

Ordinary Council Meeting

Agenda

26 July 2022

BELMONT
CITY OF OPPORTUNITY



Notice of Meeting

An **Ordinary Council Meeting** will be held in the Council Chamber of the **City of Belmont Civic Centre**, 215 Wright Street, Cloverdale, on **Tuesday 26 July 2022**, commencing at 7.00pm.

John Christie
Chief Executive Officer

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CITY OF BELMONT

Ordinary Council Meeting

Agenda

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- Attachment 12.1.1 – Item 12.1 refers
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**Councillors are reminded to retain the
OCM attachments for discussion with the minutes.**

I Official Opening

The Presiding Member will read aloud the Acknowledgement of Country.

Acknowledgement of Country

Before I begin, I would like to acknowledge the Noongar Whadjuk people as the Traditional Owners of this land and pay my respects to Elders past, present and emerging.

I further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

The Presiding Member will cause the Affirmation of Civic Duty and Responsibility to be read aloud by a Councillor.

Affirmation of Civic Duty and Responsibility

I make this affirmation in good faith and declare that I will duly, faithfully, honestly, and with integrity fulfil the duties of my office for all the people in the City of Belmont according to the best of my judgement and ability.

I will observe the City's Code of Conduct and Standing Orders to ensure efficient, effective and orderly decision making within this forum.

2 Apologies and leave of absence

3 Declarations of interest that might cause a conflict

Councillors/Staff are reminded of the requirements of s5.65 of the *Local Government Act 1995*, to disclose any interest during the meeting when the matter is discussed, and also of the requirement to disclose an interest affecting impartiality under the City's Code of Conduct.

3.1 Financial Interests

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

Other members may allow participation of the declarant if the member further discloses the extent of the interest and the other members decide that the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

3.2 Disclosure of interest that may affect impartiality

Councillors and staff are required (Code of Conduct), in addition to declaring any financial interest, to declare any interest that might cause a conflict. The member/employee is also encouraged to disclose the nature of the interest. The member/employee must consider the nature and extent of the interest and whether it will affect their impartiality. If the member/employee declares that their impartiality will not be affected then they may participate in the decision-making process.

Name	Item No and Title	Nature of Interest (and extent, where appropriate)

4 Announcements by the Presiding Member (without discussion) and declarations by Members

4.1 Announcements

4.2 Disclaimer

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4.3 Declarations by Members who have not given due considerations to all matters contained in the business papers presently before the meeting

5 Public question time

5.1 Responses to questions taken on notice

5.1.1 Ms L Hollands, Redcliffe

The following question was taken on notice at the 28 June 2022 Ordinary Council Meeting. Ms Hollands was provided with a response on 13 July 2022. The response from the City is recorded accordingly:

1. How many staff are still working from home, for what reason are they working from home, and when can we expect them back in the office?

Response

It is important to note that whether staff are working from home or in the office, they are still performing their duties.

However, with the easing of restrictions the City has been transitioning staff back into the workplace with working from home arrangements being approved on a case by case basis. During the height of the Pandemic, working from home arrangements were in place to prevent the spread of the virus and to ensure the City could continue to deliver services to the community.

5.1.2 Ms L Hollands on behalf of Belmont Resident and Ratepayer Action Group (BRRAG)

The following questions were taken on notice at the 28 June 2022 Ordinary Council Meeting. Ms Hollands on behalf of the Belmont Resident and Ratepayer Action Group was provided with a response on 14 July 2022. The response from the City is recorded accordingly:

1. With respect to the Belmont Trust Land and the Aha! report, why is there a reluctance by the City to afford grants to assist with future projects?

Response

At no time has the City been reluctant to source grants to assist with future projects. Previously and into the future the City will investigate and seek funding wherever possible.

2. Have our Councillors been told that Trusts can get grants and borrow money, providing it's in the best interest of the Trust, and complies with the terms and purpose of the trust?

Response

Funding options have been discussed with the Councillors as Trustees for the Belmont Trust Land and will be discussed further following the outcomes of the community consultation.

5.1.3 Ms S Carter, Ascot

The following questions were taken on notice at the 28 June 2022 Ordinary Council Meeting. Ms Carter was provided with a response on 14 July 2022. The response from the City is recorded accordingly:

1. There are several amounts in tonight's financial statements that do not match up with the 2021 Annual Report (Asset Backed Reserves). In page 62 of the Budget the opening balance does not match the Annual Report. Why are they different?

Response

You have correctly identified that the FY2021-2022 opening position for the financially backed reserves in note 8 of the FY2022-2023 budget statements does not reflect the audited closing position for FY2020-2021. This was due to formula errors in the underlying excel spreadsheet. However, the estimated closing position for FY2021-2022 is correct and there is no impact on the adoption of the FY2022-2023 budget.

A reconciliation is presented as follows:

FY2021-2022 Financial reserves opening position (audited FY2020-2021 financial statements)	\$50,691,443
Estimated transfers to cash backed reserves (Rate setting statement, note 8 FY2022-2023 budget statements)	6,654,126
Estimated transfers from cash backed reserves	(4,001,088)

(Rate setting statement, note 8 FY2022-2023 budget statements)

FY2021-2022 Financial reserves closing position \$53,344,479*
(Agrees to note 4 and note 8 FY2022-2023 budget statements)

***numbers as presented in published reports. Rounding of \$2 not material.**

Appropriate process and review changes have been implemented.

3. Is it proper that a reserve account, even if it has a nil balance, is no longer accounted for in the Annual Report? Why is there no explanatory note explaining why they are not being reported on?

Response

Reserves that have no balance, or transfers to or from during the financial year or proposed within the budget are not reported on. There is no relevance for including the reserves where there is no activity.

4. In relation to the Belmont Trust Reserve, there was a \$300,000 legal payment made to the Ascot Waters Consortium, and an additional \$147,000 spent on legal fees. If the relevant land had become part of the Ascot Waters estate, the City of Belmont should be paying for the legal fees and not the trustees. Can you investigate the \$300,000 payment?

Response

A \$300,000 payment was made to Ascot Fields Nominees Pty Ltd. This was the subject of lengthy legal discussion and agreement through the Supreme Court. There was no transfer of land involved.

5. \$80,000 in legal fees for the Belmont Trust - can we get a clarification on what is the nature of the legal advice?

Response

\$80,000 has been provided in the 2022-2023 Budget to allow for any legal advice that may be required to progress the outcomes of the community consultation. It is an indicative amount and will only be used if required.

5.1.4 Mr L Rosolin, Belmont

The following questions were taken on notice at the 28 June 2022 Ordinary Council Meeting. Mr Rosolin was provided with a response on 13 July 2022. The response from the City is recorded accordingly:

1. The Crown land between Lot 71 Grandstand and Lot 75 at the Ascot Waters Racecourse is managed by Council. What was the deal in 2009 in regard to that block of land?

Response

The City entered into a management agreement with the Department of Regional Development and Lands to maintain Lot 75 for the purposes of recreation. The registration process for the Management Order was completed in September 2009.

2. How much is the cost to the Council to maintain the land between Grandstand Road and the maintenance road?

Response

Maintenance of this small area of land is undertaken monthly by various Parks crews as part of their routine tasks for the northern streetscapes, mowing and natural areas rounds. Due to the nature of the maintenance programme for this area it is not possible to calculate the costs for this small area separately.

5.1.5 Mr V Vijay, Rivervale

The following questions were taken on notice at the 28 June 2022 Ordinary Council Meeting. Mr Vijay was provided with a response on 13 July 2022. The response from the City is recorded accordingly:

1. Relating to item 12.2 – the proposed budget - The City has a forecast expenditure of \$200,000 for a concept design, feasibility design, development, and staging plan for the Belvidere Street Revitalisation Project. In the past 10 years has the City ever spent ratepayer funds on a concept design and development plan for Belvidere Street? And if so, at what cost?

Response

In 2015-2016 the Belvidere Main Street Precinct Design Guidelines were prepared and endorsed as part of Local Planning Policy No. 15. The Design Guidelines provided the development framework and design guidance for private development to occur

along the Belvidere Main Street Precinct. The Guidelines also outline high level design principles for future streetscape upgrades to encourage the private development outlined in the LPP. No streetscape concept designs have been prepared other than these Guidelines. The cost to the City for this scope of works was approximately \$69,652.

2. Once the feasibility and design plan is developed, approximately how much money has the City of Belmont budgeted in their long term financial plan for the actual project to be completed?

Response

Final estimates to undertake the capital works will be subject to an endorsed design, staging plan and business case and will be considered by Council in future Annual Budgets. Potential funding opportunities are yet to be finalised and could include a combination of Federal and State grants and municipal funds.

5.2 Questions from members of the public

6 Confirmation of Minutes/receipt of Matrix

6.1 Ordinary Council Meeting held 28 June 2022

Officer Recommendation

That the Minutes of the Ordinary Council Meeting held on 28 June 2022, as printed and circulated to all Councillors, be confirmed as a true and accurate record.

6.2 Matrix for the Agenda Briefing Forum held 19 July 2022

Officer Recommendation

That the Matrix of the Agenda Briefing Forum held on 19 July 2022, as printed and circulated to all Councillors, be received and noted.

7 Questions by Members on which due notice has been given (without discussion)

8 Questions by members without notice

8.1 Responses to questions taken on notice

8.2 Questions by members without notice

9 New business of an urgent nature approved by the person presiding or by decision

10 Business adjourned from a previous meeting

11 Reports of committees

11.1 Executive Committee held 11 July 2022 (circulated under separate cover)

Officer Recommendation

That the Minutes and Confidential Minutes of the Executive Committee held on 11 July 2022 as previously circulated to all Councillors, be received and noted.

I2 Reports of administration

12.1 Amendment No. 17 to Local Planning Scheme No. 15 – Re-Coding a portion of Development Area 7 Precinct from R20 to R20/40

Attachment details

Attachment No and title	
1.	Development Area 7 - Structure Plan [12.1.1 - 69 pages]
2.	Scheme Amendment No 17 Schedule of Submissions [12.1.2 - 10 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	LPS15/017 – Scheme Amendment 17
Location/Property Index	:	Lots 47 - 51 and Lots 1 - 4 Coolgardie Avenue, Ascot WA 6104
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Item 12.2 – Ordinary Council Meeting 23 November 2021
Applicant	:	Urbanista Town Planning
Owner	:	Various
Responsible Division	:	Development and Communities Division

Council role

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-Judicial** When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Purpose of report

For Council to consider final adoption of Amendment No. 17 to City of Belmont Local Planning Scheme No. 15 (LPS15) having regard for the submissions received during public advertising.

Summary and key issues

To consider final adoption of Scheme Amendment No. 17 to the City of Belmont LPS15 following public advertising of the Amendment.

- In April 2013 the Western Australian Planning Commission (WAPC) endorsed the Ascot Development Area 7 Local Structure Plan (structure plan) (refer Attachment 12.1.1).
- The lots subject to the amendment are shown in the structure plan as being 'Residential' with an R20/40 density code.
- The structure plan designation of R20/40 has not been reflected in the zoning of the land under LPS15. The land is zoned R20 under LPS15.
- The subject amendment proposes to rezone the land from R20 to R20/40 to align with the coding prescribed by the structure plan.
- At the 23 November 2021 Ordinary Council Meeting (OCM) (Item 12.2), Council adopted Amendment No. 17 to LPS 15 for the purpose of advertising.
- The Environmental Protection Authority advised that an environmental assessment was not required and granted consent to advertise.
- Advertising was carried out from 14 April 2022 to 30 May 2022.
- At the conclusion of the advertising period a total of five submissions were received. Two submissions were from the public and three submissions were from government agencies.
- The two public submissions raised concerns with the amendment relating to the appropriateness with surrounding development, broader environmental concerns and tree preservation.
- The matters raised in submissions have been examined and it is considered that the amendment is consistent with the adopted structure plan and represents proper and orderly planning for the area.
- It is recommended that Council support Amendment No. 17 to LPS 15 be finalised and approved by the Minister for Planning.

Location

The subject amendment relates to a portion of the Development Area 7 (DA7) precinct that comprises nine properties that have a total area of 7,126sqm.

The location of the properties is shown in Figure 1 and the existing zoning of the subject lots is illustrated in Figure 2. The four dwellings located at Lots 1 – 4 (85 / 85A, and 87 / 87A) Coolgardie Avenue were built in 2010 and 2004 respectively, both prior to the Local Structure Plan being adopted. Lots 47 - 51 (89–97) Coolgardie Avenue, are currently vacant and have not been redeveloped.



Figure 1: Location plan (Source: IntraMaps)

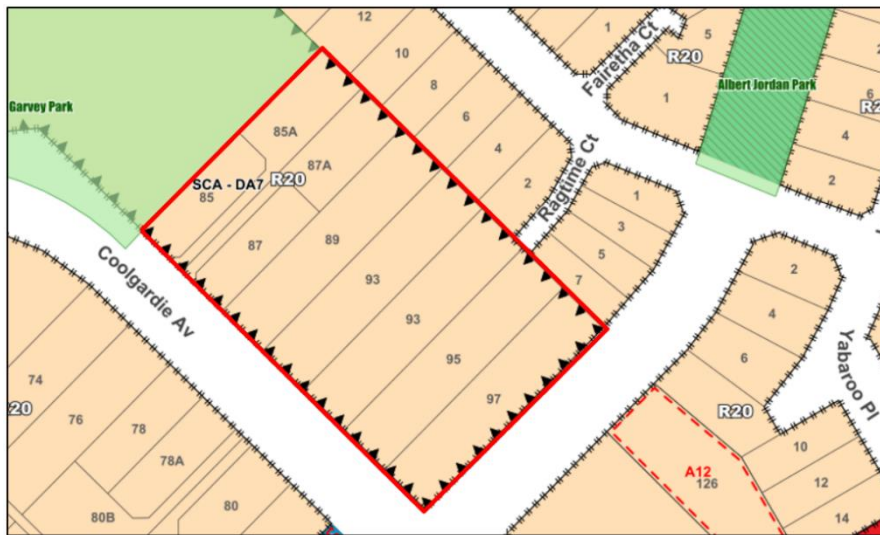


Figure 2: Existing zoning and reservation of land (Source: IntraMaps)

Consultation

In accordance with the *Planning and Development Act 2005*, Amendment No. 17 was referred to the Environmental Protection Authority (EPA) for environmental assessment. The EPA advised that an assessment was not required, and public advertising may proceed.

The *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations) requires a 'standard' scheme amendment to be advertised for a minimum period of 42 days. Amendment No. 17 was advertised for 47 days from 14 April 2022 to 30 May 2022, as follows:

- Letters advising of the proposed amendment were sent to relevant State Government agencies.
- A notice was published in the 14 April 2022 edition of Perth Now newspaper.

- Draft Amendment No. 17 was displayed on the City's website during the public advertising period.

At the conclusion of the advertising period a total of five submissions were received. Two submissions were from the public and three submissions were from government agencies. The primary concerns raised in submissions relate to the rezoning facilitating future development that will be inconsistent with the current context, environmental concerns, and bushfire requirements.

The above matters are further discussed in the Officer Comment section of this report.

A summary of the submissions received during the advertising period and associated comments are detailed in the Schedule of Submissions (Attachment 12.1.2).

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 5: Responsible Belmont

Strategies:

- 5.4 Advocate and provide for affordable and diverse housing choices.
- 5.5 Engage and consult the community in decision-making.
- 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations.
- 5.7 Engage in strategic planning and implement innovative solutions to manage growth in our City.

Policy implications

There are no policy implications associated with this report.

Statutory environment

Local Planning Scheme Amendments

Section 75 of the *Planning and Development Act 2005* provides for an amendment to be made to a local planning scheme. The procedures for amending a local planning scheme are set out within Part 5 of the Regulations.

Where a responsible authority (being the local government) has resolved to amend a Scheme, it shall be forwarded to the EPA to determine whether the amendment requires an environmental assessment. Where no environmental assessment is required, the responsible authority shall advertise the amendment for a period of 42 days, by:

- Publishing a notice in a newspaper circulating in the Scheme area.

- Displaying a copy of the notice in the offices of the local government for the period of making submissions set out in the notice.
- Giving a copy of the notice to each public authority that the local government considers is likely to be affected by the amendment.
- Publishing a copy of the notice and the amendment on the website of the local government.
- Advertising the amendment as directed by the WAPC and in any other way the local government considers appropriate.

After the conclusion of the advertising period, Council is required to consider the submissions and determine how to progress the amendment. As part of this process, Council can decide to further advertise a modification to a standard amendment if:

- The change is proposed to address issues raised in the submissions.
- Council is of the opinion that the proposed modification to the amendment is significant.

After advertising the amendment, Council is to pass a resolution to either support the amendment, with or without modification, or not support the amendment, and forward it to the WAPC to review and provide a recommendation to the Minister for Planning.

Background

Amendment No. 17 proposes to replace the R20 residential density coding for the properties at Lots 1 - 4 on Strata Plan 43890 and Lots 47 - 51 on P2252 Coolgardie Avenue, Ascot with a R20/40 coding.

Local Planning Scheme No. 15

The subject site is zoned Residential with a density code of R20 under LPS 15 and is located within the DA7 Special Control Area.

Part 5 of LPS 15 sets out particular provisions that apply to land, referred to as a 'Special Control Area', that are in addition to any usual zoning and/or development requirements. Part 5 and Schedule No. 9 of LPS 15 establish a type of Special Control Area, referred to as a 'Development Area', which requires a local structure plan to be approved to guide subdivision and development.

The subject site is located in DA7, which is one of eight Development Area precincts identified in Schedule No. 9 of LPS 15, and is subject to the following provisions:

- “1. An approved Structure Plan together with all approved amendments shall apply to land in order to guide subdivision and development.
2. To provide for residential development.”

The Ascot DA7 Local Structure Plan was endorsed by the WAPC on 4 April 2013 to guide future subdivision and development within DA7.

Development Area 7

The Ascot DA7 Local Structure Plan includes a Conservation Category Wetland. The Conservation Category Wetland does not impact upon the existing lots along Coolgardie Avenue (the subject of this Scheme Amendment) and this area has been designated as R20/40 in the Structure Plan.

Figure 3 below depicts the adopted Local Structure Plan and the R20/40 density coding.

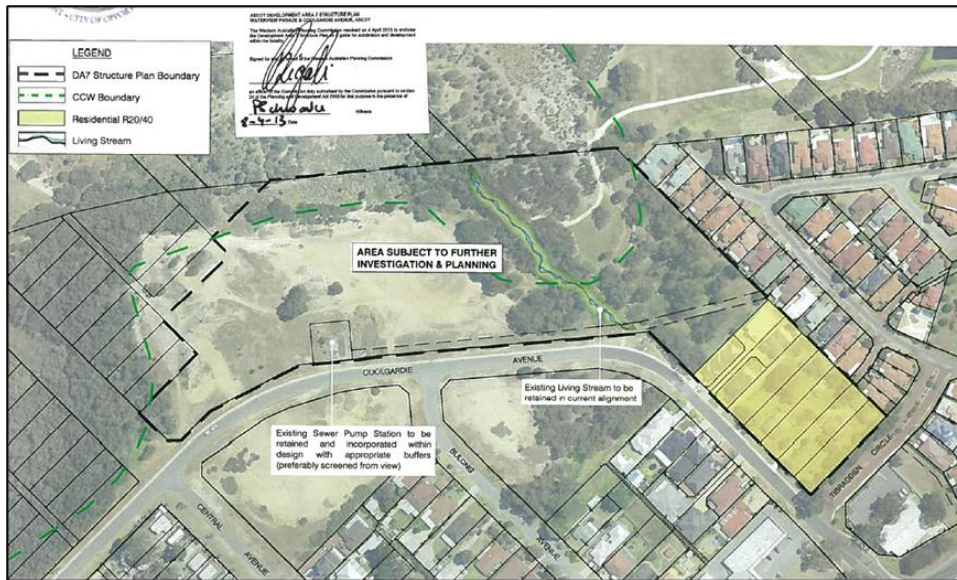


Figure 3: Adopted DA7 Structure Plan – R20/40 shaded yellow

November 2021 Council Item

The previous Council item outlined that while the amendment is consistent with the adopted structure plan, there have been changes in the planning framework since the adoption of the structure plan that require consideration. These matters are as follows:

- Bushfire

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) was first implemented in December 2015, approximately 2 years after the adoption of the structure plan. Land within DA7 is identified as being bushfire prone due to vegetation within the adjacent Garvey Park reserve.

The provisions of SPP 3.7 stipulates that any amendment associated with land that is designated as ‘Bushfire Prone’ must be accompanied by certain information. The applicant has prepared a Bushfire Attack Level (BAL) Contour Map. While the BAL contour map indicates that the current vacant lots will be subject to an acceptable Bushfire Attack Level of BAL-12.5 or lower, several of the existing developed lots will be subject to a rating up to BAL-FZ which means generally means a Bushfire Management Plan (BMP) should be prepared.

The requirement for a BMP was discussed further with Department of Planning, Lands and Heritage (DPLH). It was advised that a BMP is not warranted in all

situations, particularly when a desktop assessment shows that compliance with the bushfire protection criteria can be achieved.

It is noted that the western most lots abutting the source of the bushfire prone area associated with Garvey Park will be subject to the BAL-40 and BAL-FZ rating. While SPP 3.7 does not generally support the introduction of development such as these levels, these lots already contain dwellings that were developed at the R20 density prior to the introduction of the bushfire framework.

- Transport Noise

State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) first became operational in 2009 (prior to the endorsement of the structure plan), however, changes were made that became operational in September 2019. Given this, it is necessary to review compliance with the requirements of SPP 5.4.

All of the subject properties are within the area impacted by traffic noise from Great Eastern Highway. State Planning Policy 5.4 aims to protect major transport corridors from incompatible urban encroachment and protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals.

An assessment against the Noise Exposure Forecast Table of SPP 5.4 shows that future dwellings within the precinct will be required to implement Quiet House Design measures during development. There are no additional requirements that need to be considered at this Scheme Amendment stage.

- Changes to Planning Legislation

The *Planning and Development (Local Planning Schemes) Regulations 2015* now requires that amendments subject to a Structure Plan include a statement detailing what will happen to the Structure Plan when the amendment takes effect. In this case, as planning for a portion of land within the Ascot DA7 Local Structure Plan remains unresolved, it is considered appropriate for the approval of the Ascot DA7 Local Structure Plan to remain.

Officer comment

The key matters raised in submissions are discussed below.

Inconsistent with current context

One of the submissions puts forward the view that the amendment will facilitate development on the site that will be inconsistent with the current context, which is predominantly single dwellings. Further to this, there were concerns that development would exceed two storeys.

Firstly, it is necessary to note that the proposed R20/40 zoning is consistent with the structure plan for the area that was approved by the WAPC in 2013. The maximum

potential development density of R40 is classed as a medium density and will provide a transition from the existing residential area into future medium density development envisaged within the DA7 area.

An R20/40 coding also facilitates a neighbourhood structure capable of adapting over time to community changes and provides for a variety of residential densities, lot sizes and choice of contemporary housing options for flexible living and community diversity. The proposed Scheme Amendment enables development to occur in accordance with the WAPC endorsed Structure Plan and assists in meeting the objectives of the City's Local Planning Strategy and the State Government's Perth and Peel @ 3.5million Planning Strategy. The benefits of this include limiting unsustainable urban sprawl and encouraging greater housing diversity to meet changing community needs.

In terms of built form, all future development on the lots will be assessed against the relevant volume of the State Planning Policy 7.3 - Residential Design Codes. In 2019 the State Government introduced volume two of the Residential Design Codes to ensure that Multiple Dwellings have improved built form and amenity outcomes. The current provisions of Volume 2 allow for a maximum height of two storeys for apartments, which is consistent with the current height permitted in the area.

The State Government is also currently finalizing the draft Medium Density Code, which will apply to all development between R30 and R60. The Medium Density Code will lift the amenity and livability of medium density development and is expected to be finalised in 2022.

While future development on the lots won't necessarily be Multiple Dwellings, it is worth noting that the City requires all development proposals for Multiple Dwellings to go through its Design Review Panel. The panel consists of independent design experts who review proposals against the 10 principles of design from State Planning Policy 7.0 – Design of the Built Environment. This review process significantly improves built form outcomes, and context is a key consideration in the review process.

Based on the above, it is considered that the introduction of a medium density on the subject sites will facilitate housing diversity and density in a manner that will appropriately transition with the current housing stock. Further to this, there are appropriate controls in place to ensure that the development will meet contemporary development standards.

Environmental concerns

One of the submissions raised concerns in relation to environmental impacts on the site and broader DA7 precinct.

For clarification, the proposed amendment does not apply to Lot 602 Coolgardie Avenue, which is a large WAPC owned lot within the adopted structure plan. The environmental concerns in relation to Lot 602 are acknowledged and are reflected in the adopted structure plan by the requirement to undertake further investigation of the site environmental constraints. As the site is outside of this amendment the investigation of these constraints is not subject to this Scheme Amendment.

In relation to vegetation removal on the subject lots, it is necessary to consider that the lots subject to the amendment are in private ownership and already zoned Residential. It is

understood that the owner of 89, 93, 95 and 97 Coolgardie Avenue had the land cleared and levelled in November 2020. While it is disappointing the owner didn't retain the trees, the planning framework currently provides no ability for the City to restrict the removal of vegetation on the land.

In the past few years, the State Government has introduced improvements to the onsite planting requirements of the Residential Design Codes, with more to be introduced shortly. These changes are as follows:

- In 2019, Volume 2 of the Residential Design Codes was introduced. This requires multiple dwelling developments to provide deep soil areas and minimum tree planting requirements. Deep soil planting areas mean that larger trees can reach maturity and survive into the future. The provisions require additional deep soil planting areas to be provided where existing onsite trees have been removed.
- In 2020, Volume 1 of the Residential Design Codes was amended to require a minimum of one tree and associated planting areas per dwelling.
- The upcoming Medium Density Code proposes to introduce similar measures to those in Volume 2 of the Residential Design Codes. This will apply to all development above R30.

While a variety of development outcomes can occur on the sites within the R20/40 density, the above provisions will cover all scenarios and establish the minimum planting and deep soil requirements for new development.

In terms of street tree retention, there is a significant tree on the corner of Coolgardie Avenue and Tibbradden Circle. Further to this, there is vegetation and street trees along the Tibbradden Circle verge. As these are street trees, they are City assets that cannot be removed or trimmed without permission. There is opportunity for future development on the lots to expand on this vegetation to achieve a positive street interface.

Bushfire

The amendment was referred to the Department of Fire and Emergency Services (DFES) on the basis that the site is bushfire prone. As shown in Figure 4 below, there are many properties that fall within the bushfire prone area (coloured pink on the map).

The Department of Fire and Emergency Services also consider that the properties at 85, 85a, 87 and 87a Coolgardie Avenue within the BAL FZ and BAL 40 area should be removed from the Amendment. City officers also consulted with DPLH on this matter, who advised that it should not be required. This is based on the following:

- The lots are already developed with dwellings, and the bushfire policy does not apply retrospectively to existing development.
- As the lots are already developed the proposed increase in density does not increase the existing bushfire risk that the dwellings are already subject to.
- A density code under LPS15 does not provide for 'as of right' development. If these lots are redeveloped in the future, then any intensification must still satisfy the requirements of SPP 3.7 Planning in Bushfire Prone Areas.

Based on the above, it is considered appropriate to apply the flexible R20/40 code at 85, 85a, 87 and 87a Coolgardie Avenue.

Scheme Amendment No. 17 can be supported on the basis that future development of the subject land can comply with the Bushfire Protection Criteria contained within the WAPC's Guidelines for Planning in Bushfire Prone Areas.

Conclusion

Amendment No. 17 has been reviewed against the submissions received and it is considered appropriate to progress the amendment without modifications. The amendment is consistent with the adopted Ascot DA7 Local Structure Plan and will allow the intended density to be implemented in a proper and orderly manner.

It is recommended that Council resolve to support Amendment No. 17 with a recommendation that Amendment No. 17 be approved by the Minister for Planning.

Financial implications

There are no financial implications evident at this time.

Environmental implications

The amendment was referred to the EPA prior to advertising. They determined that no environmental assessment was required.

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Officer Recommendation

That in relation to Scheme Amendment No. 17 to the City of Belmont Local Planning Scheme No. 15, Council:

1. Pursuant to Regulation 50(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* consider the submissions received in respect of Amendment No. 17 to Local Planning Scheme No. 15 and endorse the responses to those submissions in Attachment 12.1.2 – Schedule of Submissions.
2. Pursuant to Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* support Amendment No. 17 to Local Planning Scheme No. 15 with a recommendation that the Amendment be approved by the Minister for Planning.
3. Directs the Chief Executive Officer to advise those who made a submission on Amendment No. 17 to Local Planning Scheme No. 15 of Council's decision and the Minister for Planning's / Western Australian Planning Commission's final decision.

DEPARTMENT OF PLANNING
22 FEB 2013
FILE SPN 0262

ASCOT DEVELOPMENT AREA 7
STRUCTURE PLAN

FEBRUARY 2013



DA7





Prepared by
.....



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1.0 INTRODUCTION

1.1 Purpose

The purpose of this Structure Plan and supporting report is to enable the City of Belmont to facilitate and guide the long term subdivision and development of the Ascot Development Area 7 (DA7) site.

The Structure Plan report has been prepared in accordance with the requirements of Clause 6.2 and Schedule 14 of the City of Belmont Local Planning Scheme No. 15 (LPS15). The Scheme identifies the site as a Special Control Area, and more specifically as Development Area 7 (DA7), requiring the preparation and adoption of a Structure Plan prior to the development of the land.

The Ascot subject site was identified as a Development Area in 2006 through its inclusion within Amendment 49 to TPS14. This designation as a Development Area was continued through to the current Scheme (LPS15), which was gazetted on 1 December 2011. This Amendment was initiated to introduce Structure Plan provisions for priority development areas within the City. The Ascot subject site was specifically considered due to the number of large individual landholdings within the site; the proximity of the site to Garvey Park; and the potential impact of development on surrounding landowners.

The Ascot DA7 Structure Plan design has been prepared by CLE Town Planning + Design (CLE) on behalf of the City of Belmont to identify the existing physical conditions of the site; assess potential opportunities and constraints on the site;

and provide clarity and guidance to Council and the Community in the future development of the site.

1.2 Project Area

The project area, defined as DA7, is located within the suburb of Ascot within the City of Belmont. The site is strategically located approximately 8km east of the Perth central area with direct access via Great Eastern Highway (refer Figure 1).

The subject site is irregular in shape and is bounded by Tibbradden Circle and Coolgardie Avenue to the south; an unconstructed portion of Central Avenue to the

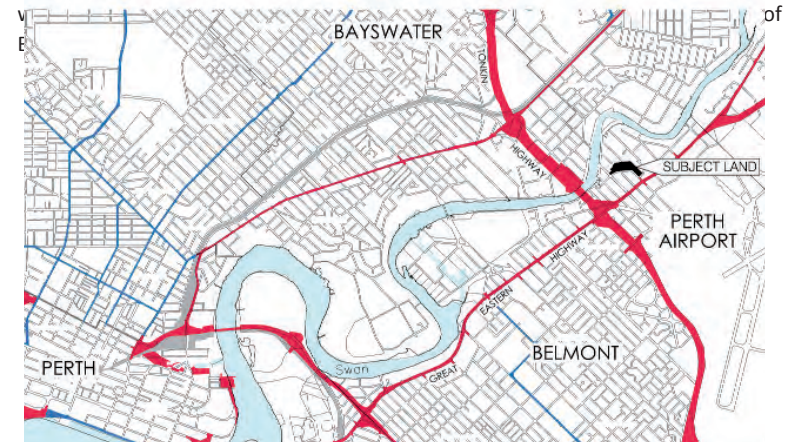


Figure 1: Location Plan



1.2.1 Land Ownership

The subject site comprises approximately 4.6732ha of land in the ownership of eleven (11) different land owners with the majority of the site (Lot 602 Coolgardie Avenue) owned by the WAPC (refer Table 1, Figure 2 & Appendix 1).

