMONT	Unleaded	123.76
2/05/2024	Business Fuel Cards	1HEC846	Card Fee		2.19
18/05/2024	Business Fuel Cards	1HEC846	COLES EXPRESS CLAREMONT	Unleaded	83.00
2/05/2024	Business Fuel Cards	1HWY703	Card Fee		2.19
22/05/2024	Business Fuel Cards	1HWY703	PUMA GWELUP	Unleaded	68.51
2/05/2024	Business Fuel Cards	1HEC730	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HMH517	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HGN250	Card Fee		2.19
6/05/2024	Business Fuel Cards	1HGN250	AMPOL NEDLANDS	Diesel	145.75
13/05/2024	Business Fuel Cards	1HGN250	AMPOL NEDLANDS	Diesel	143.08
22/05/2024	Business Fuel Cards	1HGN250	AMPOL NEDLANDS	Diesel	140.35
2/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	Card Fee		2.19
7/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	BP ROSEGARDEN	Unleaded	68.45
11/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	VIBE OSBORNE PARK	Unleaded	54.70
14/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	AMPOL NEDLANDS	Unleaded	41.00
14/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	AMPOL NEDLANDS	Unleaded	86.91
25/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	COLES EXPRESS JOLIMONT	Unleaded	26.72
28/05/2024	Business Fuel Cards	1DJJ817 & 1DFS961	AMPOL NEDLANDS	Unleaded	101.94
2/05/2024	Business Fuel Cards	1HPN643	Card Fee		2.19
30/04/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	122.39
15/05/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	126.75
30/05/2024	Business Fuel Cards	1HPN643	COLES EXPRESS CLAREMONT	Diesel	124.16
2/05/2024	Business Fuel Cards	1HKK056	Card Fee		2.19
4/05/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	40.36
27/05/2024	Business Fuel Cards	1HKK056	COLES EXPRESS CLAREMONT	Unleaded	49.67
2/05/2024	Business Fuel Cards	1HPN644	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HVW053	Card Fee		2.19
2/05/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	146.14
10/05/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	153.41
16/05/2024	Business Fuel Cards	1HVW053	AMPOL SUBIACO	Unleaded	140.15
18/05/2024	Business Fuel Cards	1HVW053	BP ROSEGARDEN	Unleaded	148.82
24/05/2024	Business Fuel Cards	1HVW053	UNITED ANKETELL	Unleaded	137.04
19/05/2024	Business Fuel Cards	1IFF055	Card Fee		2.19
10/05/2024	Business Fuel Cards	1IFF055	AMPOL MURDOCH	Unleaded	92.85
27/05/2024	Business Fuel Cards	1IFF055	COLES EXPRESS CLAREMONT	Unleaded	79.63
19/05/2024	Business Fuel Cards	1IFF054	Card Fee		2.19
26/05/2024	Business Fuel Cards	1IFF054	BP SOUTH FREMANTLE	Unleaded	93.24

19/05/2024	Business Fuel Cards	1IFF052	Card Fee		2.19
3/05/2024	Business Fuel Cards	1IFF052	7 ELEVEN MORLEY	Unleaded	60.63
17/05/2024	Business Fuel Cards	1IFF052	AMPOL NEDLANDS	Unleaded	99.34
19/05/2024	Business Fuel Cards	1IFF051	Card Fee		2.19
19/05/2024	Business Fuel Cards	1IFF053	Card Fee		2.19
10/05/2024	Business Fuel Cards	1IFF053	COLES EXPRESS BEELIAR	Unleaded	100.84
19/05/2024	Business Fuel Cards	1IFF057	Card Fee		2.19
7/05/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	94.75
12/05/2024	Business Fuel Cards	1IFF057	NIGHTOWL MT LAWLEY	Unleaded	55.45
21/05/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	92.10
29/05/2024	Business Fuel Cards	1IFF057	COLES EXPRESS BAYSWATER	Unleaded	77.00
19/05/2024	Business Fuel Cards	1IFF056	Card Fee		2.19
11/05/2024	Business Fuel Cards	1IFF056	BP EXPRESS NORTH PERTH	Unleaded	56.30
28/05/2024	Business Fuel Cards	1IFF056	COLES EXPRESS CLAREMONT	Unleaded	63.03
		REBATE	COLES EXPRESS		-105.24
		REBATE	OTHER FUEL		-11.95
	Business Fuel Cards Total				**5,702.13**

13.1.3 LAKE CLAREMONT ADVISORY COMMITTEE MEMBERSHIP - FRIENDS OF LAKE CLAREMONT REPRESENTATIVE

File Number: GOV/00051-005

Author: Jessica Guy (Manager Governance and Records)

Authoriser: Liz Ledger (Chief Executive Officer)

Attachments: 1. Letter from Friends of Lake Claremont [**13.1.3.1** - 1 page]

PURPOSE

For Council to receive the resignation of the Lake Claremont Advisory Committee (**Committee**) Friends of Lake Claremont Representative and to appoint a new representative to the Committee.

BACKGROUND

The Committee was established by Council in accordance with section 5.8 of the *Local Government Act 1995* (**Act**). Council is permitted to appoint external persons to Committees (section 5.9 of the Act).

The Terms of Reference for the Lake Claremont Advisory Committee provide the committee is to be comprised of:

a. Two Town of Claremont Council Members;
b. One City of Nedlands Council Member;
c. One representative from Friends of Lake Claremont;
d. One staff representative from Scotch College; and
e. A maximum of two community representatives.

At the Ordinary Council Meeting on 31 October 2023, Mr Nick Cook was appointed as the Friends of Lake Claremont Representative for a term ending in October 2025.

DISCUSSION

The FOLC have advised the Town that Mr Cook is stepping down as the FOLC Coordinator and therefore as the FOLC representative on the Committee.

The FOLC have nominated Mr Anthony Barr, Chairperson of the FOLC, as their nominated representative and requested Council to confirm Mr Barr's appointment to the Committee **(Attachment 1).**

PAST RESOLUTIONS

Ordinary Council Meeting 31 October 2023, Council Resolution 141/23

That Council appoint the following representatives to the Lake Claremont Advisory Committee:

Representative Type	*Nominee*
Friends of Lake Claremont (FOLC)	*Nick Cook*
Scotch College Youth Representative	*David Kyle*
Community Representative	*Bruce Haynes*
Community Representative	*Leeuwin Beeck*

FINANCIAL AND STAFF IMPLICATIONS

Nil

POLICY AND STATUTORY IMPLICATIONS

Local Government Act 1995

Lake Claremont Advisory Committee Terms of Reference

COMMUNICATION AND CONSULTATION

Council's decision will be communicated to members of the Committee.

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

URGENCY

The Committee's next meeting is scheduled for 15 August 2024. It is desirable that this matter be dealt with prior to the meeting.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

That Council:

1. **Note Mr Nick Cook's resignation from the Lake Claremont Advisory Committee as the Friends of Lake Claremont Representative; and**
2. **Appoint Mr Anthony Barr to the Lake Claremont Advisory Committee as the Friends of Lake Claremont Representative.**

Attn: Claremont Councillors

FOLC wish to advise that Nick Cook is stepping down as FOLC Coordinator and will no longer be the FOLC representative on LCAC.

Our Chairperson Anthony Barr will be our nominated representative, with councils approval.

Anthony is a hydrogealogist and will make an excellent addition to the LCAC.

On behalf of the FOLC Board

13.2 LIVEABILITY

13.2.1 22 (LOT 50) ST QUENTIN AVENUE, CLAREMONT - STATE ADMINISTRATIVE TRIBUNAL SECTION 31 RECONSIDERATION - MIXED USE DEVELOPMENT

File Number:	**02PEA/21/3980**
Author:	**Michael Hancock (Manager Planning and Community Safety)**
Authoriser:	**Liz Ledger (Chief Executive Officer)**
Proposed Meeting Date:	**30 July 2024**
DA No.:	**DA2021.00106**
60/90 Days Due Date:	**5 August 2024**
Property Owner:	**Synicast Pty Ltd**
Applicant:	**Urbis**
Lot No.:	**50**
Area of Lot:	**1,951m^2**
Zoning:	**Town Centre**
Attachments:	1. Location Map [**13.2.1.1** - 1 page] 2. Photographs [**13.2.1.2** - 1 page] 3. CONFIDENTIAL REDACTED - Development Plans [**13.2.1.3** - 30 pages] 4. Condition and Design Changes Letter [**13.2.1.4** - 21 pages] 5. Stormwater Technical Note [**13.2.1.5** - 9 pages] 6. Green Star Memo [**13.2.1.6** - 5 pages]
Enabling Legislation:	***Planning and Development Act 2005*** **(PD Act)** ***Planning and Development (Local Planning Schemes) Regulations 2015*** **(LPS Regs)** ***State Administrative Tribunal Act 2004*** **(SAT Act)** ***Local Planning Scheme No. 3*** **(LPS3)** **State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2)** **Residential Design Codes Volume 2 - Apartments (RDC Vol. 2)** **Draft Town Centre Precinct Structure Plan (TCPSP)** **Stirling Highway Local Development Plan (SHLDP)** **Payment in Lieu of Parking Plan (PLPP)**

SUMMARY

- Application for Development Approval was lodged with the State Design Assessment Unit (SDAU) for a 19 storey Mixed Use Development at 22 St Quentin Avenue.
- At the time the application was submitted, the Town had already undertaken public engagement exercises on the Town Centre Precinct Structure Plan (TCPSP) and was developing the draft TCPSP to guide the future development of the Claremont town centre.
- Council considered the proposed development at Ordinary Council Meeting held 2 November 2021 and resolved to:
    - Request the Western Australian Planning Commission (WAPC) defer the determination of the proposed development until the planning framework for the area was completed.
    - If the WAPC did not defer the application, Council recommended the application be refused.
    - Request a meeting with the Chair of the WAPC.
- At the WAPC meeting held 1 June 2023 the proposed application was approved with a number of conditions.
- The applicant exercised its right for a review at the State Administrative Tribunal (SAT), appealing conditions 2, 3, 8, 13, 14, 16 and 29 of the approval.
- Mediation at the SAT has been ongoing between the decision maker, the WAPC, and the applicant. The SAT has invited the decision maker to reconsider its decision relevant to the abovementioned conditions through a section 31 reconsideration.
- Proposed amended conditions and consequential design changes have been provided for the decision maker and Town's consideration.
- The Town has been invited to provide an updated recommendation to the WAPC as part of the reconsideration process.
- The Town is of the view that the 'reviewable decision' is the 'approval subject to conditions' as there is no provision under the *Planning and Development Act 2005* PD Act which permits only the review of conditions. Accordingly, the decision pending is effectively a reconsideration of the Development Approval as a whole.
- It is therefore the Town's view that the application now needs to be considered in the context of the evolved planning framework, which now includes the Statutory Planning Committee (SPC) conditionally approved TCPSP which indicates this site is to be coded R-AC1 (with a maximum height of nine storeys and plot ratio of 3) and Amendment No. 1 to the TCPSP which (at the direction of the SPC), abandons development bonuses bases on the provision of 'community benefit' and establishes a new bonus of an additional four storeys and associated plot ratio of 1 based on achieving improved design outcomes (total 13 storeys and plot ratio of 4 on 'Landmark' sites). The proposal has been assessed against the bonus development requirements and it has been found that it does not achieve the required design requirements and accordingly does not qualify for the development bonuses.
- Based on the above, the application which proposes a height of 19 storeys and associated plot ratio of 6.15 is clearly inconsistent with the planning framework as has been supported by the SPC. In this context the development significantly exceeds the revised planning framework requirements by 10 storeys (111%) and plot ratio by 3.15 (105%). In the context of the SPC directed Amendment No. 1 requirements, the development still significantly exceeds the revised planning framework requirements by six storeys (46%) and plot ratio by 2.15 (54%), noting that at this point, the design does not achieve the design criteria to qualify for these bonuses.
- Given the evolved TCPSP requirements are now more certain and imminent, they are more stringent 'due regard' matters for consideration in determination of the application under review.
- It is therefore recommended that Council recommend that the WAPC refuse the application as it is inconsistent and significantly exceeds the new planning framework requirements which apply to the site on the basis that the TCPSP has gained conditional approval from the SPC and as the SPC has directed Council to amend the TCPSP to increase the development potential of the 'Landmark' site to a maximum of 13 storeys with an associated plot ratio of 4.
- Should the WAPC not support the above recommendation, it is recommended that further revisions be undertaken in the consideration of the proposed conditions as detailed in this report and provided in the Officer's recommendation.

PURPOSE

For Council to make its recommendation to the WAPC with respect to the updated application information for the approved 19 Storey Mixed Use Development at 22 St Quentin Avenue, Claremont, in accordance with the SAT section 31 reconsideration request.

BACKGROUND

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
1 September 2020	Request for high level comments by Department of Planning Lands and Heritage (DPLH) for SDAU application
3 September 2020	Preliminary comments provided
10 September 2020	First State Design Review Panel (SDRP) meeting
14 September 2020	Council Briefing Session
7 October 2020	Response provided to applicant on matters raised at the Council Briefing and Nomination of the Director of Planning and Development on the proposed Community Reference Group
5 November 2020	Request for high level comments on revised plans by DPLH for SDAU application
13 November 2020	Comments on revised plans provided to SDRP/DPLH
17 November 2020	Second SDRP meeting
15 December 2020	Follow-up comments to SDRP/DPLH highlighting concerns
12 & 15 February 2021	Comments on revised plans provided to SDRP/DPLH
18 February 2021	Third SDRP Meeting
25 August 2021	Application for Development Approval lodged with the SDAU
24 September 2021	Application for DA referred to Council for comment
29 September 2021	Application undergoes internal DCU assessment
26 October 2021	Report prepared for Council
8 November 2021	Recommendation made to SDAU
1 June 2023	Application approved at WAPC meeting
June 2023	Applicant seeks review of decision at the SAT
4 July 2024	Town requested to provide updated recommendation on specific conditions to the WAPC, in accordance with the SAT section 31 reconsideration invitation
5 July 2024	Application undergoes internal review
8 July 2024	Report prepared for Council

PAST RESOLUTIONS

Ordinary Council Meeting 2 November 2021, Resolution No. 141/21:

A. THAT Council advise the Western Australian Planning Commission State Development Assessment Unit that it recommends that determination of the proposed Mixed-Use Development at 22 (Lot 50) St Quentin Avenue, Claremont be deferred until such time as:

1. The current review of State Planning Policy 4.2 – Activity Centres for Perth and Peel has been finalised and Gazetted.

2. *The Claremont Town Centre Precinct Structure Plan has been finalised and approved by the Western Australian Planning Commission.*
3. *The Traffic Impact Assessment is reviewed with final outcomes acceptable to the Town of Claremont:*
   a. *Trip generation use figures as derived using current industry guidelines.*
   b. *The local traffic network be remodelled using the updated trip generation figures.*
   c. *The local traffic network be remodelled including Leura Avenue and Gugeri Street within the analysis.*
   d. *The local traffic network be remodelled both using the current intersection layout, and also assuming the construction of a west-bound right turn slip lane on Stirling Highway into Church Lane, with Bay View Terrace maintained as a one-way pedestrian Shared Zone.*
   e. *Updated to reflect the impending changes due to the construction of the new Bus Terminal and associated route modifications.*
   f. *Hungry Jacks drive-through traffic measured and considered within the analysis.*
   g. *Confirmation be provided from MRWA that the median island treatment and right-turning lane in Stirling Highway (west-bound) at the intersection with Church Lane is to be constructed by the completion of the development.*

B. *THAT Council advise the Western Australian Planning Commission State Development Assessment Unit that it recommends that if determination of the proposed Mixed-Use Development at 22 (Lot 50) St Quentin Avenue, Claremont is to be made, the application should be refused for the following reasons:*
   1. *The proposal is inconsistent with the existing and proposed modifications to the Regional Planning Framework – SPP 4.2 with regard to the assigned building height and plot ratio requirements.*
   2. *The proposal is inconsistent with the existing and proposed modifications to the Local Planning Framework – Town Centre with regard to the assigned building height and plot ratio requirements.*
   3. *The proposed development will have an undesirable impact on the built form outcomes for the Town Centre*
   4. *Traffic assessment has been undertaken on flawed principles, therefore unable to demonstrate what the impact on the local traffic and intersections will be.*
   5. *Given the Regional and Local Planning Framework requirements are currently being reviewed and formulated, it is premature to approve a development with a significant deviation from the proposed modifications to the Frameworks.*
   6. *The Town of Claremont is recognised as a Secondary Centre, currently a medium rise urban centre, with the intention to become a higher density urban centre, however the height and plot ratio proposed is contextually not appropriate with the surrounding existing and intended development.*
   7. *The significant deviations to height, plot ratio, parking and stormwater retention culminate in an overdevelopment of the site.*

C. *That the Mayor and representatives of the administration seek an urgent meeting with the Chair of WAPC to discuss the Councils concerns with the Development Application for 22 St Quentin Avenue, Claremont.*

At the WAPC meeting held 1 June 2023, the application was approved as follows:

That the Western Australian Planning Commission resolves to APPROVE development application reference SDAU-005-20 and accompanying plans and documents (date-stamped 17 September 2021) for demolition of a two-storey commercial building, and construction of a mixed-use development, at No. 22 (Lot 50) St Quentin Avenue, Claremont, in accordance with s.274 of the Planning and Development Act 2005, subject to the following conditions:

<u>Approval Timeframe</u>

1. *This decision constitutes development approval only and is valid for a period of 36months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.*

Conformity with Plans

2. *The development is to be undertaken in accordance with the approved plans (date-stamped 17 September 2021), and documents attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.*
3. *Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which include the following modifications:*
    a. *reconfiguration of access arrangements at Basement Level 2 to share the use of these 41 car parking bays with both residential visitors and commercial tenancies; and*
    b. *retain a total of eight basement residential motorcycle bays and 10 shared basement motorcycle bays, with all remaining basement motorcycle bays to be reconfigured for bicycle parking and provision of suitable end-of-trip facilities.*

Clearance of Conditions of Approval

4. *A copy of the final working drawings (prepared for submission of a building permit application) and all associated plans, reports and information that address the conditions of approval are to be submitted to and approved by the Western Australian Planning Commission.*

Land Use

5. *The approved land uses for the development, as defined under the Town of Claremont Local Planning Scheme No. 3, are:*
    a. *At podium level, ground floor: Tavern, Shop (Small), Shop (Intermediate), Retail Store, Small Bar, Restaurant.*
    b. *At podium level, above ground floor: Office, Recreation – Indoor (Passive), Recreation – Indoor (Active), Consulting Rooms,*
    c. *Above podium level: Dwelling (self-contained) and Residential Building.*
6. *Prior to the commencement of the Consulting Room use, the applicant is to demonstrate that, the area of the proposed use does not exceed a total gross leasable area of 975m2, as required by Local Planning Scheme No 3, to the satisfaction of the Western Australian Planning Commission.*
7. *Prior to the commencement of the Small Bar and/or Tavern uses, Operational Management Plan/s shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan/s are to detail management of alfresco areas and entertainment noise. The approved plan/s are to be implemented and complied with for the duration of the development.*
8. *Residential Buildings within the development should not exceed a total plot ratio area of 1560m2, as required by Local Planning Scheme No 3. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the cumulative total plot ratio for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.*

Construction

9. *Prior to submission of a demolition permit application, a Dilapidation Report, prepared by a suitably qualified professional shall be submitted to the satisfaction of the Western Australian Planning Commission on advice of the Town of Claremont, detailing the current condition and status of all buildings, surrounding paved areas and ancillary structures and infrastructure located on, but not limited to, the following properties and adjoining public realm:*
    a. *Lot 51 (No. 327) Stirling Highway, Claremont*
    b. *Lot 10 (No. 24) St Quentin Avenue, Claremont*
    c. *Lot 21 (No.20) St Quentin Avenue, Claremont*
    d. *Lot 101 (No.2) St Quentin Avenue, Claremont*

e. *Lot 31 (No.26) St Quentin Avenue, Claremont*

A copy of the dilapidation report is to be provided to the landowner/s of the above-mentioned properties.

In the event that access for undertaking the dilapidation survey is denied by a landowner, the applicant must demonstrate in writing to the satisfaction of the Western Australian Planning Commission that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

10. *Prior to submission of a demolition and/or the relevant building permit/s, a Demolition and/or Construction Management Plan is to be submitted (as relevant) to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont and Main Roads WA, addressing but not limited to:*
    a. *arrangements with the Town of Claremont to maintain pedestrian access to the Town library;*
    b. *recycling and waste mitigation of demolition and construction materials to achieve 90% of waste being diverted from landfill;*
    c. *management of construction traffic, including potential impacts on the local and regional road network;*
    d. *site access / egress, internal movement and holding of heavy vehicles and contractor parking;*
    e. *deliveries and storage of construction materials and machinery;*
    f. *management of construction vibration, dust, and erosion;*
    g. *management of construction noise and other site generated noise;*
    h. *investigation and management of acid sulphate soils;*
    i. *management of any site dewatering or stormwater discharge;*
    j. *temporary fencing, hoardings, gantries and signage;*
    k. *protection of the historic former Methodist Church adjacent to the site;*
    l. *protection and maintenance of retained trees and root areas within and adjacent to the site;*
    m. *protection of public realm infrastructure adjacent to the site; and*
    n. *public communication and complaint handling procedures.*
11. *Prior to submission of a demolition and/or relevant building permit application, a Tree Protection Plan, as per Australian Standard AS4970-2009, is to provide details of the protection and watering regime for all trees to be retained (including the liquidambar in the Church forecourt), during demolition and construction activity. Final details are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont, and thereafter be implemented and adhered to at all times.*

<u>Notification on Title</u>

12. *Prior to occupation of the development, the owner shall register on the Certificate of Title(s), notifications, pursuant to Section 70A of the Transfer of Land Act 1893. Notice of these notifications is to be included on the diagram or plan of survey (deposited plan). The notifications are to state as follows:*
    a. *These lots are situated in the vicinity of a transport corridor and are currently affected, or may in the future be affected, by transport noise.*
    b. *These lots are located within a precinct that may be affected by higher ambient noise levels (activity, noise, light, traffic and late hours of operation) within public and private areas than those normally associated with a typical residential area.*
    The notifications are to be registered at the applicant/owner's expense, to the satisfaction of the Western Australian Planning Commission.

<u>Community Benefits</u>

13. *Prior to occupation of the development, in accordance with the approved plans, the pocket park depicted as "Library Forecourt" on the development plans date-stamped 17 September 2021, is to be to be legally amalgamated, free of cost, into Lot 51 Stirling Highway, Claremont (Community*

Hub/library) with its use limited as an area of open space for community benefit; or such other alternative, at the expense of the owner to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.

14. *Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the proposed pedestrian link along Church Lane and Claremont Town Square expansion, addressing the following matters:*
    a. *The hours of public accessibility;*
    b. *The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development;*
    c. *Ongoing maintenance and public liability; and*
    d. *Any other matter deemed relevant.*

    The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all times and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.
15. *Prior to occupation of the development, suitable arrangements shall be made to implement the proposed improvements to the library forecourt, including a new library entrance, landscaping, signage, lighting, and repairs to the façade in accordance with the approved plans, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.*
16. *Prior to occupation of the development, the owner shall register on the Certificate of Title for the lot(s) a restrictive covenant, to the benefit of the local government, for all proposed lot(s) that contain a local community benefit being the Claremont Town Square expansion area, pedestrian link to library and along Church Lane as depicted on the development plans dated 17 September 2021. The restrictive covenant is to state:*
    a. *Details of the community benefit;*
    b. *The use of the lot is restricted to the approved community benefit, unless otherwise approved by the local government; and*
    c. *The operation of the approved community benefit is subject to a legal agreement that shall be implemented and adhered to at all times.*

    Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to be registered at the owner's expense to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.

<u>Design and Materials</u>

17. *The development is to be constructed with high quality and durable external materials and finishes, consistent with the approved Development Plans date-stamped 17 September 2021 (other than as amended by conditions of approval), with particular attention to the reflectivity, quality, colour, design and engineering of the glazed elements of the facades, and the width of horizontal banding. Final details are to be submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.*
18. *Prior to the submission of the relevant building permit application/s, all external-facing service infrastructure, service area doors, electrical transformers, air-conditioning condensers and building plant are to be integrated into the design of the development or screened to minimise any visual or noise impacts on residential properties and the public realm, with final details being submitted to and approved by the Western Australian Planning Commission.*
19. *All facades of commercial and retail tenancies on the ground and first floor which face the public realm, as indicated on the approved plans, are to be provided with an open shopfront and not to be obscured with obscure glazing/film or shelving in order to maintain street activation of the shop and commercial frontages and a high level of pedestrian interface to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.*

<u>Landscape and Public Realm</u>

20. *Prior to submission of the relevant building permit application, final landscape plans and specifications detailing aspects including hard and soft landscape specifications, reticulation for the residential communal spaces (including the podium roof), setback areas and adjoining public realm are to be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont and Main Roads Western Australia.*
21. *Landscape areas are to be completed in accordance with the final approved Landscape Plans prior to occupation of the development, and thereafter maintained by the owners or operators of the development, to the satisfaction of the Western Australian Planning Commission.*
22. *The development is to accord with the Universal Access Report prepared by Pennock Architects (date-stamped 13 September 2022), to the satisfaction of the Western Australian Planning Commission and thereafter be maintained by the owners or operators of the development.*
23. *Prior to submission of the relevant building permit application(s), a lighting strategy and an external lighting plan that refers to Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting and other relevant lighting standards, must be submitted to, and approved by, the Western Australian Planning Commission on the advice of the Town of Claremont addressing:*
    a. *Element 3.7 (Pedestrian Access and Entries) of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments to ensure all entry points and pedestrian access areas are well-lit and provide safe and legible access;*
    b. *All security, building, signage and carpark lighting is to be located, designed and installed to prevent excess light spillage from the development.*
24. *Prior to occupation of the development, the specifications and measures contained in the lighting strategy and external lighting plan shall be installed and maintained thereafter by the owners or operators of the development, to the satisfaction of the Western Australian Planning Commission.*
25. *Prior to occupation of the development, a CCTV network system designed by a suitably qualified consultant with a Class 2A licence under the Security Industry Act 1997 is to be installed and thereafter maintained by the owners or operators of the development, to the satisfaction of the Western Australian Planning Commission.*
26. *Prior to the submission of the relevant building permit application/s, a Signage Strategy identifying locations and dimensions for all building, tenancy and wayfinding signage, and details of ongoing maintenance shall be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont and thereafter maintained by the owners or operators of the development to the satisfaction of the Western Australian Planning Commission.*
27. *Prior to occupation of the development a public art strategy in accordance with the Town of Claremont's Local Planning Policy 207 – Public Art shall be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont. The approved public art strategy shall be implemented by the landowner/applicant and maintained thereafter to the satisfaction of the Western Australian Planning Commission.*

Sustainability and Water

28. *Prior to the submission of the relevant building permit application, a Stormwater Management Plan shall be submitted to and approved by the Western Australia Planning Commission, on advice from the Town of Claremont demonstrating that all stormwater can be retained on site.*
29. *The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July 2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.*
30. *Prior to occupation of the development, documentation from a suitably qualified professional is to be provided certifying that all applicable sustainability initiatives identified in the approved*

Sustainability Report(s) have been implemented in the construction, to the satisfaction of the Western Australian Planning Commission.

31. *All sustainable design features proposed in the development shall be implemented and thereafter maintained by the owners of the development to the satisfaction of the Western Australian Planning Commission.*

Transport, Access and Parking

32. *All carparking spaces, access aisles and bicycle parking spaces shall be constructed in accordance with Australian Standards AS2890.1 and AS2890.3 and thereafter maintained by the operators of the development, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.*
33. *Prior to occupation of the development, all bicycle parking and associated end-of-trip facilities shall be installed and operational. The provision of bicycle parking bays (including the residential bicycle parking in storerooms), associated bicycle infrastructure and end-of-trip facilities (including showers and clothes lockers) for residents, staff and visitors shall be provided as indicated on the approved development plans and retained in perpetuity and maintained for the life of the development, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.*
34. *Prior to submission of the relevant building permit application/s, a Parking Management Plan detailing identification and management of resident, visitor, customer, staff and special use carparking facilities and signage identifying shared use of the shared carparking and motorcycle bays, with no bays to be leased or allocated to specific tenants, is to be submitted and approved by the Western Australian Planning Commission, on advice from the Town of Claremont and the Department of Transport.*
35. *Prior to occupation of the development, an updated Green Travel Plan outlining details of electric bike/scooter, electric vehicle charging implementation and the maintenance, management of end-of-trip facilities and the redistribution of shared residential visitor and commercial parking is to be provided to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont and the Department of Transport.*

Noise and Operational Management

36. *A final Acoustic Report/s and plans endorsed by a qualified acoustic consultant, detailing effective management of noise ingress and egress for all land uses, traffic noise, service vehicles, hospitality venues and mechanical equipment, to reflect development plans date-stamped 17 September 2021, is to be submitted and approved by the Western Australian Planning Commission, on advice from the Town of Claremont and Main Roads WA, prior to submission of the relevant building permit application/s.*
37. *Prior to occupation of the development, documentation from a qualified acoustic consultant is to be provided certifying that the acoustic treatments recommended in the final Acoustic Report/s have been implemented in construction of that stage, to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.*
38. *Prior to submission of the relevant building permit application/s, a final Waste Management Plan/s generally in accordance with the Waste Management Plan prepared by Cardno (date-stamped 19 July 2021), is to be submitted to and approved by the Western Australian Planning Commission, on advice from the Town of Claremont.*
    The approved Waste Management Plan shall be implemented and adhered to at all times by the owners and/or strata managers of the development, to the satisfaction of the Western Australian Planning Commission.