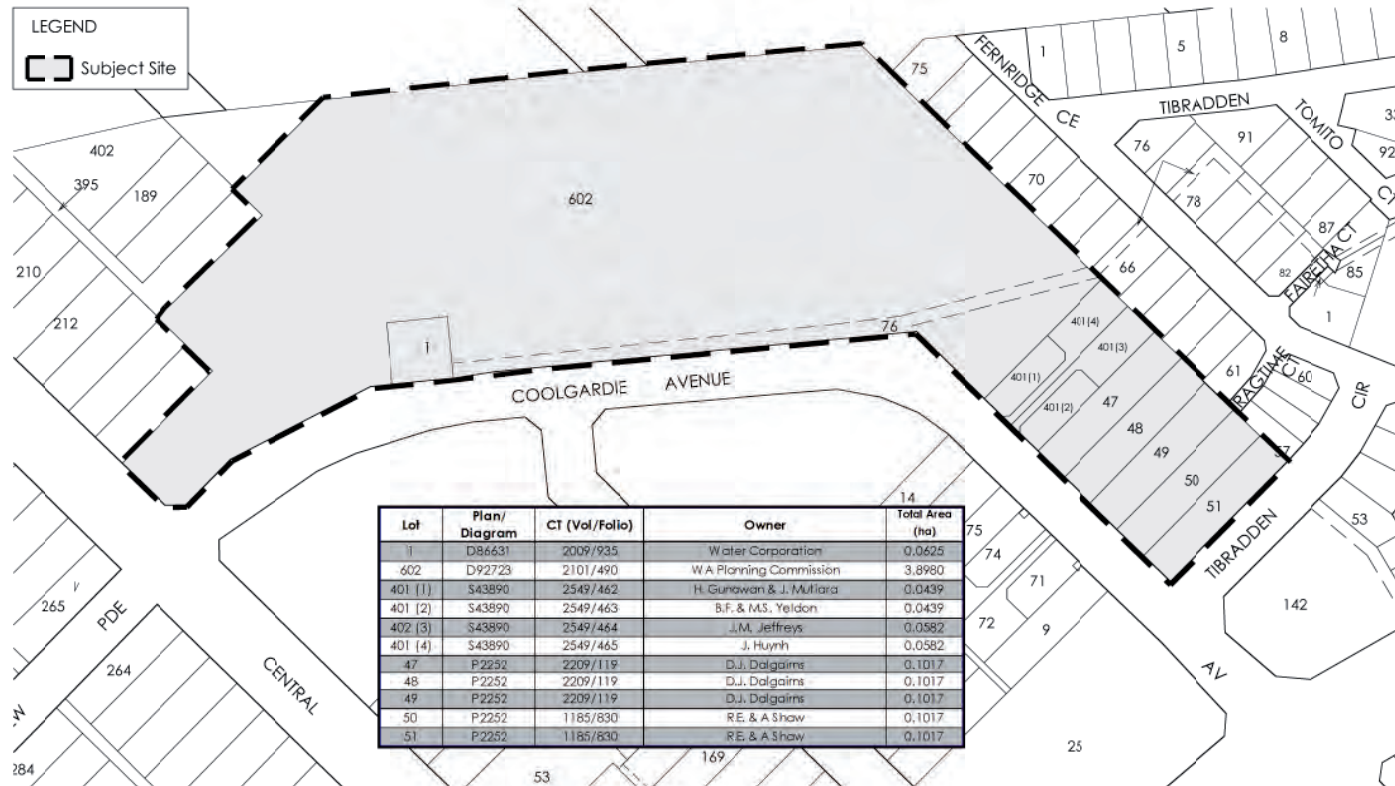
Historically, informal community use of the eastern portion of Lot 602 Coolgardie Avenue (which contains the Coolgardie Living Stream) as a passive recreation area has encouraged a perceived view that the land is reserved for Public Open Space. This is not the case as the land is held in freehold title by the WAPC.

A Sewer Pump Station (Lot 1 Coolgardie Avenue) is located within DA7 and is owned by the Water Corporation. This pump station provides services to the locality via a 6.0m wide easement which extends along the road frontage of Lot 602 Coolgardie Avenue from Lot 1 (to the benefit of the Water Corporation).

The remainder of the site consists of five (5) green title and four (4) survey strata titled, privately owned, lots fronting Coolgardie Avenue. Single dwellings have been constructed on the majority of these lots.

Table 1 – Land Ownership Details

Lot Details	Ownership	Land Area (ha)
Lot 1 Coolgardie Ave	Water Corporation	0.0625
Lot 47 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 48 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 49 Coolgardie Ave	D.J. Dalgairns	0.1017
Lot 50 Coolgardie Ave	R.E. & A Shaw	0.1017
Lot 51 Coolgardie Ave	R.E. & A Shaw	0.1017
Lot 401 Coolgardie Ave (1)	H. Gunawan & J. Mutiara	0.0439
Lot 401 Coolgardie Ave (2)	B.F. & M.S. Yeldon	0.0439
Lot 401 Coolgardie Ave (3)	J.M. Jeffreys	0.0582
Lot 401 Coolgardie Ave (4)	J. Huynh	0.0582
Lot 602 Coolgardie Ave	Western Australian Planning Commission	3.8980
	TOTAL	4.6732





1.3 Methodology

In preparing the Ascot DA7 Structure Plan report, meetings were held with the City of Belmont and the WAPC/ Department of Planning (DoP) to obtain relevant planning, environmental, engineering and traffic information for the site.

Background studies were reviewed and information regarding the local history of the development area was obtained.

Following the collation of all available information, site inspections were undertaken by CLE to establish the current use and physical attributes of the subject site and to assist in the preparation of an opportunities and constraints analysis and Plan.

From this it was possible to prepare a Structure Plan for DA7 to demonstrate the most appropriate future development outcome for the site.

Recommendations have also been made in regard to implementation of the plan and further work required.

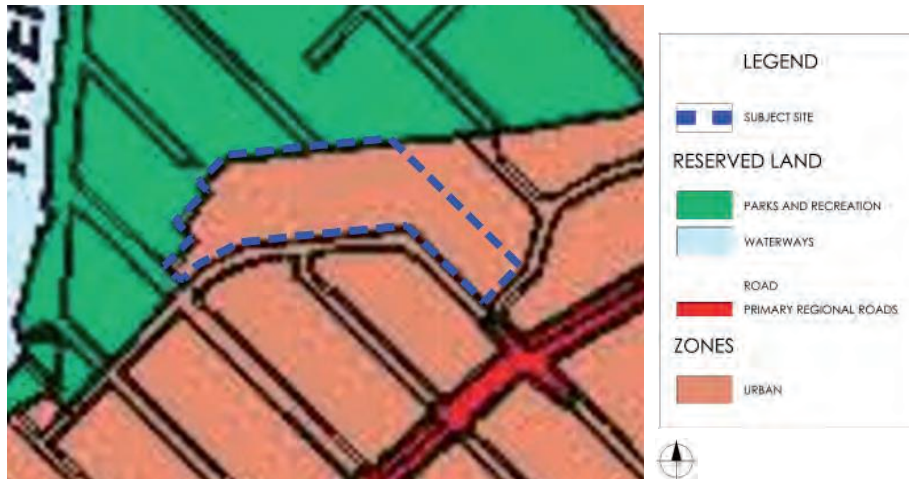


Figure 3: Metropolitan Region Scheme

2.0 PLANNING CONTEXT

2.1 Statutory Planning Context

2.1.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' in the Metropolitan Region Scheme (MRS) (refer Figure 3).

The majority of land surrounding the site is also zoned 'Urban' in the MRS with land to the north and west reserved for 'Parks and Recreation' and the 'Primary Regional Road' reservation of Great Eastern Highway to the south.

The Western Australian Planning Commission has advised that Lot 602 Coolgardie Avenue is ideally suited (in part) for residential development, given the proximity of the site to existing services and infrastructure and its location within an existing established residential area. However, it is noted that further detailed investigation and planning is required for Lot 602.

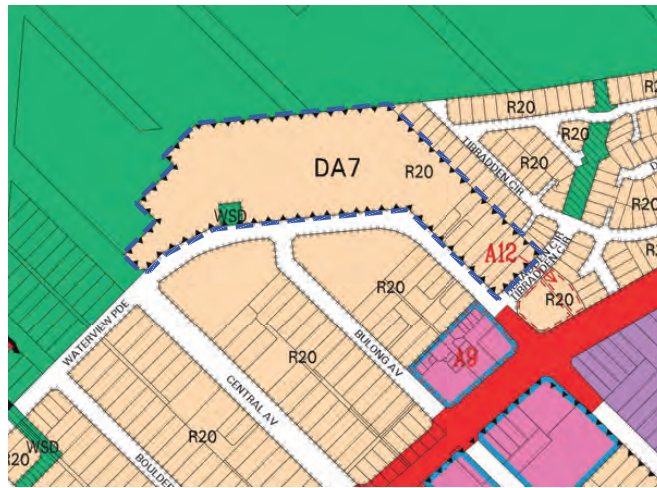


Figure 4: City of Belmont Local Planning Scheme No.15

2.1.2 City of Belmont Local Planning Scheme No. 15

Within the City of Belmont Local Planning Scheme No. 15 (LPS15), the subject site is identified as a Special Control Area; Development Area 7 (DA7) (refer Figure 4). This zone requires a Structure Plan to be prepared and adopted by the City of Belmont prior to development of the site.

The majority of the subject site also has an underlying zone of 'Residential R20' with a small portion (Lot 1 Coolgardie Avenue) reserved for 'Parks & Recreation – WSD'.

In accordance with the Scheme, Structure Plans for Special Control Areas are to be guided by the provisions of the relevant Development Area together with the provisions applying to any underlying zone or reserve and any general provisions of the Scheme. The Ascot DA7 Structure Plan will therefore also be guided by the Residential provisions of the Scheme.

Reflecting the zones and reservations within the MRS, land to the north and west of the site is reserved within LPS15 for 'Parks & Recreation', while land to the south and east of the site is zoned 'Residential R20'.



2.1.3 Swan and Canning Rivers Management Act (2006)

The Swan and Canning Rivers Management Act is administered by the Swan River Trust in regard to land which falls within, or adjacent to, Development Control Areas (refer Figure 5). The Act requires the Trust to ensure that land use and development on and next to the Swan and Canning Rivers maintains or enhances community access and enjoyment.

The northern portion of the subject site abuts a Development Control Area due to its 'Parks and Recreation' reserve. Discussions with the Swan River Trust therefore need to be undertaken to ensure their support for the proposed development within this land parcel.

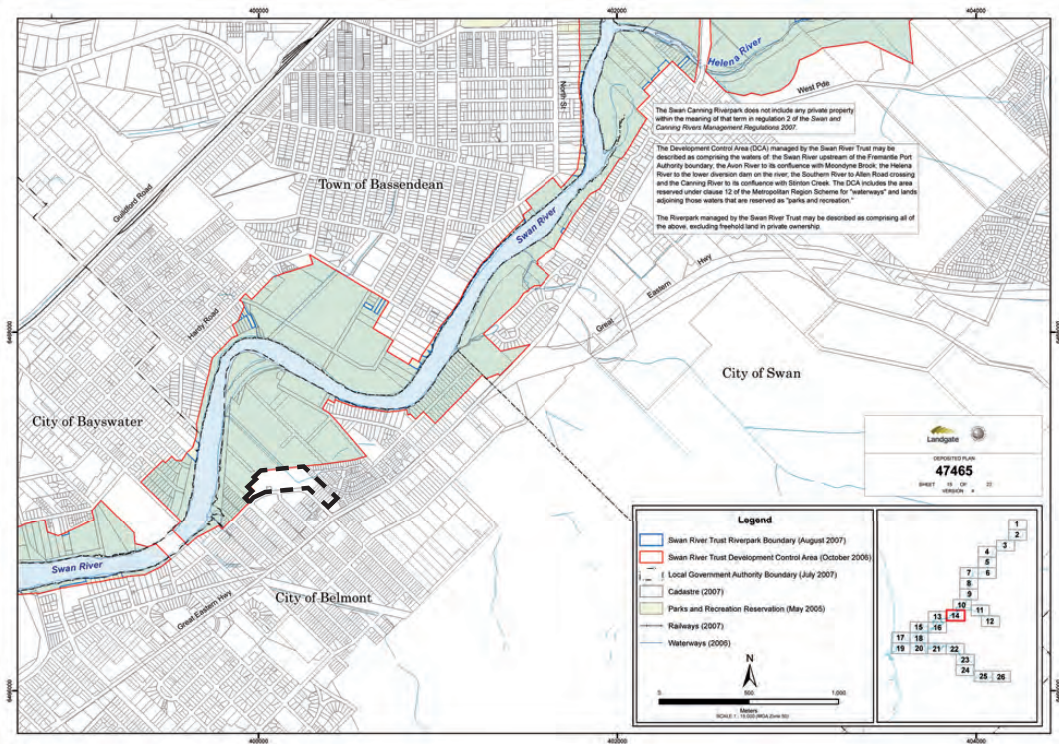


Figure 5: Development Control Areas
Source: City of Belmont

LEGEND
--- Subject Site



2.2 Strategic Planning Context

2.2.1 State Strategic Context

There are various State and regional strategic plans and policies which are particularly relevant to the future planning for the site and surrounding area. These include:

- Draft Guidelines for the Determination of Wetland Buffer Requirements: WAPC, 2005
- Guidance Statement No.33 Environmental Guidance for Planning & Development: EPA, 2008
- State Planning Framework: SPP No 1, WAPC, 2006
- Urban Growth and Settlement: SPP No 3, WAPC, 2006
- Residential Design Codes: SPP No. 3.1 WAPC 2010
- Network City, WAPC, 2004
- Draft Network City: State Planning Policy, WAPC, 2006
- Swan – Canning River System: SPP 2.10, WAPC, 2006
- Liveable Neighbourhoods: SPP, WAPC, 2007
- Directions 2031 and Beyond: WAPC, 2010

In general, these studies seek to create and promote vibrant, self sufficient and interactive communities that provide a wide range of residential, recreational and other opportunities to local residents.

During the advertising process Lot 602 Coolgardie Avenue was identified as having two Conservation Category Wetlands. Further investigation is required prior to the site being developed for urban purposes.

2.2.2 Local Strategic Context

2.2.2.1 City of Belmont Local Planning Scheme No.15 - Medium Density Residential Development

Clause 5.7.3 of the City of Belmont Local Planning Scheme outlines the criteria (in addition to the provisions of the Codes) against which all grouped dwelling, survey strata and subdivision applications will be assessed in dual coded areas (ie R20/40, R20/60 etc).

The opportunity exists to apply a dual coding to the eastern portion of the subject site which consists of a row of nine (9) individual private properties to prevent the creation of battleaxe lots and encourage a high standard of design.

2.2.2.2 Garvey Park Precinct Study and Development Concept Plan (1993)

In 1993 the City of Belmont and DoP (then Department for Planning and Urban Development) appointed Woodhead Australia to prepare the 'Garvey Park Precinct Study and Development Concept Plan' (refer Figure 6) for land north of Great Eastern Highway and south of the Swan River within the suburb of Ascot. This Plan included the DA7 subject site.

This report proposed that the eastern portion of Lot 602 Coolgardie Avenue (central area of DA7) be rezoned from 'Urban' to 'Parks and Recreation' Reserve and a new low speed road be incorporated abutting the Living Stream. This road would link Coolgardie Avenue in the south with key recreation areas to the north and ultimately provide a new 'entry' into the Park.



Although these recommendations were never supported, local Community groups and the City have received significant external funding, contributing to the upgrade and revegetation of the Coolgardie Living Stream and Biodiversity Corridor located within the 'Urban' zoned landholding of Lot 602 Coolgardie Avenue.

These recommendations will be further considered in regard to the Conservation Category Wetlands located on Lot 602 Coolgardie Avenue.

2.2.2.3 Swan River Trust Policy SRT/D3 – Development Setback Requirements and SRT/D3.6.3 - Additional Setback Requirements

In accordance with the Swan and Canning Rivers Management Act 2006, activities and operations classed as development require approval by the Minister for the Environment under Part 5 of the Act. Development policies provide guidance in relation to development and structures in the Development Control Area.

The most relevant Development Policy is SRT/D3 which regulates the setback of development where residential land abuts 'Parks and Recreation' reserve. The Policy states that for all solid and hard faced structures constructed on land abutting 'Parks and Recreation' reserve that the structure should be setback 10 metres or 20% of the average depth of the Lot (whichever is the lesser). Design within the Structure Plan therefore needs to either ensure that a road abuts the 'Parks and Recreation' reserve or a suitable setback (through Detailed Area Plans) is provided.

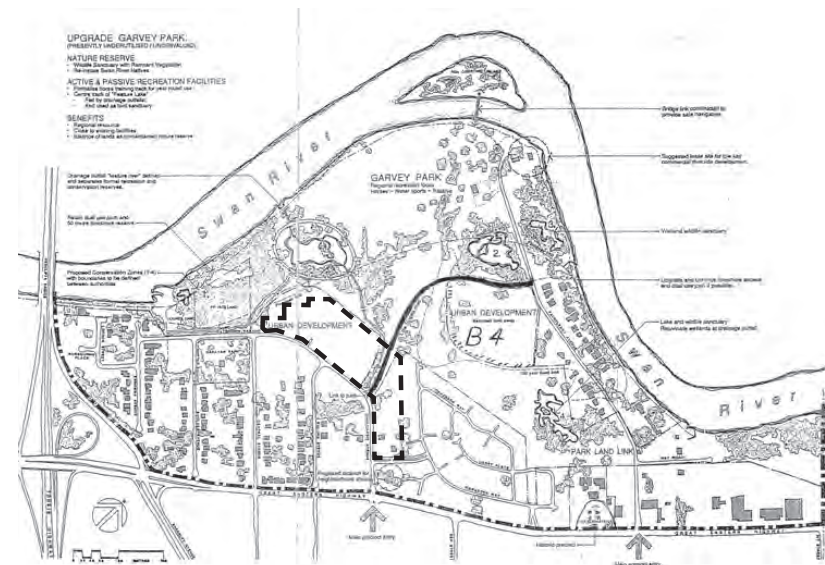


Figure 6: Garvey Park Precinct Study Development Concept Plan
Source: Woodhead Australia

LEGEND
- - - Subject Site

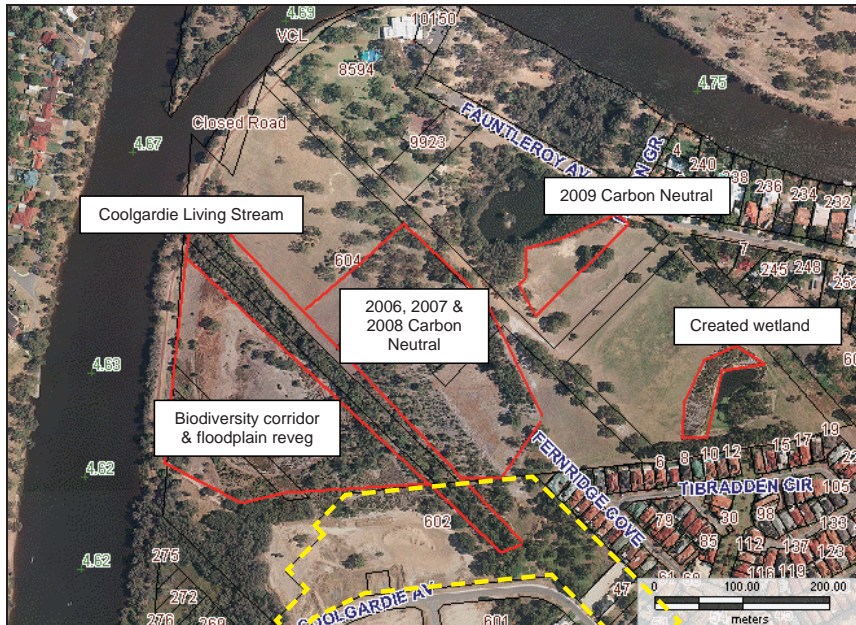


Figure 7: Garvey Park Carbon Neutral Sites
Source: City of Belmont

2.2.2.4 Garvey Park Carbon Neutral Planting and Walk Trails Program (2004)

In 2004 the City of Belmont initiated the Garvey Park Carbon Neutral Planting and Walk Trails Program which extended the Coolgardie Living Stream into the DA7 subject site (refer Figure 7).

This corridor/stream follows a drain originating at the Perth Airport which extends through Lot 602 Coolgardie Avenue to the abutting Garvey Park. The City has requested that the Coolgardie Living Stream be retained to ensure connectivity through the site and to acknowledge the importance of the site within the local community.



3.0 SITE ANALYSIS

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3.1 Context Analysis

The Ascot DA7 subject site is located 8km from the Perth City Centre, within 2km of the Perth Airport and within 1km of the Swan River. The site is well located in relation to transportation networks; regional services; employment; education facilities; local and regional open space; and infrastructure.

The main road access into the precinct is via the signal controlled intersection at Great Eastern Highway and Coolgardie Avenue, with secondary access available from Great Eastern Highway via Bulong Avenue and Central Avenue. The Ascot residential area is characterised by predominantly older single storey dwellings. Some newer, double storey dwellings and isolated grouped dwelling developments are also located along Coolgardie Avenue.

Garvey Park is located to the north of the site, providing a significant area of remnant foreshore vegetation and recreational areas within close proximity to the site. Garvey Park and the northern portion of Lot 602 Coolgardie Avenue have been identified as Conservation Category Wetland.

Opposite the site, there are two large vacant landholdings which are also in the ownership of the WAPC and zoned 'Residential R20' under the City of Belmont LPS15. These lots are not included within DA7.

An existing caravan park / park home development is located on the corner of Waterview Parade and Central Avenue, diagonally opposite the western end of Lot 602 Coolgardie Avenue. The City of Belmont has advised that this development is currently a non-conforming use under the Residential zoning of the land. A graphical representation of the Context Analysis is shown within Figure 8.

3.2 Site Description

The DA7 area is generally flat with a fall of approximately 2.0m across the site. Levels on the western and central portions have, however, been informally influenced by the recent dumping of materials and fill.

The northern portion of Lot 602 Coolgardie Avenue is identified as a Conservation Category Wetland and supports a high level of ecological attributes and functions.

The eastern portion of Lot 602 Coolgardie Avenue is densely vegetated in part, primarily due to the recent plantings by the City as part of the Garvey Park revegetation and Coolgardie Living Stream project. A number of picnic tables and other passive recreation infrastructure items have been installed on the site, and a site inspection indicated that the site is regularly used as a horse trail for access to Garvey Park (informally utilised as a horse exercise area).

These projects have been undertaken by the City in conjunction with the community; however, DoP has advised that they did not approve the project or use of their land for revegetation purposes.



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CONTEXT ANALYSIS
FIGURE 8





Lot 1 has been developed as a Sewer Pump Station with an area of hard stand accessible from Coolgardie Avenue. Lot 401 Coolgardie Avenue is in private ownership, and has recently been subdivided to facilitate the development of four survey strata dwellings in a battleaxe configuration. Lots 47–51 Coolgardie Avenue are currently developed with single dwellings which in some cases appear to straddle the boundary. The physical attributes of the site can be seen on the aerial included within the Context Analysis (refer Figure 8).

3.3 Physical Environment

3.3.1 Soils and Geotechnical Stability

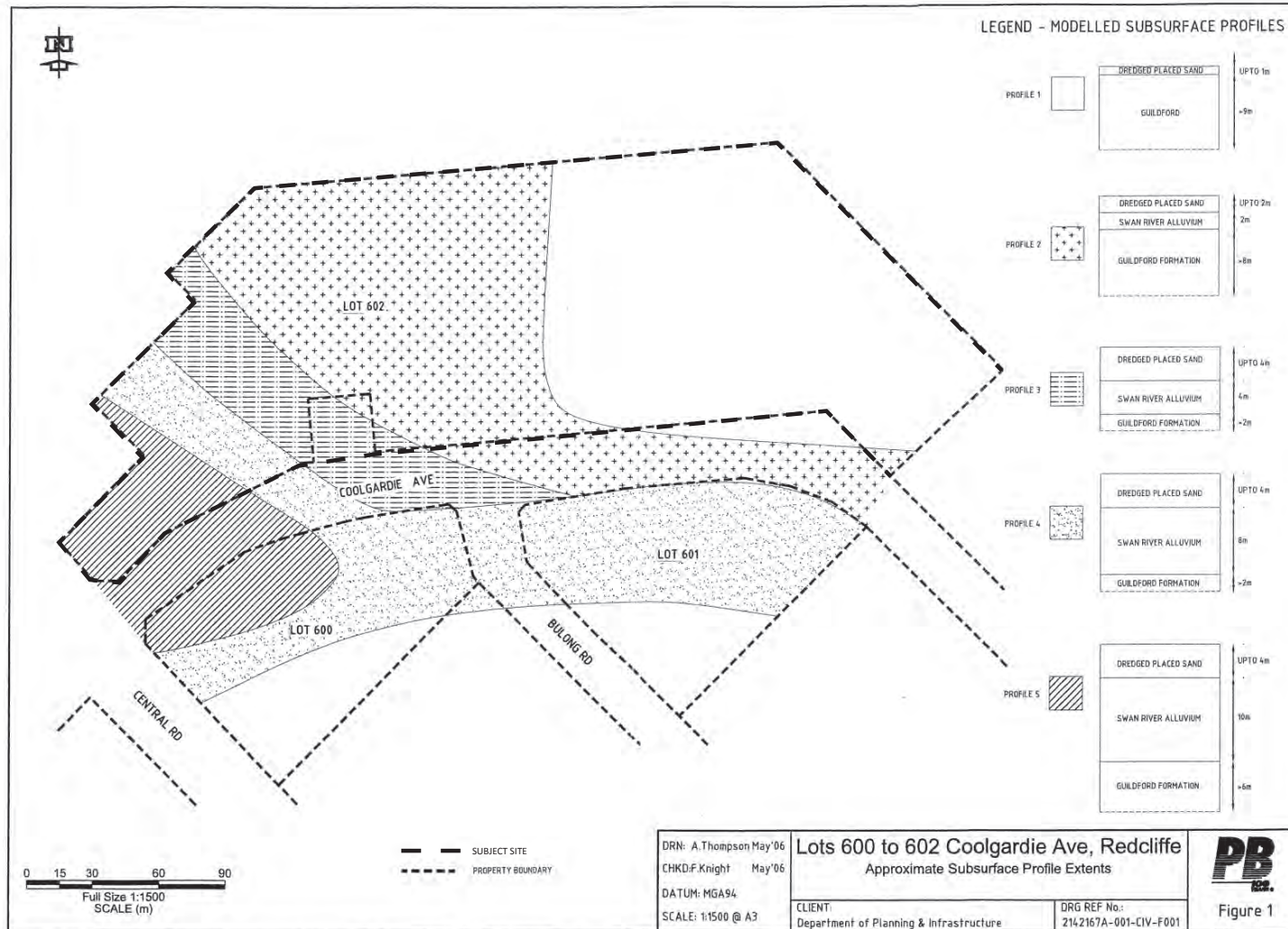
In 1999, the WAPC engaged Wood & Grieve Engineers to undertake preliminary geotechnical investigations over Lot 602 Coolgardie Avenue (refer Appendix 2).

This study highlighted variable soil conditions in the western portion of Lot 602 Coolgardie Avenue based on a band of sub-surface peaty soil, mixed with clay and silt (refer Figure 9). This was attributed to the historical alignment of the Swan River.

More recently, illegal dumping of materials and fill on the site has occurred resulting in a relatively unstable western portion of the site which will require substantial remediation prior to any development.

High Density development may be viable on this site depending upon the cost of drilling and depth of footings to the stable Guildford Soil Formation; however, this will need to be investigated in a detailed geotechnical report which should include an Acid Sulfate Soils investigation.

The eastern portion of Lot 602 Coolgardie Avenue (approximately 2.5ha in size) was found to be more stable with no trace elements of riverine sediments: illustrated by “stiff to hard clayey soils, overlain in some areas by sand fill” (Wood and Grieve, 1999). This portion of the site and the private landholdings further inland were found to be suitable for development.



SOURCE: Parsons Brinckerhoff

APPROXIMATE SUBSURFACE PROFILE EXTENTS
FIGURE 9



3.3.2 Flora and Fauna

The majority of the western portion of DA7 is degraded and cleared of remnant vegetation.

The eastern portion of the site, however, is well vegetated, primarily due to the revegetation works of the City and community groups over the past five to ten years.

The City of Belmont has not appointed an Environmental Consultant to advise on this project, however, an internal Arboriculturalist acting on behalf of the City has surveyed the trees and provided advice in regard to the significance of each tree found on site.

Approximately 46 trees are located on the DA7 site of which the majority are either *Eucalyptus Rudis* (flooded gum) or *Casuarina Obesa* (swamp sheoak) (refer Figure 10). The flooded gum, of which 17% remains within the metropolitan region, is an important species providing food and habitat for native fauna. The swamp sheoak has been revegetated in this area due to its conservation use providing soil stabilisation and ability to act as a wind break (refer Appendix 3).

The Structure Plan design should take into consideration these trees and attempt to retain them wherever possible within POS and road reserves.



Figure 10: City of Belmont Tree Survey
Source: City of Belmont

LEGEND

- Subject Site
- Existing Trees



3.3.3 Water Bodies

Lot 602 Coolgardie Avenue has two Conservation Category Wetlands over the north portion of the site and a small section in the south west corner (B.566 and B.568). Conservation Category Wetlands are recognised as the highest value wetlands with a high level of ecological attributes and functions.

It is recommended that an Environmental Consultant is appointed and the Conservation Category Wetland investigated in liaison with Western Australian Planning Commission (WAPC), Department of Environment & Conservation (DEC), Environmental Protection Authority (EPA) and Department of Water (DoW) prior to progression of future planning on site.

The City's Engineering Department has provided relevant Floodway and Flood fringe mapping (refer Figure 11) which shows that the western portion of the site abuts, but does not fall within, the 1 in 100 year Floodway.

The majority of DA7 (being all of Lot 1, 47, 401 and 602 Coolgardie Avenue), however, is located within the Flood fringe and the Water Corporation have advised that any residential development would need to achieve RL5.15 to be above the 1 in 100 year flood level. Lots 48 – 51 Coolgardie Avenue are not impacted upon by either the Floodway or the Flood fringe.

3.4 Service Infrastructure

3.4.1 Drainage

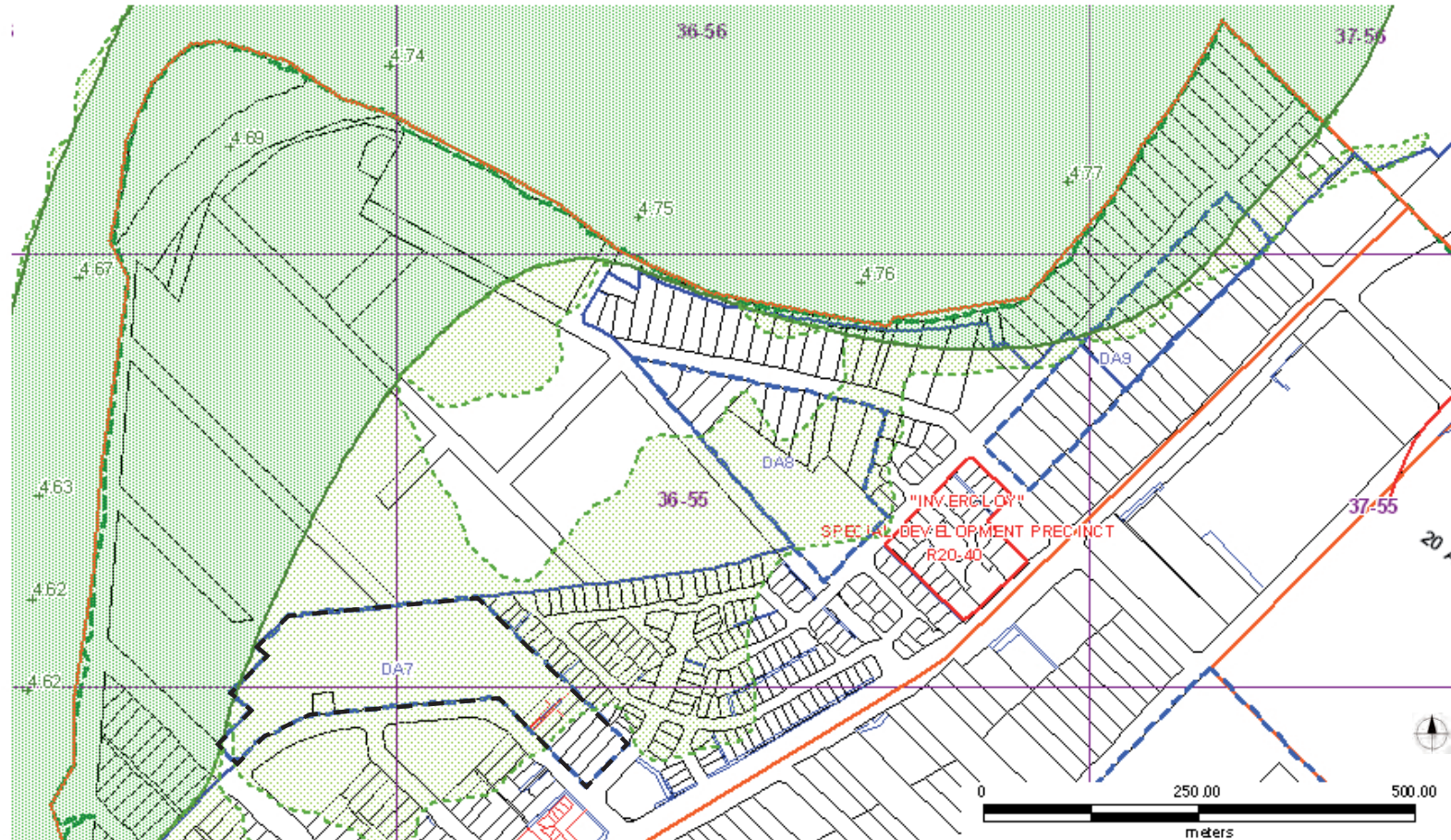
Within the subject site, an open drain or 'Coolgardie Living Stream' is located within Lot 602 Coolgardie Avenue which traverses from south to north. If development is proposed over portions of the Coolgardie Living Stream, the stream will need to be diverted via the proposed POS and implications relating to the redundant watercourse will need to be addressed via geotechnical investigation and site remediation works. For this reason two options have been prepared, one which retains the Living Stream in its current alignment and one which proposes its realignment.