Wind

39. *Prior to submission of the relevant building permit application(s), a final Wind Assessment Report and plans endorsed by a qualified engineering consultant, detailing recommended mitigation measures, is to be submitted to and approved by the Western Australian Planning Commission.*

Advice Notes

a. *With regard to condition 1, the term "substantially commenced" has the meaning given to it in the Planning and Development (Local Planning Schemes) Regulations 2015 as amended from time to time.*
b. *This is a development approval only. The applicants/owners are advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and licence or permit requirements that may relate to the development. The Town of Claremont should be contacted for further advice on building, health, engineering and road reserve requirements and the Department of Fire and Emergency Services (DFES) for further advice on achieving the Fire and Emergency Services Commissioner's Operational Requirements.*
c. *With regard to condition 4, the final working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved plans are required to be clearly identified. Once the Commission is satisfied that the working drawings and information are consistent with the approved development plans and conditions of approval, the Commission will provide a clearance letter and copies of the working drawings to the Town of Claremont to assist with the issuing of a building permit(s).*
   Where works and/or building permits are proposed to be staged, the Western Australian Planning Commission may agree to a staged clearance of working drawings and associated conditions of approval. In such cases, a Conditions Staging Matrix will need to be completed and submitted for the Commission's approval.
   Interim documentation may be acceptable for the clearance of some conditions for the initial stages of the development, in accordance with an approved Conditions Staging Matrix. In any instance where interim documents or plans are accepted by the Commission, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.
d. *With regard to condition 7, management of entertainment noise is to accord with the requirement as set out in the approved acoustic report.*
e. *With regard to condition 13, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.*
f. *With regard to condition 15, the suitable arrangements may include a legal agreement (or such other alternative) which sets out the scope and timing of completion of the works and any interim maintenance. The parties subject to the agreement are to include the applicant, Western Australian Planning Commission and the Town of Claremont.*
g. *With regard to condition 20, the Landscaping plans are to be align with the approved Landscape Plans and Development Plans (date-stamped 17 September 2021). Any proposed landscape works outside the development lot boundaries will require consent from the Town of Claremont prior to the commencement of any works.*
h. *With regard to condition 22, the development is required to provide access to buildings for people with disabilities in accordance with the National Construction Code Building Code of Australia, AS1428.1 and Disability (Access to Premises – Buildings) Standards 2010.*
i. *With regard to condition 25, the CCTV network system is to be combined with the internal and external lighting strategy.*
j. *With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application.*
k. *With regard to condition 36, the final Acoustic Report should include:*
   i. *the location of hospitality venues within the development and any recommended treatments to ensure noise levels are maintained in accordance with the applicable noise regulations;*
   ii. *the most up-to-date current traffic data and future modelled projections, ensuring compliance with the 20-year forecasting required by SPP 5.4, and citing the source in the*

Acoustic Report, including date and reference number. Contact Main Roads WA's Traffic Modelling Branch to obtain current traffic data and future modelled projections;

iii. correctly cited current and future road surfaces as inputs to the noise modelling; and

iv. recommended treatments consistent with SPP 5.4 and its Guidelines.

l. 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.

m. Approval for any substantial changes to the approved plans will need to be obtained in writing from the Western Australian Planning Commission, via an Amended Application process (Form 17C).

n. Any future application for subdivision, including an application for strata titles or community titles, will be assessed against relevant policies of the Western Australian Planning Commission and may result in a requirement for the provision of public open space, in accordance with Development Control Policies 1.3 and 2.3 and Operational Policy 1.11.

o. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the Planning and Development Act 2005.

COMMUNICATION/CONSULTATION

The original application was advertised by the SDAU to property owners and occupiers within a 200m radius of the subject lot. The section 31 reconsideration is not being advertised by the SDAU.

DISCUSSION

Decision Type

In accordance with *Planning and Development Act 2005* (P&D Act), an applicant may appeal the decision of the WAPC in relation to any conditions imposed on the determination. Regarding the subject application, the applicant has appealed conditions 2, 3, 8, 13, 14, 16 and 29 of the approval. The SAT process involves the applicant and decision maker, in this case the WAPC, the Town has not been party to this appeal. It is common for the SAT process to involve mediation between the parties with the intention of clarifying each party's position on the matters under review. The *State Administrative Tribunal Act 2004* (SAT Act) provides for the SAT to invite the decision maker to reconsider their decision, the decision maker may:

a. affirm the decision; or
b. vary the decision; or
c. set aside the decision and substitute its new decision.

The SAT has invited the decision maker, the WAPC, to reconsider its decision of 1 June 2023 in relation to the conditions under review. The WAPC decision is required to be made by 30 September 2024. As the local authority, the WAPC has requested the Town provide an updated recommendation for their consideration by 5 August 2024. DPLH have indicated that the Town's assessment of the updated information is specific to the conditions under review and any consequential modifications to the plans.

If the WAPC varies its original decision, or sets it aside with a new decision, the applicant has the opportunity to either withdraw the application for review or proceed with the review concerning the new decision. If the applicant proceeds with their application for review, the likely outcome is a full hearing of the SAT where the SAT will assume the role of decision maker.

As outlined above, the Town of Claremont recommended that the application should be deferred until the planning framework for the town centre is completed, or if determined, the application should be refused. Since the Town's recommendation in 2021, the planning framework has progressed significantly, with the TCPSP being approved by Council and considered by the Statutory Planning Committee (SPC). As the TCPSP is certain and imminent, the Town has assessed the development against this framework, in particular pertaining to car parking, building height and plot ratio.

An alternative view under discussion with DPLH is that the 'reviewable decision' is the whole 'approval subject to conditions' and therefore extends beyond the conditions referenced and applies to the whole

approval and all conditions. In this context, the whole of the application should be considered in the context of the advanced planning framework relative to the TCPSP.

Since the development was approved, the TCPSP progressed through the Statutory Planning Committee (SPC) of the WAPC on 26 March 2024 and at the time of writing this report, gained support subject to modifications which have been presented to DPLH for final approval by the WAPC. The supported TCPSP applied an R-AC1 coding over the property (with an associated height of nine storeys and plot ratio of 3), which is included as a 'Landmark' site. It is notable that the supported TCPSP did not include the bonus development proposals relative to the provision of 'community benefits' and instead, the SPC directed Council to initiate an amendment to the TCPSP to provide for development bonuses of up to four storeys on 'Landmark' sites.

Following the SPC decision, Council resolved to initiate Amendment No. 1 to the TCPSP which, consistent with the SPC direction, provides for development bonuses of up to four additional storeys on 'Landmark' sites supported by an additional plot ratio of 1 where developments achieve more stringent design criteria. The resultant total height of 'Landmark' sites under the TCPSP will increase to 13 storeys with a plot ratio of 4. The proposal has been assessed against the bonus development requirements and it has been found that it does not achieve the required design requirements and accordingly does not qualify for the development bonuses.

Based on the above, the application which proposes a height of 19 storeys and associated plot ratio of 6.15 is clearly inconsistent with the planning framework as supported by the SPC. In this context the development significantly exceeds the revised planning framework requirements by 10 storeys (111%) and plot ratio by 3.15 (105%). In the context of the SPC directed Amendment No. 1 requirements, the development significantly exceeds the revised planning framework requirements by six storeys (46%) and plot ratio by 2.15 (54%), noting that at this point (without further design review), the design does not achieve the design criteria to qualify for these bonuses.

Given the evolving TCPSP requirements are now more 'certain' and 'imminent', they are more stringent 'due regard' matters for consideration in determination of the application under review.

It is therefore recommended that Council recommend that the WAPC refuse the application as it is inconsistent and significantly exceeds the new planning framework requirements which apply to the site on the basis that the TCPSP has gained conditional approval from the SPC and as the SPC has directed Council to amend the TCPSP to increase the development potential of the 'Landmark' site to a maximum of 13 storeys with an associated plot ratio of 4 (subject to satisfaction of associated design criteria).

Notwithstanding the above, should the WAPC not support the above recommendation, it is recommended that further revisions be undertaken in the consideration of the proposed conditions as detailed in this report and provided in the Officer's recommendation.

Description

The site is zoned "Town Centre" under the provisions of LPS3 and is located within the TCPSP. It is an irregular shaped lot with dual frontages to St Quentin Avenue and Church Lane. The approved application, subject to review by the SAT, is for a 19-storey mixed use development. As outlined above, the WAPC has been invited by the SAT to reconsider its original decision in relation to a number of conditions and consequential design changes. The application proposes modified conditions to that of the approved, a comparison which is outlined below (changes proposed underlined).

Condition Number	Approved Condition	Proposed Condition
2	The development is to be undertaken in accordance with the approved plans (date-stamped 17 September 2021), and documents attached to this approval, subject to modifications required by any	The development is to be undertaken in accordance with the approved plans (date stamped ####), and documents attached to this approval, subject to modifications required by any condition of this approval,

	condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.	final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.
3	Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which include the following modifications: a) reconfiguration of access arrangements at Basement Level 2 to share the use of these 41 car parking bays with both residential visitors and commercial tenancies; and b) retain a total of eight basement residential motorcycle bays and 10 shared basement motorcycle bays, with all remaining basement motorcycle bays to be reconfigured for bicycle parking and provision of suitable end-of-trip facilities.	Prior to the issue of an Occupancy Permit, the applicant shall make payment to the Town of Claremont for the sum of $117,000 as cash-in-lieu of the assessment car parking bays shortfall which have not been provided on site, in accordance with the Town of Claremont's Local Planning Policy 205 - Public Parking.
8	Residential Buildings within the development should not exceed a total plot ratio area of 1560m^2, as required by Local Planning Scheme No 3. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the cumulative total plot ratio for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.	Residential Buildings within the development <u>are limited to apartments on levels 3, 4 and 5</u>. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail <u>the specific units</u> cumulative total plot ratio for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.
13	Prior to occupation of the development, in accordance with the approved plans, the pocket park depicted as “Library Forecourt” on the development plans date-stamped 17 September 2021, is to be to be legally amalgamated, free of cost, into Lot 51 Stirling Highway, Claremont (Community Hub/library) with its use limited as an area of open space for community benefit; or such other alternative, at the expense of the owner	Condition to be deleted.

	to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.	
14	Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the proposed pedestrian link along Church Lane and Claremont Town Square expansion, addressing the following matters: a) The hours of public accessibility; b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development; c) Ongoing maintenance and public liability; and d) Any other matter deemed relevant. The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all times and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.	Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the pedestrian link <u>to the library (alfresco area), the Library Forecourt</u>, Church Lane and Claremont Town Square, addressing the following matters: a) The hours of public accessibility; b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development; c) Ongoing maintenance and public liability; and d) Any other matter deemed relevant.' The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.
16	Prior to occupation of the development, the owner shall register on the Certificate of Title for the lot(s) a restrictive covenant, to the benefit of the local government, for all proposed lot(s) that contain a local community benefit being the Claremont Town Square expansion area, pedestrian link to library and along Church Lane as depicted on the development plans dated 17 September 2021. The restrictive covenant is to state: a) Details of the community benefit; b) The use of the lot is restricted to the approved community benefit, unless otherwise approved by the local government; and c) The operation of the approved community benefit is subject to a legal agreement that shall be implemented and adhered to at all times.	Prior to occupation of the development, an easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the Town of Claremont are to be placed on the Certificate(s) of Title for the Claremont Town Square, Church Lane, pedestrian link to the library (alfresco area) and Library Forecourt (Easement area) as shown on plan and a deed of easement to specify management and maintenance of the Easement area by the Strata Company as agreed with the Town of Claremont. Notice of this easement (s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows: a) Enduring public access is permitted across the easement area. b) Easement applies to ground surface level only, not exceeding a height of 3.0m from the ground level.

	Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to be registered at the owner's expense to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.	
Advice Note E	With regard to condition 13, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.	With regard to condition 16, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.
29	The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July 2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.	The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent standard against the Green Star Design and As-Built tool by the Green Building Council of Australia or a demonstrated equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.
Advice Note J	With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application.	With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application. The applicable assessment standard is the Green Star Design & As-Built v1.2 tool.

The plans (Attachment 3) subject to the SAT reconsideration request have been modified from the approved. Generally, the plans remain broadly consistent with the original application, insofar as height, plot ratio and setbacks. The changes primarily relate to the basement levels, more specifically:

- Removal of servicing areas and replacement with mobility scooter bays, bike storage and storerooms.
- Removal of turning bay and replacement with car bay.
- Converting two visitor bays into "Trades Bay".

- Removal of boom gate.
- Removal of one ACROD bay and replacement with additional car bay.

A full list of design changes is outlined in the applicant's report (Attachment 4).

Compliance

Reviewable Decision

As indicated above, it is the Town's view that the 'reviewable decision' is the 'granting of approval with conditions,' and the development should be reconsidered against the evolved planning framework where the proposal is inconsistent with the SPC supported TCPSP and SPC directions to amend the TCPSP to include development bonuses. On this basis, and given the significant variations proposed relative to height and plot ratio, the development should be refused.

The following comments are provided relative to the application for review of conditions should the WAPC not accept the above premise on the 'reviewable decision.'

Condition 2

Modifications to the plans are largely internal and do not result in any additional height or bulk to the building. Although the SAT has requested the decision maker review its decision relevant to certain conditions and minor plan modifications, the Town considers the TCPSP to be certain and imminent and therefore applicable. As discussed below in the Building Height and Plot Ratio sections of this report, the Town does not support the application due to being inconsistent with the planning framework.

However, should the application be approved by the WAPC, the applicant's proposed modified condition 2 is administrative in nature, which reads (with modification underlined):

> *The development is to be undertaken in accordance with the approved plans (date stamped ####), and documents attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.*

It is recommended the Town support the proposed modified condition.

Condition 3

The current parking condition requires the following:

> *Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which include the following modifications:*
>
> *a. reconfiguration of access arrangements at Basement Level 2 to share the use of these 41 car parking bays with both residential visitors and commercial tenancies; and*
> *b. retain a total of eight basement residential motorcycle bays and 10 shared basement motorcycle bays, with all remaining basement motorcycle bays to be reconfigured for bicycle parking and provision of suitable end-of-trip facilities.*

The applicant proposes this condition be replaced with the following:

> *Prior to the issue of an Occupancy Permit, the applicant shall make payment to the Town of Claremont for the sum of $117,000 as cash-in-lieu of the assessment car parking bays shortfall which have not been provided on site, in accordance with the Town of Claremont's Local Planning Policy 205 - Public Parking.*

In summary, the applicant proposes the change of condition to consider the current State strategic context and accordingly be based on the minimum WAPC's draft guidance document requirement of 1 bay per 100m^2 of commercial floor space. On this basis and given recent decisions of the WAPC in the town centre, the commercial floor area of 1,749m^2 requires the provision of 17.49 (17) bays (provided/compliant). Regarding visitor parking for the 80 proposed dwellings, 11 visitor bays are required under the Residential Design Codes

– Volume 2 (RDC Vol. 2). While two visitor bays are provided, leaving a shortfall of 9 bays, the applicant contends this shortfall should be subject to further concessions under cl.36A (Table 4) of Local planning Scheme No. 3 (LPS3). Under these concessions, the applicant contends the parking shortfall would be subject to a 30% reduction (3) resulting in a reduced shortfall of 6 bays. The shortfall of 6 bays then attracts a cash-in-lieu (CIL) payment of $19,500 a bay ($117,000) under the requirements of the Town's Payment in Lieu of Parking Plan (PLPP).

There are several concerns raised in relation to this proposal as follows:

- Council's Local Planning Policy 205 - Public Parking has been superseded by the Town's PLPP.
- The original development was assessed by the Town under the provisions of LPS3 (including 20% concessions under cl.36A) to require 80 bays which resulted in a shortfall of 44 bays (at $30,000 per bay = $1,005,000 – now reduced to $19,500 per bay = $858,000 CIL in accordance with the Town's PLPP).
- The SPC conditional approval of the TCPSP with the associated adoption of the minimum parking requirement of 1 bay per 48m^2 results in a commercial parking requirement for 1,749m^2 of 36 bays. Given the provision of 17 bays, a shortfall of 19 bays would attract a CIL contribution of $370,500 under the new requirements.
- It is noted that the final negotiated parking requirements under the TCPSP do not provide for further concessions to be applied under cl.36A (Table 2) of LPS3 as the two parking standards are mutually exclusive and independent of one another. Clause 36A should therefore not be used to further discount parking requirements of the WAPC standard. Further, application of concessions under cl.36A do not apply to residential (including visitor) parking requirements under the RDC Vol. 2.
- The PLPP does not apply to parking shortfalls where the Residential Design Codes apply, therefore no CIL provision is applicable to the residential visitor car parking shortfall.