A four metre wide drainage easement also runs through Lot 602 Coolgardie Avenue. Similar to residential lots east of the subject site, the easement will be incorporated within individual lots approximately 15 metres wide. Building Design Guidelines/ Detailed Area Plans may need to be enforced to ensure appropriate setbacks.

Consultation undertaken with the Water Corporation by Engineers in 1993 showed that, should the subject site be developed for residential purposes and located on imported sand fill, there should be no need for subsoil drainage.

The Swan River Trust also provided advice in support of stormwater drainage disposal being discharged into a lake system to strip nutrients and control pollutants prior to disposal into the Swan River.

As both of these pieces of advice were provided in 1993, we recommend that discussions with the Water Corporation and the Swan River Trust again be entered into to confirm these requirements.



- LEGEND**
- Subject Site
 - - - 100 year flood fringe
 - 100 year floodway
 - + 100 year flood points

CITY OF BELMONT FLOODWAY & FLOOD FRINGE
FIGURE 11

SOURCE: City of Belmont



Figure 12: City of Belmont Infrastructure Plan
Source: City of Belmont



3.4.2 Services

The 1993 engineering advice also provided comment on the provision of sewerage, water supply and power supply to the site.

As the Coolgardie Sewer Pump Station site had just been constructed and as the proposed subject site was located within an existing residential area, the advice stated that there was sufficient capacity within the existing network to support development of the site.

Any development proposal within Lot 602 Coolgardie Avenue will need to be cognisant of the setback requirements associated with the 6.0m easement associated with the Sewer Pump Station site.

Within the easement a sewer pollutant trap is located adjacent to Coolgardie Avenue. Future road alignments will need to be designed to minimise conflict with this pollutant trap.

The City has also provided us with a plan showing the location of key infrastructure pits within the site (refer Figure 12).

Prior to development of DA7 we recommend again that the City confirm these discussions with the Water Corporation, Western Power and Alinta Gas.



3.4.3 Existing Road Network

The site is well serviced by existing road infrastructure.

The site is located within close proximity to Great Eastern Highway, which is classified as a 'Regional Road' and has historically been one of Perth's most important transportation routes, linking with Graham Farmer Freeway, Roe Highway, and Tonkin Highway.

A controlled intersection is provided at the junction of Coolgardie Avenue and Great Eastern Highway, providing safe access to Great Eastern Highway from the subject site.

Central Avenue and Bulong Avenue also provide links from the site to Great Eastern Highway, as uncontrolled intersections.

3.4.4 Public Transport and Pedestrian Accessibility

Well serviced public transport opportunities are provided within close proximity to the site (within an 800m radius), with two bus stops located on Great Eastern Highway on either side of Coolgardie Avenue.

There is an existing pedestrian footpath along Coolgardie Avenue where it abuts DA7 through to Great Eastern Highway.

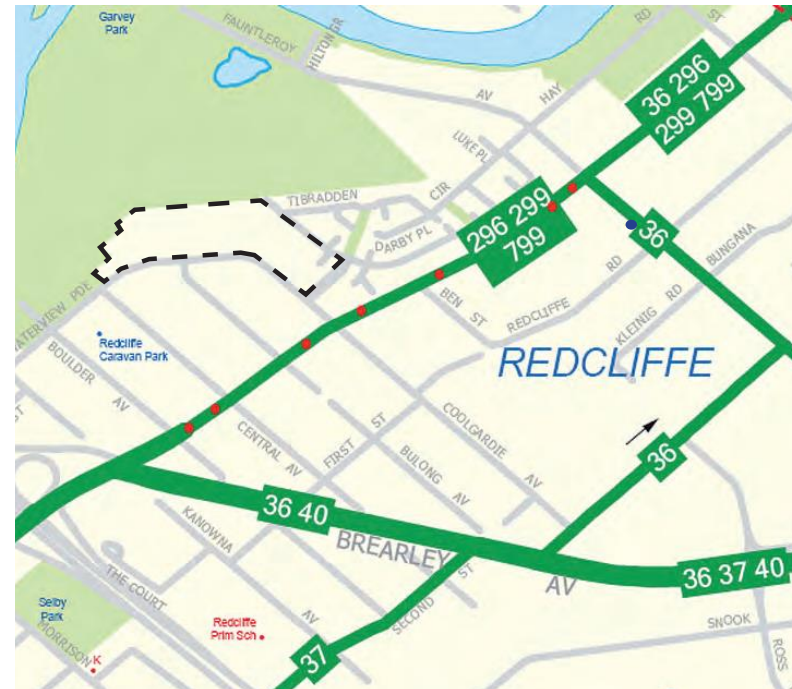


Figure 13: Transperth Bus Routes & Stops
Source: Transperth

LEGEND

- Subject Site
- Bus Routes
- Bus Stops
- Depot



4.0 OPPORTUNITIES & CONSTRAINTS

An Opportunities and Constraints Analysis has been undertaken for the site (refer Figure 14) which indicates a number of key considerations in the development of the DA7 Structure Plan.

As can be seen within the list below, there are a number of opportunities for development of the site, however further investigation of the Conservation Category Wetland is required before structure planning can progress for Lot 602 Coolgardie Avenue.

4.1 Opportunities

Various opportunities were identified and, where possible, integrated into the design of the Structure Plan. Some of the identified opportunities are beyond the scope of this Structure Plan to fulfil; however, they should be recorded as possible future initiatives for the City of Belmont’s consideration.

- The subject site is zoned ‘Urban’ in the MRS and ‘Residential R20’ within the City of Belmont LPS15. The Scheme also identifies the site as a Development Area within which a Structure Plan is required prior to the approval of subdivision or further development;
- The site is one of only a couple of remaining infill sites within the City of Belmont which has development potential;
- The site is located in a key strategic area, abutting the Swan River and within close proximity to the airport and Great Eastern Highway;

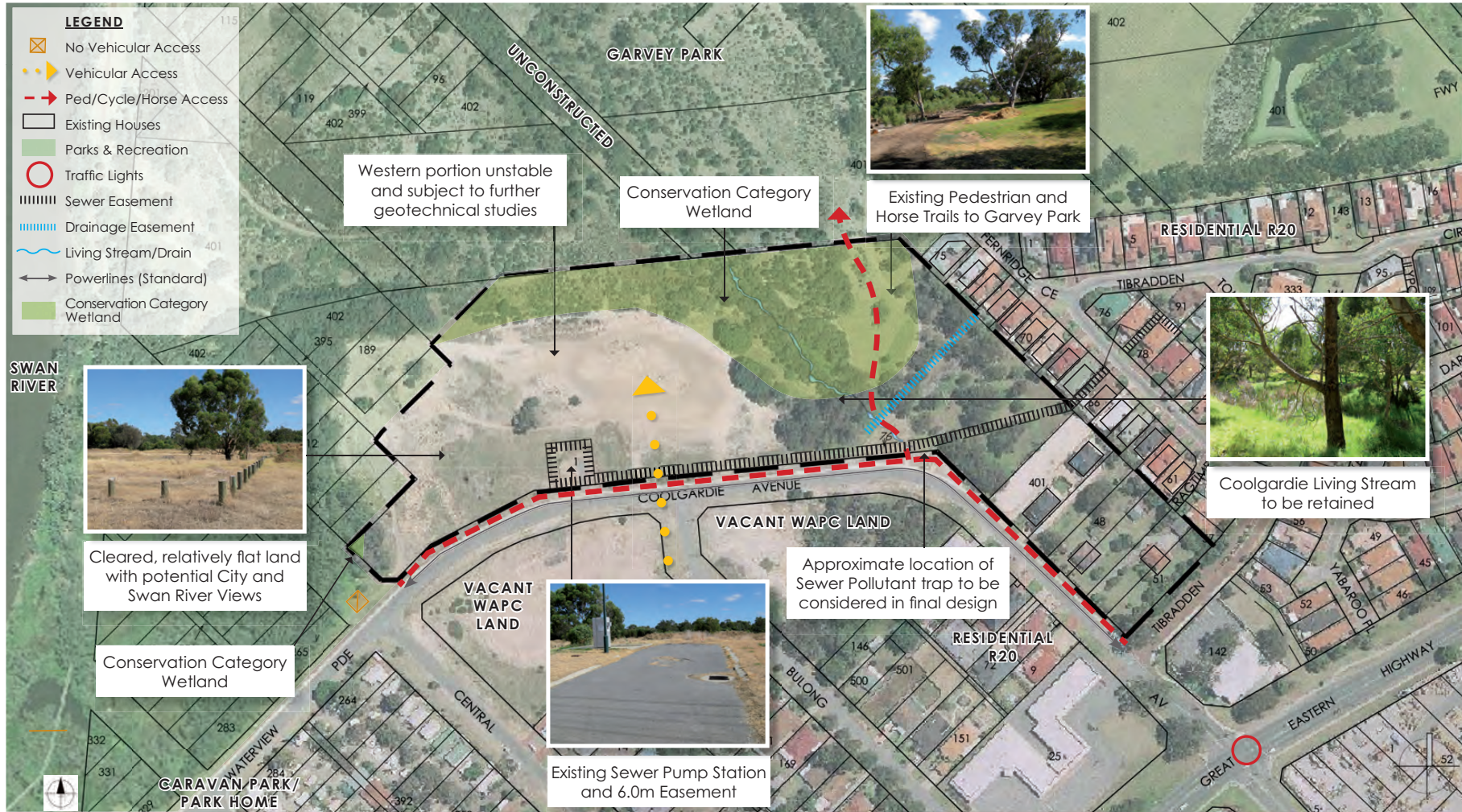
- The western portion of the site, although of concern from a geotech perspective, is cleared, relatively flat and available for a variety of different development options such as light framed residential, caravan park/retirement village or high density residential with the potential to benefit from the views to the Perth skyline and the Swan River (with deep footings and remediation where necessary);
- The eastern portion of the site has been revegetated and its long term use as POS (to give relief and an increase aesthetic appeal to the abutting residential estate) has the support of the local community;
- Redevelopment of Lots 47 – 51 Coolgardie Avenue in a coordinated manner through the City’s split coding policy rather than in an ad hoc manner resulting in battleaxe developments;
- Good connectivity between the subject site and adjoining residential developments and arterial roads;
- Existing public transport connections along Great Eastern Highway within walkable catchment of the subject site;
- Development of the informal pedestrian link and horse trail through the Coolgardie Living Stream park picking up on the recommendations within the Garvey Park Trail Plan and previous concept plans; and
- Preliminary advice provided to the Consultant team states that existing services and infrastructure are able to be extended into the site, reducing construction costs of the new development.



4.2 Constraints

Various constraints have also arisen during discussions with the City of Belmont, DoP Planning Officers and other stakeholders which have influenced the planning of the site and require resolution prior to the future development potential of Lot 602 Coolgardie Avenue being realised. Constraints affecting the land include:

- The implications of the two Conservation Category Wetlands located on Lot 602 Coolgardie Avenue.
- The western portion of the site is relatively unstable due to the historical inundation and dumping of river sediments on the site over time.
- The site is fortunate in having one large landowner (ie Lot 602 Coolgardie Avenue – WAPC) however, in general, the site has fragmented landownership.
- A Water Corporation sewer easement exists across the frontage of Lot 602 Coolgardie Avenue. Any proposed development in this location would need to consider identifying building envelopes outside of the easement.
- A sewer pollutant trap is located within the easement adjacent to Coolgardie Avenue. Future road alignments will need to be designed to minimise conflict.
- A 4.0 metre wide drainage easement is located over the eastern portion of the site. Future lots and dwellings will need to be designed to ensure sufficient setbacks are achieved.
- A 'Living Stream' is located within the eastern portion of the site. If development is proposed over portions of the stream it will need to be diverted via the proposed POS and implications relating to the redundant watercourse will need to be addressed via geotechnical investigation and site remediation works.
- The site is located within the flood fringe. Any development of the land would need to be in accordance with 1 in 100 year flood levels and would need to achieve RL5.15
- Although services and infrastructure are accessible to the site, they may need to be upgraded to satisfy the proposed increase in density.
- The City has advised that the design should take into consideration the trees recorded by the Arboriculturalist and attempt to retain them wherever possible within public open space and road reserves.
- Environmental, Geotech and Engineering advice provided to date has been at a preliminary level. More detailed investigations and discussions with relevant agencies are required to occur.



OPPORTUNITIES & CONSTRAINTS PLAN

FIGURE 14





5.0 STRUCTURE PLAN

.....

5.1 Vision

The vision for the DA7 Structure Plan identifies Lot 602 Coolgardie Avenue for further investigation and planning with the remainder of the area identified for coordinated redevelopment. The Living Stream has been identified on DA7 as it provides important links from Coolgardie Avenue to Garvey Park.

5.2 Design Principles and Objectives

The design principles and objectives are to:

- Provide a site responsive framework for urban land uses which integrates the Development Area with surrounding land uses;
- Provide a flexible neighbourhood structure capable of adapting over time to community changes;
- Provide for a variety of residential densities and lot sizes and a choice of contemporary housing options to provide for flexible living and community diversity;
- Provide an efficient and effective local parkland that incorporates the Coolgardie Living Stream and pockets of existing vegetation (where possible);

5.3 Key Structure Plan Elements

To ensure the successful implementation of the defined Principles and Objectives for the development of the site, a number of elements have been identified and reflected within the DA7 Structure Plan to respond to the feedback received from the City of Belmont, DoP and other stakeholders during the advertising process.

The identification of the Conservation Category Wetland during the advertising process has influenced redevelopment options for Lot 602 Coolgardie Avenue. The Conservation Category Wetland does not impact upon the existing lots along Coolgardie Avenue and this area has been indicated as R20/R40 in the Structure Plan.

The Structure Plan elements are clearly outlined on the proposed DA7 Structure Plan (refer Figure 16) and are also detailed within the following subsections.



5.3.1 Land Use Summary

The Ascot DA7 Structure Plan are included at Figure 16. The Land Use Summary is based on the Structure Plan and on an analysis at a broad level of detail (areas for the Conservation Category Wetland are approximates, further mapping detail is required).

Table 2 – Ascot DA7 Structure Plan Summary

Lot Details	Land Area (ha)
Gross Area of DA7	4.6732
Non Residential Land Uses	
- Existing Sewer Pump Station	0.0625
- Conservation category wetland	1.2 (approx)
Gross Residential Area	3.4098
Public Open Space Required	0.3410

5.3.2 Residential

The Ascot DA7 Structure Plan has been designed to accord with the community and neighbourhood structuring principles of Liveable Neighbourhoods.

The Liveable Neighbourhoods planning approach to development is different to the conventional suburban model as it promotes a framework for the more efficient use of land, thereby allowing a greater number of different types of households to live together compatibly and in an attractively designed neighbourhood.

The Structure Plan incorporates low and medium (R20/40) density residential land aiming to provide a range of housing products to meet market demand, provide compatible land uses with surrounding development and build upon the residential character unique to Ascot.

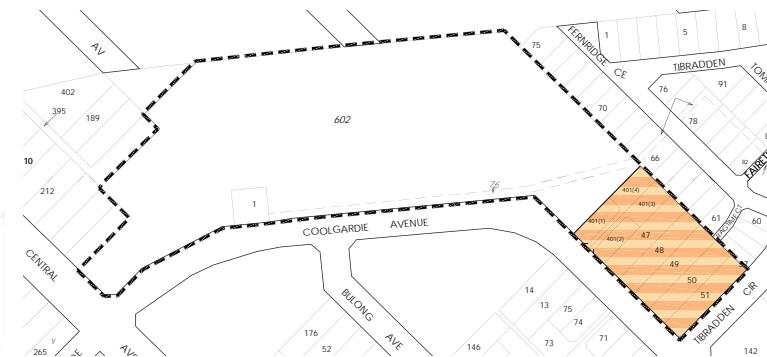
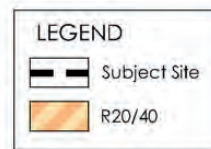


Figure 15: Precinct and R Code Plan



5.3.2.1 Residential Area

Residential Area - Flexible Coded Lot Precinct (R20/R40)

Traditional lots with a coding of Residential R20 are located within the south-eastern corner of the site (Lots 47-51 and 401 Coolgardie Avenue) reflecting the low density residential nature of the surrounding estate.

The Structure Plan proposes to increase the density and improve the built form outcomes on these lots through allocating a flexible coding of R20/40 (reflecting the City of Belmont Scheme). This will ultimately provide a transition from the existing residential estate into the proposed medium and high density proposals within the DA7 subject site (refer Figure 15).

The existing R20 lots are approximately 1000m² in size and therefore have the potential to be subdivided into two lots, likely in a battleaxe formation, resulting in poor quality streetscapes. By increasing the density on these lots, this will encourage future developers to apply to the City to develop under the higher density in accordance with high quality design standards thereby minimising the amount of adhoc development within the area. Furthermore, the City of Belmont will prepare a Local Planning Policy (LPP) to guide development to further ensure a high quality built form outcome for the Precinct.



Plates 1 & 2: Indicative Residential R40 Cottage Lots

In regard to pedestrian and cyclist access through the site, the Option One Structure Plan has been designed to provide easy access to the Swan River, Garvey Park and the Living Stream ensuring excellent connectivity with the City's existing trails plan.

5.3.2.2 Area Subject to Further Investigation and Planning

Lot 602 Coolgardie Avenue requires further investigation prior to the progression of structure planning options for the site due to environmental and geotechnical constraints.

The north eastern portion of Lot 602 Coolgardie Avenue has two Conservation Category Wetlands identified which is the highest value of wetland classification and requires an Environmental Consultant to determine the sites options for future redevelopment. The western portion of Lot 602 Coolgardie Avenue requires further geotechnical work to be undertaken prior to future development.

However, short term and long term built form options should not be discounted as the site location abutting a large area of recreational parkland leads itself to high density development potentially creating a landmark site providing views of the Swan River and Perth skyline.

It is recommended that an Environmental Consultant is appointed to investigate the Conservation Category Wetland and determine the sites options for future redevelopment.



5.3.3 Public Open Space

Although the subject site abuts Garvey Park it is recognised that the Coolgardie Living Stream within the eastern portion of the site is highly valued by the local community and by the City of Belmont and is therefore worthy of retention.

The City has advised that the Living Stream parkland is intended to be continually upgraded providing a pedestrian and horse link through to the abutting Garvey Park. Surveillance of the park will also be improved through implementation of the abutting cottage lot precinct.

In view of the additional investigation required for Lot 602, including the identification of public open space, it is recommended that any public open space contribution required from future development of the R20/R40 Flexible Coded Lot Precinct (as identified on Figure 15) be taken as a cash-in-lieu payment at this stage. This will allow for a coordinated approach to public open space and avoid the creation of fragmented public open space land parcels that will be unlikely to benefit the wider community.



Plates 3 & 4: Coolgardie Living Stream

5.3.4 Servicing Strategy

To ensure the successful implementation of these Structure Plan elements, a Servicing Strategy is required to be prepared by the individual developers/proponents of the site or by Engineers appointed by the City. Such a report will be required to ensure that there is no impediment to the future residential development of the site. The City may choose to request this prior to adoption of the Structure Plan or may require each applicant to provide servicing details at subdivision stage. Alternatively, the City's Engineers may be able to provide all servicing information in-house.



6.0 IMPLEMENTATION AND CONCLUSION
.....

The Development Area 7 (DA7) Structure Plan provides a clear planning framework as a basis to guide and control the long term development of the site. The implementation of the development proposal is substantially assisted by the fact that the majority of the land is already identified as a Development Area within the City of Belmont Scheme (LPS15).

A number of further actions are required, however, to ensure the successful redevelopment of the site. These relate primarily to further engineering and environmental studies:

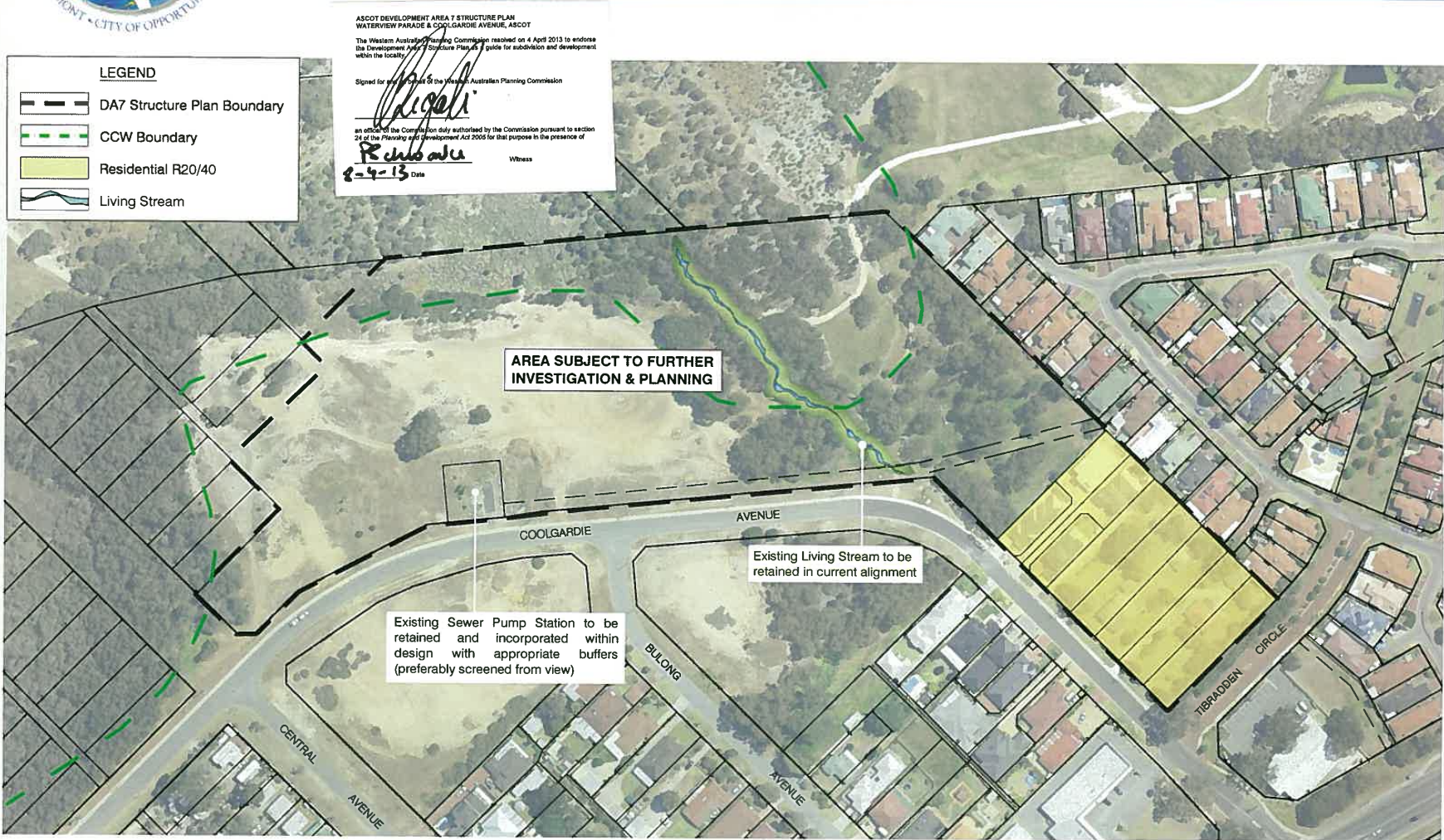
- Appointment of an Environmental Consultant to investigate the Conservation Category Wetland on Lot 602 Coolgardie Avenue prior to liaison with relevant government department on redevelopment options.
- Given the historical nature of the site within the Swan River Catchment, and due to the results from the preliminary geotechnical report, a detailed Geotechnical report is required to be undertaken prior to development on the site. It is also expected that this report will include a potential Acid Sulfate Soils (ASS) investigation and potential management plan if ASS is identified on the site.
- Based on preliminary advice, prior to any development of the western portion of the site, substantial remediation will need to occur (depending on the depth to the Guildford Formation).
- As the site is located within the flood fringe, any development on the site will be required to satisfy the 1 in 100 year flood level, achieving a minimum of

RL5.15. The retention and location of the Coolgardie Living Stream is required and addressed via the Geotechnical investigations and site remediation works.

- As site servicing data in relation to drainage, sewerage, water supply and power supply to the site was provided in 1993 we recommend that discussions with the Water Corporation, Swan River Trust, Western Power, Alinta Gas and other servicing authorities be entered into to confirm the requirements contained within this report.
- The environmental advice provided within this report is considered as a ‘basic assessment’ and should comprehensive data be required, further work should be undertaken.
- The City will prepare a Local Planning Policy to guide future development within the R20/R40 Flexible Coded Lot Precinct so as to ensure design principles and objectives are achieved and a desirable built form outcome is achieved.

The various components of the Structure Plan provide a clear guide for future development areas which require further investigation of the DA7 subject site to ensure that the objectives for the vision are achieved to the highest standard.

The DA7 Structure Plan is commended to the City and the WAPC for formal adoption as a basis for supporting the various implementation actions necessary to deliver the vision.



2200-18D 01.12.10 N.T.S

DEVELOPMENT AREA 7 STRUCTURE PLAN
FIGURE 16



ASCOT DEVELOPMENT AREA 7
STRUCTURE PLAN

APPENDICES



DA7





APPENDIX 1
.....

Certificates of Title

Transfer 15699/1955 (15743)

Application

From Volume Folio

380 94

3706038

17/8/56



WESTERN AUSTRALIA.

REGISTER BOOK.

Vol. 1185

Fol. No 830

INDEXED

Certificate of Title

CT 1185 0830 F



under "The Transfer of Land Act, 1893" (56 Vic. 14, Sch. 5).

Rosemary Elizabeth Shaw, Married Woman and Albert Shaw, Salesman, both of 77 Norfolk Street, North Perth, are now the proprietors as joint tenants of an estate in fee simple subject to the easements and encumbrances notified hereunder of all those pieces of land delineated and coloured green on the map hereon containing together two roods and four-tenths of a perch or thereabouts, being portion of Swan Location 29 and being Lots 50 and 51 on Plan 2252.



Dated the eleventh day of October One thousand nine hundred and fifty-five.

J. B. Both
Registrar of Titles.

0018/9/55-422-11/6.

For encumbrances and other matters affecting the land-see back.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Jun 10 09:58:35 2009 JOB 32360623

EASEMENTS AND ENCUMBRANCES REFERRED TO

Instrument stamped £25.0.
 Mortgage 2087/1956. Albert Shaw and Rosemary Elizabeth Shaw to Commonwealth Savings Bank of Australia. Registered
 7th March 1958 at 9.180c. **DISCHARGED** 14th March 1971 at 908c. *W. Stachmore*

Discharge 1382549 of Mortgage 2087/1956. Registered 14th March 1971 at 908c.



CERTIFICATE OF TITLE

Vol. Fol.

1185

CT 1185 0830 B



LAND OFFICE COPY OF ORIGINAL NOT TO SCALE W&A TIT 10 09:58:35 2009 JOB 92360625

LT.175

ORIGINAL: Not to be removed from the Department of Land Administration.

APPLICATION H642113

VOLUME 27 FOLIO 171A

WESTERN



AUSTRALIA

VOLUME FOLIO

2209 119

IN THE REGISTER



CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

The person described in the First Schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the Second Schedule.

DATED 11TH JANUARY, 2001

J. Hople
REGISTRAR OF TITLES

LAND DESCRIPTION:

PORTION OF SWAN LOCATION 29 AND BEING LOTS 47, 48 AND 49 ON PLAN 2252 (SHEET 2),
DELINEATED ON THE MAP IN THE THIRD SCHEDULE HERETO.

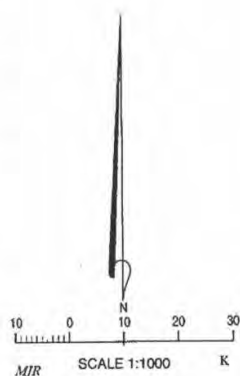
REGISTERED PROPRIETOR:
FIRST SCHEDULE (continued overleaf)

VIOLET DAVIESS HURD OF 93 COOLGARDIE AVENUE, REDCLIFFE.

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: Entries may be affected by subsequent endorsements.

Page 1 (of 2 pages)




REGISTER NUMBER 1/SP43890	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 20/7/2004

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
 STRATA TITLES ACT 1985

VOLUME **2549** FOLIO **462**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

Robert
 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 1 ON SURVEY-STRATA PLAN 43890
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

KRISTYNE CARTER OF 23B TREVASKIS STREET, KALGOORLIE
 (T J474203) REGISTERED 18 OCTOBER 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
- *K279901 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 24.7.2007.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP43890.
 PREVIOUS TITLE: 2547-997.
 PROPERTY STREET ADDRESS: 85 COOLGARDIE AV, ASCOT.
 LOCAL GOVERNMENT AREA: CITY OF BELMONT.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J474204




REGISTER NUMBER 2/SP43890	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 7/2/2005

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME **2549** FOLIO **463**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts
 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 2 ON SURVEY-STRATA PLAN 43890
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

BRYAN FRANCIS YELDON
 MOIRA SUSANNE YELDON
 BOTH OF 87 COOLGARDIE AVENUE, ASCOT
 AS TENANTS IN COMMON IN EQUAL SHARES

(T J157675) REGISTERED 20 JANUARY 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

- INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP43890.
 PREVIOUS TITLE: 2547-997.
 PROPERTY STREET ADDRESS: 87 COOLGARDIE AV, ASCOT.
 LOCAL GOVERNMENT AREA: CITY OF BELMONT.




REGISTER NUMBER 3/SP43890	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 25/6/2008

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT 1985

VOLUME **2549** FOLIO **464**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts
 REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 3 ON SURVEY-STRATA PLAN 43890
 TOGETHER WITH A SHARE IN ANY COMMON PROPERTY AS SET OUT ON THE SURVEY-STRATA PLAN

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

JAMES MITCHELL JEFFREYS OF 87A COOLGARDIE AVENUE, ASCOT
 (T I722923) REGISTERED 9 DECEMBER 2003

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
 (SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE SURVEY-STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT NO.33 OF 1985 AS AMENDED.
2. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR VEHICLE ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
3. EASEMENT BENEFIT CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
4. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR VEHICLE ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
5. EASEMENT BURDEN CREATED UNDER SECTION 5D STRATA TITLES ACT FOR PEDESTRIAN ACCESS PURPOSES - SEE SURVEY STRATA PLAN 43890
6. K632699 MORTGAGE TO SECURE FUNDING PTY LTD REGISTERED 23.6.2008.
7. *K634237 CAVEAT BY CITY OF BELMONT LODGED 24.6.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
 * Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP43890.
 PREVIOUS TITLE: 2547-997.
 PROPERTY STREET ADDRESS: 87A COOLGARDIE AV, ASCOT.
 LOCAL GOVERNMENT AREA: CITY OF BELMONT.



REGISTER NUMBER 1/D86631	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2009** FOLIO **935**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts
REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1 ON DIAGRAM 86631

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WATER CORPORATION OF 629 NEWCASTLE STREET, LEEDERVILLE
(A G163535) REGISTERED 30 APRIL 1996

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2009-935 (1/D86631).
PREVIOUS TITLE: 1839-629.
PROPERTY STREET ADDRESS: LOT 1 COOLGARDIE AV, ASCOT.
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

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Superseded - Copy for Sketch Only

Page 1 of 2 pages 2009

LT. 37

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

Application F642571
Volume 1839 Folio 629

WESTERN



AUSTRALIA

REGISTER BOOK
VOL. FOL.

CT 2009 935

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED



I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

G. Sach

REGISTRAR OF TITLES



Dated 12th August, 1994

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 29 and being Lot 1 the subject of Diagram 86631, delineated on the map in the Third Schedule hereto.

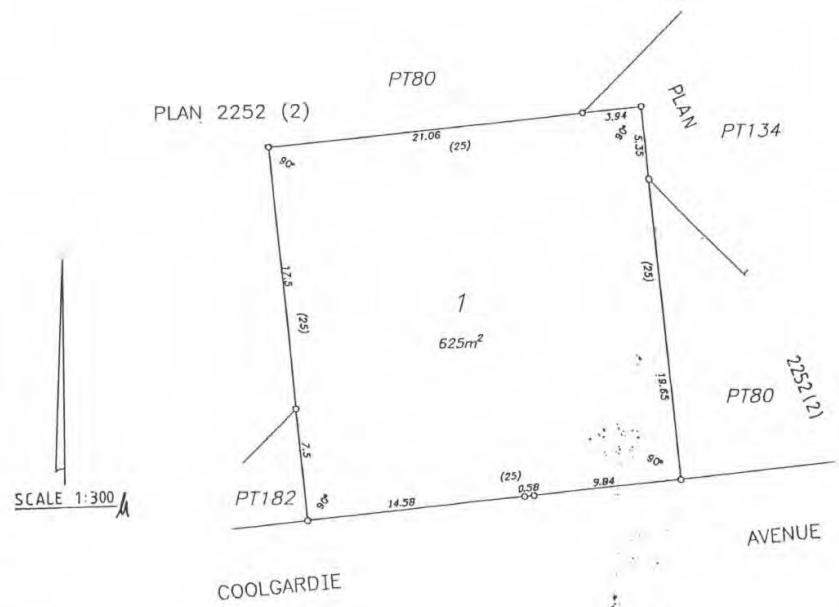
FIRST SCHEDULE (continued overleaf)

~~The State Planning Commission of 469-489 Wellington Street, Perth~~

SECOND SCHEDULE (continued overleaf)

NIL

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20K-L/4664

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WESTERN



AUSTRALIA

REGISTER NUMBER 602/D92723	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2101** FOLIO **490**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 602 ON DIAGRAM 92723

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 469 WELLINGTON STREET, PERTH
(A G441162) REGISTERED 7 APRIL 1997

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

- 1. F341360 EASEMENT TO THE WATER AUTHORITY OF WESTERN AUSTRALIA. SEE SKETCH ON VOL. 2101 FOL. 490. REGISTERED 20.10.1993.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2101-490 (602/D92723).
PREVIOUS TITLE: 2009-936.
PROPERTY STREET ADDRESS: 55 FAUNTLEROY AV, ASCOT.
LOCAL GOVERNMENT AREA: CITY OF BELMONT.

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Superseded - Copy for Sketch Only

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49 FOLIO

LT. 37

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WESTERN AUSTRALIA

Application G441162 REGISTER BOOK
Volume 2009 Folio 936 V/OI F/OI

CT 2101 490

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 7th April, 1997

John Gattorna
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 29 and being Lot 602 the subject of Diagram 92723, delineated on the map in the Third Schedule hereto.

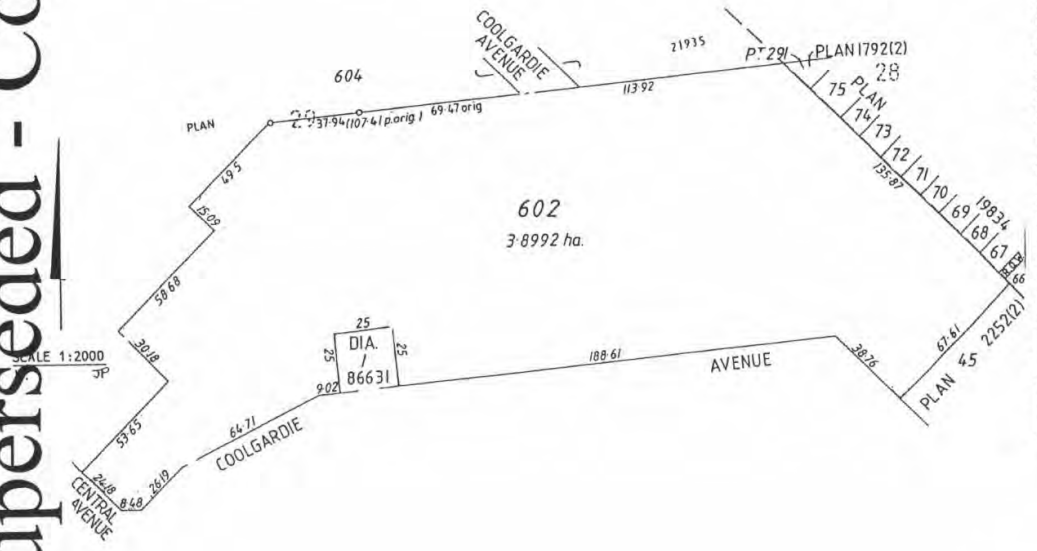
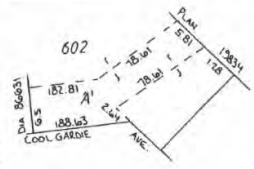
FIRST SCHEDULE (continued overleaf)

Western Australian Planning Commission of 469 Wellington Street, Perth.

SECOND SCHEDULE (continued overleaf)

1. TRANSFER F341360. The right to enter upon the portion of the within land marked 'A' on the map in the margin for the purpose of exercising certain sewage pipeline rights as set out in the said Transfer is granted to The Water Authority of Western Australia. Registered 20.10.93 at 12.49 hrs.

THIRD SCHEDULE



NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Page 2 of 2
Superseded - Copy for Sketch Only
L.T. 38

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE		REGISTERED NUMBER	REGISTERED TIME	SEAL	CERT. OFFICER

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE		PARTICULARS	REGISTERED TIME	SEAL	CERT. OFFICER

----- CERTIFICATE OF TITLE VOL. 2101 FOL. 490 -----



APPENDIX 2

.....

Geotechnical Information
Wood & Grieve Engineers

DOCUMENT: M:\TECH\15200\22\C_CL_001.DOC
TM

0418959661



Wood & Grieve Pty Ltd
A.C.N. 408 808 786
16 Altona St., West Perth
Western Australia 6005
Facsimile (09) 481 1724
Telephone (09) 321 9925
e-mail wge@inet.net.au

ENQUIRIES: GREG MILNE
PROJECT NO: 15222C

1 April 1997

Ministry for Planning
469 Wellington Street
PERTH WA 6000

Attention: Mr Brett Cross



Dear Sir

**RE: LOT 600-603 GARVEY PARK, REDCLIFFE
FEASIBILITY STUDY**

We are pleased to present a summary of the engineering and servicing issues for the above landholding.

1.0 PROPERTY ZONING

City of Belmont has indicated that an R20 residential zoning is preferred for the above properties.

City of Belmont also advised that the area in Lot 603 which was initially reserved for Freeway construction is currently planned for retention as parks and recreation usage. This will need to be agreed with City of Belmont.

2.0 FLOOD LEVEL

Water and Rivers Commission has advised that a portion of the land is flood-prone during major river flows and a majority of the properties are inside the designated 100 year flood level area.

The 100 year flood level concerning the properties varies between RL 4.6 to RL 4.8.

A minimum habitable level of at least 0.5m above the 100 year flood level is recommended to ensure adequate flood protection. It is therefore estimated that a minimum building pad level for Lots 600 to 602 is RL 5.1 and RL 5.3 for Lot 603.

3.0 EARTHWORKS

Based on existing ground levels, we estimate 129,000m³ of sand fill in Lots 600 to 602 and approximately 10,000m³ for Lot 603 is required to satisfy the recommended flood protection criteria. At the rate of \$10/m³ for imported fill, this would amount to \$1,390,000.



Lots 600 and 601 will require retaining walls on the side adjacent to existing lots of about 1.0 to 1.5m high.

City of Belmont has indicated that the soils surrounding Lot 603 predominantly consists of clayey material. A detailed geotechnical investigation is required to determine the exact depth and properties of this material and thus the overall earthworks required in addition to the above.

We suspect the presence of some uncontrolled fill in Lots 600 to 602 and suggest further geotechnical study to verify the nature of the ground in these areas. The geotechnical study will also need to determine the procedure to rectify the above problem.

4.0 DRAINAGE

All road pavements and reserves will need to be drained with a piped drainage system designed in accordance with Australian Rainfall and Run-off and the City of Belmont criteria.

Lots 600 to 602

Disposal of stormwater run-off from the road pavements and reserves will be achieved by connection to City of Belmont's drainage system.

Disposal of stormwater from the individual lots will be achieved by the construction of soak wells by the lot owners at the time of housing or building construction.

In the case of unsuitability for using soak wells due to ground condition, the stormwater run-off from individual lots will need to be discharged into City of Belmont's drainage system.

City of Belmont has advised that Lot 602 is not included in the City's overall drainage catchment and any upgrades required to accommodate the additional stormwater discharge from this lot will be met by the developer.

Lot 603

Individual lots stormwater disposal will discharge into an open drain at the back of the existing Tibbradden Estate. Some cost sharing may be required with the developer of the Tibbradden Estate.

5.0 SEWER RETICULATION

Water Corporation of WA advised on the 17 March 1997 that the above properties are included in the overall sewer planning scheme.

Extensions of some 225dia sewer pipes in Coolgardie Avenue, Bulong Avenue and proposed Lilian Grove may be required to serve the above properties.

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6.0 **WATER SUPPLY**

Water Corporation of WA has advised that there are water services located within the locality of the above sites.

Assuming the development is to be of similar density to the nearby Tibbradden Estate, Water Corporation has indicated that existing pipes are required to be upgraded to service the properties.

7.0 **ROADWORKS**

City of Belmont has advised that a suitable access road, preferably from Fauntleroy Avenue, is required for Lot 603.

All other lots have gazetted and constructed road frontage.

8.0 **OTHER SERVICES**

AlintaGas and Western Power have advised that there are existing services within the locality of the above sites and we anticipate that there will be no difficulties extending these services to the proposed development sites.

Telstra has advised that an upgrade of the existing network will be required since there is no capacity in existing services available for the sites.

We trust the above assessment is satisfactory for your current needs. Should you have any queries or require further information, please contact the undersigned.

Yours faithfully



Greg Milne
for **Wood & Grieve ENGINEERS**

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GM



ENQUIRIES: GREG MILNE
PROJECT NO: 15222C

Wood & Grieve Pty Ltd
A.C.N. 008 808 786
16 Altona St., West Perth
Western Australia 6005
Facsimile (08) 9481 1724
Telephone (08) 9321 9925
e-mail wge@inet.net.au

23 February 1999

Ministry for Planning
469 Wellington Street
PERTH WA 6000

Attention: Mr Brett Cross

Dear Sir

**RE: LOT 600-602 GARVEY PARK, REDCLIFFE
GEOTECHNICAL INVESTIGATION**

Please find enclosed two (2) copies of the geotechnical report prepared by Golder Associates for the above properties.

The investigation highlighted variable ground conditions dominated by a band of sub-surface peaty soil mixed with clay and silt. This material is considered by the geotechnical consultants to be of riverine origins, probably from a former course of the Swan River as summarised in the report's Executive Summary. The net result is that much of the site is unsuitable for traditional residential or commercial construction. Development of this area, identified as Area 3, would require deep piled footings probably at prohibitive cost.

The exception is about 2.5 hectares of the eastern portion of Lot 602, where the riverine sediments do not occur and the soil is stiff to hard clayey soils, overlain in some areas by sand fill. If these areas, identified as Areas 1 and 2 are filled to a suitable level above the 100 year flood with compacted sand fill, they could achieve a Site Classification of 'S' which would be suitable for modified traditional construction techniques.

It may also be possible to modify some areas of Area 3 in Lot 602 by sand replacement techniques where the depth of peaty soils is restricted to up to 3 metres depth. In this case, possibly up to one additional hectare may be available by removing the peaty soils and replacing with compacted sand fill. This process would be limited by the depth of peat to be removed, ground water levels and overall economics of this option.

It would appear from the investigations that Lot 601 is unsuitable and lot 600 may be marginal for development due to the sub-surface peaty soils. Of particular concern with these lots, is the possible impact of ground improvement works on adjacent properties due to settlement or vibration.

In summary, therefore, it would appear the only portion of the properties suitable for economical development is likely to be the eastern half of Lot 602. This area could be used for residential, commercial or recreational purposes. The balance of Lot 602 and Lots 600 and 601 are unsuitable for economical development based on traditional construction techniques and are likely best used for POS or recreational purposes.

Page 1 of 2

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An option to maximise site usage may be to develop Lot 602 as a sporting complex with indoor facilities on the eastern portion and outdoor on the balance.

Whatever the site usage proposed, the site should be subjected to further detailed site assessment as recommended in the geotechnical report to clearly and accurately identify areas of the site suitable for development.

We trust the report and our summary adequately conveys the current site conditions to you and identifies the constraints for development. If further investigation of the suitable portions of the site are required, we would be pleased to assist the Ministry conduct these investigations and feasibility. If there are further queries relating to this report, we would be pleased to discuss them at your convenience.

We will forward accounts for Golder Associates and our services under separate cover.

Please contact the undersigned if you have any queries.

Yours faithfully



Greg Milne
for Wood & Grieve ENGINEERS

attached Geotechnical Reports



**Parsons
Brinckerhoff**

1 Alvan Street
Subiaco WA 6008
PO Box 1232
Subiaco WA 6904
Australia
Telephone +61 8 9489 9700
Facsimile +61 8 9380 4060
Email perth@pb.com.au

ABN 84 797 323 433
NCSI Certified Quality System ISO 9001

Our reference: LT4:16415:fk
Your reference: Lots 600 to 602 Coolgardie Avenue, Redcliffe

5 May 2006

Jim Chesterman
Department of Planning & Infrastructure
Albert Facey House
469 Wellington Street
Perth, WA, 6000

Dear Jim

Lots 600 to 602 Coolgardie Avenue, Redcliffe

Parsons Brinckerhoff has conducted a site walkover and surface inspection of the above site on 4 May 2006. It is understood that DPI want to move material from this site to other locations.

The site was relatively flat with a sandy surface. A number of stockpiles have been placed at the site. A sketch of the site is attached showing the materials observed on site and approximate locations of the stockpiles.

During the site visit the following materials were observed:

1. SAND, fine to coarse grained, brown/yellow.
2. SAND, fine to coarse grained, light grey/brown, large shell fragments throughout.
3. SAND, fine to medium grained, grey/brown.
4. Gravelly SAND, fine to medium grained, brown. Gravel is fine to coarse sized. Broken bitumen pieces throughout.
5. TOPSOIL, SAND, fine to medium grained, dark brown with organic fines (estimated to be greater than 2% by mass) and Clayey SAND lumps throughout.
6. SAND, fine to medium grained, light grey.

Materials 1, 2, 3, 4 and 6 are judged to be suitable for use as engineered fill. Material 5 is judged not to be suitable for fill construction as it contains organic fines (estimated to be greater than 2% by mass) and some clays.

PB recommend that material from the west side of Lot 602 is removed first as this area is underlain by approximately 10m of Swan River Alluvium and is likely to be uneconomic for future development.

Lot 600, Lot 601 and the east side of Lot 602 are all potentially developable and the material on these lots is likely to be an asset if surcharge preloading prior to construction is undertaken.

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Engineering Excellence*

Parsons Brinckerhoff Australia Pty Limited ACN 078 004 798 and Parsons Brinckerhoff International (Australia) Pty Limited ACN 006 475 056 trading as Parsons Brinckerhoff ABN 84 797 323 433



.../2

PB are continuing with the assessment of possible site soil improvement treatments. At this stage we plan to provide feasibility cost estimates for stone columns and surcharge preloading solutions. We aim to provide the results of these studies next week.

Please do not hesitate to contact me should you require further clarification on any of these points.

Yours sincerely

Adam Wilmot
Senior Geotechnical Engineer
Parsons Brinckerhoff Australia

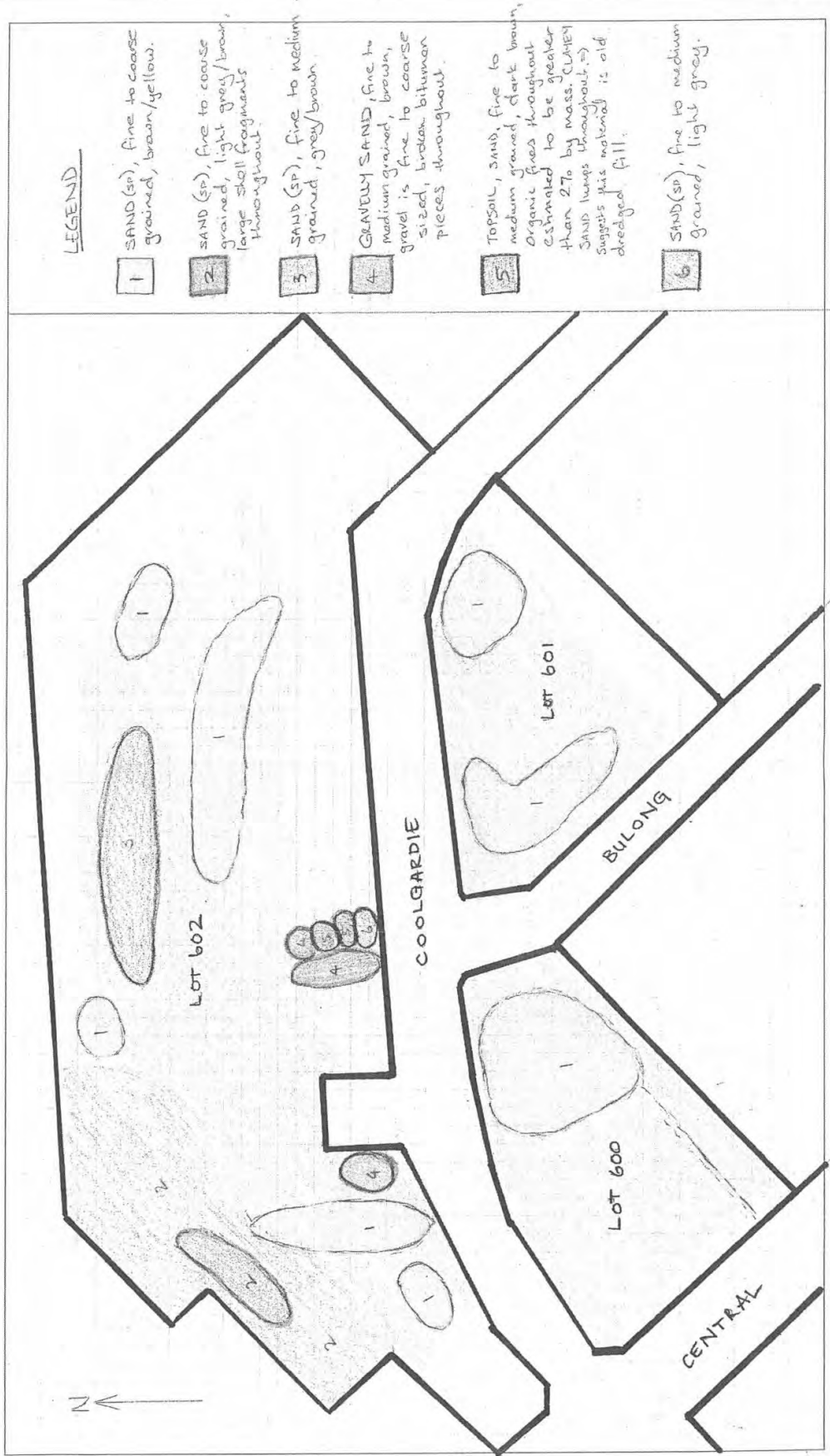
Attachments:

Sketch showing materials observed and approximate stockpile locations

Calculation Sheet



Job: LOTS 600 TO 602
 Design: FK
 Office: Perth
 Date: 4/5/2006
 Job No.:
 Checked: REDCLIFFE
 Page No.:
 Date:





**Parsons
Brinckerhoff**

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Email perth@pb.com.au

Our reference: LT4:16452:fk
Your reference: Lots 600 to 602 Coolgardie Avenue, Redcliffe

ABN 84 797 323 433
NCSI Certified Quality System ISO 9001

15 May 2006

Jim Chesterman
Department of Planning & Infrastructure
Albert Facey House
469 Wellington Street
Perth, WA, 6000

Dear Jim

Lots 600 to 602 Coolgardie Avenue, Redcliffe

Parsons Brinckerhoff were commissioned by DPI to assess possible site soil improvement treatments including stone columns and surcharge preloading solutions to enable feasibility cost estimates prior to residential development of the above site. It is understood that DPI plan to develop part of the site and excise part of the site to Garvey Park.

Previous Investigations

A previous preliminary geotechnical investigation was conducted by Golder and Associates in February 1999 and the associated report (Ref: 98640048) has been the key document used by PB for information when assessing possible ground improvement treatments. Where information was not available, material parameters for Swan River Alluvium have been assumed based on locally published geotechnical papers.

Subsurface Conditions

The subsurface conditions vary across Lots 600, 602 and 603. The site is immediately underlain by dredge placed sand fill which is up to 4m thick in some areas. Underlying the sand fill across parts of the site is Swan River Alluvium which varies in thickness from 2m to 10m. The Swan River Alluvium consists of interbedded clayey silts, silty clays and occasional peaty lenses generally in a soft to firm condition. The Swan River Alluvium is underlain by Guildford Formation which consists of various sequences of interbedded clays and sands which are in a stiff to very stiff condition. Where Swan River Alluvium is not present, the uncontrolled sand fill is immediately underlain by Guildford Formation. Figure 1 illustrates the varying subsurface profiles across the site. The varying subsurface profiles are hereon referred to as Profiles 1 – 5.

The Swan River Alluvium is likely to be subject to significant consolidation through the application of a load (house construction) and would need to be treated (densified) prior to any construction. Two options to achieve this are discussed below.

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Stone Columns (Vibrocompaction) Option

Vibrocompaction is a technique where a vibrating tool jetted and vibrated into the ground densifies the soils through which the tool passes. A stone column is created by backfilling the hole created by the tool with stone cobbles. This densifies the natural soils.

A target modulus of 50MPa is required of the treated soil to meet a site classification of S in accordance with AS2870, Residential Slabs and Footings.

Cocks and Hillman (1998) provide an approximation of the treated soil modulus based on the modulus of the existing soil, the modulus of the stone column and the spacing between the columns. Using this methodology with an approximated modulus of the existing untreated soil of 5MPa, a modulus of the stone columns of 150MPa and 1.2m diameter columns in an equilateral triangle pattern, the stone columns are required to have 2.0m centre to centre separation (i.e 0.8m apart). A copy of PB's calculations including parameters used can be provided upon request. Table 1 summarises the number of stone columns required and the associated cost for differing thicknesses of Swan River Alluvium (profiles 2 – 5).

Table 1: Stone Column Costs

	Approx Total Area (m ²)	Number of Stone Columns Required	Cost (based on \$75 per linear metre)
Profile 2 (SRA 2m thick)	17800	8902	\$1,34,000
Profile 3 (SRA 4m thick)	5400	2702	\$811,000
Profile 4 (SRA 8m thick)	12600	6302	\$3,780,000
Profile 5 (SRA 10m thick)	6400	3202	\$2,402,000

Surcharge Preloading Option

Alternatively the whole site could be surcharge preloaded to ensure that any settlement likely to occur within the existing site soils happens prior to development. Surcharge preloading consists of stockpiling a large amount of soil on a site to induce settlement/consolidation prior to development. The load should be greater than that anticipated to ever be applied to the site post subdivision development. The stockpile is left on site while any settlement that occurs is monitored. When consolidation has sufficiently occurred, the stockpile can be moved to another part of the site.

Primary and secondary settlement has been estimated under a 2 story house load (approximately 40KPa). Table 2 summarises the estimated primary and secondary consolidation for the varying thicknesses of Swan River Alluvium (soil profiles 2 – 5) under a load of 40KPa.



.../3

Table 2: Estimated Consolidation

	Primary Consolidation (mm)	Secondary Consolidation (mm)	Total Consolidation (mm)
Profile 2 (SRA 2m thick)	140	50	190
Profile 3 (SRA 4m thick)	280	90	370
Profile 4 (SRA 8m thick)	560	180	740
Profile 5 (SRA 10m thick)	700	230	930

To ensure that the residential structures do not undergo significant secondary consolidation, the surcharge load is increased to induce total design settlement prior to construction. Therefore, the surcharge load would require 190mm, 370mm, 740mm and 930mm for soil profiles 2, 3, 4 and 5 respectively, of settlement to occur under primary consolidation. This would require a minimum surcharge load of 60KPa. Further increasing the load to 100KPa would decrease the amount of time for this target design settlement to occur. A 100KPa surcharge load would be 6.7m high and the time for consolidation to occur would vary depending on the soil profile. A copy of PB's calculations including parameters used can be provided upon request. Table 3 shows the length of time required for consolidation to occur over the varying soil profiles using a coefficient of consolidation of 5m²/year and the amount of material required (surcharge load) for the area of each soil profile. The estimated cost is based on \$22 per cubic metre of imported material.

Table 3: Time of consolidation and cost of required material

	Consolidation Time (months)	Amount of material required (m ³)	Cost (\$)
Profile 2 (SRA 2m thick)	1 month	120,000	\$2,640,000
Profile 3 (SRA 4m thick)	4 months	36,000	\$792,000
Profile 4 (SRA 8m thick)	15 months	84,000	\$1,848,000
Profile 5 (SRA 10m thick)	24 months	43,000	\$946,000

Of the two methods investigated, the stone column treatment is generally cheaper than large scale surcharge preloading. However, any residences that may be constructed following treatment of the site should be given a site classification of "M" to allow for any variation in the underlying soil profiles.

There may be opportunities to re-use some of the stockpile material already at the site, and surcharge preload portions of the site at a time, rather than try to treat the whole site at once. These measures would significantly reduce the cost of the surcharge preloading option.

The stone column cost may have been slightly under estimated as there is no allowance for removing the existing fill to allow access for the vibrofloatation tool.

In summary, a soil treatment cost of between \$2,000,000 and \$3,000,000 would be expected if all of the site underlain by soil profile 2 were to be developed. An additional \$1,000,000 to \$2,000,000 may be required to treat all of Lots 602 and 603 for development.

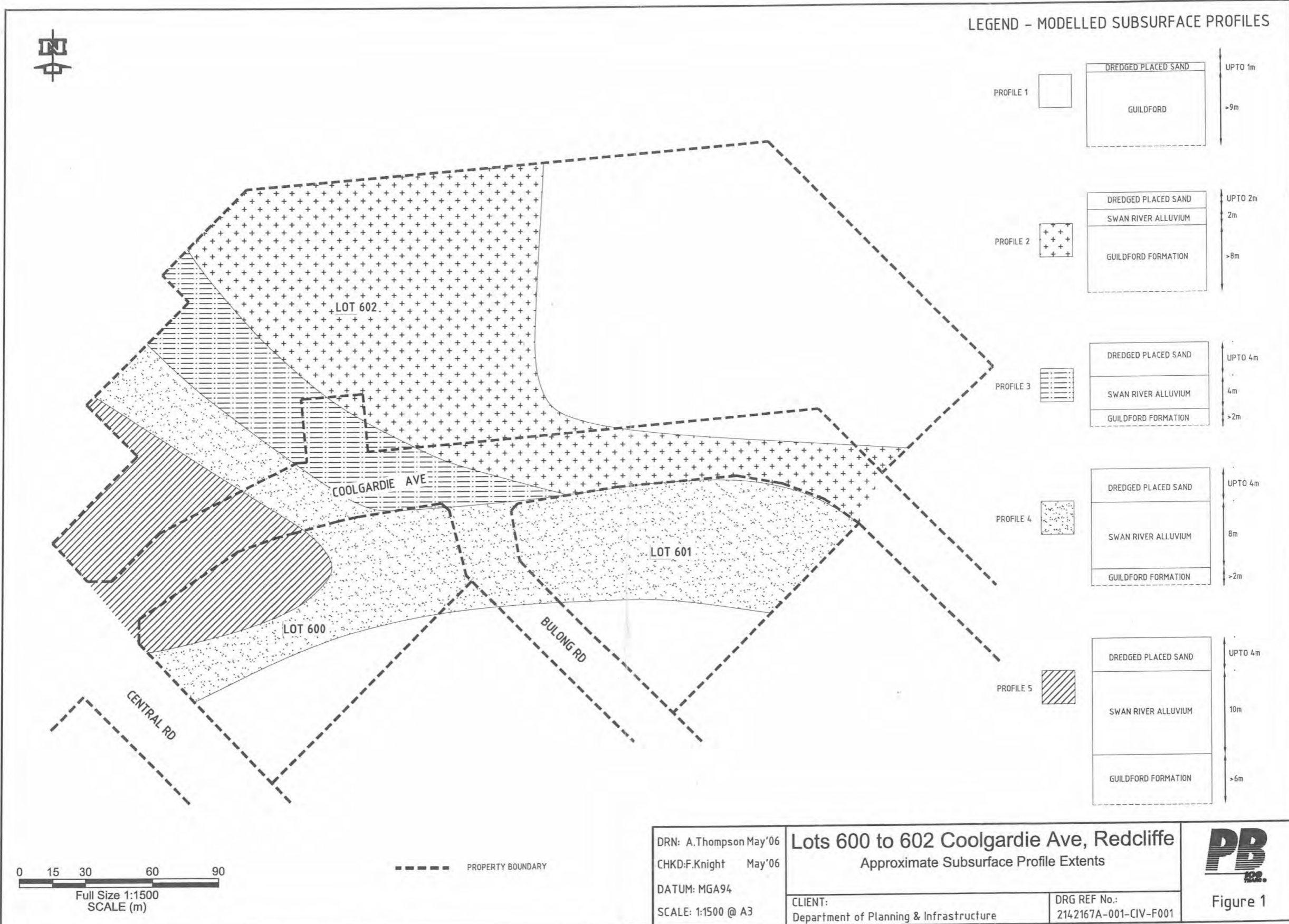


Please do not hesitate to contact me should you require further clarification on any of these points. Please find attached our invoice for the works carried out to date, including the assessment of the suitability of the existing site fill materials provided in our letter of LT4:16415.fk May 2006.

Yours sincerely

Adam Wilmot
Senior Geotechnical Engineer
Parsons Brinckerhoff Australia

Attachments: Figure 1: Subsurface Profiles



Plotted By: ThompsonA Plot Date: 15/05/06 - 16:15 Cad File: J:\A656-WAT\PROJ\2142167A_Lot_600_Coolgar\09_Drafting\001\ACAD\DRAWINGS\2142167A-001-CIV-F001.dwg



APPENDIX 3

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City of Belmont Tree Survey

Development Area 7 – Ascot

The flooded gum (*Eucalyptus rudis*) trees in DA areas 7, 8 & 9 are part of the Southern River vegetation complex. 17% of the original extent of this complex still remains in the Perth Metropolitan Region (Bush Forever, 2000).