Accordingly, it is recommended that the WAPC not support the proposed amended condition 3, and instead condition 3 should be amended to the following:

> *"Prior to the issue of a Building Permit, the applicant shall make payment to the Town of Claremont for the sum of $370,500 as cash-in-lieu of the assessed non-residential car parking bays shortfall which has not been provided on site, in accordance with the Town of Claremont's Payment in Lieu of Parking Plan."*

Condition 8

The development is located within the Claremont town centre at the terminus of the Airport Trainline. Noting this strategic location, the Town identified the potential for future owners to lease dwellings on a temporary arrangement through services such as AirBnB. Uses of this nature are assessed as a "Residential Building" in accordance with Table 1 of LPS3, with a use class permissibility of "SA", which means the use can be approved by Council in exceptional cases. Clause 42 of LPS3 provides assessment criteria for "Residential Buildings", stipulating a maximum plot ratio of 0.8 in the Town Centre Zone for these uses. The subject site has a lot area of 1,951m^2, therefore at a plot ratio of 0.8, the maximum size of 'Residential Building' within the development could be 1,560m^2.

Although the SDAU was responsible for undertaking community consultation for the application, the Town received comments from nearby landowners regarding the potential for dwellings to be used for 'Residential Building' purposes. The Town's report to Council considered the likelihood of 'Residential Buildings' within the development impacting the area's amenity and the viability of a future formal hotel development within the town centre (now determined at 10-40 Bay View Terrace).

Condition 8 of the approval is consistent with the maximum possible plot ratio area of 1,560m^2 and reads:

> *Residential Buildings within the development should not exceed a total plot ratio area of 1560m^2, as required by Local Planning Scheme No 3. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the cumulative total plot ratio*

for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.

As part of the SAT's request for the decision maker to reconsider its decision of 1 June 2023, the applicant has provided the below alternative condition (with modification underlined):

Residential Buildings within the development are limited to apartments on levels 3, 4 and 5. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the specific units cumulative total plot ratio for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.

Floors 3, 4 and 5 each have a plot ratio area of 708m2; therefore, the combined plot ratio area of these levels is 2,268m^2, resulting in a plot ratio of 1.16. The applicant notes that dwellings on these levels will still be approved as regular "Dwelling (Self-contained)" and that a separate application would be required should an owner decide to change the use of the dwelling to 'Residential Building'. Proposed condition 8 would provide confidence to the Town and occupants of the building that "Residential Buildings" would only be possible on these levels.

Earlier this year the State government released draft amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)* and the Position Statement: Planning for Tourism and Short-term Rental Accommodation (Position Statement). These documents will streamline determining authority's consideration and assessment of applications involving 'Residential Buildings' for short term leasing across the state. Once incorporated into a local government's Local Planning Scheme, uses of this nature will be assessed as either a 'Hosted short-term rental accommodation' or 'Unhosted short-term rental accommodation' as distinct use classes. As such, the Town will no longer be assessing these applications as a 'Residential Building.'

The Position Statement and associated LPS3 amendments would result in 'Unhosted short-term rental accommodation' not requiring a development application where the dwelling is leased out for 90 days or less in a calendar period, a development application would be required where the dwelling is let out for a period exceeding 90 days. The proposed LPS Regs amendments would result in cl.42 becoming redundant in relation to dwellings being used as short-term accommodation and therefore no maximum plot ratio requirement would apply.

Noting the applicant's comments that the dwellings will still be initially approved as 'Dwelling (Self-contained)' and the impending legislative changes relating to this type of accommodation, it is recommended to Council that condition 8 be reworded to read:

'Residential Buildings' and 'Unhosted short-term rental accommodation' (and any other defined alternative term of this nature) are limited to apartments on levels 3, 4 and 5 of the development. Strata bylaws are to state that these accommodation types are only permitted on levels 3, 4 and 5. Prior to commencement of other accommodation uses, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the specific units, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.

Condition 13

Condition 13 of the approval requires the applicant to cede free of cost and amalgamate the pocket park, referred to as the 'Library Forecourt', into Lot 51 Stirling Highway which is owned by the Town. Lot 51 Stirling Highway is the location of the State and local Heritage Listed former Wesley Church, currently known as the Claremont Community Hub and Library. The Library Forecourt would retain existing mature vegetation and serve as a publicly accessible space for visitors to the town centre. Following the approval, the applicant has undertaken more detailed stormwater drainage modelling (Attachment 5). The modelling has determined

the space below the Library Forecourt is required for the development to appropriately contain and manage all stormwater on site. The drainage infrastructure proposed would ensure the safe retention and ongoing viability of the existing and proposed trees onsite.

The applicant is seeking the deletion of condition 13 and retaining part of the Library Forecourt within their ownership to allow for subterranean drainage. Conditions 14 and 16 are proposed to be modified to ensure the pocket park is developed to the required standard and the land is appropriately secured by way of easement, respectively. This is discussed in more detail later in the report. Condition 13 reads:

> *Prior to occupation of the development, in accordance with the approved plans, the pocket park depicted as "Library Forecourt" on the development plans date-stamped 17 September 2021, is to be to be legally amalgamated, free of cost, into Lot 51 Stirling Highway, Claremont (Community Hub/library) with its use limited as an area of open space for community benefit; or such other alternative, at the expense of the owner to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.*

It is recommended Council support the deletion of condition 13, subject to Council's support for proposed modified condition 14 and 16, discussed below.

Condition 14

In recognition of the additional height and plot ratio granted to the development, a condition for a Community Benefits Management Plan was included. This condition reads:

> *Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the proposed pedestrian link along Church Lane and Claremont Town Square expansion, addressing the following matters:*
>
> *a) The hours of public accessibility;*
> *b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development;*
> *c) Ongoing maintenance and public liability; and*
> *d) Any other matter deemed relevant.*
>
> *The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all times and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.*

With respect to the deletion of condition 13, condition 14 is proposed to be modified to incorporate the treatment and management of the Library Forecourt, with the proposed condition being worded (with modification underlined):

> *Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the pedestrian link <u>to the library (alfresco area), the Library Forecourt</u>, Church Lane and Claremont Town Square, addressing the following matters:*
>
> *a) The hours of public accessibility;*
> *b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development;*
> *c) Ongoing maintenance and public liability; and*
> *d) Any other matter deemed relevant.'*
>
> *The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.*

It is recommended Council support the proposed rewording of condition 14, subject to Council's support for proposed deleted condition 13 and modified condition 16.

Condition 16 and Advice Note E

As discussed above, a contribution to community benefit was required for the support of the additional height and plot ratio proposed. A number of community benefits were proposed as part of the original application, with the Town supporting the following initiative:

- A small 'pocket park' outside the Claremont Library building. This will include a new landscaped interface with the Heritage Church.
- Space linking into a proposed Town Square space 'Claremont Square' that could extend the current square across St Quentin Avenue.
- Pedestrian laneway connection along Church Lane between Stirling Highway and Claremont Square.
- Improvements to the Heritage building including:
    - Repaving of pathway entry to Library.
    - Enhancing the connection between the community and Heritage Listed former Methodist Church through retention of view lines and civic space provision.
    - Repairs to the Heritage Church façade – brickwork repair.
    - Improvements to the Heritage Church's lighting.
- Significantly improved streetscape to Church Lane and Stirling Highway.

In addition to the above, the Town requested the following items be included as a community benefit provision:

- Upgrades to the drainage network within the town centre.
- Resurfacing Church Lane to emphasise shared space pedestrian movement.

Condition 16 was applied to the approval, which reads:

> *Prior to occupation of the development, the owner shall register on the Certificate of Title for the lot(s) a restrictive covenant, to the benefit of the local government, for all proposed lot(s) that contain a local community benefit being the Claremont Town Square expansion area, pedestrian link to library and along Church Lane as depicted on the development plans dated 17 September 2021. The restrictive covenant is to state:*
>
> *a) Details of the community benefit;*
> *b) The use of the lot is restricted to the approved community benefit, unless otherwise approved by the local government; and*
> *c) The operation of the approved community benefit is subject to a legal agreement that shall be implemented and adhered to at all times.*
>
> *Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to be registered at the owner's expense to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.*

Noting the above discussion pertaining to conditions 13 and 14, the modified application now retains the Library Forecourt as part of the development site, with the access and purpose of the space being secured by way of an easement. As part of the SAT's invitation for the WAPC to reconsider the matter, the applicant has proposed the below condition to replace condition 16:

> *Prior to occupation of the development, an easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the Town of Claremont are to be placed on the*

Certificate(s) of Title for the Claremont Town Square, Church Lane, pedestrian link to the library (alfresco area) and Library Forecourt (Easement area) as shown on plan and a deed of easement to specify management and maintenance of the Easement area by the Strata Company as agreed with the Town of Claremont. Notice of this easement (s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:

a) Enduring public access is permitted across the easement area.
b) Easement applies to ground surface level only, not exceeding a height of 3.0m from the ground level.

The proposed condition includes some commonsense modifications and broadly maintains the intent of the approved condition, albeit now with the inclusion of the Library Forecourt. It is however noted the wording of the proposed condition does not deal with obstructions within the easement area. Land within the easement is intended to provide places for visitors to dwell and spend time in the space. This includes the provision of permanent and temporary fixtures/obstructions such as tables and benches. It is considered that further modification to the proposed wording of condition 16 would create improved certainty to the applicant, WAPC and Town. As such, subject to Council's support for proposed deleted condition 13 and modified condition 14, the Town recommends Council support a modified condition 16 to read as follows (with modifications underlined):

Prior to occupation of the development, an easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the Town of Claremont are to be placed on the Certificate(s) of Title for the Claremont Town Square, Church Lane, pedestrian link to the library (alfresco area) and Library Forecourt (Easement area) as shown on plan and a deed of easement to specify management and maintenance of the Easement area by the Strata Company as agreed with the Town of Claremont. Notice of this easement (s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:

a) Enduring public access is permitted across the easement area.
b) <u>Temporary and permanent obstructions that support the function of the easement area are permitted subject to the written agreement of the Town of Claremont.</u>
c) Easement applies to ground surface level only, not exceeding a height of 3.0m from the ground level.

A consequential modification to advice note (e) is required in the event Council supports the deletion of condition 13 and modification of conditions 14 and 16. The advice note reads:

With regard to condition 13, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m^2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.

To ensure accuracy, the advice note should be amended (with modification underlined) to:

With regard to condition <u>16</u>, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m^2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.

Condition 29 and Advice Note J

A condition of the approval requires the development to achieve a 5 Star Green Star rating or equivalent. The purpose of the modified condition is in response to changes in the Green Star Rating Tool since the application was originally lodged in 2021 and approved in 2023. Changes to the tool are outlined in Attachment 6. The Town's Building Services department has advised the proposed modified wording to

condition 29 and advice note (j) is preferable as it references the appropriate tools. As such, the Town recommends Council support the modified wording (underlined) as per the following:

Condition 29:

> The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent standard against the Green Star Design and As-Built tool by the Green Building Council of Australia or a demonstrated equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July 2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.

Advice Note J:

> With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application. The applicable assessment standard is the Green Star Design & As-Built v1.2 tool.

Town Centre Precinct Structure Plan

As indicated above, the SPC meeting held 26 March 2024, the Town was directed to:

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'*
    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.*

Of note in the schedule of modifications referred to in the SPC's resolution, building heights and plot ratio limits were to be altered. The Town has undertaken an assessment on these considerations for the purposes of the section 31 reconsideration.

Building Height

In accordance with the requested modifications to the TCPSP, the subject site has a maximum building height of RAC1 as stipulated by the RDC Vol. 2. RAC1 allows for a maximum building height of 9 storeys. Further, the requested modifications remove reference to bonus heights within the TCPSP area, as such the subject site is permitted a maximum building height of nine storeys.

The building has a maximum proposed height of 19 storeys, which exceeds the maximum building height by 10 storeys. The TCPSP does not presently provide for bonus height, therefore the proposed variations must be considered against the relevant Element Objectives in the RDC Vol. 2.

Building Height – *"O 2.2.1 The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change."*

In this context, the 19-storey proposal is:

- Higher than the immediately adjacent Claremont Quarter development (equivalent of seven storeys)
- The TCPSP is being modified to allow maximum heights of nine storeys for adjoining sites, with no provision for bonus heights at this point.

Accordingly, the height does not appropriately respond to recently established and future height requirements identified for the town centre, and as a result the proposal does not meet Element Objective O 2.2.1. It is recommended the WAPC does not support the height of the development.

Plot Ratio

In accordance with the requested modifications to the TCPSP, the subject site has a maximum plot ratio of 3 as stipulated by the RDC Vol. 2 for the applicable R-AC1 coding. The maximum plot ratio floor area for the site is 5,853m^2. The building proposes a plot ratio of 6.15, or 12,002m^2, which exceeds the maximum permitted by a plot ratio of 3.15. The applicable RDC Vol. 2 Element Objective states:

Plot ratio – *"O 2.5.1 The overall bulk and scale of development is appropriate for the existing or planned character of the area."*

In this context the proposed plot ratio of 6.15 more than doubles the allocated plot ratio of 3 applicable to the site, resulting in an additional 6,149m^2 plot ratio floor space. While it is acknowledged that this requirement is not set at this point, the TCPSP is both 'certain' and 'imminent' given the SPC resolution on 26 March 2024. Accordingly, the plot ratio requirement should be given 'due regard' in the decision-making process.

Within the town centre area, no sites have been allocated a plot ratio greater than 3 at this point (noting that Amendment No. 1 to the TCPSP is likely to increase the plot ratio to 4). A plot ratio of 6.15 would be grossly out of context, even if the remaining sites within the town centre developed to their maximum capacity. It is recommended the WAPC does not support the plot ratio of the development.

FINANCIAL AND STAFF IMPLICATIONS

Staff time related to providing an updated recommendation to the decision maker, as invited by the SAT.

POLICY AND STATUTORY IMPLICATIONS

The planning framework has progressed significantly since the decision was made in June 2023. The WAPC should give 'due regard' to the 'imminent' and 'certain' TCPSP as part of their decision, in which case the application should be refused.

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

URGENCY

The Town must provide an updated recommendation to the decision maker not later than 5 August 2024. The WAPC must decide by 30 September 2024.

CONCLUSION

Based on the above, it is recommended that Council recommend the reconsidered application be refused. However, should the WAPC consider approving the modified application, it is recommended Council support the provision of the revised modified conditions as presented in this report. Noting the requirement for the WAPC to make a decision on the modified application by 30 September 2024, Council will not have another opportunity to provide further recommendations.

VOTING REQUIREMENTS

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

OFFICER RECOMMENDATION

THAT Council recommend to the Western Australian Planning Commission that the Application for 22 (Lot 50) St Quentin Avenue, Claremont should be reconsidered based on the Town Centre Precinct Structure Plan which is now certain and imminent and should be given due regard.

If the WAPC does not accept that position, then Council recommends refusal for the following reasons:

I. **The height and plot ratio proposed is inconsistent with the Town Centre Precinct Structure Plan.**
II. **The proposed development will have an undesirable impact on the built form outcomes for the town centre.**

If the WAPC does not accept that position, and decides to grant Development Approval as sought in the section 31 reconsideration request for Mixed-Use Development at Lot 50 (22) St Quentin Avenue, Claremont, it recommends the following conditions and advice notes modifying Development Approval SDAU-005-20:

- **Condition 2. The development is to be undertaken in accordance with the approved plans (date stamped XXX), and documents attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.**

- **Condition 3. Prior to the issue of a Building Permit, the applicant shall make payment to the Town of Claremont for the sum of $370,500 as cash-in-lieu of the assessed non-residential car parking bays shortfall which has not been provided on site, in accordance with the Town of Claremont's Payment in Lieu of Parking Plan.**

- **Condition 8. 'Residential Buildings' and 'Unhosted short-term rental accommodation' (and any other defined alternative term of this nature) are limited to apartments on levels 3, 4 and 5 of the development. Strata bylaws are to state that these accommodation types are only permitted on levels 3, 4 and 5. Prior to commencement of other accommodation uses, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the specific units, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.**

- **Condition 13. This condition to be deleted.**

- **Condition 14. Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the pedestrian link to the library (alfresco area), the Library Forecourt, Church Lane and Claremont Town Square, addressing the following matters:**
  - **I) The hours of public accessibility.**
  - **II) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development.**
  - **III) Ongoing maintenance and public liability; and**
  - **IV) Any other matter deemed relevant.**

  The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.