Ecologically, flooded gum is one of the most important trees in the metropolitan region. The foliage and bark support a variety of insects, which in turn are eaten by predatory insects and birds. With an extended flowering season, flooded gum is an important source of food for nectar-feeding insects and birds.

Mature flooded gums develop hollows that are used as nesting sites for native wildlife such as bats, possums and birds. Trees in the south-west of WA rarely form hollows until they are over 120- 150 years old. Retention of mature trees of this age is therefore important. Hollows at the base of flooded gums are used as nesting sites for waterbirds, particularly ducks. The horizontal forking branches are ideal for birds that build nests out of sticks such as darters and white-faced herons. The dead branches are used for nesting and roosting by birds such as cormorants, egrets and herons.

Casuarina obesa (swamp sheoak) is a small tree growing to 14 metres in height, and has a dominant stem for much of its height when growing in closed stands on favourable sites and has a life span of more than 60 years. Generally, swamp sheoak trees have an erect trunk with erect, but sometimes spreading, branches. The bark is thick, fissured and darkish grey in colour.

In the south-west of Western Australia, swamp sheoak is an essential riparian species, tolerant of saline and waterlogged areas and is used to achieve land and nature conservation outcomes. The species is useful as a soil stabiliser, as a windbreak and can provide habitat for fauna.

Attachment 12.1.1 Development Area 7 - Structure Plan

ID #	DATE	CROWN COND.	AGE RANGE	SPECIES	COMMENTS
225	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree
226	9/04/2009	Good	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~9 trees
227	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~7 trees
228	9/04/2009	Average	Mature	Casuarina obesa (swamp sheoak)	significant tree
229	9/04/2009		Mature	Eucalyptus rudis (flooded gum)	significant tree
230	9/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~8 trees
231	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree
232	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree with habitat hollows
233	9/04/2009	Average	Mature	Eucalyptus rudis (flooded gum)	significant tree with habitat hollows
234	9/04/2009	Good	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
235	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant clump of ~3 trees
236	9/04/2009	Fair	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
237	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree with a potential to develop into a large specimen
238	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	clump of ~3 significant trees
239	9/04/2009	Good	Mature	Eucalyptus rudis (flooded gum)	significant tree
240	9/04/2009	Average	Semi-mature	Eucalyptus rudis (flooded gum)	significant tree
241	9/04/2009	Good	Mature	Eucalyptus rudis (flooded gum)	significant tree
246	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
247	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
248	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
249	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
250	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
251	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
252	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
253	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
254	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
255	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
256	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
257	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
258	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
260	15/04/2009		Mature	Casuarina obesa (swamp sheoak)	
262	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
264	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
265	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
266	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
267	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
268	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
269	15/04/2009		Semi-mature	Casuarina obesa (swamp sheoak)	
270	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	
271	15/04/2009		Semi-mature	Eucalyptus rudis (flooded gum)	E. rudis x 2
272	15/04/2009		Mature	Pinus halepensis	P. halepensis x 3
273	15/04/2009		Mature	Pinus halepensis	P. halepensis
274	15/04/2009			Casuarina obesa (swamp sheoak)	
275	15/04/2009		Semi-mature	Casuarina obesa (swamp sheoak)	
276	15/04/2009		Mature	Eucalyptus rudis (flooded gum)	
277	15/04/2009		Mature	Casuarina obesa (swamp sheoak)	numerous specimens



APPENDIX 4

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Development Area 7 Structure Plan Options 1 and 2 as Advertised



ASCOT DEVELOPMENT AREA 7
STRUCTURE PLAN



DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 1

As Advertised



2200-18A 29.06.09 N.T.S



ASCOT DEVELOPMENT AREA 7
STRUCTURE PLAN



DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 2

As Advertised



2200-18B 28.09.09 N.T.S

**SCHEDULE OF SUBMISSIONS – LOCAL PLANNING SCHEME NO. 15 – AMENDMENT 17
ADVERTISING PERIOD – 14 April 2022 to 30 May 2022**

Landowners / Occupiers

No.	Submitter	Summary of Submission	Officer Comment
1	J Mcrae and S Tarver 78a Coolgardie Avenue, Ascot WA	Opposed to the proposed amendment Proposed housing density and multi-residence townhouses are out of character with the single residence homes in the area	It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. The amendment is consistent with the adopted structure plan and represents proper and orderly planning for the area. It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This recommendation is based on the following: <ul style="list-style-type: none"> • The proposed R20/40 zoning is consistent with the density shown in the adopted structure plan. This is a medium density that will facilitate a compatible mix of housing stock into the future. • The amendment itself only sets the density for the land. The final housing product on the site will be decided at a later stage by the developer. • Future development will be assessed against the relevant volume of the Residential Design Codes. The current provisions of the Residential R Codes limit the height of development within the proposed zoning to the

No.	Submitter	Summary of Submission	Officer Comment
			<p>extent that it will be compatible with existing development.</p> <ul style="list-style-type: none"> Residential development of this nature helps meet the objectives of the State Government's Perth and Peel @ 3.5million planning strategy. The benefits of this includes limiting unsustainable urban sprawl and encouraging greater housing diversity to meet changing community needs.
		<p>Concerns that small lots and narrow verges means that there will be increased street parking. Considers that most dwellings will have multiple vehicles, and this will lead to on street carparking. An increase in on street parking will make visibility for traffic and pedestrians difficult.</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This recommendation is based on the following:</p> <ul style="list-style-type: none"> The car parking requirements for future development will be assessed against the relevant volume of the Residential Design Codes. This document sets out the minimum onsite parking requirements for both residents and where applicable, visitors.
		<p>Concerns that at peak times traffic at the intersection of Coolgardie Avenue and Great Eastern Highway already banks up. Considers that with a projected increase of vehicles during peak times, the signals should be assessed for the requirement of a dedicated right-turn arrow.</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This recommendation is based on the following:</p> <ul style="list-style-type: none"> The proposed density is consistent with the density of the adopted structure plan that was subject to input from Main_Roads WA.

No.	Submitter	Summary of Submission	Officer Comment
			<ul style="list-style-type: none"> • A large residential area uses the signalised intersection at Coolgardie Avenue and it is not considered reasonable to apportion the need to introduce a right turn signal based on this rezoning. • The Coolgardie and Great Eastern Highway intersection is controlled by Main_Roads WA. They will need to consider the need to introduce a right turn arrow based on their own monitoring and modelling of traffic data for the broader area.
		<p>The vacant property at 89 Coolgardie Avenue consists entirely of a drainage basin. Any development taking place that includes this property or regrading of the surrounding properties will need to take into account the full catchment area that utilizes this drain</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This recommendation is based on the following:</p> <ul style="list-style-type: none"> • The City's records and the Certificate of Title do not show a formal drain on 89 Coolgardie Avenue or that adjoining properties use this area for stormwater disposal. • A review of previous geotechnical report indicates that the buildup of sand pads for the dwellings at 87 and 87a Coolgardie Avenue has caused a difference in ground levels between the properties. This has caused a relief in the land on 89 Coolgardie to form and water from within the property settles there. • The City's standard engineering approach for stormwater on residential properties is that all

No.	Submitter	Summary of Submission	Officer Comment
			<p>stormwater is to be disposed of on site, and not onto the street or adjoining properties.</p> <ul style="list-style-type: none"> As part of the subdivision or development process the developer would be required to level the lots to ensure that they can accommodate development.
2	S James 34 Tibbradden Circle, Ascot WA 6104	<p>Disappointing to see the removal of two large trees on the western boundary of 89 Coolgardie Avenue during the demolition of the dwelling.</p> <p>Doesn't oppose the land being developed, but strongly opposes development higher than 1 – 2 storeys</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This is on the basis that planning framework currently provides no ability for the City to restrict the removal of vegetation on the land.</p> <p>It is recommended that this component of the submission be partially dismissed, and the amendment be supported without modification.</p> <p>The Residential Design Codes Volume 1 and 2 currently restricts the height of development as follows:</p> <ul style="list-style-type: none"> Volume 1 allows a max wall height of 7m and a roof ridge height of 10m Volume 2 allows for a maximum height of two storeys for apartments. <p>These heights are consistent with the provisions that facilitated existing development in the area and will ensure that future development is compatible.</p>

No.	Submitter	Summary of Submission	Officer Comment
		<p>Concerns that the Development Area 7 Structure plan means potential housing in a vegetated area that is in close proximity to the existing living stream. Strongly disagrees to development in this area.</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. This recommendation is based on the following:</p> <ul style="list-style-type: none"> • The concerns relate to the broader Structure Plan area rather than the lots subject of the amendment before Council. The proposed amendment does not apply to lot 602 Coolgardie Avenue, which is a large WAPC owned lot that requires further investigations due to environmental constraints. • The lots subject to the Scheme Amendment are in freehold ownership, zoned Residential and can already can be developed for residential purposes.
		<p>Is concerned that the Tonkin gap project has cleared a significant number of trees in the river precinct. Considers that this has affected road noise, flora and fauna.</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification. The Tonkin Gap Project is a State Government infrastructure project that is outside of the scope of consideration for the scheme amendment.</p>
		<p>Raises concerns that the old Belmont Oasis site which was sold a number of years ago has now been cleared of large trees</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification.</p> <p>It is understood that the submission may be referring to the Old Belmont Water Park on Matheson Road that has now been developed for</p>

No.	Submitter	Summary of Submission	Officer Comment
		<p>residential purposes. While the broader concern of vegetation removal is understood, the referenced site is outside of the scheme amendment area and the scope of consideration for this amendment.</p> <p>Considers that Garvey park and its surrounding green area should be retained. Given the public use of these areas and the fragility of the river area, it needs to be protected.</p>	<p>It is recommended that this component of the submission be dismissed, and the amendment be supported without modification:</p> <ul style="list-style-type: none"> • Garvey park is not subject to the proposed Scheme amendment and therefore outside of the scope of consideration for the matter. • While it is outside of the Scheme amendment area, it is noted that the adopted structure plan requires further investigation on Lot 602 Coolgardie Avenue prior to development. This further investigation is due to of environmental constraints and has not yet occurred.

Agency Submissions

No.	Submitter	Summary of Submission	Officer Comment
	<p>Department of Planning Lands and Heritage (Submission received from Heritage)</p> <p>140 William Street Perth WA 6000</p>	<p>The Schemes team will provide feedback once the amendment is forwarded to them after Council approval</p>	<p>Noted.</p>
	<p>Department of Fire and Emergency Services</p> <p>20 Stockton Bend, Cockburn Central WA 6164</p>	<p>Considers that State Planning Policy 3.7 requires that the amendment be accompanied by a Bushfire Management Plan.</p> <p>Considers that the vegetation classification for Plot 7 requires further justification.</p> <p>Considers that it needs to be demonstrated that the Bushfire Protection Criteria can be met.</p>	<p>It is considered that the comments can be addressed, and the amendment can be supported without modification. This recommendation is based on the following:</p> <p>The Department of Planning Lands and Heritage have confirmed that SPP 3.7 does provide discretion to allow for a BAL contour plan instead of a Bushfire Management Plan in certain circumstances.</p> <p>This approach acknowledges that a BMP that addresses the bushfire protection criteria may not be warranted in all situations, such as when a desktop assessment shows that they could be achieved. This is the case in this scenario, as the future lots to be developed are in an area of BAL-12.5 or below, two-way access is provided and the site can be connected to reticulated water supply. In relation to the existing developed lots, any increase in bushfire threat will be addressed</p>

No.	Submitter	Summary of Submission	Officer Comment
			<p>through consideration of SPP 3.7 at the subsequent planning stage.</p> <p>The applicants bushfire consultant has provided further justification for Plot 7</p> <p>In relation to the Bushfire Protection Criteria, it is noted that the amendment is within an existing fully serviced residential context. The following is noted in relation to the criteria:</p> <p>It can be demonstrated that future development can meet the bushfire protection criteria.</p> <p>In terms of vehicular access, the development fronts a network of sealed roads that facilitates two-way access in accordance with the guidelines.</p> <p>In relation to water, the amendment area is serviced by the Water Corporation network and all future development will be connected. Further to this, there are two hydrants adjacent to the site.</p> <p>In terms of siting and development, it is noted that the vacant lots are in BAL 12.5, which is consistent with the objectives of SPP 3.7. Future development on these lots will be done so in accordance with the construction requirement for BAL 12.5 under Australian Standard 3959.</p> <p>In relation to the existing dwellings subject to this amendment that have BAL rating above BAL 29, the following is relevant.</p>

No.	Submitter	Summary of Submission	Officer Comment
			<p>The requirements of the SPP 3.7 cannot be applied retrospectively to the existing dwellings. Therefore, the two properties within the Flame Zone in this proposed Scheme Amendment are not unique, as many other existing properties in the locality are also affected by Bushfire Prone land.</p> <p>In the context of this Scheme Amendment, it is considered acceptable for the R20/40 coding be applied to the subject lots for the following reasons:</p> <p>It is likely that the bushfire source on the adjoining lot that contributes to the BAL - 40 and BAL - FZ rating could change in the future. This is because the adjoining lot is zoned Residential R20 and can be developed, subject to further investigation through a structure plan. This means there is reasonable prospect that the bushfire source on the adjoining property could be reduced or removed in the future.</p> <p>A density code under Local Planning Scheme No. 15 (LPS 15) does not provide for 'as of right' development. This means that development proposals must still satisfy the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas.</p>
	Water Corporation	The "Potential Subdivision Option' plans in the amendment report may need to be modified for gravity sewer extensions through the site from the surrounding network. The dwellings on the proposed lots will need to be adequately set back from the	<p>Noted</p> <p>Future development or subdivision on the lots will need to be designed on a manner that is in accordance with the agencies servicing guidelines.</p>

Attachment 12.1.2 Scheme Amendment No 17 Schedule of Submissions

No.	Submitter	Summary of Submission	Officer Comment
		<p>gravity sewers as per Water Corporation Technical Guidelines.</p> <p>The narrow lot frontages of the proposed lots fronting Coolgardie Avenue may not provide adequate side setback in the event of a sewer route down the side boundary of any of these lots.</p> <p>It is recommended that the proponents be advised to liaise with the Water Corporation's Land Servicing Team prior to submitting a subdivision application over the site.</p>	

12.2 Request for Rate Exemption - The Haven Centre Incorporated - 5/25 Frederick Street, Belmont

Attachment details

Attachment No and title
Nil

Voting Requirement	:	Simple Majority
Subject Index	:	98/008 - Rate Exemption
Location/Property Index	:	5/25 Frederick Street, Belmont
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Item 12.5 OCM 22 September 2020
Applicant	:	The Haven Centre Incorporated
Owner	:	Terri Superannuation Pty Ltd
Responsible Division	:	Corporate and Governance

Council role

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-Judicial** When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Purpose of report

To consider and endorse a request for rate exemption for 5/25 Frederick Street, Belmont.

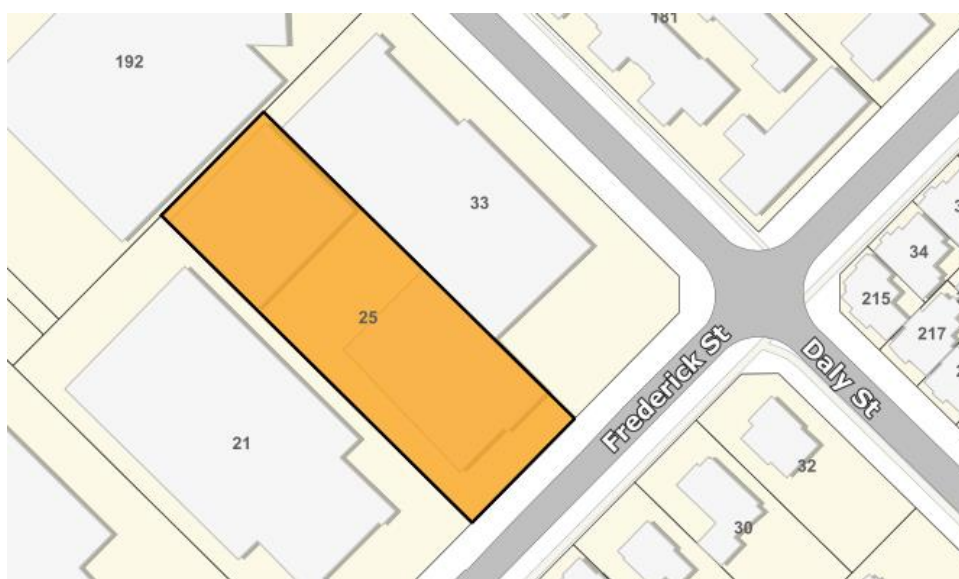
Summary and key issues

The owners on behalf of their tenants, The Haven Centre Incorporated (The Haven) have lodged an objection under Section 6.76 of the *Local Government Act 1995* to the rate book as their tenant is a not-for-profit charitable organisation.

The warehouse is used to store predominantly furniture and household goods for The Haven's 'Furniture Assist Program'.

Location

Strata Lot 5 on Strata Plan 17574 known as 5/25 Frederick Street, Belmont 6104. Unit 5 is at the back of the complex.



Consultation

The Planning Services section have confirmed that the property is zoned Mixed Use and a warehouse is permitted within this zone.

Environmental Health Officers have confirmed that there is no requirement to register the premises under the *Food Act 2008* as no fresh food, only tinned food is to be stored at the warehouse.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 5: Responsible Belmont

Strategy: 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community.

Policy implications

There are no policy implications associated with this report.

Statutory environment

The relevant sections of the *Local Government Act 1995* that apply are:

'6.26 Rateable land

- (1) Except as provided in this section all land within a district is rateable land.
- (2) The following land is not rateable land — ..
 - (g) land used exclusively for charitable purposes;"

and ..'

'6.53. Land becoming or ceasing to be rateable land

Where during a financial year —

- (a) land that was not rateable becomes rateable land; or
- (b) rateable land becomes land that is not liable to rates, the owner of that land —
 - (c) is liable for rates proportionate to the portion of the year during which the land is rateable land; or
 - (d) is entitled to a refund of an amount proportionate to the portion of the year during which the land is not rateable land,

as the case requires.'

'6.76. Grounds of objection

- (1) A person may, in accordance with this section, object to the rate record of a local government on the ground —
 - (a) that there is an error in the rate record —
 - (i) with respect to the identity of the owner or occupier of any land; or
 - (ii) on the basis that the land or part of the land is not rateable land; or
 - (b) if the local government imposes a differential general rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.
- (2) An objection under subsection (1) is to —

- (a) be made to the local government in writing within 42 days of the service of a rate notice under section 6.41; and
 - (b) identify the relevant land; and
 - (c) set out fully and in detail the grounds of objection.
- (3) An objection under subsection (1) may be made by the person named in the rate record as the owner of land or by the agent or attorney of that person.'

Background

The Haven is a not-for-profit organisation that has been operating for approximately six years from their head office in East Victoria Park.

Some of the objectives or purposes stated in The Haven Constitution are:

'To render spiritual oversight, care and assistance whether material or otherwise and other such help as may be deemed appropriate to meet the needs of people including without limitation either itself or in association with other like associations:

- a) by establishing, developing and maintaining (within the framework of a Christian based programme) -
 - Catering for nutritional dietary requirements
 - Personal hygiene and sanitary facility
 - Community and support services
 - Life skill and retail sales, training and vocational education
- b) by engaging in activities which are deemed by the committee to be advantageous in helping the community at large.'

Whilst the main office and place of business is in East Victoria Park, The Haven have recently signed a lease on a warehouse at 5/25 Frederick Street, Belmont. Their aim is to reduce the number of warehouses they have in other areas and combine them into one large warehouse which is more central to their main clientele. It is noted that The Haven has a specific warehouse at another location which has a cool room capable of storing perishables.

As part of the Furniture Assist Programme the warehouse at 5/25 Frederick Street, Belmont is used to store household furniture, white goods, blankets, mattresses, consumable products (toilet paper, paper towels, hygiene products) as well as tinned food and bottled water.

The Haven liaises with participating agencies including Housing Authority, Salvation Army and Ruah who validate potential clients to ensure they are eligible to receive assistance from The Haven. A client list is then received at The Haven East Victoria Park premises where care packages are put together, which include a fresh fruit and vegetable hamper, and a dried food hamper. Depending on their needs, the clients are eligible to receive household items like beds, mattresses, linen and blankets. If required, clients can also be provided cooking utensils, tables and chairs, washing machines and dryers. All items are provided free of charge and are delivered to the client's place of residence.

The warehouse is not open to the general public. Donations are accepted on a Wednesday 10:00am – 3:00pm or on a Saturday morning by appointment only.

As a charitable organisation, over the last 12 months The Haven has provided more than 150,000 kilograms of frozen goods, bedding for approximately 150 people, 30 fridges, 20 washing machines, tables and chairs for 30 residences in Belmont, East Victoria Park and surrounding areas.

Officer comment

The Haven have requested a rate exemption under section 6.26(2)(g) of the *Local Government Act 1995* and have supplied the following supporting documentation for their organisation:

- The Rates and Charitable Land Use Exemptions Applications booklet (Best Practice Guideline) has been completed. This document was created jointly by the WA Rates Officers Association and the Western Australian Local Government Association to ensure consistency with exemption requests throughout all Councils.
- Current lease document with The Haven, commencing 14 April 2022 for a period of four years.
- Statutory Declaration confirming the use of the property being used solely for charitable purposes
- Constitution of The Haven.
- Notice of Endorsement for Charity Tax Concessions with the Australian Taxation Office.
- Certificate of registration under the Australian Charities and Not-for-profits Commission (ACNC).

As part of the exemption process, a site visit was carried out by the City's Rates Officer to ensure the property is being used for the purposes provided in the exemption request.

Financial implications

The property is rated Commercial with a current Gross Rental Value (GRV) of \$29,557. The 2021-2022 loss of income would have been \$2,083.27. However, as the lease was effective from 14 April 2022, the loss of income for the 2021-2022 financial year will be \$439.48.

Based on the commercial rate in the dollar in the 2022-2023 budget, the loss of income for the 2022-2023 financial year will be \$2,156.21.

The Emergency Services Levy is still applicable and is required to be paid in full and payable to the Department of Fire and Emergency Services as per the current legislative requirements.

Environmental implications

There are no environmental implications associated with this report.

Social implications

The services offered by The Haven will ensure that members of the community have access to basic services and facilities it needs.

Officer Recommendation

That Council endorse the rate exemption for the property known as 5/25 Frederick Street, Belmont under section 6.26 (2)(g) and Section 6.53 of the *Local Government Act 1995* effective from 14 April 2022.

12.3 Request for Rate Exemption - Foundation Housing Limited for 10 Waterway Crescent, Ascot

Attachment details

Attachment No and title
Nil

Voting Requirement	:	Simple Majority
Subject Index	:	98/008 Rate Exemption
Location/Property Index	:	10 Waterway Crescent, Ascot
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Item 12.1.9 OCM 19 December 2006 Item 12.1 OCM 23 November 2021
Applicant	:	Foundation Housing Limited
Owner	:	Foundation Housing Limited
Responsible Division	:	Corporate and Governance

Council role

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-Judicial** When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Purpose of report

To consider and endorse a request for rate exemption for 10 Waterway Crescent, Ascot which encompasses 16 dwelling units.

Summary and key issues

Foundation Housing Limited (FHL) have made an objection against the rate book as per section 6.76 of the *Local Government Act 1995*. Documentation has been provided by FHL to support the request for a rates exemption.

Location

Lot 366 on Plan 47003 known as 10 Waterway Crescent, Ascot.



Consultation

The City's Planners confirmed that Foundation Housing Limited's use of the property is consistent with the 16 dwellings approved under the Local Planning Scheme, and there is no impediment to granting a rate exemption in that regard.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 5: Responsible Belmont

Strategy: 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community

Policy implications

There are no policy implications associated with this report.

Statutory environment

The relevant sections of the *Local Government Act 1995* that apply are:

'6.26. Rateable land

- (1) Except as provided in this section all land within a district is rateable land.
- (2) The following land is not rateable land —
 - (g) land used exclusively for charitable purposes;”

'6.53. Land becoming or ceasing to be rateable land

Where during a financial year —

- (a) land that was not rateable becomes rateable land; or
- (b) rateable land becomes land that is not liable to rates, the owner of that land —
 - (c) is liable for rates proportionate to the portion of the year during which the land is rateable land; or
 - (d) is entitled to a refund of an amount proportionate to the portion of the year during which the land is not rateable land, as the case requires.’

'6.76. Grounds of objection

- (1) A person may, in accordance with this section, object to the rate record of a local government on the ground —
 - (a) that there is an error in the rate record —
 - (i) with respect to the identity of the owner or occupier of any land; or
 - (ii) on the basis that the land or part of the land is not rateable land; or
 - (b) if the local government imposes a differential general rate, that the characteristics of the land recorded in the rate record as the basis for imposing that rate should be deleted and other characteristics substituted.
- (2) An objection under subsection (1) is to:
 - (a) be made to the local government in writing within 42 days of the service of a rate notice under section 6.41; and
 - (b) identify the relevant land; and
 - (c) set out fully and in detail the grounds of objection.
- (3) An objection under subsection (1) may be made by the person named in the rate record as the owner of land or by the agent or attorney of that person.’

Background

FHL was established in 2005 and is a Registered Tier 1 Community Housing provider, a registered charity and public benevolent institution. As reported in their 2020-2021 Financial Report, they provided 2,154 units of accommodation in Western Australia.

Based on the Community Housing agreements, tenants are referred from the Department of Communities Joint Wait List and the weekly rent paid at each property is subsidised by the Department of Communities.

Some of the objectives of FHL as per their constitution is to -

- A) Acquire, construct and provide low cost and affordable housing stock for people in poverty, low income, who are homeless, socially marginalised, inadequately housed or otherwise disadvantaged.
- B) To own and manage a portfolio of housing stock for rental for people on low income and in need of housing.
- C) To provide property and tenancy management services for the provision of low-cost rental housing.
- D) To develop models for the supply, management and ownership of affordable housing in conjunction with private institutions, government and community agencies.

Council has previously approved the following rate exemptions for FHL:

- Ordinary Council Meeting (OCM) of 22 November 2016 for four residential properties.
- OCM on the 23 November 2021 for - twelve residential properties/units either owned by FHL or head leased from Department of Communities.

Officer comment

Development within the Ascot Waters Special Development Precinct is governed by Local Planning Policy No.6 – Ascot Waters. A report of Administration (item 12.1.9) was resolved at the OCM on 19 December 2006 for planning approval to allow for the 16 dwellings within this precinct. The development of the 16 dwellings was proposed to satisfy the 'affordable dwelling' as defined by the original Ascot Water proposal.

In accordance with the Community Housing Income and Asset Limits Policy 2020 issued by Department of Communities, the definition of Affordable Housing means housing that must be leased to eligible persons at a rent less than 75% of market rent or in accordance with the relevant policies and to Band B tenants. Band B refers to households with income exceeding the eligibility criteria for Public Housing and not exceeding the eligibility criteria of the National Rental Affordability Scheme (for a single person up to \$51,398 at March 2020).

Further, the definition of Social Housing refers to rental housing by the Department of Communities and community housing organisations for Band A tenants. Band A refers to households who meet the Public Housing eligibility criteria (for a single person up to \$23,475 per annum).

Both social and affordable housing qualify for a rates exemption provided the not for-profit organisation (FHL) can provide evidence as required by the Rates and Charitable Land Use Exemptions Application booklet.

FHL have provided a letter requesting rate exemption under section 6.26(2)(g) of the *Local Government Act 1995* and have also supplied the following supporting documentation:

- The Rates and Charitable Land Use Exemptions Application booklet has been completed. The booklet was created jointly by the WA Rates Officers Association and the Western Australian Local Government Association to ensure consistency with rates exemption requests throughout all Councils.
- Statutory Declaration confirming the use of the property as 'affordable social housing'. This includes a breakdown of the tenancies who each contribute either 25% or 30% of their income.
- FHL Constitution.
- Notice of endorsement for charity tax concessions with the Australian Taxation Office. Certificate of registration under the Australian Charities and Not-for-profits Commission (ACNC).

Based on documents provided, the request for rates exemption by FHL at 10 Waterway Crescent, Ascot meets the minimum criteria for rating exemption.

Financial implications

The property is currently rated as Residential with a Gross Rental Valuation (GRV) of \$263,120. This would then indicate a loss of revenue for 2021-2022 of \$17,558.79.

The Emergency Services Levy is still applicable and is required to be paid in full and payable to the Department of Fire and Emergency Services as per the current legislative requirements.

Environmental implications

There are no environmental implications associated with this report.

Social implications

Continued provision of social and affordable housing at the subject property ensures that the community has access to the services and facilities it needs.

Officer Recommendation

That Council endorse the rate exemption for the property known as 10 Waterway Crescent, Ascot under section 6.26 (2)(g) and Section 6.53 of the *Local Government Act 1995* effective from 1 July 2021.

12.4 Accounts for Payment - June 2022

Attachment details

Attachment No. and title

- | |
|---|
| 1. June 2022 payments [12.4.1 - 20 pages] |
|---|

Voting Requirement	:	Simple Majority
Subject Index	:	54/007-Creditors-Payment Authorisations
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-Judicial** When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Purpose of report

To present to Council the list of expenditure paid for the period 1 June 2022 to 30 June 2022 under delegated authority.

Summary and key issues

A list of payments is presented to the Council each month for confirmation and endorsement in accordance with the *Local Government (Financial Management) Regulations 1996*.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 5: Responsible Belmont

Strategy: 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community

Strategy: 5.6 Deliver effective, fair and transparent leadership and decision-making, reflective of community needs and aspirations

Policy implications

There are no policy implications associated with this report.

Statutory environment

Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996* states:

“If the local government has delegated to the CEO the exercise of its power to make payments from the municipal fund or the trust fund, a list of accounts paid by the CEO is to be prepared each month showing for each account paid since the last such list was prepared:

- (a) the payee's name;
- (b) the amount of the payment;

- (c) the date of the payment; and
- (d) sufficient information to identify the transaction.”

(3) A list prepared under sub regulation (1) is to be presented to Council at the next ordinary meeting of Council after the list is prepared; and recorded in the minutes of that meeting.

Background

Council has delegated to the Chief Executive Officer under Delegation 1.1.18 to make payment from the Municipal and Trust Fund account. In accordance with Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*, where this power has been delegated, a list of payments each month is to be compiled and presented to Council.

Officer comment

The following summary of payments are recommended for confirmation and endorsement.

Payment type	Payment reference	\$
Municipal Fund Cheques	788798 to 788803	\$3,125.97
Municipal Fund EFTs	EF079036 to EF079601	\$4,241,017.07
Municipal Fund Payroll	June 2022	\$1,676,576.89
Trust Fund EFT	EF079121 to EF079123	\$80,146.98
Total Payments for June 2022		\$6,000,866.91

A copy of the Authorised Payment Listing is included as Attachment 12.4.1.

Financial implications

All expenditure included in the Authorised Payment Listing is in accordance with Council’s Annual budget.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Officer Recommendation

That the Authorised Payment Listing for June 2022 as provided under Attachment 12.4.1 be received.