- **<u>Condition 16</u>. Prior to occupation of the development, an easement in accordance with Sections 195 and 196 of the *Land Administration Act 1997* for the benefit of the Town of Claremont are to be placed on the Certificate(s) of Title for the Claremont Town Square, Church Lane, pedestrian link to the library (alfresco area) and Library Forecourt (Easement area) as shown on plan and a deed of easement to specify management and maintenance of the Easement area by the Strata Company as agreed with the Town of Claremont. Notice of this easement (s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:**
  - **I) Enduring public access is permitted across the easement area.**
  - **II) Temporary and permanent obstructions that support the function of the easement area are permitted subject to the written agreement of the Town of Claremont.**
  - **III) Easement applies to ground surface level only, not exceeding a height of 3.0m from the ground level.**

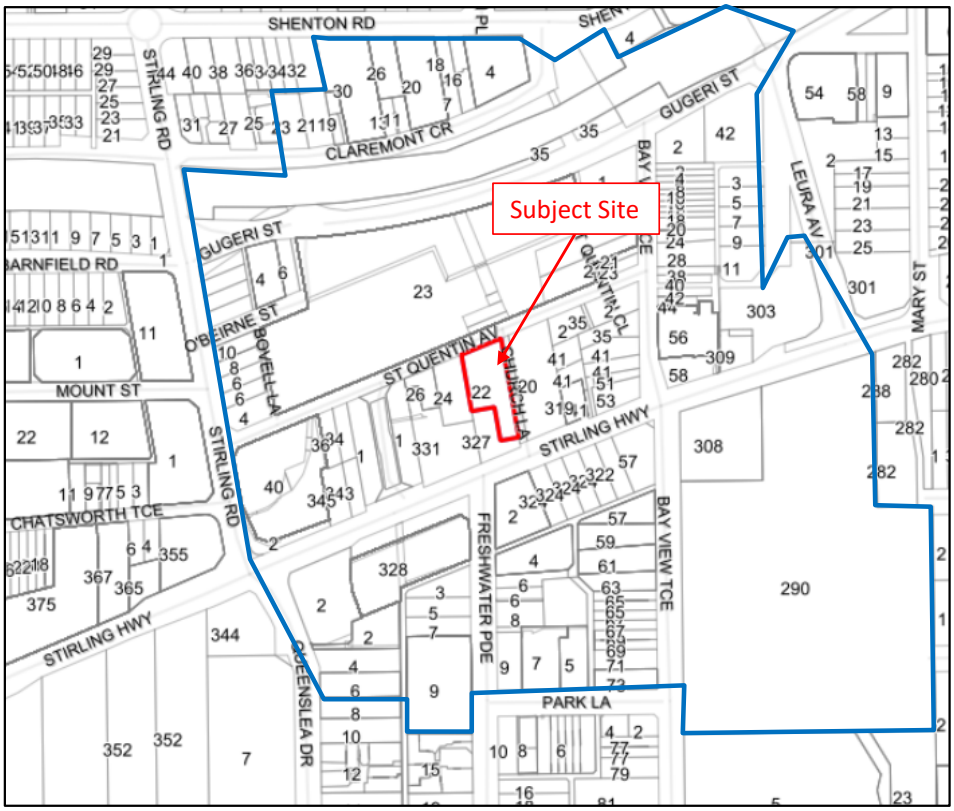
- **<u>Condition 29</u>. The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent standard against the Green Star Design and As-Built tool by the Green Building Council of Australia or a demonstrated equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.**

  Advice Notes amended from Development Approval:
  - **Note E: With regard to condition 16, the proposed pocket park (Library Forecourt) is to align with the development plans and relate to an area of approximately 160m^2, which is to be detailed at working drawing stage. The pedestrian link to the library located between the Library Forecourt and proposed building is proposed to be retained within the development site and access addressed as a community benefit.**
  - **Note J: With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application. The applicable assessment standard is the Green Star Design & As-Built v1.2 tool.**

Lot 50 (22) St Quentin Avenue, Claremont



Aerial: Lot 50 (22) St Quentin Avenue, Claremont



SDAU Original Consultation Area: Lot 50 (22) St Quentin Avenue, Claremont

Lot 50 (22) St Quentin Avenue, Claremont



Lot 50 (22) St Quentin Avenue, Claremont – view from Stirling Highway



Lot 50 (22) St Quentin Avenue, Claremont – view from St Quentin Avenue

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DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 02-Jul-2024 FILE SDAU-005-20

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2 July 2024

Chaiman
Western Australian Planning Commission
140 William Street
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To whom it may concern,

SDAU-005-20: PROPOSED DESIGN CHANGES AND CONDITION CHANGES POST APPROVAL

We refer to the approval granted by the Western Australian Planning Commission (**WAPC**) for SDAU-005-20, located at No. 22 St Quentin Avenue, Claremont. Following this approval, we request a reconsideration by the WAPC for the approval in relation to a number of approval conditions and design changes.

This letter has been split into two parts. The first relating to the requested condition changes, with the second relating to the requested design changes.

1. REQUESTED CONDITION CHANGES

The conditions requested to be changed through a reconsideration are specifically listed below:

- Condition 2
- Condition 3
- Condition 6
- Condition 8
- Condition 13
- Condition 14
- Condition 16
- Condition 29 (including Advice Note j)

The justification for these conditions are outlined below, in which it is explicitly stated how and why we request these to the be reconsidered. All conditions not listed below are not requested to be reconsidered.

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CONDITION 2

Original Condition:

> *The development is to be undertaken in accordance with the approved plans (date stamped 17 September 2021), and documents attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.*

New Condition:

> *The development is to be undertaken in accordance with the approved plans (date stamped ####), and documents attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage, to the satisfaction of the Western Australian Planning Commission.*

Justification:

Update reference to updated plan set. The plans have been updated to undertake minor spatial replanning within the basement to account for greater input of service engineers, re-configuration of Apartment G to enable the Bedroom to have a larger window on each floor between level 3 and 9, Apartment H (3x2) and Apartment I (1x1) merged in one large "family house" (now Apartment L (4x3) and documentation of lift over-run previously not documented on approved plans

The changes are detailed in Table 2 of this letter.

CONDITION 3

Original Condition:

> *"Prior to submission of the relevant building permit application, revised plans are to be submitted to the satisfaction of the Western Australian Planning Commission, which include the following modifications:*
>
> *a) reconfiguration of access arrangements at Basement Level 2 to share the use of these 41 car parking bays with both residential visitors and commercial tenancies; and*
> *b) retain a total of eight basement residential motorcycle bays and 10 shared basement motorcycle bays, with all remaining basement motorcycle bays to be reconfigured for bicycle parking and provision of suitable end-of-trip facilities."*

New Condition:

> *"Prior to the issue of an Occupancy Permit, the applicant shall make payment to the Town of Claremont for the sum of $117,000 as cash-in-lieu of the assessment car parking bays shortfall which have not been provided on site, in accordance with the Town of Claremont's Local Planning Policy 205 - Public Parking."*

Justification:

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The car parking rates set out in the Town of Claremont Local Planning Scheme No.3 (**LPS3**) that was gazetted in 1999 should be interpreted in the context of the current State Planning Policies and other policies of the Commission.

State Planning Policy 4.2 – Activity Centres (**SPP4.2**) defines Claremont as a 'Secondary' Centre. The main role and attribute is described as follows:

> *Secondary centres share some characteristics with strategic centres but serve smaller catchments and offer a more limited range of services, facilities and employment opportunities. They perform an important role in the regional economy and provide essential services to their catchments. Secondary centres with a rail station should be a focus for medium and high-density housing, employment growth and diversity of land uses.*

Based on Claremont's close proximity to the Perth 'Capital City', Fremantle 'Strategic Centre' and UWA/QE2 'Specialised Centre', as well as this foundation on a heavily rail station, the most comparable centres are the Subiaco and Leederville 'Secondary' centres.

Both Subiaco and Leederville constrain their parking for non-residential land uses. Leederville applies a minimum of 0 bays and a maximum of 1 bay per 75 sq.m, and Subiaco applies the rates generally recommended by the WAPC's draft guidance document 'Car parking requirements for non-residential land uses in Perth and Peel'. As such, a more contemporary parking assessment is required.

Based upon the WAPC's draft guidance document 'Car parking requirements for non-residential land uses in Perth and Peel' (**Guidance Document**) and recent decision making by the WAPC in the Claremont Town Centre, a more appropriate Commercial Parking Rate of 1 bay per 100sq.m of floor area has been proposed and outlined below.

The proposal has a total of 1,749 sq.m of commercial floor area, resulting in a default requirement of 17 bays (17.49 bays). The proposal has provided 17 bays, resulting in compliance with the 17 bays provided. We note that it was suggested that the alfresco areas be included in the car parking consideration, however, the Guidance Document is clearly design around the use of 'Floor Area'. Whilst it is not defined in the document, the Model Provisions defined is as follows:

> *"floor area has meaning given in the Building Code."*

The relevant portion of the BCA definition is as follows:

> *"the area of all floors of that storey measured over the enclosing walls, and includes the area of a mezzanine within the storey, measured within the finished surfaces of any external walls;"*

Therefore, it is clear that the alfresco areas are not intended to be included in the calculations, and the development is fully compliant with non-residential and residential car parking bays.

Table 1 on overleaf demonstrates the parking allocation for the proposal.

Whilst the proposal is compliant with residential parking, there has been a decision not to provide visitor parking bays based on technical advice from WSP (refer **Appendix C**). A total of 80 dwellings are proposed, resulting in a requirement of 11 residential visitor bays under State Planning Policy 7.3 Volume 2 (**R-Codes**).

It is noted that the element objective for Car Parking under the R-Codes states:

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Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.

The proposal meets the requirement of the residential tenant parking, it simply seeks to apply a restrained approach to visitor parking, and clearly meets the locational requirements of the element objective.

Two visitor bays are provided that will be managed so they are available to trades and services to support the operation and servicing of the tenants within the building, which have been provided in alignment with the provided WSP Advice (refer **Appendix C**). Based on this advice, and extensive experience across comparable centres – we are strongly of the view that no visitor parking is needed or should be provided. Regardless, we are willing to negotiate in order reach a mutually acceptable position. Based on the Town of Claremont' LPS3 there are reductions available for certain attributed of the development, whist this it intended for non-residential development – it does provide a logical guidance for a means of providing reduction.

Car Parking Concession	Performance Criteria	Achieved
5%	The proposed development is within 400m of a rail station and customers/staff are likely to use the train to access the development.	☒
5%	The proposed development is within 100m of a stop on a high frequency bus route and customers/staff are likely to use the bus to access the development.	☒
5%	The proposed development is within 400m of a public car park.	☒
5%	The proposed development provides 10 bicycles bays or more and where 'end-of-trip facilities' are provided as recommended under a Local Planning Policy adopted under the provisions of the Scheme and customers/staff are likely to use bicycles to access the development.	☒
5%	The proposed development is located within Town Centre or Local Centre zone and provides a public benefit, compliments the character of the zone and does not adversely impact the amenity of the locality.	☒
5%	Where the building/place is listed on the Town's Heritage List, Municipal Inventory or the State Register of Heritage Places (subject to the building or place being conserved to the satisfaction of Council).	☐
5%	The proposed development contains parking controls which monitor and control use through boom-gates (or similar) and ticket issuing machines	☒

Based upon achievement of 6 out of 7 of the Performance Criteria, a reduction of 30% could be applied to the 9 visitor bays that are not provided. When considering the above, a **final shortfall is calculated via the below equation**.

(9 bay shortfall x 30% concession) = 6 bay total shortfall

We propose to accommodate this 6-bay shortfall via a cash in lieu payment. The Town of Claremont has a Payment in Lieu of Parking Plan that was prepared in accordance with the 'manner and form' prescribed by the WAPC, which seeks to incentivise cash-in-lieu to fund public parking in areas identified on the periphery of the town centre. This aligns with the object of the draft Claremont Town Centre Precinct Structure Plan which states:

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> 'To encourage development of parking station to be developed on the periphery of the centre to assist in alleviating excessive traffic intrusion and congestion in the Town Centre'.

The assigned rate is $19,500 per bay, which generates as total cash in lieu payment of $117,000 and is to be paid prior to occupancy, in alignment with recent WAPC decision making.

Refer **Appendix D** for revised R-Code Assessment and **Appendix F** for a revised Traffic Impact Assessment,

Table 1 - Proposed Car Parking Allocation

Building Level	Total Number of Car Bays	Land Use Allocation	Ancillary Transport Bays
Basement 1	38 Car Bays	2 Trades Bays	-
		17 Commercial Bays	
		19 Residential Bays	
Basement 2	41 Car Bays	41 Residential Bays	13 Micro-Mobility Bays
Basement 3	41 Car Bays	41 Residential Bays	13 Micro-Mobility Bays
Basement 4	42 Car Bays	42 Residential Bays	5 Motorcycle/Scooter Bays
			13 Micro-Mobility Bays
Total	162 Car Bays	2 Trades Bays	39 Micro-Mobility Bays
		142 Residential Bays	5 Motorcycle/Scooter Bays
		17 Commercial Bays	

CONDITION 8

Original Condition:

> *Residential Buildings within the development should not exceed a total plot ratio area of 1560m2, as required by Local Planning Scheme No 3. Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the cumulative total plot ratio for Residential Buildings, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.*

New Condition:

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> *Residential Buildings within the development are limited to apartments on levels 3, 4 and 5. ~~should not exceed a total plot ratio area of 1560m2, as required by Local Planning Scheme No 3.~~ Prior to commencement of the Residential Building use, a Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice of the Town of Claremont. The plan is to detail the specific units ~~cumulative total plot ratio for Residential Buildings~~, parking access and management, method of booking, management of noise/other disturbances, complaints management, guest protocols and code of conduct.*

Justification:

Allow for AirBnB (or similar) to be limited/controlled to specific floors. This helps with management and expectations of future buyers about the ability for the short term rental of the apartments, most particularly it is about explicit prohibition of the AirBnB in the levels above 5. It is anticipated that that most owners will not take advantage of the ability to use the apartment for this purpose, so is extremely unlikely to get anywhere near 1,560 sq.m as originally conditioned. The revised working simply provide greater practicality of application.

Parking rates for dwellings on levels 3, 4 and 5 have been calculated at the Residential Parking rate as opposed to Residential Building (AirBnB or similar) parking rates. This is due to the fact that dwellings across the aforementioned levels are to be for Residential purposes as its primary use, however have been allocated the 'Residential Buildings' use for future owners to 'opt in' and provide the use at their discretion. As such, the residential dwelling rate is most appropriate as it is most likely that the dwellings will be utilised for that purpose.

CONDITION 13

Original Condition

> *Prior to occupation of the development, in accordance with the approved plans, the pocket park depicted as "Library Forecourt" on the development plans date stamped 17 September 2021, is to be to be legally amalgamated, free of cost, into Lot 51 Stirling Highway, Claremont (Community Hub/library) with its use limited as an area of open space for community benefit; or such other alternative, at the expense of the owner to the satisfaction of the Western Australian Planning Commission, on advice from the Town of Claremont.*

Condition to be deleted.