		City of Belmont				
		Accounts for Payment - June 2022			Compiled : 07/07/22 09:30	
Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description	
Contractors						
EF079041	03/06/22	00346	Action Couriers	331.35	Courier Service	
EF079042	03/06/22	00390	Landgate	1,241.71	Title Searches	
EF079043	03/06/22	00608	Programmed Integrated Workforce Ltd	7,400.27	Labour/Personnel Hire	
EF079045	03/06/22	00707	LoGo Appointments	10,665.61	Labour/Personnel Hire	
EF079046	03/06/22	00736	McLeods	885.01	Legal Expenses	
EF079047	03/06/22	00830	Canon Production Printing Australia Pty Ltd	458.37	Photocopy Expenses	
EF079048	03/06/22	00859	Parkland Mazda	1,648.30	Plant Repairs & Maintenance	
EF079052	03/06/22	01192	Martins Trailer Parts Pty Ltd	98.90	Plant Parts & Repairs	
EF079056	03/06/22	01318	Flexi Staff Pty Ltd	7,353.32	Labour/Personnel Hire	
EF079057	03/06/22	01476	Hays Specialist Recruitment	22,415.99	Labour/Personnel Hire	
EF079059	03/06/22	01797	Green Skills (Ecojobs)	1,868.13	Labour/Personnel Hire	
EF079060	03/06/22	01838	Redman Solutions Pty Ltd	9,651.47	Annual Computer Software Licence	
EF079062	03/06/22	02107	Mercer (Australia) Pty Ltd	7,700.00	Professional Fees	
EF079063	03/06/22	02207	Wilson Security	5,328.65	Security Services	
EF079065	03/06/22	02627	Dunbar Services WA Pty Ltd	1,573.00	Cleaning Services	
EF079066	03/06/22	02844	Chandler Macleod Group Ltd	2,545.91	Labour/Personnel Hire	
EF079069	03/06/22	03614	Julie's Boarding Kennels & Cattery	823.50	Pound Expenses	
EF079071	03/06/22	04287	Labourforce Impex Personnel Pty Ltd	11,595.10	Labour/Personnel Hire	
EF079072	03/06/22	04301	Michael Page - Page Personnel	20,772.36	Labour/Personnel Hire	
EF079073	03/06/22	04353	Zap Circus	5,500.00	The Imaginarium performance	
EF079074	03/06/22	04454	FM Contract Solutions Pty Ltd	694.36	Facilities Audit	
EF079077	03/06/22	04643	Nyoongar Outreach Services Inc	6,875.00	Nyoongar Outreach Service	
EF079078	03/06/22	04917	Environmental Industries Pty Ltd	18,616.99	Gardening Contractor	
EF079079	03/06/22	04974	Turf Care WA Pty Ltd	3,814.98	Gardening Contractor	
EF079080	03/06/22	05016	Cyclus Pty Ltd	6,975.23	Labour/Personnel Hire	
EF079081	03/06/22	05101	De Lage Landen Pty Ltd	1,076.59	Plant/Equipment Hire	
EF079082	03/06/22	05235	Ben Sgherza, Independent Disability Consultant	1,150.00	Event Usability Assessment	

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079083	03/06/22	05283	IRP Pty Ltd	25,683.25	Labour/Personnel Hire
EF079084	03/06/22	05293	Bellrock Cleaning Services	2,420.00	Cleaning Services
EF079085	03/06/22	05299	Sidekicker	3,337.94	Labour/Personnel Hire
EF079086	03/06/22	05344	SUEZ Recycling and Recovery Pty Ltd Veolia	12,558.15	Rubbish Removals
EF079087	03/06/22	05618	Edgyx Pty Ltd	600.00	Library Coding workshop
EF079088	03/06/22	05729	James Clive Kearing - Nyoonaie	500.00	Welcome to Country - Citizenship Ceremony
EF079089	03/06/22	05809	Specialized Cleaning Group t/as Clean Sweep	6,633.00	Plant/Equipment Hire
EF079090	03/06/22	05923	Hudson Global Resources (Aust) Pty Ltd	12,046.73	Labour/Personnel Hire
EF079091	03/06/22	05971	Pazaz Dance Company	1,320.00	The Imaginarium workshop
EF079092	03/06/22	06017	Sharon Giltrow - Giltrow Family Trust	205.00	Library Storytime session
EF079093	03/06/22	06054	Paxon Business and Financial Services Pty Ltd	18,480.00	Financial Management Regulation 5 and 17 Review
EF079094	03/06/22	06145	Sunflow Yoga	490.00	Library Belmont Interest Group Yoga Class
EF079096	03/06/22	06160	SEEK Limited	2,733.43	Advertising
EF079097	03/06/22	06192	Melinda Tognini	485.00	Library Family History workshop
EF079098	03/06/22	06211	Urbii Consulting Pty Ltd	4,372.50	Traffic Engineering Consultants
EF079125	10/06/22	00139	Accredit Building Surveying & Construction Services	385.00	Professional Fees - Building Survey
EF079127	10/06/22	00491	Fujifilm Business Innovation Australia	86.32	Photocopy Expenses
EF079128	10/06/22	00613	Qualcon Laboratories Pty Ltd	1,700.60	Bore Drilling/ Maintenance
EF079131	10/06/22	01090	St John Ambulance Australia Inc	3,581.60	First Aid Service
EF079132	10/06/22	01170	Relay Concrete	1,540.00	Concrete Contractor
EF079136	10/06/22	01411	Award Irrigation Pty Ltd - Award Contracting	825.00	Reticulation Installation
EF079137	10/06/22	01507	The Pressure King	19,967.98	Graffiti Removal
EF079140	10/06/22	01731	Charter Plumbing and Gas	213.13	Plumbing Maintenance/Supplies
EF079142	10/06/22	02207	Wilson Security	6,600.68	Security Services
EF079145	10/06/22	02451	Carlisle Events Hire Pty Ltd	11,405.90	Plant/Equipment Hire
EF079148	10/06/22	03361	All Fence U Rent Pty Ltd	2,977.70	Fencing Hire
EF079150	10/06/22	03854	Invision Investigations & Consulting	16,095.00	Risk Management Consultants
EF079151	10/06/22	04106	Effects Picture Framing	1,900.00	Local History Photos and Frames
EF079152	10/06/22	04154	Kinetica Circus Arts Ltd	5,500.00	The Imaginarium performance
EF079154	10/06/22	04391	Lifeskills Australia	3,014.00	Professional Fees
EF079155	10/06/22	04404	J C Power Group - Perth Picket Fence Hire	1,495.00	Fencing Hire

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079157	10/06/22	04779	One 20 Productions	54,303.26	Plant/Equipment Hire
EF079159	10/06/22	05002	Parties Kids Remember	3,100.00	The Imaginarium performance
EF079161	10/06/22	05091	Shaun Chandran	600.00	The Imaginarium performance
EF079162	10/06/22	05127	Champion Music	3,234.00	The Imaginarium performance
EF079163	10/06/22	05154	Tanks for Hire	1,048.30	Plant/Equipment Hire
EF079164	10/06/22	05293	Bellrock Cleaning Services	898.15	Cleaning Services
EF079165	10/06/22	05326	Lunar Circus	27,500.00	The Imaginarium performance
EF079166	10/06/22	05328	Fliptease Pty Ltd	17,198.50	The Imaginarium performance
EF079167	10/06/22	05330	Sugar Blue Burlesque Pty Ltd	3,520.00	The Imaginarium workshop & performance
EF079168	10/06/22	05331	Perth Cabaret Collective	2,250.00	The Imaginarium performance
EF079169	10/06/22	05455	Brajkovich Demolition & Salvage (WA) Pty Ltd	2,750.00	The Glasshouse window frames removal
EF079171	10/06/22	05572	Pack & Send Welshpool	810.00	Postage
EF079172	10/06/22	05576	NPB Security Australia	15,193.75	Security Services
EF079173	10/06/22	05600	August Management	2,640.00	The Imaginarium performance
EF079174	10/06/22	05657	Erin Royer - Perth Sax Rockers	1,500.00	The Imaginarium performance
EF079176	10/06/22	05702	Auslan Services Pty Ltd	822.25	The Imaginarium Auslan Interpreters
EF079178	10/06/22	05809	Specialized Cleaning Group t/as Clean Sweep	8,494.75	Plant/Equipment Hire
EF079179	10/06/22	05920	Boults Black and White Light	11,367.70	Electrical Contractor
EF079181	10/06/22	05944	Delron Cleaning Pty Ltd - Ventia	172.26	Cleaning Services
EF079182	10/06/22	05991	Kobi Arthur Morrison	800.00	The Imaginarium performance
EF079183	10/06/22	06026	Cameron the Magician	2,164.95	The Imaginarium performance
EF079184	10/06/22	06031	Williams Creative Company PL t/as Proof The Band	2,772.00	The Imaginarium performance
EF079185	10/06/22	06032	Acrobatch	3,190.00	The Imaginarium performance
EF079186	10/06/22	06037	Luke Bolland	800.00	The Imaginarium performance
EF079187	10/06/22	06039	James Hancox	800.00	The Imaginarium performance
EF079188	10/06/22	06046	Lisa Woodbrook	1,650.00	The Imaginarium performance
EF079189	10/06/22	06056	Artisan Alley Pty Ltd T/as Gather Foods	511.50	Catering/Catering Supplies
EF079190	10/06/22	06104	Flick Anticimex Pty Ltd	2,287.14	Pest Control
EF079191	10/06/22	06129	AKJC Hospitality Group - 8 Yolks Cafe	1,147.30	Catering/Catering Supplies
EF079192	10/06/22	06199	CPR Electrical Services Pty Ltd	111,073.88	Forster Park Sports Lighting
EF079193	10/06/22	06238	Aluminate Productions - Keiran Trembath	1,200.00	The Imaginarium performance
EF079194	10/06/22	06239	James Sewell	1,500.00	The Imaginarium performance

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079195	10/06/22	06240	CAJ Entertainment	2,500.00	The Imaginarium performance
EF079196	10/06/22	06241	Classic Clicks Photography and Photobooth	5,900.00	The Imaginarium performance
EF079197	10/06/22	06243	Daniel Delby	1,320.00	The Imaginarium performance
EF079198	10/06/22	06245	Kelsey Skinner	1,500.00	The Imaginarium performance
EF079199	10/06/22	06246	Leeming Area Community Bands Inc	1,500.00	The Imaginarium performance
EF079200	10/06/22	06247	Alisa Adams (Lucy Lovegun)	1,200.00	The Imaginarium performance
EF079201	10/06/22	06248	Flying Magus Entertainment	800.00	The Imaginarium performance
EF079202	10/06/22	06249	Miss Lady Lace	1,200.00	The Imaginarium performance
EF079203	10/06/22	06251	NY Events	880.00	The Imaginarium performance
EF079204	10/06/22	06253	Pop Magic	1,320.00	The Imaginarium performance
EF079205	10/06/22	06254	Sky High Burlesque - Delza Skye	1,200.00	The Imaginarium performance
EF079206	10/06/22	06255	Timothy McDougalls' Imperial Magic	200.00	The Imaginarium performance
EF079207	10/06/22	06256	Twerk Noir Productions - Anania Tagaro	1,200.00	The Imaginarium performance
EF079208	10/06/22	06258	Miss Emma Jean Gardiner - Perth Wheel	400.00	The Imaginarium workshop
EF079209	10/06/22	06259	Enchanted Characters Productions	1,881.00	The Imaginarium performance
EF079210	10/06/22	06260	Simon Vanyai - Taiko On	440.00	The Imaginarium workshop
EF079211	10/06/22	06261	Sally Newman - Lyrical Infusion	1,500.00	The Imaginarium performance
EF079212	10/06/22	06264	Jake and the Cowboys	800.00	The Imaginarium performance
EF079213	10/06/22	06268	Safety Tech Fire Services	3,410.00	Fire Equipment/Service
EF079214	10/06/22	06271	Notre Dame Netball Club	5,000.00	Community Contribution Fund
EF079158	10/06/22	04889	Reading Entertainment Australia Pty Ltd	1,624.00	Refugee Week Movie Screening
EF079217	15/06/22	06281	JCS Online Resources	1,375.44	Annual Computer Software Licence
EF079220	17/06/22	00707	LoGo Appointments	3,547.66	Labour/Personnel Hire
EF079224	17/06/22	01170	Relay Concrete	275.00	Concrete Contractor
EF079225	17/06/22	01243	WARP Pty Ltd	275.00	Traffic Control
EF079229	17/06/22	01476	Hays Specialist Recruitment	16,074.74	Labour/Personnel Hire
EF079230	17/06/22	01507	The Pressure King	5,162.04	Graffiti Removal
EF079231	17/06/22	01712	Donegan Enterprises Pty Ltd	5,406.50	Gardening Contractor
EF079234	17/06/22	02172	Miss Maud	1,206.70	Catering/Catering Supplies
EF079235	17/06/22	02207	Wilson Security	118,246.40	Security Services
EF079236	17/06/22	02234	Blackwell and Associates Pty Ltd	2,040.00	Design Review Panel member
EF079241	17/06/22	02844	Chandler Macleod Group Ltd	1,981.76	Labour/Personnel Hire

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079243	17/06/22	03201	Artistralia Pty Ltd	198.00	Reconciliation Week Movie Copyright Fees
EF079244	17/06/22	03413	Bicycle Network	2,376.00	Community Exercise Classes
EF079245	17/06/22	03419	Gott Health	4,785.00	Community Exercise Classes
EF079246	17/06/22	03504	Classic Tree Services	66,921.54	Tree Pruning
EF079247	17/06/22	03537	Mackay Urban Design	600.00	Design Review Panel member
EF079248	17/06/22	03619	Kidsafe WA	3,470.50	Playground Inspections/Repairs
EF079249	17/06/22	04105	Cleanflow Environmental Solutions	17,608.79	Drainage Maintenance
EF079250	17/06/22	04287	Labourforce Impex Personnel Pty Ltd	5,222.86	Labour/Personnel Hire
EF079251	17/06/22	04301	Michael Page - Page Personnel	22,524.68	Labour/Personnel Hire
EF079252	17/06/22	04320	ABM Landscaping	2,519.00	Bricks/Bricklaying
EF079255	17/06/22	04476	Centrecourt Renovators	10,362.00	Wilson Park Netball Courts repairs
EF079257	17/06/22	04529	Southern Cross Care (WA) Inc	10,722.00	Independent Living Units Management
EF079258	17/06/22	04868	Rachel Watts	232.00	Library Writers Workshop Presenter Fee
EF079261	17/06/22	05127	Champion Music	748.00	Embrace Markets performer
EF079262	17/06/22	05283	IRP Pty Ltd	14,400.32	Labour/Personnel Hire
EF079264	17/06/22	05493	Dapth	2,981.00	Computer Software Maintenance
EF079265	17/06/22	05576	NPB Security Australia	444.40	Security Services
EF079266	17/06/22	05623	Tree Planting and Watering - Baroness Holdings	114,123.35	Vegetation and Tree Watering and Maintenance
EF079267	17/06/22	05729	James Clive Kearing - Nyoonagie	500.00	Welcome to Country - Citizenship Ceremony
EF079268	17/06/22	05739	Geared Construction Pty Ltd	180,368.00	Building Refurbishment - The Glasshouse
EF079270	17/06/22	05776	Level 5 Design Pty Ltd	2,580.00	Design Review Panel member
EF079271	17/06/22	05778	Stephen Carrick Architects Pty Ltd	900.00	Design Review Panel member
EF079272	17/06/22	05782	Jane Wetherall	2,280.00	Design Review Panel member
EF079273	17/06/22	05783	Emma Williamson	2,972.50	Design Review Panel member
EF079274	17/06/22	05923	Hudson Global Resources (Aust) Pty Ltd	8,579.67	Labour/Personnel Hire
EF079275	17/06/22	06045	Scarlet Bell Burlesque	1,200.00	The Imaginarium performance
EF079276	17/06/22	06061	Fiona Fyrebird	1,410.00	The Imaginarium performance
EF079277	17/06/22	06067	TK Elevator Australia Pty Ltd	930.52	Building Maintenance
EF079278	17/06/22	06114	Technologically Speaking	250.00	Library Smartphone Apps Workshop
EF079279	17/06/22	06160	SEEK Limited	2,129.62	Advertising
EF079280	17/06/22	06180	Mohammad Hussein Miheasen	305.00	Library Author Talk Presentation
EF079281	17/06/22	06211	Urbii Consulting Pty Ltd	4,290.00	Traffic Engineering Consultants

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079282	17/06/22	06215	Kaleidoscope Art Room	670.00	Community Art Classes
EF079283	17/06/22	06229	Renee Parnell of Wrenscape	992.00	Art work for Belmont Hub retail shop
EF079284	17/06/22	06230	Art Jam WA	1,178.00	Community Art Classes
EF079285	17/06/22	06233	Deborah Hunn	350.00	Library How to be an Author workshop
EF079286	17/06/22	06237	Jo-Ann Lim	1,500.00	The Imaginarium performance
EF079287	17/06/22	06242	Conradical Entertainment	1,500.00	The Imaginarium performance
EF079288	17/06/22	06263	Showman Perth - Matthew Pegdon	275.00	The Imaginarium performance
EF079289	17/06/22	06272	Medic Aid WA	308.00	First Aid Service
EF079290	17/06/22	06277	Ignite Limited	9,696.93	Labour/Personnel Hire
EF079291	17/06/22	99966	MAIA Financial Pty Ltd	8,191.61	Plant/Equipment Hire
EF079233	17/06/22	01906	Frazzcon Enterprises	2,335.61	Sign Maintenance
EF079269	17/06/22	05765	Preserving 4 the Future - Teori Shannon	4,450.00	Museum Taxidermy Services
EF079299	28/06/22	00083	Ascot Veterinary Hospital	40.00	Pound Expenses
EF079300	28/06/22	00118	Australia Post	938.99	Postage
EF079304	28/06/22	00187	Statewide Bearings	19.18	Plant Parts & Repairs
EF079306	28/06/22	00204	Bollig Design Group Pty Ltd	99,000.00	Professional Fees - Architect
EF079307	28/06/22	00221	John Hughes Group	515.10	Plant Repairs & Maintenance
EF079308	28/06/22	00230	Jackson McDonald	60,250.85	Legal Expenses
EF079312	28/06/22	00294	City of Canning	720.00	Rubbish Removals
EF079313	28/06/22	00295	Capital Recycling	440.00	Rubbish Removals
EF079315	28/06/22	00305	CJD Equipment Pty Ltd	1,012.90	Mower Parts & Repairs
EF079316	28/06/22	00346	Action Couriers	192.86	Courier Service
EF079317	28/06/22	00390	Landgate	1,953.56	Title Searches
EF079318	28/06/22	00391	Chemistry Centre (WA) t/as ChemCentre	1,863.18	Water Sample Testing
EF079319	28/06/22	00394	Child & Adolescent Health Service	1,402.54	Immunisation Expenses
EF079321	28/06/22	00412	Dowsing Group Pty Ltd	59,242.20	Concrete works - Esther Street, Durban Street and various maintenance
EF079323	28/06/22	00491	Fujifilm Business Innovation Australia	2,207.60	Photocopy Expenses
EF079324	28/06/22	00542	Ultimate Positioning Group Pty Ltd	984.50	Survey Expenses
EF079326	28/06/22	00557	City Subaru	2,256.95	Plant Repairs & Maintenance
EF079327	28/06/22	00585	Hydroquip Pumps	41,308.30	Bore Drilling/ Maintenance
EF079328	28/06/22	00608	Programmed Integrated Workforce Ltd	10,934.98	Labour/Personnel Hire

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079329	28/06/22	00613	Qualcon Laboratories Pty Ltd	934.12	Bore Drilling/ Maintenance
EF079333	28/06/22	00665	Kennards Hire Pty Ltd	382.80	Plant/Equipment Hire
EF079334	28/06/22	00679	LD Total	418.00	Gardening Contractor
EF079335	28/06/22	00699	Marketforce Pty Ltd	31,338.03	Advertising & Printing
EF079336	28/06/22	00718	Major Motors Pty Ltd	2,248.90	Plant Repairs & Maintenance
EF079337	28/06/22	00726	T-Quip	174.50	Plant Repairs & Maintenance
EF079338	28/06/22	00734	McIntosh and Son WA	269.18	Plant Parts & Repairs
EF079339	28/06/22	00736	McLeods	7,705.43	Legal Expenses
EF079340	28/06/22	00783	iSentia Pty Ltd	1,925.00	Professional Fees - Marketing
EF079341	28/06/22	00784	Bucher Municipal	2,754.25	Plant Repairs & Maintenance
EF079342	28/06/22	00815	New Town Toyota	1,288.40	Plant Repairs & Maintenance
EF079343	28/06/22	00818	Morries Backhoe & Plant Hire	1,375.00	Plant/Equipment Hire
EF079345	28/06/22	00856	John Papas Trailers Pty Ltd	96.00	Plant Parts & Repairs
EF079346	28/06/22	00859	Parkland Mazda	356.00	Plant Repairs & Maintenance
EF079347	28/06/22	00884	Perth Expo Hire & Furniture Group	8,016.25	Plant/Equipment Hire
EF079348	28/06/22	00917	Positive Auto Electrics	1,606.33	Plant Repairs & Maintenance
EF079349	28/06/22	00927	Professional Glass & Maintenance	702.00	Reglaze Windows
EF079350	28/06/22	00931	Sonic HealthPlus Pty Ltd	594.00	Medical Examinations
EF079351	28/06/22	00943	Cirrena Pty Ltd	1,980.00	Computer Software Maintenance
EF079353	28/06/22	00972	Repco Auto Parts	387.85	Plant Parts & Repairs
EF079354	28/06/22	00984	Risk Management Technologies - Chem Alert	6,799.10	Annual Computer Software Licence
EF079356	28/06/22	01059	Sledgehammer Concrete Cutting Service	1,571.96	Concrete Contractor
EF079357	28/06/22	01082	Sparks Refrigeration and Airconditioning	1,849.10	Airconditioning/Refrigeration Maintenance
EF079358	28/06/22	01088	Sports Turf Technology Pty Ltd	4,669.50	Gardening Contractor
EF079360	28/06/22	01112	Sunny Industrial Brushware	376.20	Plant Parts & Repairs
EF079361	28/06/22	01118	SuperSealing Pty Ltd	14,641.00	Road Building Contractor
EF079363	28/06/22	01138	E & M J Rosher Pty Ltd	431.89	Plant Parts & Repairs
EF079366	28/06/22	01180	Position Partners	297.00	Survey Expenses
EF079367	28/06/22	01186	ZircoDATA Pty Ltd	1,767.66	Records Storage
EF079369	28/06/22	01233	Stihl Shop Redcliffe	1,420.45	Tools/Tool Repairs
EF079370	28/06/22	01243	WARP Pty Ltd	81,307.35	Traffic Control
EF079376	28/06/22	01358	Kevrek Australia Pty Ltd	440.00	Plant Repairs & Maintenance

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079381	28/06/22	01533	WC Convenience Management	5,462.61	Building Maintenance
EF079385	28/06/22	01675	Horizons West Bus & Coachlines	375.71	Plant/Equipment Hire
EF079386	28/06/22	01714	Total Eden Pty Ltd - Nutrien Water	2,160.89	Reticulation Parts & Repairs
EF079388	28/06/22	01731	Charter Plumbing and Gas	8,870.80	Plumbing Maintenance/Supplies
EF079389	28/06/22	01749	Specialty Timber Flooring W A	1,958.00	Belmont Oasis flooring re-sand
EF079392	28/06/22	01976	Ecoscape Australia Pty Ltd	1,782.00	Professional Fees - Landscaping
EF079393	28/06/22	02023	YMCA of Perth Youth and Community Services Inc	72,636.94	Youth Services Expenses
EF079394	28/06/22	02050	Austraffic WA	6,197.40	Traffic Control
EF079397	28/06/22	02207	Wilson Security	6,132.61	Security Services
EF079398	28/06/22	02210	Macri Partners	3,080.00	Audit Fee
EF079399	28/06/22	02234	Blackwell and Associates Pty Ltd	1,200.00	Design Review Panel member
EF079401	28/06/22	02290	Belmont Potters Group Inc	1,300.00	Community Art Classes
EF079402	28/06/22	02298	Pelican Linemarking	825.00	Line Marking
EF079403	28/06/22	02303	Ultimo Catering and Events	2,112.00	Catering/Catering Supplies
EF079405	28/06/22	02387	Triton Electrical Contractors Pty Ltd	13,640.00	Electrical Contractor
EF079406	28/06/22	02425	Prestige Alarms	13,508.00	Security Services
EF079408	28/06/22	02589	Zenien	18,522.06	Security Services
EF079410	28/06/22	02672	Ruah Community Services	14,626.70	Preventive Domestic Violence Services
EF079411	28/06/22	02779	Natural Area Holdings Pty Ltd	625.90	Gardening Contractor
EF079413	28/06/22	02837	GLG Greenlife Group	4,963.80	Gardening Contractor
EF079414	28/06/22	02849	Total Nissan and Kia - Total Autos (1990)	500.00	Plant Repairs & Maintenance
EF079418	28/06/22	03161	NearMap Pty Ltd	28,600.00	Annual Computer Software Licence
EF079419	28/06/22	03197	West Coast Turf	10,763.50	Gardening Contractor
EF079420	28/06/22	03366	Daimler Trucks Perth	1,913.89	Plant Repairs & Maintenance
EF079421	28/06/22	03464	Bridgestone Australia Ltd	3,604.09	Plant Repairs & Maintenance
EF079423	28/06/22	03567	Gardner Autos Pty Ltd t/as Gardner Isuzu	3,679.35	Plant Repairs & Maintenance
EF079425	28/06/22	03614	Julie's Boarding Kennels & Cattery	813.00	Pound Expenses
EF079428	28/06/22	03707	Access Unlimited International Pty Ltd	1,188.00	Tripod & Winch Inspections
EF079429	28/06/22	03789	BPA Engineering	440.00	CCTV Antenna Structural Certification
EF079431	28/06/22	03882	APV Valuers & Asset Management	1,540.00	Valuation Expense
EF079432	28/06/22	03906	EPT Elec Power Technologies Pty Ltd	6,380.00	Annual Computer Software Licence
EF079434	28/06/22	03941	Metro Bee Services	330.00	Bee Removal

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079435	28/06/22	04002	Ray White Urban Springs	8,500.00	Professional Fees - Property Management
EF079437	28/06/22	04120	Randstad Pty Ltd	7,866.58	Labour/Personnel Hire
EF079438	28/06/22	04146	JB Hi-Fi Group Commercial Account	4,744.59	Electrical Goods
EF079439	28/06/22	04211	Advance Scanning Services	2,090.00	Survey Expenses
EF079440	28/06/22	04246	Bibliotheca Australia Pty Ltd	1,095.24	Computer Software Maintenance
EF079441	28/06/22	04286	Pumps Australia Pty Ltd	13.20	Plant Parts & Repairs
EF079442	28/06/22	04287	Labourforce Impex Personnel Pty Ltd	7,347.19	Labour/Personnel Hire
EF079443	28/06/22	04301	Michael Page - Page Personnel	26,252.56	Labour/Personnel Hire
EF079444	28/06/22	04352	FSA (WA) Pty Ltd	1,702.51	Fire Equipment/Service
EF079445	28/06/22	04482	Allan Davies & Trevor Chudleigh Architects	2,475.00	Professional Fees - Architect
EF079446	28/06/22	04496	Azure Painting Pty Ltd	40,485.50	Painting Contractor
EF079448	28/06/22	04544	SirsiDynix Pty Ltd	1,188.00	Computer Software Maintenance
EF079449	28/06/22	04579	Mills Recruitment	11,862.86	Labour/Personnel Hire
EF079450	28/06/22	04594	Website Weed and Pest W A Pty Ltd	20,950.20	Weed Control
EF079451	28/06/22	04645	Instant Products Hire	2,434.41	Plant/Equipment Hire
EF079452	28/06/22	04723	Future Logic	1,056.00	Computer Software Maintenance
EF079453	28/06/22	04865	Extreme Marquees Pty Ltd	6,463.80	Marquees for State Emergency Service
EF079454	28/06/22	04870	Bandit Tree Equipment	288.00	Plant Parts & Repairs
EF079457	28/06/22	04917	Environmental Industries Pty Ltd	21,491.63	Gardening Contractor
EF079458	28/06/22	04941	Perth Pet Cremation - Lawnswood	93.75	Pound Expenses
EF079459	28/06/22	04963	Centigrade	7,721.54	Airconditioning/Refrigeration Maintenance
EF079460	28/06/22	04974	Turf Care WA Pty Ltd	23,451.95	Gardening Contractor
EF079463	28/06/22	05074	Brook & Marsh Pty Ltd	621.50	Survey Expenses
EF079467	28/06/22	05103	360 Environmental	6,019.20	The Glasshouse window frames removal
EF079468	28/06/22	05252	AAAC Towing Pty Ltd	165.00	Towing Vehicles
EF079469	28/06/22	05293	Bellrock Cleaning Services	42,523.05	Cleaning Services
EF079471	28/06/22	05336	West-Sure Group Pty Ltd	569.91	Security Services
EF079472	28/06/22	05344	SUEZ Recycling and Recovery Pty Ltd Veolia	483,714.55	Rubbish Removals
EF079473	28/06/22	05370	OKMG Pty Ltd	8,382.00	Photography/Video Expenses
EF079474	28/06/22	05394	DFP Recruitment Services Pty Ltd	3,300.03	Labour/Personnel Hire
EF079475	28/06/22	05493	Depth	6,820.00	Computer Software Maintenance
EF079476	28/06/22	05523	Go Doors Pty Ltd	389.40	Building Maintenance

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079477	28/06/22	05558	BlueFit Pty Ltd	7,885.08	Belmont Oasis Facility Management Fee
EF079478	28/06/22	05568	Allstate Kerbing and Concrete	4,249.08	Kerbing Contractor
EF079479	28/06/22	05588	Stay Sharp Program	3,500.00	Community Exercise Classes
EF079480	28/06/22	05606	Whisky A'More Entertainment	1,500.00	The Imaginarium performance
EF079481	28/06/22	05612	ASCON Survey and Drafting Pty Ltd	858.00	Survey Expenses
EF079482	28/06/22	05684	Hungry Sky Pty Ltd	8,580.00	Museum Digital Content Display Development
EF079483	28/06/22	05692	Newground Water Services Pty Ltd	19,402.90	Reticulation Installation
EF079484	28/06/22	05702	Auslan Services Pty Ltd	238.70	Library Bookworms Workshop Auslan Interpretator
EF079485	28/06/22	05703	Vital Interpreting Personnel - Auslan (WA) Pty Ltd	5,145.25	The Imaginarium Auslan Interpreters
EF079488	28/06/22	05771	Alsco Pty Ltd	196.99	Cleaning Services
EF079489	28/06/22	05776	Level 5 Design Pty Ltd	960.00	Design Review Panel member
EF079490	28/06/22	05783	Emma Williamson	2,247.50	Design Review Panel member
EF079491	28/06/22	05799	Chivers Asphalt Pty Ltd	5,390.00	Asphalt Reinstatement - Carbine Street
EF079492	28/06/22	05809	Specialized Cleaning Group t/as Clean Sweep	8,602.00	Plant/Equipment Hire
EF079493	28/06/22	05819	Ritz Drycleaners	33.35	Cleaning Services
EF079495	28/06/22	05897	HopgoodGanim Lawyers	568.48	Legal Expenses
EF079496	28/06/22	05904	Pinnacle People	5,504.30	Labour/Personnel Hire
EF079498	28/06/22	05944	Delron Cleaning Pty Ltd - Ventia	24,824.50	Cleaning Services
EF079499	28/06/22	06004	Maria Opalina Yip	150.00	Library Workshop Facilitator for Game on Splendor
EF079500	28/06/22	06018	LP Visuals	990.00	Photography/Video Expenses
EF079502	28/06/22	06062	Profiling West Pty Ltd	2,751.38	Profiling - Fairbrother Street
EF079505	28/06/22	06091	Engineering Technology Consultants	4,122.25	Ascot Waters Street Lighting Design
EF079506	28/06/22	06092	Aquastream Pty Ltd	1,359.93	Plumbing Maintenance/Supplies
EF079507	28/06/22	06094	Boyan Electrical Services	83,057.74	Electrical Contractor
EF079508	28/06/22	06103	Hocking Heritage and Architecture	3,168.00	Local Heritage Survey
EF079510	28/06/22	06117	ELM (WA) Pty Ltd	36,234.00	Gardening Contractor
EF079511	28/06/22	06129	AKJC Hospitality Group - 8 Yolks Cafe	1,200.00	Catering/Catering Supplies
EF079513	28/06/22	06194	Inner Balance Kinesiology	130.00	Library Kinesiology workshop
EF079514	28/06/22	06206	TxRx Solutions Pty Ltd	850.00	Computer Software Maintenance
EF079515	28/06/22	06220	Tailored Rental Solutions Pty Ltd	9,447.30	Plant/Equipment Hire
EF079516	28/06/22	06226	Modus Compliance Pty Ltd	13,365.00	Labour/Personnel Hire