Justification:

This condition is to be removed, with its purpose and action to be combined with Condition 16 to provide a singular public access easement. The need to utilise the space for subterranean stormwater discharge has necessitated the need for the land to remain in the same ownership as the rest of the building, and the public access retained by the building to ensure the requirement for public access is maintained in peripety. This will also transfer maintenance and other costs away from the Town.

The justification for its combination has been included under Condition 16.

CONDITION 14

Original Condition

Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the proposed pedestrian link along Church Lane and Claremont Town Square expansion, addressing the following matters:

a) The hours of public accessibility;
b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development;
c) Ongoing maintenance and public liability; and
d) Any other matter deemed relevant.'

The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.

New Condition:

Prior to occupation of the development, a Community Benefits Management Plan shall be developed for the pedestrian link to the library (alfresco area), the Library Forecourt, Church Lane and Claremont Town Square, addressing the following matters:

a) The hours of public accessibility;
b) The manner that these benefits are made available to the public and Claremont community in perpetuity for the life of the development;
c) Ongoing maintenance and public liability; and
d) Any other matter deemed relevant.'

The Plan shall be submitted to the Western Australian Planning Commission for approval, be implemented and adhered to all and be distributed to nearby landowners and occupiers for information purposes, to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.

Justification:

Condition has been amended to align with condition 13 to include additional public easement over the library forecourt, as it is no longer being ceded. The reason for this portion of the site to no longer be ceded to the Town of Claremont is that it has been found to be required to host the proposed development's Stormwater infrastructure. Detail on this area and its system is identified in **Appendix A** and is explained further in Condition 16 justification.

CONDITION 16

Original Condition:

Prior to occupation of the development, the owner shall register on the Certificate of Title for the lot(s) a restrictive covenant, to the benefit of the local government, for all proposed lot(s) that contain a local community benefit being the Claremont Town Square expansion area, pedestrian link to library and along Church Lane as depicted on the development plans dated 17 September 2021. The restrictive covenant is to state:

a. Details of the community benefit;

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b. The use of the lot is restricted to the approved community benefit, unless otherwise approved by the local government; and
c. The operation of the approved community benefit is subject to a legal agreement that shall be implemented and adhered to at all times.

Notice of this restriction is to be included on the diagram or plan of survey (deposited plan). The restrictive covenant is to be registered at the owner's expense to the satisfaction of the Western Australian Planning Commission on advice from the Town of Claremont.

New Condition:

Prior to occupation of the development, an easement in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the Town of Claremont are to be placed on the Certificate(s) of Title for the Claremont Town Square, Church Lane, pedestrian link to the library (alfresco area) and Library Forecourt (Easement area) as shown on plan and a deed of easement to specify management and maintenance of the Easement area by the Strata Company as agreed with the Town of Claremont. Notice of this easement (s) is to be included on the diagram or plan of survey (deposited plan). The easement is to state as follows:

a) Enduring public access is permitted across the easement area.
b) Easement applies to ground surface level only, not exceeding a height of 3.0m from the ground level.

Justification:

Easement provided in favour of restrictive covenant to allow for more tailored use in line with intent, as well and ensure that liquor licencing and full use of the al fresco areas is permitted. Limitations to height of easement added to acknowledge the colonnade space and building above. The easement is to be expanded to include the Library Forecourt area, previously addressed through a Restricted Covenant in Approval Condition 13. This is a logical simplification of the approval conditions, amalgamating two potential easement into a singular easement.

The Stormwater Management system has undergone detailed design following the June 2023 approval, particularly in relation to the approved Condition 13. During the assessment process, a memo was provided to the SDAU on request by the officers regarding Stormwater management and collection.

The Memo, dated 27 June 2022, stated that the ground conditions were understood throughout the entire subject site, and that a final design solution will be generated in conjunction with the Civil/Structural engineer. It was at this stage that there was no discussion regarding the ceding of the Library Forecourt Pocket Park to the Town of Claremont, and it was assumed the Library Forecourt would be available for infiltration.

Following the above, it was only until after the submission of the aforementioned Memo that discussions were held with the Town and subsequently the SDAU regarding the ceding of the land. The capacity for the site to manage stormwater without the Library Forecourt deep soil area (free ground area) was not investigated.

Following the approval, as part of the detailed documentation process for the development, the site's stormwater disposal has been undertaken by Stantec in which has ratified that the as-lodged stormwater management system is required to successful discharge stormwater. This system requires the retention of the Library Forecourt as a 'free ground area' in which in ground stormwater cells are

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located. By providing the infiltration system just under the natural ground surface level there is typically no issues with ground water, with only the need to avoid any potential shallow feature footings (such as sculptures) or deep root tree zones. A Technical Note is provided by Stantec in Appendix A.

As such, it is necessary that the Library Forecourt area as shown on plan is retained in private ownership to ensure the safe and effective ability to manage stormwater discharge. It is then proposed that Condition 13 be revised so that the area is retained in private ownership for the purposes as described above, however is the subject to the placement of Public Access easement.

There is no tangible change to the development outcome as the space will remain freely accessible to the public at large to enjoy and pass through, whilst maintenance and liability remains with the development subject to this approval.

The landscape plan has been updated to demonstrate that the landscaping outcome is not impacted/fettered by the introduction of subsoil drainage in the library forecourt area. For any person passing through or dwelling in this space, the quality of the outcome is unchanged, and in fact the tenure would not be discernible to someone enjoying the place.

This change will subsequently require **Advice Note E** to be amended, removing the reference to **Condition 13** and replacing it with **Condition 16**.

CONDITION 29

Original Condition:

> *The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July 2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.*
>
> *Advice Note j:*
>
> *With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application.*

New Condition:

> *The development is designed and constructed to achieve 5 Star Green Star design rating or equivalent standard against the Green Star Design and As-Built tool by the Green Building Council of Australia or a demonstrated equivalent. All recommendations contained within the Sustainable Design Strategy date-stamped 7 July2021, prepared for this development by Stantec, are to be implemented in full. Prior to the submission of the relevant building permit application(s), the applicant is to submit an updated sustainability report confirming the final green star strategy that will guide the construction stage and further demonstrate an equivalent sustainable design rating is to be achieved.*
>
> *Advice Note j:*

URBIS

With regard to condition 29, where relevant, elements of the Sustainability Report should be clearly reflected in documentation and plans submitted with the building permit application. The applicable assessment standard is the Green Star Design & As-Built v1.2 tool.

Justification:

The has entered into the detailed documentation phase whereby the consultant team guiding the development has been established and commenced work on the working drawings to progress towards a building permit.

It has been identified that the green-star rating tool has changed since the plans were developed and approval sought. It is still very much the commitment to achieve 5-star Green Star rating in accordance with the Stantec Sustainable Design Strategy date-stamped 7 July 2021 (as reference in the condition, however we are seeking a minor rewording to the condition that confirmed the standards apply as at the time of the reporting (on which the detailed documentation has commenced).

In response to the above being discussed, Stantec have prepared a technical note summarising the changes to the Green Star rating system and the proposed approach to achieving a 5-Star Green Star rating through the criteria as proposed. This is attached in **Appendix B**.

As such, a revised Condition 29 and accompanying advice note is proposed and outlined above.

2. REQUESTED DESIGN CHANGES

The below Table 2 outlines the requested design changes sought for the proposal post approval. The revised Architecture Plans are Attached in **Appendix A**.

Table 2 - Requested Design Changes for Reconsideration

Amendment Number as Depicted on Plan	Amendment Change
Basement 4	
B4.1	Service areas no longer required following detailed input of servicing engineers. Replace with Residential Stores and bicycle storage.
B4.2	Service areas no longer required following detailed input of servicing engineers. Motorcycle/Scooter Bays reduced. Replace with Micro-mobility storage with charging facilities and Stores.
B4.3	Loss of a residential bay to accommodate commercial lift to basement. Sufficient residential parking supply to allow for amenity increase.
Basement 3	
B3.1	Service areas no longer required following detailed input of servicing engineers. Replace with Residential Stores and bicycle storage.

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Amendment Number as Depicted on Plan	Amendment Change
B3.2	Service areas no longer required following detailed input of servicing engineers. Motorcycle/Scooter Bays reduced. Replace with Micro-mobility storage with charging facilities and Stores.
Basement 2	
B2.1	Service areas no longer required following detailed input of servicing engineers. Replace with Residential Stores and bicycle storage.
B2.2	Service areas no longer required following detailed input of servicing engineers. Motorcycle/ Scooter Bays reduced. Replace with Micro-mobility storage with charging facilities and Stores.
Basement 1	
B1.1	Removal of turn bay in accordance with guiding regulations. Replacement with additional car bay.
B1.2	Allocation of two visitor bays to be dedicated 'Trades Bays' following the recommendation of WSP. The Parking Managaement Plan will discuss the division of these bays between use for trades/service and visitors.
B1.3	Removal of boom gate due to access limitation at entry.
B1.4	Reduction of 1 ACROD bay in accordance with guiding regulations. Replacement with additional car bay.
B1.5	Service areas are reduced as stated above. Replace with Residential Store and bicycle storage.
B1.6	Motorcycle/ Scooter Bays relocated. Replace with Substation, LV Switch Room and a Cable Transfer Room (relocated from Ground Level).
Ground Level	
	No Changes
Mezzanine 1	
	No Changes

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Amendment Number as Depicted on Plan	Amendment Change
Level 1	
	No Changes
Mezzanine 2	
	No Changes
Level 2	
	No Changes
Levels 3-9	
L3-9.1	Re-configuration of Apartment G to enable the Bedroom to have a larger window.
Levels 10-15	
L10-15.1	Apartment H (3x2) and Apartment I (1x1) converted in one large “family house”- Apartment L (4x3). This introduces a new dwelling type, whilst also responding to the Department’s request for greater car parking alignment. As such, the proposal demonstrates greater compliance with SPP 7.3 (refer **Appendix D** for revised R-Code assessment).
Level 16	
16.1	*No Changes*
Roof	
R.1	Lift over-run included following Oversight from approved plans.

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3. CONCLUSION

We look forward to your reconsideration in relation to the above. However, if you have any questions in the meanwhile, please contact me on the details below.

Yours sincerely,



Tim Dawkins
Director
+61 8 9346 0511
tdawkins@urbis.com.au

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APPENDIX A REVISED DEVELOPMENT PLANS

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APPENDIX B STORMWATER TECHNICAL NOTE BY STANTEC

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APPENDIX C WSP PARKING MEMO

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APPENDIX D REVISED RCODE ASSESSMENT

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APPENDIX E TECHNICAL NOTE BY STANTEC SUMMARISING THE CHANGES TO THE GREEN STAR RATING SYSTEM

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APPENDIX F REVISED TRANSPORT IMPACT ASSESSMENT

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APPENDIX G REVISED LANDSCAPE PLAN

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APPENDIX H REVISE GREEN TRAVEL PLAN

Stantec

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 02-Jul-2024 FILE SDAU-005-20

Technical Note

To:	Kuraland	**Attention:**	Kenny Lim
Project:	22 St Quentin Ave, Claremont	**Project No:**	301251630
From:	Troy Markovic	**Date:**	06/10/2023

Revision Schedule

Revision No.	Date	Description	Prepared by
001	06/10/2023	Preliminary Issue	TRM

RE: 22 St Quentin Ave Claremont - Site Stormwater Infiltration Design

1. Introduction

This technical notice has been prepared to detail the design process to date for the stormwater disposal for the proposed development at 22 St Quentin Ave Claremont. The notice is intended to advise on the current site constraints, the design process to date and the best current proposed design for the development. All building information provided is taken from the schematic design drawings and is subject to change for the final building design. Note that this report is not a stormwater management plan and does not take into account overland flood paths or flood levels with respect to the building design.

2. Design Calculations

2.1 Building Areas and Dimensions

The current proposed site is 1952m^2 with approximately 1,700m^2 of roofed area and 252m^2 of paved area, note that terrace areas on upper levels are considered 'roofed areas' for the calculations listed within this report as they are required to be designed to a 1:100 ARI event to prevent stormwater ingress into the building.

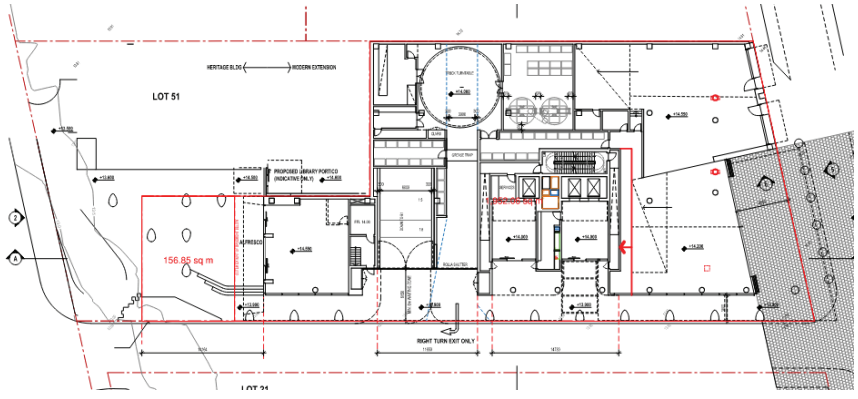


Figure 1: Ground Floor Plan (Schematic Design)

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Stantec Technical Note

The building has a ground floor nominated at 14.00m AHD with 4 basement levels. Basement 4 level is currently nominated at 1.6 m AHD with a raft slab of 0.9m thickness provisionally nominated, indicating that the underside of the raft slab will be at approximately 0.7m AHD.

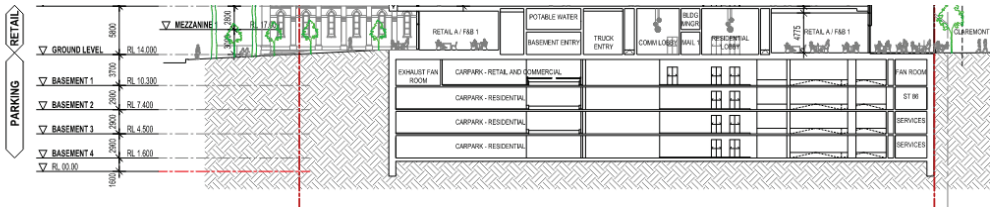


Figure 2: Building Section Showing Ground Level and Basements

2.2 Site Soil Conditions and Ground Water

Data taken from https://maps.water.wa.gov.au/Groundwater/ indicates that the ground water is between 0.4m AHD to 0.08m AHD using 2019 data with the natural ground surface at approximately 13.84m AHD. A geotechnical report from a nearby site indicates that the ground is mainly sandy soils with infiltration rates at approximately 3 m/day. As part of the design process it is expected that an updated geotechnical investigation is undertaken for this site, with this updated data fed back in to the design and the stormwater disposal system resized to adequately address the accurate onsite conditions.

2.3 Critical Storm Volume

Using 3mm/day infiltration rate and the building areas listed in section 2.1 while comparing to the below average rainfall intensity values (ARI) we get the following critical storm tables.