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079517	28/06/22	06232	Vasari Group Pty Ltd	1,254.00	Tiling Repairs
EF079518	28/06/22	06244	Fantasy Fitness and Dance	3,050.00	The Imaginarium performance
EF079519	28/06/22	06257	WISDOM In Your Life	1,760.00	Welcome to Country - Citizenship Ceremony and Accessible Business Program Launch
EF079520	28/06/22	06265	Kee Hire Pty Ltd	5,999.40	Plant/Equipment Hire
EF079521	28/06/22	06267	Red Mark Agency	2,596.00	Photography/Video Expenses
EF079522	28/06/22	06278	Bacetto Pizza - The Firestone WA Pty Ltd	300.00	Catering/Catering Supplies
EF079380	28/06/22	01529	Safemaster Safety Products Pty Ltd	5,500.00	Height Safety System Recertification
EF079416	28/06/22	03104	Rawlinsons WA	3,510.00	Professional Services
EF079501	28/06/22	06023	Bookery - Caval Limited	2,347.40	Annual Computer Software Licence
EF079352	28/06/22	00957	The Artists Foundation of WA - Artsource	11,000.00	Art Awards Education Program
EF079456	28/06/22	04889	Reading Entertainment Australia Pty Ltd	546.00	Refugee Week Movie Screening
EF079412	28/06/22	02798	Another Angle Consulting & Training	500.00	Accessible Business Program Engagement
EF079577	30/06/22	00033	ATF Services Pty Ltd - Aust Temporary Fencing	132.00	Fencing
EF079579	30/06/22	00726	T-Quip	337.50	Plant Parts & Repairs
EF079580	30/06/22	00931	Sonic HealthPlus Pty Ltd	1,079.38	Medical Examinations
EF079582	30/06/22	01243	WARP Pty Ltd	1,801.80	Traffic Control
EF079586	30/06/22	02844	Chandler Macleod Group Ltd	5,436.59	Labour/Personnel Hire
EF079587	30/06/22	03031	Retech Rubber	15,579.96	Miles Park softfall installation
EF079588	30/06/22	03464	Bridgestone Australia Ltd	619.39	Plant Repairs & Maintenance
EF079589	30/06/22	03504	Classic Tree Services	10,013.90	Gardening Contractor
EF079590	30/06/22	04026	HK Calibration Technologies Pty Ltd	165.00	Thermometer Calibration
EF079591	30/06/22	04772	ATM Advanced Traffic Management	1,170.84	Plant/Equipment Hire
EF079594	30/06/22	05339	Elliotts Filtration Pty Ltd	896.50	Reticulation Parts & Repairs
EF079595	30/06/22	05394	DFP Recruitment Services Pty Ltd	3,976.94	Labour/Personnel Hire
EF079596	30/06/22	05642	Steve's Sand Sifting for Playground Services	4,252.60	Gardening Contractor
EF079597	30/06/22	06018	LP Visuals	1,760.00	Photography/Video Expenses
EF079598	30/06/22	06094	Boyan Electrical Services	360.80	Electrical Contractor
EF079599	30/06/22	06096	TABEC Pty Ltd	24,933.43	Utilities and services assessment - Belvidere St
EF079600	30/06/22	06277	Ignite Limited	9,128.17	Labour/Personnel Hire
EF079592	30/06/22	04889	Reading Entertainment Australia Pty Ltd	1,500.00	Refugee Week Movie Screening
Contractors Total				3,162,498.51	

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
Councillor Payments					
EF079301	28/06/22	00158	Margie Bass	8,794.50	Councillor Sitting Fee/Reimbursement
EF079377	28/06/22	01369	Philip Marks	34,317.25	Councillor Sitting Fee/Reimbursement
EF079379	28/06/22	01520	Stephen Wolff	8,794.50	Councillor Sitting Fee/Reimbursement
EF079396	28/06/22	02145	Robert Rossi	14,404.00	Councillor Sitting Fee/Reimbursement
EF079433	28/06/22	03916	Bernard Ryan	8,794.50	Councillor Sitting Fee/Reimbursement
EF079465	28/06/22	05084	Jenny Davis	8,794.50	Councillor Sitting Fee/Reimbursement
EF079466	28/06/22	05085	George Sekulla	8,794.50	Councillor Sitting Fee/Reimbursement
EF079494	28/06/22	05828	Deborah Sessions	8,794.50	Councillor Sitting Fee/Reimbursement
EF079512	28/06/22	06162	Natalie Carter	8,794.50	Councillor Sitting Fee/Reimbursement
Councillor Payments Total				110,282.75	
Fuels and Utilities					
EF079036	03/06/22	00042	Alinta Energy	864.24	Light, Power, Gas
EF079051	03/06/22	01142	Telstra Corporation Limited	28,382.12	Phone/Internet expenses
EF079053	03/06/22	01252	Water Corporation	3,430.89	Water, Annual & Excess
EF079055	03/06/22	01274	Synergy	3,501.63	Light, Power, Gas
EF079064	03/06/22	02422	Connect Call Centre Services	639.10	Phone/Internet expenses
EF079124	10/06/22	00042	Alinta Energy	105.61	Light, Power, Gas
EF079135	10/06/22	01274	Synergy	80,768.74	Light, Power, Gas
EF079144	10/06/22	02279	Gregory Dally	1,615.00	Phone/Internet expenses
788803	17/06/22	00392	Department of Transport - Fleet Licensing	1,274.65	Vehicle Licences
EF079221	17/06/22	00788	Motorcharge - WEX Fuel Cards Australia Ltd	15,639.87	Fuel, Oil, Additives
EF079223	17/06/22	01142	Telstra Corporation Limited	17,827.16	Phone/Internet expenses
EF079226	17/06/22	01252	Water Corporation	2,181.03	Water, Annual & Excess
EF079227	17/06/22	01274	Synergy	27,064.66	Light, Power, Gas
EF079238	17/06/22	02471	Western Power	1,320.00	Light, Power, Gas
EF079239	17/06/22	02631	Ampol - Caltex	18,051.70	Fuel, Oil, Additives
EF079298	28/06/22	00042	Alinta Energy	1,739.45	Light, Power, Gas
EF079364	28/06/22	01142	Telstra Corporation Limited	11,367.98	Phone/Internet expenses
EF079371	28/06/22	01252	Water Corporation	23,403.05	Water, Annual & Excess
EF079374	28/06/22	01274	Synergy	8,020.14	Light, Power, Gas
EF079409	28/06/22	02635	MessageMedia - Message4U Pty Ltd	33.00	Phone/Internet expenses

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079583	30/06/22	01252	Water Corporation	675.17	Water, Annual & Excess
EF079584	30/06/22	01274	Synergy	331.19	Light, Power, Gas
EF079585	30/06/22	02471	Western Power	10,671.00	Light, Power, Gas
Fuels and Utilities Total				258,907.38	
Materials					
EF079058	03/06/22	01719	Jaycar Electronics Pty Ltd	35.90	Electrical Goods
EF079075	03/06/22	04495	Bike Dr Cycle Services Pty Ltd	5,000.00	Bicycle Locks
EF079095	03/06/22	06159	Macrame By Amala	500.00	Craft/Display Materials
EF079037	03/06/22	00099	Ausrecord Pty Ltd	865.70	Stationery & Printing
EF079039	03/06/22	00185	Benara Nurseries	3,929.20	Gardening - Plants/Supplies
EF079040	03/06/22	00235	Business News	3,905.00	Publications/Newspapers
EF079049	03/06/22	01073	Spotlight Pty Ltd	39.00	Craft/Display Materials
EF079050	03/06/22	01115	All Foods Belmont IGA Belvidere Street	319.91	Groceries
EF079054	03/06/22	01263	West Australian Newspapers Ltd	293.37	Publications/Newspapers
EF079067	03/06/22	03144	COS Complete Office Supplies Pty Ltd	672.30	Stationery & Printing
EF079129	10/06/22	00664	Kmart Australia Limited	160.25	Catering Kitchen Equipment
EF079138	10/06/22	01547	Big W	343.74	Bicycle Helmets and Books
EF079141	10/06/22	01780	Bodycare Workplace Solutions - Healthworks	300.58	Publications/Newspapers
EF079147	10/06/22	03144	COS Complete Office Supplies Pty Ltd	35.23	Stationery & Printing
EF079156	10/06/22	04705	Quality Press	1,045.00	Stationery & Printing
EF079228	17/06/22	01412	Cellarbrations at Carlisle	2,704.00	Beverages
EF079254	17/06/22	04394	JB Hi-Fi Belmont Forum	1,509.72	Books/CDs/DVDs
EF079256	17/06/22	04491	Woolworths Group	1,061.69	Groceries
EF079263	17/06/22	05432	Bloomin Box Co	150.00	Flowers
EF079365	28/06/22	01169	Altronics	368.10	Electrical Goods
EF079387	28/06/22	01719	Jaycar Electronics Pty Ltd	135.00	Electrical Goods
EF079302	28/06/22	00174	Cellarbrations at Belmont	141.97	Beverages
EF079303	28/06/22	00185	Benara Nurseries	3,874.86	Gardening - Plants/Supplies
EF079305	28/06/22	00203	BOC Gases Australia Ltd	160.18	Welding Equipment/Supplies
EF079309	28/06/22	00231	Bunnings Group Ltd	1,959.78	Hardware
EF079310	28/06/22	00233	Bunzl Limited	4,587.88	Cleaning Products
EF079311	28/06/22	00278	Chefmaster Australia	2,070.75	Cleaning Products

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079320	28/06/22	00396	Di Candilo Steel City	462.00	Metal Goods
EF079322	28/06/22	00414	Dulux Australia	6,066.64	Paint & Accessories
EF079325	28/06/22	00555	Challenge Chemicals Australia	147.07	Cleaning Products
EF079330	28/06/22	00627	Jason Signmakers	287.26	Signs
EF079331	28/06/22	00634	Johns Building Supplies Pty Ltd	42.08	Building Material
EF079332	28/06/22	00653	Humes - Holcim (Australia) Pty Ltd	918.50	Concrete Products
EF079344	28/06/22	00850	Pacific Safety Wear Malaga	231.66	Safety Clothing/Equipment
EF079355	28/06/22	01040	Sheridans Badges & Engraving	808.50	Badges & Pendants
EF079359	28/06/22	01093	SAI Global Limited	161.69	Publications/Newspapers
EF079362	28/06/22	01119	Sunny Sign Company Pty Ltd - Timelio Pty Ltd	600.60	Signs
EF079368	28/06/22	01206	Access Icon Pty Ltd t/a Cascada	7,702.30	Concrete Products
EF079372	28/06/22	01265	Westbooks	850.60	Books/CDs/DVDs
EF079378	28/06/22	01398	Winc Australia Pty Ltd	1,448.47	Stationery & Printing
EF079382	28/06/22	01568	Allstate Safety Products	592.24	Safety Clothing/Equipment
EF079383	28/06/22	01570	Blackwoods	765.58	Hardware
EF079390	28/06/22	01780	Bodycare Workplace Solutions - Healthworks	601.16	Publications/Newspapers
EF079391	28/06/22	01955	Image Extra - Starmix Holdings Pty Ltd	1,991.00	Building Material
EF079395	28/06/22	02088	Lock Stock & Farrell Locksmith	624.91	Hardware
EF079407	28/06/22	02459	A1 Steel & Alloy	770.00	Metal Goods
EF079415	28/06/22	02862	James Bennett Pty Ltd	730.51	Books/CDs/DVDs
EF079417	28/06/22	03144	COS Complete Office Supplies Pty Ltd	1,122.54	Stationery & Printing
EF079422	28/06/22	03539	Environment Essentials Pty Ltd	3,410.00	Publications/Newspapers
EF079426	28/06/22	03630	Direct Trades Supply Pty Ltd	1,029.30	Safety Clothing/Equipment
EF079427	28/06/22	03660	Safe T Card Australia Pty Ltd	44.00	Safety Clothing/Equipment
EF079430	28/06/22	03856	SEM Distribution	202.20	Publications/Newspapers
EF079436	28/06/22	04053	Totally Workwear	1,461.81	Safety Clothing/Equipment
EF079455	28/06/22	04878	ColleaguesNagels Pty Ltd	1,923.19	Stationery & Printing
EF079461	28/06/22	05011	WA Fresh Delivered	1,448.00	Groceries
EF079462	28/06/22	05055	Statewide Cleaning Supplies	110.35	Cleaning Products
EF079464	28/06/22	05082	Accidental Health and Safety Perth	1,315.41	Medical/First Aid Supplies
EF079470	28/06/22	05304	Syba Signs Pty Ltd	37.40	Stationery & Printing
EF079487	28/06/22	05770	Kwik Kopy Perth CBD	283.58	Signs

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079503	28/06/22	06069	Wheatbelt Services Pty Ltd	871.20	Signs
EF079504	28/06/22	06084	Asphaltech Pty Ltd	48,571.76	Road/Drainage Material
EF079593	30/06/22	05277	Nadia-Lisa King	280.00	Books/CDs/DVDs
EF079576	30/06/22	00009	Cafe Corporate	653.50	Groceries
Materials Total				124,736.12	
Other					
EF079038	03/06/22	00179	Belmont Sports and Recreation Club (Inc)	32,000.00	Bowling Greens Maintenance Contribution
EF079070	03/06/22	04079	Belmont Men's Shed Inc	28,360.00	Accommodation Support Contribution
EF079105	03/06/22	99998	Amihan Parker	400.00	Sporting Trip Donation
EF079106	03/06/22	99998	Alia Williams	400.00	Sporting Trip Donation
EF079107	03/06/22	99998	Oliver Cranny	400.00	Sporting Trip Donation
EF079108	03/06/22	99998	Benjamin Cranny	400.00	Sporting Trip Donation
EF079109	03/06/22	99998	Zoey.Rundle	400.00	Sporting Trip Donation
EF079110	03/06/22	99998	Bayly Stawiarz	400.00	Sporting Trip Donation
EF079111	03/06/22	99998	Charlie Kane Gough	400.00	Sporting Trip Donation
EF079112	03/06/22	99998	Eleanor Hoogland	400.00	Sporting Trip Donation
EF079113	03/06/22	99998	Piper Ryan	400.00	Sporting Trip Donation
EF079114	03/06/22	99998	Isla Ryan	400.00	Sporting Trip Donation
EF079115	03/06/22	99998	Landen Ryan	400.00	Sporting Trip Donation
EF079116	03/06/22	99998	Wright 152 Pty Ltd	491.42	Rate Refund
EF079117	03/06/22	99998	Curovic Properties & Donna Capeling	456.74	Rate Refund
EF079118	03/06/22	99998	Roger Stanley Rowson	959.52	Rate Refund
EF079119	03/06/22	99998	Sip Meng Cheong	1,755.38	Rate Refund
EF079061	03/06/22	01919	Infor Public Sector User Forum Inc	1,430.00	Membership Fee
788798	07/06/22	00889	Petty Cash - Finance	1,044.55	Petty Cash Recoup
788799	07/06/22	00893	Petty Cash - Library	126.30	Petty Cash Recoup
788800	07/06/22	00894	Petty Cash - Operations Centre Stores	160.30	Petty Cash Recoup
788801	07/06/22	01730	Cancelled cheque	-	Cancelled cheque
EF079126	10/06/22	00294	City of Canning	2,630.32	Long Service Leave
EF079146	10/06/22	02825	Town of Cambridge	5,007.56	Long Service Leave
788802	10/06/22	99999	Robyn Marea Dillon	520.17	Rate Refund
EF079133	10/06/22	01190	Town of Victoria Park	10,592.21	Long Service Leave

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Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079139	10/06/22	01695	David Williams	139.44	Fuel Expense Reimbursement
EF079143	10/06/22	02220	Belmont Toy Library Inc	2,601.50	Community Contribution Fund
EF079149	10/06/22	03595	Ascot Eagles Junior Cricket Club Inc	4,012.73	Community Contribution Fund
EF079153	10/06/22	04294	Sporting Warriors Soccer Club	1,565.71	Community Contribution Fund
EF079160	10/06/22	05076	Belmont Saints Squash & Sports Club	5,000.00	Community Contribution Fund
EF079175	10/06/22	05668	Lions Cancer Institute	2,825.00	Community Contribution Fund
EF079177	10/06/22	05806	Redcliffe Netball Club Inc	3,883.16	Community Contribution Fund
EF079180	10/06/22	05934	Linda Abu Lashin	596.90	Reconciliation Week items reimbursement
EF079215	10/06/22	99998	Deanne Murray Conveyancing	694.85	Rate Refund
EF079216	10/06/22	99998	Tina Louise Ford	1,041.98	Rate Refund
EF079218	17/06/22	00292	City of Belmont State Emergency Service Inc	3,343.51	State Emergency Services Expense
EF079219	17/06/22	00388	Department of Communities - Housing Authority	712.11	Rate Refund
EF079222	17/06/22	00795	LGISWA	157,972.10	Insurance Premiums
EF079237	17/06/22	02421	Illion Australia Pty Ltd	880.00	Subscription
EF079242	17/06/22	03071	Department of Transport	303.40	Vehicle Ownership Searches
EF079259	17/06/22	05086	Simone Howard	94.66	Fuel Expense Reimbursement
EF079292	17/06/22	99998	Mary-Anne Chan	160.00	Uniform alterations reimbursement
EF079293	17/06/22	01236	Department of Fire and Emergency Services	57,459.10	Emergency Services Levy
EF079296	22/06/22	05430	City of Belmont Corporate Card Director Corporate	3,981.99	Computer Software Maintenance
EF079297	22/06/22	06181	City of Belmont Corporate Card Principal Governance and Compliance Adviser	6,945.94	Computer Software Maintenance, Facebook Advertising, Subscriptions and Perth Airport ASIC Renewal
EF079424	28/06/22	03603	Victoria Park Belmont Baseball Club	350.00	Line Marking Reimbursement
EF079373	28/06/22	01270	Perth Racing - WA Turf Club	2,291.67	Grandstand Road Irrigation Contribution
EF079375	28/06/22	01280	Perth Airport Pty Ltd	588.81	Drainage Licence
EF079404	28/06/22	02377	Faulkner Park Board Management	60,385.00	Retirement Village contribution for June 2022
EF079497	28/06/22	05934	Linda Abu Lashin	308.25	NAIDOC Week items reimbursement
EF079527	28/06/22	99998	Ashley Clayton	400.00	Sporting Trip Donation
EF079528	28/06/22	99998	Jessica Fuimaono	250.00	Sporting Trip Donation
EF079529	28/06/22	99998	Yuting Gu	435.48	Council Crossover Subsidy
EF079530	28/06/22	99998	Scott James Henderson & Angie Bartlett	528.28	Application Fee Refund
EF079531	28/06/22	99998	Roy & Farida Budree	1,107.00	Application Fee Refund

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079532	28/06/22	99998	Azimuth Pty Ltd	2,135.00	Application Fee Refund
EF079533	28/06/22	99998	Kirstin Cairine & Wade Jameson O'Neil	512.53	Application Fee Refund
EF079534	28/06/22	99998	Mark Richard & Natalie Sarich-Dayton	124.17	Application Fee Refund
EF079535	28/06/22	99998	Swantop Pty Ltd	2,777.50	Application Fee Refund
EF079536	28/06/22	99998	Christopher John & Jennifer Hillier	401.60	Application Fee Refund
EF079537	28/06/22	99998	Purple Holdings Pty Ltd	2,135.00	Application Fee Refund
EF079538	28/06/22	99998	Justine Ann & Brendan Ashley Raynor	665.52	Application Fee Refund
EF079539	28/06/22	99998	Kiap Eng Jane Ng	608.00	Application Fee Refund
EF079540	28/06/22	99998	Jamie Lee Gotti & Rebecca Helen Ryan	800.00	Application Fee Refund
EF079541	28/06/22	99998	Ka Wai Gordon Tam	2,572.64	Application Fee Refund
EF079542	28/06/22	99998	Ngatupuna Janelle Trego	340.45	Application Fee Refund
EF079543	28/06/22	99998	Shengquan Yu & Meijiao Zhong	1,251.18	Application Fee Refund
EF079544	28/06/22	99998	Keren Ruth Briers	432.00	Application Fee Refund
EF079545	28/06/22	99998	Altan Zandraa	144.00	Application Fee Refund
EF079546	28/06/22	99998	Neville Douglas Thompson & Yuran Zeng	269.50	Application Fee Refund
EF079547	28/06/22	99998	Lukman Mobolaji Johnson	431.36	Application Fee Refund
EF079548	28/06/22	99998	Marie Ludmee Ginella Tholasse	319.47	Application Fee Refund
EF079549	28/06/22	99998	OZ Property Pty Ltd	400.57	Application Fee Refund
EF079550	28/06/22	99998	Trendwill Nominees Pty Ltd	160.00	Application Fee Refund
EF079551	28/06/22	99998	St Augustine Primary School	400.00	Application Fee Refund
EF079552	28/06/22	99998	Poh Choo Tan	320.61	Application Fee Refund
EF079553	28/06/22	99998	Michael Gerard Ross	384.45	Application Fee Refund
EF079554	28/06/22	99998	Masood & Homaira Raghi	901.40	Application Fee Refund
EF079555	28/06/22	99998	Desert Dwellers Investments PL	571.46	Application Fee Refund
EF079556	28/06/22	99998	Coby Thomas Dawson	376.56	Application Fee Refund
EF079557	28/06/22	99998	Inka Developments	450.83	Application Fee Refund
EF079558	28/06/22	99998	Shelley Anne Fitzgerald	256.00	Application Fee Refund
EF079559	28/06/22	99998	Mohanan Vadakkeedathu Padmanabhan	1,004.20	Application Fee Refund
EF079560	28/06/22	99998	Sean Lars Kvello-Aune	421.27	Application Fee Refund
EF079561	28/06/22	99998	Irvine Developments Pty Ltd	3,291.50	Application Fee Refund
EF079562	28/06/22	99998	JKK SDA Keane Pty Ltd	1,816.32	Application Fee Refund
EF079563	28/06/22	99998	Yavuz Property Group Pty Ltd	978.50	Application Fee Refund

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF079564	28/06/22	99998	Maria Filomena Neame	1,492.50	Application Fee Refund
EF079565	28/06/22	99998	Tap IV Kewdale Pty Limited	1,434.67	Application Fee Refund
EF079566	28/06/22	99998	Tap IV Kewdale Pty Limited	1,446.24	Application Fee Refund
EF079567	28/06/22	99998	Cameron Haliday Glasson	685.77	Application Fee Refund
EF079568	28/06/22	99998	Yen-Ju Chen	360.00	Application Fee Refund
EF079569	28/06/22	99998	Li Thi Thanh Tran	136.00	Application Fee Refund
EF079570	28/06/22	99998	Chang Mei Chew & Chang Mien Chew	760.31	Application Fee Refund
EF079571	28/06/22	99998	Gabriella Tiziana Shambrook	324.27	Application Fee Refund
EF079572	28/06/22	99998	Feili Guo	342.23	Application Fee Refund
EF079573	28/06/22	99998	Mika Jayne Lee	288.99	Application Fee Refund
EF079574	28/06/22	99998	Keith Conroy, Lisa Keadin, Michael Healy	1,258.36	Application Fee Refund
EF079575	28/06/22	99998	Royans Pty Ltd	914.25	Application Fee Refund
EF079314	28/06/22	00300	City of Perth	9,405.67	Long Service Leave
EF079581	30/06/22	01015	Department of Industry, Science, Energy & Resources	43,864.70	Safer Communities Fund Grant Refund
Other Total				501,160.59	
Property, Plant & Equipment					
EF079068	03/06/22	03424	The Chair Doctor WA Pty Ltd	854.00	Office Furniture
EF079130	10/06/22	00726	T-Quip	54,075.40	Plant Purchase
EF079232	17/06/22	01811	D A Christie Pty Ltd t/as Christie Parksaf	10,841.05	Centenary Park BBQ
EF079400	28/06/22	02254	PLE Computers	174.00	Office Furniture
EF079486	28/06/22	05740	Zenith Interiors Pty Ltd	7,546.00	Office Furniture
EF079509	28/06/22	06111	Esel Pty Ltd t/as MWave	937.95	Computer Hardware
EF079578	30/06/22	00377	Dell Australia Pty Ltd	88.00	Computer Hardware
Property, Plant & Equipment Total				74,516.40	
Salaries/Wages					
WG010622	02/06/22	COB	City of Belmont Payroll	99,768.62	Salaries/Wages
EF079101	03/06/22	99950	Australian Services Union	51.80	Salaries/Wages
EF079102	03/06/22	99952	Child Support Agency	359.23	Salaries/Wages
EF079103	03/06/22	99954	City of Belmont Social Club	310.00	Salaries/Wages
EF079104	03/06/22	99962	LGRCEU - WA Shire Councils Union	110.00	Salaries/Wages
SL000806	03/06/22	COB	City of Belmont Payroll	9,444.14	Salaries/Wages
EF079120	07/06/22	99971	SuperChoice	112,448.12	Superannuation Contribution

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
SL080622	09/06/22	COB	City of Belmont Payroll	565,683.37	Salaries/Wages
WG150622	16/06/22	COB	City of Belmont Payroll	120,168.79	Salaries/Wages
EF079294	20/06/22	99971	SuperChoice	132,806.45	Superannuation Contribution
SL220622	23/06/22	COB	City of Belmont Payroll	532,869.29	Salaries/Wages
EF079523	28/06/22	99950	Australian Services Union	51.80	Salaries/Wages
EF079524	28/06/22	99952	Child Support Agency	718.46	Salaries/Wages
EF079525	28/06/22	99954	City of Belmont Social Club	320.00	Salaries/Wages
EF079526	28/06/22	99962	LGRCEU - WA Shire Councils Union	198.00	Salaries/Wages
EF079601	30/06/22	99962	LGRCEU - WA Shire Councils Union	11.00	Salaries/Wages
WG300622	30/06/22	COB	City of Belmont Payroll	101,257.82	Salaries/Wages
Salaries/Wages Total				1,676,576.89	
Training and Conferences					
EF079044	03/06/22	00683	Learning Horizons - Danube River Pty Ltd	1,320.00	Business Excellence training course
EF079076	03/06/22	04584	ThinkProject Australia Pty Ltd	220.00	Road Assessment & Maintenance Management RAMM software training
EF079100	03/06/22	06279	Ginnetta Boliver	746.00	Australian Human Resources Institute membership fee and AHRI State Conference registration
EF079099	03/06/22	06274	This is Creative Pty Ltd	260.00	National Construction Code seminar
EF079134	10/06/22	01240	WA Local Government Association	1,156.00	Understanding and Applying the Local Government Industry Award short course
EF079170	10/06/22	05526	International Association for Public Participation	1,200.00	Engagement Methods Virtual seminar
EF079240	17/06/22	02719	Aveling	110.00	Staff Safety Inductions
EF079253	17/06/22	04388	Amanda Trembath	400.00	Australian Human Resources Institute State Conference registration
EF079260	17/06/22	05097	Quantified Tree Risk Assessment Ltd	1,067.00	Tree Risk Assessment course
EF079295	22/06/22	05121	City of Belmont Corporate Card CEO	2,742.29	National General Assembly - R Rossi and J Christie - registration; Staff Farewell Gift Voucher; Coffee Meeting and Parking
EF079447	28/06/22	04524	Moore Australia WA Pty Ltd	1,980.00	Financial Reporting Workshop
EF079384	28/06/22	01605	ATM Australian Training Management	840.00	Traffic Management and Working at Heights training
Training and Conferences Total				12,041.29	
MUNI Total				5,920,719.93	

Attachment 12.4.1 June 2022 payments

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
Trust Funds					
EF079121	08/06/22	150748	Building and Construction Industry Training Fund	3,800.52	Building and Construction Industry Training Fund
EF079122	08/06/22	154102	Building and Energy - Building Services Levy	61,844.46	Building and Energy - Building Services Levy
EF079123	08/06/22	164040	Department of Planning DAP fees	14,502.00	Department of Planning DAP fees
Trust Funds Total				80,146.98	
TRUST Total				80,146.98	
Grand Total				6,000,866.91	
			Breakdown - Cheques :	3,125.97	
			EFT :	5,997,740.94	
				6,000,866.91	
Total of all outstanding Creditor accounts as at 30 June 2022				1,014,563.99	

12.5 Monthly Activity Statement as at 30 June 2022

Attachment details

Attachment No and title

1. Financial Activity Report June 2022 [12.5.1 - 9 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	32/009 - Financial Operating Statements
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Corporate and Governance

Council role

- Advocacy** When Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.
- Executive** The substantial direction setting and oversight role of the Council eg adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.
- Legislative** Includes adopting local laws, local planning schemes and policies.
- Review** When Council reviews decisions made by Officers.
- Quasi-Judicial** When Council determines an application/matter that directly affect a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of quasi-judicial authority include local planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.

Purpose of report

To provide Council with the draft June 2022 monthly activity report and to recommend a materiality threshold for the 2022-2023 financial year.

Summary and key issues

The following report includes a concise list of material variances and a Reconciliation of Net Current Assets at the end of the reporting month.

Location

Not applicable.

Consultation

There has been no specific consultation undertaken in respect to this matter.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 5: Responsible Belmont

Strategy: 5.2 Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community

Policy implications

There are no policy implications associated with this report.

Statutory environment

Section 6.4 of the *Local Government Act 1995* in conjunction with Regulations 34 (1) of the *Local Government (Financial Management) Regulations 1996* requires monthly financial reports to be presented to Council.

Regulation 34(1) requires a monthly Statement of Financial Activity reporting on revenue and expenditure.

Regulation 34(5) determines the mechanism required to ascertain the definition of material variances which are required to be reported to Council as a part of the monthly report. It also requires Council to adopt a “percentage or value” for what it will consider to be material variances on an annual basis. Further clarification is provided in the Officer Comments section.

Background

The *Local Government (Financial Management) Regulations 1996* requires that financial statements are presented on a monthly basis to Council. Council has previously adopted 10% of the budgeted closing balance as the materiality threshold.

Officer comment

The Statutory Monthly Financial Report is to consist of a Statement of Financial Activity reporting on revenue and expenditure as set out in the Annual Budget. It is required to include:

- Annual budget estimates
- Budget estimates to the end of the reporting month
- Actual amounts to the end of the reporting month
- Material variances between comparable amounts
- Net current assets as at the end of the reporting month.

Previous amendments to the Regulations fundamentally changed the reporting structure which requires reporting of information consistent with the “cash” component of Council’s budget rather than being “accrual” based.

The monthly financial report is to be accompanied by:

- An explanation of the composition of the net current assets, less committed* and restricted** assets
- An explanation of material variances***
- Such other information as is considered relevant by the local government.

*Revenue unspent but set aside under the annual budget for a specific purpose.

**Assets which are restricted by way of externally imposed conditions of use e.g. tied grants.

***Based on a materiality threshold of 10 percent.

Council is required annually to adopt a percentage or value to determine material variances in accordance with the requirements of Australian Accounting Standard 101 *Presentation of Financial Statements* that states the principle of materiality as:

‘Information is material if omitting, misstating, or obscuring it could reasonably be expected to influence decisions that the primary users of the financial statements make on the basis of those statements. Materiality depends on the nature and/or magnitude of information, and whether information either individually or in combination is material in the context of the financial statements taken as a whole.’

In the case of Council’s Annual Budget and related monthly Statement of Financial Activity, it is considered that the potential impact on the estimated closing balance should determine if an item is material or not. For this reason, Council has previously adopted 10% of the budgeted closing balance as the materiality threshold. It is proposed for the 2022-2023 financial year the materiality limit of 10% of the budgeted closing surplus balance is maintained.

It should be noted that the 30 June 2022 Financial Activity Report, including the variances below, is still in draft and needs to be updated for year- end accounting adjustments including activity-based costing allocations, reserve transfers and accruals. Once the year-end adjustments are finalised the Annual Financial Statements for 2021-2022 will be prepared and audited by Office of the Auditor General and thereafter presented to Council.

The following provides more details regarding significant variations of the draft financial activity report for 30 June 2022 as included in Attachment 12.5.1:

Report Section	Budget YTD	Actual YTD	Comment
Expenditure-Capital			
Computing	790,000	119,420	Redevelopment of Belnet and purchase of audio-visual equipment to be carried forward to 2022-2023
Transfer To Reserve	5,067,760	Nil	Year-end reserve transfers yet to be finalised and processed.
City Facilities & Property	142,000	Nil	Equipment cost for the Glasshouse to be carried forward to 2022-2023.
Rangers	357,120	Nil	The replacement of five Ranger's vehicles and modules have been ordered and are scheduled for delivery in December 2022. .
Crime Prevention & Community Safety	175,351	65,129	Two vehicles have been ordered with delivery scheduled for July and October.
Faulkner Park Retirement Village	108,000	Nil	Variance subject to year-end adjustments to be finalised.
Town Planning	103,000	Nil	Purchase of the new fleet to be carried forward and no contribution made for Springs Development Developer Contribution Plan.
Sanitation Charges	1,295,298	Nil	FOGO project has been carried over to 2022-2023 budget.
Environment	940,806	129,634	Esplanade Foreshore Stabilisation project and Garvey Park Section 2 project carried forward to 2022-2023 budget.
Ruth Faulkner Library	181,223	98,493	The replacement of a vehicle for Library Services and Interactive Museum projects will be carried forward to 2022-2023 budget.
Grounds Operations	2,360,051	613,789	Garvey Park playground replacement project carried forward to 2022-2023 budget.

Grounds Overheads	66,000	Nil	Variance due to fleet replacement deferred to 2022-2023 budget.
Road Works	4,267,455	3,386,211	Variance subject to year-end and carry forward adjustments to be finalised.
Streetscapes	307,158	151,926	Bollard replacements and 3 roundabout renewal landscaping projects deferred to 2022-2023 budget.
Footpath Works	456,998	231,468	Variance subject to year-end and carry forward adjustments to be finalised.
Drainage Works	375,000	221,784	Variance subject to year-end and carry forward adjustments to be finalised.
Operations Centre	526,332	138,868	Plant items for replacement have been reviewed for suitability and have been carried forward to 2022/2023.
Building Operations	4,295,469	3,363,612	Year-end adjustments still to be processed for Glasshouse Project and Belmont Tennis Club Lighting upgrade project.
City Projects	2,225,787	49,725	Wilson Park Netball Court has been deferred to 2022-2023 budget.
Expenditure - Operating			
Finance Department	2,187,122	1,958,183	Favorable variance attributed to salaries due to vacancies.
Computing	3,058,822	2,662,996	Software licenses and subscriptions costs are under budget.
Marketing & Communications	2,309,972	1,702,313	Favorable variance attributed to salaries due to vacancies.
Reimbursements	257,369	337,306	Variance relates to COVID-19 related emergency response expenditure.
Insurance	897,740	1,139,979	Variance due to workers compensation adjustment for 2018 - 2020 based on actual performance and will be funded from the Insurance Reserve.
Executive Services	1,553,730	1,358,832	Salaries are below budget due to vacancies.
Chief Executive Officer	918,606	981,182	Variance is due to the payment of accrued leave benefits associated with employee resignation and due to the reallocation of a team member to the internal audit team.

Records Management	837,015	712,894	Salaries are below budget due to vacancies.
People and Culture	1,775,669	1,513,591	Salaries are below budget due to vacancies.
Business Planning and Improvement	953,053	622,923	Salaries are below budget due to vacancies.
Governance	3,406,963	2,899,969	Activity Based Costing allocations yet to be processed for June 22.
Belmont Trust	180,000	83,618	Variance due to legal and consultancy costs to be accrued as part of year end processes.
Accommodation Costs	662,723	592,526	Cleaning costs and equipment maintenance are below budget.
Rates	2,788,841	2,637,539	Salaries are below budget due to vacancies.
City Facilities & Property	970,110	802,880	Variance due to the new on-line booking system (fees for the system are now deducted straight from the booking fee for each venue) and salaries are below budget due to vacancies.
Financing Activities	602,365	552,283	Government guarantee fees on WATC loan still to be accrued.
Rangers	1,030,881	943,676	Favorable variances for salaries and other services.
Crime Prevention & Community Safety	1,002,899	933,692	Variance subject to year-end adjustments to be finalised.
Health	1,588,690	1,412,741	Salaries are below budget due to vacancies.
Engagement Strategies	1,614,594	1,418,852	Activity Based Costing allocations yet to be processed for June 22.
Youth Services General	805,098	733,055	Variance subject to year-end adjustments to be finalised.
Faulkner Park Retirement Village	126,000	199,987	Variance due to a reimbursement expenditure made to Faulkner Park Board management account, the additional expenditure will be funded from Faulkner Park Reserve account.
Town Planning	3,047,251	2,540,649	Salaries, legal and consultancy costs are below budget and subject to year-end adjustments yet to be finalised.

Sanitation Charges	7,674,861	5,260,818	Variance subject to year-end adjustments to be finalised.
Environment	912,381	665,405	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Marketing & Communications (Events)	823,250	547,258	Variance due to some events being cancelled due to COVID-19.
City Facilities & Property	977,190	905,520	Variance subject to year-end adjustments to be finalised.
Belmont Oasis	578,843	420,473	Replacement of sport equipment deferred to 2022-2023
Ruth Faulkner Library	3,160,123	2,836,592	Salaries are below budget due to vacancies and year-end adjustments to be finalised.
Arts and Place	895,959	701,406	Salaries are below budget due to vacancies and year-end adjustments to be finalised.
Community Wellbeing	563,857	493,259	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Community Development	616,233	511,281	Salaries are below budget due to vacancies and year-end adjustments to be finalised.
Building - Active Reserves	651,753	572,955	Variance subject to year-end adjustments to be finalised.
Grounds Operations	4,947,921	4,219,372	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Grounds - Active Reserves	1,354,886	1,266,373	Variance subject to year-end adjustments to be finalised.
Grounds Overheads	1,530,547	1,425,682	Salaries are below budget due to vacancies and year-end adjustments to be finalised.
Road Works	1,277,204	1,175,607	Variance subject to year-end adjustments to be finalised.
Streetscapes	2,573,364	1,945,594	Variance subject to year-end adjustments to be finalised.

Drainage Works	382,959	319,006	The difference is due to salaries and Marina maintenance expense are below budget.
Building Control	845,463	745,700	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Customer Service	608,615	555,247	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Building Operations	1,526,193	1,289,780	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Public Works Overheads	1,380,103	1,260,662	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
Plant Operating Costs	960,881	845,802	Salaries are below budget due to vacancies and year-end adjustments to be finalised.
Technical Services	2,718,523	2,342,275	Salaries are below budget due to vacancies. Year-end adjustments and Activity Based Costing allocations yet to be processed for June 22.
City Projects	835,439	608,327	Variance due to favorable consultancy costs and salaries due to vacancies
Other Public Works	850,854	797,784	Variance subject to year-end adjustments to be finalised.
Revenue - Capital			
Finance Department	(70,000)	Nil	Variance is subject to year-end reserve transfers.
Computing	(491,455)	Nil	Variance is subject to year-end reserve transfers.
Executive Services	(80,413)	Nil	Variance is subject to year-end reserve transfers.
People and Culture	(303,457)	(33,975)	Variance is subject to year-end reserve transfers.
Governance	(99,000)	Nil	Variance is subject to year-end reserve transfers.

Belmont Trust	(187,224)	Nil	Variance is subject to year-end reserve transfers.
City Facilities & Property	(130,000)	Nil	Variance is subject to year-end reserve transfers.
Rangers	(97,024)	Nil	Ranger's fleet was carried forward to 2022-2023 budget
Crime Prevention & Community Safety	(103,666)	Nil	Variance is subject to year-end reserve transfers.
Ascot Close Housing	(50,774)	Nil	Variance is subject to year-end reserve transfers.
Wahroonga Housing	(97,714)	Nil	Variance is subject to year-end reserve transfers.
Town Planning	(71,000)	Nil	Variance is subject to year-end reserve transfers.
Sanitation Charges	(1,524,458)	Nil	Variance is subject to year-end reserve transfers.
Grounds Overheads	(174,721)	Nil	Variance is subject to year-end reserve transfers.
Road Works	(1,476,225)	(1,119,706)	Roads to Recovery grant for Miles St carried forward to 2022-2023.
Operations Centre	(908,541)	(725,500)	Variance is subject to year-end reserve transfers.
Customer Service	(72,450)	Nil	Variance is subject to year-end reserve transfers.
Building Operations	(3,719,918)	(1,925,025)	Variance is subject to year-end reserve transfers.
City Projects	(1,581,547)	(128,250)	Wilson Park Netball Court & Lighting project carried forward to 2022-2023 budget.
Technical Services	(88,863)	(31,364)	Variance is subject to year-end reserve transfers.
Revenue - Operating			
Finance Department	(2,138,650)	(1,866,772)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
Computing	(3,225,496)	(2,481,060)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
Insurance	(868,591)	(976,522)	Reimbursement of insurance claims was greater than expected.

Records Management	(823,490)	(682,290)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
People and Culture	(1,509,367)	(1,422,602)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
Rates	(52,861,621)	(53,045,003)	Variance due to favorable interim rating.
General Purpose Income	(469,908)	(1,203,206)	Financial Assistance Grant for 2022-2023 received in advance.
Financing Activities	(445,842)	(372,731)	Variance is subject to year-end adjustments to be finalised.
Orana Aged Housing	(100,500)	Nil	Variance is subject to year-end adjustments to be finalised.
Gabriel Gardens	(50,500)	Nil	Variance is subject to year-end adjustments to be finalised.
Town Planning	(1,175,133)	(1,003,185)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
Sanitation Charges	(7,083,251)	(6,772,366)	Variance is subject to year-end adjustments to be finalised.
Grounds Overheads	(1,401,545)	(1,278,304)	Wages overhead recovery is below budget.
Road Works	(267,000)	(810,535)	Financial Assistance Grant for 2022-2023 received in advance.
Streetscapes	(120,000)	(69,187)	Variance relates to outstanding reimbursement from MRWA for Orrong Road verge maintenance.
Public Works Overheads	(1,397,028)	(1,227,168)	Wages overhead recovery is below budget.
Plant Operating Costs	(1,018,178)	(843,839)	Recovery for plant usage is below budget.
Technical Services	(426,393)	(353,814)	Activity Based Costing (ABC's) recoveries for June 2022 still to be processed.
Other Public Works	(76,680)	(143,008)	Income from trees removal/replacement was greater than anticipated.

In accordance with *Local Government (Financial Management) Regulations 1996*, Regulation 34 (2)(a) the following table explains the composition of the net current assets amount which appears at the end of the attached report.

Reconciliation of Net Current Assets to Statement of Financial Activity		
Current Assets as at 30 June 2022	\$	Comment
Cash and investments	71,847,295	Includes municipal and reserves
- less non-rate setting cash	(50,691,444)	Reserves
Receivables	3,119,394	Rates levied yet to be received and Sundry Debtors
ESL Receivable	(327,558)	ESL Receivable
Stock on hand	231,185	
Total Current Assets	24,178,872	
Current Liabilities		
Creditors and provisions	(8,853,622)	Includes ESL and deposits
- less non-rate setting creditors & provisions	2,961,638	Cash Backed LSL, current loans & ESL
Total Current Liabilities	(5,891,984)	
Net Current Assets 30 June 2022	18,286,888	
Net Current Assets as per Financial Activity Report		
Net Current Assets as per Financial Activity Report	18,286,888	
Less Committed Assets	(17,786,888)	All other budgeted expenditure
Estimated Closing Balance	500,000	

Financial implications

The presentation of these reports to Council ensures compliance with the *Local Government Act 1995* and associated Regulations and also ensures that Council is regularly informed as to the status of its financial position.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Officer Recommendation

That Council :

1. Adopt 10% of the estimated closing balance as the base amount for determining materiality of variations in accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* for the 2022-2023 financial year.
2. Receive the draft Monthly Financial Reports as at 30 June 2022 as included in Attachment 12.5.1.

Attachment 12.5.1 Financial Activity Report June 2022

City of Belmont

Monthly Financial Activity Statement for the Period Ending June 2022



Note: Material variances have been identified in accordance with the Local Government (Financial Management) Regulations 34(1)(d) and Australian Accounting Standards (AASB 1031). A variance on the budgeted closing balance has been applied in the determination of material variances.
M=Material Variance

Budget: 22CLRBD2, Actual: 22CLACT

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	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
1. Expenditure					
Capital					
Governance					
Computing	790,000	790,000	119,420	670,580	84.88% M
Transfer To Reserve	5,067,760	5,067,760	0	5,067,760	100.00% M
Executive Services	44,875	44,875	38,063	6,812	15.18%
Belmont Trust	6,712	6,712	0	6,712	100.00%
Total Governance	5,909,347	5,909,347	157,483	5,751,864	97.34%
General purpose funding					
City Facilities & Property	142,000	142,000	0	142,000	100.00% M
Financing Activities	573,170	573,170	573,170	0	0.00%
Total General purpose funding	715,170	715,170	573,170	142,000	19.86%
Law, order and public safety					
Rangers	357,120	357,120	0	357,120	100.00% M
Crime Prevention & Comm Safety	175,351	175,351	65,129	110,222	62.86% M
Total Law, order and public safety	532,471	532,471	65,129	467,342	87.77%
Health					
Health	77,875	77,875	41,286	36,589	46.98%
Total Health	77,875	77,875	41,286	36,589	46.98%
Education and welfare					
Engagement Strategies	0	0	21,112	-21,112	0.00%
Total Education and welfare	0	0	21,112	-21,112	0.00%
Housing					
Wahroonga Housing	50,000	50,000	38,979	11,021	22.04%
Orana Aged Housing	36,156	36,156	0	36,156	100.00%
Faulkner Park Retirement Villiage	108,000	108,000	0	108,000	100.00% M
Total Housing	194,156	194,156	38,979	155,177	79.92%
Community amenities					
Town Planning	103,000	103,000	0	103,000	100.00% M
Sanitation Charges	1,295,298	1,295,298	0	1,295,298	100.00% M
Environment	940,806	940,806	129,634	811,172	86.22% M
Total Community amenities	2,339,104	2,339,104	129,634	2,209,470	94.46%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
Recreation and culture					
Belmont Oasis	33,000	33,000	39,708	-6,708	-20.33%
Ruth Faulkner Library	181,223	181,223	98,493	82,730	45.65% M
Arts and Place	10,000	10,000	0	10,000	100.00%
Community Wellbeing	33,000	33,000	0	33,000	100.00%
Grounds Operations	2,360,051	2,360,051	613,789	1,746,262	73.99% M
Grounds Overheads	66,000	66,000	0	66,000	100.00% M
Total Recreation and culture	2,683,274	2,683,274	751,990	1,931,284	71.97%
Transport					
Road Works	4,267,455	4,267,455	3,386,211	881,244	20.65% M
Streetscapes	307,158	307,158	151,926	155,232	50.54% M
Footpath Works	456,998	456,998	231,468	225,529	49.35% M
Drainage Works	375,000	375,000	221,784	153,216	40.86% M
Operations Centre	526,332	526,332	138,868	387,464	73.62% M
Total Transport	5,932,943	5,932,943	4,130,258	1,802,685	30.38%
Economic services					
Building Operations	4,295,469	4,295,469	3,363,612	931,857	21.69% M
City Projects	2,225,787	2,225,787	49,725	2,176,062	97.77% M
Total Economic services	6,521,256	6,521,256	3,413,337	3,107,920	47.66%
Total Capital	24,905,596	24,905,596	9,322,378	15,583,218	62.57%
Operating					
Governance					
Finance Department	2,187,122	2,187,122	1,958,183	228,939	10.47% M
Computing	3,058,822	3,058,822	2,662,996	395,826	12.94% M
Marketing & Communications	2,309,972	2,309,972	1,702,313	607,658	26.31% M
Donations and Grants	0	0	350	-350	0.00%
Reimbursements	257,369	257,369	337,306	-79,937	-31.06% M
Insurance	897,740	897,740	1,139,979	-242,239	-26.98% M
Executive Services	1,553,730	1,553,730	1,358,832	194,898	12.54% M
Chief Executive Officer	918,606	918,606	981,182	-62,576	-6.81% M
Records Management	837,015	837,015	712,894	124,121	14.83% M
People and Culture	1,775,669	1,775,669	1,513,591	262,078	14.76% M
Business Planning and Improvement	953,053	953,053	622,923	330,130	34.64% M
Governance	3,406,963	3,406,963	2,699,969	706,994	14.88% M
Belmont Trust	180,000	180,000	83,618	96,382	53.55% M
Accommodation Costs	662,723	662,723	592,526	70,197	10.59% M
Total Governance	18,998,784	18,998,784	16,566,663	2,432,121	12.80%
General purpose funding					
Rates	2,788,841	2,788,841	2,637,539	151,302	5.43% M
General Purpose Income	3,050	3,050	4,051	-1,001	-32.84%
City Facilities & Property	970,110	970,110	802,880	167,230	17.24% M
Financing Activities	602,365	602,365	552,283	50,082	8.31% M
Total General purpose funding	4,364,365	4,364,365	3,996,753	367,612	8.42%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
Law, order and public safety					
Belmont Community Watch	1,350,331	1,350,331	1,305,303	45,028	3.33%
BelmontNeighbourhood Watch	593	593	517	75	12.71%
Criminal Damage	206,606	206,606	173,751	32,855	15.90%
Rangers	1,030,881	1,030,881	943,676	87,205	8.46% M
Crime Prevention & Comm Safety	1,002,899	1,002,899	933,692	69,207	6.90% M
State Emergency Service	101,160	101,160	106,216	-5,056	-5.00%
Total Law, order and public safety	3,692,470	3,692,470	3,463,155	229,315	6.21%
Health					
Health	1,588,690	1,588,690	1,412,741	175,949	11.08% M
Immunisation	21,484	21,484	17,827	3,657	17.02%
Total Health	1,610,174	1,610,174	1,430,568	179,606	11.15%
Education and welfare					
City Facilities & Property	90,940	90,940	79,284	11,656	12.82%
Engagement Strategies	1,614,594	1,614,594	1,418,852	195,742	12.12% M
Volunteers Programs	81,277	81,277	69,894	11,383	14.01%
Belmont HACC Services	4,651	4,651	6,746	-2,095	-45.04%
Youth Services General	805,098	805,098	733,055	72,043	8.95% M
Pre-Schools & Kindys	6,204	6,204	3,804	2,400	38.69%
Total Education and welfare	2,602,765	2,602,765	2,311,635	291,130	11.19%
Housing					
City Facilities & Property	6,049	6,049	4,692	1,357	22.43%
Ascot Close Housing	50,303	50,303	48,887	1,417	2.82%
Wahroonga Housing	47,084	47,084	46,059	1,025	2.18%
Orana Aged Housing	69,920	69,920	51,424	18,496	26.45%
Gabriel Gardens	100,037	100,037	75,216	24,821	24.81%
Faulkner Park Retirement Village	126,000	126,000	199,987	-73,987	-58.72% M
Total Housing	399,393	399,393	426,264	-26,871	-6.73%
Community amenities					
Regional Development	20,148	20,148	9,429	10,719	53.20%
Town Planning	3,047,251	3,047,251	2,540,649	506,602	16.62% M
Sanitation Charges	7,674,861	7,674,861	5,260,818	2,414,043	31.45% M
Technical Services	163,394	163,394	156,683	6,711	4.11%
Environment	912,381	912,381	665,405	246,976	27.07% M
Total Community amenities	11,818,036	11,818,036	8,632,985	3,185,051	26.95%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
Recreation and culture					
Marketing & Communications	823,250	823,250	547,258	275,992	33.52% M
City Facilities & Property	977,190	977,190	905,520	71,670	7.33% M
Belmont Trust	6,101	6,101	6,441	-340	-5.58%
Public Facilities	187,756	187,756	145,168	42,588	22.68%
Belmont Oasis	578,843	578,843	420,473	158,370	27.36% M
Youth & Family Services Centre	174,114	174,114	166,399	7,714	4.43%
Ruth Faulkner Library	3,160,123	3,160,123	2,836,592	323,531	10.24% M
Arts and Place	895,959	895,959	701,406	194,553	21.71% M
Community Wellbeing	563,857	563,857	493,259	70,598	12.52% M
Community Development	616,233	616,233	511,281	104,952	17.03% M
Building - Active Reserves	651,753	651,753	572,955	78,798	12.09% M
Building Operations	40,701	40,701	58,609	-17,908	-44.00%
Grounds Operations	4,947,921	4,947,921	4,219,372	728,550	14.72% M
Grounds - Active Reserves	1,354,886	1,354,886	1,266,373	88,513	6.53% M
Grounds Overheads	1,530,547	1,530,547	1,425,682	104,865	6.85% M
Total Recreation and culture	16,509,233	16,509,233	14,276,788	2,232,445	13.52%
Transport					
Road Works	1,277,204	1,277,204	1,175,607	101,597	7.95% M
Streetscapes	2,573,364	2,573,364	1,945,594	627,769	24.39% M
Footpath Works	263,182	263,182	265,131	-1,949	-0.74%
Drainage Works	382,959	382,959	319,006	63,953	16.70% M
Operations Centre	846,964	846,964	892,693	-45,729	-5.40%
Grounds Operations	6,000	6,000	0	6,000	100.00%
Total Transport	5,349,673	5,349,673	4,598,032	751,641	14.05%
Economic services					
City Facilities & Property	29,059	29,059	25,334	3,725	12.82%
Building Control	845,463	845,463	745,700	99,763	11.80% M
Customer Service	608,615	608,615	555,247	53,368	8.77% M
Building Operations	1,526,193	1,526,193	1,289,780	236,413	15.49% M
Building Overheads	97,293	97,293	83,242	14,051	14.44%
Total Economic services	3,106,623	3,106,623	2,699,303	407,320	13.11%
Other property and services					
Public Works Overheads	1,380,103	1,380,103	1,260,662	119,441	8.65% M
Plant Operating Costs	960,881	960,881	845,802	115,080	11.98% M
Technical Services	2,718,523	2,718,523	2,342,275	376,249	13.84% M
City Projects	835,439	835,439	608,327	227,112	27.18% M
Other Public Works	850,854	850,854	797,784	53,070	6.24% M
Total Other property and services	6,745,801	6,745,801	5,854,849	890,952	13.21%
Total Operating	75,197,318	75,197,318	64,256,995	10,940,323	14.55%
Total 1. Expenditure	100,102,914	100,102,914	73,579,373	26,523,541	26.50%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
2. Revenue					
Capital					
Governance					
Finance Department	-70,000	-70,000	0	-70,000	100.00% M
Computing	-491,455	-491,455	0	-491,455	100.00% M
Insurance	-29,149	-29,149	0	-29,149	100.00%
Executive Services	-80,413	-80,413	0	-80,413	100.00% M
Records Management	-13,525	-13,525	0	-13,525	100.00%
People and Culture	-303,457	-303,457	-33,975	-269,482	88.80% M
Business Planning and Improvement	-29,749	-29,749	0	-29,749	100.00%
Governance	-89,000	-89,000	0	-89,000	100.00% M
Belmont Trust	-187,224	-187,224	0	-187,224	100.00% M
Total Governance	-1,303,972	-1,303,972	-33,975	-1,269,997	97.39%
General purpose funding					
City Facilities & Property	-130,000	-130,000	0	-130,000	100.00% M
Financing Activities	-10,000	-10,000	0	-10,000	100.00%
Total General purpose funding	-140,000	-140,000	0	-140,000	100.00%
Law, order and public safety					
Rangers	-97,024	-97,024	0	-97,024	100.00% M
Crime Prevention & Comm Safety	-103,666	-103,666	0	-103,666	100.00% M
Total Law, order and public safety	-200,690	-200,690	0	-200,690	100.00%
Health					
Health	-57,615	-57,615	-34,545	-23,070	40.04%
Total Health	-57,615	-57,615	-34,545	-23,070	40.04%
Housing					
Ascot Close Housing	-50,774	-50,774	0	-50,774	100.00% M
Wahroonga Housing	-97,714	-97,714	0	-97,714	100.00% M
Gabriel Gardens	-39,747	-39,747	0	-39,747	100.00%
Total Housing	-188,235	-188,235	0	-188,235	100.00%
Community amenities					
Town Planning	-71,000	-71,000	0	-71,000	100.00% M
Sanitation Charges	-1,524,458	-1,524,458	0	-1,524,458	100.00% M
Environment	-132,539	-132,539	-112,071	-20,468	15.44%
Total Community amenities	-1,727,997	-1,727,997	-112,071	-1,615,926	93.51%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
Recreation and culture					
Ruth Faulkner Library	-58,443	-58,443	-19,045	-39,398	67.41%
Arts and Place	-24,382	-24,382	0	-24,382	100.00%
Community Wellbeing	-33,386	-33,386	0	-33,386	100.00%
Grounds Operations	-278,000	-278,000	-246,650	-31,350	11.28%
Grounds Overheads	-174,721	-174,721	0	-174,721	100.00% M
Total Recreation and culture	-568,932	-568,932	-265,695	-303,237	53.30%
Transport					
Road Works	-1,476,225	-1,476,225	-1,119,706	-356,519	24.15% M
Drainage Works	-50,000	-50,000	0	-50,000	100.00%
Operations Centre	-908,541	-908,541	-725,500	-183,041	20.15% M
Total Transport	-2,434,766	-2,434,766	-1,845,206	-589,560	24.21%
Economic services					
Customer Service	-72,450	-72,450	0	-72,450	100.00% M
Building Operations	-3,719,918	-3,719,918	-1,925,025	-1,794,893	48.25% M
Building Overheads	-15,873	-15,873	0	-15,873	100.00%
City Projects	-1,581,547	-1,581,547	-128,250	-1,453,297	91.89% M
Total Economic services	-5,389,788	-5,389,788	-2,053,275	-3,336,513	61.90%
Other property and services					
Public Works Overheads	-17,800	-17,800	0	-17,800	100.00%
Plant Operating Costs	-37,762	-37,762	0	-37,762	100.00%
Technical Services	-88,863	-88,863	-31,364	-57,499	64.71% M
Total Other property and services	-144,425	-144,425	-31,364	-113,061	78.28%
Total Capital	-12,156,419	-12,156,419	-4,376,131	-7,780,289	64.00%
Operating					
Governance					
Finance Department	-2,138,650	-2,138,650	-1,866,772	-271,878	12.71% M
Computing	-3,225,496	-3,225,496	-2,481,060	-744,436	23.08% M
Marketing & Communications	-4,000	-4,000	-2,265	-1,735	43.38%
Reimbursements	-257,369	-257,369	-236,023	-21,346	8.29%
Insurance	-868,591	-868,591	-976,522	107,931	-12.43% M
Chief Executive Officer	0	0	-1,975	1,975	0.00%
Records Management	-823,490	-823,490	-682,290	-141,200	17.15% M
People and Culture	-1,509,367	-1,509,367	-1,422,602	-86,764	5.75% M
Governance	0	0	-1,698	1,698	0.00%
Belmont Trust	-6,712	-6,712	0	-6,712	100.00%
Accommodation Costs	-556,840	-556,840	-534,401	-22,439	4.03%
Total Governance	-9,390,515	-9,390,515	-8,205,608	-1,184,907	12.62%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
General purpose funding					
Rates	-52,861,621	-52,861,621	-53,045,003	183,382	-0.35% M
General Purpose Income	-469,908	-469,908	-1,203,206	733,298	-156.05% M
City Facilities & Property	-1,609,181	-1,609,181	-1,635,283	26,103	-1.62%
Financing Activities	-445,842	-445,842	-372,731	-73,111	16.40% M
Total General purpose funding	-55,386,552	-55,386,552	-56,256,223	869,672	-1.57%
Law, order and public safety					
Criminal Damage	-18,000	-18,000	-13,880	-4,120	22.89%
Rangers	-129,177	-129,177	-165,375	36,198	-28.02%
Crime Prevention & Comm Safety	-98,410	-98,410	-98,410	0	0.00%
State Emergency Service	-88,884	-88,884	-101,394	12,510	-14.07%
Total Law, order and public safety	-334,471	-334,471	-379,058	44,587	-13.33%
Health					
Health	-449,524	-449,524	-405,505	-44,019	9.79%
Immunisation	0	0	-18	18	0.00%
Total Health	-449,524	-449,524	-405,523	-44,001	9.79%
Education and welfare					
City Facilities & Property	-2,500	-2,500	-5,000	2,500	-100.00%
Engagement Strategies	-1,259	-1,259	-8,647	7,388	-586.80%
Youth Services General	-65,000	-65,000	-65,242	242	-0.37%
Total Education and welfare	-68,759	-68,759	-78,889	10,130	-14.73%
Housing					
Orana Aged Housing	-100,500	-100,500	0	-100,500	100.00% M
Gabriel Gardens	-50,500	-50,500	0	-50,500	100.00% M
Faulkner Park Retirement Village	-234,000	-234,000	-213,096	-20,904	8.93%
Total Housing	-385,000	-385,000	-213,096	-171,904	44.65%
Community amenities					
Regional Development	-6,675	-6,675	-12,300	5,625	-84.27%
Town Planning	-1,175,133	-1,175,133	-1,003,185	-171,949	14.63% M
Sanitation Charges	-7,083,251	-7,083,251	-6,772,366	-310,885	4.39% M
Technical Services	-1,500	-1,500	-3,636	2,136	-142.42%
Environment	-1,250	-1,250	-986	-264	21.09%
Total Community amenities	-8,267,809	-8,267,809	-7,792,474	-475,336	5.75%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
Recreation and culture					
Marketing & Communications	-110,000	-110,000	-115,000	5,000	-4.55%
City Facilities & Property	0	0	-4,683	4,683	0.00%
Public Facilities	-202,225	-202,225	-215,716	13,491	-6.67%
Belmont Oasis	-9,000	-9,000	0	-9,000	100.00%
Youth & Family Services Centre	-72,000	-72,000	-52,739	-19,261	26.75%
Ruth Faulkner Library	-54,898	-54,898	-47,017	-7,881	14.36%
Arts and Place	-21,916	-21,916	-19,188	-2,728	12.45%
Community Wellbeing	-1,000	-1,000	-1,073	73	-7.27%
Community Development	-4,969	-4,969	-4,969	0	0.00%
Building - Active Reserves	0	0	-3,385	3,385	0.00%
Building Operations	0	0	-26,740	26,740	0.00%
Grounds Operations	-8,498	-8,498	-25,486	16,988	-199.90%
Grounds - Active Reserves	0	0	-2,894	2,894	0.00%
Grounds Overheads	-1,401,545	-1,401,545	-1,278,304	-123,241	8.79% M
Total Recreation and culture	-1,886,051	-1,886,051	-1,797,194	-88,857	4.71%
Transport					
Road Works	-267,000	-267,000	-810,535	543,535	-203.57% M
Streetscapes	-120,000	-120,000	-69,187	-50,813	42.34% M
Operations Centre	0	0	-981	981	0.00%
Total Transport	-387,000	-387,000	-880,703	493,703	-127.57%
Economic services					
Building Control	-132,966	-132,966	-115,947	-17,019	12.80%
Customer Service	-539,438	-539,438	-533,129	-6,309	1.17%
Building Overheads	-81,421	-81,421	-45,745	-35,676	43.82%
Total Economic services	-753,825	-753,825	-694,821	-59,004	7.83%
Other property and services					
Public Works Overheads	-1,397,028	-1,397,028	-1,227,168	-169,860	12.16% M
Plant Operating Costs	-1,018,178	-1,018,178	-843,839	-174,338	17.12% M
Technical Services	-426,393	-426,393	-353,814	-72,579	17.02% M
Other Public Works	-76,680	-76,680	-143,008	66,328	-86.50% M
Total Other property and services	-2,918,279	-2,918,279	-2,567,830	-350,450	12.01%
Total Operating	-80,227,785	-80,227,785	-79,271,418	-956,367	1.19%
Total 2. Revenue	-92,384,204	-92,384,204	-83,647,548	-8,736,656	9.46%

Attachment 12.5.1 Financial Activity Report June 2022

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %
3. Opening/Closing Funds					
Operating					
P&L Clearing					
Opening Balance - Budget Only	-8218713	-8218713	0	-8,218,713	100.00%
Closing Balance - Budget Only	500,000	500,000	0	500,000	100.00%
Total P&L Clearing	-7,718,713	-7,718,713	0	-7,718,713	100.00%
Total 3. Opening/Closing Funds	-7,718,713	-7,718,713	0	-15,437,426	200.00%

Add Opening Balance:	-8,218,713
Nett Current Assets:	-18,286,888

13 Reports by the Chief Executive Officer

13.1 Request for leave of absence

13.2 Notice of motion

Nil.

14 Matters for which the meeting may be closed

15 Closure