Storm Duration	1 min	2 min	3 min	4 min	5 min	10 min	15 min	20 min	25 min	30 min	45 min	1 hour	1.5 hour	2 hour
Annual Exceedance Probability (1%)	267	226	204	187	173	127	102	86.3	75.4	s67.4	52.4	43.8	34.2	28.8
Storm Duration	**3 hour**	**4.5 hour**	**6 hour**	**9 hour**	**12 hour**	**18 hour**	**24 hour**	**30 hour**	**36 hour**	**48 hour**	**72 hour**	**96 hour**	**120 hour**	**144 hour**
Annual Exceedance Probability (1%)	**22.7**	17.8	15	11.6	9.58	7.16	5.73	4.78	4.1	3.2	2.26	1.79	1.52	1.36

Figure 3: IFD Design Rainfall Intensity (mm/hr)

The critical storm table on the next page highlights in blue the stormwater volumes in m^3 which are the critical storm values for the respective infiltration rates in m^2. These storm durations are used for each respective system infiltration area, what occurs with either low infiltration areas or soil infiltration rates is that the longer but less intense storms can slowly overload a stormwater infiltration system as opposed to a high intensity storm but for only a short duration which can be contained with capacity and then infiltrated before the next high intensity storm event.

Stantec

Technical Note

		Infiltration Area (m^2)															
		0	10	15	20	30	40	45	50	60	70	80	90	100	120	140	160
Storm Time	5 min	28.20	28.09	28.04	27.99	27.88	27.78	27.73	27.68	27.57	27.47	27.36	27.26	27.15	26.95	26.74	26.53
	10 min	41.40	41.19	41.09	40.98	40.77	40.56	40.46	40.36	40.15	39.94	39.73	39.52	39.31	38.90	38.48	38.06
	15 min	49.87	49.56	49.40	49.25	48.94	48.62	48.47	48.31	48.00	47.69	47.37	47.06	46.75	46.12	45.50	44.87
	20 min	56.26	55.85	55.64	55.43	55.01	54.60	54.39	54.18	53.76	53.35	52.93	52.51	52.10	51.26	50.43	49.60
	25 min	61.44	60.92	60.66	60.40	59.88	59.36	59.10	58.84	58.32	57.80	57.28	56.76	56.24	55.19	54.15	53.11
	30 min	65.91	65.29	64.97	64.66	64.04	63.41	63.10	62.79	62.16	61.54	60.91	60.29	59.66	58.41	57.16	55.91
	45 min	76.86	75.93	75.46	74.99	74.05	73.11	72.64	72.18	71.24	70.30	69.36	68.43	67.49	65.61	63.74	61.86
	1 hour	85.66	84.41	83.79	83.16	81.91	80.66	80.04	79.41	78.16	76.91	75.66	74.41	73.16	70.66	68.16	65.66
	1.5 hour	100.33	98.46	97.52	96.58	94.71	92.83	91.90	90.96	89.08	87.21	85.33	83.46	81.58	77.83	74.08	70.33
	2 hour	112.65	110.15	108.90	107.65	105.15	102.65	101.40	100.15	97.65	95.15	92.65	90.15	87.65	82.65	77.65	72.65
	3 hour	133.19	129.44	127.56	125.69	121.94	118.19	116.31	114.44	110.69	106.94	103.19	99.44	95.69	88.19	80.69	73.19
	4.5 hour	156.66	151.03	148.22	145.41	139.78	134.16	131.35	128.53	122.91	117.28	111.66	106.03	100.41	89.16	77.91	66.66
	6 hour	176.02	168.52	164.77	161.02	153.52	146.02	142.27	138.52	131.02	123.52	116.02	108.52	101.02	86.02	71.02	56.02
	9 hour	204.19	192.94	187.31	181.69	170.44	159.19	153.56	147.94	136.69	125.44	114.19	102.94	91.69	69.19	46.69	24.19
	12 hour	224.84	209.84	202.34	194.84	179.84	164.84	157.34	149.84	134.84	119.84	104.84	89.84	74.84	44.84	14.84	-15.16
	18 hour	252.06	229.56	218.31	207.06	184.56	162.06	150.81	139.56	117.06	94.56	72.06	49.56	27.06	-17.94	-62.94	-107.94
	24 hour	268.96	238.96	223.96	208.96	178.96	148.96	133.96	118.96	88.96	58.96	28.96	-1.04	-31.04	-91.04	-151.04	-211.04
	30 hour	560.92	485.92	448.42	410.92	335.92	260.92	223.42	185.92	110.92	35.92	-39.08	-114.08	-189.08	-339.08	-489.08	-639.08
	36 hour	288.68	243.68	221.18	198.68	153.68	108.68	86.18	63.68	18.68	-26.32	-71.32	-116.32	-161.32	-251.32	-341.32	-431.32
	48 hour	300.41	240.41	210.41	180.41	120.41	60.41	30.41	0.41	-59.59	-119.59	-179.59	-239.59	-299.59	-419.59	-539.59	-659.59
	72 hour	318.25	228.25	183.25	138.25	48.25	-41.75	-86.75	-131.75	-221.75	-311.75	-401.75	-491.75	-581.75	-761.75	-941.75	1121.75
	96 hour	336.08	216.08	156.08	96.08	-23.92	-143.92	-203.92	-263.92	-383.92	-503.92	-623.92	-743.92	-863.92	1103.92	1343.92	1583.92

Figure 4: Critical Storm Event and Infiltration Cell Volumes (m^3)

2.4 Discharge Flow Rates and Storage Volumes

From the Critical Storm Event and Infiltration Cell Volumes table was can extract the following critical storm cell volumes for the respective infiltration areas:

Infiltration Area (m^2)	0	10	15	20	30	40	45	50
Cell Volume (m^3)	560.92	485.92	448.42	410.92	335.92	260.92	223.42	185.92
Infiltration Area (m^2)	60	70	80	90	100	120	140	160
Cell Volume (m^3)	136.69	125.44	114.19	108.52	101.02	89.16	80.69	73.19

Figure 5: Final Stormwater Cell Volumes for Infiltration Areas

For site discharge flow rate the 5 minute storm duration at 1% annual exceedance probability is used for roof areas which is 173mm/hr and for paved areas the 5% AEP equalling 129mm/hr is used. This equates to a total site maximum stormwater flow rate of 90.72 L/s which will be used for any discharges to offsite stormwater system calculations.

3. Stormwater Disposal Methods

3.1 Local Council Discharge

Depending on the local council and site location there can be an option to connect to the street local council stormwater network to enable offsite stormwater disposal. These agreements typically require a detention tank to handle high intensity storm flow rates and volumes, with a limited rate discharge to the off site system via orifice plate or pump station. From discussions during the projects previous schematic design stage in 2020 the Town of Claremont was approached to look at offsite stormwater disposal in which this option was denied requiring all stormwater to be disposed of onsite.

3.2 Onsite Infiltration Basement Level

Typically for onsite stormwater disposal for medium rise projects Stantec Australia places stormwater soak wells under the building in between the buildings footings / base structural elements as this allows for an efficient build process, while allowing for sites to be wholly built upon without requiring unbuilt space dedicated for stormwater infiltration systems.

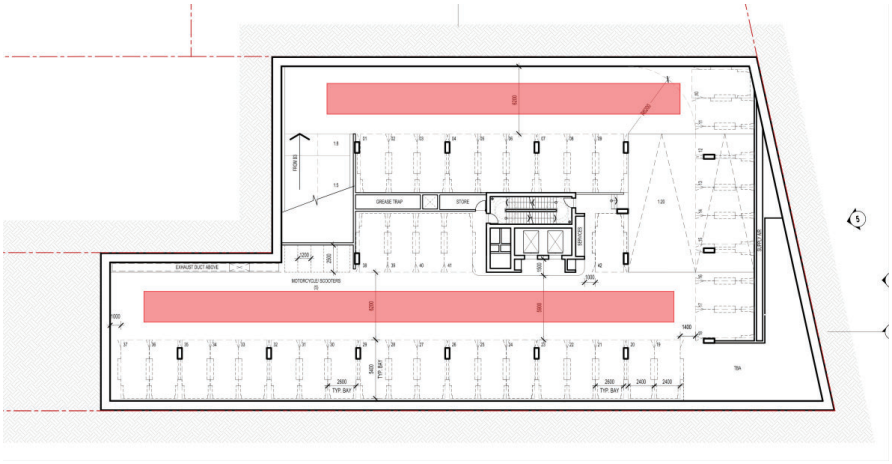


Figure 6: Basement 4 In Ground Stormwater Disposal Zones (Highlighted in Red)

The two main issues when placing these cells underneath buildings especially with basement levels are ground water heights and changing soil conditions which leads to reduced infiltration rates deeper into the ground. Underground natural structures such as limestone formations, deep clayey soils and hard rock all create extremely low infiltration rates which requires large stormwater cell volume increases to compensate for the reduced infiltration rates. A supplemental geotechnical investigation is requested if under building cells are designed when the site is fully excavated to confirm the infiltration rate and non-existence of any problematic underground natural structures.

Ground water levels are a concern if the infiltration cells are placed within the potential ground water level, as the capacity of the cells is compromised during high ground water levels, which occurs typically at the same time of year as the most intense storm events (July and August). By placing an infiltration cell within ground water it does not impact the infiltration rate as any additional stormwater within the cell will push out into the surrounding ground water, it does however impact the cells capacity and thus capability to handle intense storm events. Due to the high variability of ground water levels and the reduced performance of ground water pre-filled stormwater disposal systems, Stantec Hydraulics does not consider stormwater disposal systems within ground water levels an acceptable design and as such we will not certify any design where this occurs.

For our development the expected ground water level at its highest point is expected to be around 0.4m AHD. This is also coupled with the de-risking expected with geotechnical reports which will report that the highest recent ground water level may be at a certain height, but will advise the “ground water design level” is a few meters higher than this highest recorded value to take into account any future ground water level changes over the life of the building and climate change considerations. Any stormwater disposal system underneath the basement level will start at 0.5m AHD and down, which will not be feasible for this development for an effective stormwater disposal system and is in danger of not achieving design compliance from Stantec or the building certifier.

3.3 Onsite Infiltration Ground Level

For developments where free ground area exists which does not contain building construction either above or below creates a perfect spot to provide in ground infiltration system. These free ground areas are typically communal or landscaped areas which also benefit by having in ground stormwater cells as the infiltration of water throughout these areas promotes soil wetness which assists in landscaping upkeep. By providing the infiltration system just under the natural ground surface level there is typically no issues with ground water, with only the need to avoid any potential shallow feature footings (such as sculptures) or deep root tree zones.

At 22 St Quentin Ave there is a zone identified to the south of the building which is not built upon which would be the perfect candidate for a ground level stormwater infiltration system, this area has been highlighted in red in the snapshot below. Note that these stormwater cells will require 2 -3 access shafts to surface level for maintenance purposes and that for the interest of the building this area will need to be considered part of the building lot to satisfy the arrangement that the stormwater is disposed of “on-site”.

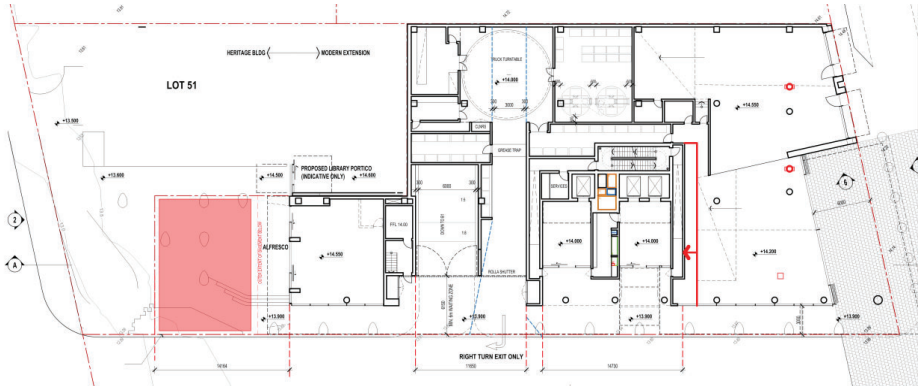


Figure 7: Ground Level Area Nominated for Stormwater Disposal System (Highlighted in Red)

Stantec Technical Note

4. Proposed Design Details

4.1 Soak Wells

Historically soak wells were the cheapest and simplest stormwater disposal system however their drawbacks were that they are a very inefficient use of infiltration area and volume vs overall ground area required due to the spacing naturally required between adjacent soak wells. Recently however due to the high labour demand to handle multiple soak wells coupled with increasing labour costs, as well as the reduction in cost of the other infiltration options has meant that soak wells are no longer the preferred option for developments.

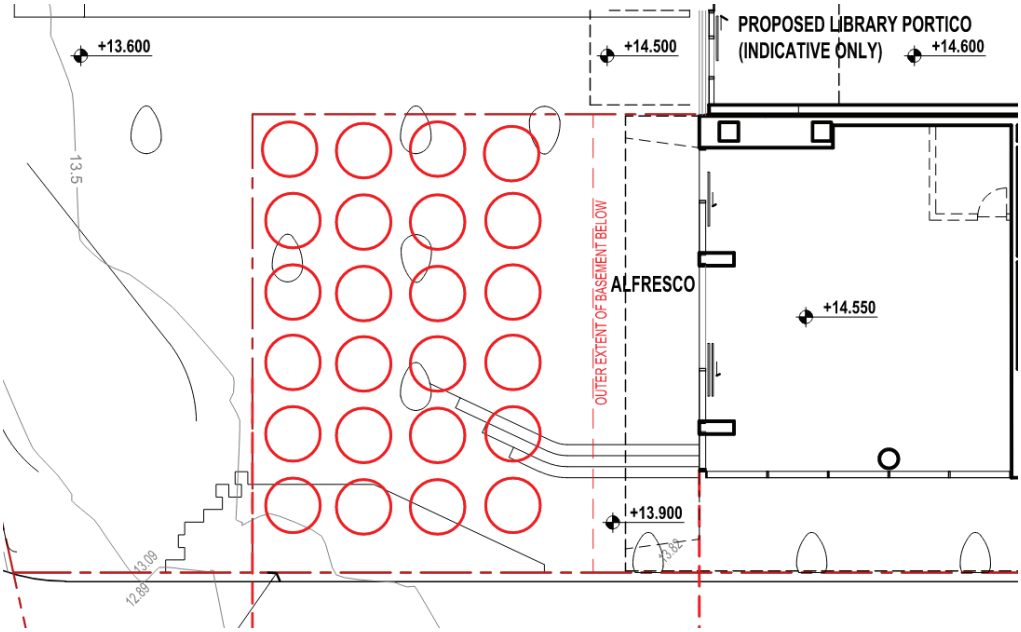


Figure 8: Nominal 24 * 1800mmØ Soak Well Layout at Ground Level Area

For the ground level area nominated a maximum of 24 * 1800mmØ soakwells can be installed not taking into account deep planter zones or above ground features that may prevent soakwell placement. This will mean that approximately 61m^2 total infiltration area is provided, requiring a total storage volume of 137 kL, which means each soak well within a 24 bank will need to be 2.3 meters deep to meet the storage amount. Any reduction of the number of soak wells within the system to avoid above ground elements or root zones will mean that all the remaining soak wells will need to get deeper to account of the volume and infiltration rate reduction by removing a soak well. Due to the relative cost of the deep soakwells and the visual impact it will have at ground level allowing for access into each soakwell, the soakwell option is not preferred for this development.

4.2 Stormtech Chambers

An alternative to soak wells are stormwater infiltration chambers which offer a much higher infiltration area per volume unit and are most efficient when there is a high infiltration rate layer of soil, with a less than ideal infiltration rate soil layer deeper underground. They can also overcome soils which vastly change in permeability at the same depth by spreading the stormwater volume over a larger area allowing higher permeability soils to take more of the disposal load. The drawbacks of these systems is that they are most efficient in long and straight arrangements and that using them in short and irregular shaped areas dramatically decreases their efficiency in both stormwater performance and installation.

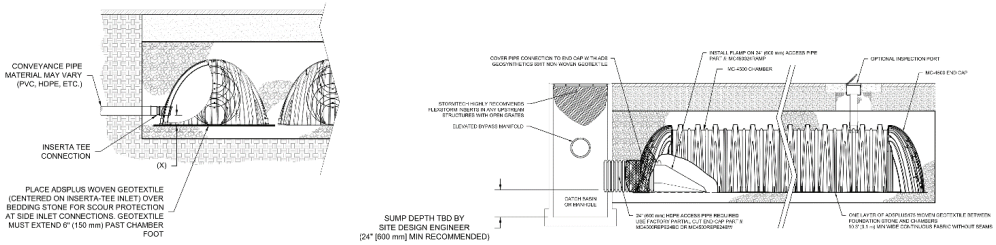


Figure 9: Typical Stormtech Chamber Detail

For the 22 St Quentin Ave Development the area nominated at ground level allows for three large chambers approximately 13 metes long which gives us an effective infiltration area of approximately 90 sqm. Using Figure 5 and a value of 90 sqm we would require a stormwater detention volume of 108.5 kL in order to contain our critical storm event. The chambers in the below configuration provides 138 kL of total volume within the chamber void and additional void spaces in the surrounding stone infill which satisfies the critical storm volume requirement. The major drawback to using the chmaber option is that any clashing element will need to be placed in between each chamber gap, limiting the placement of deep root trees and feature footings.

4.3 Stormwater Infiltration Cell

Previously only extensively used in civil applications for road reserve drainage cells but over the last 10 years stormwater infiltration cells have become more popular in the building sector. The cells can be used as either stormwater infiltration or detention tanks as the cells can be installed with either a non permeable or permeable wrap as required. Some suppliers also use recycled plastics in their cells which has driven down the cost of these cells dramatically and installation is extremely simple as the cells come flat packed from the supplier and are 'clicked' together onsite, with a wrap applied around the cell to finish.

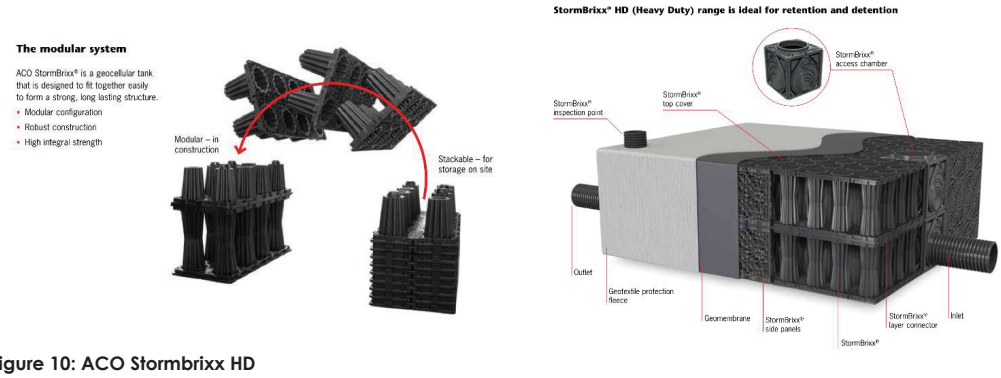


Figure 10: ACO Stormbrixx HD

The individual cells are arranged in an interlocking pattern and depending on the type can be stacked up to 4 – 5 levels high to increase the storage volume per area taken. For the location nominated at ground level Stantec Hydraulic recommends to use of an ACO Stormbrixx HD cell which provides a good volume to area ratio while maintaining maximum strength and load resistance of the cell. The cell can be arranged in 1.2m * 0.6m blocks which effectively allows for voids within the cell to cater for footings or deep root zones without massively compromising the infiltration area and detention volume.

Assuming there are no feature footings or deep root zones the effective area that can be used at the ground level location for an infiltration cell is 120m^2 which using figure 5 gives a required volume of 89 kL. A Stormbrixx HD double stack 90m^2 cell has an effective volume of 139 kL, which allows us to reduce the cell area and volume to get an optimised size for a Stormbrixx HD double stack of 100m^2 at 116 kL.

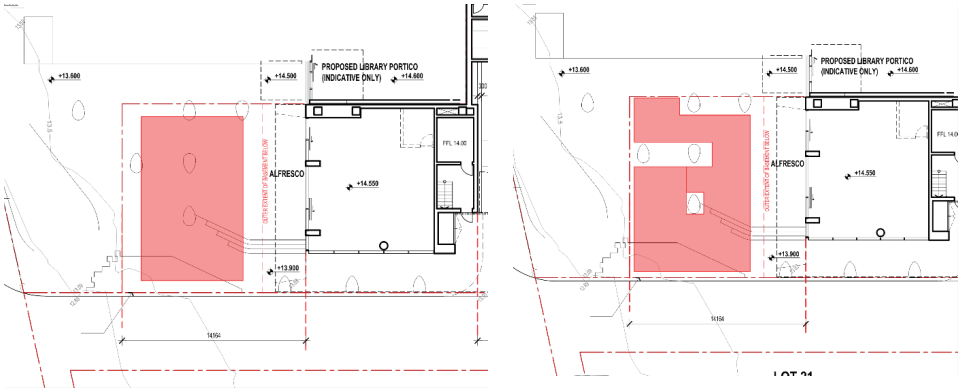


Figure 11: Stormbrixx HD Double Stack Nominated Area and Alternate Configuration to Avoid Root Zones

Using triple or quadruple stacked Stormbrixx HD cells gives us the following sizes which are spatially represented on the following sketches. The reduction in area for the multi stacked options will allow us to overcome any required footings or deep root zones while maintain design compliance.

- Stormbrixx HD Triple Stack – 75m^2 – 130 kL
- Stormbrixx HD Quad Stack – 60m^2 – 138 kL

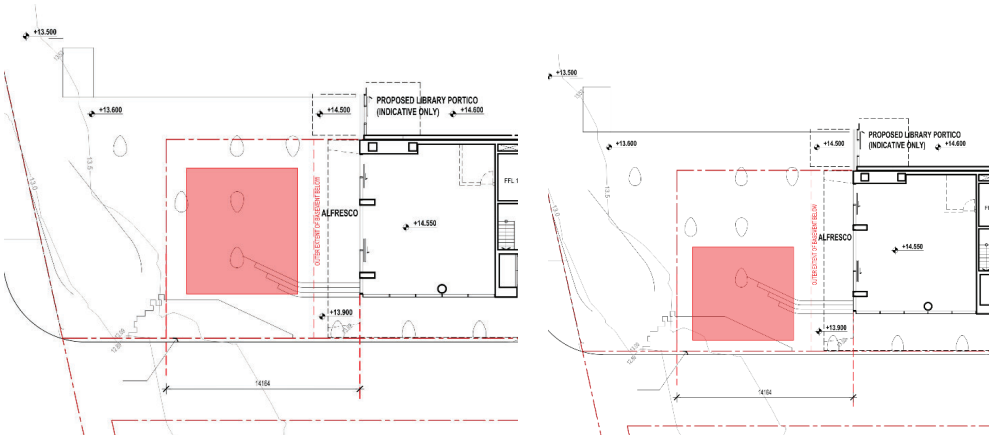


Figure 12: Stormbrixx HD Triple Stack (Left) and Quad Stack (Right) Nominated Areas

Note that installation of stormwater cells at the ground level position is the design preferred by Stantec Hydraulics for this development and is the design we are intending on using moving into the next design. This design carries the least amount of risk in terms of infiltration issues due to permeability variance and is the most cost and space efficient infiltration option for the project.

5. Conclusion

The intended design proposed by Stantec Hydraulic for the 22 St Quentin Ave Development is to utilise the area next to the building where there is no basement space allocated for an infiltration cell similar to an ACO Stormbrixx HD. We understand that there are intended deep planting areas and/or structural footings for above ground elements which the stormwater cell can be installed in a pattern/shaped arrangement to avoid. There are options to stack the cells to minimise the required area depending on the cell type, but the intent will be to keep the cells as shallow as possible to minimise excavation depth.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 02-Jul-2024 FILE SDAU-005-20

Stantec Australia Pty Ltd
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Email: enquiries.ap@stantec.com www.stantec.com

Certified System
Quality
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SAI GLOBAL

Enquiries: Aida Leon
Project No: 301245527

27 September 2023

Kuraland Pty Ltd
226 Beaufort Street
Perth Western Australia 6000

Attention: Kenny Lim

Dear Kenny,

RE: SUSTAINABILITY STATEMENT LETTER – 22 ST QUENTIN AV, CLAREMONT

We confirm that we have been engaged as the Sustainability consultants for the project and will be responsible for the delivery of the Sustainability objectives, specifically the target of a 5 star Green Star rating.

The ESD team will be led by Aida Leon, who is an accredited Green Star Professional and Project Technical Lead at the Sustainability department within Stantec. It is confirmed that Stantec have been engaged prior to concept planning stage and will be involved in and contribute until project completion.

This letter aims to clarify the level of performance to be targeted and deliverables to be completed for this project. The project has been designed to achieve a 5 Star Green Star Design and As Built V1.3 rating. However, since 2021 the Green Building Council of Australia (GBCA) has released a new version or the Green Star Rating tool, making the Green Star Design and As Built tool no longer available for registration. The proposed approach for this project is maintaining the 5-star Green Star Design and As Built Pathway performance target, without formal registration with the GBCA.

The proposed approach to meet the Development Application requirements is as follows:

- **Performance Requirement:**
  - Target an (self-assessed) 5-star Green Star Design and As Built (i.e. minimum 60 points) as at the completion of working drawing stage (building licence).
- **DA Phase Deliverables:**
  - Preliminary statement of compliance to be provided by a practicing Green Star Accredited Professional (GSAP) confirming intent to comply with above performance requirement (issued at DA Stage)
- **Working Drawings Phase Deliverables:**
  - Statement of compliance to be provided by a practicing Green Star Accredited Professional (GSAP) confirming compliance with above performance requirement (this letter)
  - Statement of compliance to be supported by document including the following.
    i. Sustainability Report (Green Star Pathway)
    ii. Confirmation of final performance achieved as at completion of design documents.
    iii. Sustainability Strategy/Initiatives incorporated (Green Star Score Card) into the project.
    iv. Appropriate design documents/statement of compliance confirming compliance to claimed initiatives.
- **Practical Completion Phase Deliverables:**

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- Head Contractor to provide standard confirmation of compliance to design documents.

- **Clarifications:**
  - Formal Green Star certification is not targeted.
  - No Construction phase reporting or submissions are expected.
  - Level of documentation / modelling required for a formal GBCA Submission is not targeted.

In this regard, the following indicative Green Star pathway has been developed to meet these objectives. Whilst the final performance commitment is confirmed, it is noted that this strategy is preliminary in nature (as at Development Application stage) and will be subject to further review and design development in the coming detailed design phase of the project.

1. Sustainability Strategy

This project will be assessed using the Design and As Built rating tool V1.3 as a guiding framework, without pursuing a formal rating.

Under the Design and As Built tool, the following ratings can be achieved:

- 45-59 points = 4 Star rating (“Australian Best Practice”)
- **60-74 points = 5 Star rating (“Australian Excellence”)**
- Above 75 points = 6 Star rating (“World Leader”)

It is recommended that a buffer of 10% above the minimum points is maintained until construction to cover any points that may be lost during construction.

The targeted strategies align with the Green Star pathway for a 5 Star rating. Below is a description of the targeted credits and total number of points available for each of the categories in the Green Star Design and As Built tool:

Table 1: Green Star Category Points

Category	Available Points	Targeted Points 5 stars
Management	14	13
Indoor Environment Quality	17	9
Energy	22	9
Transport	10	6
Water	12	3
Materials	14	10
Land Use and Ecology	6	3
Emissions	5	3
Innovation	10	9
Total	**110**	**65**

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1.1 Green Star Categories

The Green Star Design and As Built V1.3 Submission Guidelines outlines the following categories for Performance measurement:

- Construction/building management
- Indoor environmental quality
- Energy efficiency
- Transport
- Water efficiency
- Building materials
- Emissions management
- Land use and ecology
- Innovation

The targeted strategies align with the Green Star pathway for a 5-star rating and has been broadly summarized in the following sections.

1.1.1 Construction and Building Management



The strategies currently included in this category include the following:

- Definition of environmental building performance targets.
- Commissioning and tuning of building systems, to ensure the building optimises the investment into energy efficiency that has occurred.
- Service and maintainability review to assist handover processes.
- Climate adaptation plan
- Building information to be provided to all relevant stakeholders.
- Metering and monitoring system
- Environmental management system for construction.
- Staff support will be provided via training and programs outlining sustainable practices and the importance of physical and mental health.
- A site-specific operational waste management plan to be developed.

1.1.2 Indoor Environment Quality (IEQ)



The strategies currently included in this category include the following:

- Provision of sufficient outside air for commercial areas and natural ventilation for residential areas.
- Indoor air quality exhaust or elimination of pollutants
- Acoustic comfort internal noise levels
- Minimum lighting comfort
- General illuminance and glare reduction
- Localised lighting control
- Provision of blinds
- High levels of daylight
- High quality views
- Low VOC paints, adhesives, sealants, carpets and engineered wood products
- Thermal comfort (7.0 NatHERS average rating)

1.1.3 Energy Efficiency



This includes an overall carbon footprint reduction of 43% against a BCA compliant project.

The strategies currently included in this category include the following:

- High efficiency façade design

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- High performance glazing
- High efficiency LED lighting throughout
- High efficiency HVAC systems
- Gas or Electric heat pump (COP>3.5)
- NatHERS average rating of 7.0 stars
- Energy sub metering with future capacities for monitoring
- Embedded network
- 30kW PV System

1.1.4 Transport



The strategies currently included in this category include the following:

- Access by Public Transport
- End of Trip facilities for commercial areas
- Low emission vehicle infrastructure

1.1.5 Water Efficiency



The strategies currently included in this category include the following:

- High efficiency fittings and fixtures
- Low water use landscape design
- Waterless heat rejection
- Fire System test water reuse for commercial spaces if applicable

1.1.6 Building Materials



The strategies currently included in this category include the following:

- Minimising Life Cycle Impacts
    - Maximising green concrete
    - Structural and Reinforcing Steel is sourced from a responsible steel maker
    - Sustainable products
- Use of permanent formwork, pipes, flooring, blinds and cables which do not contain PVC and/or meet Best Practice Guidelines for PVC
- 90% of Construction and Demolition Waste gets diverted from landfill.

1.1.7 Land Use and Ecology



The strategies currently included in this category include the following:

- Increased Ecological Value
- Sustainable Sites Conditional Requirements
- Reuse of Land to 75%
- Heat Island effect reduction

1.1.8 Emissions Management



The strategies currently included in this category include the following:

- Reduction peak discharge and pollution to stormwater system
- Reduction of Light Pollution to neighbouring bodies
- Reduction of Light Pollution to Night Sky
- Microbial Control

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1.1.9 Innovation

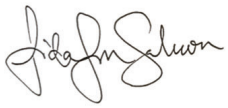
The strategies currently included in this category include the following:

- Onsite renewable energy
- Supplementary or tenancy fit-out systems review
- Building air tightness
- Financial transparency
- Local procurement
- Occupant engagement
- High performance site offices

A project sustainability design specification will be produced on a later stage and will be included as part of the contract documents to integrate the above deliverables.

The above-mentioned contractual requirements do allow for minor modifications to the specific strategies but maintain the overall scheme amendment sustainability performance objectives

Please do not hesitate to contact the undersigned if you have any queries.



Yours sincerely

Aida Leon

Stantec Australia Pty Ltd

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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 MUNICIPAL WORK DEPOT SITE - JOHN XXIII AVE, MOUNT 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

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 27 August 2024 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING