Ordinary Council Meeting

Agenda

27 September 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 27 September 2022,** commencing at 7.00pm

Melanie Reid
Acting Chief Executive Officer

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CITY OF BELMONT

Ordinary Council Meeting

Agenda

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Councillors are reminded to retain the
OCM attachments for discussion with the minutes.

1 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

Cr Davis (leave of absence)	South Ward
Mr J Christie (apology)	Chief Executive Officer

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 on behalf of Belmont Resident and Ratepayer Action Group (BRRAG)

The following questions were taken on notice at the 23 August 2022 Ordinary Council Meeting. Ms Hollands on behalf of Belmont Resident and Ratepayer Action Group was provided with a response on 14 September 2022. The response from the City is recorded accordingly:

4. Does the City of Belmont own any land in any commercial or industrial area within Belmont and if so, can I please be provided with a list of properties?

Response
The City of Belmont are the owners of the following commercial/industrial land within the local authority:

1. Lot 8873 Noble Street, Kewdale – Vacant land. Zoned 'Industrial'

2. 18 Resolution Drive, Ascot – Vacant land. Zoned 'Mixed Use'

5. The City of Belmont introduced the 40km/h speed limit near the Council on Wright Street, what was the process for getting that speed limit, how long did it take and why can't the same process be used for Stanton Road to reduce the speed limit to 40km/h given there are two primary schools on that road?

Response

All speed limit and advisory signs are the responsibility of Main Roads WA (MRWA).

MRWA has a document which describes the process involved for the review and application of speed zoning. Several factors are considered including; form and function of the road, adjacent land uses to establish the target speed, road user risk and crash profile, surveyed volumes and speeds, compliance and enforcement, route and network consistency.

This process can also be applied to Stanton Road, a local distributor road. Special consideration is areas of increased risk in the vicinity of schools that have a default posted speed limit of 40 km/hr.

The process of speed zoning review can take upwards of eight weeks for survey, analysis, reporting, review by MRWA and their final approval.

5.1.2 Ms L Hollands, Redcliffe

The following questions were taken on notice at the 23 August 2022 Ordinary Council Meeting. Ms Hollands was provided with a response on 14 September 2022. The response from the City is recorded accordingly:

1. It has now been three months since the Councillors voted to support the City of Belmont taking over the bowling greens. We were told it would take around three months so that electrical, water and the contract could be sorted out. Have all these requirements which caused the delay now been done? Please advise what has and has not been done and when it will be completed and the City takes over?

Response

City have awarded the contract for greens maintenance and are now responsible for the maintenance of and access to the greens.

6. Who made the drafting error, was it the City of Belmont or the lawyers, and if it was the lawyers why are they not paying for the error?

Response

Change was made between the first draft of the lease in December 2019 and subsequent draft in January 2020. These drafts were prepared by the former Manager City Facilities and Property.

7. How is it possible that a drafting error of this nature could occur when it could well cost the ratepayer hundreds of thousands of dollars over a five-year term of the contact and is it possible that drafting errors have occurred in other contracts that are costing the ratepayer?

Response

The City seeks to maintain a high level of accuracy in all of its documentation; however, there is always the possibility of a human error occurring. In this instance, there was no cost to the ratepayer as suggested.

The City acts accordingly if and when errors are identified and seeks to rectify them with appropriate action as soon as possible.

8. In July last year I stated that the latest contract said it was the City of Belmont i.e. the ratepayer paying for the gardens and asked who issued the instruction to the lawyer to change the lease from the BSRC to the City of Belmont. The response from the August minutes is as follows "the drafting and coordination of the lease document was managed by the Manager City Facilities and Property, as noted in the previous response, the Lessee continues to undertake this maintenance." This was a year ago so did anyone bother to check to see if I was correct at that time and if you realised a year ago why didn't you acknowledge the error like you did when you sent me the response in this month's question taken on notice?

Response

This matter has now been rectified by the City and all appropriate action has been taken.

9. When did the drafting error first come to the attention of the City of Belmont?

Response

July 2021.

10. Last month's response stated that the former president agrees to keep maintaining the gardens and change the contract at a later date due to the keeping of legal costs for both parties down. Given the Council only voted three months ago to take over the greens, how could you have possibly known prior to October last year when the former President of the BSRC was there, that there would have been another contract forthcoming and the Council were going to vote to take over the greens?

Response

Around the time of the City becoming aware of the drafting error in the lease, it was also brought to the attention of the City that a notice of motion was being prepared that may necessitate legal advice being sought in relation to the lease and on this basis, it was deemed prudent to wait on the outcome of the motion before issuing instruction to the lawyers.

5.1.3 Ms S Carter, Ascot

The following question was taken on notice at the 23 August 2022 Ordinary Council Meeting. Ms Carter was provided with a response on 14 September 2022. The response from the City is recorded accordingly:

4. The Belmont in Brief within the 2019-2020 and 2020-2021 Annual Report have the same figures for population (42,078) and the number of rates assessments. Is that correct?

Response

The figure for the population within the 2020-2021 Annual Report is correct and did not change from the reported figure in 2019-2020 due to the source statistics not changing. The figure for Rate Assessments within the Annual Reports is correct and shows 20,147 in the 2019-2020 Annual Report and 20,714 in the 2020-2021 Annual Report.

5.1.4 Ms L Taylor on behalf of Belmont Senior Club

The following questions was taken on notice at the 23 August 2022 Ordinary Council Meeting. Ms Taylor on behalf of Belmont Senior Club was provided with a response on 14 September 2022. The response from the City is recorded accordingly:

1. In November 2020, we moved into the Senior Citizens building and reported that the hot water tap in the kitchen was too high and therefore dangerous. We have reported it several times since then and either have been ignored or told that it meets safety standards. In the last three weeks two accidents have occurred with the hot water and the volunteer has been burnt. I ask that common sense prevail and the tap is lowered to a safer height?

Response

Whilst the positioning of the hot water system fell within Australian Standards, the standards do allow for a degree of flexibility regarding the height that the unit can sit at. The unit has now been moved to the lowest point within the standard.

5.1.5 Mrs G Godfrey on behalf of Belmont Senior Club

The following question was taken on notice at the 23 August 2022 Ordinary Council Meeting. Mrs Godfrey on behalf of Belmont Senior Club was provided with a response on 14 September 2022. The response from the City is recorded accordingly:

1. I bring to your attention the state of the flooring in the Senior Citizens Hall. This has been reported to Council officers on the 27 August 2021, 10 December 2021, 15 February 2022 and 7 June 2022. The current floor is a tripping hazard which is critical for seniors to avoid. It affects both our boot scooting and our Tai Chi classes but mainly the carpet bowls. We are sick of the excuses that have been given to us and request Council to urgently replace the current floor with a proper wooden floor.

Response

The City has advised the Belmont Senior Citizens Club that the floor in the main hall was classified as a defect and was subject to resolution through the defects liability process between the City and the builder. These proceedings have now been concluded and as such the City can proceed with replacing the floor. This will be done over the Christmas 2022 closure of the Senior Citizens Club.

5.2 Questions from members of the public

6 Confirmation of Minutes/receipt of Matrix

6.1 Ordinary Council Meeting held 23 August 2022

Officer Recommendation
That the Minutes of the Ordinary Council Meeting held on 23 August 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 20 September 2022

Officer Recommendation
That the Matrix of the Agenda Briefing Forum held on 20 September 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

Nil.

12 Reports of administration

12.1 Local Planning Scheme No. 15 - Scheme Amendment No. 19 and Modifications to The Springs Development Contribution Plan

Attachment details

Attachment No and title
Nil

Voting Requirement	:	Simple Majority
Subject Index	:	LPS15/019 – Scheme Amendment No. 19
Location/Property Index	:	Multiple
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	22 February 2022 Ordinary Council Meeting Item 12.1
Applicant	:	Nil
Owner	:	Various
Responsible Division	:	Development and Communities

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. 19 to the City of Belmont Local Planning Scheme No 15 (LPS 15) following public advertising.

Summary and key issues

- The Springs Structure Plan was adopted in 2009 to guide future subdivision and development within the precinct.
- To support development and deliver a high level of amenity for residents and visitors, LandCorp (now DevelopmentWA) prefunded planning and infrastructure works within The Springs precinct.
- A Development Contribution Plan (DCP) applies to the precinct which provides for the coordination of infrastructure planning and delivery, whilst also ensuring that the associated costs are shared equitably amongst landowners.
- The LPS 15 outlines that the DCP shall operate for a period of five years from the date of gazettal, being 7 February 2017. The DCP therefore expired on 7 February 2022. There are 14 lots within The Springs precinct which have not been developed and have outstanding development contributions.
- The subject Scheme Amendment proposes to extend the period of operation of the DCP for a further five years, to enable DevelopmentWA to be reimbursed for the infrastructure they delivered to the precinct, and to undertake a minor administrative modification to note that landscaping works are now complete.
- At the 22 February 2022 Ordinary Council Meeting (Item 12.1), Council adopted Amendment No. 19 to LPS 15 for the purpose of advertising.
- Public advertising was carried out from 23 June 2022 to 22 August 2022. No submissions were received during the advertising period.
- It is recommended that Council support Amendment No. 19 to LPS 15 without modification.

Location

The subject DCP and Scheme Amendment relate to The Springs precinct which is bound by Great Eastern Highway, the Graham Farmer Freeway, Brighton Road, and the Swan River as illustrated in **Figure 1** below.



Figure 1: The Springs precinct outlined in red

Consultation

In accordance with the *Planning and Development Act 2005*, Amendment No. 19 was referred to the Environmental Protection Authority (EPA) to determine whether environmental assessment is required prior to public consultation. The EPA advised that an assessment was not required.

The *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) requires a 'complex' scheme amendment to be submitted to the Western Australian Planning Commission (WAPC) in order to obtain consent for public advertising. In granting its consent to advertise Amendment No. 19, the WAPC recommended that the City modify the proposed wording for the period of operation to ensure continuity of the DCP.

Following the WAPC granting consent to advertise, the Regulations require a 'complex' scheme amendment to be advertised for a minimum period of 60 days. Amendment No. 19 was advertised for 60 days from 23 June 2022 to 22 August 2022, as follows:

- Letters advising of the proposed amendment were sent to DevelopmentWA as the relevant State Government agency.
- A notice was published in the 23 June 2022 edition of PerthNow Southern newspaper.
- Draft Amendment No. 19 was displayed on the City's website and at the Civic Centre.

No submissions were received at the conclusion of the advertising period.

Strategic Community Plan implications

There are no Strategic Community Plan implications evident at this time.

Policy implications

State Planning Policy 3.6 – Infrastructure Contributions

State Planning Policy 3.6 – Infrastructure Contributions (SPP 3.6) sets out the requirements that apply to development contributions for the provision of infrastructure in new and established urban areas. SPP 3.6 outlines that a DCP should operate for a period of 10 years, with a review being undertaken after five years. Section 3.3.4 of the SPP 3.6 Guidelines sets out that an extension of the period of operation of a DCP requires a scheme amendment.

Statutory environment

Local Planning Scheme No. 15

Land within The Springs is zoned 'Special Development Precinct' under LPS 15. The Springs is also designated as a 'Special Control Area – Development Contribution Area' which is subject to a DCP. Schedule No. 11 of LPS 15 outlines that the DCP shall operate for a period of five years from the date of gazettal, subsequently expiring on 7 February 2022.

Development Contribution Plan

The procedures for establishing, amending, and extending a DCP are outlined in Part 7 of the Regulations. The Regulations stipulate that any amendment to a development contribution area or plan is to be dealt with as a complex scheme amendment. Unless a DCP is in place for an area, a local government cannot collect funds for the provision of infrastructure or facilities.

Scheme Amendment

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.

Before advertising the amendment, the local government must submit the scheme amendment documents to the WAPC. The WAPC may request that the documents be modified before the amendment is advertised.

Where no environmental assessment is required and the WAPC has advised that it is satisfied the amendment is suitable to be advertised, the local government shall advertise a complex amendment for a period of 60 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 any submissions received and determine how to progress the amendment. Subsequently, 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

The Springs Development Contribution Plan

A DCP operates by requiring landowners to make a financial contribution towards infrastructure when undertaking subdivision and/or development. The collected funds are then expended in accordance with an adopted staging plan.

The Springs DCP is unique in that at the time of gazettal, all infrastructure works were complete as they were pre-funded by DevelopmentWA. The costs contained within the DCP are based on actual construction costs and are therefore not subject to the usual contingency allowances or annual reviews as they will not escalate.

Further information regarding the content of The Springs DCP is contained within the previous report presented to Council at the 22 February 2022 Ordinary Council Meeting (Item 12.1).

Scheme Amendment

Council initiated Amendment No. 19 to LPS 15 as a ‘complex’ scheme amendment for the purposes of advertising at the 22 February 2022 OCM.

The Amendment proposes to modify the Scheme text to extend the period of operation of The Springs DCP for a further five years, as well as to make a minor administrative change to reflect that landscaping works are now complete.

The original documentation proposed the following wording for the Amendment:

Reference No	Development Contribution Area 1
Period of operation:	The DCP shall operate for a period of 10 years from the date of gazettal of Amendment No. 2 (7 February 2017).
Priority and timing:	Landscaping (**Complete**).

The City submitted the documents to the WAPC in order to obtain consent for public advertising. The WAPC examined the amendment and advised that it was suitable to be advertised, however recommended that the wording for 'period of operation' be amended to address the continuity of the DCP in light of its expiry, as follows:

> 'The period of operation of this DCP is deemed to continue and remain in operation until 7 February 2027 notwithstanding any other provision of the Scheme.'

Officer comment

The LPS 15 currently specifies that The Springs DCP shall operate for a period of five years from the date of gazettal, being 7 February 2017. As the period of operation has lapsed, the City is currently unable to collect contributions for the infrastructure and planning works which were prefunded and delivered by DevelopmentWA.

There are 14 properties within The Springs precinct that have not yet been developed or paid their associated development contribution, amounting to an approximately $3.5 million shortfall of funds that have not been reimbursed to DevelopmentWA. As such, it is considered appropriate to extend the operation of the DCP for a further five years.

In addition to extending the period of operation of the DCP, the Scheme text is required to be updated to reflect that landscaping works are now complete.

As outlined above, the complex Scheme Amendment was advertised from 23 June 2022 to 22 August 2022, and no submissions were received.

In light of the above, it is considered appropriate to progress the Scheme Amendment without further modification. It is recommended that Council resolve to support Amendment No. 19 to LPS 15 with a recommendation that the Amendment be approved by the Minister for Planning.

Financial implications

The City incurs costs with managing the DCP, as DevelopmentWA does not have the authority to accept or manage payments for provision of community services and infrastructure.

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, pursuant to Regulation 41(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, support Amendment No. 19 to Local Planning Scheme No. 15 without modification, with a recommendation that the Amendment be approved by the Minister for Planning.

12.2 Draft Local Heritage Survey and Heritage List

Attachment details

Attachment No and title
1. Draft Local Heritage Survey and Heritage List [**12.2.1** - 379 pages]
2. Ascot Residential and Stable Area Review by State Heritage Office [**12.2.2** - 1 page]

Voting Requirement	:	Simple Majority
Subject Index	:	86/004
Location/Property Index	:	Various
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	Various
Responsible Division	:	Development and Communities

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 endorse the draft Local Heritage Survey and Heritage List for the purpose of undertaking public advertising.

Summary and key issues

- The current City of Belmont Heritage Inventory was adopted by Council in November 2016. This document operates as both the Municipal Heritage Inventory (now known as a Local Heritage Survey) and the Heritage List.
- The *Heritage Act 2018* requires local governments to prepare and maintain a Local Heritage Survey in-lieu of a Heritage Inventory. The requirement for local governments to establish and maintain a *Heritage List under the Planning and Development (Local Planning Schemes) Regulations 2015* remains the same.
- As the City's Local Planning Strategy is currently under review, it is an appropriate time to also review the City of Belmont Local Heritage Inventory and prepare a new Local Heritage Survey and Heritage List (Attachment 12.2.1)
- As part of this review process, members of the community were invited to submit nominations for places of cultural heritage significance to be considered for inclusion on the Local Heritage Survey and Heritage List.
- A total of 30 nominations were received. Nineteen have been included on the Local Heritage Survey of which five have also been included on the Heritage List. The remainder of the nominations were either already captured, did not have sufficient cultural heritage significance, or related to Aboriginal sites which are administered under specific legislation.
- Key outcomes of the review of the existing Heritage Inventory and the preparation of the new Local Heritage Survey and List relate to:
  - Separating the Heritage List from the Local Heritage Survey and including only the properties with considerable heritage significance or greater on the list.
  - Updating management categories and information for several existing places.
  - Including newly nominated places where appropriate.
  - Altering the historical overview and thematic framework to include the pre-1829 history, which acknowledges the Whadjuk Noongar people and undertake minor administrative modifications.
  - Contemporising the format and structure of the document.
- It is recommended that Council endorse the draft Local Heritage Survey and Heritage List for public consultation.

Location

Various.

Consultation

In March 2021, the City put out a call for the community to nominate places they thought may have cultural heritage significance to be considered for inclusion on the Local Heritage Survey or Heritage List. This was advertised by way of; a public notice being displayed on the City's notice boards and the City's website, two adverts in the Perth Now newspaper, and a post on the City of Belmont Facebook page.

At the close of the public consultation period, the City received 30 place nominations which have been considered as part of this review. These will be discussed in further detail in the Officer Comment section of this report.

Should Council endorse the draft Local Heritage Survey and Heritage List for public consultation, the documents will be advertised for a minimum of 21 days in accordance with the Guidelines for Local Heritage Surveys (2022) and *Planning and Development (Local Planning Schemes) Regulations 2015* by:

- Sending letters to people who nominated places for potential inclusion on the Local Heritage Survey and Heritage List.
- Sending letters to owners and occupiers of places that are proposed to:
  - be added to the Local Heritage Survey
  - be added to or removed from the Heritage List
  - have a change in management category.
- Placing a public notice on the City's website and notice boards and in the local Perth Now newspaper.
- Displaying information on the City of Belmont website and appropriate social media channels.

Officers will review the Local Heritage Survey and Heritage List in light of any submissions prior to presenting the document to Council for final adoption.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 1: Liveable Belmont
Strategy: 1.1 Respect, protect and celebrate our shared living histories and embrace our heritage

Goal 4: Creative Belmont
Strategy: 4.1 Promote the growth of arts and culture

Goal 5: Responsible Belmont
Strategy: 5.5 Engage and consult the community in decision-making

Policy implications

State Planning Policy 3.5 Historic Heritage Conservation

State Planning Policy 3.5 Historic Heritage Conservation sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. It states that each local government should identify places of local heritage significance through a Heritage Inventory (now known as a Local Heritage Survey) in accordance with assessment criteria and other relevant guidelines published by the Heritage Council. The local government survey may be used to assist in identifying places for inclusion in Heritage Lists and Heritage Area's under the Local Planning Scheme. The survey does not have statutory force and effect in terms of planning controls.

Guidelines for Local Heritage Surveys 2022

The Guidelines for Local Heritage Surveys 2022 (Guidelines) contains information on the preparation and review of a Local Heritage Survey. This includes guidance on the consultation process, and the assessment and inclusion of places on a Local Heritage Survey. This information is outlined in further detail below.

Updates, Reviews and Consultation

The Guidelines recommend that a Local Heritage Survey be maintained through regular updates and reviews which can be broken down into the following three levels:

- Administrative updates which aim to record minor changes, include new images or other information that does not result in a change to the cultural heritage value of the place. These updates do not require community consultation or formal adoption.
- Place-specific reviews which allow for the addition of a new place, removal of a place or substantial changes to a place record. This would require formal adoption of the revisions.
- A general review of the whole document which should be undertaken at intervals consistent with the major review of a local planning strategy. This process requires community consultation, including inviting nominations, and following the review, formal adoption of the Local Heritage Survey by the Local Government.

Assessment Process and Criteria for Inclusion

The assessment of a place's cultural heritage significance should be guided by the thematic history of the local district and expressed in terms of its aesthetic, historic, social and spiritual and/or scientific values.

The assessment should also consider matters including the rarity and representativeness, condition, integrity and authenticity of the place.

If a place is determined to contain cultural heritage significance, a place record is then created in accordance with the Guidelines and a management category assigned. The management category reflects its level of significance and contribution to the heritage of the locality. The management categories are required to be consistent with the Guidelines as per Table 1 below.

Level of Significance to the Local Area	Management Category	Description
Exceptional	1	Essential to the heritage of the locality. Rare or outstanding example.
Considerable	2	Very important to the heritage of the locality.
Some/moderate	3	Contributes to the heritage of the locality.
Little	4	Has elements or values worth noting for community interest but otherwise makes little contribution.

Table 1: Explanation of managment catagories

Aboriginal Sites

Places of Aboriginal significance may be included in the Local Heritage Survey where the places cultural heritage significance is not solely connected with Aboriginal tradition or culture. Where a place on the Local Heritage Survey is also a registered Aboriginal site, the place record should note the provisions of the *Aboriginal Heritage Act* may also apply.

Statutory environment

Heritage Act 2018 – Part 8 Local Heritage Surveys

The *Heritage Act 2018* requires a local government to prepare a Local Heritage Survey (previously known as a Heritage Inventory under the previous Act). The purpose of a Local Heritage Survey includes:

(a) identifying and recording places that are, or may become, of cultural heritage significance in its district;
(b) assisting the local government in making and implementing decisions that are in harmony with cultural heritage values;
(c) providing a cultural and historical record of its district;
(d) providing an accessible public record of places of cultural heritage significance to its district; and
(e) assisting the local government in preparing a heritage list or list of heritage areas under a local planning scheme.

The adopted Local Heritage Survey must be made available to the public and provided to the Heritage Council.

Planning and Development (Local Planning Schemes) Regulations 2015

Heritage List

Local Governments are required to establish and maintain a Heritage List under Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. The purpose of the Heritage List is to identify and afford protection to places that are of considerable or exceptional cultural heritage significance.

Prior to adding, removing or amending a place on the Heritage List the owner and occupier of the place must be notified and provided a minimum of 21 days to make a submission. Following this consultation, a Council resolution is required to include, remove or amend a place on the Heritage List.

Provisions for developing a Heritage Listed Place

Any modifications to a place on the Heritage List, that are not considered maintenance, require development approval in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. This allows for an assessment to be undertaken to determine the impact of the proposal on the heritage value of the place.

The *Planning and Development (Local Planning Schemes) Regulations 2015* also allow local planning scheme provisions, such as setbacks or site cover, to be varied to facilitate the conservation of a heritage protected place or to enhance or preserve the heritage values of a heritage area.

Aboriginal Heritage Act 1972

Aboriginal heritage sites are recorded and protected under the *Aboriginal Heritage Act 1972*, which is administered by the Department of Planning Lands and Heritage.

Background

The City of Belmont Heritage Inventory 2016 was adopted by Council in November 2016 in accordance with the requirements of the *Heritage of Western Australia Act 1990.* This Act has since been replaced by the *Heritage Act 2018*. Local governments are now required to compile and maintain a local heritage survey in-lieu of a municipal heritage inventory. A local heritage survey fulfills the same role as a municipal heritage inventory.

The current City of Belmont Heritage Inventory was adopted as both the Municipal Inventory and Heritage List. There are 72 places included which have cultural heritage significance ranging from State registered places to historic sites.

As the City's Heritage Inventory is also the Heritage List, any development or modifications to the listed places requires development approval. This includes places that are identified as site only and the heritage significance and values of the place relates solely to the history of the site and not the current structures or use. This has resulted in development applications being submitted for these properties where no assessment of heritage values is required.

The review of the City of Belmont Heritage Inventory 2016 has been initiated in accordance with the Guidelines for Local Heritage Surveys 2022 as part of the wider Local Planning Strategy and Scheme review process. As part of this review process, officers invited the community to submit nominations for places that potentially have cultural heritage significance. During the consultation period 30 nominations were received.

Following the consultation period, Hocking Heritage + Architecture was engaged to review the nominations. Where it was determined a place contained cultural heritage significance, they produced a place record and assigned an appropriate management category to the place. Hocking Heritage + Architecture also reviewed the existing place records contained within the 2016 Inventory and updated the place records where necessary. When undertaking the assessment Hocking Heritage + Architecture referred to the following:

- Factors relevant to cultural heritage significance as developed at the National Heritage Convention (HERCON) in Canberra, 1998.
- The criteria defined under the Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter criteria).

The findings and recommendations from this review have been incorporated into a draft Local Heritage Survey and Heritage List (Attachment 12.2.1) and are discussed in the Officer Comment section of this report.

Officer comment

Following a review of the City of Belmont Heritage Inventory a number of modifications have been made to the existing thematic framework, historic overview and place records. These modifications have been reflected within the new draft Local Heritage Survey and are detailed below. The recommendations regarding the community nominations and the new Heritage List are also discussed.

Thematic Framework

The thematic framework identifies themes and story lines in Belmont's history to the present time. It allows the value of individual places to be viewed in relation to broader themes within Belmont's history.

The thematic framework table has been modified as follows:

- To include a pre-1829 time period which acknowledges the Whadjuk Noongar people's occupation of the land.
- To include the construction of Redcliffe Train Station in the transport theme for the 1950 – present time period.
- To correct the time period relating to the arrival of convicts (1850). This was previously listed within the 1829 – 1840 time period and is now correctly shown in the 1840 – 1900 time period.
- To correct the time period relating to the formation of the Roads Board in 1898. This was previously listed within the 1900-1919 time period and is now correctly shown in the 1840 – 1900 time period.

Historical Overview

The historical overview gives a brief history of the City of Belmont and provides context to the places included on the Local Heritage Survey and Heritage List.

The historical overview has been modified as follows:

- An additional time period “pre-1829” has been included to acknowledge the occupation of the land by the Whadjuk Noongar people.
- Correction of the spelling of MJ Currie.
- Removal of the reference to Ascot racecourse being developed on Hardey’s land as there is conflicting documentation on the original ownership of the land.
- Correction of the location description of the 1979 new Council offices to say “on the corner of Abernethy Road and Wright Street, Cloverdale”.
- Updating the reference to the “Convict settlement” to the correct time period of 1840 – 1900.
- Updating the “formation of the Roads Board” to the correct time period of 1840 – 1900.

Review of Existing Place Records

Administrative Changes

Hocking Heritage + Architecture reviewed all 72 of the existing place records and undertook the following administrative changes:

- Transferred all place records into the new format in accordance with the Guidelines and included additional information where appropriate.
- Included updated photos and additional photos of places within the place records.
- Updated address details and location descriptions.
- Updated historic themes.
- Updated physical description and/or history where there have been changes or additional information has come to light.
- Identified places by names in addition to addresses where appropriate.
- Provided additional details on related places and or associations.
- Provided details on other listings including the Aboriginal Heritage Site Register.

Specific Place Record Changes

The review proposes to change the management category of 14 existing places and to revise the boundary of the State Housing Commission Precinct. These modifications are reflected within the new draft Local Heritage Survey and are discussed in further detail below.

State Housing Commission Precinct Place Record

The review of the place record for the State Housing Commission Precinct identified that the location description did not accurately reflect the actual boundaries of the State Housing Precinct in Rivervale. The place record currently identifies the area as being bound by Orrong Road, Newey Street, Acton Avenue and Alexander Road. However following a review of the information contained within a report titled "A Thematic History of Government Housing in Western Australia", commissioned by the Department of Housing, the State Housing Precinct area only extended as far south as Roberts Road. In light of this, the location description for the State Housing Precinct place record is proposed to be amended as illustrated in Figure 1 below.



Figure 1 - Change to the area identified as the State Housing Precinct

The correction of the precinct boundary will result in 271 properties located within the area bound by Alexander Road, Orrong Road, Roberts Road and Acton Avenue being removed from the Heritage List and not included on the draft Local Heritage Survey.

It is also noted that the previous place record stated there were eight original dwellings remaining on Surrey Road. The location of these dwellings and whether they have been

retained, is unknown. A survey of the area has however confirmed that there are no remaining blocks or groups of original houses that are sufficient to constitute a group or Heritage Area.

Management Category Changes

The management categories of the following four places have increased.

Name of Place	Address	Previous Level of Significance	New Management Category	Comments
Swan Portland No. 1 Dredge	Goodwood Parade, Balbuk Way, Rivervale	D	3	The dredge is a rare and unusual structure associated with an industry that was of significance to the development of the City of Belmont.
Signal Hill	177 – 223 Belgravia Street, Belmont	D	3	The park has historic, aesthetic and social value and is used by many sectors of the community.
Cracknell Park	52 Riversdale Road, Rivervale	D	3	The park has a long history of providing recreational facilities to the Belmont community.
Invercloy Park	11 Wedderburn Place, Ascot	B	1	The management category of this property has been increased to reflect its inclusion on the State Register of Heritage Places.

The management categories of the following 10 places have decreased. A number of the following category changes are because Category 1 is reserved for places that are included on or being considered for the State Register.

Name of Place	Address	Previous Level of Significance	New Category	Comments
Ascot Residential and Stables Area	Area bound by Great Eastern Highway, Hardey Road, Swan River and Tonkin Highway, Ascot, 6104	A	2	The Heritage Council has advised the area is not worthy of assessment for the State Register (Attachment 12.2.2).

Name of Place	Address	Previous Level of Significance	New Category	Comments
Bellis House - site	193 Belmont Avenue, Cloverdale	C	4	This place was demolished in 2017, therefore the category has been changed to reflect its status as a site.
Faulkner Civic Precinct	Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road, Cloverdale	A	2	The collection of buildings and structures within the parkland setting are of significance to the City of Belmont but are not considered to be of State significance.
Ascot Hotel (fmr)	1-13 Epsom Avenue, Ascot	A	2	The later additions and alterations, particularly in the latest program of works, have diminished the aesthetic values of the place. The Heritage Council have assessed the place and determined it below the threshold for inclusion on the State Register.
Bell Residence (fmr)	254 Fulham Street, Cloverdale	A	2	The residence is of significance to the City of Belmont for historic, social and aesthetic values, however, is not considered to be of State significance.
Flame Trees	Hawksburn Road, Rivervale	A	3	The trees have landmark and historic value to Belmont however they are not of state significance. There has also been some loss of trees over time which has impacted the heritage value.
St Anne's Church Complex	13 Hehir Street, Belmont	A	2	The place is celebrated by the community for its aesthetic, social and historic values but is not of State significance.
Tomato Lake Park	34 Oats Street, Kewdale	A	2	The park has cultural heritage significance to Belmont but is not considered to be of State significance.
Residence, 48	48 Riversdale	C	4	The residence has been demolished since the 2016 Inventory; therefore

Name of Place	Address	Previous Level of Significance	New Category	Comments
Riversdale Road - site	Road, Rivervale			the category has been changed to reflect its status as a site.
Blacklock Residence (fmr)	11 Thompson Street, Ascot	B	3	The association with the Blacklock family is marginal therefore the places value is limited to being an example of a home from this period.

New nominations

Officers received 30 nominations for places of potential cultural heritage significance from the community. The nominations were considered against the thematic framework and assessed against the following heritage values to determine whether they are of cultural heritage significance:

- Aesthetic: Significant in exhibiting particular aesthetic characteristics.
- Historic: Significant in the evolution or pattern of the history of the local district.
- Social and Spiritual: Significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.
- Scientific: It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district, or it is significant in demonstrating a high degree of technical innovation or achievement.

As part of the assessment, consideration was also given to the rarity, representativeness as well as the condition, integrity and/or authenticity of the place prior to making a recommendation.

Following the assessment the following recommendations were made:

- Nineteen (19) places have been recommended for inclusion on the Local Heritage Survey.
  - Five of those are also recommended for inclusion on the Local Heritage List.
- Seven places were already contained within the City of Belmont Heritage Inventory 2016. However, the place records have been updated in response to additional information that was included with these nominations.
- Two places were nominated for their Aboriginal significance. The Guidelines state that places cannot be included on a Local Heritage Survey where their cultural heritage significance is solely connected with Aboriginal tradition or culture, as they are administered under the *Aboriginal Heritage Act 1972*. These nominations are therefore not included on the Local Heritage Survey.
- Two places did not have sufficient cultural heritage significance to be included within the Local Heritage Survey.

Further details regarding the nominations are provided below.

The following places are recommended for inclusion on the Local Heritage Survey:

Place	Address	Category
All Saints Church	300 Belgravia Street, Cloverdale	2
Former Brearley Avenue Road Reserve	Brearley Avenue, Redcliffe	3
Belmont Museum (fmr)	39 Elizabeth Street, Cloverdale	4
Country Women's Association Memorial Fountain	Located within Faulkner Civic Precinct - bound by Wright Street, Abernethy Road and Robinson Avenue and Alexander Road, Cloverdale	3
Moreton Bay Fig Tree	85 Francisco Street, Rivervale	4
Wilson Park	100 Gerring Court and 128 Kooyong Road, Rivervale	2
Lee Steere House	70 Grandstand Road, Ascot	4
Jiwkoff Residence	35 St Kilda Road, Rivervale	2
Residence, 12 Kalgoorlie Street Ascot	12 Kalgoorlie Street, Ascot	3
Set of three timber residences	14 Kooyong Road, Rivervale	3
Set of three timber residences	16 Kooyong Road, Rivervale	3
Set of three timber residences	18 Kooyong Road, Rivervale	3
Kooyong Road Shops	112-122 Kooyong Road, Rivervale	3
Belmont RSL	22 Leake Street, Ascot	3
Belmont Trust Land (fmr Parry Fields)	154 Great Eastern Hwy, Ascot	4
Moreton Bay Fig Tree (Rowe Ave)	1 and 5 Rowe Avenue, Rivervale	4
Wilson House	15 Salisbury Road, Rivervale	3
Carlisle Primary School	1 Wright Street	2
Notre Dame Church	354 Wright Street	2

Seven nominations provided additional information on places previously included on the Heritage Inventory. These place records were updated accordingly:

Existing Place Name	Address	Comment/Addition Information
Ascot Racecourse	71 Grandstand Road, Ascot	The physical description in the place record form has been amended to include the gates, fences, and landscaping as they have aesthetic value and contribute to the landmark status of

Existing Place Name	Address	Comment/Addition Information
		the site. They also have social value for contributing to the visitors experience of the place as a recreation and club facility.
Ascot Kilns	80 Grandstand Road, Ascot	The curtilage around the Kilns and Stacks was included in the existing place record, however the description has been amended to reference the curtilage for clarity.
Residence (48 Riversdale Road, Rivervale)	48 Riversdale Road, Rivervale	The date palms have been included in the existing place record for their historic value as part of the original gardens which are associated with both the early development of the area by affluent families and the former use as a hospital. They also have aesthetic and social value as landmarks along the river which is valued for recreation. The place record has also been amended to note the floorboards have been used in the Local History room of the new Library located in Belmont Hub.
Boucher Residence	354 Wright Street, Cloverdale	The large cactus, which is believed to be a Cerus Jamacaru, has social and aesthetic value as a landmark in Wright Street. The description in the existing place record has been updated to reference this accordingly.
Congregational Church (site)	13 Great Eastern Highway, Rivervale	The place record has been updated to note that elements of the former building have been included in the new Belmont Museum located within the Belmont Hub.
Saint Annes	11 – 13 Hehir Street, Belmont	The place record has been updated and now includes the old school building.
Brisbane and Wunderlich Dolls House	130 Great Eastern Highway, Belmont	The place record now includes new photos.

The following nominations relate to Aboriginal history and are not covered by the *Heritage Act 2018.*

Place	Address	Comment
Redcliffe Wetland	Redcliffe Road, Redcliffe	Existing Aboriginal Site Number 16694. The Guidelines state that places cannot be included solely on the basis of Aboriginal tradition or culture. Aboriginal sites are administered under the *Aboriginal Heritage Act 1972*.
Hay Road Reserve	76 Hay Road, Ascot	The place is not a registered Aboriginal site. Assessment of the site is not considered appropriate as part of this heritage review as it is outside the scope of the *Heritage Act 2018* and the Guidelines for Local

		Heritage Surveys. Nominee will be advised to refer the nomination to the Department of Aboriginal Affairs.

The following two place nominations did not have sufficient cultural heritage significance in order to be included on the Local Heritage Survey.

Place	Address	Comment
Residence	251 Daly Street, Belmont	While the place is a well-maintained example of the type of modest accommodation built in the mid-20th century, it is not a rare example and lacks other values or associations to be considered of cultural heritage significance to the community.
Newburn Site	N/A	The suburb of Newburn was located in an area which is now split between Redcliffe and Perth Airport. The name was dropped in the 1960s when large areas of the land were resumed for the expansion of Perth Airport. While the area had a small community of market gardeners and poultry farmers, the former suburb does not have specific values or cultural heritage significance worthy of inclusion on the Local Heritage Survey.

As a result of the call for nominations, and the review of the City of Belmont Heritage Inventory 2016, the draft Local Heritage Survey now contains 91 places. The Local Heritage Survey has no direct statutory role in protecting places of heritage value, however one of its key functions is to inform the preparation of a Heritage List.

Heritage List Recommendations

The key purpose of a Heritage List is to identify places on the Local Heritage Survey that are of cultural heritage significance and are worthy of built heritage conservation. While all places from the City of Belmont Heritage Inventory 2016 are being carried over to the Local Heritage Survey, the Heritage List should only include those places which have been identified as having the highest cultural heritage significance. In this regard, the draft Heritage List contains places that have been assigned a Management Category 1 (representing exceptional significance) or Category 2 (representing considerable significance).

Previously, the entire City of Belmont Heritage Inventory 2016 was adopted as the Heritage List. Limiting the Heritage List to only Category 1 and Category 2 places will result in a concise list that emphasises those places with a heritage value worthy of built heritage protection under the *Planning and Development (Local Planning Scheme) Regulations 2015*. The proposed change in approach to the Heritage List will result in 60 places being removed. These places hold lesser value and include site only listings that do not require build form protection.

The following places have been included on the draft Heritage List:

Place name	Address	Management Category	New Nomination
Faulkner Civic Precinct	Bounded by Wright Street, Abernethy Road and Robinson Avenue and Alexander Road, Cloverdale	2	No
Belmont War Memorial	Faulkner Park, Abernethy Road, Cloverdale	2	No
All Saints Anglican Church	300 Belgravia Street, Cloverdale	2	Yes
Belmont Christian Fellowship Church (fmr)	324 Belmont Avenue, Cloverdale	2	No
Notre Dame Catholic Church	354 Daly Street, Cloverdale	2	Yes
Ascot Hotel (fmr)	1 Epsom Avenue, Ascot	2	No
Bell Residence (fmr)	254 Fulham Street, Cloverdale	2	No
Bristile Kilns (fmr)	80 Grandstand Road, Ascot	1	No
Ascot Racecourse	71 Grandstand Road, Ascot	1	No
Residential Stables Area	Grandstand Road, Great Eastern Highway, Davis Street and Swan River, Ascot	2	No
Tampina	517Great Eastern Highway, Redcliffe	1	No
Brisbane and Wunderlich Park Buildings	130 Great Eastern Highway, Belmont	2	No
Belmont Primary School	213 Great Eastern Highway, Belmont	2	No
St Anne's Church Complex	13 Hehir Street, Belmont	2	No
Kewdale Primary School	264 Kew Street, Kewdale	2	No

Place name	Address	Management Category	New Nomination
Stella Hay's House	314 Kew Street, Cloverdale	2	No
Wilson Park	128 Kooyong Road, Rivervale	2	Yes
Belmont Bunker (fmr)	91 Leake Street, Belmont	1	No
Tomato Lake Park	34 Oats Street, Kewdale	2	No
The Taylor Place	67 Riversdale Road, Rivervale	2	No
Residence, 35 St Kilda Rd	35 St Kilda Road, Rivervale	2	Yes
Peet Park	96 Sydenham Street	2	No
Hill 60	16 Tanunda Drive, Rivervale	1	No
Residence, 72 Toorak Rd	72 Toorak Road, Rivervale	1	No
Residence, 74 Toorak Rd	74 Toorak Road, Rivervale	1	No
Residence, 77 Toorak Rd	77 Toorak Road, Rivervale	1	No
Residence, 78 Toorak Rd	78 Toorak Road, Rivervale	1	No
Invercloy	4 Wedderburn Place, Ascot	1	No
Invercloy Park	11 Wedderburn Place, Ascot	1	No
Carlisle Primary School	1 Wright Street, Kewdale	2	Yes

When a place is included on the Heritage List, a development application and subsequent approval is required prior to any form of development being undertaken. This allows for an assessment to be undertaken to determine the impact of the proposal on the heritage value of the place.

Conclusion

The draft Local Heritage Survey and Heritage List will replace the City of Belmont Heritage Inventory 2016, bringing the heritage framework in line with the relevant legislation and requirements. The more concise Heritage List now accurately reflects those places within the City of Belmont worthy of built heritage protection.

Following Council endorsement of the draft Local Heritage Survey and Heritage List, public consultation will be undertaken prior to the matter being referred to Council for final adoption.

Financial implications

There are no financial implications evident at this time.

Environmental implications

There are no environmental implications associated with this report.

Social implications

Heritage places are an important cultural asset as they help us understand our shared history and contribute to the character and identity of an area. The Local Heritage Survey and Heritage List will assist in ensuring that the history and heritage of the City is appropriately recorded and protected.

Officer Recommendation

That Council:

1. Endorse the draft Local Heritage Survey for public consultation in accordance with the Guidelines for Local Heritage Surveys 2022.
2. Endorse the draft Heritage List, contained within the Local Heritage Survey, for public consultation in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*.

CITY OF BELMONT

Local Heritage Survey and Heritage List

Date of Publication xx/xx/2022



The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.

Version Control	
Version 1	Adopted XX/XX/2022

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Executive Summary

Heritage places help us understand our shared history and contribute to the character and identity of an area. The City of Belmont has an important role in recognising, protecting and recording places of local cultural heritage significance through its heritage framework. This Local Heritage Survey and Heritage List have been prepared in accordance with the *Heritage Act 2018 and Planning and Development (Local Planning Schemes) Regulations 2015* and replace the City of Belmont Heritage Inventory 2016.

The City of Belmont (Heritage) Inventory 2016 has been reviewed in accordance with the Guidelines for Local Heritage Surveys 2022 as part of the wider Local Planning Strategy and Scheme review process.

Key changes to the previous Heritage Inventory made during the preparation of the new Local Heritage Survey and List relate to:

- Separating the Heritage List from the Local Heritage Survey, and including only the properties with considerable heritage significance or greater on the List.
- Contemporising the format and structure of the document.
- Updating management categories and information for several existing places.
- Altering the historical overview and thematic framework to include the pre-1829 history, which acknowledges the Whadjuk Noongar people and undertake minor administrative modifications.

As part of the review process, officers invited the community to submit nominations for places that potentially have cultural heritage significance. The City received 30 place nominations which resulted in 19 new places included on the Local Heritage Survey. Five of those places are considered to have considerable or exceptional heritage significance and are included on the Heritage List.

There are now 91 places included on the Local Heritage Survey, 30 of those are on the Heritage List. There has been no change to the number of State Registered Places located within the City of Belmont.

Introduction

A Local Heritage Survey is required to be prepared in accordance with the *Heritage Act 2018* and is a record of places that are, or may become, of cultural heritage significance. The Local Heritage Survey has no direct statutory role in protecting places of heritage value however one of its key functions is to inform the preparation of a Heritage List.

The Heritage List is required in accordance with the *Planning and Development (Local Planning Schemes) Regulations (2015)* and provides statutory protection to places of considerate or exceptional cultural heritage value.

This is a dynamic document which will be updated as needed to address administrative or place specific information. A general review of this document will be undertaken as part of the next Local Planning Scheme review. All reviews will comply with the consultation requirements outlined within the *Heritage Act 2018* and *Planning and Development (Local Planning Schemes) Regulations 2015*.

Study Area

The City of Belmont is located within Perth's eastern suburbs, on the southern side of the Swan River and approximately 6kms east of the Perth Central Business District (Figure 1). The City of Belmont covers approximately 40km^2 and is bound by the Swan River, Orrong Road, the Kewdale freight terminal and Perth Airport, which occupies approximately 30% of land within the local government area.

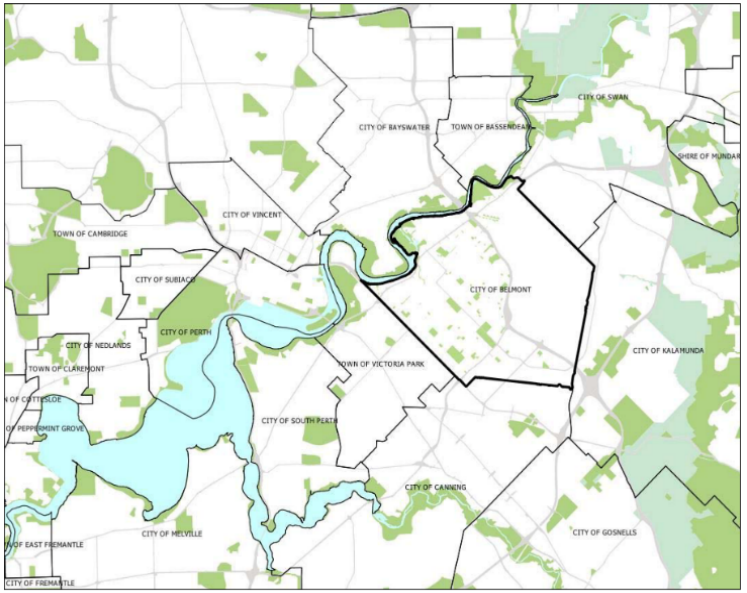


Figure 1: City of Belmont location plan

The City comprises the suburbs of Ascot, Belmont, Cloverdale, Kewdale, Redcliffe, Rivervale and a portion of South Guilford, and is served by the major transport routes of Great Eastern Highway, Tonkin Highway, Leach Highway and Orrong Road (Figure 2).



Figure 2: City of Belmont suburb map

The Swan River, its foreshore, adjacent parkland and Ascot Racecourse are major recreation features within the City of Belmont.

The City of Belmont contains a range of housing types, in addition to commercial areas which support the surrounding community.

The municiplality of Belmont was established in 1898 as the Belmont Roads Board. In 1907, the name was changed to Belmont Park and then the Shire of Belmont in 1961. By 1979 the population had grown and the municipality became known as the City of Belmont.

In 2021 the City of Belmont had a population of 42,257 people which is forecast to increase to approximately 65,659 people by 2041. As Belmont continues to grow and change it is important to identify and capture places of heritage value. This will ensure their contribution to the history and identity of the community is maintained.



Photo: City of Belmont Civic Centre c.2000

Background and Terminology

What is heritage?

Heritage is an important cultural asset which can relate to landmarks, private homes, government or institutional buildings, parks and landscapes, infrastructure and land use patterns.

The term 'place' is used to identify heritage assets and surrounding land (curtilage) that relates to, or contributes to, the assets cultural heritage significance.

What is cultural heritage significance?

The *Heritage Act 2018* defines cultural heritage significance as meaning "aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia".

The *Act* identifies that cultural heritage significance can be "embodied within a place and its fabric, setting, use, associations, meanings, records, related places and related objects".

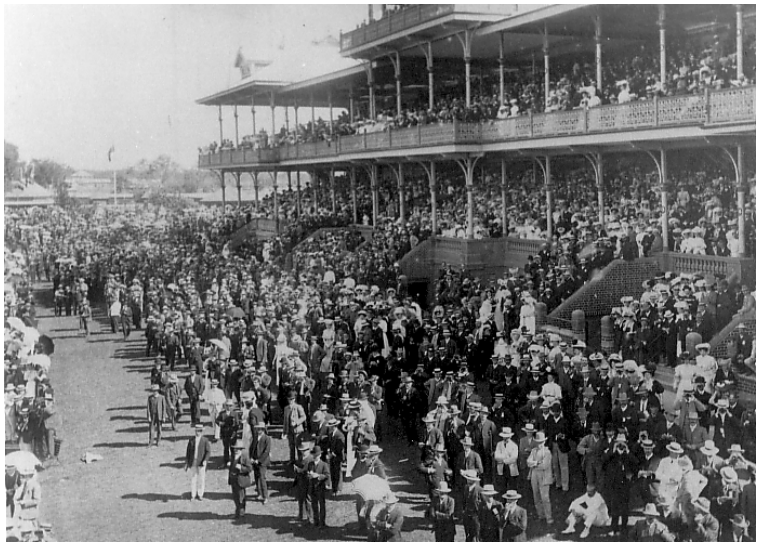


Photo: Perth Cup at Ascot Racecourse 1907

What is a Local Heritage Survey?

A Local Heritage Survey identifies and records places that are, or may become of, cultural heritage significance to the local community. A Local Heritage Survey does not offer any statutory protection for heritage places however, it informs the preparation of a Heritage List.

A Local Heritage Survey is prepared and maintained in accordance with the *Heritage Act 2018* and the Heritage Council's Guidelines for Local Heritage Surveys (July 2019). The Guidelines include details on the criteria for including a place, consultation and the process for reviewing the document.

What is a Local Heritage List?

A Heritage List identifies places on the Local Heritage Survey that are of cultural heritage significance and require protection and conservation. It should not include all places on the Local Heritage Survey. The Heritage List contains places which have the highest cultural heritage significance within the City of Belmont and have been assigned a Management Category 1 (representing exceptional significance) or Category 2 (representing considerable significance).

Development approval is required prior to any change or development of a property that is included on the Heritage List. This ensures that any change to a heritage place is undertaken in a sympathetic manner that respects the values of the place.

What are management categories?

The Local Heritage Survey includes a number of places that contribute to Belmont's history and community to a varying degree. Management categories are used reflect the value of each of these places. When assigning a management category, a place's cultural heritage significance is considered as well qualifying factors including rarity, representativeness condition, integrity and authenticity.

The Department of Planning, Lands and Heritage Guidelines for Local Heritage Surveys (2019) identifies four management categories which include:

Category 1 - Exceptional significance

Category 2 - Considerable significance

Category 3 - Some / Moderate Significance

Category 4 - Little Significance

What is a Thematic Framework

A thematic framework examines the history of an area through themes or story lines. The framework is based on overarching themes provided by the Heritage Council. The major themes include:

1. **Demographic Settlement and Mobility:**
   Why people settled and why they moved away.

2. **Transport and Communication:**
   How people and goods moved, how people communicated and exchanged information.

3. **Occupations:**
   What people did for sustenance, paid and unpaid labour.

4. **Social and Civic Activities:**
   What people did together as a community, the issues that divided them and the structures they created to serve civic needs.

5. **Outside Influences:**
   Events, decisions or changes which affected the community.

6. **People:**
   People who left their mark on the history of the community.

What is the State Register of Heritage Places?

The State Register identifies culturally historic places which make an important contribution to understanding the history of Western Australia. The Heritage Council maintain the State Register in accordance with the *Heritage Act 2018*.

There are seven places within the City of Belmont which are listed on the State Register. These include:

- The Bristile Kilns - Ascot
- Nulsen Haven (Invercloy, Wedderburn)* - Ascot
- Invercloy Park* - Ascot
- Garret Road Bridge – Ascot/Bayswater
- RAAF Headquarter Bunkers – Belmont
- Tampina (also known as Dear Brutas) - Redcliffe
- Hill 60 (Tanunda) – Rivervale.

*Invercloy Park is part of the original setting for Nulsen Haven.



Photo: Wedderburn House, Redcliffe. Source: Belmont Library

Aboriginal Heritage

There are a number of registered Aboriginal Heritage Sites located within the City of Belmont. These are administered under the *Aboriginal Heritage Act 1972* and are therefore not included as individual place records within the Local Heritage Survey.

Where a place is included on the Local Heritage Survey and is also a registered Aboriginal Heritage Site, the place record will reference the Registered Aboriginal Site Number.

Within the City of Belmont there are 10 sites registered under the *Aboriginal Heritage Act 1972* which are outlined in Table 1 below.

Registered Aboriginal Site No.	Name	Location description/address	Type
3536	Swan River	-	Mythological
16694	Redcliffe Wetlands	Redcliffe Road, Redcliffe	Historical, Mythological, Camp, Meeting Place, Natural Feature, Water Source
37868	Modified Tree	Swan River banks, adjacent to the Tonkin Highway south bound lanes	Modified Tree
17061	Old Campsite 1	Swan River banks adjacent to 60 Great Eastern Highway, Rivervale	Camp
15916	Burswood Island	Balbuk reserve, Rivervale	Artefacts/Scatter, Water Source
3717	Rivervale Camp	Wilson Park, (100 Gerring Court and 128 Kooyong Road, Rivervale)	Camp
31744	Pa1001	Located within the Perth Airport Estate (between Airport Drive, Anderson Place and Horrie Miller Drive)	Artefacts/Scatter

Registered Aboriginal Site No.	Name	Location description/address	Type
3394	Kewdale: Abernethy Road	518 Abernethy Road, Kewdale	Artefacts/Scatter
3891	Aitken Way N W	Corner Kewdale Road and Aitken Way, Kewdale	Artefacts/Scatter
3936	Kewdale: Franco A & B	543 Abernethy Road, Kewdale	Artefacts/Scatter

Table 1: Aboriginal Heritage Sites within City of Belmont

Methodology/Review Process

Review Process

The Local Heritage Survey and List have been prepared following a review of the City's Municipal Heritage Inventory 2016. This review was undertaken in accordance with the Guidelines for Local Heritage Surveys 2019 and the *Planning and Development (Local Planning Scheme) Regulations 2015,* and was broken down into the following key stages:

Stage 1 The City put out a call for nominations of places with cultural heritage significance

Stage 2 The City engaged Hocking Heritage + Architecture to:

a) Review, research and assess the 30 place nominations received during Stage 1.

b) Prepare records for places determined to contain cultural heritage significance.

c) Review all existing place records, including the management categories and statements of significance, and make modifications where appropriate.

As part of this work, Hocking Heritage + Architecture undertook:

- Site visits to all nominated and existing heritage places; and
- Historical research and assessment of heritage values.

Stage 3 The Thematic Framework and Historical Overview were updated.

Stage 4 The Local Heritage Survey and Heritage List were drafted.

Stage 5 Council consideration and endorsement of draft Local Heritage Survey and Heritage List for public consultation.

Stage 6 Public consultation on documents.

Stage 7 Review of Local Heritage Survey and Heritage List in light of public submissions and modifications to documents where necessary.

Stage 8 Final Council consideration and adoption.

Call for nominations

In March 2021 the City put out a call for nominations of places with cultural heritage significance. At the conclusion of the advertising period, the City received a number of nominations which identified 30 places for potential inclusion on the Local Heritage Survey. These nominations were assessed by Hocking Heritage + Architecture to determine whether the places contain cultural heritage significance and are of heritage value.

Assessment

Heritage value is determined by assessing the cultural heritage significance of a place and the associated qualifying criteria. Cultural heritage significance is defined by the following values:

Aesthetic

It is significant in exhibiting particular aesthetic characteristics.

Historic

It is significant in the evolution or pattern of the history of the local district.

Social and Spiritual

It is significant through association with a community or cultural group in the local district for social, cultural, educational or spiritual reasons.

Scientific

- It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of the local district.
- It is significant in demonstrating a high degree of technical innovation or achievement

In assessing the heritage value of a place, the following qualifying criteria are also taken into consideration:

Rarity

It demonstrates rare, uncommon or endangered aspects of the cultural heritage of the local district.

Representativeness

It is significant in demonstrating the characteristics of a class of cultural places or environments in the local district.

Condition, Integrity and Authenticity

i) Condition: The current state of the place in relation to the values for which that place has been assessed, and is generally graded on the scale of Good, Fair or Poor.

ii) The extent to which the fabric is in its original state, generally graded on a scale of High, Medium or Low.

Management categories

The 2016 City of Belmont Municipal (Heritage) Inventory classified places based on their cultural heritage significance in a hierarchy as follows:

A - Exceptional significance
B - Considerable significance
C - Significant
D - Some significance

This classification hierarchy has been updated in accordance with the Heritage Council's Guidelines for Local Heritage Surveys (2019) to now identify management categories. The management category correlates to the level of significance of a place and encapsulates the desired outcomes. This information is illustrated in Table 2 below.

In this review, places with significant heritage value worthy of protection have been assigned either management Category 1 or Category 2 and included on the Heritage List. Category 1 places are of exceptional significance and currently included, or recommended for inclusion, on the State Register of Heritage Places.

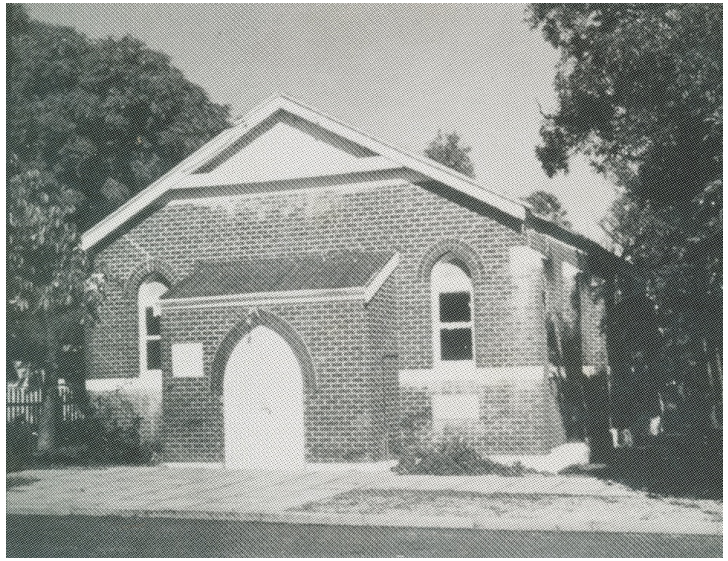


Photo: All Saints Church on Moering Street

Category	Level of Significance	Desired Outcome
1	**Exceptional Significance** Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places.	• The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. • Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). • A Heritage Assessment and Heritage Impact Statement should be undertaken before approval is given for any major redevelopment. • Include on the Local Planning Scheme No 15 Heritage List.
2	**Considerable Significance** • Very important to the heritage of the City of Belmont. • High degree of integrity/authenticity.	• Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. • A Heritage Assessment and Heritage Impact Statement should be undertaken before approval is given for any major redevelopment. • Include on the Local Planning Scheme No 15 Heritage List.
3	**Some/Moderate Significance** Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.	• Conservation of the place is desirable. • Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. • Do not include on the Local Planning Scheme No 15 Heritage List.
4	**Little Significance** Contributes to the understanding of the history of the City of Belmont.	• Photographically record prior to major development or demolition. • Recognise and interpret the site if possible. • Do not include on the Local Planning Scheme No 15 Heritage List.

Table 2: Management categories

Review recommendations

Hocking Heritage + Architecture were engaged to assess the new nominations and review all existing place records included on the City of Belmont Municipal Heritage Inventory 2016. Hocking Heritage + Architecture's assessment and recommendations are outlined below.

New Nominations

Following review and assessment of the 30 places nominated by the community:

- 19 places have been included on the Local Heritage Survey, including five which are also on the Heritage List.
- Seven places were already contained within the City of Belmont Municipal Heritage Inventory 2016. The relevant place records have been updated to capture additional information provided.
- Two places did not have sufficient cultural heritage significance to be included within the Local Heritage Survey.
- Two places were nominated for their Aboriginal cultural significance which is not captured under the *Heritage Act 2018.*

New inclusions to the Local Heritage List and Local Heritage Survey

The following places were determined to be of considerable significance and recommended for inclusion on the Local Heritage Survey and Local Heritage List.

Place	Address	Category	Comment
All Saints Church	300 Belgravia Street, Cloverdale	2	This place demonstrates strong aesthetic value as a good example of 1970 architecture style. The places also have social/spiritual value to the community.
Wilson Park	100 Gerring Court and 128 Kooyong Rd, Rivervale.	2	The park demonstrates social value as a longstanding community asset established by the State Government in the 1950s as part of the development of the district. The park is also associated with Frank Wilson, former Councillor, Shire President and First Freeman of the City of Belmont.
Jiwkoff Residence	35 St Kilda Road, Rivervale	2	This place contains aesthetic value as a rare and remarkably intact example of a home designed by distinguished architect Iwan Iwanoff.
Carlisle Primary School	1 Wright Street, Kewdale	2	The school contains both social and historic value as a place that demonstrates ongoing development coinciding with the periods of expansion of the area.
Notre Dame Church	354 Wright Street, Cloverdale	2	The church contains social and historic value for the community. The church also displays aesthetic values as it demonstrates a bold and unusual design from the 1970s.

New inclusions to the Local Heritage Survey

The following places were considered worthy of inclusion on the Local Heritage Survey as a Category 3 or Category 4.

Place	Address	Category	Comment
Former Brearley Avenue Road Reserve	Brealey Avenue, Redcliffe	3	The trees located in the reserve have historic and social value as they are associated with the former entry into Perth Airport.
Belmont Museum (fmr)	39 Elizabeth Street, Cloverdale	4	The Museum has historic value as it contributed to the understanding and appreciation of Belmont's history. The structure has no aesthetic value.
Country Womens Association Memorial Fountain	Located within Faulkner Civic Precinct - Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road, Cloverdale	3	The memorial has historic value for its recognition of the contribution of the Country Women's Association to the establishment and development of the Belmont region in the mid-20th century
Moreton Bay Fig Tree	85 Francisco Street, Rivervale	4	The tree has aesthetic value as a landmark in the streetscape.
Lee Steere House	70 Grandstand Road, Ascot	4	Lee Streere House has historic and social value for its association with the racing industry. The structure has no aesthetic value.
Residence, 12 Kalgoorlie Street Ascot	12 Kalgoorlie Street, Ascot	3	The house is a representative example of the form and detail of the Post War International style applied to simple homes with an unusual random stone wall façade. The house has historic value as is demonstrates the size and scale of homes for working families and its association with the horse racing industry.

Place	Address	Category	Comment
Set of three timber residences	14 Kooyong Road, Rivervale 16 Kooyong Road, Rivervale 18 Kooyong Road, Rivervale	3	The three timber residences have aesthetic value as a group, as each house is a good intact example of the style, scale and detail of the period in which they were built.
Kooyong Road Shops	112-122 Kooyong Rd, Rivervale	3	The Kooyong Road shops have historic and social value as a major element in the infrastructure provided during the development of the area by the State Housing Commission.
Belmont RSL	22 Leake Street, Ascot	3	This place has social value for its for its association with the Returned and Services League and their families. The structure has no aesthetic value.
Belmont Trust Land (Fmr Parry Fields)	154 Great Eastern Hwy, Ascot	4	The Belmont Trust Land has social value for the provision of sports and recreation facilities to the City of Belmont and the wider Western Australian community. The Trust Land has separate values to the original Grove Farm site and has been included as a separate place record.
Moreton Bay Fig Tree (Rowe Ave)	1 and 5 Rowe Avenue, Rivervale	4	The Moreton Bay Fig tree has aesthetic and historic value as a splendid example of the species and a remnant of the former layout and use of this area.
Wilson House	15 Salisbury Road, Rivervale	3	Wilson House has aesthetic and social value as a good intact example of the housing associated with the Inter War period and Frank Wilson a former Councillor, Shire President and First Freeman of the City of Belmont.

Nominations resulting in updates to existing place records

The following existing place records were updated in light of information provided through the nomination process.

Existing Place Name	Additional Information	Address	Comment
Ascot Racecourse	Ascot Racecourse gates fences and landscaping	71 Grandstand Road, Ascot	The physical description in the place record form has been amended to include the gates, fences, and landscaping as they have aesthetic value and contribute to the landmark status of the site. They also have social value for contributing to the visitors experience of the place as a recreation and club facility.
Ascot Kilns	Ascot Kilns Curtilage	80 Grandstand Road, Ascot	The curtilage around the Kilns and Stacks was included in the existing place record however the description has been amended to reference the curtilage for clarity.
Residence (48 Riversdale Road, Rivervale) Fmr Street Columban's Mission	Date Palms and Plane Tree	48 Riversdale Road, Rivervale	The date palms have been included in the existing place record for their historic value as part of the original gardens which are associated with both the early development of the area by affluent families and the former use as a hospital. They also have aesthetic and social value as landmarks along the river which is valued for recreation. The place record has also been amended to note the floorboards have been used in the Local History room of new library located in Belmont Hub.
Boucher Residence	Succulent	354 Wright Street, Cloverdale	The large cactus which is believed to be a Cerus Jamacaru, has social and aesthetic value as a landmark in Wright Street. The description in the existing place record has been updated to reference this accordingly.
Congregational Church (site)	Components of the former building incorporated into	13 Great Eastern Highway, Rivervale	The place record has been updated to note that elements of the former building have been included in the new Belmont Museum located within the Belmont Hub.

Existing Place Name	Additional Information	Address	Comment
	the new Belmont Museum.		
Saint Annes	Inclusion of the old School Building.	11 – 13 Hehir Street, Belmont	The place record has been updated and now includes the old school building.
Brisbane & Wunderlich dolls house		130 Great Eastern Highway, Belmont	The place record now includes new photos.

Nominations based on Aboriginal Heritage

The following nominations relate to Aboriginal history and are not covered by the *Heritage Act 2018*

Place	Address	Comment
Redcliffe Wetland	Redcliffe Road, Redcliffe	Existing Aboriginal Site Number 16694.
Hay Road Reserve	76 Hay Road, Ascot	Aboriginal heritage not verified.

Nominations with insufficient Cultural Heritage Significance

The following nominations did not have sufficient cultural heritage significance in order to be included on the Local Heritage Survey.

Place	Address	Comment
Residence	251 Daly Street, Belmont	This residence is similar to many others in the City of Belmont.
Newburn Site	N/A	There are no cultural heritage values associated with this place.

Existing place records

As part of this review all existing place records were updated to be consistent with the format contained within the Local Heritage Survey Guidelines (2019) prepared by the Heritage Council.

In addition to this, the management categories of the places were reviewed. As part of this process, the management categories of 14 places were amended. The management categories of the following places have increased.

Name of Place	Address	Previous level of significance	New Category	Comments
Swan Portland No. 1 Dredge	Goodwood Parade, Balbuk Way, Rivervale	D	3	The Dredge is a rare and unusual structure (wreck) associated with the Portland Cement Factory which made a significant impact on the development of the Belmont District in the 1920's .
Signal Hill	177 – 223 Belgravia Street, Belmont	D	3	The parks have historic, aesthetic and social value and is used by many sectors of the community.
Cracknell Park	52 Riversdale Road, Rivervale	D	3	The park has a long history of providing recreational facilities to the Belmont community.
Invercloy Park	11 Wedderburn Place, Ascot	B	1	The management category of this property has been increased to reflect its inclusion on the State Register of Heritage Places.

The management categories associated with the following places have decreased.

Name of Place	Address	Previous Level of significance	New Category	Comments
Ascot Residential and Stables Area	Area bound by Great Eastern Highway, Hardey Road, Swan River and Tonkin Highway, Ascot, 6104	A	2	The land use of the area and relationship to the racing industry has an important connection with Belmont's history however the Heritage Council have deemed the area not worthy of assessment for the State Register.
Bellis House - site	193 Belmont Avenue, Cloverdale	C	4	This place was demolished in 2017 therefore the category has been changed to reflect its status as a site.
Faulkner Civic Precinct	Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road, Cloverdale	A	2	The collection of buildings and structures within the parkland setting are of significance to the City of Belmont but are not considered to be of exceptional, and therefore State significance.
Ascot Hotel (fmr)	1-13 Epsom Avenue, Ascot	A	2	The later additions and alterations particularly in the latest program of works have diminished the aesthetic values of the place. The Heritage Council have assessed the place and determined it below the threshold for inclusion on the State Register.
Bell Residence (fmr)	254 Fulham Street, Cloverdale	A	2	The residence is of significance to the City of Belmont for historic, social and aesthetic values, however, is not considered to be of State significance.

Name of Place	Address	Previous Level of significance	New Category	Comments
Flame Trees	Hawksburn Road, Rivervale	A	3	The trees have landmark and historic value however they are not of state significance. There has also been some loss of trees over time which has impacted the value.
St Anne's Church Complex	13 Hehir Street, Belmont	A	2	The place is celebrated by the community for its aesthetic, social and historic values but is not of State significance.
Tomato Lake Park	Oats Street, Kewdale	A	2	The park has cultural heritage significance to Belmont but is not considered to be of State significance.
Residence, 48 Riversdale Road - site	48 Riversdale Road, Rivervale	C	4	The residence has been demolished since the 2016 Inventory; therefore the category has been changed to reflect its status as a site.
Blacklock Residence (fmr)	11 Thompson Street, Ascot	B	3	The association with the Blacklock family is marginal therefore the places value is limited to being an example of a home from this period.

Thematic framework

The Thematic Framework identifies themes and story lines in Belmont's history to present. It allows the value of individual places to be viewed in relation to broader themes within Belmont History

Thematic Framework	Pre 1829	1829-1840	1840-1900	1900-1919	1919-1950	1950-Present
1. Demographic Settlement & Mobility Why people settled & why they moved away. **Sub-themes** Immigration Land allocation & subdivision Depression & boom	Beeloo group of the Whadjuk Noongar people traditional custodians of the land. Known camping areas associated with the Derbarl Yerrigan (swan river)	Exploration. Arrival of the first settlers. Allocation of the land grants.	Early development of the District. Establishment of a convict camp. Arrival of prospectors from Kalgoorlie. Arrival of the convicts.		Arrival of European migrants. Further growth of the area. Great employment opportunities.	Improved amenities for the residents.
2. Transport & Communication How people & goods moved, how people communicated & exchanged information. **Sub-themes** River transport Rail transport Road transport Mail services	Noongar transport was largely pedestrian following known routes that ran along the southern banks of Derbarl Yerrigan	River transport. Small track along the bank of the River.	Improved transport and communication. Development of a new road system. Construction of railway bridges over the River. Formation of the Road Board.		Construction of footpath along Guildford Road. Gradual development of the Perth Airport. Guildford Road renamed to Great Eastern Highway.	Improved conditions of bituminised roads, footpaths Construction of Redcliffe Station

Thematic Framework	Pre 1829	1829-1840	1840-1900	1900-1919	1919-1950	1950-Present
3. Occupations What people did for sustenance, paid & unpaid labour. **Sub-themes** Rural industries, dairying, market gardens	The Noongar people practice a hunter-gatherer lifestyle. Some trade between aboriginal groups.	Farming.	Rural pursuits. Development of the racing industry. Commencement of postal services. Establishment of brickworks and potteries.	Rural pursuits: piggeries, poultry farms.	First signs of industrialisation. Beginning of Belmont Industrial Area. Major programme of new home construction	Establishment of the Kewdale Industrial Estate. Housing construction.
4. Social & Civic Activities What people did together as a community, the issues that divided them, the structures they created to serve civic needs. **Sub-themes** Community services & utilities Cultural activities.	Noongar knowledge of land, culture and tradition passed on through mentoring, storytelling, music, dance, sing and initiation rituals	No facilities. Interaction with neighbours.	Hotels: Sandringham Hotel and the Ascot Inn.	Close knit rural community. Residents depended on churches for social functions	Several halls constructed: Redcliffe Hall, Riversdale Hall, the Board's main hall.	Development of recreational facilities, parks and reserves. New bowling green and tennis court completed.
5. Outside Influences Events, decisions or changes which affected the community. **Sub-themes** State / Federal government policies. Depression & boom.		Swan River Colony settled in 1829.	Development of the State. Self-government granted. Gold rush period at Kalgoorlie.		Depression of the late twenties.	Government nominated Welshpool area as a venue for heavy industry. New Local Government Act introduced.

Thematic Framework	Pre 1829	1829-1840	1840-1900	1900-1919	1919-1950	1950-Present
6. People People who left their mark on the history of the community. **Sub-themes** Early settlers Local heroes	• Munday the head of the Beeloo Group	Early pioneers: • M J Currie • J Drummond • The Hardey brothers. • Sir H.L. Brisbane.	• The Hardey brothers. • W H Strickland. • Sir H.L. Brisbane,	• P Faulkner • B Rowe • A Blomfield • R Philips • A Aitken.		

Historical overview

Aboriginal settlement (Pre-1829)

The Perth region is located on the traditional lands of the Whadjuk Noongar people. The area now known as the City of Belmont is part of an area held by a family group of Noongar People known as the Beeloo.

In 1829 the family was headed by Munday who became very well known among the white colonists. He is commemorated locally through the naming of Munday Swamp, an ancient turtle-fishing ground at the edge for the Perth Airport.

Derbarl Yerrigan, now known as the Swan River, was a vital food source and is a place of cultural significance for Noongar people. The Swan and Canning Rivers were created by the Waugal when it meandered over the land of the south-west, making curves and contours of the hills and gullies. It is believed that the Waugal shed its sunburnt skin near Ascot which formed the beds of scale like shells which were abundant along the river channel. The Swan River is one of 10 sites registered under the *Aboriginal Heritage Act 1972*.

1829 to 1840

Major themes for this period:

- Exploration
- Arrival of the first settlers
- Allocation of the land grants.

By 1830 (12 months after the arrival of the 'Parmelia') nearly all the river frontage from Perth to Guildford had been divided into grants.

Despite grants being allocated, growth of the area was very slow. Sandy soils and swamps were characteristic features of the area. Most of the farms were small, consisting mainly of a house and half a dozen acres under cultivation.

Commander M.J. Currie and James Drummond were the first landholders in the Belmont area. Currie's property was called "Red Cliff" after the red cliffs along the River which later became the source of material for a brick works.

In 1830, the Hardey brothers Joseph and John arrived aboard the 'Tranby'. John Hardey and his son Robert Davey were destined to own practically the entire Belmont area. John Hardey called his new property on the Swan 'Grove Farm'.

In the early days of the new colony, the river was the main method of transportation. A small track probably existed along the bank of the river for the convenience of the farmers, however, the river still had to be crossed at the flats. Most farmers had to rely on boats and ferries.

By 1837 the Hardeys' were pressing for a causeway to alleviate the problem of crossing the river. It was not until 1850's, however, that the development of the new road system in the colony occurred.

1840 to 1900

Major themes for this period:

- Early development of the district.
- The arrival of the convicts.
- Improved transport and communication.
- The formation of the Road Board.
- Rural pursuits.
- Development of the racing industry.
- Commencement of postal services.

By 1843 a causeway across the flats was completed. Communications were also enhanced by the construction of a bridge across the Helena River, making the track through Belmont the main one to the ranges.

After the opening of the causeway, a mail run commenced. Initially it ran to Guildford three times a week. By 1845 the service had become a daily run.

By 1850s Western Australia had become a convict colony. A convict camp was established at Depot Hill, Redcliffe. The men sent there built the roads.

In 1848 a race meeting was held alongside the Swan River. Soon afterwards a site was selected for a permanent course (Ascot Racecourse). In 1852, the West Australian Turf Club was formed.

The development of the racing industry had a profound effect on the area. Around 1870, Mr W H Strickland became Chairman of the Club. His appointment heralded important changes in the industry brought about by setting up of professional trainers and jockeys. The more professional approach to racing resulted in upgrading of the industry and around 1890 began to have an effect on the district.

This coincided with developments of the State around that time. It had self-government granted and gold was discovered. The search for gold brought people from the Eastern States and overseas. Racing became a popular pastime and meetings were held regularly.

Following the gold rush period at Kalgoorlie, many prospectors arrived in the area and the interest in racing grew.

With the fast-growing popularity of racing in the 1890s, the West Australian Government Railways decided to improve transport facilities to Ascot. In 1897 two railway bridges were constructed over the river and a station was built on the southern side of the racecourse.

Other types of recreational facilities that were constructed during this period were hotels, such as Sandringham Hotel and Ascot Inn.

The population of Perth was steadily increasing with people coming from the Goldfields. By the late 1800s, significant population increase resulted in an increased demand for housing.

Several brick works and potteries were established in Belmont and Redcliffe along the river where good supplies of clay were readily available. Also, several poultry farms, dairies and piggeries were established around that time to cater for demands of the growing population. The swamp areas featured Chinese market gardens.

In 1898 the Belmont Road Board was formed. The first decade of the Board (which changed its name to the Belmont Park Road board 1907) witnessed several attempts being made to resolve the problems of transportation and drainage. The Board lacked resources and as a result very little was achieved in the first decade or so.

1900 to 1919

Major themes for this period:

- Rural pursuits.

Whilst Belmont had plenty of undeveloped land, development was difficult due to many physical constraints of the locality. The area was low lying requiring a complex drainage system. The sandy soil and the presence of water made it ideal for rural pursuits. Piggeries became especially popular around that time with the principal pig farmers being Paddy Faulkner, Bert Rowe, Arthur Blomfield and Ron Phillips.

The area also featured several poultry farms, the best-known being Andy Aitken's farm.

Belmont had remained basically a rural area with a small close knit, virtually rural community. The lack of halls and transport meant that residents depended a great deal on the Churches for social functions.

From 1900 there had been just one form of public transport - the horse bus run by Mr Dunstan along the main Guildford Road.

Special attempts of the Board to introduce an efficient system of transport had failed.

1919 to 1950

Major themes for this period:

- Depression of the late twenties.
- First signs of industrialisation in the late thirties.

Until the late thirties there was very little development in the district. The late twenties found the entire State in the grip of a depression. Belmont experienced the quiet years. There was no money to invest, and unemployment was high.

The Belmont Board participated in a number of schemes designed to help overcome the unemployment, such as: construction of a footpath along Guildford Road; and renovating of the hall on the comer of Lapage Street.

In 1935 Guildford Road had its named changed to Great Eastern Highway.

The first signs of industrialisation came in the late thirties. The Board set aside a portion of the Central Ward east of the Highway between Hardey Road and Knutsford Avenue as a factory area. It marked the beginning of the Belmont Industrial Region.

The 1950s saw the gradual development of the Perth Airport. After the second World War, the State Housing Commission began a major programme of new homes construction and Rivervale and Belmont were two of the areas where many new homes were built. This resulted in a further growth of the area, an increase in population numbers and increased demand for primary and high schools.

Many European migrants moved into the area after the war. Between 1910 and 1950 several schools and churches were built. Despite an increase in the building activity, Belmont lacked good bitumen roads, footpaths and public amenities.

The small increase in industry resulted in more employment opportunities for the district and an increased demand for structures to serve the civic needs of the community.

Several halls ware constructed to be used for social functions and/or church services (Redcliffe Hall, Riversdale Hall, the Boards main hall on the comer of Lapage Street and Guildford Road).

1950 to present

Major themes for this period:

- Housing construction.
- Establishment of the Kewdale Industrial Estate.
- Development of recreational facilities.
- Construction of Redcliffe Station.

During the 1950s the Belmont Road Board provided improved amenities for the residents of the district, in terms of bituminised roads, footpaths etc.

In 1960 the Belmont Road Board changed its name to Shire of Belmont as a result of a new Local Government Act being introduced.

During the period of 1945-1954 many new houses were constructed in the District. It is estimated that 30% of the current housing stock dates back to that period. A large proportion of the housing stock was built by the State Housing Commission.

In the late fifties and sixties there was an upsurge in the construction of light industrial buildings.

In the early 1950s the State Government nominated the Welshpool area as a venue for heavy industry. This brought about proposals to construct a railway line to the area and as a result new marshalling yards were constructed in the Kewdale and Forrestfield areas.

The new industrial development surrounding the Forrestfield-Kewdale complex became known as the Kewdale Industrial Estate.

The industrialisation of the Belmont District had in tum meant a considerable increase in the activities of the Belmont Shire Council.

In 1964 new premises ware constructed on the original site alongside the hall on the corner of Lapage Street and Great Eastern Highway.

By 1979 Council offices moved to the site on the corner of Abernethy Road and Wright Street alongside a library, an aquatic centre erected in 1974 and major district shopping facilities.

The increase in housing in the late forties and early fifties resulted in an increased demand for recreational facilities. New bowling green and tennis courts ware completed on the Grove Farm Reserve in 1963.

Several other parks such as Miles Park, Selby Park and the reserve at Tomato Lake (Craig's Swamps) were developed about the same time.

In 2017 the State Government commenced construction on Redcliffe Station as part of the Metronet Forrestfield-Airport Rail Link. The Station opened in 2022.

Today the City of Belmont covers approximately 40 square kilometres and is bounded to the west by the Swan River, to the north-east by Perth International Airport, to the east by the standard gauge railway line, and to the south by the Kewdale Freight Terminal and the Town of Victoria Park.

The City of Belmont has a population of 42,257 people and contains a mixture of residential and commercial/industrial developments. The Swan River, its foreshore, adjacent parkland and Ascot Racecourse are major recreation features ‘within the City of Belmont.



Photo: Belmont Civic Centre Circa 1970s Source: Belmont Library

Heritage List - by street name

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
Faulkner Civic Precinct		Bounded by Wright Street, Abernethy Road & Robinson Avenue and Alexander Road	Belmont	2	No	Yes
Belmont War Memorial		Located within Faulkner Civic Precinct - Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road	Cloverdale	2	No	No
All Saints Anglican Church	300	Belgravia Street	Cloverdale	2	Yes	
Belmont Christian Fellowship Church (fmr)	324	Belmont Avenue	Cloverdale	2	No	No
Notre Dame Catholic Church	354	Daly Street	Cloverdale	2	Yes	-
Ascot Hotel (fmr)	1	Epsom Avenue	Ascot	2	No	Yes
Bell Residence (fmr)	254	Fulham Street	Cloverdale	2	No	Yes
Bristile Kilns (fmr)	80	Grandstand Road	Ascot	1	No	No
Ascot Racecourse	71	Grandstand Road	Ascot	1	No	No
Residential Stables Area		Grandstand Road, Gt Eastern Highway, Davis Street and Swan River	Ascot	2	No	No

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
Tampina	517	Great Eastern Highway	Redcliffe	1	No	No
Brisbane and Wunderlich Park Buildings	130	Great Eastern Highway	Belmont	2	No	No
Belmont Primary School	213	Great Eastern Highway	Belmont	2	No	No
St Anne's Church Complex	13	Hehir Street	Belmont	2	No	Yes
Kewdale Primary School	264	Kew Street	Kewdale	2	No	No
Stella Hay's House	314	Kew Street	Cloverdale	2	No	No
Wilson Park	128	Kooyong Rd, Rivervale.	Rivervale	2	Yes	-
Belmont Bunker (fmr)	91	Leake Street	Belmont	1	No	No
Tomato Lake Park	34	Oats Street	Kewdale	2	No	Yes
The Taylor Place	67	Riversdale Road	Rivervale	2	No	No
Residence, 35 St Kilda Rd	35	St Kilda Road	Rivervale	2	Yes	-
Peet Park	96	Sydenham Street	Kewdale	2	No	No
Hill 60	16	Tanunda Drive	Rivervale	1	No	No
Residence, 72 Toorak Rd	72	Toorak Road	Rivervale	1	No	No
Residence, 74 Toorak Rd	74	Toorak Road	Rivervale	1	No	No
Residence, 77 Toorak Rd	77	Toorak Road	Rivervale	1	No	No
Residence, 78 Toorak Rd	78	Toorak Road	Rivervale	1	No	No
Invercloy	4	Wedderburn Place	Ascot	1	No	No
Invercloy Park	11	Wedderburn Place	Ascot	1	No	Yes
Carlisle Primary School	1	Wright Street	Kewdale	2	Yes	-

Heritage Survey – by street name

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
State Housing Precinct		Area bound by Roberts Road, Orrong Road, Newey Street and Acton Avenue	Rivervale	4	No	No
Monier Tile Factory - site		Area bound Epsom Avenue, Klem Avenue, Courtland Crescent and Terelinck Crescent	Redcliffe	4	No	No
Residential Stables Area		Area bound by Grandstand Road, Great Eastern Highway, Davis Street and Swan River	Ascot	2	No	No
Faulkner Civic Precinct		Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road	Cloverdale	2	No	Yes
Belmont War Memorial		Located within Faulkner Civic Precinct - Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road	Cloverdale	2	No	No
Country Women's Association Memorial Fountain		Located within Faulkner Civic Precinct - Bound by Wright Street, Abernethy Road & Robinson Avenue & Alexander Road	Cloverdale	3	Yes	No
Machlin's Poultry Farm (fmr)	392	Acton Avenue	Kewdale	3	No	No
McKenzie Residence (fmr)	34	Alfred Street	Belmont	4	No	No
Swan Portland No. 1 Dredge		Balbuk Way, Swan River	Rivervale	3	No	Yes
Port Jackson Fig Tree	131	Belgravia Street	Belmont	4	No	No
Signal Hill Bushland	177	Belgravia Street	Belmont	3	No	Yes

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
All Saint's Belmont Anglican Church	300	Belgravia Street	Belgravia	2	Yes	-
Belmont Christian Fellowship Church (fmr)	324	Belmont Avenue	Cloverdale	2	No	No
Roberts Residence (fmr)	190	Belmont Avenue	Kewdale	3	No	No
Bellis House - site	193	Belmont Avenue	Cloverdale	4	No	Yes
Former Brearley Ave Road Reserve	1	Brearley Avenue	Redcliffe	3	Yes	-
Notre Dame Catholic Church	354	Daly Street	Cloverdale	2	Yes	-
Belmont Museum (fmr)	39	Elizabeth Street	Cloverdale	4	Yes	-
Ascot Hotel (fmr)	1	Epsom Avenue	Ascot	2	No	Yes
Redcliffe Primary School - site	130	Fauntleroy Avenue	Redcliffe	4	No	No
Moreton Bay Fig Tree, 85 Francisco Street	85	Francisco Street	Rivervale	4	Yes	-
Boden Residence - site	34	Frederick Street	Belmont	4	No	No
Bell Residence (fmr)	254	Fulham Street	Cloverdale	2	No	Yes
Lee Steere House	70	Grandstand Road	Ascot	4	Yes	-
Ascot Racecourse and Grounds	71	Grandstand Road	Ascot	1	No	No
Bristile Kilns (fmr)	80	Grandstand Road	Ascot	1	No	No
Old well and store - site	2	Great Eastern Highway	Belmont	4	No	No
Congregational Church - site	11	Great Eastern Highway	Rivervale	4	No	No
Former cinema - site	33	Great Eastern Highway	Rivervale	4	No	No

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
Moreton Bay Fig - site	84	Great Eastern Highway	Belmont	4	No	No
Cellars of Sandringham Hotel - site	88	Great Eastern Highway	Rivervale	4	No	Yes
Brisbane and Wunderlich Park Buildings	130	Great Eastern Highway	Belmont	2	No	No
Wooden Paved Road Remnants - site	143	Great Eastern Highway	Rivervale	4	No	No
Courtland Pottery - site	203	Great Eastern Highway	Belmont	4	No	No
Belmont Primary School	213	Great Eastern Highway	Belmont	2	No	No
Rowlands Stockfeed Depot - site	214	Great Eastern Highway	Ascot	4	No	No
Bennett Residence - site	218	Great Eastern Highway	Ascot	4	No	No
Corlett's Bakery - site	223	Great Eastern Highway	Belmont	4	No	No
Redcliffe Hall - site	357	Great Eastern Highway	Redcliffe	4	No	No
Tampina	517	Great Eastern Highway	Redcliffe	1	No	No
Flame Trees		Hawksburn Road	Rivervale	3	No	Yes
St Anne's Church Complex	13	Hehir Street	Belmont	2	No	Yes
Sekulla House (fmr)	16	Hutchison Street	Rivervale	3	No	No
Olejnik House (fmr)	20	Hutchison Street	Rivervale	3	No	No
Rivervale Homing Club Hall	21	Hutchison Street	Rivervale	3	No	No
Residence, 12 Kalgoorlie Street	12	Kalgoorlie Street	Ascot	3	Yes	-
Kewdale Primary School	264	Kew Street	Kewdale	2	No	No
Stella Hay's House	314	Kew Street	Cloverdale	2	No	No

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
Residence, 14 Kooyong Road	14	Kooyong Road	Rivervale	3	Yes	-
Residence, 16 Kooyong Road	16	Kooyong Road	Rivervale	3	Yes	-
Residence, 18 Kooyong Road	18	Kooyong Road	Rivervale	3	Yes	-
Kooyong Road Shops	112	Kooyong Road	Rivervale	3	Yes	-
Wilson Park	128	Kooyong Road	Rivervale	2	Yes	-
Belmont RSL Sub Branch Clubrooms and Memorial	22	Leake Street	Ascot	3	Yes	-
Harrison Residence - site	56	Leake Street	Ascot	4	No	No
Belmont Bunker (fmr)	91	Leake Street	Belmont	1	No	No
Rail Line - site		Matheson Road	Ascot	4	No	No
Ascot Water Playground - site	97	Matheson Road	Ascot	4	No	No
Connaughton Residence (fmr)	15	Moreing Street	Ascot	3	No	No
Tomato Lake Park		Oats Street	Kewdale	2	No	Yes
Lavery Residence - site	142	President Street	Kewdale	4	No	No
O'Leary Residence - site	185	President Street	Kewdale	4	No	No
Residence, 48 Riversdale Road - site	48	Riversdale Road	Rivervale	4	No	Yes
Cracknell Park	52	Riversdale Road	Rivervale	3	No	Yes
Shortland-Jones Residence - site	60	Riversdale Road	Rivervale	4	No	No

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
The Taylor Place	67	Riversdale Road	Rivervale	2	No	No
Moreton Bay Fig Tree, Rowe Street	1	Rowe Street	Rivervale	4	Yes	-
Kelly Residence - site	10	Ruan Place	Kewdale	4	No	No
Wilson House (fmr)	15	Salisbury Road	Rivervale	3	Yes	-
Residence, 35 St Kilda Road	35	St Kilda Road	Rivervale	2	Yes	-
Belmont Trust Land	160	Stoneham Road, Great Eastern Highway	Ascot	4	Yes	-
Grove Farm - site	160	Stoneham Street	Ascot	4	No	No
Rivervale Primary School - Site	16	Surrey Road	Rivervale	4	No	No
Residence, 63 Sydenham Street - site	63	Sydenham Street	Rivervale	4	No	No
Peet Park	96	Sydenham Street	Kewdale	2	No	No
Bilya Kard Boodja Lookout	4	Tanunda Drive	Rivervale	4	No	No
Hill 60	16	Tanunda Drive	Rivervale	1	No	No
Blacklock Residence (fmr)	11	Thompson Street	Ascot	3	No	Yes
Sugar's Brickworks - site		Beneath Tonkin Highway/Redcliffe Bridge	Redcliffe, Ascot	4	No	No
Residence, 72 Toorak Road	72	Toorak Road	Rivervale	1	No	No
Residence, 74 Toorak Road	74	Toorak Road	Rivervale	1	No	No
Residence, 76 Toorak Road - site	76	Toorak Road	Rivervale	4	No	No
Residence, 77 Toorak Road	77	Toorak Road	Rivervale	1	No	No

Name of Place	Street number	Street Name	Suburb	Management Category	New Nomination	Did the category change
Residence, 78 Toorak Road	78	Toorak Road	Rivervale	1	No	No
Residence, 4 Wallace Street	4	Wallace Street	Belmont	3	No	No
Residence, 26 Wallace Road	26	Wallace Street	Belmont	3	No	No
Residence, 30 Wallace Street - Site	30	Wallace Street	Belmont	4	No	No
Invercloy	4	Wedderburn Place	Ascot	1	No	No
Invercloy Park	11	Wedderburn Place	Ascot	1	No	Yes
Carlisle Primary School	1	Wright Street	Kewdale	2	Yes	-
Boucher Residence (fmr)	57	Wright Street	Kewdale	3	No	No

State Housing Precinct, Rivervale

Cat 4



PLACE NAME	State Housing Precinct
HCWA PLACE NO:	16862
ADDRESS:	Area bound by Roberts Road, Acton Avenue, Newey Street and Orrong Road Rivervale 6103
LOCATION DESCRIPTION:	As above.
OTHER NAMES:	State Housing Commission Precinct
PLACE TYPE:	Precinct
CERTIFICATE OF TITLE	Various
OWNER:	Government and private owners
GIS COORDINATES:	N/A
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	COMMERCIAL

	PARK/RESERVE:
PRESENT USE:	RESIDENTIAL
CONSTRUCTION MATERIALS:	Wall: Brick, Weatherboard, fibrous panelling Roof: Concrete tile, Terracotta tile, corrugated metal sheeting.
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1940s-1950s
DEMOLISHED:	Some properties have been demolished in recent decades
HISTORIC THEMES:	Demographic settlement and mobility: 108 Government Policy
VALUES AND STATEMENT OF SIGNIFICANCE:	• The precinct has historic value as one of the first areas developed for public housing through governent policy. • The precinct has social and historic value for the membes of the community who resided in State housing, including new migrants and ex servicemen
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The precinct is bound by Orrong Road, Acton Avenue, Roberts Road and Newey Street. This portion of the suburb of Rivervale is a formal grid road layout that is fully developed, predominantly with single storey residences. From a comparison of the survey of the current aerial photograph to surveys from the 1950s there appears to be only a relatively small percentage of housing that date from the original development of the area located in the south west corner of the designated precinct. There are no significant clusters of houses to demonstrate cohesive streetscapes of the original development. This original housing which remain from the late 1940s development is typically single storey with pitched roofs with simple facades, generally centrally placed doors with windows on either side. Front entry porches are common. The material choices are varied with roofs or tile and corrugated iron, and walls of brick, rendered brick or fibre cement sheeting. The housing blocks are of a uniform size and shape and typically 706m^2 or 0.17 of an acre. The houses have uniform setbacks and large back yards, with carports typically later additions. Many have well established gardens with mature trees.
HISTORY	From 1912, the State Government Workers' Homes Board, provided finance schemes to assist low-income workers into home ownership. Depression condition in the 1930s led to the formation of the McNess Housing Trust to provide homes for the very poor. By the 1940s, Australia was desperately short of housing and as a result, the Commonwealth intervened with funding for government rental housing, the beginning of 'public housing' particularly for Returned Servicesmen. The State Housing Commission (SHC) replaced the Workers' Homes Board in 1946 under the State Housing Act. The Act enabled the resumption of land for government housing and one large parcel was secured in the future suburb of Rivervale (listed as Belmont in early Workers Home Board/State Housing Commission statistics). Large numbers of houses were subsequently constructed in the post-war decade, including whole new suburbs of government housing which included a mix of rental and purchse-scheme homes. These

	government housing estates continued to be constructed through to the early 1980s. Government housing began as free-standing family homes. In the post-war years, duplexes and then small groups of flats emerged, as the client base was expanded to include smaller family units and aged persons. From the late 1950s, the rate of medium-density government housing increased and by the late 1960s a small amount of high density housing had even been constructed. Development at Rivervale began in 1945-46 following seven other schemes in metropolitan Perth. The first Rivervale SHC subdivision was bounded by Chamberlain Road (now Macey Close and Chamberlain Road), Acton Avenue, Roberts Road and Orrong Road. By April 1950, the Rivervale housing project was nearing completion with houses completed on Acton Avenue, and St Kilda, Toorak, Fitzroy, Kooyong, Armadale, Norwood, Surrey, Orrong and Gladstone Roads. The houses in this area were all of weatherboard, asbestos and tile, to designs by the Department of Housing. Although the houses were similar in design and scale the exteriors were given some variety in detail and painted according to a range of colour schemes to add to streetscape interest. This subdivision was soon followed by adjacent developments. The northern portion of this precinct bound by Acton Avenue, Newey Street, Orrong Road and Chamberlain Macey Roads must have followed soon after the initial Rivervale development as a 1953 aerial photography shows this section almost fully developed. It can be seen in this aerial photograph that the lots of this later subdivision, closer to Great Eastern Highway are smaller than the first Rivervale subdivision. Initially there were limited facilities and services with no primary school or shops. By the early 1960s, the majority of the area was developed. In recent decades the area has been in transition with many of the State Housing Commission homes demolished and new larger homes or unit developments constructed. A brief survey of the area using aerial photographs indicates that this later subdivision with the smaller lots is where the majority of the original housing remains.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. *A Thematic History of Government Housing in Western Australia*, Prepared for the Deparment of Housing, Final Report - November 2014, Clare Menck Historian.
INTEGRITY / AUTHENTICITY	Integrity: Low Authenticity: Low
CONDITION:	Individual houses from the original development have a range of conditions.
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 26 Nov 2013 (City of Belmont)
RELATED LISTINGS	Kooyong Road Shops
ADDITIONAL IMAGES	



1953 Aerial photograph showing first Rivervale subdivision in red, later subdivision in green.



Sewerage Plans over precinct showing development c1950s

Monier Tile Factory (site), Redcliffe

Cat 4



Aerial photograph 1981showing the extent of the former factory and location of the current Monier Park. Courtesy Landgate

PLACE NAME	Monier Tile Factory (fmr) - site
HCWA PLACE NO:	11926
ADDRESS:	Area generally bound by Epsom Avenue, Klem Avernue, Courtland Crescent and Terelinck Crescent, Redcliffe, 6104
LOCATION DESCRIPTION:	As above.
OTHER NAMES:	Monier Park
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Local Government
GIS COORDINATES:	31.951450mS 115.951638mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Brickworks

OTHER USE:	RESIDENTIAL:
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1950s
DEMOLISHED:	1997 (factory)
HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site is associated with the former Monier Tile Factory which operated from this site from the 1950s to the 1990s. The company was well known in the district as a major employer and was a landmark.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former factory which occupied this site.
HISTORY	This small park is a remant of the land occupied by the former Monier Tile Factory. The site originally occupied a large triangular parcel of land bound by Klem Avenue, Epsom Avenue and a boundary that roughly aligns with the present day Grand Parade. The factory was used as the production plant for cement tiles from the 1950s to 1996. The original factory building was completed around 1950 with extensions and additions to the buildings carried out until the closure of the factory. In 1994, Belmont Council encouraged the Monier Company to relocate as the growth of residential subdivisions in the area was not compatible with the industry. The factory buildings were demolished in 1997 and the site subdivided for residential occupation. The central park within the subdivision was named in recognition of the former factory. McGuigan Circle which surrounds the park is named after former Belmont Park Roads Board Secretary Harry Lester McGuigan (c1907-1982) who held that position fron 1949 to 1954.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999. City of Belmont, City of Belmont Heritage Series, 2015.
INTEGRITY / AUTHENTICITY	Integrity: N/A

	Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES











Monier Factory, n.d. City of Belmont Local History Collection, image M0387.12



Monier Factory, n.d. City of Belmont Local History Collection, image M0387.09

Residential and Stables Area, Ascot

Cat 2



PLACE NAME	Residential and Stables Area
HCWA PLACE NO:	16779
ADDRESS:	Area bound by Great Eastern Highway, Hardey Road, Swan River and Tonkin Highway, Ascot, 6104
LOCATION DESCRIPTION:	As above.
OTHER NAMES:	Ascot Residential and Stables Precinct
PLACE TYPE:	Precinct
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.935328mS 115.931932mE
ORIGINAL USE:	COMMERCIAL: Other RESIDENTIAL: Other
OTHER USE:	N/A
PRESENT USE:	COMMERCIAL: Other RESIDENTIAL: Other
CONSTRUCTION MATERIALS:	Wall: Various Roof: Various
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1910-present
DEMOLISHED:	Some properties have been demolished in recent decades
HISTORIC THEMES:	Demographic settlement and mobility 104: Land allocation and subdivision

	Social and civic activities 405: Sport, recreation and entertainment Occupations 308: Commercial services and industries
VALUES AND STATEMENT OF SIGNIFICANCE:	• The precinct has value as a rare surviving example of a suburban area that has retained a significant number of actively-used stables integrated into the urban subdivisions • Evidence in the built environment of a long association with the horse racing industry and the Ascot Racecourse. • It has social value to the community for the ongoing provision of horse racing at the Ascot Racecourse. • It has social value for its association with the individuals and families who are significant in the history of the local area and / or the racing profession.
LEVEL OF SIGNIFICANCE	Some/moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The Residential and Stables area is adjacent to Ascot Racecourse and bound by Great Eastern Highway, Tonkin Highway, Hardey Road and the Swan River. The area is unique in the Perth Metropolitan area as it provides for compatible usage of land in close proximity to the Ascot Racecourse. The area is used for residential accommodation, and stabling and a range of ancillary functions for the horse racing industry. The Residential and Stables area has special characteristics including: • Residential and stable zoning that guides development in the area to provide for the keeping of horses and allows for land uses that support the racing industry. • Min lot size of 1000m to allow for the stabling of horses. • Road design and speeds allow for the safe movement of horses across the area. This precinct is characterised by residences and commercial stables of a range of size, style and construction materials. The presence of the racecourse, the resulting streetscape of large lots, evidence of stabling and associated use differentiates the precinct from other residential areas. Physical modifications which facilitate the horse racing industry also identify the precinct. These include the markings on the road for horses to be walked safely to the Ascot Racecourse, reduced traffic speeds and informal practices such as leaving bagged horse manure on the front verge for collection by passers by.
HISTORY	Organised horse racing began in the Belmont area with a temporary track at John Wall Hardey's Grove Farm in 1848. A few years later a permanent track was established at the current location of Ascot Racecourse and racing was placed under the guidance of a new organisation, the West Australian Turf Club. Horse racing gradually became more specialised and professional, attracting trainers and owners to the Belmont area. Belmont gained

	little from the population growth of the 1890s and the area remained largely rural until the post-war redevelopments of the 1950s. The subdivision and rezoning of the area was therefore slow to reduce the size and viability of stbles and training areas. In the 1940s, under Town Planning Scheme No. 4, the Belmont Roads Board restricted all training stables to the northern side of the (Great Eastern) Highway near Ascot and to Newburn (now within the suburb of Redcliffe). The significance of the area did not start to emerge until after the 1940s when the zoning of the land and exclusion of particular uses elsewhere shaped the area into the racing precinct it has become. Even into the 1960s, there were numberous trainers with lots of up to 8 acres. Development within this area is governed by the City's Local Planning Scheme No. 15 and the City of Belmont Consolidated Local Law 2020. The Local Law 2020 addresses the environmental health requirements for mixing the stabling of horses and associated uses with residential dwelling. The direct involvement with the horse racing industry has meant a high level of commitment and compliance to the 'rules'. In July 2022 there were 128 properties with licenced stables and 1,054 horse stalls.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Excellent
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Classified by the National Trust Adopted 20 Apr 2009 Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









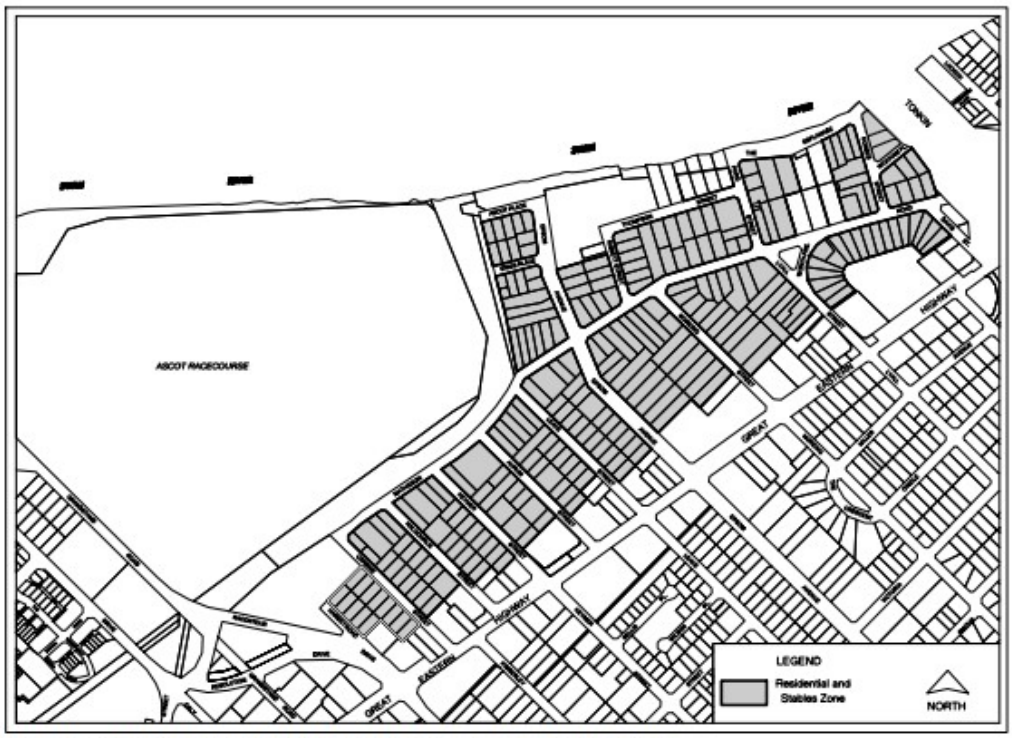








Aerial photo showing collections of large stabling establishments adjacent to the Ascot racecourse and racing related infrastructure including horse walkers (round structures) and swimming/exercise pool



Extract from City of Belmont Town Planning Scheme No. 14 Scheme Map

Faulkner Civic Precinct, Belmont

Cat 2



PLACE NAME	Faulkner Civic Precinct
HCWA PLACE NO:	16882
ADDRESS:	Bound by Wright Street, Abernethy Road,Robinson Avenue & Alexander Road, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 33, 9282, 51, 52, 9465, P1029, DP91052, P31398, D46757
OTHER NAMES:	Faulkner Park
PLACE TYPE:	Precinct or streetscape
CERTIFICATE OF TITLE	1267/161 LR3155/687 280/134 107/21 LR3155/688
OWNER:	Local Government
GIS COORDINATES:	31.961495mS 115.933324mE
ORIGINAL USE:	SOCIAL /RECREATIONAL: Sports building
OTHER USE:	EDUCATIONAL: Library

PRESENT USE:	GOVERNMENTAL: Office and Administration building
CONSTRUCTION MATERIALS:	Wall: Various Roof: Various
ARCHITECTURAL STYLE:	Various
CONSTRUCTION DATE:	1965 Park 1971 Library 1993 Belmont Oasis 1978 Administration 1979 CWA Fountain 2019 Belmont Hub
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and Civic Activities 404: Community services and utilities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place comprises a range of buildings and structures that demonstrate many stylistic forms and details unified through the mature gardens and waterways which include exotic and native species. • The place has historic value for its ongoing provision of essential services to the Belmont community since the late 1960s. • The name acknowledges the role of the Faulkner family who made a significant contribution to the community since the 1930s. • The place is valued by the Belmont community as the location of many facilities which are well patronised for the services they provide and the recreation facilities for the opportunity for the community to gather.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The Faulkner Civic Precinct comprises a number of buildings and elements that reflect the age and style of when each was constructed. The whole is unified by well maintained and mature public gardens and waterways that are accessed by pathways and roads.
HISTORY	This site has been developed by the City of Belmont and its predecessors since the second half of the 20th century. In the late 1960s, the site was roughly divided in two with the southern portion featuring a simple grassed sports ground and change rooms. The northern half was cleared but undeveloped. It is noticeable in the early aerial photographs that the location of the current lakes appear to be swampy or natural reservoirs of water. P.J. Faulkner Park was named on 25 January 1965 in recognition of P.J. "Paddy" Faulkner who served on the Road Board from 1935-41 and 1948-66. He lived on Great Eastern Highway and ran a pig farm in Belmont Avenue. Belmont became a Shire in 1961 and Road Board Chairman P.J. Faulkner became the district's first Shire President. Soon after in 1971 two key facitilites were opened to the public on this site, the library and the swimming pool.

	The library was named the Ruth Faulkner Library in honour of the first female Councillor in the district who served from 1968-1971. The Belmont Swimming Pool was named the Bart Clayden Aquatic Centre after Councillor Clayden. Councillor Clayton was on the Belmont Park Swimming Pool Project Committee and worked tirerlessly to make the pool a reality during his time as Councillor. The Aquatic Center was designed by architects Forbes and Fitzhardinge and opened on 13 November 1971 by the Premier Hon J.T. Tonkin. The pool and its facilities have undergone major alterations and additions c1993 to designs by architects Forbes and Fitzhardinge and the original form is largely obscured. During the 1970s the gardens over the site were established and developed with the lakes a key feature of the landscape. As part of the garden redevelopment the Belmont War Memorial was relocated from Great Eastern Highway in 1972 to its current location in the precinct. On 17 February 1979, the Belmont Administration Centre was opened by the Governor of Western Australia, Sir Wallace Kyle. As part of the ceremony, Belmont was declared a City. As part of the works in 1979, two fountains are situated in an ornamental lake. One of these is distinctive as a rockery waterfall. These were in installed as part of the State's 150th anniversary, as a joint project between the Belmont City Council and the Belmont-Rivervale and Cloverdale branches of the Country Women's Association (CWA). Both these branches are no longer operating and the water features continue as a reminder of the role of the CWA in Belmont. Other features of the precinct are the Skate Park on the north east corner built c2000 and the Volcano playground built in 2005. The most recent building in the precinct is the new Belmont Hub, a multi -functional building featuring a library over two levels, digital hub, Seniors Hub, state-of-the-art museum, a dedicated space for community service organisations and commercial tenancies. The new library has again honoured the contribution of Ruth Faulkner to the City of Belmont.Construction of this building required the demolition of the former change rooms located at the corner of Wright Street and Robinson Avenue.
ASSOCIATIONS:	Ruth Faulkner PJ "Paddy" Faulkner Forbes and Fitzhardinge, Architects Bollig Design Group, architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. City of Belmont website.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Excellent
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES









Belmont War Memorial, Belmont

Cat 2



PLACE NAME	Belmont War Memorial
HCWA PLACE NO:	15629
ADDRESS:	Located within Faulkner Park, Boundby Wright Street, Abernethy Road, Robinson Avenue & Alexander Road, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 9465, 53: D46757, P7804
OTHER NAMES:	Faulkner Park
PLACE TYPE:	Other Structure
CERTIFICATE OF TITLE	LR3155/688 1267/160
OWNER:	Local Government
GIS COORDINATES:	31.961486mS 115.932724mE
ORIGINAL USE:	MONUMENT: Other
PRESENT USE:	MONUMENT: Other
CONSTRUCTION MATERIALS:	Wall: Granite Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1923, relocated 1972

DEMOLISHED:	N/A
HISTORIC THEMES:	Outside Influences 501: World wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	• The War Memorial has aesthetic value as a simple well executed design reflecting the style and detail of the Inter War period. • The War Memorial has historic value for its association with the contribution and sacrifice of the individuals from Belmont who have been involved in any war or conflict outside Australia. • The War Memorial has historic value for its demonstration of the commitment of the community to gather and fund raise to establish a memorial. • It has social value as a place to gather and reflect on the impact of wars and conflict either as an organised event or as an informal occasion. • It is the location of the annual ANZAC Day service which is valued by the community since 1923.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
HISTORY	The Belmont War Memorial was erected in 1923 by the people of Belmont in honour of the 34 soldiers from the district who fell in the Great War. The memorial was unveiled by the Governor, Sir Francis Newdegate. Also present at the official unveiling, were Lady Newdegate, D. McLoughlin (president of the Belmont Road Board), Archbishop Riley, Gen. Sir Talbot Hobbs, Col. Pope. The memorial was originally erected in a triangular reserve opposite Belmont Primary School, at a cost of £552. General Hobbs noted that the people of Belmont had set an example to the more wealthy suburbs of Perth. He also regretted that the city did not yet possess a State Memorial (Kings Park memorial was not erected until 1929). After the Last Post had been sounded, a number of wreaths were placed on the memorial. In 1972, as a consequence of widening Great Eastern Highway, the memorial was relocated to the Faulkner Civic Precinct where is was placed within a circular paved area with flower beds of roses. In 2015, prior to the ANZAC Centerary the base and surrounds of the war memorial were upgraded with new rose gardens and improved disability access. The memorial was rededicated on 19 April 2015 and now acknowledges all who have been involved in wars and conflict. The Memorial continues to be the location for regular and well attended services and memorials.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont, Inventory 2016. Aerial photographs, 1953-2016, Landgate. Belmont War Memorial, Monument Australia, https://monumentaustralia.org.au/themes/conflict/multiple/display/60088-belmont-war-memorial The West Australian, 23 September 1923, p.5.

	Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999, pp. 215-216.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
PHYSICAL DESCRIPTION:	The memorial comprises a simple design of a slender granite obelisk mounted on three square plinths. This original (1923) structure is located on a raised circular platform within a rose garden with a flagpole on either side. Ramps provide access to the memorial The original inscriptions from 1923 honouring the men of Belmont who died during World War One were added in 2015 with a dedication to all those who have been involved in all wars and conflicts.
CONDITION:	Excellent
RELATED LISTINGS:	Belmont RSL Clubrooms and Memorial
HERITAGE LISTINGS:	Municipal Inventory Adopted 28 Feb 2012 (City of Belmont), Municipal Inventory Adopted 22 Nov 2016 (City of Belmont), Statewide War Memorial Survey Completed 01 May 1996

ADDITIONAL IMAGES









Country Women's Association (CWA) Memorial Fountain, Cloverdale

Cat 3



PLACE NAME	Country Women's Association (CWA) Memorial Fountain
HCWA PLACE NO:	
ADDRESS:	Located within Faulkner Park, Boundby Wright Street, Abernethy Road,Robinson Avenue & Alexander Roadd, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 52, DP31398
OTHER NAMES:	
PLACE TYPE:	Memorial
CERTIFICATE OF TITLE	107/21
OWNER:	Local Government
GIS COORDINATES:	31.960775mS 115.932439mE
ORIGINAL USE:	MONUMENT
OTHER USE:	
PRESENT USE:	MONUMENT
CONSTRUCTION MATERIALS:	Granite Rock
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1979
DEMOLISHED:	N/A

HISTORIC THEMES:	Social and civic activities 404: Community services and utilities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The memorial has historic value for its recognition of the contribution of the Country Women's Association to the establishment and development of the Belmont region in the mid-20th century. • The memorial has social value for its association with the Country Women's Association which provided a means of connection for many women in Belmont when it was a relatively remote settlement in the early and mid 20th century. • The memorial has aesthetic value for its expression of a style from the 1970s and its contribution to the overall aesthetic of the park which demonstrates a range of styles unified by mature gardens and waterways.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The memorial fountain is located on the edge of the eastern side of the smaller lake within Faulkner Park and visible from Progress Way. The fountain is formed of random rocks surmounted by one large boulder. The rocks are laid down to the edge of the lake to enable water to flow into the lake. Curved concrete kerbing surrounds the fountain and incorporates it into the kerbing of the lake. A small plaque is located on the curb near Progress Way denoting the date and purpose of the structure. It appears that the fountain has not operated for many years and it is not apparent where the source of water originates.
HISTORY	The park was developed by the City of Belmont beginning in the late 1960s, when the site was roughly divided in two with the southern portion featuring a simple grassed sports ground and change rooms. The northern half was cleared but undeveloped. During the 1970s the gardens across the site were established and developed with lakes a key feature of the landscape. As part of the garden redevelopment the Belmont War Memorial was relocated from Great Eastern Highway in 1972 to its current location in the precinct. On 17 February 1979, the Belmont Administration Centre was opened by the Governor of Western Australia, Sir Wallace Kyle. As part of the ceremony, Belmont was declared a City. As part of the works in 1979, a fountain was constructed alongside one of the lakes. The project was part of the State's 150th anniversary, as a joint project between the Belmont City Council and the Belmont-Rivervale and Cloverdale branches of the Country Women's Association (CWA). Both these branches are no longer functioning and the water feature remains as a reminder of the role of the CWA in Belmont. The Country Women's Association was a valuable support network for the settlers of the region in the mid 20th century as they provided an

	opportunity for women and the wider community to come together and share their experiences and knowledge.
ASSOCIATIONS:	Country Women's Association
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES













Machlin's Poultry Farm (fmr), Kewdale

Cat 3



PLACE NAME	Machlin's Poultry Farm (fmr)
HCWA PLACE NO:	24564
ADDRESS:	392 Acton Avenue, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 5, P11022
OTHER NAMES:	Machlin Residence (fmr) Hampton's Stud Farm The Hatchery
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1393/405
OWNER:	Private owners
GIS COORDINATES:	31.976144mS 115.938662mE
ORIGINAL USE:	FARMING /PASTORAL: Poultry Farm
OTHER USE:	RESIDENTIAL: Single Storey
PRESENT USE:	COMMERCIAL: Other

CONSTRUCTION MATERIALS:	Wall: Various Roof: Various
ARCHITECTURAL STYLE:	Former dwelling: Inter War Californian Bungalow
CONSTRUCTION DATE:	1930s, c1945
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 302: Rural industry and market gardening
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a demonstration of a simple Inter War Californian bungalow style residence with a complex of industrial buildings that have evolved over several decades. • The place has historic value for its ongoing association with the poultry industry which was significant to the development of the district. • The place has social value for its association with early poultry farmers, the Hamptons and Machlin who were leaders in the establishment of the poultry industry in Belmont. • This place has been an employer of many members of the Belmont community since the 1930s.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 3 Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Machlin's Poultry Farm is a group of modern functional brick and iron factory buildings, with an associated c.1940s brick and title residence.
HISTORY	A poultry farm was established c1934 by Abraham and Esther Machlin, originally from Palestine. The earliest reference found to a poultry farm near the location was a 1935 advertisement for 'Machlin's Poultry Farm', Acton Avenue, near South Belmont School (now called Kewdale Primary School) (West Australian, 22 October 1935). The Machlin property was originally 10 acres and had basic accommodation for the family of four children. Sons Amos and Max Machlin recall the building of the family home in the late 1930s. The family owned the property until 1947 and sought to sell it prior to that date. In 1945, Machlin's Poultry Farm was described as follows: *Total area 33 acres 10 roods, 26 perches…, with attractive modern brick residence, with 5 large rooms and sleepout, men's quarters, garages, workshop, plucking room, incubator rooms, feed house, storeroom, brooder houses and numerous fowl houses and runs, pump house, reticulation system, tanks, all necessary plant and machinery (including electric 15,000 egg incubator), approximately 2,300 laying fowls, 3,000 growers and 700 chicks, 1 mare and 1 cow in milk. The property includes swamp land with good dark soil and a plentiful permanent water supply and enabling the growing of ample green feed. This is a very well equipped poultry farm, supplying large quantities of eggs, day-old chicks and dressed poultry to customers of long standing.* Sunday Times, 28 October 1945

	It seems likely that Alf Hampton was operating the business prior to the transfer of purchased Machlin's Poultry Farm in 1945, as in 1946 he was advertising himself both as the owner of Machlin Poultry Farm and of Hampton's Stud Farm at the same address (Scott Street). Hampton became more interested in racing, together with his son Ken, winning the Ascot Handicap with Alabama in 1954 (West Australian, 27 January 1954). Eventually he required more space for this side of his business and he relocated to Byford. The poultry farm was then acquired by Max Machlin, son of Abraham Machlin, the original owner. The place continues to operate as a chicken hatchery with additions and alterations to the sheds on the major portion of the lot to accommodate new methods and standards. The residence appears to be used for that purpose although the commercial functions have encroached onto the former garden.
ASSOCIATIONS:	Abraham Machlin Max Machlin Amos Machlin Alf Hampton
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Transcript of interview with Amos and Max Machlin, 2020, interviewer Jan McCahon Marshall, City of Belmont Local History Collection.
INTEGRITY / AUTHENTICITY	Integrity: Residence - High Authenticity: Residence - High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 28 Feb 2012 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES







Machlin Family, c1933, Courtesy of City of Belmont Local History Collection, Oral History of Amos and Max Machlin.



McKenzie Residence (fmr), Belmont

Cat 4



PLACE NAME	McKenzie Residence (fmr)
HCWA PLACE NO:	25895
ADDRESS:	34 Alfred Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 6, P9099
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	127/136A
OWNER:	Private owners
GIS COORDINATES:	31.953911mS 115.931503mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Concrete Tile
ARCHITECTURAL STYLE:	Late 20th Century Perth Regional
CONSTRUCTION DATE:	c1969
DEMOLISHED:	N/A
HISTORIC THEMES:	People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has social value for its association with Fred McKenzie, a prominent Western Australian Labor politician.

LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	McKenzie Residence is a typical 1970s brick and tile single-storey double-fronted property, with part of the external wall, near the entrance, clad in stone veneer and a low-pitched roof.
HISTORY	McKenzie Residence is associated with Fred McKenzie, a prominent Western Australian Labor MLC. He trained as a plasterer and subsequently worked with the Midland Railway Company in regional Western Australia. Together with his wife and two children he moved to Belmont in 1969 when it is likely this house was built. The family lived in the area for the remainder of their lives. Fred Evan McKenzie (1933-2008) was first elected to the East Metropolitan Province in 1977. He remained in parliament for sixteen years, and was Labor whip for thirteen of those. He was well-known in the Belmont area for his community involvement and his assistance with local projects. The site is significant due to its association with Fred McKenzie.
ASSOCIATIONS:	Fred McKenzie
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

Swan Portland No. 1 Dredge, Rivervale

Cat 3



PLACE NAME	Swan Portland No. 1 Dredge
HCWA PLACE NO:	8647
ADDRESS:	Balbak Way, Rivervale Located in the Swan River, approximately 50m upstread from the Goodwood Parade boat ramp
LOCATION DESCRIPTION:	Lot 800, P31953
OTHER NAMES:	N/A
PLACE TYPE:	Other Structure
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31.953755mS 115.899697mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Dredge
OTHER USE:	N/A
PRESENT USE:	RUIN:
CONSTRUCTION MATERIALS:	Timber
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	1920s
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 305: Fishing and other maritime industry
VALUES AND STATEMENT OF SIGNIFICANCE:	• The structure has some aesthetic value as a decayed ruin on the foreshore which are evocative of the former industrial practices on the river. • The structure has historic value for its association with the first half of the 20th century when the river was used for transport for commercial practices. • The structure has historic value for its association with the Swan Portland Cement Company who were significant employers in the district. • The structure has historic value for its demonstration of past practices of dredging and the use of oyster shell for the production of lime. • The structure has value for the local community as evidence by the decision to erect as plaque at the site in 1996 in recognition of its significance to the history of the Belmont community.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The wooded remnants of this dredge are exposed in low tide revealing a timber framework in poor condition. The structure is located approximated 50 metres upstream from what was previously known as the Goodwood Parade boatramp and is now the Balbuk Way boatramp alongside the shoreline and a build up of sand has created access to the structure. A survey of the structure in 2004 by the Maritime Archaeology Association of Western Australia designated the dimensions of the structure as 19 metres by 7.2 metres with a draft of 1 metre.
HISTORY	The establishment of the West Australian Portland Cement Limited's factory in Rivervale in 1920 made a significant impact on the development of the Belmont District. The company's locally manufactured lime, although cheaper, was initially rejected by the local construction industry but the use of the locally found oyster shell dredged from the Swan River bed was welcomed as it produced a quality product. The company was a significant employer in the district although the environmental impact of its processes were suffered by all who lived nearby. The deposits of decayed oyster shell were found in abundance in the river bed although some areas, such as near the Ascot Racecourse, shell could be found to a depth of 32 feet. Between 1927 and 1956 over 3 million tons of shell was extracted from the river but this source of lime was ultimately unsustainable because of increasing costs. This structure is the remains of one of the dredges which mined the shell from the river bed and loaded barges for transport to the factory.

	Research by the Maritime Archeology Association of Western Australia has stated that this wreck was known as the Swan Portland No. 1 Dredge. A former worker at Swan Portland Cement Company, Charlie Klegg, described the process as follows: The dredge was built of timber and the drag line was powered by a coal burning steam engine. The method of holding these dredges in position was by using two 11/2 ton anchors off the bow with a 600′ line, two 11/2 ton anchors off either side and the fifth anchor weighing 2 ton, straight off the stern. After working an area, the crew would loosen off the side and stern anchors, while tightening the ones on the bow, thus, moving forward. These anchors came off the Lygnern when she sank off Fremantle Harbour in April 1936. The dredge was stripped of its boiler and machinery in 1956 and abandoned at this site. Since that time it has remained insitu and is gradually degrading. In recognition of the historical significance of the cement industry to the development of the region and the role of dredges in that industry, the Belmont Historical Society placed a commemorative plaque near the site in 1996. No evidence of this plaque was found in the 2021 site visit.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Swan Portland Dredge 1927-1956, Shipwrecks Western Australia website, http://www.shipwreckswa.com/swan-portland-dredge-1927-1956/ Swan Portland Dredge, Shipwrecks Database WA Museum https://www.museum.wa.gov.au/maritime-archaeology-db/wrecks/swan-portland-dredge Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999, pp. 235-236.
INTEGRITY / AUTHENTICITY	Integrity: Low Authenticity: Low
CONDITION:	Poor
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Registered Aboriginal Site 15916 (Burswood Island)* Registered Aboriginal Site 3536 (Swan River)* Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) *The provisions of the Aboriginal Heritage Act 1972 also apply

ADDITIONAL IMAGES

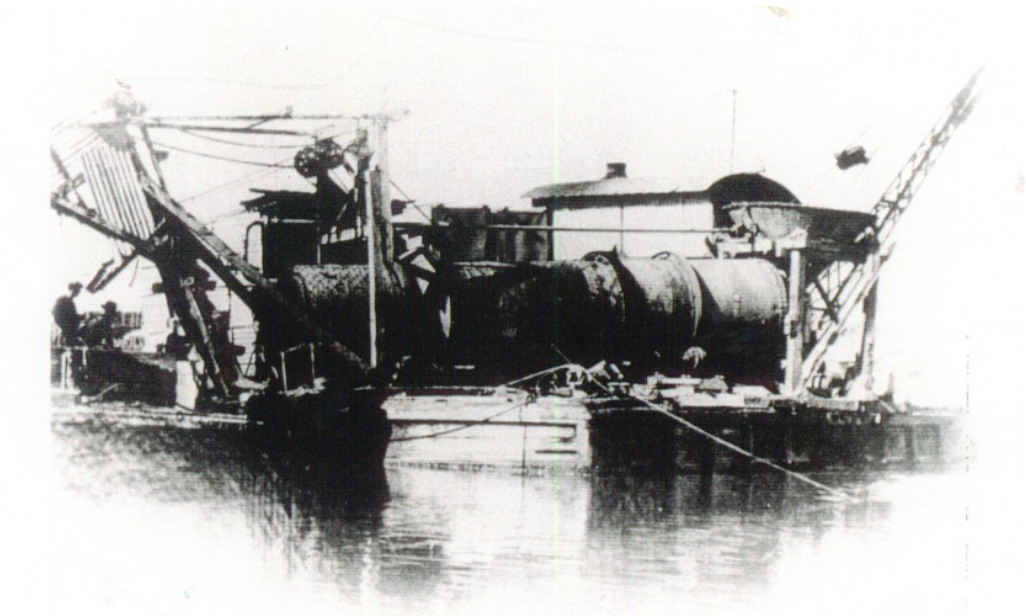












Port Jackson Fig Tree, Belmont

Cat 4



PLACE NAME	Port Jackson Fig Tree
HCWA PLACE NO:	8655
ADDRESS:	Alfred Park, 131 Belgravia Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 66, D53182
OTHER NAMES:	N/A
PLACE TYPE:	Tree
CERTIFICATE OF TITLE	1498/312
OWNER:	Local Government
GIS COORDINATES:	31.950799mS 115.931425mE
ORIGINAL USE:	N/A
OTHER USE:	N/A
PRESENT USE:	N/A: N/A
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	N/A

DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 404: Community services and utilities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The tree has aesthetic value asa large and impressive example of its species and is a landmark in the park and streetscape. • This tree is evidence of the former use of this area of Belmont for rural purposes. • The tree has been the centre of this suburban park from the 1970s and is valued by the community for its role in the provision of community services and facilities.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The large Port Jackson Fig Tree is located in Alfred Reserve. It is clearly visible from Belgravia Street and accessible to the public.
HISTORY	This tree was a mature tree in 1953 visible in an aerial photograph. It is not known who was the owner of this landholding when the tree was planted. The tree was adjacent to a horse race track and may have been planted to provide shade Fig trees were commonly planted in the early 20th century for their hardiness and quick growing habit. The tree was incorporated into Alfred Street Park in the late 1970s.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES









Signal Hill Bushland, Belmont

Cat 3



PLACE NAME	Signal Hill Bushland
HCWA PLACE NO:	4412
ADDRESS:	177Belgravia Street, Belmont
LOCATION DESCRIPTION:	Lot 96, P12793
OTHER NAMES:	N/A
PLACE TYPE:	Landscape
CERTIFICATE OF TITLE	1531/363
OWNER:	City of Belmont
GIS COORDINATES:	31.953343mS 115.935529mE
ORIGINAL USE:	VACANT/UNUSED:
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	N/A
DEMOLISHED:	N/A
HISTORIC THEMES:	Transport and communications 210: Telecommunications
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as an area of bushland within a suburban setting. • The place has historic value for its association with the provision of communications during World War Two. • The place has social value as demonstrated by the community who voted overwhelmingly for the creation of a bushland in the 1993. • The native species within this bushland may have potential to provide additions information about native fauna and flora.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Signal Hill Bushland covering 3.87 hectares is a small remnant of Banksia woodland in the City of Belmont. Pathways of compacted earth cross the park and entry and exit points control the access to the park.
HISTORY	1829 Signal Hill part of a 2000 acre selection (Swan Loc. 33) granted to Mr James Henty. Location 33 was transferred to Philip Dod a few months later. 1831 Philip Dod exchanged loc 33 with John Hardey. John Hardey was a prominent Perth citizen and had tenure of Loc. 33 for most of the next 50 years, living at his property Grove Farm. By the mid 1870s the Hardey family owned most of what is now the City of Belmont. In 1912, a portion of Loc. 33 was purchased by Town Properties of WA and in the following year Town Properties of WA made a gift to the Belmont Park Road Board of lots 324 and 325 in Loc 33, so that the gifted land could be used for recreational purposes. The Road Board purchased the other two lots (lots 313 and 314) for £92. The latter two lots took up most of the present day signal hill site. In 1939/40. the Commonwealth Government resumed a 17 acre reserve bounded by Alexander Road and Belgravia, Daly and Esther Streets from the Belmont Road Board as part of a future communications network. Radio towers were erected on this block, which has been known ever since as Signal Hill. The towers were used to communicate with aircraft and to guide Boomerang and Wirraway aircraft into Guildford Airport. In 1946, the Commonwealth acquired Signal Hill from the Belmont Park Roads Board for the Air Force and in 1948 the Army took over Signal Hill from the Air Force. By 1974, Signal Hill was surplus to requirements and the Army disposed of the site to the Department of Administrative Services.

	In 1977, Signal Hill was sold to Rural and Industries Bank by the Commonwealth and in 1979 the Rural and Industries Bank sold Lot 96 (Signal Hill) to the City of Belmont. In 1992, the City of Belmont proposed to develop Signal Hill for housing but a referendum of Belmont citizens found 80% wanting Signal Hill retained as natural bushland. In 1994, the site was rezoned from Residential to Parks and Recreation and Signal Hill Bushland Management Plan was prepared. The site was designated a natural bush reserve and continues to be cared for by volunteers.
ASSOCIATIONS:	N/A
REFERENCES:	Friends of Signal Hill Bushland. City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









All Saint's Belmont Anglican Church, Cloverdale Cat 2



PLACE NAME	All Saint's Belmont Anglican Church
HCWA PLACE NO:	11490
ADDRESS:	300 Belgravia Street, Cloverdale 121 Arlunya Avenue, Cloverdale
LOCATION DESCRIPTION:	Lot 62, D42492
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	565/83A
OWNER:	Private owners
GIS COORDINATES:	31.960216mS 115.941188mE
ORIGINAL USE:	RELIGIOUS: Church
OTHER USE:	N/A
PRESENT USE:	RELIGION: Church
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	c1973
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities: 406 Religion
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has value for its simple demonstration of the form and design elements of the Late 20th Century International style.

	• The church has historic value for its association with the development of Belmont in the 1970s. • The church has historic value for its association with the ongoing commitment of the Anglican Church to the provision of services to all areas of the metropolitan area. • The church has social value for the members of the community who have attended the church since 1973 for spiritual and social events.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Although obscured from the street this brick and tile building can be seen to demonstrate design elements of the Late 20th Century International style. The square plan form is enclosed on all sides apart from the entrance corner that has been truncated with a glass curtin wall. Over the entry the roof cladding is corrugated metal sheeting which appears to have been a later addition. Painted brick walls the full height of the main structural walls, project from building to divide the surrounding lot. The lot features mature trees and at the rear of the lot is an ancillary building that is accessed from Arlunya Avenue.
HISTORY	This church was built in 1973 to serve the Anglican community of Belmont. The entry to the building originally had no roof cladding, just the rafters extending from the building. Aerial photographs indicate that this corner of the building had a mature tree sheltering the entrance which may have been the reason for this design choice. The tree was removed in the late 1980s and the roof structure clad in 2003. The church continues to thrive and serve the Belmont community.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Anglican Church Inventory All Saint's Belmont Anglican Church website
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	Anglican Church Inventory 31 Jul 1996

ADDITIONAL IMAGES

Belmont Christian Fellowship Church (fmr), Cloverdale

Cat 2



PLACE NAME	Belmont Christian Fellowship Church (fmr)
HCWA PLACE NO:	8638
ADDRESS:	324 Belmont Avenue, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 1, D013897
OTHER NAMES:	Perth Alliance Church
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1106/37
OWNER:	Private owners
GIS COORDINATES:	31.971069mS 115.939278mE
ORIGINAL USE:	RELIGIOUS: Church
OTHER USE:	N/A
PRESENT USE:	RELIGIOUS: Church
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International

CONSTRUCTION DATE:	1950; 1972; 1998; 2000
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and Civic Activities 406: Religion
VALUES AND STATEMENT OF SIGNIFICANCE:	• The church has value for its association with the development of the Belmont community in the period following World War Two. • The church has social value for its association with many members of the community who fundraised and built this church for their congregation. • The place has social and spiritual value for the many members of the community who have visited this place ince 1950. • This church is a simple demonstration of the Post War International style executed in brick and tile. • The church and associated buildings are a landmark in the streetscape.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A simple rectangular brick building of a symmetrical plan with a pitched tile roof. Regularly spaced buttresses are located on the long elevation and windows are located within the spaces created. Entrance to the church nave is through a small brick vestibule which is rendered and painted with a flat roof. Entrance to the vestibule is via double timber doors which are located on a concrete porch covered by a timber pergola which gives weather protection. Adjoining the church is a hall of similar design, materials and scale which differs from the church through the shallower pitched roof. Asphalt paving surrounds the two buildings which provides generous parking. Some planter boxes are located close to the two buildings. The buildings are well maintained and appear to be in good condition.
HISTORY	In c1927, when the area now known as Cloverdale was part of South Belmont, interested Christians of the then very scattered population decided to form a nondenominational Church group and Sunday School. Some of the pioneers of this work were Mr and Mrs Vose, Mr and Mrs Butler, Mr and Mrs Duncan, Mr N. Bell, Mr J. Howard, Mrs I. Blomfield, Mr A. Blomfield, Mrs Greenway and Mrs Dixon. Worship commenced with once a month evening meetings and visiting lay preachers from various denominations conducted the services. Buses and cars being scarce, most people attended by walking or bicycling the distance which was often up to two or three miles. In the early years of the Church's history, the main meetings, including one Sunday School, were held in the old wooden South Belmont Soldiers' Memorial Hall, on the corner of Wright Street and Belmont Avenue. The work grew to weekly meetings plus Sunday School classes being held at two venues and a midweek youth meeting called 'Band of Hope'. The second Sunday School classes were held in the then South Belmont Primary School. The entire congregation united for

	anniversaries, Sunday School picnics at the Zoo and fireworks displays which were held where the present Belmont Shopping Centre is now located. Every month at general meetings, when the accounts were paid, the congregation decided to which Missions the remaining moneys would be allocated. Eventually the Church became quite involved in Missions and assisted both overseas and Australian missionaries. A very close attachment was made to Mt. Margaret Mission near Leonora. The group was known as the South Belmont Mission Church. The present building on the corner of Belmont Avenue and Keane Street was erected entirely by the congregation in 1950 and the hall at the rear was added in 1972. In the early 1960's the conregation was incorporated in the People's Church of Perth under the direction of Pastor Phil Peterson. He oversaw the incorporation of the group as an self-supporting Independent Christian Group under the name 'Belmont Christian Fellowship'. Since that time the church has continued to serve as a church for the local community and is currently using the name 'Perth Christian Alliance'. The form and extent of the original church can still be determined despite some minor modifications in the detail on the main elevation.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES









Roberts Residence (fmr), Kewdale

Cat 3



PLACE NAME	Roberts Residence (fmr)
HCWA PLACE NO:	24576
ADDRESS:	190 Belmont Avenue, Kewdale, 6105y
LOCATION DESCRIPTION:	Lot 34, P1719
OTHER NAMES:	Residence, 190 Belmont Avenue
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1065/932
OWNER:	Private owners
GIS COORDINATES:	31.963700mS 115.930784mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Timber Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Inter war Californian Bungalow

CONSTRUCTION DATE:	c1923
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements People 602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a representative example of a modest timber residence built for tradesmen and small business holders during the Inter War years. • The place has historic value as its associated with the development of the region for farming in the Inter War years. • The place has social value for its association with Herbert Roberts who established one of the first dairys in the district. •
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This single storey timber framed residence with a colored zincalume roof has a simple symmetrical presentation. The central entrance is a single door without fanlight or side panels. The flanking windows are three-sectioned casement windows. The verandah is an extension of the roof form supported on simple timber posts. The original timber weatherboard cladding of the house has been replaced with a later product of a similar profile. The residence is enclosed within ametal fence of approximately 1800mm high, clad to half its height with corrugated sheeting which limits the view of the place from the street. The garden features some mature trees which may date from its original construction.
HISTORY	Herbert Henry Roberts (c.1880-1938) had worked in the Western Australia Goldfields in the 1890s, and arrived in Perth in 1912. He settled in South Belmont in the early 1920s, purchasing a block on the corner of Uranium Street and Belmont Avenue in 1922 to establish a dairy. This house was built c1923 but no detail of the builder has been found.. Roberts was one of the first farmers to install a milking machine after the installation of electricity in the late 1920s. Roberts resided in Belmont Avenue until his death in 1938. Aerial photographs indicate the house was extended to the rear in the 1980s, which was subsequently modified in 2015 to enable the construction of a new building in the rear of the lot. The original form and extent of the residence can still be readily determined.
ASSOCIATIONS:	Herbert Henry Roberts
REFERENCES:	City of Belmont (Heritage) Inventory 2016

	Aerial photographs, 1953-2016, Landgate. Wise's Post Office Directories 1894-1949 Australian Electoral Rolls, 1903-1980.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 28 Feb 2012 (City of Belmont)

ADDITIONAL IMAGES









Bellis House - site, Cloverdale

Cat 4



Former Bellis House on Belmont Avenue between Elizabeth and Ross Street, 1965.

PLACE NAME	Bellis House - site
HCWA PLACE NO:	24553
ADDRESS:	193 Belmont Avenue, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 482, DP407909
OTHER NAMES:	Residence, 193 Belmont Avenue
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	2917/14
OWNER:	Private owners
GIS COORDINATES:	31.963490mS 115.931236mE
ORIGINAL USE:	RESIDENTIAL: Single storey

OTHER USE:	N/A
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1944
DEMOLISHED:	2017
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has social value for its association with the Bellis family who were notable in the Western Australian horse training industry in the mid 20th century.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former residence.
HISTORY	In 1944, Harry and Edna Bellis turned to horse training, selling their poultry farm and buying several blocks of land in Belmont Avenue. A brick home was built on one of the front blocks, which they had purchased for £15, and the other blocks used as yards for horses. Stables were subsequently erected and the Bellis family went on to train many local winners. Their first winning horse was 'Gay Flower' in 1947. Appian was a successful horse from 1948, along with Manx Lea and Oranic. In 1951, Harry Bellis announced that he was retiring from training (West Australian, 28 May 1951). The large lot on which the house was located was gradually subdivided and the house was demolished in 2017.
ASSOCIATIONS:	Bellis family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 28 Feb 2012 (City of Belmont)

ADDITIONAL IMAGES



Bellis House, n.d. City of Belmont collection



2011 photograph City of Belmont LHS

Former Brearley Avenue Road Reserve, Redcliffe

Cat 3



PLACE NAME	Former Brearley Ave Road Reserve
HCWA PLACE NO:	N/A
ADDRESS:	Brearley Avenue, Redcliffe 6104
LOCATION DESCRIPTION:	Road Reserve
OTHER NAMES:	N/A
PLACE TYPE:	Reserve
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	N/A
ORIGINAL USE:	PARK/RESERVE: Road Reserve
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1960s
DEMOLISHED:	Road demolished c2018

HISTORIC THEMES:	Transport/Communications 203: Road Transport
VALUES AND STATEMENT OF SIGNIFICANCE:	• The reserve has aesthetic value as a landmark in the district for the many mature trees which contrast to the surrounding urban streetscape. • The trees have historic value as they are associated with the promotion of Perth as a tourist destination through the provision of the new airport and the beautification of the access to the airport. • The trees on the former alignment of Brearley Avenue are closely associated with travel to the original Perth airport and are therefore well known by many residents and visitors to Perth.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	An elongated grassed reserve which features linear planting of trees along the length of the reserve. All the trees appear to be eucalypts of various species. The reserve extends from Great Eastern Highway to the north, to the new Redcliffe Railway Station at the south. Running parallel to the reserve is a substantial drainage channel. The reserve is bisected by a dual lane road, First Avenue which joins sections of the suburb of Redcliffe. A portion of Brearley Avenue has been retained north of the reserve and alongside this road is a small playground and pedestrian pathways. Backing onto the reserve are a mix of residential and commercial properties.
HISTORY	In November 1962, Perth hosted the Empire Games and a number of facilities were built to facilitate the event. The Perth Airport was relocated to the current site in Redcliffe and the access road from Greatern Eastern Highway was constructed. It was named Brearley Avenue in honour of celebrated aviator Norman Brearley. The new airport provided the primary point of entry for the many visitors arriving in Western Australia for the games. An aerial photograph from 1961 indicates that prior to the construction of the road the path of the future Brearley Avenue was a tributory or low lying watercourse to the Swan River. The area was marked by more dense vegetation, possibly swamp and residential development occurred up to the boundary of the tributory. Its alignment formed a logical connection to the site of the new airport. The road which was created throughout 1961 and 1962 probably required significant fill to bring up the road level. It is noted that drainage channels have been present alongside Brearley Avenue since its construction. It is not clear whether the trees were planted by the opening of the Empire Games in November 1962, if so the trees would have been very small because by 1965, an aerial photograph shows the completed dual carriageway with equally spaced plantings in the central median strip. It is reasonable to assume the trees were part of a beautification process for this main entry to the city.

	In the 1970s trees were planted in the road reserve on the outer side of the road. Since planting, the trees have been a constant in the entry road to the airport and have been well maintained with only a loss of a few trees. The trees closest to the junction with Great Eastern Highway were the largest in 1970 and have continued to be the most successful plantings. In October 2018, the main entry to Brearley Avenue from Great Eastern Highway was closed as part of the major works associated with the construction of the Redcliffe Railway station on the railway line to the airport and Forrestfield. Trees present at the south east end of Brearley Avenue near the future station were removed. No evidence of the former road surface of Brearley Avenue remains and grass has been planted where the road was formerly located.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate. City of Belmont project update. 26 February 2020 https://connect.belmont.wa.gov.au/development-area-da6-implementation/news_feed/project-background-and-milestones
INTEGRITY / AUTHENTICITY	Integrity: Low Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES







Aerial photograph 1965, showing Brearley Ave as the Airport entrance. Courtesy Landgate



Aerial photograph 2009 showing the trees along Brearley Avenue. Courtesy Landgate

Notre Dame Catholic Church, Cloverdale

Cat 2



PLACE NAME	Notre Dame Catholic Church
HCWA PLACE NO:	13071
ADDRESS:	354 Wright Street, Cloverdale 6105
LOCATION DESCRIPTION:	Lot 100, DP67549
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2826/630
OWNER:	Private owners
GIS COORDINATES:	31.956749mS 115.941853mE
ORIGINAL USE:	RELIGION: Church
OTHER USE:	N/A
PRESENT USE:	RELIGION: Church
CONSTRUCTION MATERIALS:	Wall: Rendered Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International

CONSTRUCTION DATE:	1971
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 406: Religion
VALUES AND STATEMENT OF SIGNIFICANCE:	• The church has aesthetic value as a landmark for its unusual design on a prominent location making it will known in the district. • The church has aesthetic value as a rare and well executed example of the Late 20th century Ecclesiastical style in Perth that reflected a modification of traditional forms to in response to the changes in Catholic liturgy after the Second Vatican Council. • The church has historic value as it isassociated with the development of Cloverdale and population growth in the Belmont Catholic community in the 1960s. • The place has social value for the many members of the community who have attended the church for spiritual or social reasons since 1971.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Built in 1971 to design of George Mazak, the church displays design elements of the Late Twentieth Century Late Modern architectural style. The plan of the church is said to be based on a cross. The main body of the church is square with lower level projecting wings to each elevation. The main roof comprises four gables which meet at the centre of the structure supporting a slender pyramidal spire, clad with white marble chips. The roof is red tiled. The building has a brick plinth with the cement sheet cladding to the walls. Stained triangular glazed panels create a distinctive edge to all sections of the elevation. Patterned concrete block vents are built into the brick plinth. The presbytery is a 1950s single storey house of rendered brick and tile construction with asymmetric planform to the façade. The windows are of varying dimensions but are of similar design with a large fixed pane with adjacent small top hung windows.
HISTORY	The Cloverdale Parish was canonically established on 20 March 1960 by the Archdiocese of Perth. The decision to form a new Parish was a result of rapid postwar development in the Belmont district. Mass was first celebrated in the new Cloverdale Parish in the Scout Hall on Hardey Road, on 3 April 1960. This inaugural Mass was celebrated by Father Peter Kelly who was formally appointed Parish Priest of Cloverdale and Kewdale on 13 March 1960. The first project overseen by the parish was the construction a Church School and Presbytery. A large parcel of land bound by Daly, Wright and Oswell Street was secured and the first school building and Presbytery were completed in 1960. The School building was used as a Mass Centre during the 1960s whilst the parishioners regularly donated for the construction of a new church for the increasing congregation.

	In 1968, a Parish Meeting was held to discuss the design and size of the new church and Father Kelly presented slides of new churches in Ireland to inspire the parish. The proposed design was based on the Church of the Holy Spirit in Ballyroan, in the Parish of Rathfarnham, Dublin County. The design would have been influenced by the changes in liturgical practice which following the Second Vatican Council (1962-65). The Parish Council appointed Designer, George Mazak to prepare plans and specifications for the proposed Church. On 2 October 1969, Archbishop L. J. Goody gave approval to the construction of a Parish Church. A contract was negotiated with E. J. Russell and Sons on 24 September 1970 to build the Church. Work commenced in early October 1970 and was completed in March 1971. The Church of Notre Dame (known as Notre Dame Catholic Church) was blessed and opened by His Grace, Archbishop L. J. Goody on 16 May 1971. The plan of the Church is in the form of a cross, the two side wings contain weather screened entrances, storerooms, and confessionals. The west wing contains the sanctuary. Behind the sanctuary is a sacristy and facilities. The four main gables meet at the center, and support a spire clad with white marble chips. The white cross on top, 50 feet above ground, is illuminated at night by two powerful floodlights. The Church building is capable of seating 500 people. Since the completion of the church it has continued as a well maintained and well used facility with a large congregation. Other facilities have been built on the site including a new Parish Centre in 1997, and a new school in 2011.
ASSOCIATIONS:	George Mazak – architect E. J. Russell and Sons – builders Father Peter Kelly – First Parish Priest
REFERENCES:	Aerial photographs, 1953-2016, Landgate. Notre Dame Parish website https://www.ndparish.org.au/ Catholic Church Inventory of Heritage Places
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Very good
HERITAGE LISTINGS:	Catholic Church Inventory Adopted 01 Jul 1998

ADDITIONAL IMAGES













Wilson House (fmr), Rivervale

Cat 3



PLACE NAME	Wilson House (fmr)
HCWA PLACE NO:	N/A
ADDRESS:	15 Salisbury Road, Rivervale 6103
LOCATION DESCRIPTION:	Lot 1, D090701
OTHER NAMES:	Residence, 15 Salisbury Rd
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2081/131
OWNER:	Private owner
GIS COORDINATES:	31.954060mS 115.915413mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta Tile
ARCHITECTURAL STYLE:	Inter War Californian Bungalow
CONSTRUCTION DATE:	1936

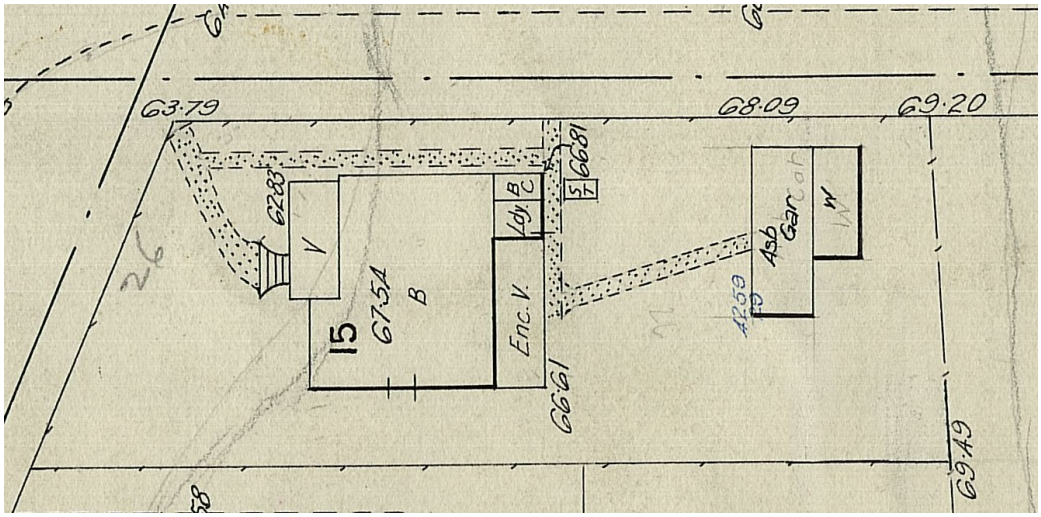
DEMOLISHED:	N/A
HISTORIC THEMES:	People 603: Local Heroes and battlers Demographic settlement and mobility: 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a good representative example of a well designed California Bungalow of the Inter-War era. • The place has historic value for its long term use as the family home of Francis Wilson who made a significant contribution to the City of Belmont as a Councillor, Chairman and President. • The place has social value for its contribution to the community sense of place.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Tuckpointed brick Californian bungalow with render and weatherboard detailing to the elevations and fibre cement sheeting to the gable features. The roof is clad with corrugated zincalume sheeting with tall brick chimneys. Asymmetric in plan form to the façade with a central entrance. One of the projecting bays is of brick construction with rendered bands. The leaded light window is a box bay supported on four decorative brackets. The other wing is an enclosed former verandah with the broad brick and render verandah piers still clearly visible together with the rendered balustrade. Weatherboard has been used to enclose the verandah to create additional internal space. There are three gable roofs, one large gable projecting above the two smaller front gables, each with timbered detailing. The side elevation is painted brick containing an original three section window with corrugated metal canopy.
HISTORY	This house was built in 1936 for Francis (Frank) David Wilson (c1910-1988) and his wife Ellen née Richards (1910-2007). The couple had married in 1931 and lived in Victoria Park and Frank designated his occupation as a labourer. From the available information this house was built in 1935 as the couple were living in the house. Frank Wilson later began a successful career as a bookmaker and between 1944 and 1968 served on the Belmont Road Board, subsequently the Shire of Belmont. He was councillor 1944-68, Road Board Chairman 1946-51, 1955-57 and Shire President 1967-68. In 1988, he was granted the honour of being the First Freeman of the City of Belmont. Frank and Ellen Wilson lived at this house for all their married lives until Frank's death in in 1988. A plan showing the outline of the building in 1939 for the purpose of planning water supply and drainage shows that at that time the house featured an enclosed verandah across the rear of the residence with a

	laundry and toilet. An asbestos garage was located in the back yard, accessed from Hampden Street. Aerial photographs indicate the lot was subidvided in the late 1990s to enable the construction of a new residence accessed from Hampden Street. The house was originally clad with terracotta tiles and reroofed with zincalume in 2006 and the rear elevation was modified in c2009. These alterations have not impeded the understanding of the original form and extent of the residence.
ASSOCIATIONS:	Frank Wilson - Local Government official
REFERENCES:	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Excellent
HERITAGE LISTINGS:	N/A
RELATED LISTING	Wilson Park

ADDITIONAL IMAGES







MWSS & DD Plan 1939, Courtesy SROWA

Belmont Museum (fmr), Cloverdale

Cat 4



PLACE NAME	Belmont Museum (fmr)
HCWA PLACE NO:	N/A
ADDRESS:	39 Elizabeth Street, Cloverdale 6105
LOCATION DESCRIPTION:	Lot 100, D89245
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2064/180
OWNER:	Local Government
GIS COORDINATES:	31.961966mS 115.932093mE
ORIGINAL USE:	EDUCATIONAL: Museum
OTHER USE:	N/A
PRESENT USE:	GOVERNMENTAL: Administration
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Late Twentieth-Century Australian Nostalgic
CONSTRUCTION DATE:	1988
DEMOLISHED:	N/A

HISTORIC THEMES:	Social and civic activities 407: Cultural activities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place is associated with the period in which the Belmont community began to celebrate and acknowledge its past through the collection and display of items relevant to the history of Belmont. • The place has value for its association with the former Belmont Historical Society founded in 1981 who were instrumental in the collection of items and documentation of the City of Belmont's history. • Since 1989, the place was regularly opened to the public and was visited by many school groups from the City of Belmont and the greater metropolitan area.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	1980s red brick building with colorbond roof and a verandah to all sides of the building and shallow pitched gables with timber lattice to the roof. Windows are aluminium framed with security bars. A rock near the main entrance has plaques acknowledging the contributions to the establishment of the museum.
HISTORY	This building was constructed in 1987/88 by the City of Belmont as a Bicenntennial Project and followed the formation of the Belmont Historical Society in 1981. There were close links between the City and the Historical Society with several individuals holding key roles in both organisations. The museum provided display and research space for a significant collection and was entirely managed by volunteers. The volunteers provided group tours and organised activities for school groups. In 2012 there was Memorandum of Understanding put in place with the City to start taking over the management and running of the Museum. The collection and the museum display was relocated to the Belmont Hub in late 2020. Since that time the former museum has been used for a range of community functions.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999, p. 389.
INTEGRITY / AUTHENTICITY	Integrity: Low Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A
RELATED LISTING	Faulkner Civic Precinct

ADDITIONAL IMAGES









Ascot Hotel (fmr), Ascot

Cat 2



PLACE NAME	Ascot Hotel (fmr)
HCWA PLACE NO:	8648
ADDRESS:	1 Epsom Avenue, Ascot, 6104
LOCATION DESCRIPTION:	Lot 1112, P74546
OTHER NAMES:	Hotel Ascot, Hotel Belmont Belmont Hotel Swan River Hotel Ascot Pub Ascot Inn
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2867/787
OWNER:	Private owners
GIS COORDINATES:	31.932600mS 115.931328mE
ORIGINAL USE:	COMMERCIAL: Hotel, Tavern or Inn
OTHER USE:	HEALTH: Hospital

PRESENT USE:	COMMERCIAL: Hotel, Tavern or Inn
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Federation Queen Anne
CONSTRUCTION DATE:	1897; 1950s; 1970s; 1980s; 2009-2012
DEMOLISHED:	N/A
HISTORIC THEMES:	People 602: Early Settlers Occupations 311: Hospitality industry and tourism Social and civic activities 404: Community services and utilities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place is a landmark on the Swan River and in this portion of Ascot. • The exterior of the upper level demonstates the form and some original details of the Federation Queen Anne style. • The place was built for Alexander Perceval Matheson, one of the most prominent gold boom period entrepreneurs, a strong advocate for the interests of the goldfields, Member of the Legislative Council for the North-East Province (1897), and Senator in the Commonwealth Government. • The place has value as it is associated with the development of the district in the late 19th century, in particular through its association with the horse racing industry at Ascot. • The place is highly valued by the racing fraternity, for whom it has been a favoured focus of social activity for more than 100 years.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The hotel presents as a large contemporary structure with the original two storey hotel the core of the facility. At ground level there is little evidence of the original building but the upper level shows the rendered brick structure with a tile roof. There may be elements from these earlier constructions visible internally.
HISTORY	On 18 April 1896, Alexander Perceval Matheson (b.1861, arr. 1894, later Sir Alexander Perceval Matheson, d. 1929), merchant, of Coolgardie, was registered as the sole proprietor of Swan Locations 30/31, 99 acres 20 perches in area, which he proceeded to sub-divide. Matheson had been attracted to Western Australia by the business opportunities of the Western Australian gold boom. Matheson had a belief that fresh air by the riverside or seaside was beneficial to the health for city dwellers and especially to those in need of rest and recuperation from the aridity of the Western Australian goldfields, or recovering from illness. In August 1896, tenders were 'invited for the erection of hotel, on the Ascot Estate', designed by Archer William Hoskings, A. R. I. B. A. Hoskings (born Sydney, New South Wales, 1868, died 1911). Hoskingswas one of a considerable

number of architects who arrived in Western Australia during the gold boom period.

In 1897, the brick hotel was constructed and comprised the customary facilities at the ground floor, with basement cellars, and substantial bedroom accommodation at the first floor. At the rear, there was a small courtyard, with the bar and storeroom at the left side, and the kitchens at the right. A timber staircase led from the ground level to the bedrooms at the first floor. In the above-mentioned yard, there was a large timber windmill, which later blew down in a storm and was subsequently dismantled. There was 'a huge spiral staircase, rumoured to have been taken from an old steamship.' This staircase is no longer extant, having been removed in c. 1961, when the place was extended and re-furbished.

In late July 1897, McBean, Bowker and Co. advertised to hotel-keepers 'ASCOT HOTEL'. 'This large and commodious Hotel, fitted up in latest modern style, will be complete in about three weeks' time, and will be Let.' The place was named Ascot Hotel, taking its name from the surrounding area and the nearby racecourse. In early September, they re-advertised 'ASCOT HOTEL - Favourite Summer Resort. Adjoins the New Railway to Perth Race Course, Swan River Frontage 260ft'. The hotel was leased to Gustave Adolph Smith, publican, of the Beaufort Arms Hotel, Beaufort Street, Perth, for five years from 1 October 1897. For the first year, as the hotel was being established, the rent was to be £6 6s 3d per week, then £7 6s 3d per week for the first six months of the second year, £8 6s 3d per week for the next six months, and thereafter £15 6s 3d per week for the remaining period of the lease. On 22 October 1897, Smith sub-let Ascot Hotel to Frederick Brockwell, who took up residence as the publican.

The opening of the Ascot Hotel coincided with the opening of the Perth Racecourse railway line which extended across the river by means of a railway bridge across the Swan River and provided direct access to the racecourse and hotel for visitors.

In January 1898, Lots 11 and 12 on Plan 1293 (part of the site of Ascot Inn from the mid 1970s) were transferred from Matheson to Maud Adeline Fisher, wife of Captain James Fisher, a retired sea captain (arr. Western Australia, 1895).

A new residence was built on portion of the site for the Fishers. This substantial residence was named 'Lodore' and it later became a maternity hospital before its destruction by fire in 1940. The landholding was incorporated into the Ascot Hotel parcel in the 1970s.

On 3 February 1898, both 1897 leases of Ascot Hotel were surrendered. No new lease was recorded on the Certificate of Title until 19 September 1899, when Matheson leased it to George Greenwell, of Ascot, for five years. Evidently the hotel's business had not built up to the degree anticipated in the initial lease, as the new lease was at a rental of £1 per week for the first year, £4 per week for the following six months, then £6 per week for the next six months, £10 per week in the third year, £16 per week in the fourth year, and £18 per week in the fifth year.

In the late 1890s, turf racing in Western Australia entered a new era, as horse racing 'boomed'. Ascot Hotel provided well-appointed accommodation for visitors associated with the horse racing at Perth Racecourse, and from its earliest period it was utilised in this way, by owners, trainers, jockeys, and race-goers.

A series of leaseholders and owners continued the operation of the place for the horse racing industry, with many jockeys living at the hotel during the Inter War years. In 1929, the place was transferred to the Denninup Pvale Pastoral Company.

	During World War Two the first floor accommodation was acquired for use by members of the Australian Air Force. The proximity of the hotel to the Maylands Aerodrome made it a convenient location. After the war the owners invested in new toilets and bathrooms to designs by architects W. George Pickering and later by Duncan, Stephen and Mercer. In 1958, architects Colin Rule and Associates prepared plans for major works to the building. These major alterations and additions were undertaken from 1958-1961 and although 'one fo the main objectives of the new additions was to retain the dignity of the building', considerable original detail was lost. The works included new refrigeration, new saloon and public bars, bottle department and new cellar cool rooms. It was noted that during construction artesian springs which flowed through the site hampered the works. Further works were undertaken in 1971, to designs prepared by architects Oldham Boas and Ednie-Brown. These included a new terrace and lounge and later in 1971, a TAB was built on the premises. A feature of the period was the growth in the provision for car parking. In the early 1970s, the place was transferred to new owners and they oversaw the development of the place as a function centre. Throughout the 1970s and 1980s, the place continued to be developed and extended with new features and the provision of a swimming pool and a jetty. It is understood the cellars were filled in at this time. These different programs of works, designed by architects Oldham Boas & Ednie-Brown and Bradley, Kelsall and Wu, largely enclosed the original building although the elevation facing Epsom Avenue did retain some original detail. By 1980, the cellars beneath the original hotel building had ceased to be used, and although several archways below ground level indicated their location, with rebuilding and filling they are no longer extant. Throughout the 1980s and 1990s, the place was transferred to several different owners and many plans prepared by architects Bradley, Kelsall and Wu were put forward for development of the property. Only a new entry foyer was completed in 1995 to designs by Fraser & Downsborough Desingers Pty Ltd. A development proposal in 1995 for 85 new serviced rooms and parking lead to considerable discussion in the community and the inclusion of the original hotel on the City of Belmont' Municipal Inventory. The development did not eventuate. In the early 2000s further development proposals were prepared and a subdivision plan was submitted for new residential dwellings and facilities on the property. This did not eventuate. From 2009 to 2013, the place underwent major alterations and additions which removed additions on the western elevation. New accomodation units were built on the site and the majority of the remainder of the site is now dedicated to car parking. The place continues to function as a commercial hotel and motel and continues to be closely associated with the racing industry.
ASSOCIATIONS:	Archer Hoskings, Architect Alexander Perceval Matheson, Owner George and Lily Hiscox, Owners James and Clara Shaw, Owners George Pickering, Architect Colin Rule, Architect Duncan, Stephen & Mercer, architects

	Francis, Ella, James and Norma Wright, Owner Walter and Norma Hannah, Owner Peter and Patricia Foreman, Owner Stuart Frederick Dyke, Owner John and Helen Phillips, Owners Oldham Boas & Ednie-Brown, Architects Bradley, Kelsall and Wu, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Assessment documentation P8648. State Heritage Office
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Low
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Statewide Hotel Survey Completed 01 Nov 1997 Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Film No. 3; Neg No. 20; Date February 1996



Aerial Photograph 1965, courtesy Landgate



Ascot Hotel (Fmr Belmont Hotel) taken 4 July 1920, Source: Belmont Library

Redcliffe Primary School - site, Redcliffe

Cat 4



Former Redcliffe Primary School, n.d. Courtesy City of Belmont Local History Collection, image M0187.01

PLACE NAME	Redcliffe Primary School - site
HCWA PLACE NO:	16842
ADDRESS:	130 Fauntleroy Avenue, Redcliffe, 6104 Previously 25 Henderson Avenue, Redcliffe
LOCATION DESCRIPTION:	Lot 365, P2555
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	2108/532
OWNER:	Private owners
GIS COORDINATES:	31.928970mS 115.954758mE
ORIGINAL USE:	EDUCATIONAL: Primary School
OTHER USE:	N/A
PRESENT USE:	COMMERCIAL: Administration
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1908

DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 402: Education and Science
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the provision of educational facilities to the growing community of Redcliffe in the early 20th century.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former school at this site.
HISTORY	The Redcliffe Primary School which was located on this site was built in 1908 as a response to the lobbying by parents to build a school in the rapidly growing area . The site was selected by the Education Department and a brick and tin school building and teacher's quarters were built by local contractors Ward Brothers for £850. The school was opened in September 1908 by the Minister for Education Frank Wilson and many local dignatories were present on the occasion. Within a few years the school was overcrowded and new buildings were constructed on the site. In the 1920s, the school included practical subjects such as the planting of a vegetable patch for all students to participate in. During the 1950s with the population boom experienced across many of Perth's outer metropolitan suburbs, Redcliffe School was overcrowded. A new school was built in Kanowna Avenueand opened in 1955. The former school buildings at this site appear to have been used for a variety of functions. An aerial photograph from 1965 shows a small aeroplane alongside the buildings so perhaps the buildings were used for an education purpose for aviation. The buildings were demolished c1990 and the new commercial premises built shortly thereafter.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999, pp. 153-154; 252
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES







View of former Redcliffe Primary School 1953 corner of Fauntleroy Avenue and Dunreath Drive

Moreton Bay Fig Tree, 85 Francisco Street, Rivervale

Cat 4



PLACE NAME	Moreton Bay Fig Tree, 85 Francisco Street
HCWA PLACE NO:	N/A
ADDRESS:	85 Francisco Street, Rivervale
LOCATION DESCRIPTION:	Road reserve adjacent to 85 Francisco Street, Rivervale.
OTHER NAMES:	N/A
PLACE TYPE:	Tree
CERTIFICATE OF TITLE	N/A
OWNER:	Local Government
GIS COORDINATES:	31.957355mS 115.919033mE
ORIGINAL USE:	PARK/RESERVE:
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1970s
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility: 107 Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The tree is a landmark in the streetscape as one of the few large mature trees in the public realm in the vicinity.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Mature example of a Moreton Bay Fig tree in a suburban environment. It is a substantial street tree which overhangs the road and creates a landmark in the streetscape not only for its size but also due to being the only example of its type in the immediate locality.
HISTORY	This mature tree is first evident in aerial photographs in 1977. It is located within the road reserve but does not appear to be part of a program of street tree planting undertaken by the City of Belmont as no other trees are evident in the street at that time.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES









Boden Residence - site, Belmont

Cat 4



2001 City of Belmont Local Heritage Inventory showing the former Boden Residence

PLACE NAME	Boden Residence - site
HCWA PLACE NO:	16854
ADDRESS:	34 Frederick Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 39, 1-7, D33605, SP44225
OTHER NAMES:	Residence, 34 Frederick Street - site
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.947870mS 115.932343mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c1925
DEMOLISHED:	2003
HISTORIC THEMES:	Occupations 302: Rural industry and market gardening Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has value for its association with the early development of the district by small farming business.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former residence.
HISTORY	This site which now includes seven separate residences was the location of a single family brick and tile home built in the 1930s. Information from the Electoral Rolls and Post Office Directories indicate that the occupants were James and Winifred Boden and the couple were first living at the site in 1926. This suggests the house was built c1925. James Boden was a poultry farmer and established a large hatchery on the lot to the north east of the residence. The hatchery was destroyed by fire in 1946 and at that time there were 400 chickens and 10000 eggs on the premises. The couple re-established the business but appeared to have moved away from the district by the early 1950s. The house was significantly damaged by fire in 2002 and demolished in 2003.
ASSOCIATIONS:	James and Winifred Boden
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Wise's Post Office Directories 1894-1949 Australian Electoral Rolls, 1903-1980. The Kalgoorlie Miner, 13 April 1946, p. 4.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES



Aerial photograph 1965 showing the former Boden residence, corner of Frederick and Daly Streets

Bell Residence (fmr), Cloverdale

Cat 2



PLACE NAME	Bell Residence (fmr)
HCWA PLACE NO:	6122
ADDRESS:	254 Fulham Street, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 95, D39865
OTHER NAMES:	Residence, 254 Fulham St, 6105
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1385/75
OWNER:	Private owners
GIS COORDINATES:	31.964001mS 115.938850mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Concrete Block Roof: Terracotta Tile
ARCHITECTURAL STYLE:	Calilfornian Bungalow

CONSTRUCTION DATE:	c1935
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 302: Rural industry and market gardening Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a large and rare example of the Californian Bungalow style executed in concrete block construction. • The place has historic value for its association with the establishment and development of the poultry industry in the Belmont district in the Inter War years. • The Oakland Poultry Farm on this site was a leader in the industry and the name has been used in an adjacent subdivision. • The place has historic value for its association with the Bell family who lived and worked at this place from the 1920s to the 1980s. • The place has social value for its demonstration of the size and scale of a family home which was originally more typically a farming homestead.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Brick and tile residence.
HISTORY	This substantial residence was built by Frederick William Bell (c1892-1948) and his wife Edna Hilda Bell (c1893-1936) c1935. The couple had established a poultry farm on a large parcel of land bound by Fulham, Fisher and Gabriel Streets and Abernethy Road. From the available information, Frederick and Edna Bell had been living and working in Kellerberrin before relocating to Belmont c1920 with their two children. Electoral Rolls record Frederick and Edna living in Belmont from at least 1921 and in the same year, George Bell was living in Fulham Street Belmont which suggests the property was a family investment at that time. In subsequent years it seems only Frederick and Edna were living on the property. By 1924, Frederick Bell had established his business as the 'Oakland Poultry Farm' and was advertising widely in local papers, particularly the 'Eastern Recorder' which was distributed in Kellerberrin. Information from a member of the Bell family cited in Maxine Laurie's book, states that the Bell family worked hard and were successful in establishing their business. In 1935, the introduction of the electric incubator had a significant effect on the poultry industry and the farm was able to increase stock numbers and increase profits. It is understood that it was at this time that the family home was built. Its scale and original outbuildings evident in aerial photographs from the mid 20th century demonstrate its function as a farm homestead. The use of concrete blocks in the construction of the house is interesting and perhaps reflects the sluggish economy of the early 1930s recovering from the Depression. Brick manufacturing was slow at this time and it was difficult to source bricks for private homes.

	In 1936, a tragic accident lead to the death of Edna Bell from a gun shot wound. Frederick and his son Norman continued to operate the farm although Norman did leave to serve with the AIF during World War Two. Norman Bell had a successful career in poultry farming particularly as he was a skilled chicken sexer. A technique that was introduced to Western Australia in c1936. Following Frederick's death in 1948, Norman and his wife Patricia continued the family farm together with his sister Elsie and her husband Alfred Yates. In the 1950s it seems Elsie and Alfred took over the property on their own and continue to live there until the 1980s. A subdivision plan for the land was approved in 1970 and from that time the lots have been slowly developed. The Bell family home remains on a lot larger than those adjacent but smaller than its original setting.
ASSOCIATIONS:	Bell family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999, pp.289-290. Wise's Post Office Directories 1894-1949 Australian Electoral Rolls, 1903-1980. Bryce Moore, 'From the Ground Up Bristile, Whittakers and Metro Brick in Western Australian History', UWA Press, 1987, p. 107.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont), Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES







Aerial photograph, 1965, courtesy Landgate

Lee Steere House, Ascot

Cat 4



PLACE NAME	Lee Steere House
HCWA PLACE NO:	N/A
ADDRESS:	70 Grandstand Road, Ascot 6104
LOCATION DESCRIPTION:	Lot 452, DP60339
OTHER NAMES:	WA Turf Club Head Office
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2723/355
OWNER:	Private owner
GIS COORDINATES:	31.938591mS 115.921184mE
ORIGINAL USE:	SOCIAL/RECREATIONAL: Administration Building
OTHER USE:	N/A
PRESENT USE:	SOCIAL/RECREATIONAL: Administration Building
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta Tile
ARCHITECTURAL STYLE:	Late Twentieth-Century Australian Nostalgic

CONSTRUCTION DATE:	1986
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 405: Sport, recreation and entertainment Occupations 311: Hospitality industry and tourism
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has social value for the members of the horse racing industry for its provision of services since the 1980s.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	1980s red brick and tile building constructed as part of the adjacent racing facilities. The building is located across the road from the grandstand gates to Ascot Racecourse. The building is not of any distinct architectural merit but is connected to the racing industry and built in the style of similar club houses from the era.
HISTORY	This building was constructed in the late 1980s to provide administration services for Perth Racing, formerly the Western Australian Turf Club. It was constructed on the site adjacent to the Ascot Kilns and previously there were buildings on that site related to that function. The site is well located for the adjacent Ascot Race Course and is not far from Belmont Park Racecourse. The new administration offices were named in recognition of the contribution of the Lee Steere family. Sir Ernest Augustus Lee-Steere (1866-1957) was Chairman of the Western Australian Turf Club from 1919 to 1940 and his son, Sir Ernest Henry Lee-Steere (1912-2011) was Chairman of the Western Australian Turf Club from 1963 to 1984. For seven years, Sir Ernest Henry Lee-Steere combined being Chairman of the Western Australian Turf Club with holding the equally prestigious office of the Lord Mayor of Perth and it was on his watch that the racing organisation re-laid the Belmont Park surface. The building continues to perform the functions for which it was built.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Very Good
HERITAGE LISTINGS:	N/A
RELATED LISTING	Ascot Racecourse

ADDITIONAL IMAGES









Ascot racecourse, Ascot

Cat 1



Image courtesy Ascot Racecourse

PLACE NAME	Ascot racecourse
HCWA PLACE NO:	6123
ADDRESS:	71 Grandstand Road, Ascot, 6104 Previously 13, 9 & 71 Grandstand Road, Ascot
LOCATION DESCRIPTION:	Lot 9002, P60342
OTHER NAMES:	Perth Racecourse
PLACE TYPE:	Other Structure – Racecourse
CERTIFICATE OF TITLE	2723/303
OWNER:	State Government
GIS COORDINATES:	31.937137mS 115.922270mE
ORIGINAL USE:	SOCIAL/RECREATIONAL: Grandstand Other Sports Building
OTHER USE:	Military Camp
PRESENT USE:	SOCIAL/RECREATIONAL: Grandstand Other Sports Building

CONSTRUCTION MATERIALS:	Wall: Brick Roof: Tile
ARCHITECTURAL STYLE:	Federation Free Style
CONSTRUCTION DATE:	1903, 1969-ongoing
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and Civic Activities 405: Sport, recreation and entertainment 311: Hospitality industry and tourism
VALUES AND STATEMENT OF SIGNIFICANCE:	Ascot Racecourse Complex, comprising the Racetrack, and the collection of Federation Free Style buildings constructed in 1903, namely the Grandstand, Gate Cottage, Totalisator building, Administration building, Members' Stand and Jockeys' Quarters, Shelter Shed, First Aid building and Mens' Toilets; and associated grounds, has cultural heritage significance for the following reasons: • the place demonstrates the popularity of horseracing in Western Australia, and the allocation of public funds by Government in order to provide facilities for this popular sport and maintain revenue generated by gambling; • the place has significance as a substantial collection of Federation Free style buildings which exhibit subtly varied repetition of similar motifs, asymmetrical planning and massing, and prominent skyline features in particular, the Totalisator and Administration buildings are distinctive and well resolved; • the place demonstrates the economic prosperity and population increase generated by the Gold Boom of the 1890s, which resulted in dramatically increased building activity; • the place is important in contributing to both the Belmont, and wider Perth community's sense of place, and is a landmark site that is highly valued by the people associated with the port of horseracing industry in Western Australia, and by the wider community, as a place of summer recreational activity and social interaction since the 1850s; • the place is significant for its associations with prominent figures in Western Australian life including early colonists such as John W. Hardey; explorer and politician, Alexander Forrest; and architect, J.W. Wright, M.L.C.; • the place is a rare example of a largely intact group of buildings, parts of a horse racing complex, that still relate to the original form and function of their surrounding spaces; • the continuous staging of the summer.race season at the place since the mid 19th century has allowed the ongoing demonstration of a distinctive way of life and customs associated with horse racing; and, • the place is significant in demonstrating the way that the presence of particular land features influences the uses to which land is put, and the way in which the programmatic requirements of horse racing and gambling activity shape building design and spatial planning.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places.

	The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Ascot Racecourse Complex comprises a racetrack and a collection of predominantly red brick and tile Federation Free Style buildings. The place includes the Racetrack (1853, 1876, 1982) part of the original Grandstand (1903, 1969), a Gate Cottage (c.1903, 1988), Totalisator building (1903, 1978), Administration building (1903, 1982), Members' Stand and Jockeys' Quarters (1903), Shelter Shed (1903, 1978), First Aid (c.1903) and Men's Toilets (c.1903, modifications undated). Other buildings and facilities within the complex include the ticket turnstile, the members' carpark, the Main Bar, the Totalisator control building, a child minding facility, new toilet block, three new undercover pavilions (including Ascot Pavilion), horse stalls and the Jockey's Weigh-In station and mounting pens. Ascot Racecourse Complex is located on riverfront land, directly south of the Swan River. Access is off the northern side of Grandstand Road, which runs in a northwest-southeast direction. Access to the Racecourse is via the main gate off Grandstand Road. The main gate is flanked by the Gate Cottage to the south, and the ticket turnstile (constructed in 1992) to the north, and comprises a steel gate and high brick fence with piers. An avenue of mature plane trees (Platanus acerifolia) lines the bituminized roadway that leads from the gate and connects to the main group of buildings further east. Expansive landscaped areas featuring mature Flame trees (Brachychiton acerifolium), a small lake, a playground, and the brick and tile new toilet block are located on the south side of the roadway. The grounds can be described as a recreational type designed landscape in a naturalistic/informal style. The Totalisator building (Tote) is also located south of the roadway. An octagonal shaped timber and tile pavilion is located to the west of the Totalisator building and connected by way of an undercover walkway. The large rectangular Ascot Pavilion (1995) is located immediately east of the Totalisator building forming an expansive undercover area constructed with brick piers, steel roof structure and terracotta roof tiles. The Grandstand is adjacent to the Totalisator building and faces the Racetrack. A large paved area containing the Jockey Weigh-In station and mounting pens, are found in front of both the Grandstand and the Ascot Pavilion and provides access to the Administration building. The Totalisator control building and the child minding facility are both located southwest of the Grandstand. The brick and tile Main Bar and the Shelter Shed are both located southeast of the paved area. The Members' Stand and Jockeys' Quarters are east of the Administration building and connected by way of a covered area. The First Aid building and Men's Toilets are located further east, alongside the outer racetrack fence. Horse stalls are located south of the Men's Toilets and also east of the Totalisator building with direct access to the Racetrack. The Gate Cottage is a painted brick and iron residence, in the Federation Queen Anne style, originally constructed in c.1903. The place exhibits asymmetrical massing with projecting gables on two elevations (south and west elevations), a bull-nose verandah on three elevations, and three prominent masonry chimneys with terracotta

	pots. The residence has timberframed doors and windows, with a canted bay window to the southwest (front) elevation. A weatherboard extension is attached to the rear of the place. The Gate Cottage was significantly modified internally in 1988 and 1989 in order to accommodate changing uses. The front door has been relocated from the southwest elevation to the northwest elevation, a number of internal walls have also been removed to open the interior spaces. The Totalisator building is a Federation Free Style building, originally constructed in c.1903, comprising a 64m x 7m masonry structure, running in a northwest-southeast direction, with a central tower over the centre of the plan. The building has a hipped tile roof with upper roof monitor and clerestory windows. The roof also has prominent eaves with exposed rafters and eaves brackets, painted white. The red-brick masonry walls have distinctive painted white and yellow horizontal banding across both the long elevations (northeast and southwest). The southwest elevation features large semi-circular 'ticket' windows, while the northeast elevation has a combination of original and new double-hung sash 'pay out' windows, (the new windows were added in 1978 when the original narrow windows were enlarged). Two large openings with roller shutters provide access through the centre of the building, while roller shuttered windows are also located at each of the short ends. A clock (1927) is positioned above the northeast opening. Internally, the Totalisator building comprises two long narrow spaces with in-built timber benches lining the two longest walls, and exposed timber roof trusses. A timber staircase is located on the southwest wall, providing access to the central tower. The central tower has a hipped tile roof with a projecting gable on the southwest elevation and is currently used as an archive store. Adjacent to the Totalisator building is the three-storey Grandstand, originally constructed in 1903. Parts of the original Grandstand fabric are still extant beneath the 1969 additions, including the majority of the Victorian cast iron columns that once supported the roof, and the two levels (ground floor and first floor) located behind and underneath the tiered seating. Original masonry walls with painted cement balustrades form the base of the ground level walls, especially visible on the northeast elevation. Two levels are built upon this base, namely the open tiered seating level with an enclosed socializing room behind (first floor), and the upper refreshment level (second floor), which cantilevers over the tiered seating area and is enclosed by glass on three sides. A ground floor level is located beneath the tiered seating and is accessible externally through a large central opening. The ground floor space is characterized by a grid of classical columns and coffered ceilings, with some parts occupied by refreshment stands. In the middle of the ground floor level is the special 'VIP' area, the Edward VII Room, featuring ornate timber paneled doors and leadlight windows. Most of this ground floor area is carpeted, with the circulation area having painted concrete floors. The Main Bar (construction date unknown) is a rectangular plan, doublestorey brick and tile building with contrasting white and yellow banding across each elevation. The ground floor features a wide encircling verandah, portions of which are enclosed with lattice screens on the southeast elevation to hide mechanical and refrigeration services. The northwest first floor elevation features semi-circular windows, designed to match motifs evident in the Totalisator building. Timber framed casement windows are found on the other three elevations. As well as the bar on the ground floor, the Main Bar houses the" Apprentices School" on the first floor.

The Shelter Shed, a Federation Free Style pavilion (1903, 1978), also known as the "Sunspeed Bar", is located southeast of the main bar and comprises a timber-framed octagonal plan rotunda with terracotta tile roof, adorned with a spire and finial. A bar, added in 1978, and an assortment of tables and chairs occupy the underneath of the Shelter Shed.

The Administration building (commonly referred to as the '1900 building') is a brick and tile double storey building with a lightweight timber paneled 'scratching tower' extruded out of the masonry base. The tower features a hipped tile roof topped with a roof lantern, and has exposed timber rafters. The red-brick walls of the masonry base feature yellow and white horizontal banding and large semi-circular arches and windows. Wide verandahs, under separate roofs, are found on each elevation. The front (south) ground floor verandah is the most distinctive, comprising timber turned posts and ornamental brackets. The first floor balcony on the south elevation follows the form of the building and features two different kinds of balustrade - white painted timber lattice, and ornate cement balusters. The first floor balcony on the north elevation also features ornate cement balusters but has been enclosed on all sides, becoming an extension of the first floor bar. A large masonry stair is located on the east side of the Administration building and provides external access to the first floor balcony. The whole building is crowned with a suitable turret as a finish. The roof has been laid with the handsome Marseilles tiles made by Guichard, Garvin et Cie, at St Andre - which not only add grace to the general appearance, but provide the essential requisite of great coolness, so necessary in our climate. (Michelides, in 'Ascot- A Legacy')

Internally, The ground floor provides handsome and spacious rooms for the stewards and club officials plus the secretary's office, which faces south. The public office, where the entries are checked officially before the weighing in, faces the racecourse. The stewards' room faces the judges' box, the weighing-in, and the secretary's office are open to public view on the side of the lawn. The two rooms on the east are set aside for the use of members, for who a reserve has also been fenced off in the bird cage enclosure. A handsome verandah extends right around the whole block. These spaces are characteristically bright, illuminated by the distinctive and colourful semi-circular fenestrations. On the first floor, which is approached by an ornate central staircase inside, and another outer stairs from the members' reserve, are three commodious rooms, the large center one being the 'inquiry room' and the others for the conveniences of witnesses etc. A roomy balcony extends all around the first floor, with a wide open balustrade walk, which would serve as a stand, capable of holding 300 comfortably. There are lavatories and conveniences on this floor. The top floor is devoted to the glass scratching tower, a peculiar distinctive feature of the Perth racecourse.

The Grandstand was late Victorian in all its detailing, involving the use of cast iron columns, pressed metal ceilings in the public areas under the seating, and in the tower, which was similar in design to the Palace Hotel in St Georges Terrace, built in 1895. In form, the grandstand comprised two levels of tiered seating facing the course, with a smaller third level for the Press, all protected from the weather by a large pitched gable corrugated iron roof.

	The Members' Stand and Jockeys' Quarters is a single-storey brick and tile building constructed in 1903 in the Federation Free Style and is located east of the Administration building, facing the racetrack. The north elevation comprises six structural bays, defined by masonry pilasters and large semicircular windows. The wall is topped with an ornate cement balustrade. The south elevation is similarly divided, however each bay is instead filled with roller shutters. Two triangular frontispieces are located on the south elevation, and are adorned with two horse heads framed by a horseshoe. The east and west walls are both parapets. The whole building is characterized by the horizontal banding of white, yellow, green, and red brick. Internally, the Members' Stand and Jockeys' Quarters comprises two primary spaces, the northern most room is used as a Bar, while the southernmost room, with the roller shutters, acts as a tote. The interior of the Bar is brightly painted and features exposed timber roof trusses. The main entry door is located on the west wall. The First Aid building (1903) is a single storey red brick building in the Federation Free Style with hipped tile roof, featuring a distinctive roof lantern. The form comprises a rectangular plan with a projecting porch, under a separate roof. A lightweight aluminium awning is attached over the main entry, which faces west. Double-hung timber framed casement windows are located on each elevation. The building also features rendered quoining on each corner. The Men's Toilets are located east of the First Aid building. The place comprises a single storey brick and tile building with hipped roof constructed in 1903 in the Federation Free Style. As with most of the other buildings at the site, the walls are red brick with horizontal bands painted yellow, white and green. Brick pilasters articulate the structural bays, which are revealed internally by exposed roof trusses. Entry to the male toilets (occupying the majority of the toilet block) is from the east. A single female toilet has been constructed between the First Aid building and the Men's toilets (undated modification). The Racetrack is two thousand metres long and is located northeast of the Ascot Racecourse buildings. It is encircled by a combination of fencing materials, including open steel-paling fencing and brick fencing. The track comprises four different race surfaces - Main Grass, Wood Fibre, Big Sand and Little Sand - plus a drain and Jump-Out area. A series of lakes are located in the in-track (also known as the semaphore). The finish line is located approximately seventy metres northwest of the Administration building.
HISTORY	Belmont was one of the first areas settled after the establishment of the Swan River Colony in 1829. This was to be the first British colony in Australia founded exclusively for private settlement, and the only one to be founded on the basis of a land grant system. After an area was reserved for a town site, surrounding lands were surveyed for settlers whose land grant entitlements were apportioned according to the value of the goods and labour they had brought with them into the Colony. Within twelve months of the arrival of European settlers, nearly all the river frontage from Perth to Guildford had been divided into grants. An area to the south-east of the main Perth town site was named Belmont, after 'Belmont Farm', the property of Captain Francis Byrne, who had taken up the land in 1831. Despite grants being allocated in the Belmont area, population growth was very slow. Soils were sandy and transport was difficult, with the river the main means of carrying people and goods to Perth and nearby areas. Local land owners pressed for a causeway to connect them to the Perth town site, and in 1848 this was constructed over the Heirrison Island flats. Communications were also enhanced by the construction of a bridge across the Helena River,

making the journey through Belmont the main route to the Darling Ranges. After the opening of the causeway, a mail run commenced from Perth to Guildford, three times a week. By 1845, the mail service was daily.

Horse racing had been held in the colony as early as October 1833, when Timor ponies were raced at Fremantle. Further races were held at Fremantle in the following year, at Guildford in 1836, and near City Beach in 1838. Although horse racing was extremely popular with all classes of colonists, race meetings were held only sporadically over the next decade or so. They were usually held as part of the commemoration of some particular event, and often included plowing competitions and special tests of skill for Aboriginals.

It was on 17 March 1848 that the first race meeting was held at Belmont on 'Grove Farm', John W. Hardey's property on the Swan River. In an account of the same meeting in the Perth Gazette it was claimed that the race ground was the 'best we have yet seen in the colony', being:

“quite firm for the tread of the horses, with that spring at the same time from the surface, which they require to give them more electricity in their quick movements. In the winter season the ground is boggy, but at the present time quite firm.' (Perth Gazette, 18 March 1848)

The Belmont course was used for the next two years until John Hardey informed affected parties that they would need to find a new venue for the Colony's horse racing.

On 22 October 1852, meetings were held to establish a Turf Club, having as its objects the improvement of the breed of horses in Western Australia and the establishment of regular race meetings. A committee of eight was elected to draw up the rules of (what would become) the Western Australian Turf Club (WATC) and to find a suitable place for a permanent racetrack. T.R.C. Walters, who owned land to the east of John Hartley's, offered the club riverfront land that was considered suitable, and the WATC began planning for the future of racing in the State. A new track was laid out under the direction of the WATC committee and the first meeting was held over two days in April 1853. The main event at the meeting was the Queen's Plate, which was run over three miles for a prize of 50 pounds, an amount that was doubled the following year. The new course was low-lying and boggy in winter, but ideal for summer racing. While there were few permanent facilities for competitors or spectators, initially, in 1854 the track was fenced, in 1856 the track was made available for training sessions, and in 1862 the lowering of a hill on the site enhanced the course.

Convict labour was introduced to the Colony in 1850 and, between this time and 1884, the population in Perth increased almost five-fold. During this period, various changes to horse racing in Western Australia occurred that impacted on the Belmont site. In 1877, the State Government granted the WATC a 999 year lease on the land that comprised the Perth (later Ascot) Racecourse, and vested the land in the Chairman of the Club. Various improvements were made to this area for the comfort of spectators, while the construction of yards and bough sheds provided some shelter for the horses. In 1876, the shape of the track at the Perth Racecourse was altered to improve the quality of racing. In 1879, the Queen's Plate run at the course was superceded by the Metropolitan Handicap, which was held annually until 1887, when the event was replaced by the Perth Cup.

Transport to the Ascot area was improved in 1885, when a spur line from the Perth-Guildford railway (built in 1881) was constructed across the river to a platform on the south side of the racecourse. This meant

that special carriages could be used to bring horses directly to the course, instead of swimming them or pulling them over the river on a pulley system, as some owners had previously done. The railway also made the journey to the track easier and faster for spectators, and so increased crowd numbers. Access to the course for pedestrians was also improved after the State Government constructed a footbridge across the river in 1891. This structure had a midsection that could be withdrawn to allow the passage of larger river craft.

The discovery of gold in 1885, and the subsequent gold boom of the 1890s, saw a four-fold increase in the State's population, which led to a large increase in race day attendances. Increased optimism and prosperity also meant that people were far more willing to gamble greater amounts of money on racing. Changes in betting methods also made gambling at Ascot more enjoyable. In addition, stakes were raised, and by 1900, amounted to as much as £35,000 annually. The State Government promoted the racing industry and continued to improve access to the racecourse at Ascot. At the Bayswater end of the Ascot spur line, a yard for horses and a cabin for those accompanying them was constructed. The horseboxes themselves were usually left on the Belmont part of the line, until they were required. In 1896, a survey was carried out for the duplication of this line, which consisted of one and a half miles of track from the Bayswater junction at Mt Joanna to the Racecourse siding. This was done both for safety reasons and to increase the quantity of traffic that could be carried on the line. The work, which included a new bridge over the river, and a 600-foot-long platform for 'dealing in an expeditious manner with race traffic', was completed in 1898 at a cost of over five and a half thousand pounds.

Racing in Western Australia was given impetus with the WATC Act of 1892, which gave the Club statutory recognition under a private Act, but did not change its identity as a private club. This gave the WATC the power to set admission fees, to set penalties for infringements at the course, and to borrow funds. Facilities at the Ascot course could now be upgraded more easily, without having to appeal to the State government beforehand. One of the Club's first acts of improvement to the course was to put in an artesian bore. Water had previously been carted in barrels, but now, with a potential water flow of 600,000 gallons a day, lawns and gardens could be laid out, and the track maintained in good condition.

It was in 1903 that major improvements were undertaken at Ascot, with most existing buildings demolished to make way for greatly improved facilities. Plans for a new administration building, members' stand and jockeys' quarters, totalisator, gate cottage and grandstand were all prepared in the office of James William Wright, M.L.C., engineer and architect to the Club. The new Administration buildings at Ascot were described thus:

The new administrative buildings have been erected on the entirely demolished site of the old building, abutting on the Racecourse. They occupy a ground space of 80 by 80 feet, and here, again, the accommodation has been increased over fourfold.

The imposing Grandstand was built on the same lines as that in Williamstown (Melbourne), 'admitted to be one of the handsomest in Australia'. Behind the seating area was a lower two level adjoining structure, surrounded by a verandah space on the upper level, and with the lower level providing an area for refreshments, dining and

socializing, as well as various administrative functions. In the middle of the lower level was a special 'V.I.P.' area called the Edward VII Room.

The outbreak of war in 1914 badly affected the racing industry in Western Australia. Many jockeys, trainers, patrons and others were away at war and, although the summer racing carnival continued, it was in much reduced circumstances. However, a positive advance during this time was an Act of Parliament in 1917, which made the WA TC the controlling authority for thoroughbred racing in Western Australia. Ascot was made the State's racing headquarters, and no race could be held in Western Australia without permission from the WATC. In addition, the WATC was responsible for allocating racing dates; registering race clubs, horses and owners; licensing of jockeys and trainers; and overseeing the operation of country clubs.

During World War One the racecourse grounds were occupied by the Australian Infantry Forces (AIF) as a campsite.

Racing began to pick up soon after the end of the War and, by the 1920s, the industry was experiencing boom conditions, with every fixture attracting a large crowd. Attendance was so large at Ascot that the Belmont Roads Board became concerned about damage to the roads in the vicinity of the track through excessive use. The positive conditions for racing at Ascot continued until the end of the 1920s, when the economic depression of the 1930s affected racing adversely, as it did all aspects of life in the State. The field events at Ascot were much smaller, as was attendance. There were also fewer breeding stock being imported, with a subsequent decline in standards. Straitened economic circumstances also led to increased cheating by owners, trainers and jockeys in order to improve their odds of winning on their betting.

The Second World War also created conditions that were not conducive to a thriving racing industry. Meetings were restricted and racing permitted only once a fortnight in the metropolitan area. The racecourse was again occupied by the AIF as a campsite.

It was during this time, however, that the WATC took over the proprietary clubs in the Perth area. Belmont Park was taken over in 1944, Helena Vale and Goodwood in 1945 and Canning Park in 1946. Further significant changes in the racing industry came about in the immediate post-War period and the 1950s.

In 1951, the photo finish camera was introduced. In 1955, Starting Price (SP) bookmakers were licensed and so could operate legally. However, because the racing clubs were taxed at thirteen and a half percent on course tote turnover, while the SP operators paid a turnover tax of only one and a quarter percent, Ascot and other clubs were disadvantaged, as their income was derived from a percentage of on-course tote turnover.

As a result of the financial disadvantage experienced by the race clubs compared to off-course bookmakers, a Royal Commission into SP betting was established. The recommendation of a semi-Government TAB system was implemented early in 1961. Almost immediately the dividend received by the WATC increased considerably. The WATC's income was increased further in the 1960s, when it sold a plot of land at Bull Creek- originally bought with the idea of establishing a track to replace Belmont Park- for $6.4 million. With these proceeds, the WATC built a new grandstand at Belmont Park (opened in 1967), and constructed a new grandstand (opened on 8 December 1969) over the lower levels of the original 1903 grandstand at Ascot. In 1975, the WATC constructed a new all-weather track at Belmont Park.

	Parts of the Ascot Racecourse were remodeled and renovated between 1976 and 1978. Changes included the construction of a child minding facility and the construction of the totalisator control building to the south west of the Grandstand. Modifications were made to the Shelter Shed (now the Sunspeed Bar), and alterations to the existing Totalisator Building. In 1982, the existing track was dug up and re-shaped to provide better contours and a banked run to the home turn. The Administration building was also renovated, a new jockeys' room and scales area built. The funds for these projects came from the sale of the old Helena Vale Racecourse. In 1986, the WATC moved into new offices opposite Ascot Racecourse Complex, built with proceeds from the sale of the Club's existing offices on the corner of Howard Street and the Esplanade in the City (built in 1925). In 1988, major renovation and re-modeling to the Gate Cottage was undertaken. A new toilet block was constructed to the east of Gate Cottage in 1989. The Grandstand was refurbished in 1991 and a new members' car parking area was built between the Grandstand and Grandstand Road. In 1992, a new ticket office and turnstile was built opposite the Gate Cottage on Grandstand Road. Construction of a large covered area, the Ascot Pavilion, in front of the Totalisator building, and a new weigh-in shelter was carried out in 1995 under the direction of Oldfield Knott Architects. Also in 1995, two pavilions were constructed to the northern side of the new Ascot Pavilion.
ASSOCIATIONS:	James W Wright, architect
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. P6123 Ascot Racecourse Complex Assessment documentation prepared by the State Heritage Office, 2003.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Excellent
RELATED LISTINGS	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES



City of Belmont Local History Collection, n.d. Image M0030.04



City of Belmont Local History Collection, n.d., Image M0030.09



City of Belmont Local History Collection, c1910, Image M0118.02



City of Belmont Local History Collection, c1910, Image M0118.01



City of Belmont Local History Collection, n.d., Image M0025.01



City of Belmont Local History Collection, 1923., Image M0029.01

Bristile Kilns (fmr), Ascot

Cat 1



PLACE NAME	Bristile Kilns (fmr)
HCWA PLACE NO:	0868
ADDRESS:	80 Grandstand Roadd, Ascot Previously 78-84, 105 & 12 Grandstand Road, Ascot
LOCATION DESCRIPTION:	Lot 713, D93557, P2635
OTHER NAMES:	Ascot Kilns Old Bristile Kilns (Beehive Kilns) Kilns and Chimney Stacks Old Bristile Kilns
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2117/790 2117/791 1754/354
OWNER:	State Government
GIS COORDINATES:	31.939016mS 115.922011mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Brickworks

OTHER USE:	N/A
PRESENT USE:	VACANT/UNUSED:
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated Iron
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1905-1950s
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	Bristile Kilns (fmr), Belmont, is an industrial site comprising eight brick circular downdraught kilns and five tall brick chimneys, and has cultural heritage significance for the following reasons: • the place is the largest cluster of circular downdraught kilns and associated stacks in Australia, which are an increasingly rare industrial structure nationally; • the eight brick circular downdraught kilns are an unusual built form in the Western Australian landscape, and the five tall brick chimneys dominate the skyline and are a local landmark; • the place was the location of the first specialised pottery works established in Western Australia in 1905; • the place has value for its associations with Sir H.L. Brisbane, the Chairman of the Board of the company from 1929 to 1966. Brisbane developed the Bristile building empire, which has been prominent in the Western Australian building industry since the late 1930s; • the place has scientific value for the potential, through archaeological investigation, to yield information about the technological, functional, and evolutionary aspects of early kiln design and operation in Western Australia; and, • the place represents the development of the clay industry in the Belmont area and has had a significant impact on the development of the City of Belmont from 1905 to 1982. • the places has aesthetic and social value for its landmark qualities
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The place has an area of 1.6 hectares and is bound by Resolution Road, Grandstand Drive and a boundary that aligns with Marina Drive. The remaining structures on the site comprise eight brick beehive kilns (circular downdraught kilns) and five tall brick chimney stacks.
HISTORY	Pottery works were established at the site on Grandstand Road opposite Ascot Racecourse in 1910. This company was taken over in

	1930 by H L Brisbane & Co. At the time of the takeover by H L Brisbane & Co, the site had two kilns fired by wood and coal. In 1934, two new kilns were built by Ernie Banks at the site, followed by additions to the pipe and tile factories. In 1938, the business became H L Brisbane & Wunderlich Ltd. During the 1950s, extensions were carried out to the pipe and tile factories including the construction of two new Kilns and stacks in 1954. On 17 December 1958 the production of roofing tiles ceased. In 1963, a major development of the pipe factory occurred, which was opened as the 'Earthenware Sewerage Pipe Factory by Premier Charles Court on 12 December. In 1971 H L Brisbane & Wunderlich Ltd started construction on a 'Bickley" shuttle kiln which manufactured smaller diameter pipes for housing estate developers. In 1978, the second plant was converted to roof tile production. In 1982, Bristle's clay pipe division shut down. Since that time the site has remained unused with many options proposed for its future use. In 2021, a 2.5m brick sculpture of Sir Lance Brisbane was erected on the site. The designer of this sculpture is unknown but it has received significant community support since its erection. The WA government has committed to retaining the sculpture.
ASSOCIATIONS:	Sir Hugh Lancelot Brisbane
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. P0868 Bristile Kilns (fmr), Belmont Assessment and Register Documentation, Department of Planning Lands and Heritage
INTEGRITY / AUTHENTICITY	Integrity: Moderate Authenticity: Low
CONDITION:	Poor
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	State Register of Heritage Places Classified by the National Trust Classified 05 Oct 1988 Art Deco Significant Bldg Survey Completed 30 Jun 1994 Register of the National Estate Indicative Place Register of the National Estate Nominated 03 May 1989 Municipal Inventory Adopted 22 Nov 2016

ADDITIONAL IMAGES







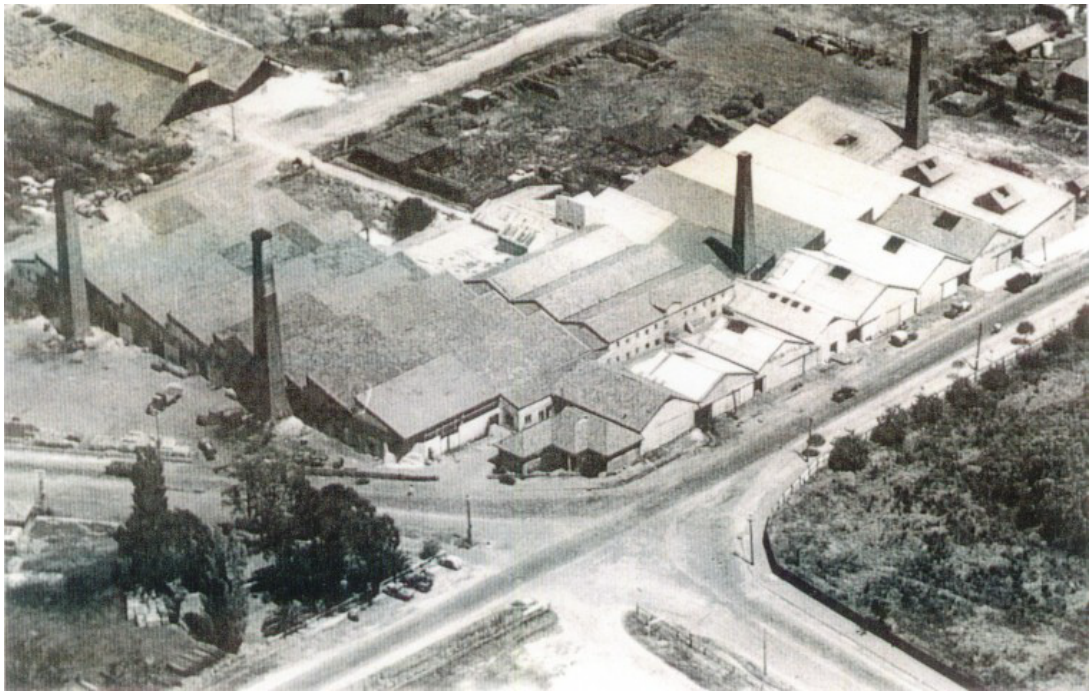












Bristile's from the intersection of Matheson, Stoneham and Garratt Road.

Old well and store - site, Belmont

Cat 4



Location of former store corner approximate corner of Great Eastern Highway and Graham Farmer Freeway, 1965.

PLACE NAME	Old well and store - site
HCWA PLACE NO:	8658
ADDRESS:	Former 2 Great Eastern Highway, Belmont
LOCATION DESCRIPTION:	North corner of Great Eastern Highway and Orrong Road where the Graham Farmer Freeway south lanes are now located.
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31.958335mS 115.903520mE
ORIGINAL USE:	COMMERCIAL: Shop/retail store
OTHER USE:	N/A
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c1897;
DEMOLISHED:	N/A

HISTORIC THEMES:	Occupations 308: Commercial services and industries
VALUES AND STATEMENT OF SIGNIFICANCE:	• This site has historic value for its association with one of the first commercial premises in Belmont built in the late 1890s. • The site has historic value for its association with a number of well known identities in Belmont who made contributions to the establishment and development of the district. • The site has social value for the members of the community who recall the shop throughout the 20th century
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former store on the site.
HISTORY	The store that was on this site was considered to be the oldest remaining one in the district in the 1990s. It was a brick building, with the inside floors partly cement and other areas wood. The entry was door on the corner, opening to the street, with long verandahs running down each side. Passing travellers could refresh themselves and their horses from a water well next to the shop. The shop was built by Mr Gartrell. It was later sold to a Riversdale Road resident Nellie Fairbrother who stocked it with a wide range of clothing. Nellie's father was George Fairbrother, a well-known figure in the local community and a member of the Belmont Park Road Board. A butcher named Gillon was the next owner, but his tenure was rather brief and he sold the shop to Mrs Mulligan. Mrs Mulligan had been retailing ladies' fashion from a rented shop on the corner of Hawksburn Road and the Highway (Guildford Road). The owner of this store was a Norwegian named Larsen, who also built in 1897, but this store has long been demolished. Mrs Essie Mulligan was the daughter of Mr Northey, the first full time Secretary of the Belmont Park Road Board from 1900 until 1914. Her father in law, Mr Mulligan was Chairman of the Road Board from 1913 till 1916. During the Mulligan ownership, a large iron shed was built alongside the shop from which produce was sold. This general store stocked everything a household could possibly need. The old store was lit inside with a single electric globe and a large wooden counter stood in front of open shelving. Years later the Foodland Company was granted a gallon licence and it bottled wine in a small building specially built for this purpose at the rear of the property. The wine was sold under the Vinwarra label. In 1963 the shop was granted a liquor licence and specialised in fine wines, promoting local Western Australian labels. The building was demolished in October 1996 as part of the Burswood Bridge interchange road plan (Graham Farmer Freeway). The building had comprised of concrete floors, brick elevations, timber framed windows, stamped metal ceiling and an iron roof.
ASSOCIATIONS:	Gartrell family Fairbrother family Gillon family

	Mulligan family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



1996 image from City of Belmont Heritage Inventory

Congregational Church - site, Rivervale

Cat 4



Former Congregational Church, n.d. Courtesy City of Belmont Local History Collection, image M0210.01

PLACE NAME	Congregational Church - site
HCWA PLACE NO:	0139
ADDRESS:	11 Great Eastern Highway, Rivervale, 6056
LOCATION DESCRIPTION:	Southwest corner of Great Eastern Highway and Gladstone Road
OTHER NAMES:	Rivervale Uniting Church
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31957939mS 115.904905mE
ORIGINAL USE:	RELIGIOUS: Church
OTHER USE:	NA
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c.1905
DEMOLISHED:	1993

HISTORIC THEMES:	Social and civic activities 406: Religion
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the first church in the district founded through the efforts of the local community. • The remaining elements from the building on display in the Belmont museum have historic value for their association with the church and the community it served from 1906. • The site has social and spiritual value for the members of the community who attended the church for spiritual or social reasons prior to its deconstruction in 1993.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	No evidence of the former building on this site. Elements of the former building are on display in the Belmont Museum.
HISTORY	The land for the future Congregational Church was donated by Mrs Elizabeth Dorothea Bechtel in the early 1900s. Sunday services were held in Mrs Betchel's home until enough money could be raised to erect a church. A rough survey of the district found that 31 households were interested in a church building. A successful fundraising campaign was mounted by a committee and a fete was held in the grounds of the secretary Mr H G Duncan's home. The foundation stone was laid and dedicated on 28 October 1905 by Reverend Ernest Davies and the Church was completed the following year. The main church building measured 41ft (13m) in length and 30ft (10m) in width and made of brick and iron, however the back wall was timber to allow for future extensions. The entrance porch was brick to dado height with a timber frame top. The church had double wooden entry doors which faced north. Inside, the church has pastered walls, hardwood floors and a domed ceiling made of pinewood with 6 metal rose centres from which the original kerosene lamps hung. There were eight coloured glass leadlight windows. A small weatherboard room was added across the back in later years, but preservation of this area was not sought (Source: Nomination Form for Register of the National Estate prepared by Mrs Anne Spalding). An opening service was held on Sunday 11th February 1906. It was the first ecclesiastical building in the Belmont Roads Board District. Services and Sunday school were then held there regularly. The preachers generally came by train and Mr Bechtel would collect them in his horse and cart and return them to the station in the evening. The Church was the only public building in the district and apart from Sunday Services, Sunday School, Youth Groups and Ladies Guild it was used for community events and as a polling place for State Elections. In the early days before moving pictures, magic lantern shows were a popular form of entertainment. As there was no school in the District, the Education Department used it for a primary school from February 1906 to the end of 1908 and then again in 1914 while the St Anne's School was being extended. For almost four months, the Education Department rented the Church at the rate of £3 6s 8d per month.

	During World War One, the Burswood Red Cross used the Church regularly for 'knitting scarves, mittens, socks, sewing pillow cases, hemming sheets and other items needed in hospitals, ambulances and for stretchers'. With continued growth of church membership, a wooden structure was built onto the back of the Church building to cope with the increasing numbers in the youth groups, boys' and girls' brigade and ladies club, including Country Women's Association. The Church was also used as an infant health clinic until the 1950's. The Church was closed in early 1990 and was dismantled in October 1993 due to the widening of Great Eastern Highway. The materials (3 pallets of bricks, window frames and stained glass windows) salvaged from the demolition were stored at Council's Operations Centre. The new Belmont Museum within the Belmont Hub includes a display dedicated to the former Church with the restored stained glass windows and a reconstruction of a portion of a wall using the salvaged bricks.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. The West Australian, 10 February 1906 p. 13
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Register of the National Estate Nominated 02 Oct 1990, Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 22 Sep 2009 (City of Belmont)

ADDITIONAL IMAGES



Images from the 2016 City of Belmont Local Heritage Inventory





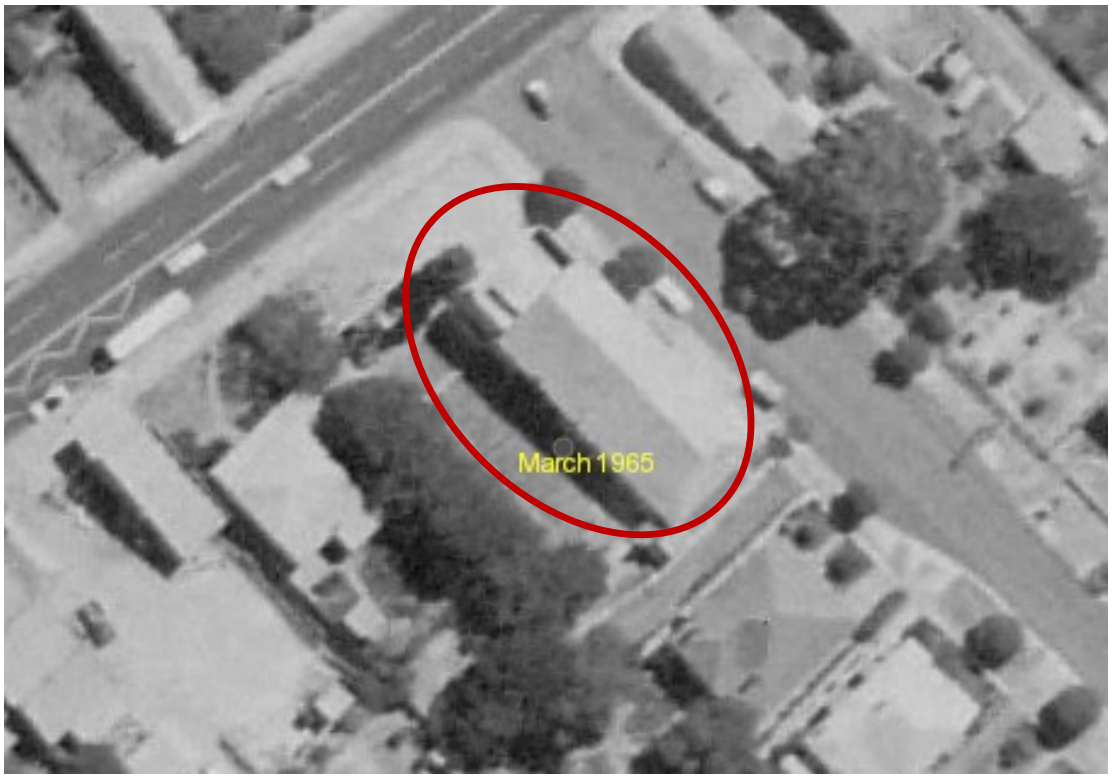
Aerial photograph 1962 corner of Great Eastern Highway and Gladstone Road, 1962



Site of former Cinema/Riversdale Hall prior to the Great Eastern Highway Road widening

Former cinema - site, Rivervale

Cat 4



Junction of Great Eastern Highway and Norwood Street, 1965 showing the Cinema

PLACE NAME	Former cinema - site
HCWA PLACE NO:	8649
ADDRESS:	33 Great Eastern Hwy, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 1, D39151
OTHER NAMES:	Riversdale Hall, Westralia Camper Rentals, Former Cinema, Road Runner Car Rentals
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	295/102A
OWNER:	State Government
GIS COORDINATES:	31.956912mS 115.906282mE
ORIGINAL USE:	SOCIAL /RECREATIONAL: Community Hall
OTHER USE:	Riversdale Hall, Billiard saloon, Motor vehicle hire, Harts Escort Agency.
PRESENT USE:	COMMERCIAL: Administration Office

CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1919
DEMOLISHED:	2004
HISTORIC THEMES:	Social and civic activities 407: Cultural activities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the development of the Belmont community in the 1920s as exhibited through the decision to build a community hall. • The site has social value for the members of the Belmont community who remember it at this site until its demolition in 2004.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former hall on the site.
HISTORY	The opening ceremony of the Riversdale Hall took place on February 22, 1919 at 3 pm by the Hon. R.T. Robinson M.L.A. The Chairman of the Committee was Mr H.G. Duncan and the Secretary Mr W. Newey. This was followed by a Concert at 8pm and dancing at 9.30pm. The Hall was built by the efforts of the dedicated local citizens, particularly the Newey family. This group of citizens called themselves 'The Riversdale Progress Association'. Some of the first motion pictures were shown here and the 'Belmont Young Men's Association' met here every Friday night for gymnastics. Unfortunately, the Road Board had not seen fit to take over the control of the Hall, which was heavily mortgaged. When the depression of the late 1920's and early 1930's arrived, the payments could not be met, resulting in the Hall being sold. The establishment then became a billiard saloon. At the conclusion of the Second World War, the Hall returned to its original use - a picture theatre. This was the district's only picture theatre. A brick entry and projection box was added to the front of the building. Later, theatre gardens were added to the side of the building and greatly enjoyed in the warm weather. The coming of television saw the demise of many of these attractions in the metropolitan area. This building was used for commercial purposes until it was demolished in 2004.
ASSOCIATIONS:	N/A

REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Moreton Bay Fig - site, Belmont

Cat 4

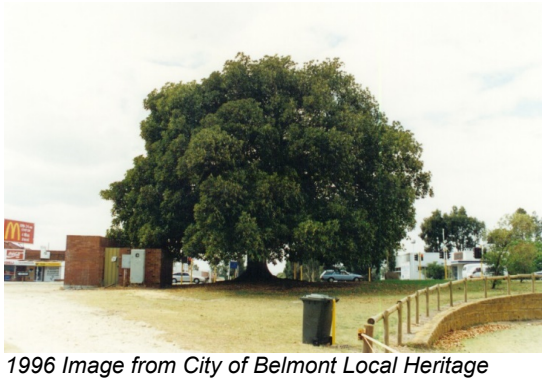


Looking north towards the traffic lights on Great Eastern Highway from Belmont Avenue

PLACE NAME	Moreton Bay Fig - site
HCWA PLACE NO:	23677
ADDRESS:	Former 84 Great Eastern Highway, Belmont, 6103 Located at the end of Belmont Avenue near Tanunda Drive Road Reserve.
LOCATION DESCRIPTION:	As above.
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31.951541mS 115.916872mE
ORIGINAL USE:	FARMING/PASTORAL: Tree
OTHER USE:	N/A
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c1890

DEMOLISHED:	1997
HISTORIC THEMES:	People 602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has value as it contained one of the biggest and oldest Moreton Bay Fig trees in Belmont prior to its removal. • The Tree was a landmark and had aesthetic value prior to its removal.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former tree on this site.
HISTORY	This site was originally part of the landholdings of Robert Davey Hardey. The tree is believed to have been planted by a member of the Hardey family and perhaps by Robert Davey Hardey himself, although there is no evidence to confirm this. In 1997 when the tree was felled its 6m circumference suggested the tree was over 100 years old. It was removed to enable widening of the Great Eastern Highway. When this action was first proposed, there was significant community interest in retaining the tree and it was referred to the National Trust for inclusion on its Significant Tree Register.
ASSOCIATIONS:	Hardey Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 26 Nov 2013 (City of Belmont)

ADDITIONAL IMAGES



1996 Image from City of Belmont Local Heritage Inventory



1965 Aerial Photo



1995 Aerial Photo of the tree.

Cellars of Sandringham Hotel - site, Rivervale

Cat 4



Image from the City of Belmont Local History Collection, image M0167.01

PLACE NAME	Cellars of Sandringham Hotel - site
HCWA PLACE NO:	8646
ADDRESS:	88 Great Eastern Hwy, Rivervale
LOCATION DESCRIPTION:	Lot 30, SP45701
OTHER NAMES:	Belmont House
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners

GIS COORDINATES:	31.950529mS 115.917053mE
ORIGINAL USE:	COMMERCIAL: Hotel
OTHER USE:	
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c1890
DEMOLISHED:	1980s
HISTORIC THEMES:	Occupations: 311 Hospitality industry and tourism
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has value for its association with early settler Robert Hardey who built the cellars which were later used by the Sandringham Hotel.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	No evidence of this former structure
HISTORY	Cellars were dug into the river bank in adjacent to Belmont House the home of Robert Davey Hardey in the 1880s. This house was later converted to the Sandringham Hotel and the cellars were still in evidence in the late 20th century.
ASSOCIATIONS:	Robert Hardey
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)
RELATED LISTING	Grove Farm - Site

Brisbane and Wunderlich Park Buildings, Belmont

Cat 2



PLACE NAME	Brisbane and Wunderlich Park Buildings
HCWA PLACE NO:	8653
ADDRESS:	130 Great Eastern Highway, Belmont, 6104
LOCATION DESCRIPTION:	Lot 14314, P24600 Located in Adachi Park
OTHER NAMES:	The Dollhouse
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31.947521mS 115.918587mE
ORIGINAL USE:	PARK/RESERVE:
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: Brick

	Roof: Terracotta tile
ARCHITECTURAL STYLE:	Inter War Olde English
CONSTRUCTION DATE:	1937
DEMOLISHED:	Relocated 2003
HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	• The structure has aesthetic value for its compact form and detail that demonstrate the Inter War Olde English style. • The structure is a landmark on Great Eastern Highway despite its relocation to a less visible site. • The place has historic value for its association with the successful and well known form Brisbane and Wunderlich, now Bristile, who were major employers in the district. • The place has historic value as an innovative method of advertising and promotion. • The construction demonstrates earlier techniques of construction that, all reproduced in 2003, have the potential to inform past practices.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This small ornamental display building in brick and tile features details and design features common in the Inter War period. It has a variety of brick types and details that demonstrated the capabilities of the products of the manufacturers, Brisbane and Wunderlich. The structure is located within a paved fenced area that is accessible to the public. The structure is located adjacent to a playground within a well maintained landscaped public park.
HISTORY	This structure was built in 1937 by local manufacturers Brisbane and Wunderlich to demonstrate the range and quality of their products, notably bricks and tiles. It was an advertising strategy the company used in other locations in metropolitan Perth in this period. It has not been established who designed the building but it is noted that prominent local architect Marshall Clifton designed a similar display in Victoria Park in this period so may have been responsible for this design. In 1937, Brisbane and Wunderlich leased a small parcel of land alongside Great Eastern Highway, known locally as the Devil's Elbow. Within this park was this small structure which became known as the 'Doll's House' and several displays of tiles and bricks. It was popular as a playground for many decades. In 2003, the structure was dismantled and rebuilt by All Brick Restorations, on its current location and the park around it named Bristile Park in recognition of the former display. The relocation was a result of works to widen of Great Eastern Highway.
ASSOCIATIONS:	Sir Hugh Lancelot Brisbane

	H L Brisbane & Co *H L Brisbane & Wunderlich Ltd.*
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. P3898 Windmill and Wishing Well assessment documentation, inHerit database.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES

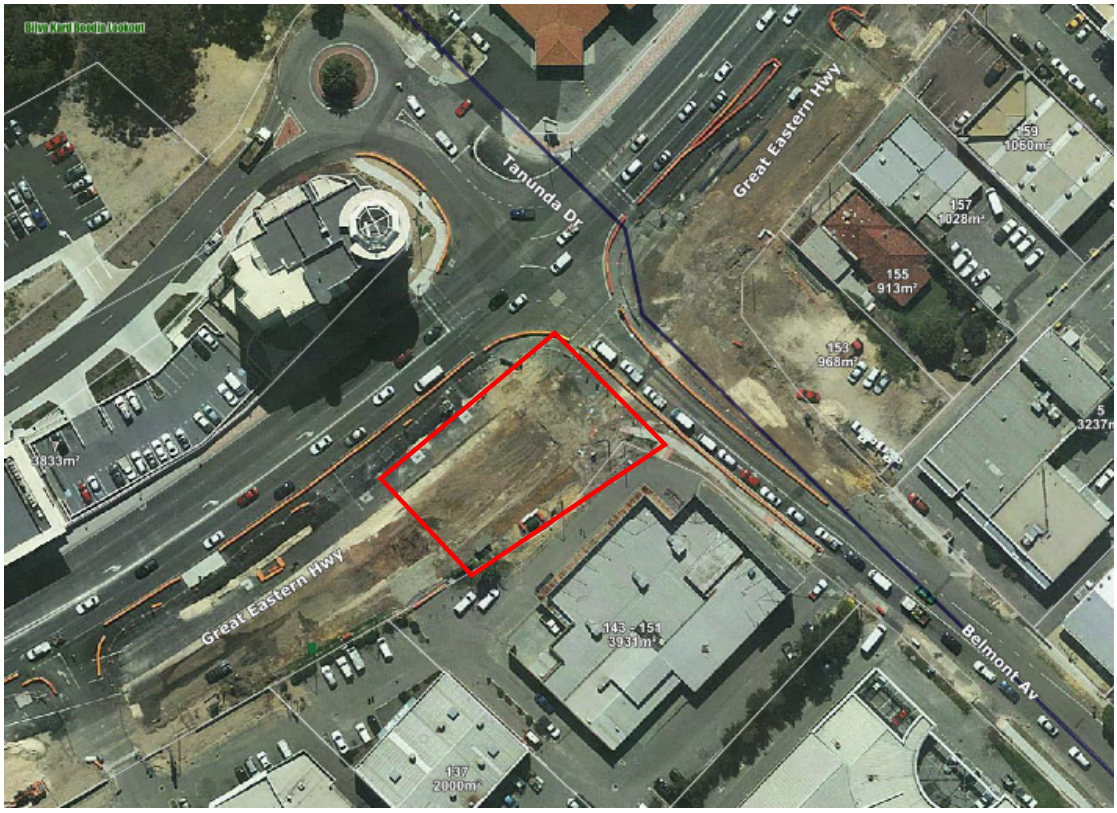








Wooden Paved Road Remnants - site, Rivervale **Cat 4**



Location of Hamptons Cheeses discovery

PLACE NAME	Wooden Paved Road Remnants - site
HCWA PLACE NO:	24367
ADDRESS:	143 Great Eastern Highway, Rivervale, 6103
LOCATION DESCRIPTION:	Road Reserve West of Belmont Avenue on the southern side of Great Eastern Highway
OTHER NAMES:	Guildford Road (former name); Convict Road
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	N/A
OWNER:	State Government
GIS COORDINATES:	31.952979mS 115.914431mE
ORIGINAL USE:	TRANSPORT/COMMUNICATION: Road
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1866-67
DEMOLISHED:	2012
HISTORIC THEMES:	Transport and Communications 203: Road Transport
VALUES AND STATEMENT OF SIGNIFICANCE:	• Wooden Paved Road (site) has historic and scientific value as an excellent example of the ingenuity of road makers in the mid-19th century to overcome the difficulties faced in adapting the Western Australian environment to the needs of transport. • Wooden Paved Road (site) is associated with Governor Hampton, who first proposed the design, and the convicts who constructed the road. • Those elements of Wooden Paved Road (site) now located at the City of Belmont's museum will provide an educational resource for improving the understanding of colonial life in Western Australia.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former wood blocks at the site of their original location. Remnant blocks are held in the Belmont Museum collection and on display in the museum.
HISTORY	In the decades following settlement of the Swan River colony, colonists regularly complained about the condition of the road to Guildford (now called the Great Eastern Highway). Various efforts were tried to make the road usable, especially in winter, but little improvement was seen by travellers. Convicts started to arrive in the Colony from 1850, but by 1853 it became evident that the labour was not always being used efficiently. In particular, there was no improvement to the road to Guildford. A camp for road parties was established in Redcliffe at 'Depot Hill'. It is likely that this camp was south of the Great Eastern Highway between the Tonkin Highway intersection and Brearley Avenue. Governor of Western Australia, John Hampton, announced in 1862 that he had given orders for the treatment of three miles (5 km) of road: *I have issued instructions that wood is to be used in the formation of part of the unmade [Stirling Highway], and if the experiment in as successful as I have seen it in Canada, we may by that means be enabled to improve and cheapen our road-making. (Inquirer, 23 April 1862)* Convicts cut down trees and, after placing them over sawpits, the trunks were cut into discs about 30cm thick. These were positioned alongside each other, and the space between compacted either with soil or crushed limestone. The discs were known as 'Hampton's Cheeses' after the Governor. By September 1866, the discs were ready to be laid down on the road at Rivervale, and this work was undertaken from January 1867. In a later book, one resident wrote about how most roads in the State were in poor condition:

	I may make an exception, however, in favour of an application of wooden pavement by means of which the old sandy furrows… are now replaced by a good solid causeway fit for fast travelling. The miles of sand over which I passed when this road was in its transition state have since been bottomed with sections of great forest trees, the shape and size of which are best described thy their ordinary name of 'Governor Hampton's Cheese'. (Janet Millett, An Australian Parsonage, 1872) In 2012, during an upgrade to the Great Eastern Highway (as the road has been known since 1935), engineers uncovered a 20m stretch of the original Hampton's Cheeses. After archaeological investigation, a number of the discs were transferred to the City of Belmont's museum for display to the public.
ASSOCIATIONS:	Governor John Hampton Convicts labourers
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 26 Nov 2013 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Images from the City of Belmont showing excavation in 2012

Courtland Pottery - site, Belmont

Cat 4



1996 image from City of Belmont Local Heritage Survey

PLACE NAME	Courtland Pottery (fmr) - site
HCWA PLACE NO:	8640
ADDRESS:	203 Great Eastern Highway, Belmont, 6104
LOCATION DESCRIPTION:	Lot 800, DP41743
OTHER NAMES:	N/A
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	N/A
OWNER:	St John Ambulance Western Australia Ltd
GIS COORDINATES:	31.945259mS 115.921898mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Pottery
OTHER USE:	N/A
PRESENT USE:	HEALTH: Administrative
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1903

DEMOLISHED:	1996
HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the Courtland family who were important to the development of wheel thrown pottery techniques and production in Western Australia. • The site has value for the members of the community who visited or worked at the site at its prominent location in Belmont. • The site has value as the previous use was an example of early development of industry in Belmont.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former factory on the site.
HISTORY	In 1903 Charles Richard Courtland, in partnership with Sam Pedersen, set up the pottery place in Belmont. Pederson was compelled to withdraw in 1911, due to skin problems caused by the clay. The local Belmont clay was used for glazed earthenware and terra-cotta ware. However, clay for the salt glazed ware came from Campbellfield in Victoria. The local clays, at that time, were considered unsuitable by industries for vitrified products at a salt glazing temperature. In 1906, Chas Courtland won a medal at a Trades Exhibition with his earthenware. This earthenware often included 'art wares' with press moulded relief figures and applied ornamental decoration. The wares from this pottery were equal to any found in Australia, but much smaller in amounts, as it was only geared for two throwers producing wares. Salt glazed stoneware was fired in a large round down draft kiln, fuelled with coal from Newcastle , because W.A. coal produced too much ash. More of these kilns were built at a later stage, one of which with an inside diameter of 22 feet (6.7 metres). The bricks used in the construction of these dome-like kilns were all laid without the aid of form work and the mortar used was fire clay. When the First World War came, Charles Grenville Courtland went to war and when he returned he and his father continued the business until 1942. When the Japanese bombed Darwin most of the men at the Pottery works enlisted and Courtland's was closed down for two years. After the Second World War, Grenville, the third generation of Courtland's joined the firm and subsequently took over the management of the business. The factory continued manufacturing on this site until 1995 and the buildings demolished in 1996.
ASSOCIATIONS:	Courtland Pottery Courtland Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A

HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES





1996 images from City of Belmont Local Heritage Survey



The original building looking east across Hehir Street from Great Eastern Highway. C1912



Interior photograph after closure in 1996. City of Belmont Local History Collection, Image M0386.05



Junction of Great Eastern Highway and Hehir Street, 1965 showing the Factory



Charles Richard Courtland and his bride Kathleen Margaret Reilly (9 February 1898)

Belmont Primary School, Belmont

Cat 2



PLACE NAME	Belmont Primary School
HCWA PLACE NO:	6124
ADDRESS:	213 Great Eastern Highway, Belmont, 6104
LOCATION DESCRIPTION:	Lot 567, P67253
OTHER NAMES:	Belmont State School
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	LR3160/54
OWNER:	State Government
GIS COORDINATES:	31.944268mS 115.922536mE
ORIGINAL USE:	EDUCATIONAL: Primary School
OTHER USE:	N/A
PRESENT USE:	EDUCATIONAL: Primary School
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Post War International

CONSTRUCTION DATE:	1899, 1932, 1942, 1950, 1971, c1997, 2008, 2009, 2013
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and Civic Activities 402: Education and Science
VALUES AND STATEMENT OF SIGNIFICANCE:	• The complex of buildings are a cohesive collection that predominantly refect the form and detail of the Post War International style. • The buildings and structures on the site are set within an ordered landscape this includes several trees that are a contrast to the adjacent built up streetscape. • The school buildings have aesthetic value as they are a landmark in the streetscape for the longstanding presence on this prominent corner from the mid 20th century. • The school has historic value for its association with the development of the Belmont community in the late 1890s when the first Belmont school was established. • The school has historic valueas it demonstrates the periods of growth and change in the community as the facilities were enlarged in the 1950s to accommodate the increasing population in the district after World War Two. • The place has social value for the many members of the community who attended the school as students, teachers, family and friends of attendees.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The majority of the Belmont School buildings date from the 1950s phase of construction and demonstrate the simple pared back Post War International style executed in brick with a pitched roof clad in coloured zincalume roof cladding. The classroom blocks all have windows placed high on the walls, just below the eaves and have a strong horizontal axis, as do all the windows in the administration building. The external walls are face brick for approximately the lower third and rendered above. Later buildings from the late 2000s are typical of the BER program of works and feature typical form and detail of the period. The small shed on the Lapage Street boundary is the oldest structure on the site and is a simple rectangular timber framed building clad in fibre cement sheeting. The buildings are located within a well maintained, predominantly grassed, landscape with several mature trees on the boundary. The tree on the Belgravia Street boundary is a fine specimen. Playground equipment and undercover play areas are located on the site.
HISTORY	In 1896, several families in the Belmont district sent a petition to the Education Department for the establishment of a local school. The first school was opened in 1897, in an existing hall owned by the Wesleyan Trustees. Mr W.R. Dalrymple was the head teacher and lived in the two rooms which adjoined the school hall. Later that year, the

	government bought an acre of land from a Mr Saunder, opposite Grove Farm, which was the nucleus for today's primary school. Construction began on the Public Works Department two-room school in late 1898. In 1899 Mr H.R. Havill replaced Mr Dalrymple as head teacher of the Belmont School. The new building was situated between the present Belgravia Street and Lapage Street. In 1904, 1923 and 1927 additional land was purchased and the final purchase established the present day size of the school grounds. The school buildings were located on low lying swampy ground causing problems with drainage and water damage to the buildings. Ongoing problems were tackled by a dedicated group of volunteers who fundraised and undertook major works on the site, often with the assistance of senior students. The teachers quarters were located on the site and in 1932 these were converted to another classroom as student numbers were steadily growing. In 1942, a new classroom was added to the school but this was insufficient with the growing demands on the school in the post war period. In September 1949, the State Government announced funding for Belmont State School; £9625 for two new classrooms, £975 for ground works and £477 for a shelter shed. These works appear to have been undertaken soonafter. In 1953, the Minister for Education announced a further two classrooms for Belmont which were to be prefabricated demountable buildings known as 'Bristol' Classrooms. It has not been established in this research the exact sequence of development of the buildings on the site but it seems clear that the original school buildings were replaced in the 1950s by the current brick classroom 'L' shaped block. Since that time there have been various programs of work including an extension to the southern wing and new administration offices by architect Ernest Rossen under the management of the Public Works Department. In the late 2000s, new buildings were added to the school through the 'Building Education Revolution' program initiated by the Commonwealth government. The tile roof cladding of all the buildings were replaced in late 2019 with red coloured corrugated metal sheeting, Zincalume, a colour chosen to reflect the original tile.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Belmont Primary School website https://www.belmontps.wa.edu.au The West Australian, 9 August 1898, p. 4. The Daily News, 6 September 1949, p. 9. The Daily News, 4 August 1897, p. 4.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES









Rowlands Stockfeed Depot - site, Ascot

Cat 4



Former Rowlands Stockfeed Depot, 2011.

PLACE NAME	Rowlands Stockfeed Depot - site
HCWA PLACE NO:	8651
ADDRESS:	214 Great Eastern Highway, Ascot, 6104
LOCATION DESCRIPTION:	Lot 736, 737, P67270
OTHER NAMES:	N/A
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	2771/89; 2771/90
OWNER:	Private owners
GIS COORDINATES:	31.940029mS 115.927711mE
ORIGINAL USE:	COMMERCIAL: Shop/Retail store
OTHER USE:	N/A
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1929 (front of building); 1985/6 (remainder of building)
DEMOLISHED:	2011

HISTORIC THEMES:	Occupations 302: Rural industry and market gardening
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has historic value as the site of the former Rowlands Stockfeed Depot is valued for its association with the early agricultural industries in the City of Belmont which helped to establish the character and economy of Belmont and the evolution of the City of Belmont from a semi rural district to a suburb. • The site is associated with the horse racing industry by its close proximity to Ascot races course and stables. • The site is associated with the Rowlands family who made a contribution to the establishment of the Belmont district.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	George and Olive Rowlands moved into the Belmont district in 1920. In 1929, George began his own produce business and with the Belmont Railway Station only a short distance away, the daily delivery of supplies was greatly facilitated. However, when the railway line was closed in 1956, the store was greatly inconvenienced. When George Senior retired, the business was carried by his sons George and Stan. Both sons retired from the business in September 1984. The demolition of the building was approved in 2011 for the expansion of the Great Eastern Highway.
ASSOCIATIONS:	Rowlands family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Assessment Documentation for P8651 Rowlands Stockfeed Depot prepared 2011 for DPLH by Hocking Heritage + Architecture
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES













Images 2011, Hocking Heritage + Architecture

Bennett Residence - site, Ascot

Cat 4



Aerial photograph 1965 showing the former Bennett Residence, corner of Great Eastern Highway and Carbine Street

PLACE NAME	Bennett Residence - site
HCWA PLACE NO:	8650
ADDRESS:	218 Great Eastern Hwy, Ascot, 6104
LOCATION DESCRIPTION:	Lot 739, DP67271
OTHER NAMES:	Residence, 218 Great Eastern Hwy - site
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	2753/448
OWNER:	Eastern Metropolitan Regional Council - EMRC
GIS COORDINATES:	31.939679mS 115.928289mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	1918
DEMOLISHED:	2011
HISTORIC THEMES:	People 602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the development of Belmont in the early 20th century for working families.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former residence.
HISTORY	This site was the location of a simple timber framed weatherboard and corregated iron residence built by the Jessie and Joe Bennett. From the readily available information the couple were first living in the residence in 1912 which suggests the house was built c1911. Joseph Bennett (c1854-1935) designated his occupation as a labourer. Following Joseph's death in 1935, Jessie is not recorded as living at the house although it has not been established if she relocated. Previous information states that the house was one of the first boarding houses in Belmont. The building was demolished in 2011 as part of the widening of Great Eastern Highway.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Wise's Post Office Directories 1894-1949 Australian Electoral Rolls, 1903-1980.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





1996 photographs from City of Belmont Local Heritage Inventory



2009 Google Street view image

Corlett's Bakery - site, Belmont

Cat 4



C1909, City of Belmont Local History Collection

PLACE NAME	Corlett's Bakery - site
HCWA PLACE NO:	8644
ADDRESS:	Southern corner of Great Eastern Highway and Hargreaves Street Former 223 Great Eastern Highway, Belmont, 6104
LOCATION DESCRIPTION:	Lot 704, DP67256
OTHER NAMES:	Casa Mia Restaurant, Portwine and Lovelock
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	2510/768
OWNER:	State Government
GIS COORDINATES:	31.943510mS 115.923561mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Bakery
OTHER USE:	COMMERCIAL: Restaurant
PRESENT USE:	VACANT:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1905
DEMOLISHED:	2011

HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with one of the earliest commercial enterprises in the community. • The site has value for the members of the community who visited the place prior to its demolition in 2011.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	No evidence of this former structure
HISTORY	This site was the location of a bakery established in 1905 by Paddy and Terry Love. The Bakery was constructed of brick and had a corrugated iron roof. The bakery subsequently changed hands to bakers Portwine and Lovelock, then Corlett Brothers. It was a well known bakery and one of the first commercial premises catering for the local community. It was later converted to a restaurant, Casa Mia Restaurant, then demolished in 2011 to enable the upgrade of Great Eastern Highway.
ASSOCIATIONS:	Corlett family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

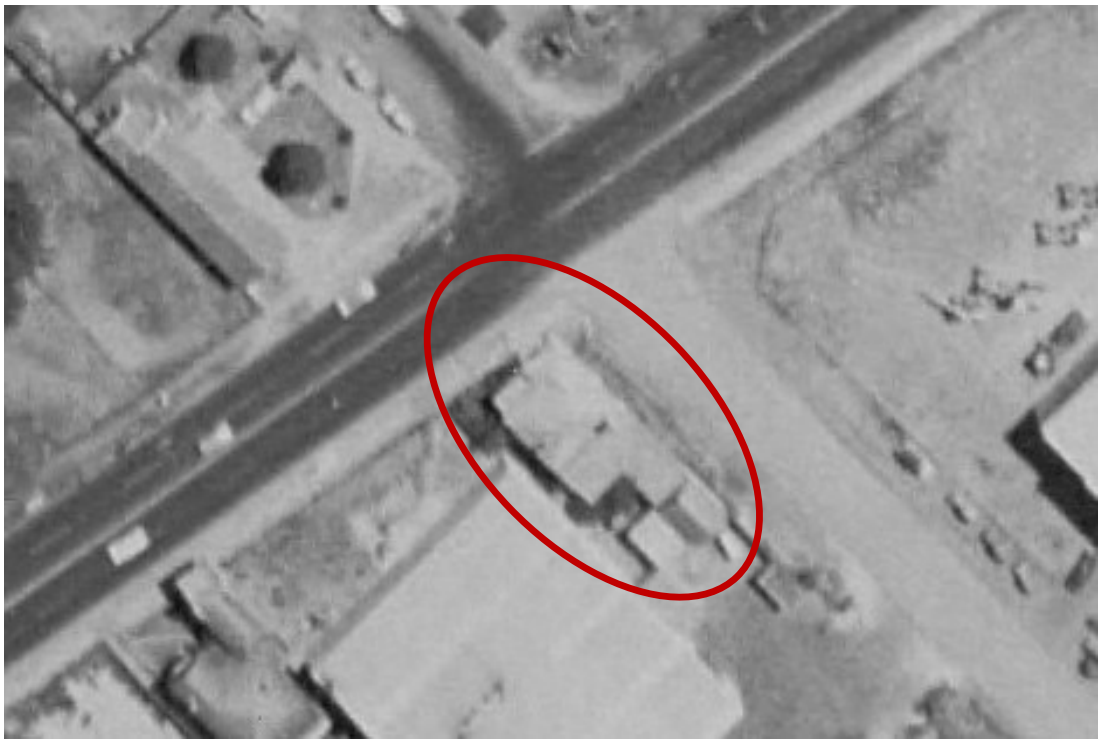
ADDITIONAL IMAGES



2002 City of Belmont Local Heritage Inventory



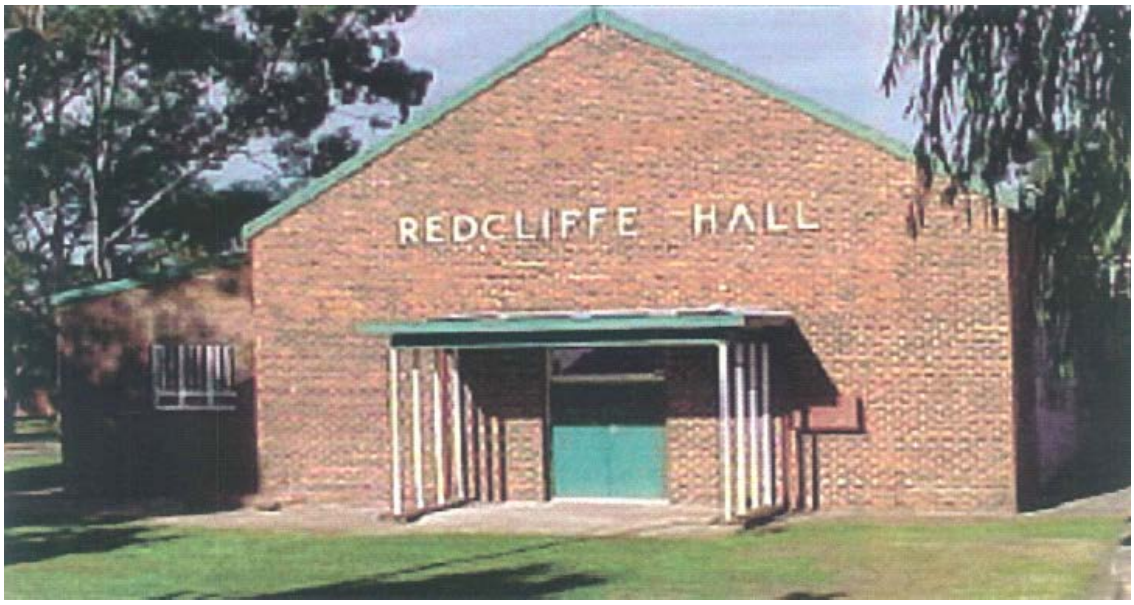
1996 City of Belmont Local Heritage Inventory



Junction of Great Eastern Highway and Hargreaves Street, 1965 showing the former Bakery

Redcliffe Hall - site, Redcliffe

Cat 4



Redcliffe Hall, c2007. courtesy City of Belmont.

PLACE NAME	Redcliffe Hall - site
HCWA PLACE NO:	16539
ADDRESS:	357 Great Eastern Highway, Redcliffe, 6104
LOCATION DESCRIPTION:	Lot 5230, P4987 South east corner of Great Eastern Highway and Morrison Street.
OTHER NAMES:	N/A
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	LR3155/72
OWNER:	State Government
GIS COORDINATES:	31.934072mS 115.939025mE
ORIGINAL USE:	SOCIAL /RECREATIONAL: Community Hall
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1947
DEMOLISHED:	2003
HISTORIC THEMES:	Social and civic activities 407: Cultural activities

VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the development of the Redcliffe community in the 1940s as exhibited through the decision to build a replacement community hall at this site. • The site has historic value for its association with many community events held at this site. • The site of the former hall has social value for the members of the Redcliffe and wider Belmont community who attended the hall prior to its demolition in 2003.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former hall on the site.
HISTORY	Located on the corner of Fauntleroy Avenue and the now Great Eastern Highway, Redcliffe Agricultural Hall was built 1914-15, with funds raised by the community. The Hall was a noted location for community social events, particularly farewell nights and welcome home parties held for soldiers serving overseas. The Hall was destroyed by fire on 4 March 1945. In 1947, as a consequence of a land swap, the Roads Board organized for a new Redcliffe Hall to be constructed on a different site, at the corner of Morrison Street and the now Great Eastern Highway. Redcliffe Hall consisted of a main hall with a stage at the south-eastern end, and a secondary hall and kitchen. Timber flooring was used throughout. Much of the material and labour used in the construction of the Hall came from Redcliffe residents. It has been suggested that the bricks were donated by Bristile Brickworks. Redcliffe Hall was the venue for many social events, in particular the Pioneer Ball held in 1979 to commemorate 150 years of Western Australia. The Hall was also used for Ratepayers Meetings prior to the construction of the City of Belmont administration building. Redcliffe Hall was demolished in 2003. The Redcliffe Park Community Centre located at 33 Morgan Street, Redcliffe was built in 2000 with the main hall addition completed in 2005. Bricks from the Redcliffe Hall were used to create a commemorative wall feature located near the entrance.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 22 Sep 2009 (City of Belmont)

ADDITIONAL IMAGES







Images from the City of Belmont Local Heritage Inventory, c2007.



Aerial photograph 1962 corner Great Eastern Highway and Morrison Street, courtesy Landgate.

Tampina, Redcliffe

Cat 1



PLACE NAME	Tampina
HCWA PLACE NO:	3123
ADDRESS:	517 Great Eastern Highway, Redcliffe, 6104
LOCATION DESCRIPTION:	Lot 402, DP51318
OTHER NAMES:	Dear Brutus Brutus Lodge J F G Robinson's house
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2657/989
OWNER:	Private owners
GIS COORDINATES:	31.925693mS 115.953162mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	MILITARY: Office or administration
PRESENT USE:	COMMERCIAL: Administrative
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting

ARCHITECTURAL STYLE:	Federation Queen Anne
CONSTRUCTION DATE:	c1906
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 306: Domestic activities Social and civic activities 405: Sport, recreation and entertainment Outside influences: 501: World Wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	Tampina, a single-storey brick and iron residence constructed c.1906 in the Federation Queen Anne style, has cultural heritage significance for the following reasons: • The place has historic value as the construction of the place was as a direct result of the growth and development of the horse racing industry in Perth and in Belmont in particular in the 1890s and early 1900s; • the place displays aesthetic qualities characteristic of the Federation period and exhibits some fine decorative design detailing, particularly the joinery, tuck-pointing and richly varied roof form • the place has social value for its: o associations with the horse racing industry and prominent racing identity, J. F. G. Robinson;associations with the RAAF during World War Two, and o use as a hostel for mentally and physically disabled children. • the place contributes to the local community's sense of place as one of the few large residences remaining from the turn of the century development of the Redcliffe/Belmont area.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Tampina is a single-storey brick building with a corrugated iron roof. The former house now provides office accommodation and is located in a light industrial area in Redcliffe. The building is enclosed with metal fencing and a modest garden of grass. There are a few mature trees located between the fence and the main elevation. Constructed in the Federation Queen Anne style, the place has a U-shaped plan form. Verandahs are evident on the north and west elevations and also along the rear elevation providing covered access to the building. A flat metal deck roof extends from this rear verandah over land to the south of the building to provide undercover parking. The roof is constructed with a lower pitch over the verandahs. Two half-gabled forms of equal size and with timber louvred vents are a prominent feature in the principal elevation facing Great Eastern Highway.

	Three tall brick chimneys with tuck-pointing, rendered corbelling and terracotta pots rise above the roof providing interest along the skyline while less ornamental stacks punctuate the rear roof. Timber posts supporting the verandah eaves have been carefully detailed and retain evidence of former attachments. Arched timber valances span between the front and side verandah posts. Scrolled rendered mouldings are evident under the projecting sills of the windows of the principal elevation. Heads of the windows at the south-east corner of the building feature arches formed with three soldier courses. Elsewhere, window heads are flat and defined by bands of render. Windows are of timber framed construction and mostly with double hung sashes.
HISTORY	The land on which this former residence is located was purchased by horse trainer Ernest Birchall McKeon (1872-1955) in 1903. A newspaper article in 1945 stated that McKeon built this house and the stables. No detail of the architect or builder has been found in this, or previous research however it is possible that an advertisement in March 1905 by architect Augustus Reiusset was for this house. The tender to builders was for the construction of a brick bungalow on Guildford Road, Belmont. At that time Reiusset was a resident of Belmont Park and a member of the Belmont Board of Health. It is likely that McKeon fell on hard times as the property was purchased by pastoralist John Frederick Gary Robinson (1864-1947) in 1908. Robinson stated that he was 'fortunate enough to buy the best stables in the state at a bargain'. Robinson named the house Tampina and lived there with his wife Elsie Sarah Coppin (1874-1954) and their five children. Robinson was a succesful pastorialist with stations in the Pilbara region of the state. The couple married in Marble Bar and relocated to Perth c1904. Robinson regularly visited his station properties but was able to pursue his interest in horse breeding and racing at this property. John Robinson was elected to the Belmont Road Board in 1910, as one of two representatives for the newly created East Ward. Tampina was occupied by the RAAF during World War Two, as the operation centre for a nearby aerodrome. After the war the place was transferred to Dorothy Marian Scherini (c1894-1981) a horse owner and taxi proprietor. She named the house 'Dear Brutus' or 'Brutus Lodge' in honour of one of her successful track horses. In 1948, the property was resurveyed and the stables and house were on separate lots. The property transferred a number of times to private owners, most had some connection to the horse racing industry. Between 1956 and 1965, the place was used as a hostel for mentally and physically disabled children and was altered internally for that purpose. This was the same organisation (later Nulsen Haven) which occupied 'Wedderburn' futher east on Great Eastern Highway in Redcliffe. Tampina was transferred to the current owners in 1964 and is used as offices. The stables were demolished in the 1980s.
ASSOCIATIONS:	John F G Robinson Ernest McKeon Augustus Rieusset, Architect
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. The Daily News, 14 May 1945, p. 9.

	The West Australian, 22 March 1905, p.2; 7 August , 1945, p. 2 15 May 1946, p. 11. The Western Mail, 27 February 1904, p. 12. Western Mail, 3 January 1919, p. 32. P3123 Tampina Assessment Documentation prepared in 1996 by the Department of Planning Lands and Heritage.
INTEGRITY / AUTHENTICITY	Integrity: Moderate Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES









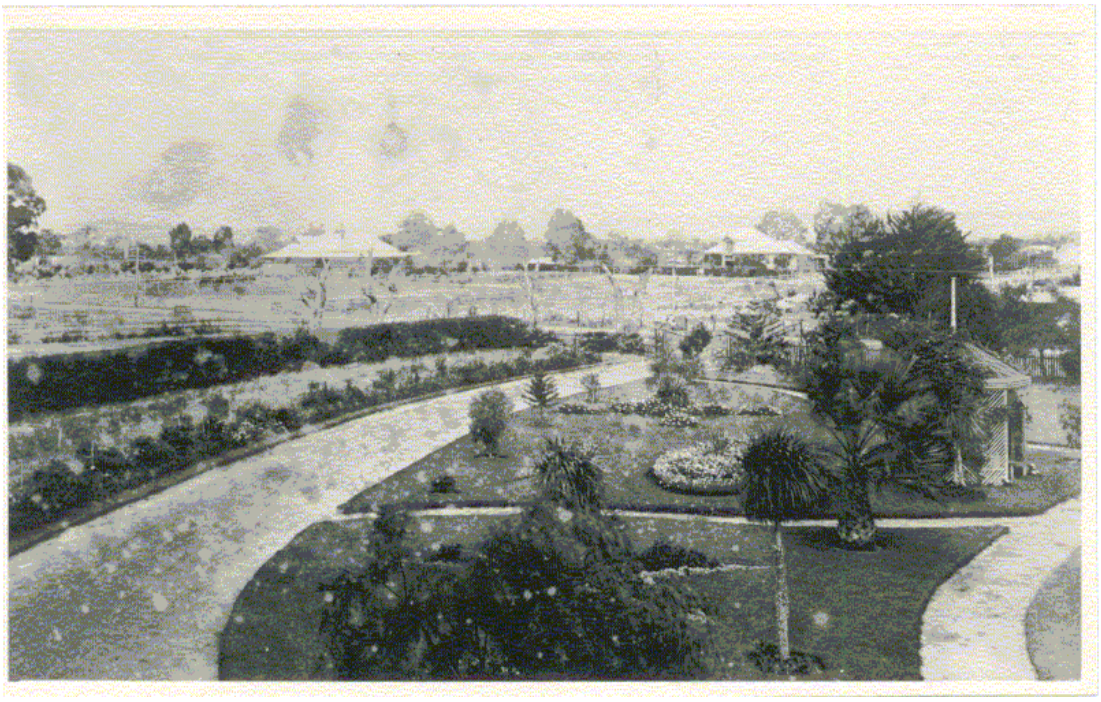


Photo of house and stables. Circa 1911.

Flame Trees, Rivervale

Cat 3



PLACE NAME	Flame Trees
HCWA PLACE NO:	16841
ADDRESS:	Hawksburn Rd, Rivervale, 6103
LOCATION DESCRIPTION:	The trees are located within the Hawksburn Road, road reserve
OTHER NAMES:	N/A
PLACE TYPE:	Trees
CERTIFICATE OF TITLE	N/A
OWNER:	City of Belmont
GIS COORDINATES:	N/A
ORIGINAL USE:	PARK/RESERVE:
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1926

DEMOLISHED:	N/A
HISTORIC THEMES:	Social and Civic Activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The avenue of trees make a positive contribution to the streetscape and are a well known landmark in the district. • The trees have historic value for its association with the Belmont Young Men's Club who were motivated to provide services for the club and community.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The avenue of mature trees are a prominent element in the urbanised streetscape.
HISTORY	The Belmont Young Men's Club was formed in 1919 and they purchased some land at the end of Hawksburn Road, Rivervale, known as "The Springs". They intended developing this site into a major swimming and rowing venue, but were unable to raise the funds. In 1926, they presented the land to the Belmont Road Board on condition it be reserved for public use. The flame trees along Hawksburn Road were planted by the members of this Club, possibly as an entry to their planned venue.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Apr 2003 (City of Belmont)

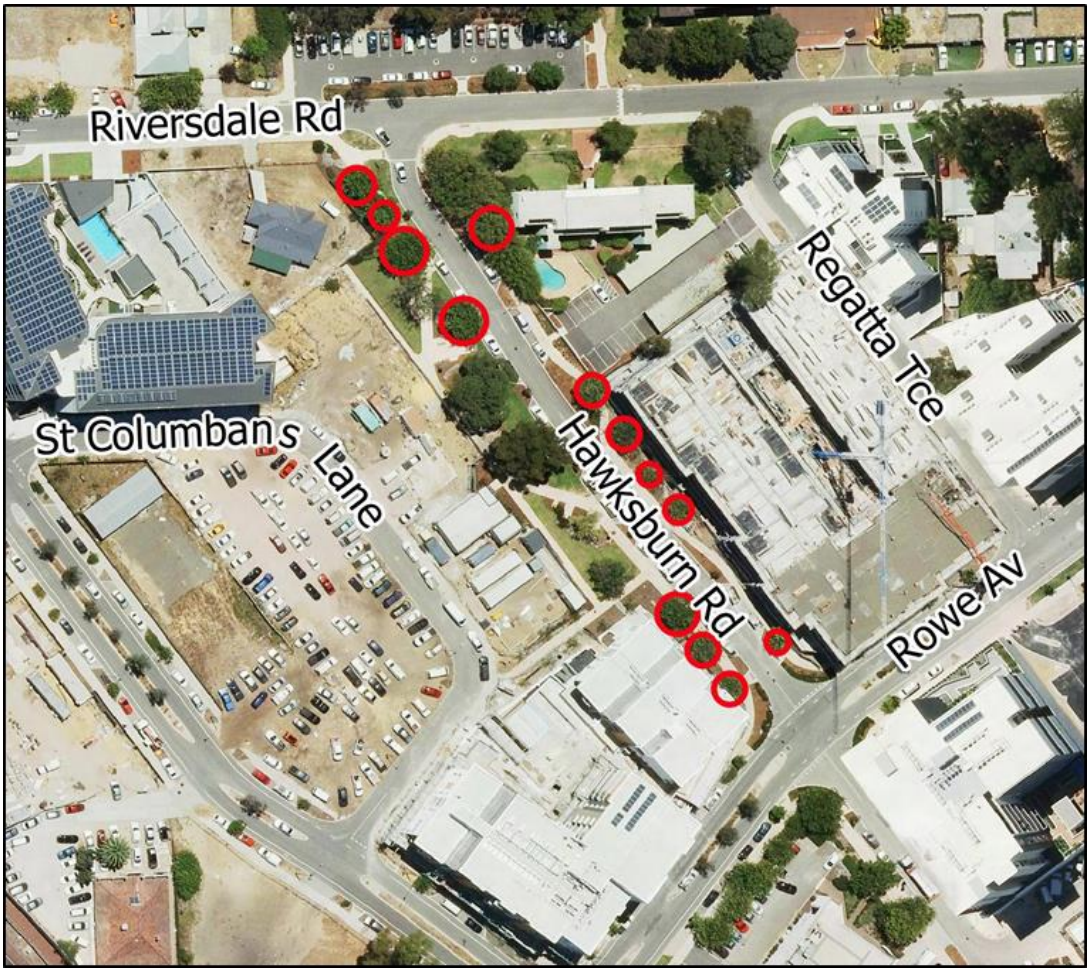
ADDITIONAL IMAGES











City of Belmont Local Heritage Survey 2016

St Anne's Church Complex, Belmont

Cat 2



PLACE NAME	St Anne's Church Complex
HCWA PLACE NO:	0138
ADDRESS:	11-13 Hehir Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 152, 10, P2634, D48983
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1535/900; 1536/521
OWNER:	Private owners
GIS COORDINATES:	31.946274mS 115.922638mE
ORIGINAL USE:	RELIGIOUS: Church, Presbytery and hall
OTHER USE:	N/A
PRESENT USE:	RELIGIOUS: Church, Presbytery and hall
CONSTRUCTION MATERIALS:	Wall: Brick, Asbestos Roof: Corrugated Metal Sheeting; Tile

ARCHITECTURAL STYLE:	Federation Gothic
CONSTRUCTION DATE:	1914; 1940
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 406: Religion
VALUES AND STATEMENT OF SIGNIFICANCE:	• The placehas aesthetic value as the buildings in the complex are good demonstrations of the style in which they were constructed; the church is a good and intact example of the Federation Gothic style and the Presbytery and former school building are simple expressions of the Post War International style. • The complex of buildings are a landmark in the streetscape. • St Anne's Church, Presbytery and former school building have historic value for their association with the development of the Catholic community in Belmont during the early 20th century and the ongoing provisions of services to this community until the present day. • The complex of buildings have historic value for their association with prominent members of the Belmont community who helped fund the church buildings, including Charles Courtland and Patrick Love. • The place is associated with local architect Augustus Rieussett and builder Joseph William Blacklock. • The complex of church buildings have social value for the many members of the Belmont and wider community who have visited the site for social and spiritual reasons since the early 20th century. • The continuity of function and form of these buildings in the streetscape contribute to the community sense of place.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	11-13 Hehir Street is a complex of church, presbytery and the former Catholic School located on the north eastern side of Hehir Street with a return to Barker Street. Federation Gothic church of red brick construction incorporating contrasting rendered detailing including string courses, capping and detailing. The typically steep pitched roof is clad with corrugated metal sheeting with a cross on the south-western gable apex. The porch entry is located on the south-west elevation, which follows the same design as the main body of the church, albeit on a smaller scale. The porch is positioned between the buttresses that extend up the full height of the elevation and contains an elaborate rendered arch around the entry. The roof to the porch is at the same pitch as the main roof. Twin arched windows above the porch contain leaded lights. The side elevations are divided into a series of bays by buttresses with raked capping. Each bay contains a three-section window with toplights. A small porch has been constructed to the rear of the church.

	The former school building is located to the south east of the church. The building is of timber framed construction with fibre cement sheet and weatherboard cladding. The shallow pitched hipped roof extends down with a break of pitch to form the verandah canopy across the north east elevation. The verandah canopy to the south west elevation is a separate element, positioned below the eaves of the main roof. The roof is clad with short sheet corrugated iron sheeting. The north east and south western elevations are the principle elevations to the former school building. The rear elevation is asymmetric in planform with the skillion canopy extending across the entire elevation, the central section forms a verandah canopy flanked by the fibro clad end rooms. The verandah deck is painted concrete slab supported on a brick plinth. The canopy is supported on square timber posts. All the doors are high waisted timber panel doors. The south west elevation facing Hehir Street has a more activated frontage due to the higher number of openings across the elevation. The entire elevation is protected by a verandah which has a shallow pitched skillion roof supported on slender steel cylindrical posts. The end sections of the verandah are partially enclosed to provide protected seating areas. The doors are flush panel with a small window and windows are timber framed sash windows with each sash divided into three panes by horizontal glazing bars. Other windows around the building are aluminium framed. The third building in the complex is the presbytery to the north west of the church which is a 1950s brick, fibre cement and tiled house set within a garden setting. The house is symmetrical in planform to the front elevation incorporating a central projecting verandah with brick piers supporting the hipped tiled roof with the main entry into the building in this section. The verandah is flanked by two wings each with its own tiled hipped roof. The walls are clad with fibre cement sheeting on top of a brick plinth. Two further wings are set back from the main elevation again each with a hipped tiled roof. The main body of the building sits underneath an expansive hipped roof. A small grotto enclosed by palisade fencing is located in the garden of the presbytery.
HISTORY	St. Anne's Church in Hehir Street Belmont was built in 1914 by local builder Joseph William Blacklock to a design by architect Augustus Rieussett for a cost of £ 1000. Paddy Love and Charles Courtland went guarantors for the church building. It was officially opened and consecrated on 6 December 1914 by His Grace Archbishop Clune. Features of the Church are the lead light windows. Before this Church was built, Mass was celebrated each Sunday in the home of Mr and Mrs Charles Courtland in Belgravia Street. Two priests travelled out from St. Mary's Cathedral, Perth each week. To begin with St. Anne's Church, Belmont was included in the Victoria Park parish and served by priests from St. Joachim's and sometimes the Cathedral. However, on the first Sunday in August 1940, His Grace Archbishop Prendiville constituted Belmont as an independent parish with Rev. Father Ahern in charge. November 3, 1940 saw the opening of the Presbytery and also the opening of a new school building. In the early 1950s, St Maria Goretti school opened in Redcliffe and the school functions were relocated to that site.

	The former school building on this site continues to be used by the parish.
ASSOCIATIONS:	Father Eugene McGrath Charles Courtland and Patrick Love. Augustus Rieussett Joseph William Blacklock.
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. St Maria Goretti Primary School website https://www.smg.wa.edu.au/ Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999. The West Australian, 29 July 1914, p. 6.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Blacklock Residence (fmr), Ascot
HERITAGE LISTINGS:	Catholic Church Inventory Completed 01 July 1998, Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES









Sekulla House (fmr), Rivervale

Cat 3



PLACE NAME	Sekulla House (fmr)
HCWA PLACE NO:	20076
ADDRESS:	16 Hutchison Street, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 52, 53, P1563
OTHER NAMES:	N/A

PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1150/531
OWNER:	Private owners
GIS COORDINATES:	31.962721mS 115.928118mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	c1952
DEMOLISHED:	N/A
HISTORIC THEMES:	Outside influences 501: World Wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place is a simple expression of the Post War International style executed in brick and tile. • This place and the adjacent property at 20 Hutchison Street are of a similar form and detail and together make a contribution to the streetscape. • The place has historic value for its association with the post war development of Rivervale. • The place has historic value for its association with the migration to Western Australia following World War Two of families from eastern Europe, in this instance a family from France. • The place has social values as a demonstration of the scale of housing for working families in the mid 20th century.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Postwar residence constructed of stretcher bond brick veneer with a tile roof. Front veranda has simple Tuscan columns and an iron railing. Set in typical suburban garden with low wall.
HISTORY	Housing was expensive and difficult to find after World War II. Even rental accommodation was almost non-existent. Some Belmont residents were forced to live in tents on their blocks, or utilise makeshift accommodation from available materials. Hutchison Street was named after the jockey who rode the Perth Cup winner, Picaro, in 1936. Although subdivided earlier, the first house on the street was not constructed until 1949-50. Lots 52 to 55 were owned, among others, by Reginald Walter Herbert. In 1952, Francois Sekulla purchased Lots 52 and 53 Hutchison Street, Rivervale. Francois was born in France and arrived in Fremantle on 12

	July 1950, on the MV Skaugum. After leaving the Holden Immigration Accommodation Centre at Northam, he joined other migrants at the Dunreath Migrant Hostel, located on the corner of Stanton Road and Kanowna Avenue Redcliffe, where RAAF huts were converted for temporary accomodation.In 1952 Francois constructed a small wooden and corrugated iron shed in the far corner of the property. Over the next seven years, Francois began to clear the land and build his home in stages. The place continues to be associated with the Sekulla family. The residence is similar to State Housing Commission properties erected around the same time. However, there is no evidence that it was ever owned or built by the State Government.
ASSOCIATIONS:	Sekulla House
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Olejnik House
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Sep 2009 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Olejnik House (fmr), Rivervale

Cat 3



PLACE NAME	Olejnik House (fmr)
HCWA PLACE NO:	20077
ADDRESS:	20 Hutchison Street, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 54, 55, P1563
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	N/A
OWNER:	Private owners
GIS COORDINATES:	31.962881mS 115.928270mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International

CONSTRUCTION DATE:	c1952
DEMOLISHED:	N/A
HISTORIC THEMES:	Outside influences 501: World Wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place is a simple expression of the Post War International style executed in brick and tile. • This place and the adjacent property at 16 Hutchison Street are of a similar form and detail and together make a contribution to the streetscape. • The place has historic value for its association with the post war development of Rivervale. • The place has historic value for its association with the migration to Western Australia following World War Two of families from eastern Europe and in this instance a family from Poland. • The place has social values as a demonstration of the scale of housing for working families in the mid 20th century.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the locality. Conservation of the place is desirable. Any alterations or extensions should be sympathetic to the heritage values of the place, and original fabric should be retained wherever feasible.
PHYSICAL DESCRIPTION:	Postwar residence constructed of stretcher bond brick veneer with a tile roof. Set in typical suburban garden with low brick piers and iron fence.
HISTORY	Housing was expensive and difficult to find after World War II. Even rental accommodation was almost non-existent. Some Belmont residents were forced to live in tents on their blocks, or utilise makeshift accommodation from available materials. Post War Migrants were provided accommodation in temporary camps such as the Dunreath Migrant Hostel at the corner of Stanton Road and Kanowna Avenue Redcliffe where RAAF huts were converted for use.Hutchison Street was named after the jockey who rode the Perth Cup winner, Picaro, in 1936. Although subdivided earlier, the first house on the street was not constructed until 1949-50. Lots 52 to 55 were owned, among others, by Reginald Walter Herbert. In 1952, Mieczyslaw Olejnik purchased Lots 54 and 55. Mieczyslaw was born in Poland and arrived in Fremantle on 12 July 1950, on the *MV Skaugum*. He was accompanied by his wife Waleria and son Stanislaw on the journey to Western Australia. After leaving the Northam Reception and Training Centre, the Olejnik family found accommodation at Graylands Migrant Hostel. The residence constructed in 1952-53 is seemingly similar to State Housing Commission properties erected around the same time. However, there is no evidence that it was ever owned or built by the State Government.
ASSOCIATIONS:	Olejnik Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High

CONDITION:	Good
RELATED LISTINGS:	Sekula House
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 22 Sep 2009 (City of Belmont)

ADDITIONAL IMAGES





Rivervale Homing Club Hall, Rivervale

Cat 3



PLACE NAME	Rivervale Homing Club Hall
HCWA PLACE NO:	24566
ADDRESS:	21 Hutchison Street, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 35, P1563
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1712/717
OWNER:	Private owners
GIS COORDINATES:	31.962509mS 115.928619mE
ORIGINAL USE:	SOCIAL/RECREATIONAL: Other Sports Building
OTHER USE:	N/A
PRESENT USE:	SOCIAL/RECREATIONAL: Other community hall
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Vernacular

CONSTRUCTION DATE:	c1940
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a simple example of a utilitatian building from the Inter War period that reflects this period of austerity. • Rivervale Homing Club Hall is associated with one of the oldest continuous pigeon racing clubs in Western Australia, which has been operating since 1934 to the present, and operating from Hutchison Street since c.1940. • Rivervale Homing Club Hall has social significance to past and present members of the Club.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Rivervale Homing Club Hall is a rendered brick building with a gable iron roof and a lean-to extension on the northwest side. The rear of the building has a corrugated iron extension, and there is a separate brick toilet to the rear. The Hall contains a number of trophies and memorabilia celebrating the long history of the Club.
HISTORY	Rivervale Homing Club was formed in 1934, with an early race being the 148 miles [240 km] from Merredin (Sunday Times, 1 July 1934). At the time it claimed to be the 'only club in action which did not use clocks for its races'. Instead, 'time is allowed for distances, and overfly to the winning post'. It was noted that 'the club jogs along merrily, and keen racing is the order'. (Sunday Times, 15 July 1934.) The earliest members of the Club were: Fox, S. Bowler, C. Abbott, G. Tulloh, and George Galvin. The earliest clubrooms were located at 26 Maple Street, Rivervale (West Australian, 1 November 1935). By 1936, the Club was noted as being successful and having increased its membership. A series of races from Kalgoorlie were held, and a blue chequer hen, from the loft of Ed Ludlow, covered the distance at 'the splendid velocity' of 1099 yards per minute *60 km/h+ (Sunday Times, 23 August 1936). By 1937, the clubrooms had relocated to 24 Streatley Road, Rivervale (West Australian, 2 March 1937). The Rivervale Homing Club opened its 1938 season with an open race from Meckering. Eight lofts were represented by 44 birds and the winner came from the loft of Ed Ludlow (West Australian, 27 May 1938). Hutchison Street was named after the jockey who rode the Perth Cup winner, Picaro, in 1936. It appears likely that the Club moved to its

present premises in 1939-40. An article on the Homing Club (Western Mail, 9 June 1949) described the club and their activities:

Reg Treffone is president and the leading spirit of the Rivervale Homing Club. He has topped the points for consistency and the greatest velocity for the last 10 years.

He competes regularly in club races and all combine (combined clubs) events. Mostly he races birds of his own breeding. Some of these are valued at £20.

To give all competitors an equal chance, homing clubs stipulate a maximum number of birds for any one owner in each event. Rivervale Club usually has an eight-bird limit.

Every Wednesday night after he has fed and watered his birds Reg Treffone selects those to represent the loft in the Saturday race. These are 'basketed' (placed in a wire cage) and taken to the club rooms.

Here officials check the number of birds basketed and place a specially-marked rubber ring on the leg of each one. The basket is then officially sealed and dispatched with those of the other competitors to the Perth railway station to be consigned to the distant town which has been selected as the starting point of the race. Pigeons are transported at half rates.

Mostly the birds are liberated by the station masters along the eastern line. In addition to releasing the birds they also give them food and water some time before the start.

Back at the lofts about noon on Saturday Reg Treffone and his wife, after taking into consideration the conditions prevailing, endeavour to estimate when the first bird can be expected to reach home.

With this rough calculation as a guide Mrs Treffone keeps a close watch on the vacant homing loft throughout Saturday afternoon because immediately a pigeon enters the loft no time must be lost in removing the rubber ring to clock in the bird.

This is done by placing the ring in a 'thimble', and 'posting' it into the sealed compartment of the clock . Automatically the time showing on the face is stamped on a paper roll within its mechanism in a manner not unlike that used to record figures on a cash register roll. Provision is made in these clocks for about a dozen thimbles sufficient to time an equal number of birds.

Timing clocks, which were mostly made in Germany, are a most ingenious device. They are a scarce commodity these days and are valued at about £20.

Clocks are checked and set going at a standard time by club officials when the birds are basketed. Every safeguard is taken to prevent fraud. If the clock is tampered with in any way a hole is automatically punched in the time-registering paper roll and disqualification follows.

Reg Treffone makes no secret of the fact that he races pigeons for pleasure, not for profit. He feeds his birds on pigeon peas, which are imported from the Eastern States. At the existing price of the peas (£5/10/ a bag) it costs him more than £1 per week to feed his

birds. 'They're well worth it', he says.

Reg Treffone's pigeons have flown over all distances up to Loongana (700 miles). He particularly prizes a hen of his own breeding, which he considers one of the fastest birds in the State. On one occasion it competed in three races in three weeks flying a total of over 1,500 miles to record two seconds and a third.

'Our birds have to race in extremely tough conditions', says Reg. 'They race in the winter months from May to October and as their direction is

	from east to west they frequently encounter strong head winds and storms.' In 2022, Rivervale Homing Club continues to meet and race regularly.
ASSOCIATIONS:	John 'Mick Lee' OAM, former mayor of Victoria Park
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 28 Feb 2012 (City of Belmont)

ADDITIONAL IMAGES





Residence, 12 Kalgoorlie St, Ascot

Cat 3



PLACE NAME	Residence, 12 Kalgoorlie Street Ascot
HCWA PLACE NO:	--------
ADDRESS:	12 Kalgoorlie Street, Ascot
LOCATION DESCRIPTION:	Lot 100, Diagram 48656
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1700/177
OWNER:	Private owners
GIS COORDINATES:	31.939020mS 115.928260mE
ORIGINAL USE:	RESIDENTIAL: Single Storey Residence
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey Residence
CONSTRUCTION MATERIALS:	Wall: Brick and stone Roof: Concrete tile
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	C1950
DEMOLISHED:	N/A

HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as an example of the application of the form and detail of the Post War International style applied to simple homes with an unusual stone wall façade. • The place has historic value for its association with the early settlement of this area of Belmont in the second half of the 20th century. • The place has historic value as a demonstration of the size and scale of homes for working families and its association with the horse racing industry.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A single storey stone, render and brick tiled dwelling with asymmetric plan form. The stone cladding is on the front façade and laid in a random manner with flush pointing. The façade consist of a projecting section with separate hipped roof, three-section windows consisting of a central fixed pane with flanking casements and painted brick quoining. The hipped roof extends down to form wide overhanging lined eaves to all elevations. The recessed section of the façade has a concrete verandah with a flat concrete verandah roof supported on Doric style masonry columns. The verandah roof extends across the full width and extends across the windows of the projecting bay. The roof features a stepped curved detail. A small separate flat concrete canopy positioned below eaves height, is visible on the southeast elevation. Alongside is a brick chimney that includes an insert of random stone work which matches the front elevation. On the north west elevation is a recessed section of brick and stone and an integral garage. These may be later additions. The house is located on a large property that includes stables across the rear of the lot within a fenced area. There are several large mature trees on the property.
HISTORY	In the early 20th century this area was known as Belmont Park and there was little settlement in the area. This area was subdivided for residential development in 1900 but there was little evidence of occuancy, apart from properties associated with the horse racing industry. From the readily available evidence this place was built c1950 as it is evident in an aerial photograph in November 1953. The place is not included in the Post Office Directories of 1949. No detail of the owners or occupants has been found. The property includes two lots (Lot 42 and 43). Aerial photographs indicate that stables were present on the property from 1953. The first stables were located on the north west corner of the property. The stables located on the rear boundary of the lot were built c1980.

	The two lots were resurveyed in 1975 to create a single parcel of land. It is probable the property has been associated with the horse racing industry since its construction.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES









Kewdale Primary School, Kewdale

Cat 2



PLACE NAME	Kewdale Primary School
HCWA PLACE NO:	24560
ADDRESS:	264 Kew Street, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 10398, D41037
OTHER NAMES:	Pavilion Classroom
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	LR3167/395
OWNER:	State Government
GIS COORDINATES:	31.975056mS 115.943881mE
ORIGINAL USE:	EDUCATIONAL: Primary School
OTHER USE:	N/A
PRESENT USE:	EDUCATIONAL: Primary School
CONSTRUCTION MATERIALS:	Wall: Weatherboard Fibrous panelling Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Federation

CONSTRUCTION DATE:	1916-18; 1927
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 402: Education and Science
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has historic values as the Pavilion Classroom, Kewdale Primary School, reflects the early 20th century Education Department theories on the benefits of light and fresh air for the health and education of young children. • Pavilion Classroom, Kewdale Primary School, has aesthetic value as an intact example of an early 20th century purpose built portable open air classroom constructed for the Education Department. • The place has social value for the members of the community who attended the school or were associated with those who did.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Pavilion Classroom, Kewdale Primary School, is a rectangular timber structure clad with weatherboard to sill height and fibrous panel sheeting above. It has a gabled roof clad with corrugate metal sheeting. Regularly spaced sash windows are positioned on each of the long elevations. It is typical of such classroom designs from the early 20th century.
HISTORY	Kewdale Primary School was opened (as South Belmont State School) on 26 January 1915 with an initial enrolment of 26 children. At the time, the school was a single brick room (now Room 9) surrounded by bush and enclosed by a wooden post and top and bottom rail fence with two wires between. A rainwater tank provided water. The original single room was deemed adequate until 1927, by which time it was occupied by upwards of 58 students. Although the plans were made for an extra room, the cost of £660 appears to have been too large. Consequently, the pavilion classroom was relocated from Claremont, at a cost of £150, as a temporary measure to house junior grades. Several school buildings were was constructed at Claremont Central in 1916 and 1918, and this Pavilion Classroom is likely to be one of these buildings. By the year 1961 there were six classrooms and 272 students on the site and the school was also using a local church hall. In 1967, enrolments reached 622 students, and despite new classrooms, it proved necessary for a washroom to be used as a temporary classroom. The official maximum number of students recorded in 1970 was 790. At that time Kewdale Junior Primary School was under construction. Kewdale Junior Primary School merged with Kewdale Primary School in 1997, and there was a substantial investment in the site. At this time the Department of Education proposed removing the Pavilion

	Classroom, pressure from the school community ensured its preservation. In 2021, the building continues to be used as a classroom although at one time it was the Art/Craft centre for the school.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Kewdale Primary School website, http://kewdaleps.wa.edu.au/our-school/about-us/ Tomazos, Diane (ed.), From Scrub to Asphalt: A History of Kewdale Primary School (1985).
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 28 Feb 2012 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Stella Hay's House, Cloverdale

Cat 2



PLACE NAME	Stella Hay's House
HCWA PLACE NO:	8643
ADDRESS:	314 Kew Street, Cloverdale, 6105
LOCATION DESCRIPTION:	Lot 502, D409029
OTHER NAMES:	Residence, 314 Kew Street Residence, 314 Abernethy Road
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	LR3169/778
OWNER:	State Government
GIS COORDINATES:	31972114mS 115.947374mE
ORIGINAL USE:	RESIDENTIAL: Two Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Two Storey
CONSTRUCTION MATERIALS:	Wall: Cement brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Inter War Spanish Mission

CONSTRUCTION DATE:	1951-1956
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as a modest demonstration of the Inter War Spanish Mission style. • The place is prominent in the streetscape because of its location on a high traffic road and its unusual design in the region. • The place has historic value for its association with the period following World War Two when building materials were scarce and many homes where built by their occupants. • The place has historic value for its assocation with the period following World War Two when the population of metropolitan Perth grew and the outer suburbs became more densely settled. • The place is a good demonstration of the style and scale of housing in the post war period and the resourcefulness of the owner builders. • The construction of the cement bricks used in this property may provide information about the techniques and materials used during the post war period.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The two storey residence is set in picturesque garden surroundings. It displays elements of the Inter war Spanish Mission style with a high pitched roof and curved doorway. The building is of homemade cement bricks, which have been rendered over and painted, a terracotta tile roof and zinc light windows. The house is situated on a main road and abuts a recreation reserve. It is clearly visible to all passers by and is one of the landmark houses in the district.
HISTORY	Clement William Hay (c1927-1975) and his wife Stella Beryl Hay commenced building their home in 1951 and the building was completed in 1956. During the period of construction,the family lived in a shed on the land, which comprised of 3 acres. The landholding has now been reduced to between 2.5 and 2.75 acres. Clem Hay was a carpenter and he undertook the majority of the construction of the house whilst living on the property. After Clem's death in 1975, Stella lived on in the house with her two children into the 1980s. The property subsequently transferred to the State government.
ASSOCIATIONS:	Clement and Stella Hay
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High

CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Residence, 14 Kooyong Road, Rivervale

Cat 3



PLACE NAME	Residence, 14 Kooyong Road
HCWA PLACE NO:	
ADDRESS:	14 Kooyong Road, Rivervale
LOCATION DESCRIPTION:	Lot 277, P1711
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1017/104
OWNER:	Private owners
GIS COORDINATES:	31.957093mS 115.908117mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Weatherboard Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Inter war Californian Bungalow

CONSTRUCTION DATE:	1930s
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility: 107 Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Rivervale during the Inter War period. • As a good representative example of the application of materials and detailing which were derived from the Calfornian Bungalow style, but which were applied in a restrained manner that suited the budgets and expectations of working families in Belmont during the Inter-War era. • The cottage has aesthetic and social value for its contribution to the sense of place in the residential streetscape.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	One of three cottages on the south side of Kooyong Road that have a similarity of age, materials and style. No. 14 has an asymmetrical façade behind a full width verandah. The roof is hipped and gabled, clad with corrugated metal sheeting, continuing down at a break of pitch to form the verandah canopy, supported on square timber posts. The deck is timber. The entrance is on the shallow return to the projecting section of the elevation. Windows are traditional timber framed four-section casement openings with toplights.
HISTORY	This area of Rivervale, or South Belmont as it was then known, was subdivided in 1897 but there was little residential development until the Inter War period. Prior to this, the area was sparsely settled for farming and horse racing activities. During this gold boom period there was considerable subdivision in metropolitan Perth by investors. After World War One, the population increased with returned servicemen and migrants from Britain seeking new homes and a fresh start. The Workers Home Board (precursor to the State Housing Commission) were active in the district, building the modest timber homes from their catalogue of standard plans. It has not been established when all three house were constructed. It is possible the houses were built as investment properties and rented to tenants. It is proposed that the three houses were built in the early 1930s and the style of house is consistent with that period. In 1930, a notice in the Sunday Times listed many properties in the Belmont Park Road Board where the owners had not paid rates leading to the acquisition of these properties by the Road Board. The lots on which these three houses are located were not included but others nearby were, and all were vacant land suggesting the area was sparsely developed.

	A sewerage plan of the area prepared by the Metropolitan Water Supply and Drainage Department in 1939 shows all three houses present with similar housing on the north and south sides of Kooyong Road. This plan also shows that many houses had substantial stables behind the houses. During the 1940s, 14 Kooyong Road was occupied by inspector Lionel William Buckingham (1894-1965) and his wife Margaret Ann nee Nelson, and their children. The couple lived at this house until their deaths in the mid 1960s. Across the road from the Buckingham house, at 13 Kooyong Road was the substantial stables of horse trainer Cecil Ernest Buckingham, the brother of Lionel Buckingham. Aerial photographs since the mid 20th century indicate the place has undergone alterations and additions to the rear of the buildings, however the extent and form of the original structures can still be readily determined.
ASSOCIATIONS:	Buckingham Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999. The Sunday Times, 26 January 1930, p. 1. The West Australian, 2 November 1927, p. 2. The West Australian, 27 May 1931, p. 2.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	
RELATED LISTING	16 and 18 Kooyong Road

ADDITIONAL IMAGES





Residence, 16 Kooyong Road, Rivervale

Cat 3



PLACE NAME	Residence, 16 Kooyong Road
HCWA PLACE NO:	
ADDRESS:	16 Kooyong Road, Rivervale
LOCATION DESCRIPTION:	Lot 278, P1711
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2075/292
OWNER:	Private owners
GIS COORDINATES:	31.957230mS 115.908157mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Weatherboard Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Inter war Californian Bungalow
CONSTRUCTION DATE:	1931

DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility: 107 Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Rivervale during the Inter War period. • As a good representative example of the application of materials and detailing which were derived from the Calfornian Bungalow style, but which were applied in a restrained manner that suited the budgets and expectations of working families in Belmont during the Inter-War era. • The cottage has aesthetic and social value for its contribution to the sense of place in the residential streetscape.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	One of three cottages on the south side of Kooyong Road that have a similarity of age, materials and style. No. 16 has a simple symmetrical presentation. The central entrance is a single door without fanlight or side panels. The flanking windows are three-sectioned openings, each comprising a larger central panel flanked by sash windows, 2-over-1 style. The verandah is enclosed by timber balustrade with non-original brick piers.
HISTORY	This area of Rivervale, or South Belmont as it was then known, was subdivided in 1897 but there was little residential development until the Inter War period. Prior to this, the area was sparsely settled for farming and horse racing activities. During this gold boom period there was considerable subdivision in metropolitan Perth by investors. After World War One, the population increased with returned servicemen and migrants from Britain seeking new homes and a fresh start. The Workers Home Board (precursor to the State Housing Commission) were active in the district, building the modest timber homes from their catalogue of standard plans. It is proposed that this house and those adjacent at 14 and 18 Kooyong Road were built in the early 1930s and the style of house is consistent with that period. In 1930, a notice in the Sunday Times listed many properties in the Belmont Park Road Board where the owners had not paid rates leading to the acquisition of these properties by the Road Board. The lots on which these three houses are located were not included but others nearby were, and all were vacant land suggesting the area was sparsely developed. A sewerage plan of the area prepared by the Metropolitan Water Supply and Drainage Department in 1939 shows all three houses present with similar housing on the north and south sides of Kooyong Road. This plan also shows that many houses had substantial stables behind the houses.

	The date of construction for 16 Kooyong Road has been confirmed through an advertisement from May 1931, which stated; 'Lot 278 of Swan Loc 34, having a frontate of 49ft, 6in to Kooyong Rd Rivervale, by a depth of 148ft. 6in. With a NEW J.W.B. COTTAGE, containing 3 rooms, kitchen, washhouse, bathroom, motor entrance'. During the 1940s until the late 1960s, 16 Kooyong Road was occupied by bus driver Samuel George Stone (c1901-1969) and his wife Margaret Josephine Nolan (c1901-1995). Aerial photographs since the mid 20th century indicates that the place has undergone alterations and additions to the rear of the buildings, however the extent and form of the original structures can still be readily determined.
ASSOCIATIONS:	Stone Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999. The Sunday Times, 26 January 1930, p. 1. The West Australian, 2 November 1927, p. 2. The West Australian, 27 May 1931, p. 2.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	
RELATED LISTINGS	14 and 18 Kooyong Road

ADDITIONAL IMAGES







Residence, 18 Kooyong Road, Rivervale

Cat 3



PLACE NAME	Residence, 18 Kooyong Road
HCWA PLACE NO:	
ADDRESS:	18 Kooyong Road, Rivervale
LOCATION DESCRIPTION:	Lot 279, P1711
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1080/73
OWNER:	Private owners
GIS COORDINATES:	31.957272mS 115.908342mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Weatherboard Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Inter war Californian Bungalow

CONSTRUCTION DATE:	1931
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility: 107 Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• As a good representative example of the standard of modest rental accommodation built for people such as tradesmen, junior employees, labourers and single women/widows in Rivervale during the Inter War period. • As a good representative example of the application of materials and detailing which were derived from the Calfornian Bungalow style, but which were applied in a restrained manner that suited the budgets and expectations of working families in Belmont during the Inter-War era. • The cottage has aesthetic and social value for its contribution to the sense of place in the residential streetscape.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	One of three cottages on the south side of Kooyong Road that have a similarity of age, materials and style. No. 18 is an asymmetric timber framed house with hipped and gable roof. The roof over the main section of the house is hipped which extends down with a break of pitch to form the verandah canopy. The gable roof sits over the projecting section of the façade and verandah extends across the full width of the façade, supported on square timber posts. The entrance is on the return of the projecting section. The windows are three section timber framed windows, with a fixed central pane flanked by small paned casements. The gable is clad with fibre cement sheeting and weatherboards.
HISTORY	This area of Rivervale, or South Belmont as it was then known, was subdivided in 1897 but there was little residential development until the Inter War period. Prior to this, the area was sparsely settled for farming and horse racing activities. During this gold boom period there was considerable subdivision in metropolitan Perth by investors. After World War One, the population increased with returned servicemen and migrants from Britain seeking new homes and a fresh start. The Workers Home Board (precursor to the State Housing Commission) were active in the district, building the modest timber homes from their catalogue of standard plans. It is proposed that this house and those adjacent at 14 and 16 Kooyong Road were built in the early 1930s and the style of house is consistent with that period. In 1930, a notice in the Sunday Times listed many properties in the Belmont Park Road Board where the owners had not paid rates leading to the acquisition of these properties by the Road Board. The lots on which these three houses are located were not included but others nearby were, and all were vacant land suggesting the area was sparsely developed.

	A sewerage plan of the area prepared by the Metropolitan Water Supply and Drainage Department in 1939 shows all three houses present with similar housing on the north and south sides of Kooyong Road. This plan also shows that many houses had substantial stables behind the houses. An advertisement in November 1927, offered five good residential lots (279-283) in Kooyong Road for sale, this includes the site of 18 (Lot 279) Kooyong Road which indicates this lot was undeveloped in late 1927. Later in the 1940s, 18 Kooyong Road was occupied by Richard Otto Holland (1907-1950) and his wife Mary. Aerial photographs since the mid 20th century indicates the place has undergone alterations and additions to the rear of the building, however the extent and form of the original structures can still be readily determined.
ASSOCIATIONS:	Holland family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont, 1999. The Sunday Times, 26 January 1930, p. 1. The West Australian, 2 November 1927, p. 2. The West Australian, 27 May 1931, p. 2.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	
RELATED LISTINGS	14 and 16 Kooyong Road

ADDITIONAL IMAGES





Kooyong Road Shops, Rivervale

Cat 3



PLACE NAME	Kooyong Road Shops
HCWA PLACE NO:	N/A
ADDRESS:	112-122 Kooyong Road, Rivervale 6103
LOCATION DESCRIPTION:	Lot 1, 2, 3, 6, 17, P6701, D50333
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1265/572 1194/508 1194/507 1287/501 1445/177
OWNER:	Private owners
GIS COORDINATES:	31.962537mS 115.914585mE
ORIGINAL USE:	COMMERCIAL: Shopping Complex
OTHER USE:	N/A
PRESENT USE:	COMMERCIAL: Shopping Complex

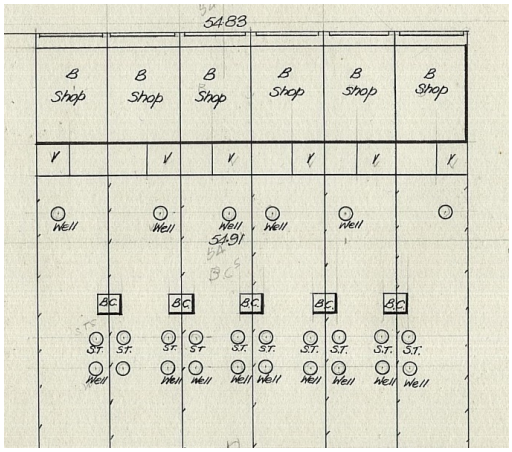
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	c1951
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The shops are a good representation of the application of materials and detailing derived from the Post War International style applied in a restrained manner which suited the government budget of the period. • The place has historic value because the set of shops is associated with the establishment and development of Rivervale in the 1940s and 1950s by State Government authorities. • For its historical and aesthetic values as an example of the commercial work of Edgar Le B Henderson. • These shopshave social value as the first shops in the district which have performed this function for the community since 1951.
LEVEL OF SIGNIFICANCE	Some/Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Conservation of the place is desirable. Any alterations or extensions should be sympathetic to the heritage values of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Postwar group of shops built by the State Government. Although the shop frontages have been altered, the design intent of the original row of six units remains clearly discernible. The shops are of brick construction with a high parapet wall above the shop awnings. The roof slopes sharply towards the rear of the shops. The shop fronts have been altered to suit user requirements with the frontages and parapets being painted a range of colours to create distinction between the individual shops and reflect the branding of the stores. A mural has been painted on the end walls. There have been additions to the rear of the individual shops which has lead to a variation of forms and details across the rear elevations.
HISTORY	From 1912, the State Government Workers' Homes Board, provided finance schemes to assist low-income workers into home ownership. Depression conditions in the 1930s led to the formation of the McNess Housing Trust to provide homes for the very poor. By the 1940s, Australia was desperately short of housing and as a result, the Commonwealth intervened with funding for Government rental housing, the beginning of 'public housing'. The State Housing Commission (SHC) replaced the Workers' Homes Board in 1946. Large numbers of houses were subsequently constructed in the post-war decade, including whole new suburbs of Government housing. These Government housing estates continued to be constructed through to the early 1980s.

	Development at Rivervale (listed as Belmont in early Workers Home Board/State Housing Commission statistics) began in 1945-46. Initially there were limited facilities and services with no primary school or shops. An item in The West Australian, in April 1950 stated that the lack of shops was one of the most 'striking shortcomings'. The delay in construction of shops was probably influenced by the shortage of building supplies in this post war period. Tenders had been called by architect Edgar Le B Henderson in September 1949 for six brick shops. Henderson was a prominent architect in Western Australia in this period. The block of six shops was constructed in 1951 and reflected similar buildings constructed in other State Housing Developments such as Midvale, Medina and Mosman Park. All six tenancies were the same size when built, since then two of the original premises have been amalgamated. Additions have been constructed to the rear of some of the tenancies and internal alterations have been ongoing.
ASSOCIATIONS:	E. Le B. Henderson - Architect
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. The West Australian, 22 April 1950, p.12. A Thematic History of Government Housing in Western Australia, Prepared for the Deparment of Housing, Final Report - November 2014, Clare Menck Historian. The West Australian, 3 September 1949, p. 28.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Good
HERITAGE LISTINGS:	N/A
RELATED LISTINGQ	State Housing Commission Precinct

ADDITIONAL IMAGES







Sewerage Plan 1950s showing original building envelope.



Aerial photograph 1953 courtesy Landgate



Aerial photograph 2021 showing the boundary of the 6 original shops.

Wilson Park, Rivervale

Cat 2



PLACE NAME	Wilson Park
HCWA PLACE NO:	
ADDRESS:	100 Gerring Ct, Rivervale 128 Kooyong Rd, Rivervale
LOCATION DESCRIPTION:	Lot 5522, P6403 Lot 810, DP411319
OTHER NAMES:	
PLACE TYPE:	Urban Park
CERTIFICATE OF TITLE	LR3116/680, LR3168/300
OWNER:	State Government
GIS COORDINATES:	
ORIGINAL USE:	PARK/RESERVE:
OTHER USE:	SOCIAL /RECREATIONAL: Other

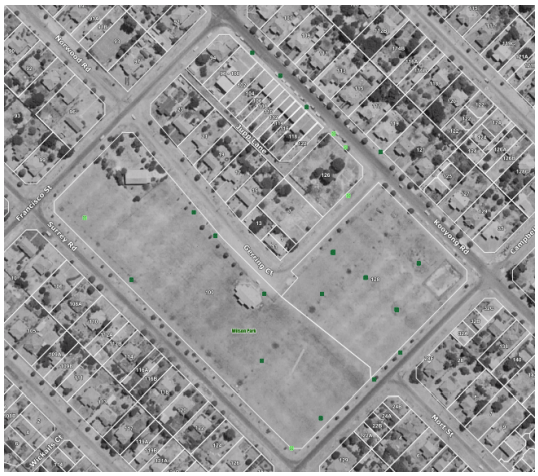
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	N/A
DEMOLISHED:	---------
HISTORIC THEMES:	Social and civic activities: 601 Aboriginal People People: 405 Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The park has aesthetic value for its combination of grassed areas and mature trees in contrast to the surrounding suburban development. • The place has value for it association with the development of Rivervale in the 1950s and the provision of facilities for the growing community by the State Government. • The place has historic value for its association with Frank Wilson who made a significant contribution to the City of Belmont as a Councillor, Chairman and President. • The place is valued for organised sport and passive recreation and is regularly used by a broad cross section of the community.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the locality. Conservation of the place is highly desirable. Any alterations or extensions should be sympathetic to the heritage values of the place.Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Suburban park of grassy terraces, recreation and sports areas and supporting facilities.
HISTORY	This area of Rivervale was formerly subdivided for residential development in 1953 and homes were built rapidly during this period, particularly through programs of social housing overseen by the State Housing Commission. The Park was named in January 1965 in recognition of the community service of Francis David Wilson (c1910-1988). Frank Wilson began his working life as a labourer and later became a successful bookmaker. Between 1944 and 1968 he served on the Belmont Road Board, subsequently the Shire of Belmont. He was Councillor 1944-68, Road Board Chairman 1946-51, 1955-57 and Shire President 1967-68. In 1988, he was granted the honour of being the First Freeman of the City of Belmont. A reserve for the purpose of recreation, kindergarten, hall and civic centre was created in September 1954. This planned use was supplanted with the growth of netball in the 1970s and courts were built to support the popularity of this sport in the district. At the time the park was created it was largley uncleared scrub criss crossed with pathways as the local community walked to and from the Kooyong Road shops located on the same street block. By 1961, the land had been cleared and grass laid for organised sport and Gerring Court created to separate the park from the shops and residences. A small recreation centre was built on the Francisco Street boundary and trees planted on the boundary. Since then several facility buildings and

	playgrounds have been erected and removed. The number of netball courts has increased from 9 in 1979 to the present 17. Aerial photographs demonstrate this growth and change. The portion of the park on Kooyong Road was developed specifically for passive recreation by the creation of a lower level retained by stone walls c1981. Additional planting was undertaken at that time. The recreation centre is still located in the original location and the Netball Association have premises on Gerring Court. The place also has value to the local Aboriginal community and is a registered Aboriginal Site.
ASSOCIATIONS:	Frank Wilson - Local Government official
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999. Reserve Report, 24052, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	Registered Aboriginal Site 3717 (Rivervale Camp)* *The provisions of the Aboriginal Heritage Act 1972 also apply

ADDITIONAL IMAGES







Aerial photograph, 1965



Aerial photograph, 1981

Belmont RSL Sub Branch Clubrooms and Memorial Cat 3

Ascot



PLACE NAME	Belmont R.S.L Sub Branch Clubrooms and Memorial
HCWA PLACE NO:	19894; 15630
ADDRESS:	22 and 24 Leake Street, Ascot 6104 254 and 256 Great Eastern Highway, Ascot 6104
LOCATION DESCRIPTION:	Lot 123, 124, 755, 756, P2198, DP67278 Corner of Great Eastern Highway and Leake Street
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2753/473
OWNER:	Local Government
GIS COORDINATES:	31.937364mS 115.931594mE
ORIGINAL USE:	SOCIAL RECREATIONAL: RSL Hall MONUMENT: Memorial
OTHER USE:	MILITARY: Mess Hall

PRESENT USE:	SOCIAL RECREATIONAL: RSL Hall MONUMENT: Memorial
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated Metal Sheeting
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1959; 1986
DEMOLISHED:	N/A
HISTORIC THEMES:	Outside influences 501: World Wars and other wars Social and civic activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The buildings and facilities together with the memorial, form a cohesive grouping and are a landmark in the streetscape. • The place has value for its association with the provision of services from the Belmont Sub Branch of the RSL since 1929. • The place has value for its association with the RAAF based in Perth during World War Two as the original building was one of the Nissen Huts used for their accomodation. • The place is valued by the RSL community for the role it plays in hosting gatherings and providing support to its members and their families. • The original portion of the premises, a Nissen hut dating from World War Two may provide further information about this type of structure.
LEVEL OF SIGNIFICANCE	Some/Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the item. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The RSL is located on a site which includes the clubrooms, a memorial, car park and bowling green. The RSL building itself has a blank elevation to Leake and a highly activated frontage overlooking the bowling green. This elevation is part of the later 1980s addition and consists of a regular rhythm of openings to the majority of the elevation together with a contrasting rendered entry section to the corner. The War Memorial is located at the south eastern side of the driveway entrance, consisting of a brick enclosure with tapered top edge. The Memorial consists of flagpole, plaques, rock with memorial plaque and “Lest We Forget” on the wall. The Memorial is not old but is significant in terms of function for remembering the local men and women who gave their lives for their country.
HISTORY	A sub branch of the Returned Services League was set up in Belmont in 1929 and the early meetings were held in the bakery of Fred Corlett. The League was given a Government lease of a block of land on

	Guildford Road but regulations restricted construction on the lot so meetings were held at the Belmont Hall. After World War Two, the Belmont RSL were able to swap the land on Guildford Road for the site in Leake Street. In 1958, the RSL were able to purchase one of the Nissen Huts which had previously been erected at the Guildford airport. The hut was purchased from the Air Force for £170 and was formerly the RAAF Sergeants' Mess and later part of the migrant hostel. While the site was made ready the hut was stored and modified. The hall was subsequently erected on the Leake Street property through the efforts of the members and with the support of the Belmont Roads Board. It is probable the original Nissen Hut has been incorporated into the hall structure. The hall was opened on 5 December 1959 by W.S. Lonnie, State President of the RSL. This hall served as the premises until c1986 when extensive alterations were carried out to the Belmont RSL Sub-branch with the assistance of a $110,000 grant from the City of Belmont. These works included the addition of a new building adjoining the original hall, parking, bowling green and the flag pole and memorial at the entrance to the property. A new façade was constructed across the original hall to incorporate the new structure with the existing building. The public War Memorial for the City of Belmont is located in Faulkner Park and the small memorial at this location is for members and their families and friends. The City of Belmont Sub-Branch continues to be an active organisation for their members and the community.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A
RELATED LISTINGS	Faulkner Civic Precinct

ADDITIONAL IMAGES









Harrison Residence - site, Ascot

Cat 4



Aerial photograph 1965 of the Harrison Residence, courtesy Landgate

PLACE NAME	Harrison Residence - site
HCWA PLACE NO:	8642
ADDRESS:	56 Leake Street, Ascot, 6104
LOCATION DESCRIPTION:	Lot 1, 2, 3, 4, 5, SP66863
OTHER NAMES:	Residence, 56 Leake Street - site
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.939680mS 115.934.029mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1900

DEMOLISHED:	2011
HISTORIC THEMES:	Demographic settlement and mobility Occupations 107: Settlements 302: Rural industry and market gardening
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site is associated with the local business man Edward Harrison who established a plant nursery adjacent which became well known as Dawson and Harrison which continues today in the industry. • The site has historic value for its association with the rural origins of the district and the early settlers who helped to develop the region.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	Edward (c1864-1949) and Susannah Harrison (c1874-1962) built this house c. 1900. Originally, the dwelling consisted of two rooms and was added to as the size of their family increased. The Harrison family lived at the house until the 1960s. The home was built of brick with a corrugated iron roof and set in lush garden surroundings on the corner of Leake Street and Wallace Street Mr Harrison operated a large plant nursery on the land opposite. The firm of Dawson and Harrison sold their products from a shop in Barrack Street, Perth for many years. However, until the business was established, Mr Dawson took the plants around the district in a horse and cart, selling from door to door. The dwelling was damaged by fire in 2008. A demolition licence was issued on 26 August 2011.
ASSOCIATIONS:	Edward and Susannah Harrison
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

ADDITIONAL IMAGES





1996 Photographs, City of Belmont Local Heritage Inventory

Belmont Bunker (fmr), Belmont

Cat 1



PLACE NAME	Belmont Bunker (fmr)
HCWA PLACE NO:	16785
ADDRESS:	91 Leake Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 8231, D12370
OTHER NAMES:	SES Bunker
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	LR3119/56
OWNER:	State Government
GIS COORDINATES:	31.941495mS 115.937347mE
ORIGINAL USE:	MILITARY: Other
OTHER USE:	N/A
PRESENT USE:	GOVERNMENTAL: Administration
CONSTRUCTION MATERIALS:	Wall: Concrete Roof: Concrete Corrugated metal sheeting
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	c1944
DEMOLISHED:	N/A
HISTORIC THEMES:	Transport and comunications 209: Technology and technology and change Social and civic activities 401: Government and Politics 404: Community services and utilities Outside influences 501: World Wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	• The construction and form of the structure is a rare example of a partially subterranean concrete bunker and it is a prominent element in the streetscape. • The place has value as a good example of a building designed by the Allied Works Division and demonstrates an exceptionally high level of technical achievement required to construct a partially subterranean bunker for the purposes of military defence. • The place has historic value for its association with the functions and services established during World War Two by the Commonwealth Government. • The place has social value for the past and present military community and the wider community for its historic and military associations with World War Two. The place has value as a workplace for men and particularly women during World War Two which provided significant opportunities for that workforce.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The Bunker is situated between Epsom Avenue and Leake Street, Belmont and is located within a group of buildings reserved for emergency services purposes. The structure is obscured by mounded earth and has an entrance to the north. A shallow sloping roof over the whole structure is of corrugated zincalume.
HISTORY	The Commonwealth Government constructed an underground communications centre between Epsom Avenue and Leake Street. The radar and signals equipment installed there were operated mainly by members of the Women's Royal Australian Air Force. The place was built in response to the bombing of Broome (3rd March 1942) to provide a better secured facility for the Fighter Sector Headquarters against a possible air raid attacks on Western Australia. The place played an important role as the RAAF Fighter Sector Headquarters, from March 1945 to August 1945, as the centre for the

	transfer of information from radar station regarding aircraft movements towards the end of World War Two which resulted in the decision to intercept unidentified or suspicious aircraft. The place also played an important role for the Civil Defence and Emergency Department as an available operational headquarters in case of national emergency from 1967 to 2003, and particularly during the Cold War period (1948 to 1989). In 1980 there were upgardes made to the electrical and telecommunications as well as changes to the interior layout of the rooms. The bunker is now part of a complex of buildings that form part of the State Emergency Services headquarters of FESA. It is not known what function the bunker serves in that facility. The three other buildings on the premises were constructed post 1967 by the State Emergency Service (SES) and are considered as having low significance.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Register Entry Assessment Documentation – State Register Heritage Places (place No #16785)
INTEGRITY / AUTHENTICITY	Integrity: Moderate Authenticity: Moderate
CONDITION:	Good
RELATED LISTINGS	N/A
HERITAGE LISTINGS:	State Register of Heritage Places (Place 17685) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES



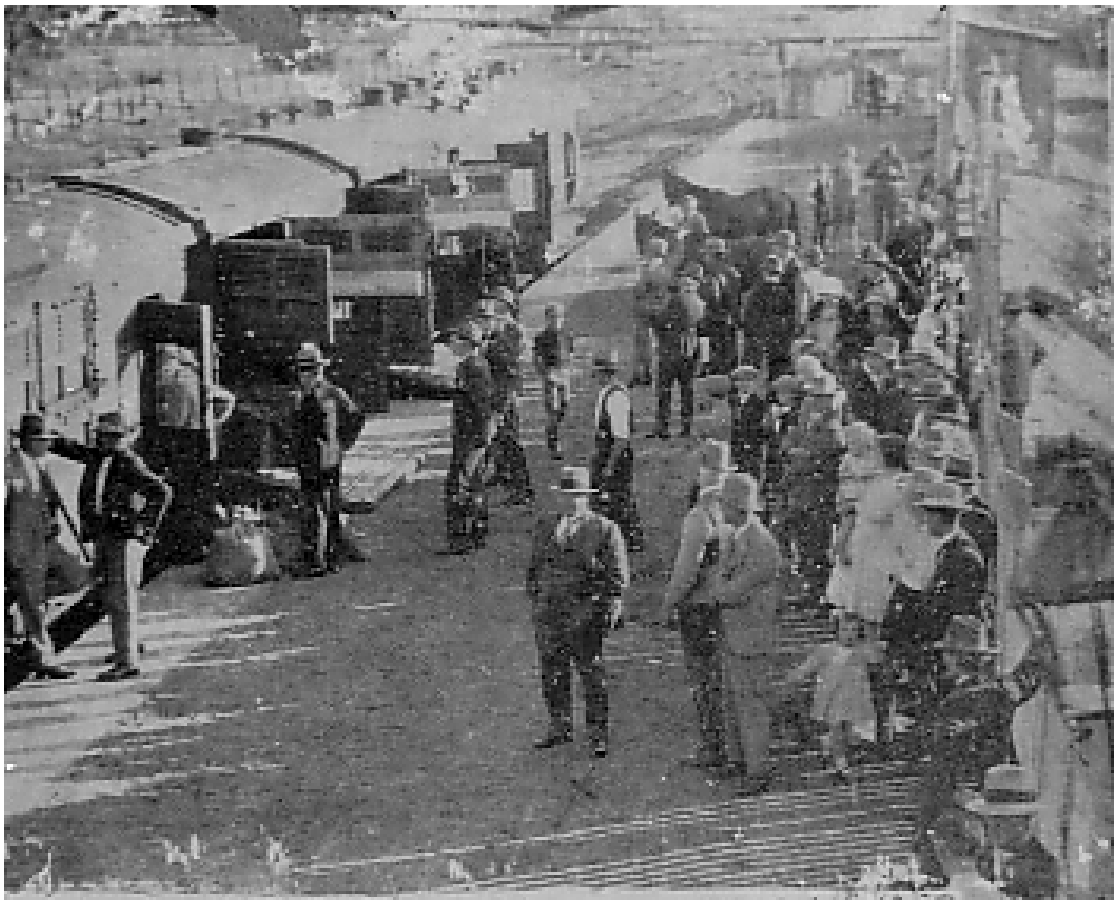






Rail Line (fmr) - site, Ascot

Cat 4



Ascot Railway Station, n.d. courtesy Belomont Local History collection, image M0143.01

PLACE NAME	Rail Line (fmr) - site
HCWA PLACE NO:	16863
ADDRESS:	Portion of Matheson Road, Ascot
LOCATION DESCRIPTION:	Road Reserve
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	Local Government
GIS COORDINATES:	31.936118mS 115.929082mE
ORIGINAL USE:	TRANSPORT/COMMUNICATION: Railway
OTHER USE:	N/A
PRESENT USE:	VACANT: Road Reserve

CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1895
DEMOLISHED:	1956
HISTORIC THEMES:	TRANSPORT/COMMUNICATIONS 202: Rail and light rail transport
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the raillink which connected Belmont to the Perth to Guildford railway line. This brought racegoers to Ascot and provided essential deliveries to local businesses. • The former railway line demonstrates how important the racing industry was to the development of the Belmont district. •
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	In 1895, a rail link was opened with the actual line branching the Bayswater line at Mt Joanna and crossing the river on what had been Drummond's property Loc. 31. The line ran down Belmont Road, on the Maylands side and curved around after crossing the river to run alongside Matheson Road (then called Cambridge Crescent). The bridge was constructed in two separate sections with a line for "up" traffic and one for "down" traffic. In 1902, a controversy arose over the naming of the two stations along the racecourse link, but the Belmont Park Road Board was adamant that the name Belmont be retained at all cost. In addition to racing patrons, the link also serviced local businesses. In particular Rowlands Produce Store and Brisbane and Wunderlich were extremely dependent upon the line for daily supplies. This line was closed in 1956 when a fire destroyed the bridge beyond repair. All remnants were demolished in the 1960's and the site of the Belmont Station is now part of the car park at Ascot Racecourse. The site is now marked with a commemorative plaque erected in the year of the Bi-Centenary.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 1 March 2000 (City of Belmont)

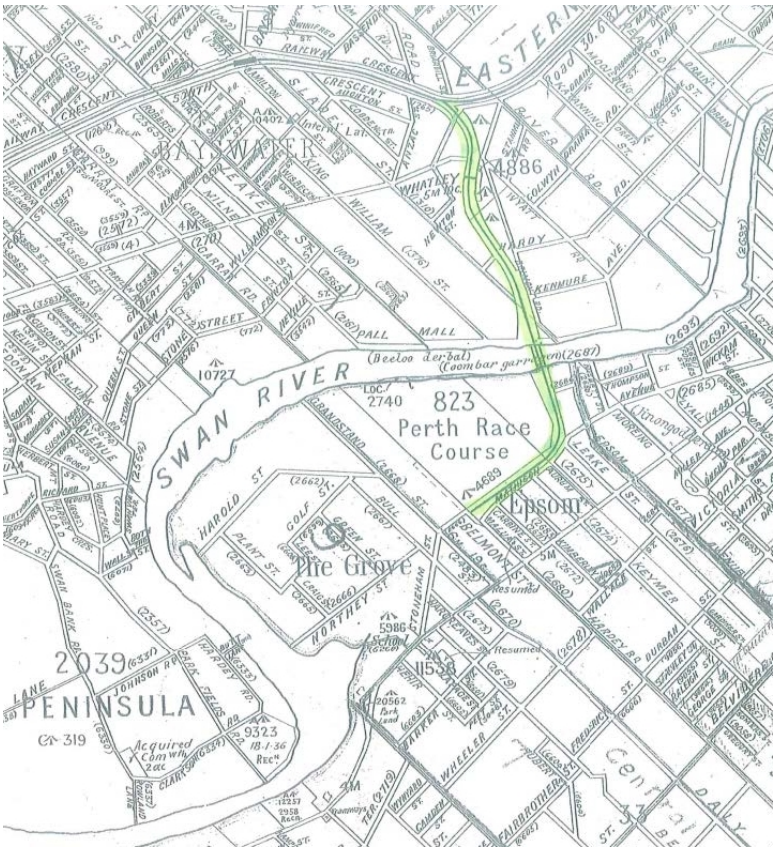
ADDITIONAL IMAGES



2016 Municipal Heritage Inventory



2016 Municipal Heritage Inventory



Location of former Railway Line.

Ascot Water Playground - site, Ascot

Cat 4



Ascot Water Playground, 1979. Courtesy City of Belmont Local History Collection, S017.09

PLACE NAME	Ascot Water Playground - site
HCWA PLACE NO:	16843
ADDRESS:	97a – 101a Matheson Rd, and 9 – 11a The Esplanade, Ascot Fmr Lot 50 (97) Matheson Road, Ascot (Tax Plan 35.53)
LOCATION DESCRIPTION:	Lots 600-609, DP413822
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.932640mS 115.935501mE
ORIGINAL USE:	SOCIAL RECREATIONAL: Other
PRESENT USE:	RESIDENTIAL: Other
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1977
DEMOLISHED:	2018

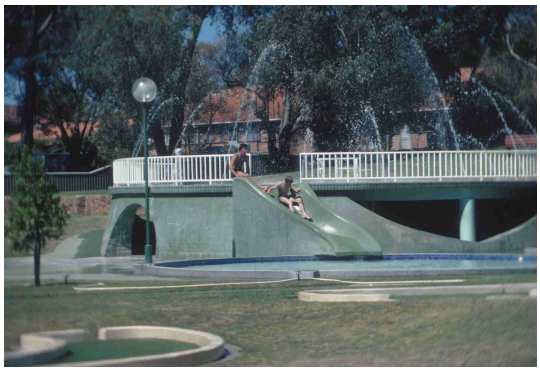
HISTORIC THEMES:	Social and Civic Activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the Red Scheme for the long term unemployed that sought to provide skills and confidence for the participants. • The site has historic value for its association with the provision of small scale parks in metropolitan Perth in the late 20th century. • The site has social value for the many members of the Belmont community and communities across Perth who visited the playground from 1979 to 2002.
LEVEL OF SIGNIFICANCE	Litte
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
HISTORY	The playground was built c1977 under the State Labor Government's 'Red Scheme' for the long-term unemployed. Once opened the playground attracted many visitors from outside the district as well as locals. The complex consisted of 5 major play areas with pools and water slides, plus a barbecue area, mini-golf course and kiosk. It was opened in November 1977 having cost the Belmont Shire $326,156.00. Treated water from a natural spring was used for the water supply and was the first such facility to be established in Australia. The pools and water features where made of concrete, tiles and brick. The playground closed in 2002, largley due to changes in river run off reforms and changes in Occupational Health and Safety legislation. The park was subject to decay and graffiti until demolished in early 2018. The site has since been subdivided anddeveloped with single residences.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont, Inventory 2016. Aerial photographs, 1953-2016, Landgate. Ascot Water Playground, 'Western Wastelands Website' posted 22 August 2015. https://westernwastelands.wordpress.com/2015/08/22/ascot-water-playground/
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
PHYSICAL DESCRIPTION:	N/A
CONDITION:	N/A
RELATED LISTINGS	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont), Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES





2022 images



Ascot Water Playground, 1979. Courtesy City of Belmont Local History Collection, S017.18



Ascot Water Playground, 1979. Courtesy City of Belmont Local History Collection, S017.16



Aerial Photo - 1985

Connaughton Residence (fmr), Ascot

Cat 3



PLACE NAME	Connaughton Residence (fmr)
HCWA PLACE NO:	16844
ADDRESS:	15 Moreing Street, Ascot, 6104 Previously known as 11 Moreing Street, Ascot.
LOCATION DESCRIPTION:	Lot 5, D29595
OTHER NAMES:	Residence, 15 Moreing Street
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1282/445
OWNER:	Private owners
GIS COORDINATES:	31.934633mS 115.933794mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Federation Bungalow

CONSTRUCTION DATE:	1914
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as an intact demonstration of the Federation Bungalow style executed in brick and corrugated iron. • The place has historic value for its association with the development of Belmont in the early 20th century. • The place has value for its association with the Connaughton family who built the home and Joseph John Connaughton who was Secretary for the Belmont Park Road Board during the 1920s. • The place demonstrates the typical scale and detail for a family home of a skilled trademan in the early 20th century.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A brick residence with a pitched roof clad with corrugated iron. The roof has gablets and two brick chimneys and extends to create a verandah over the front and north west corner. The verandah is supported on turned timber posts with decorative detail. The front elevation features tuck pointed brickwork and sash windows are located either side of the front entry door. The windows and door have sidelights and decorative timber architraves. French doors are located on the verandah. The plan form of the house includes a wing to the north and later additions to the north. Portions of the brick are rendered and others are face brick. The front garden features a low timber fence, a formal garden and a curved driveway access through the garden.
HISTORY	In the early 20th century this area was known as Belmont Park and there minimal residential development in the area. This residence was built for labourer Michael Connaughton and his family in 1914. Previous information stated that the house was designed by Verge Cyril Blunden of 29 Barrack Street, Perth who advertised his designs as 'Homes for the People'. There is no information available to indicate he was a qualified architect. Michael (c1871-1949) married Mary Frances O'Farrell (1872-1965) in 1900 and they had three children. One of the children was Joseph John Connaughton (1901-1956) who was an auditor by profession and the Secretary of the Belmont Park Road Board from 1922-1929. Michael and Mary Connaughton lived at this house until their deaths. . Aerial photographs indicate that the roof cladding has been replaced at least twice. It appears it was originally dark green and in the late

	1980s to an olive green and in 2015 changed to its current dark red zincalume. The construction of a large shed in the rear of the property in the mid 1970s and the addition to the rear of the house at approximately the same time has not affected the understanding of the original extent and form of the residence.
ASSOCIATIONS:	Connaughton family Verge Cyril Blunden – architect/designer
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Australian Electoral Roles, 1903-1980.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES







Tomato Lake Park, Kewdale

Cat 2



PLACE NAME	Tomato Lake Park
HCWA PLACE NO:	25897
ADDRESS:	34 Oats Street, Kewdale, 6105
LOCATION DESCRIPTION:	Located between Oats Street and President Street, Kewdale Lot 4423, 266, 327, 332, 331, P28268, P2132, P27874, DP27874
OTHER NAMES:	Tomato Lake Reserve Craig's Swamp Smith's Swamp
PLACE TYPE:	Urban Park
CERTIFICATE OF TITLE	LR3149/839

OWNER:	State Government
GIS COORDINATES:	31.977054mS 115.933027mE
ORIGINAL USE:	OCCUPATIONS: Rural Industry and market gardening
OTHER USE:	SOCIAL /RECREATIONAL: Other
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	N/A
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The parkland is a landmark in the community with a pleasing combination of mature trees, grass and plantings surrounding the lake which provides a marked contrast to the surrounding built up area. • The place has historic value for its association with early settlement and farming in the district. • The place has historic value for its association with early settlers Smith, Craig and Cadwallader. • The use of this place for environmental study by local school groups was innovative and established a model for other metropolitan schools. • The place has historic value as an example of the methods used to eradicate invasive exotic species. • Tomato Lake is valued by the Belmont and wider metropolitan community as a place for passive recreation. • It is valued by the community as demonstrated by the grass roots campaigns to protect and preserve the lake during the 1970s. • The place has the potential to provide information about the native flora and fauna in this region through well established and ongoing studies.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Located at Oats Street, Kewdale, Tomato Lake is a recreational area containing a wetland, a central lake, 1.6km walking trail, nature sanctuary island with a boardwalk across the lake.
HISTORY	This parkland was originally known as Smith's Swamp, simply because it was land owned by a Mr Smith. It was covered with bush and early European settlers regarded it as nothing more than a breeding ground for mosquitos. In the early 1900s, Smith's Swamp was split between two owners: Stephen Craig, a poultry farmer, and an otherwise unknown Mr Cadwallader.

	Craig initially wanted to grow maize for his poultry and started planting in 1910. However, by 1913 he became convinced that tomatoes were a better crop for the birds, and was so successful that there were enough tomatoes left over to sell at market. As demand for residential land grew, the surrounding land in the area was cleared, meaning the swamp gradually became at first flooded and then too dry to grow tomatoes. Other people bought parts of the swamp but were unable to make a success of it for market gardening. Until the 1960s, the area was now known as Craig's Swamp. From 1945, South Belmont State School started using the swamp for nature study excursions and this drew attention to the place as a site of environmental importance. Unfortunately, the swamp became infested with an imported duckweed (Salvinia) which may have been originally dumped there from domestic aquariums. Quite quickly the whole surface of the lake was covered with the green weed and other flora and fauna started dying off. Local action groups were formed and residents helped to clear the lake. In 1975 the wildlife observatory was constructed, and in the 1982 a major Council redevelopment project began. The lake was deepened and fountains installed to assist water circulation. Further redevelopment occurred in the 21st century, including trails, a boardwalk, seating and signage. In 2002, the former O'Leary residence at 185 President Street which was located in the south east corner of the site was demolished and the site incorporated into the reserve. The place continues to be a popular location for passive recreation and environmental studies.
ASSOCIATIONS:	Mr Smith Stephen Craig Mr Cadwallader
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	185 President Street
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

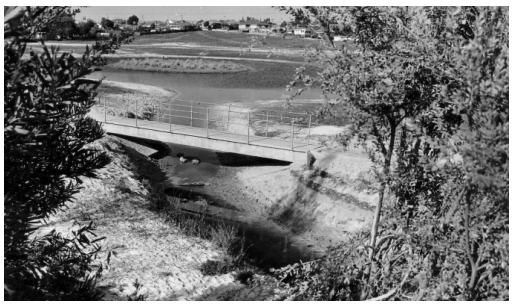
ADDITIONAL IMAGES











Tomato Lake, 1970s, City of Belmont Local History Collection image M0034.06



Tomato Lake, 1970s, removing Salvinia, City of Belmont Local History Collection image M0034.08

Lavery Residence - site, Kewdale

Cat 4



Aerial photograph 1965 showing the location of the former Lavery Residence near the corner of President and Pritchard Streets. The larger structure was the home and the smaller shed adjacent remained until demolished c2007.

PLACE NAME	Lavery Residence - site
HCWA PLACE NO:	16845
ADDRESS:	142 President Street, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 21, 1; D59051, SP53346
OTHER NAMES:	Residence, 142 President Street - site
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	SP53346 2664/554
OWNER:	Private owners
GIS COORDINATES:	31.981600mS 115.933212mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	Residential
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	c1950
DEMOLISHED:	c2007
HISTORIC THEMES:	People 602: Early Settlers Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has value for its association with the period following World War Two in which owner builders lived and worked on their properties, slowly building homes when materials and labour became available.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	The simple timber structure which was formerly on this site was built for the Lavery family in the late 1940s whilst they built a brick home nearby. It is not clear from research where the brick residence was located. This not an uncommon practice during the period following World War Two when building materials were in short supply. Many families in the suburbs of Perth were owner builders, sourcing materials where they could and slowly building their homes. It often occurred that these homes took much longer than the usual construction period because of the constraints of time, money and access to scarce materials. It is proposed that the Lavery family identified in previous research are John David Godfrey Lavery (c1914-1981) and his wife Cecily May, nee Cummins (c1916-2001). John Lavery designated his occupation as a labourer and the couple lived in Kewdale until the 1970s according to the electoral roles. This source also designates that the couple lived at 142 President Street indicating that the couple may have lived at this house. Aerial photographs from the 1950s and 1960s show an open boundary with the adjacent lot on the corner of Pritchard and President Streets on which was located a single residence. The timber house was demolished c2007.
ASSOCIATIONS:	Lavery family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Australian Electoral Rolls, 1903-1980. Wise's Post Office Directories, 1894-1949.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



2001 photograph, City of Belmont Local Heritage Inventory



1995 Aerial Photograph showing the property with shed (orange) and residence.

O'Leary Residence - site, Kewdale

Cat 4



Aerial photograph 2001 showing the O'Leary Residence within the future Tomato Lake Park.

PLACE NAME	O'Leary Residence - site
HCWA PLACE NO:	16594
ADDRESS:	185 President Street, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 3321, DP27874
OTHER NAMES:	Property now forms part of Tomato Lake Park
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	LR3149/839
OWNER:	State Government
GIS COORDINATES:	31.977659mS 115.935829mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:

CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1913
DEMOLISHED:	2002
HISTORIC THEMES:	People 602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with early settlement of the district.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	This site was the location of one of the first homes in the district constructed by local carpenter and builder Timothy Francis O'Leary (c1880-1956). It has been stated in previous research that the house was built in 1913. Information from the Post Office Directories and Electoral Rolls indicate that O'Leary did not live in the premises at that so may have been built the house as an investment property. Timothy O'Leary married Mary Elizabeth McCaffrey (1878-1948) in 1904 and the couple had eight children. The family lived in Briggs Street Carlisle for many years. The house was demolished in 2002 and the land incorporated into Tomato Lake Reserve.
ASSOCIATIONS:	O'Leary family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Australian Electoral Rolls, 1903-1980. Wise's Post Office Directories, 1894-1949.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	Tomato Lake Park
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES



2001 photograph from City of Belmont Local Heritage Inventory



O'Leary Residence, 1965. Courtesy Landgate

Residence, 48 Riversdale Rd - site, Rivervale

Cat 4



Aerial photograph 1965, showing former residence, and date palms and plane trees adjacent to the river.

PLACE NAME	Residence, 48 Riversdale Road - site
HCWA PLACE NO:	8639
ADDRESS:	48 Riversdale Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 80, P31340
OTHER NAMES:	Homelea, St Columban's, Riversdale
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.954720mS 115.902847mE

ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Multi storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1903
DEMOLISHED:	2019
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements Outside influences 501: World Wars and other wars Social and civic activities 407: Cultural activities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic and social value for its association with the former occupants of this place which included Dutch migrants, and Pallotine Priests, and its use as a Convalescent Home. • The names associated with this former building have been recognised in adjacent subdivisions demonstrating the ongoing social value of the site.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record trees prior to major development or removal. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former residence on the site. The date palms and plane trees alongside the rivers edge remain as the only evidence of the garden associated with this former place.
HISTORY	The house that was on this site was built c1903 for civil engineer Hugh Serjeant, his wife Nina and their daughter also named Nina. No detail of the builder or architect was found in this research. The Serjeants owned the house until 1913 and it was subsequently transferred to mining engineer Vincent Abbott and his wife Adelaide who owned the house until 1940. The place was subsequently used as a 'Rest Home' or 'Convalescent Home' and then a place of residence for the Pallotine Order of Catholic Priests. When used as the convalescent home the adjacent property was owned by the same people and the gardens alongside the river are believed to have been established at this time. The date palms and plane trees remain. During the 1940s and 1950s the place was used as hostel accomodation for Dutch migrants. The Catholic Order built a sacristy adjacent to the house. The place was subsequently purchased in 2002 and returned to its original use as a private residence. In 2006, the place was assessed by the State Heritage Office for its potential to be included on the State Register of Heritage Places but was found to be below threshold.

	The place was demolished in 2019 and a new multi story residential complex was built on the site. During the demolition of the building some of the floor boards were retained and have been used in the Local History room of the new library located in Belmont Hub. The names associated with this former property have been used in the adjacent subdivsion.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Assessment Documentation for Place 8639 House 48 Riversdale Road, Rivervale by Ian Hocking and Prue Griffin, 2006.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	Cracknell Park
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont)

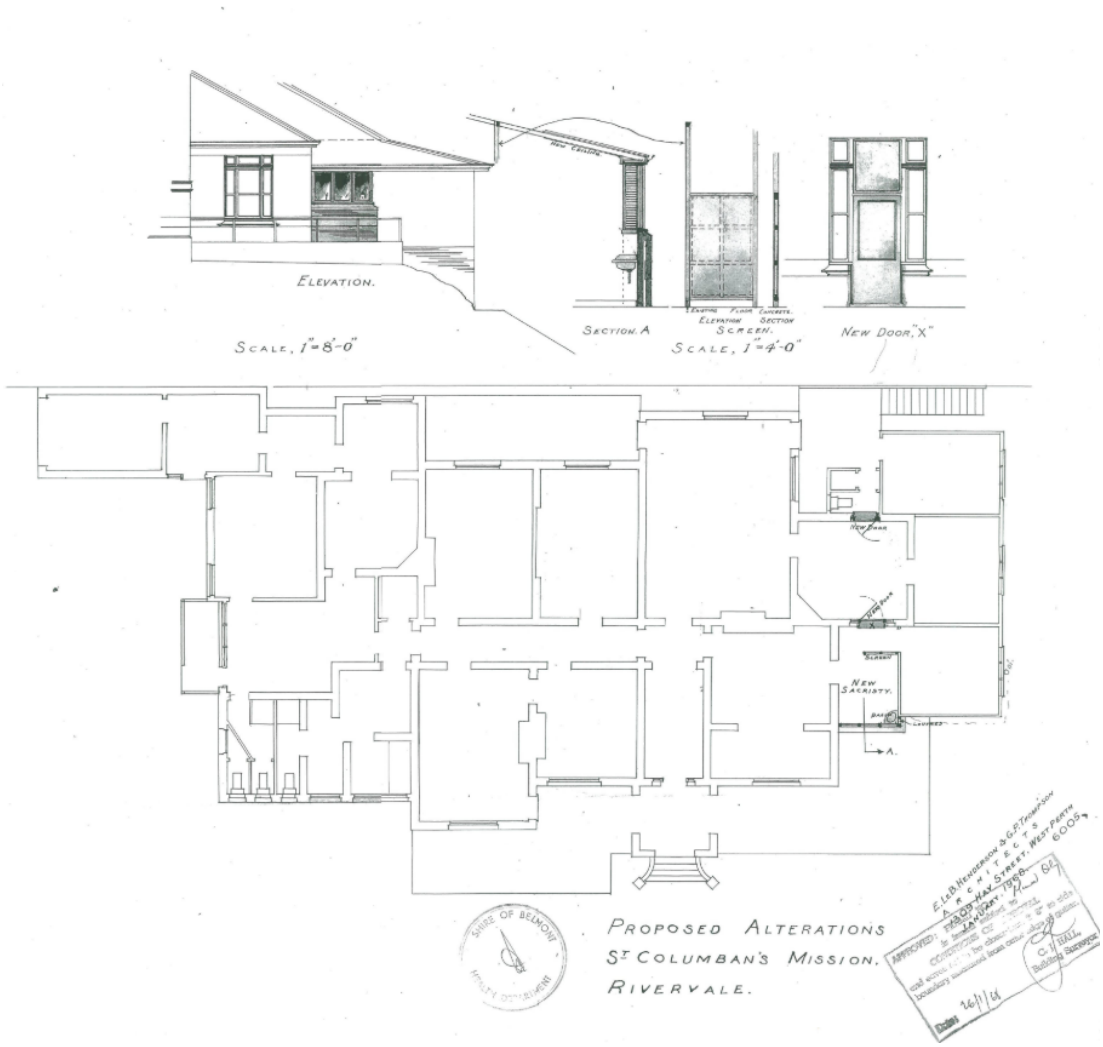
ADDITIONAL IMAGES



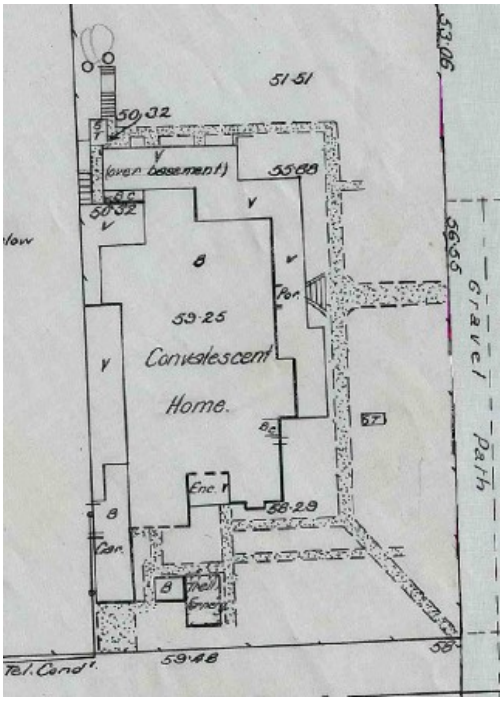
2002 City of Belmont Local Heritage Inventory



1996 City of Belmont Local Heritage Inventory



Floor plan in 1968



Sewerage Plan 1940, Courtesy SROWA.



Date palms clearly visible in Jan 2022 Aerial Photo

Cracknell Park, Rivervale

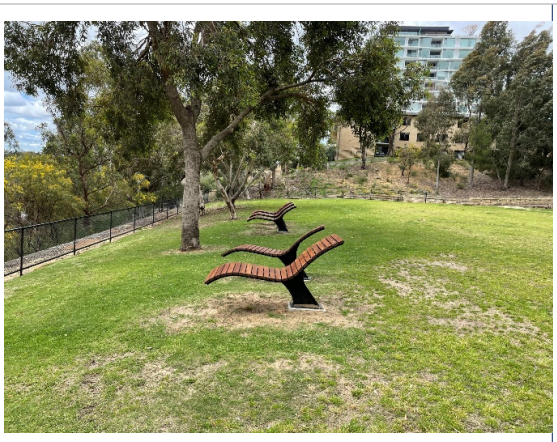
Cat 3



PLACE NAME	Cracknell Park
HCWA PLACE NO:	8645
ADDRESS:	50-54 Riversdale Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 27, 28, P1638
OTHER NAMES:	The Springs Riversdale Baths Hawksburn Road Swimming Baths
PLACE TYPE:	Urban Park
CERTIFICATE OF TITLE	130/117 131/72
OWNER:	State Government
GIS COORDINATES:	31.954520mS 115.903370mE
ORIGINAL USE:	PARK/ RESERVE:
OTHER USE:	N/A
PRESENT USE:	PARK/ RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A

	Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	N/A
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value for its combination of mature trees and well maintained parkland adjacent to the river. • The place has historic value for its association with the early forms of public recreation and organised sports using public facilities. • The place has social value for its association with the past use of the site for the local swimming, scout and rowing clubs and its continued use for passive recreation.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A city park located on the southern banks of the Swan River incorporating a riparian landscape, children's play area, grassed areas, seating and terraces leading down to the river. Typical park environment with mix of hard and soft landscaping elements populated with native plantings. There are pathways that lead down to the river and a small jetty.
HISTORY	This local bathing centre is referred to as 'The Springs' because of its natural formulation at the riverside. In many local government documents the site is also known as the Hawksburn Road Swimming Baths and Riversdale Baths. 'The Springs' had always been a popular bathing site for the people of Belmont and Victoria Park, as the Minutes of the Road Board meeting of December 15, 1903 document. The site served as a popular bathing place well before the turn of the century. At the meeting, the proposal for the erection of bathing sheds was announced, this request was granted on 4 February 1907, and the construction of the sheds was to be the financial responsibility of the Burswood Progress Association. The Minutes of the BRB meeting of January 15,1912 document that some difficulty in the fund raising pursuits of the Progress Association led the Board to take on the bathing shed issue, with the maximum allocation of 50 Pounds set aside for this specific purpose. When tenders were called in late January 1912, only a single application was received. Unimpressed, the Board encouraged one of their employees, McCracken , to take on the task of constructing the sheds. Presumably, the shed was completed in time for the Burswood Swimming Club's carnival held on March 2, 1912. During World War I, the area served as a social centre, playing host to various picnics, regattas, swimming clubs and competitions. Special distance markers for swimmers (consisting of spaced poles embedded into the mud bottom of the river) had been constructed in 1919 and the area was partially sectioned off by a makeshift jetty. As the place

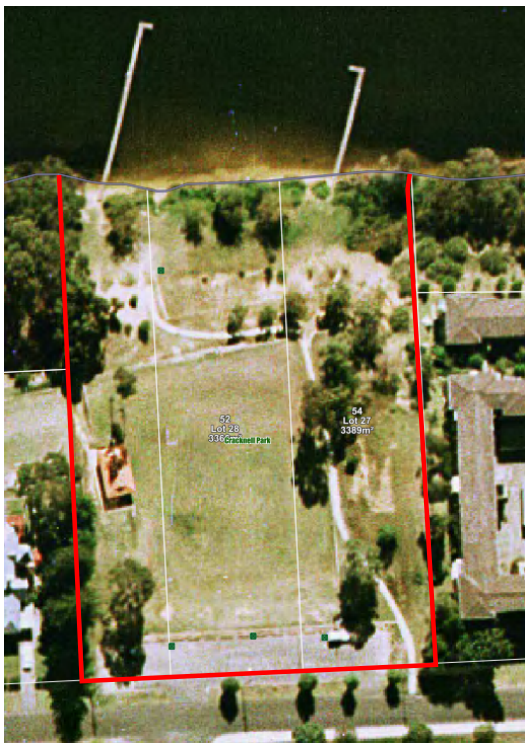
	became a frequented venue for sporting and social events, the change sheds were updated and a proper path to the swimming area was laid. The Minutes of a Road Board meeting of 6 October 1919, document that a petition was presented requesting that the Board purchase the land adjoining Hawksburn Road and Riversdale Road to improve the bathing place and assist the new cricket club in finding a ground. Mr Newey spoke of the matter on behalf of the Belmont's Young Men's Club who were officially the owners of the land. The Club had acquired the land cheaply, early in 1919, and had been intent on developing it as a major metropolitan swimming site. The club found it difficult to raise funds to maintain the venue, and so by 1927, the Belmont Young Men's Club transferred the land permanently into the hands of the Belmont Park Road Board. The Club stipulated one condition to the Board, that being, that the land be maintained exclusively for recreation purposes. During the 1920's and 1930's, 'The Springs' was a popular site for rowing competitions and regattas, many of which were sponsored by local Progress Association. The Riversdale Progress Association donated funds towards the staging of regattas at 'The Springs', as well as a clean-up of the facilities. 'The Springs' was also a place of some renown for local Scouts who frequented the area as the starting point for their annual Swan tikis. The Road Board began to update the facilities rather substantially by the 1930's. The documents and Minutes of the Board meetings determine that by June 30, 1931 the land on the foreshore had been levelled, cleaned and listed as the newly constructed Riversdale Park. In addition, new swimming lanes were constructed in 1938 and an additional jetty added in 1955, in order to assist the Belmont Swimming Club, which conducted frequent competitions and carnivals at 'The Springs'. By December 18, 1964 'The Springs' reserve had been fully reticulated and at a Board meeting on April 10, 1964 it was resolved to change the title of the reserve to Cracknell Park. The proclamation of Cracknell Park was in honour of a local family, specifically Ronald Frederick William Cracknell (c1906-1981) who served on the Belmont Road Board. Cycle ways were added during 1974 / 75 (Minutes of Shire, November 1974 to July 1975), for more contemporary sporting enthusiasts and are now linked to a system of cycle tracks along the Swan River. The park continues to be popular for the community of Belmont and the wider metropolitan community.
ASSOCIATIONS:	Ronald Cracknell
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	Good
RELATED LISTINGS:	48 Riversdale Road, Rivervale
HERITAGE LISTINGS:	Registered Aboriginal Site 3536 (Swan River)* Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) *The provisions of the Aboriginal Heritage Act 1972 also apply
ADDITIONAL IMAGES	











View of Cracknell Park 1989 showing the Swimming Baths. Courtesy Landgate.



Regatta at 'The Springs' – Circa 1920's.

Shortland-Jones Residence - site, Rivervale

Cat 4



1996 photograph City of Belmont Municipal Heritage Inventory 2016

PLACE NAME	Shortland-Jones Residence - site
HCWA PLACE NO:	8657
ADDRESS:	60 Riversdale Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 212, SP67408
OTHER NAMES:	Residence, 60-62 Riversdale Road
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.954612mS 115.904764mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Multi storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	c1906
DEMOLISHED:	-N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site is association with the early development of this area Belmont by the members of the well known and professional groups in Perth during the early 20th century. • The names associated with this former building have been recognised in adjacent subdivisions demonstrating the ongoing social value of the site.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	The house was built by Sammy Rowe, a Coolgardie glass and timber merchant. It was constructed around 1906 for the Shortland- Jones family. Mr Fred Shortland-Jones was an engineering surveyor in the Railway Department's main office in Wellington Street, Perth. The house had a large billiard room, a music room, two large bedrooms, a dining room, kitchen, bathroom and a laundry attached to the back. Most rooms had fireplaces with detailed carved wooden surrounds. The block of land extended to the river's foreshore and there was a small jetty and a large shed to house the family yacht. The Shortland-Jones family left in 1940. The place was demolished in 2009.

ASSOCIATIONS:	Shortland Jones Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



1965 Aerial photograph showing the former Shortland Jones residence and the boatshed on the river shore. Courtesy Landgate.

The Taylor Place, Rivervale

Cat 2



PLACE NAME	The Taylor Place
HCWA PLACE NO:	16850
ADDRESS:	67 Riversdale Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 134, P1638
OTHER NAMES:	Residence, 67 Riversdale Road
PLACE TYPE:	Individual building or group
CERTIFICATE OF TITLE	1389/392
OWNER:	Private owners
GIS COORDINATES:	31.955059mS 115.905998mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Two Storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Inter War Old English Style

CONSTRUCTION DATE:	1938-39
DEMOLISHED:	N/A
HISTORIC THEMES:	People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The Taylor Place is valued as a landmark in the area because of its prominent location and longevity in the streetscape. • The place has aesthetic value as a example of simplified Interwar Old English Style • The site has historic value for its association with the development of this area of Belmont for professional men and their families.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Interwar Old English style house of brick construction with steep pitched and gabled tile roof. A tall brick chimney extends up the east elevation of the house. The house is two storey with the upper level accommodation mainly within the roof space. The lower section of the house is of face brick construction with rendered gables and dormer to the upper level. The main gable incorporates french doors and a juliet style balcony. The lower level incorporates small bay windows with textured blockwork and faceted hipped roofs. Doors are timber framed and with glazing. Each glass panel is divided into five horizontal panes.
HISTORY	The land on which The Taylor Place is sited was owned by highly regarded soldier, and later Commissioner of WA Railways, Col. Harold Pope until 1936 (Daily News, 13 May 1938). Subsequently it was transferred to internationally famous jockey Albert Sibbiritt (West Australian, 13 February 1947). Sibbritt appears to have commenced construction of a property on Riversdale Road, but did not complete it before selling the land to John Robert Hallam, a car dealer, on 22 September 1939. Hallam ran Perth Car Sales (also known as Milligan Car Sales), Milligan Street, Perth. Hallam, a widower, moved to the house with his three daughters. His son, John 'Jack' Hallam was overseas serving with the Air Force. Hallam's daughter, Veronica, married Clarence Sydney Taylor, a car dealer, in July 1942, and the couple lived at The Taylor Place. After his remarriage in 1947, Hallam Snr relocated to 44 Riverdale Road, while the Taylor family, now with children, continued to reside at The Taylor Place. The property was finally transferred to Veronica Daphne Taylor on 16 February 1954. The house was sold to Philip Arthur Watkins and Evelyn Felicia Vicker on 19 March 1985, and to Kevin Michael Tavener and Evelyn Felicia Vicker on 21 October 1994. The place continues to be used as a private residence.
ASSOCIATIONS:	John Robert Hallam

	Taylor family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES









Moreton Bay Fig Tree, Rowe St, Rivervale

Cat 4



PLACE NAME	Moreton Bay Fig Tree, Rowe Avenue
HCWA PLACE NO:	
ADDRESS:	1 and 5 Rowe Avenue, Rivervale 6103
LOCATION DESCRIPTION:	Lot 99, 153, SP67510, SP73489
OTHER NAMES:	N/A
PLACE TYPE:	Tree
CERTIFICATE OF TITLE	Numerous Strata Titles
OWNER:	Common property in Strata development
GIS COORDINATES:	31.955908mS 115.902078mE
ORIGINAL USE:	N/A
OTHER USE:	N/A
PRESENT USE:	N/A
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

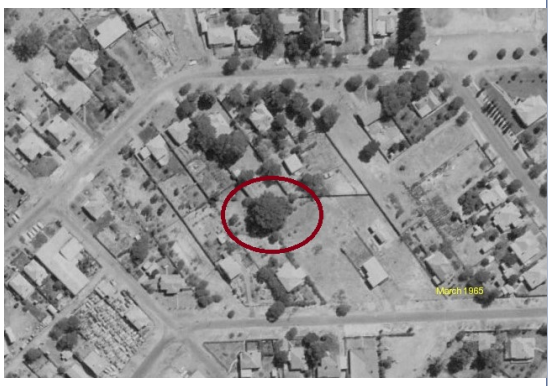
CONSTRUCTION DATE:	N/A
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The tree is a landmark in the streetscape and an impressive example of the species associated with earlier development of the site.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Mature example of a Moreton Bay fig tree over 50 years old. The tree has now become a focal point of the landscaping around a new higher density residential development which helps break up the built form of the site. A timber walkway has been constructed around the tree together with seating.
HISTORY	This massive tree is visible in a 1953 aerial photograph and the arrangement of the lots at that time placed the tree on the rear boundary. It is not clear whether the tree was intentionally planted at this site or was a self seeded tree. A plan of the locality in 1939 shows that the tree was possibly within the property of 9 Riversdale Road which was the home of fruiterer George Thomas Sherwood. This property had serveral galvanised iron sheds in the rear, as did the adjacent property at 11 Riversdale Road occupied by salesman Watson Brownrigg. These sheds could have been chicken runs or the larger ones used for stables. It is not unreasonable that the tree was planted to provide shade over the sheds. However it is unclear exactly where the base of the tree was located. The lot arrangement of this area has been significantly changed since the original residential subdivision. From the mid 20th century this area took on a mix of light industrial and residential uses prior to multi storey complexes becaming more common toward the late 20th century. . In the period of transition this portion of land appears to have been largely untended and many trees were scattered across the area south of Riversdale Road. In the late 1990s, the Graham Farmer Freeway was constructed on the western boundary of this site and from 2010 onwards land was cleared and new roads constructed. New strata plans were prepared for the two sites on either side of the tree in 2015 and 2020. The retention of this tree is a feature of the new development and its landscaping.
ASSOCIATIONS:	N/A
REFERENCES:	Aerial photographs, 1953-2016, Landgate. Landgate survey information. Wise's Post Office Directories 1894-1949 Australian Electoral Rolls, 1903-1980.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A

CONDITION:	Excellent
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES







1965 Aerial photograph. Courtesy Landgate.



Kelly Residence - site, Kewdale

Cat 4



Aerial photograph of the former Kelly Residence 2010

PLACE NAME	Kelly Residence - site
HCWA PLACE NO:	25133
ADDRESS:	10 Ruan Place, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 700, 701, DP404139
OTHER NAMES:	N/A
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	2862/946 2862/967
OWNER:	Private owners
GIS COORDINATES:	31.971170mS 115.923683mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey

CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1966
DEMOLISHED:	N/A
HISTORIC THEMES:	Occupations 307: Intellectual activities, arts and crafts
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site is of historic value for its association with experimental design and construction methods expressed by builder Kevin Kelly.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	Kevin Kelly was a carpenter from Victoria Park, Western Australia, who obtained his builders ticket in order to construct a family home in 1966. His daughter, Ms Janice Hill, recalls his 'inventive mind' always experimenting with dome shapes, starting with small scale models, and increasing to a small workshop before finally building the family home. The home was an elliptical dome residence constructed of a thin concrete shell supported on brickwork under walls, and brick piers. It has five parabolic arches reminiscent of Roy Ground's design for The Shine Dome (1959), Canberra Although superficially similar to commercial designs from the 1960s (e.g. the Binishell), the place is an unusual example of the tradition of the designer owner-builder in Western Australia, demonstrating Kevin Kelly's aesthetic sensibility and his considerable skills in design and fabrication. The place demonstrated a high level of technical achievement in residential construction. Subsequent to this residence, Mr Kelly constructed a very similar house at Barragup, near Mandurah. The place was demolished in 2014.
ASSOCIATIONS:	Kevin Kelly
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)
ADDITIONAL IMAGES	



Image of the former Kelly Residence from the 2008 Local Heritage Inventory

Residence, 35 St Kilda Rd, Rivervale

Cat 2



PLACE NAME	Residence, 35 St Kilda Road
HCWA PLACE NO:	N/a
ADDRESS:	35 St Kilda Road, Rivervale 6103
LOCATION DESCRIPTION:	Lot 26, P2636
OTHER NAMES:	Jiwkoff Residence Jivkoff Residence
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1050/600
OWNER:	Private owners
GIS COORDINATES:	31.956141mS 115.914459mE
ORIGINAL USE:	RESIDENTIAL: Single Storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: Timber frame fibrous panel Roof: Corrugated asbestos
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1962
DEMOLISHED:	N/A

HISTORIC THEMES:	People 604: Innovators Demographic settlement and mobility 108: Government Policy
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic value as an intact example of the late 20th century international style. • The place has historic value for its association with prominent architect, Iwan Iwanoff who was influential in Western Australian practice for his non traditional approach to design and materials drawn from European trends. • This residence and other examples of Iwanoff's work are a comprehensive and notable group of buildings which demonstrate a specific design style and period. • The place has the potential to reveal methods of construction and detail that are unique to Iwanoff's design. • The place has social value as the house and others of Iwanoff's design are the source of study and interest amongst members of the community.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Single storey residence displaying typical elements of the distinctive Iwanoff style. Though smaller than many of his houses, the place still presents in a linear form to the road incorporating a highly activated façade including full height windows, a feature stone wall and deep fascia across the entire façade supported on slender columns. The shallow pitched roof is hidden behind the fascia to create the appearance of a flat roofed property from street level. A carport has been included into the design of the house and is incorporated under the main roof and positioned in front of living accommodation rather than placed to one side. The façade to the house appears to be unaltered. Internally the house contains original finishes included timber panelling and the stone fireplace. The kitchen has not been modernised. The main living space has a parquetry floor.
HISTORY	Iwan Nickolow Iwanoff (1919-1986) was born in Kusstendil, Bulgaria. After studying architecture in Munich at the Technische Hochschule from 1941, Iwanoff worked for Emil Freymuth with the pair winning second prize in the competition to rebuild the central area of Munich. Migrating to Australia as part of the International Refugee Organization resettlement scheme, Iwanoff and his wife arrived at Fremantle, on 2 March 1950. He worked with architecture firm Kranz and Sheldon and also Yuncken and Freeman in Melbourne. In 1963, he established his own practice, The Studio of Iwanoff. A gifted architect, Iwanoff had exceptional drawing abilities, an innovative `expressionistic' approach to design and detailing and, above all, a conviction that architecture was an art. Between 1963 and 1986 his small office produced work of high quality, including numerous houses. He also designed shop fronts and interiors

	in central Perth, and one larger project, the civic administration centre and public library at Northam (1969-74). His creative use of concrete blocks is a noted feature of his work. Many of the Iwanoff residences designed in the 1960s and 1970s were for a clientele willing to explore new styles and techniques. Plans for this residence were prepared by Iwanoff's office in 1962 for migrants Peter and Franziska Jiwkoff, spelt as Jivkoff on the plans. Iwanoff often designed homes for his fellow European migrants. The Jiwkoffs arrived in Australia in 1950 as Displaced Persons from Munich Germany, Peter of Hungarian citizenship, and Franziska Bulgarian. By 1956, they were living in Haynes Street North Perth, Peter working as a labourer and Franziska as a typist. In later years the Australian Electoral Rolls record Peter's occupation as a business proprietor, and Franziska a Secretary. Iwanoff designed other properties for Peter Jiwkoff during this period, including a workshop for a property at 26 St Kilda Road across the road from their Jiwkoff home which is longer extant. Iwanoff designed the extensions and alterations, together with furniture and fittings for a commercial property at 62 Goodwood Parade Burswood for Peter Jiwkoff. This building is still extant and demonstrates concrete blockwork often used by Iwanoff. Jiwkoff, together with partner, McShane again engaged Iwanoff to design holiday and retirement units in Quindalup. Peter Jiwkoff died in 2009 and Franziska continued to live on in the house at 35 St Kilda Road. Aerial and internal photographs indicate that the place has undergone no significant changes since its construction.
ASSOCIATIONS:	Iwan Iwanoff Peter and Franziska Jiwkoff
REFERENCES:	Aerial photographs, 1953-2016, Landgate. Goad, Philip; Willis, Julie 'The Encyclopaedia of Australian Architecture', Cambridge University Press, 2012, p. 357. Duncan Richards, 'Iwanoff, Iwan (1919–1986)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/iwanoff-iwan-12685/text22867, published first in hardcopy 2007, accessed online 4 August 2021 State Library of WA, Iwan Iwanoff Collection. MN1401, Acc 4400A/91 NAA: NAA: K1331, 1956/JIWKOFF P; NAA: PP9/2, 1952/62/1327 List of Displaced Persons, 1946-1971 accessed from Ancestry.com
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES










Images courtesy Domain.com

Belmont Trust Land, Ascot

Cat 4



PLACE NAME	Belmont Trust Land
HCWA PLACE NO:	N/A
ADDRESS:	160 Stoneham Road, Ascot 6104 154 Great Eastern Hwy, Ascot 6104
LOCATION DESCRIPTION:	Lot 5, D64041 Lot 642, DP66341
OTHER NAMES:	Parry Field Grove Farm Reserve
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	1776/785; 2763/431
OWNER:	The Belmont Trust
GIS COORDINATES:	31.942655mS 115.921146mE
ORIGINAL USE:	SOCIAL/RECREATIONAL: Sports ground
OTHER USE:	FARMING PASTORAL: Homestead
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	N/A
DEMOLISHED:	Parry Field - Late 1990s
HISTORIC THEMES:	Social and civic activities: 405 Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has value for its association with entrepreneur Kevin Parry and his commitment to developing baseball in Western Australia. • The site is valued by the community as the location of a number of sports facilities which were well attended by the local population.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former sports field apart from some changes of level in the landscape which may have originated with earthworks from the former stadium.
HISTORY	This site was originally part of the Grove Farm estate which was part of the Hardey family's large landholdings. Grove Farm homestead was located on this site and demolished in the late 1940s. In the early 1950s, the land was cleared and a horse racing track was established on the site which functioned until c1980. It was a popular racetrack with the Belmont community. During this period the Belmont Bowling Club established greens to the south of the track. In c1980, the first Western Australian purpose built baseball field was constructed on the site, it was well equipped and had seating for 2200 and standing room for 3000. The venue was named Parry Field in recognition of Kevin Parry, a local businessman with an enthusiasm for baseball. Parry also established the Perth Heat Baseball team. The sport never achieved the high levels of popularity it was seeking and the costs of running the stadium were too high. The stadium was demolished by the City of Belmont in the late 1990s as part of the WA Building Better Cities Program. Councillors were influenced by complaints from local residents about fireworks, loud music and other pre-match festivities. Since then the place has been maintained as open parkland and is accessible to the public by footpath.
ASSOCIATIONS:	Kevin Parry Hardey Family
REFERENCES:	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: Low Authenticity: Low
CONDITION:	N/A
HERITAGE LISTINGS:	Registered Aboriginal Site 3536 (Swan River)* *The provisions of the Aboriginal Heritage Act 1972 also apply
RELATED LISTING	Grove Farm - site

ADDITIONAL IMAGES







1965 Aerial photograph



1985 Aerial photograph

Grove Farm - site, Ascot

Cat 4



State Library image, b3984992, 1869.

PLACE NAME	Grove Farm - site
HCWA PLACE NO:	16851
ADDRESS:	160 Stoneham Street, Ascot, 6104
LOCATION DESCRIPTION:	Lot 5, D064041
OTHER NAMES:	Parry Field Grove Farm Reserve
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	1776/785
OWNER:	The Belmont Trust
GIS COORDINATES:	31.942593mS 115.920828mE
ORIGINAL USE:	FARMING/PASTORAL: Other
OTHER USE:	SOCIAL RECREATIONAL: Sports ground
PRESENT USE:	URBAN PARK:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1831
DEMOLISHED:	1940s
HISTORIC THEMES:	People

	602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with the first European settlers of Belmont, the Hardey family. The house and farming property were key to the establishment and development of the region.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former farming property.
HISTORY	A large self funded group of Methodist settlers arrived in the Swan River Colony in February 1831. John Wall Hardey and his brother Joseph were leaders of the group and they were granted land in the present day Maylands penisular. John Wall Hardey was later granted a large parcel of land designated as Location 33 across the river in the future City of Belmont. This large parcel of land was bound by the river and the present day Hardey Road and Abernethey Road was used in conjunction with the Maylands land to develop the family's farming enterprises. Part of this site was used as the first racecourse until the Western Australian Turf Club acquired the present Ascot site in 1852. The Royal Perth Golf Club also used part of Grove Farm from 1900 to 1908 when they made their permanent home in South Perth. Robert Davy Hardey considerably extended his family's influence with purchase of Locs 30, 31 & 32. This brought the Hardey's Belmont holdings to 7,000 acres, nearly the whole of today's City of Belmont. The land produced good crops of vegetables, fruit, even some tobacco and Robert enjoyed great success with his grape production and resulting wines. The wine making was carried out in partnership with his cousin Richard Hardey of Tranby. Cellars were dug under Belmont House, now the Sandringham Hotel, from the river bank and were only closed off in recent times. Grove Farm house must have been one of the finest houses in the early years of the Colony. It was two stories and built of brick with 4 rooms upstairs, 4 rooms downstairs, plus a kitchen and bathroom. Horse stalls and a number of other buildings stood nearby.
ASSOCIATIONS:	Hardey Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	Belmont Trust Land
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



City of Belmont Local History Collection, image M0168.01, c1940.

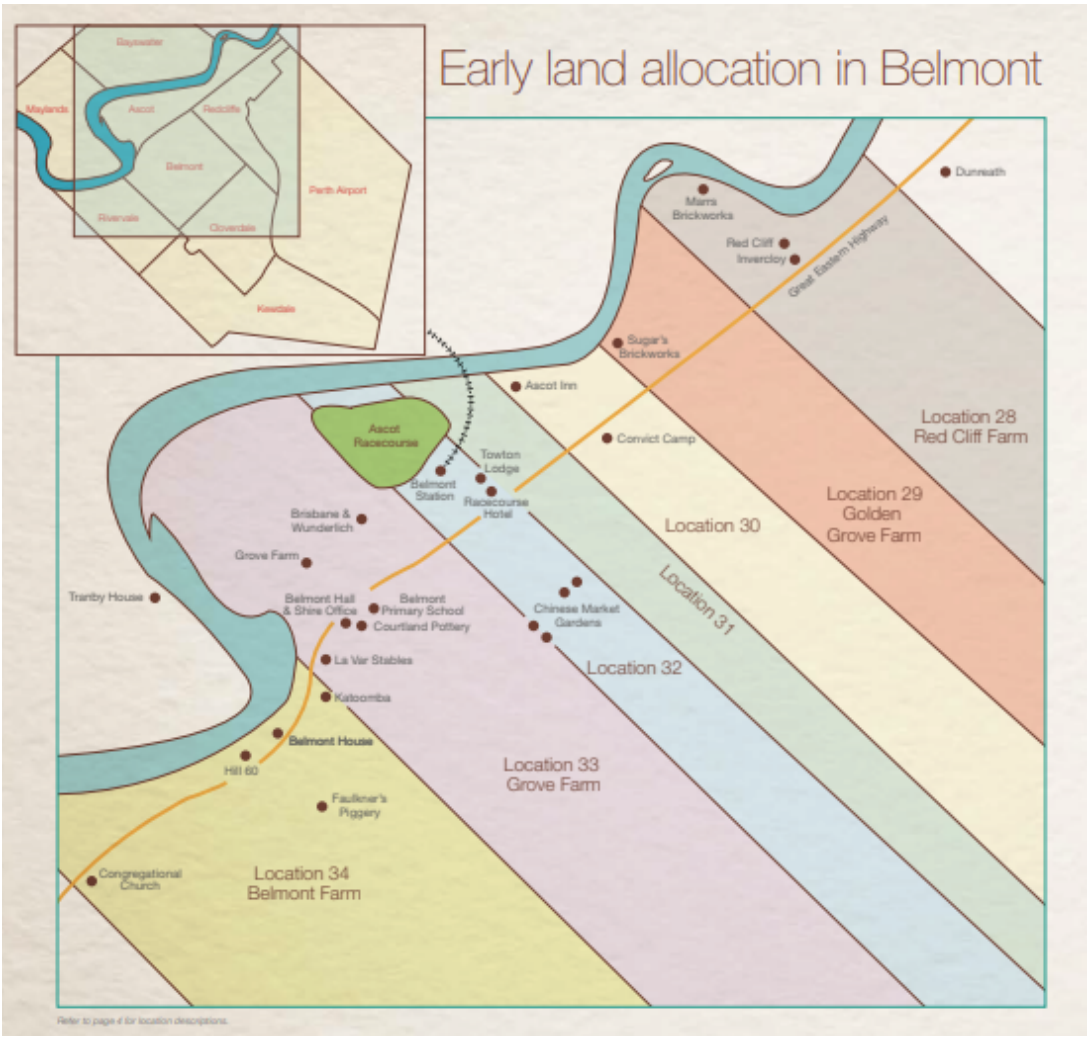


Image showing Location 33 Grove Farm. Source: Belmont museum heritage series: A history of opportunity

Rivervale Primary School - Site, Rivervale

Cat 4



Former Rivervale Primary School, n.d. City of Belmont Local History Collection, image M0287.10

PLACE NAME	Rivervale Primary School - Site
HCWA PLACE NO:	4569
ADDRESS:	16 Surrey Road, Rivervale, 6103
LOCATION DESCRIPTION:	N/A
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	Various
OWNER:	Private owners
GIS COORDINATES:	31.958477mS 115.906320mE
ORIGINAL USE:	EDUCATIONAL: Primary School
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single Storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1908; 1914; 1915; 1932; 1939
DEMOLISHED:	2004

HISTORIC THEMES:	Social and Civic Activities 402: Education and Science
VALUES AND STATEMENT OF SIGNIFICANCE:	• The former Rivervale Primary School located at this site has historic value for its association with small community based schools of the early 1900s. • The school traditionally served the local community for both educational and recreational purposes. • The site of the former school has social value for the members of the community who attended the school or were associated with individuals or groups that did so.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former school.
HISTORY	On the 21 September 1906 the Secretary of the Burswood Progress Association wrote to the Inspector General of Schools asking that the Department: "…endeavour to obtain a block of land for the purpose of a public school the district is growing fast and land in the near future will not be so easily obtained as at present."… The closest schools at the time were Victoria Park State School and Belmont School which were about one and three quarter miles away from the nearest Burswood residents. As a temporary measure, the Congregational Church at Burswood was rented and used for school purposes. On 17 June 1908 plans were approved for a two-room school and a head teacher's house. These buildings were duly constructed and completed and the Burswood Primary School opened in 1908 as Grade VI school. Later additions to the school occurred in 1914 with a new classroom, hat room and corridor. With continued expansion of the school, further additions were necessary in 1932 and pavilion rooms were added. In November 1923, the name of the school changed from Burswood to Rivervale Primary School. In c1940, an additional classroom was added and in the early 2000s the school contained 10 classrooms and an administration centre with ablution blocks sited to the north and south of the main building. The school was demolished in 2004 and the site has been subdivided for residential development.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Former Rivervale Primary School



Aerial photograph 2001, courtesy Landgate

Residence, 63 Sydenham Street - site, Rivervale **Cat 4**



1996 photograph of the former property from City of Belmont Local Heritage Inventory

PLACE NAME	Residence, 63 Sydenham Street - site
HCWA PLACE NO:	8652
ADDRESS:	218-222 Kooyong Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 101, 102, 103, D95555 Western corner of Sydenham Street and Kooyong Road
OTHER NAMES:	218, 220, 222 Kooyong Road
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	Private owners
GIS COORDINATES:	31.969483mS 115.922557mE
ORIGINAL USE:	RESIDENCE: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENCE: Single storey
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	1920s
DEMOLISHED:	c1996
HISTORIC THEMES:	Demographic settlement and mobility 104: Land allocation and subdivision
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with a residence which would have been one of the earliest in the district.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	This site was the location of a timber weatherboard residence which archival images suggest was built in the 1920s although no documetary evidence has been found in this or previous research to determine the original date of construction, owner or occupant. The house was demolished in the late 1990s.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



Aerial photograph of former house at 63 Sydenham Street corner of Kooyong Road, 1985.

Peet Park, Kewdale

Cat 2



PLACE NAME	Peet Park
HCWA PLACE NO:	25894
ADDRESS:	Bound by Kooyong Road, Sydenham Street, Armadale Road and Wright Street, Kewdale, 6103
LOCATION DESCRIPTION:	Lot 1184, P3490
OTHER NAMES:	N/A
PLACE TYPE:	Urban park
CERTIFICATE OF TITLE	619/172
OWNER:	Local Government
GIS COORDINATES:	31.969473mS 115.924591mE
ORIGINAL USE:	PARK/RESERVE:
OTHER USE:	N/A

PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1914
DEMOLISHED:	N/A
HISTORIC THEMES:	SOCIAL ANC CIVIC ACTIVITIES 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has historic value as one of the earliest reserves in the City of Belmont. • The place is associated with the establishment and development of several sporting groups in Belmont. • Peet Park has social significance as a sporting venue for several local sporting clubs, including Belmont Soccer Club, South Belmont Cricket Club and Belmont Basketball Club. • Peet Park has social value as a site for recreation for local residents since 1914.
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Peet Park is an open grassed area with mature trees on the boundary. Community facilities on the Sydenham Street boundary included single storey club rooms, public toilets and a playground.
HISTORY	Peet Park was the second major reserve to be acquired in the Belmont district. In 1914 the Peet Co. announced that a portion of Bickford Garden Estate would be set aside as a reserve they proposed calling 'Riversdale Park'. The Council started clearing the park and fencing it. In 1917, the Council proposed planting trees around the park, and it became the home of Belmont Soccer Club who had been 'evicted' from Hardey Park by Australian Rules teams. It was officially named Peet Park, after the company which had donated the land, in March 1922. In 1932, South Belmont Cricket Club chose the reserve as their home ground, and construction of dressing sheds began two years later. A basketball club was using Peet Park by 1940, although it was not until 1946 that the basketball club was bituminised. That same year, the council sank bores at the park to provide water. The current facilities were built from the 1970s and continue to evolve as standards and expectations change. The park continues to be used for a variety of sports and passive recreation.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High

CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES






Google

Bilya Kard Boodja Lookout, Rivervale

Cat 4



PLACE NAME	Bilya Kard Boodja Lookout
HCWA PLACE NO:	8654
ADDRESS:	4 Tanunda Dr, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 568, DP63696
OTHER NAMES:	Reserve 12237 Hardey Park (fmr)
PLACE TYPE:	Urban Park
CERTIFICATE OF TITLE	LR3162/750
OWNER:	State Government
GIS COORDINATES:	31.951195mS 115.915664mE
ORIGINAL USE:	PARK/RESERVE: Sports grounds
OTHER USE:	SOCIAL AND CIVIC ACTIVITIES: Sport, recreation and entertainment
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1907; 2004; 2017
DEMOLISHED:	N/A
HISTORIC THEMES:	People 601: Aboriginal People; 602: Early Settlers Social and Civic Activities 405: Sport, recreation and entertainment
VALUES AND STATEMENT OF SIGNIFICANCE:	• The park has aesthetic value as a cohesive landscape of mature trees and plantings with community facilities within a river setting. The steep side of the reserve provides an advantageous site for a lookout. • The parkland and playground provide a mix of formal and informal spaces that are a contrast to the highly urban and built up areas adjacent. • The mature trees in the reserve are excellent examples of their species. • The reserve has historic value for its association with the former popular recreation ground which was located on this site throughout the majority of the 20th century. • The reserve has historic value for its association with the Hardey family who were early settlers of this district. • The lookout in the reserve has value as a demonstration of the City of Belmont reconciliation action plan in process through recognition of the Noongar community who occupied this land, their ongoing association with the land and their contribution to the community. • The place is valued for its passive recreation opportunities that have been popular since the establishment of the gardens and lookout.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Photographically record prior to major development or demolition. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This reserve is located alongside the Swan River and bound to the south by a car park and high rise development. The reserve is located at the crest of a steep slope to the river and offers sweeping views of the river and city. The park is a mix of native scrub and reeds alongside the river and more formal landscaped areas on the upper level. The formal landscaped areas include mature trees, garden beds, areas of of lawn and concrete pathways. At the highest point in the reserve to the east is the Bilya Kard Boodja lookout which provides a viewing platform with interpretive signage, a nature play ground and sculputral elements set within mature trees. From the lookout, stairs provide access to a lower level pathway which runs parallel to the river.
HISTORY	This reserve was part of the large landholding of Robert Davey Hardey's property in the 19th century.

	In 1905, following the death of Hardey, the Belmont Road Board purchased 8 acres of land from the Hardey estate for £500 with a balance of £300 owing. The State Government contributed £250 towards the purchase of the reserve. The reserve became known as Hardey Park and included all the land from Great Eastern Highway to the river approximately between Belmont Avenue and Hampden Street. The reserve was a popular recreation ground and included facilities for the various teams that played there. In 1997/1998 the City of Belmont proposed a land exchange. The proposal was for approximately an hectare of the original 3.1105 ha of Hardey Park to be relocated to Lot 712 Great Eastern Highway, Ascot a distance of some 700 metres north-east towards Ascot Waters. The exchange progressed and at approximately the same time the St John of God property to the west was sold for development and this portion of Belmont underwent significant change. The reserve was developed for passive recreation and linked into the foreshore walkways from the early 2000s. In 2012, the subdivision of the land was finalised and the northern portion was retained as a reserve and the portion alongside Great Eastern Highway was designated for development and a car park. Throughout 2016, a lookout was built on the highest point of the reserve and named Bilya Kard Boodja and opened on 15 December 2016. It was named to acknowledge the Noongar connection with this site and its surrounds - 'Bilya' (river) 'Kard' (hill) and 'Boodja' (land or country). A sculpture at the lookout, by Kylie Graham and Peter Farmer, depicts the food sources offered in the Derbal Yerrigan (Swan River) as well as the six seasons of Noongar culture. The design of the Lookout won the 2017 Australian Institute of Landscape Architects (ALIA) WA Cultural Heritage Landscape Architecture Awared.
ASSOCIATIONS:	Hardey Family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. ALIA website awards https://www.landscapearchitectureprojects.com/projects/bilya-kard-boodja-lookout City of Belmont website
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 28 Feb 2012 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES











Photos taken 19/12/2002.



Photos taken 19/12/2002.

Hill 60, Rivervale

Cat 1



PLACE NAME	Hill 60
HCWA PLACE NO:	4490
ADDRESS:	16 Tanunda Drive, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 885, DP40173
OTHER NAMES:	Tanunda; Part of St John of God Hospital
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	N/A
OWNER:	Private owners
GIS COORDINATES:	31.952391mS 115.912720mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	HEALTH: Hospital
PRESENT USE:	COMMERCIAL: Administration
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Federation Queen Anne Inter War Free Classical

CONSTRUCTION DATE:	1902; 1911-1918; 1934; 1964; 2003.
DEMOLISHED:	N/A
HISTORIC THEMES:	People 602: Early Settlers Demographic settlement and mobility 104: Land allocation and subdivision Social and civic activities 404: Community services and utililties
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has historic value and is important as an early homestead in the Belmont area; • It is an interesting blend of Federation Queen Anne style which has been overlaid with elements of Inter-War Free Classical style; • The place has social value and is historically important for its association with mining and racing identity, Thomas Ryan, and in that it provided the opportunity for the establishment of the first hospital in the district; • The place is rare as it is one of the few remaining examples of early residences in the Belmont district; • The place has the potential to demonstrate a distinctive way of life of prosperous landowners of the Belmont district; the site is also important for the existence of a fresh water spring to which neighbours had access; and, • The place has aesthetic value as it is prominently located on a high portion of land between Great Eastern Highway and the Swan River with extensive views up the river and across to the City of Perth.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Hill 60 is located within a dense urban streetscape that abuts the Swan River. Hill 60 is located on the top of a high slope leading down to the river providing sweeping views of the river and city. Adjacent development includes high rise commercial and residential buidings with paved access roads. The large date palm in the centre of the adjacent roundabout appears to be a tree which was part of the property from the 1950s relocated to its current location c2003. Hill 60 is a rendered and painted brick building with a hipped terracotta tiled roof with decorative finials and ridge capping. A large gable projects over a wing to the south-west and a smaller gable over a bay window to the north east. Two small gablets are centrally placed on the front (south-east)elevation of the roof. All gables are detailed with decorative plaster scroll work on a stuccoed panel. A number of chimneys project through the roof. They are slightly corbelled and have simple terracotta chimney pots.

	A large, rendered brick classically detailed portico defines the entry. It has corbelled arched openings flanked by tapered columns defining the corners. A dentilled frieze sits below a prominent entablature upon which sits a simple parapet. The front verandah of Hill 60 runs along the south-east and part of the south west elevation. It has tapered tuckpointed limestone piers with rendered corbelled caps.
HISTORY	The substantial former residence was built c1902 for Robert and Elizabeth Bechtel. They named their home 'Tanunda' after grape growing region in South Australia, where the couple had previously lived with other German settlers. 'Tanunda' was bought by Thomas and Henrietta Ryan in 1909. Originally from Victoria, Tom Ryan found success as a gold miner and investor in the Meekatharra district and became a well known identity for his purchase of properties and as an enthusiastic horse breeder. This property, with its generous stables, enabled him to pursue his interests in horse racing and provide a home for his children to attend school in Perth. During World War One, the property was renamed 'Hill 60' as the association with the German origins of 'Tanunda' was considered unpatriotic. This was not an uncommon practice at the time. The name 'Hill 60' recognises the Battle of Hill 60 which was the designation of a hill in France where an Australian battalion was trapped during fighting in 1916. A number of diggers from the Murchison District were involved in this battle. The Ryan's engaged local builder Samuel Pederson to undertake alterations and additions to the house during their ownership. The additions included the construction of a roof garden at the rear of the property. Tom Ryan died in 1916 of silicosis contracted from his work in the mines, and in 1920 his widow married Fred Stephens. They sold the property to milliner, Lucy Heaney in 1925 and moved back to Meekatharra. Heaney subsequently sold the property to businessman and owner of the Red Castle Brewery, Daniel Curtis who purchased adjacent lots for his family members. Curtis sold the property to the Sisters of St John of God in 1934 who used the residence as a hospital. The Sisters lived in the stables as space within the building was limited. In 1936, after a new hospital was built, Hill 60 was used as convent for the sisters. In 1964, a new convent was built and the place was converted to a home for frail and aged women. It served this function until 1984 when it was converted to use as a medical centre. The Sisters of St John of God sold the property in 1996 and the adjacent hospital and convent. In the late 1990s, the hospital and convent were demolished and Hill 60 was incorporated into a new development for the area between the river and Great Eastern Highway. Development of the adjacent properties began c2004 and Hill 60 was restored and developed for commercial occupancy.
ASSOCIATIONS:	Robert and Elizabeth Bechtel Thomas and Henrietta Ryan Samuel Pederson Daniel Curtis Lucy Heaney Sisters of St John of God

REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. P4490 Hill 60 Assessment Documentation prepared by the Department of Planning Lands and Heritage in 1998 for its inclusion on the State Register of Heritage Places
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Excellent
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Classified by the National Trust Classified 08 Jun 1998 Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) State Register of Heritage Places permanent 11 Dec 1998

ADDITIONAL IMAGES









Blacklock Residence (fmr), Ascot

Cat 3



PLACE NAME	Blacklock Residence (fmr)
HCWA PLACE NO:	16852
ADDRESS:	11 Thompson Street, Ascot, 6104
LOCATION DESCRIPTION:	Lot 15, P1293
OTHER NAMES:	Residence, 11 Thompson Street
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1690/86
OWNER:	Private owners
GIS COORDINATES:	31.932140mS 115.932671mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Federation Bungalow

CONSTRUCTION DATE:	c1911
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements People 602: Early Settlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place demonstrates the form and detail (where it can be determined) and garden setting of the Federation Bungalow style. • The place has historic value as one of the early residences on this portion of the river frontage and contributed to the establishment of Ascot. • The place has historic value for its association with the Blacklock family who were prominent in the brick manufacturing and building industries in Belmont. • The place has social value as its continuity on the site and its association with the development of the district contributes to the community's sense of place.
LEVEL OF SIGNIFICANCE	Some / Moderate
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	The house is obscured from the street but indications are that house is a symetrical plan form with a central door which features leadlight fanlights and sidelights. The windows on the front elevation have similar decorative sidelights. The main entrance has a awning entry which features decorative timber turned posts and fretwork. The place is set within a garden which features mature trees and access to the river frontage includes a small jetty.
HISTORY	Joseph John William Blacklock (1863-1942), a builder, arrived in the Colony in the 1890's. He built his home on Guildford Road opposite the old convict camp where he lived with his wife Elizabeth, nee Fisher (1872-1939) and their eight children. Blacklock purchased Millard's brickworks after World War 1, renamed them Redcliffe Brickworks. At this time local brickworks and the local tile factory prospered with the increased demand for housing. It is understood that some of his six sons followed him into the profession. The Blacklock family business was responsible for the construction of many local buildings including the All Saints Anglican Church Belmont (since demolished) and St. Anne's Church, Belmont, 1914. This residence at Lot 15 Thompson Street was built c.1911 by the Blacklock family and lived in by a family member. Aerial photographs from the mid 20th century indicate that the form and extent of the original residence have not changed significantly although the front elevation appears to have been modified.
ASSOCIATIONS:	Blacklock family

REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Australian Electoral Rolls, 1903-1980.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Good
RELATED LISTINGS:	St. Anne's Church, Belmont, 1914
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Sugar's Brickworks - site, Redcliffe, Ascot

Cat 4



Sugar's Brickworks, n.d. City of Belmont Local History collection, Image Moo73.02

PLACE NAME	Sugar's Brickworks - site
HCWA PLACE NO:	4413
ADDRESS:	Beneath Redcliffe Bridge, Redcliffe, Ascot, 6104
LOCATION DESCRIPTION:	Reserve
OTHER NAMES:	Redcliffe Bridge
PLACE TYPE:	Historic Site
CERTIFICATE OF TITLE	Various
OWNER:	State Government
GIS COORDINATES:	31.930569mS 115.937560mE
ORIGINAL USE:	INDUSTRIAL/MANUFACTURING: Brickworks
OTHER USE:	N/A
PRESENT USE:	TRANSPORT/ COMMUNICATION: Bridge
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1896;
DEMOLISHED:	1950s
HISTORIC THEMES:	Occupations 310: Manufacturing and processing
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with brickmaking which was one of the earliest industries in Belmont. • The site has social value for its association with the Sugars family who established the factory at this site and provided employment for many in the district. • The site's value is evidenced by the decision to erect a plaque on the site honouring the former company and the family who established it.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	There is no evidence of the former brickworks on the site. A plaque erected in 1988 as part of the Bicentennial Celebrations is no longer in evidence. Currently [2021] the site is undergoing further ground works as the Redcliffe Bridge is being upgraded to accommodate eight lanes of traffic.
HISTORY	Sugars' Brickworks (1896-1914) was established by William Sugars (arrived Western Australia 1895), together with his son, Albert Henry Sugars. The father and son established their brickworks on the banks of the Swan River where the clay was suitable for brick-making. Sugars' Brickworks supplied bricks for much of the housing in the surrounding area, including extensions to the prominent property 'Hill 60'. The Sugars family were prominent residents in the Redcliffe area, and many houses constructed of Sugars bricks were occupied by family members. Sugars' Brickworks was a significant local employer in the area until its closure in 1914. In the late 1950s, Gwendoline Sugars, granddaughter of the Sugars' Brickworks founder, and her husband, Eric O'Malley, established stables adjacent to the former brickworks. These were demolished during the construction of Redcliffe Bridge in 1988, which also covered the sites of the former kilns. A plaque was erected on the site as part of the Bicentennial celebrations in 1988 to recognise the contribution of the Sugars family and their brickworks. Investigation of the site by Archaeologist Dr Shane Burke in 2006, reported that apart from some bricks in the river bank there was no evidence of the former brickworks. More recent works in 2020 and 2021 by Main Roads on the Redcliffe Bridge have further disrupted the site of the former brickworks.
ASSOCIATIONS:	Sugar's Brickworks Albert Sugar
REFERENCES:	City of Belmont (Heritage) Inventory 2016

	Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Registered Aboriginal Site 37868 (Modified Tree)* Municipal Inventory Adopted 22 Sep 2009 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Classified by the National Trust Classified (Landscape) Register of the National Estate Nominated 27 Oct 1992 *The provisions of the Aboriginal Heritage Act 1972 also apply

ADDITIONAL IMAGES







View of the site of the former Brickworks, 1953. Courtesy Landgate.

Residence, 72 Toorak Road, Rivervale

Cat 1



PLACE NAME	Residence, 72 Toorak Road
HCWA PLACE NO:	16853; 23642
ADDRESS:	72 Toorak Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 48, P2821
OTHER NAMES:	2nd 28th Battalion Association Housing Scheme
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1149/228
OWNER:	Private owners
GIS COORDINATES:	31.959459mS 115.915703mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Granite; Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1949-1957
DEMOLISHED:	N/A

HISTORIC THEMES:	Outside influences 501: World Wars and other wars Demographic settlement and mobility 108: Government Policy People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aestheric value as a rare example of the Post War International style that is constructed of granite and brick.) • This residence and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc 1949-1957 have historic value as a demonstration of Government policy and self help building schemes in providing homes for returned servicemen after World War Two. • This residence and those adjacent have historic value for their association with the rapid development of the Belmont district in the 1950s. • This place and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc are valued by the Belmont community and Returned Servicemen and their families as a demonstration of the high esteem in which these men were held.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This residence and the adjacent properties at 74, 77 and 78 in Toorak Road have a similarity of form and detail which express the pared back Post War International style. The construction from stone with brick quoins and detail is the most unusual feature of these homes. The houses all have minor differences in design details but all feature pitched tile roofs and casement windows, some with leadlight windows. A common feature are the sympathetic front walls defining the boundaries of the properties which have used similar materials and design.
HISTORY	The 2nd 28th Battalion Association Housing Scheme Inc 1949-1957. Construction of the houses took eight years. However, for several years after the 2nd World War all building materials were in short supply and with accelerated building in the government sector, permits to build private homes were difficult to obtain as was skilled labour. Under those conditions many self-help building schemes came into being. A list of the members of the scheme shows that a minority of members were building tradesmen although the finished houses did not reflect that lack of initial training and the construction and finish was of a high standard. Members were either ex-servicemen of the army or RAAF and only a few ex-army personnel had been members of the 2nd 28th Battalion.

	Initially there were twelve members but after approximately eighteen months only seven remained and the seventh resigned a year or so later. Preliminary discussions for the Scheme in Toorak Road as to the materials to be used resulted in the decision to build other than timber framed dwellings. As bricks were in short supply and granite was readily available it was selected for the outer walls. Problems were anticipated competing with builders for supplies of timber, bricks and other materials, but these obstacles were accepted hoping they would ease as the project proceeded. Cement was available, usually on a one or two bags at a time basis but with petrol rationing still in force it was difficult to visit all potential suppliers. Hot lime was used for the mortar, and slackened on site, which together with sand, and a one in seven mix of cement produced a strong long lasting mortar. As the granite had to be transported from Mundaring and split on site, during period of waiting for other materials, most of the labour force was engaged on these jobs, and a stock pile of granite was always available for building. The problem with delays on actual construction was that progress payments on the houses were also delayed and the ready cash in bank was sometimes crucial. Since the original construction there have been minor alterations and additions to the rear. The form and detail of the original residence is clear.
ASSOCIATIONS:	Duncan Stephen and Mercer, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Toorak Road residences, 74, 76 (site), 77, 78
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Residence, 74 Toorak Road, Rivervale

Cat 1



PLACE NAME	Residence, 74 Toorak Road
HCWA PLACE NO:	16855; 23642
ADDRESS:	74 Toorak Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 49, P2821
OTHER NAMES:	2nd 28th Battalion Association Housing Scheme
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1140/991
OWNER:	Private owners
GIS COORDINATES:	31.959560mS 115.915810mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Granite, Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1949-1957
DEMOLISHED:	N/A

HISTORIC THEMES:	Outside influences 50:1 World Wars and other wars Demographic settlement and mobility 108: Government Policy People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aestheric value as a rare example of the Post War International style that is constructed of granite and brick.) • This residence and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc 1949-1957 have historic value as a demonstration of Government policy and self help building schemes in providing homes for returned servicemen after World War Two. • This residence and those adjacent have historic value for their association with the rapid development of the Belmont district in the 1950s. • This place and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc are valued by the Belmont community and Returned Servicemen and their families as a demonstration of the high esteem in which these men were held.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This residence and the adjacent properties at 74, 77 and 78 in Toorak Road have a similarity of form and detail which express the pared back Post War International style. The construction from stone with brick quoins and detail is the most unusual feature of these homes. The houses all have minor differences in design details but all feature pitched tile roofs and casement windows, some with leadlight windows. A common feature are the sympathetic front walls defining the boundaries of the properties which have used similar materials and design.
HISTORY	The 2nd 28th Battalion Association Housing Scheme Inc 1949-1957. Construction of the houses took eight years. However, for several years after the 2nd World War all building materials were in short supply and with accelerated building in the government sector, permits to build private homes were difficult to obtain as was skilled labour. Under those conditions many self-help building schemes came into being. A list of the members of the scheme shows that a minority of members were building tradesmen although the finished houses did not reflect that lack of initial training and the construction and finish was of a high standard. Members were either ex-servicemen of the army or RAAF and only a few ex-army personnel had been members of the 2nd 28th Battalion. Initially there were twelve members but after approximately

	eighteen months only seven remained and the seventh resigned a year or so later. Preliminary discussions for the Scheme in Toorak Road as to the materials to be used resulted in the decision to build other than timber framed dwellings. As bricks were in short supply and granite was readily available, granite was selected for the outer walls. Problems were anticipated competing with builders for supplies of timber, bricks and other materials, but these obstacles were accepted hoping they would ease as the project proceeded. Cement was available, usually on a one or two bags at a time basis but with petrol rationing still in force it was difficult to visit all potential suppliers. Hot lime was used for the mortar, and slackened on site, which together with sand, and a one in seven mix of cement produced a strong long lasting mortar. As the granite had to be transported from Mundaring and split on site, during period of waiting for other materials, most of the labour force was engaged on these jobs, and a stock pile of granite was always available for building. The problem with delays on actual construction was that progress payments on the houses were also delayed and the ready cash in bank was sometimes crucial. Since the original construction there have been minor alterations and additions to the rear. The form and detail of the original residence is clear.
ASSOCIATIONS:	Duncan Stephen and Mercer, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Toorak Road residences, 72, 76 (site), 77, 78
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES





Residence, 76 Toorak Road - site, Rivervale

Cat 4



Image of the former residence from the 2001 City of Belmont Local Heritage Inventory

PLACE NAME	Residence, 76 Toorak Road - site
HCWA PLACE NO:	16856; 23642
ADDRESS:	76 Toorak Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 202, P69138
OTHER NAMES:	2nd 28th Battalion Association Housing Scheme
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	2044/270
OWNER:	Private owners
GIS COORDINATES:	31.959660mS 115.915932mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Granite, Brick Roof: Terracotta tile

ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1949-1957
DEMOLISHED:	2003
HISTORIC THEMES:	Outside influences 501: World Wars and other wars Demographic settlement and mobility 108: Government Policy People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• This site has historic value for its association with the scheme to build houses for former Servicemen established by the 2nd 28th Battalion.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	N/A
HISTORY	This site was the location of one of the homes built as part of the 2nd 28th Battalion Association Housing Scheme Inc 1949-1957.
ASSOCIATIONS:	Duncan Stephen and Mercer, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	Toorak Road residences, 72, 74, 77, 78
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

Residence, 77 Toorak Road, Rivervale

Cat 1



PLACE NAME	Residence, 77 Toorak Road
CWA PLACE NO:	16857; 23642
ADDRESS:	77 Toorak Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 18, P2821
OTHER NAMES:	2nd 28th Battalion Association Housing Scheme
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1172/382
OWNER:	Private owners
GIS COORDINATES:	31.959339mS 115.916527mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Granite Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Post War International

CONSTRUCTION DATE:	1949-1957
DEMOLISHED:	N/A
HISTORIC THEMES:	Outside influences 501: World Wars and other wars Demographic settlement and mobility 108: Government Policy People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aestheric value as a rare example of the Post War International style that is constructed of granite and brick.) • This residence and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc 1949-1957 have historic value as a demonstration of Government policy and self help building schemes in providing homes for returned servicemen after World War Two. • This residence and those adjacent have historic value for their association with the rapid development of the Belmont district in the 1950s. • This place and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc are valued by the Belmont community and Returned Servicemen and their families as a demonstration of the high esteem in which these men were held.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This residence and the adjacent properties at 74, 77 and 78 in Toorak Road have a similarity of form and detail which express the pared back Post War International style. The construction from stone with brick quoins and detail is the most unusual feature of these homes. The houses all have minor differences in design details but all feature pitched tile roofs and casement windows, some with leadlight windows. A common feature are the sympathetic front walls defining the boundaries of the properties which have used similar materials and design.
HISTORY	The 2nd 28th Battalion Association Housing Scheme Inc 1949-1957. Construction of the houses took eight years. However, for several years after the 2nd World War all building materials were in short supply and with accelerated building in the government sector, permits to build private homes were difficult to obtain as was skilled labour. Under those conditions many self-help building schemes came into being. A list of the members of the scheme shows that a minority of members were building tradesmen although the finished houses did not reflect that lack of initial training and the construction and finish was of a high

	standard. Members were either ex-servicemen of the army or RAAF and only a few ex-army personnel had been members of the 2nd 28th Battalion. Initially there were twelve members but after approximately eighteen months only seven remained and the seventh resigned a year or so later. Preliminary discussions for the Scheme in Toorak Road as to the materials to be used resulted in the decision to build other than timber framed dwellings. As bricks were in short supply and granite was readily available the latter material was selected for the outer walls. Problems were anticipated competing with builders for supplies of timber, bricks and other materials, but these obstacles were accepted hoping they would ease as the project proceeded. Cement was available, usually on a one or two bags at a time basis but with petrol rationing still in force it was difficult to visit all potential suppliers. Hot lime was used for the mortar, and slackened on site, which together with sand, and a one in seven mix of cement produced a strong long lasting mortar. As the granite had to be transported from Mundaring and split on site, during period of waiting for other materials, most of the labour force was engaged on these jobs, and a stock pile of granite was always available for building. The problem with delays on actual construction was that progress payments on the houses were also delayed and the ready cash in bank was sometimes crucial. Since the original construction there have been minor alterations and additions to the rear. The form and detail of the original residence is clear.
ASSOCIATIONS:	Duncan Stephen and Mercer, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Toorak Road residences, 72, 74, 76, 78
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 17 Feb 2003 (City of Belmont)

ADDITIONAL IMAGES









Residence, 78 Toorak Road, Rivervale

Cat 1



PLACE NAME	Residence, 78 Toorak Road
HCWA PLACE NO:	16858; 23642
ADDRESS:	78 Toorak Road, Rivervale, 6103
LOCATION DESCRIPTION:	Lot 50, 201
OTHER NAMES:	2nd 28th Battalion Association Housing Scheme
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	DP69138
OWNER:	Private owners
GIS COORDINATES:	31.959761mS 115.916039mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Granite; Brick Roof: Terracotta tile

ARCHITECTURAL STYLE:	Post War International
CONSTRUCTION DATE:	1949-1957
DEMOLISHED:	N/A
HISTORIC THEMES:	Outside influences 501 World Wars and other wars Demographic settlement and mobility 108: Government Policy People 603: Local Heroes and battlers
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aestheric value as a rare example of the Post War International style that is constructed of granite and brick.) • This residence and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc 1949-1957 have historic value as a demonstration of Government policy and self help building schemes in providing homes for returned servicemen after World War Two. • This residence and those adjacent have historic value for their association with the rapid development of the Belmont district in the 1950s. • This place and those adjacent built as part of the 2nd 28th Battalion Association Housing Scheme Inc are valued by the Belmont community and Returned Servicemen and their families as a demonstration of the high esteem in which these men were held.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This residence and the adjacent properties at 74, 77 and 78 in Toorak Road have a similarity of form and detail which express the pared back Post War International style. The construction from stone with brick quoins and detail is the most unusual feature of these homes. The houses all have minor differences in design details but all feature pitched tile roofs and casement windows, some with leadlight windows. A common feature are the sympathetic front walls defining the boundaries of the properties which have used similar materials and design.
HISTORY	The 2nd 28th Battalion Association Housing Scheme Inc 1949-1957. Construction of the houses took eight years. However, for several years after the 2nd World War all building materials were in short supply and with accelerated building in the government sector, permits to build private homes were difficult to obtain as was skilled labour. Under those conditions many self-help building schemes came into being.

	A list of the members of the scheme shows that a minority of members were building tradesmen although the finished houses did not reflect that lack of initial training and the construction and finish was of a high standard. Members were either ex-servicemen of the army or RAAF and only a few ex-army personnel had been members of the 2nd 28th Battalion. Initially there were twelve members but after approximately eighteen months only seven remained and the seventh resigned a year or so later. Preliminary discussions for the Scheme in Toorak Road as to the materials to be used resulted in the decision to build other than timber framed dwellings. As bricks were in short supply and granite was readily available the latter material was selected for the outer walls. Problems were anticipated competing with builders for supplies of timber, bricks and other materials, but these obstacles were accepted hoping they would ease as the project proceeded. Cement was available, usually on a one or two bags at a time basis but with petrol rationing still in force it was difficult to visit all potential suppliers. Hot lime was used for the mortar, and slackened on site, which together with sand, and a one in seven mix of cement produced a strong long lasting mortar. As the granite had to be transported from Mundaring and split on site, during period of waiting for other materials, most of the labour force was engaged on these jobs, and a stock pile of granite was always available for building. The problem with delays on actual construction was that progress payments on the houses were also delayed and the ready cash in bank was sometimes crucial. Since the original construction there have been minor alterations and additions to the rear. The form and detail of the original residence is clear.
ASSOCIATIONS:	Duncan Stephen and Mercer, Architects
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Toorak Road residences, 72, 74, 76 (site), 77
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Residence, 4 Wallace Street, Belmont

Cat 3



PLACE NAME	Residence, 4 Wallace Street
HCWA PLACE NO:	16859
ADDRESS:	4 Wallace Street, Belmont, 6104
LOCATION DESCRIPTION:	Lot 1, SP61347
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	2785/457
OWNER:	Private owners
GIS COORDINATES:	31.943171mS 115.930733mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Timber weatherboard Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Federation Bungalow

CONSTRUCTION DATE:	1910s
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The house has aesthetic value as a representative example of the application of the form and detail of the Federation Bungalow style applied to simple homes. • The place has historic value for its association with the early settlement of this area of Belmont in the first half of the 20th century. • The place has historic value as a demonstration of the size and scale of homes for working families.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A simple symetrical plan form timber framed residence with a zincalume hipped roof with a brick chinney with chimney pots. Verandahs are located on three sides and these are covered with separate bull nose roofs supported on decorative turned timber posts. The main façade features a centrally placed door with a fanlight and sidelights, all of which are painted over. Aluminium sliding windows located either side of the front door are later insertions.
HISTORY	This portion of Belmont was subdivided for residential occupancy some time after areas further south and east. Aerial photographs show that signifcant portions of land were withheld from development to enable drainage through to the river. This house on the south side of Wallace Street was one of the few built in the area by the mid 1960s. No detail of the original owner or occupant has been found in this research. Although Post Office Directory information suggests it was occupied by Robert Sharp in the 1940s. Physical evidence suggests it was built in the 1910s to 1920s. Since then the house has undergone addtions to the rear and in 2012 the lot was subdivided enabling the construction of a new residence in the rear half of the lot. The form and extent of the original house is still evident.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Good
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Mar 2003 (City of Belmont)

Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Residence, 26 Wallace Road, Belmont

Cat 3



PLACE NAME	Residence, 26 Wallace Road
HCWA PLACE NO:	16860
ADDRESS:	26 Wallace Road, Belmont, 6104s
LOCATION DESCRIPTION:	Lot 69, D48847
OTHER NAMES:	N/A
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1414/169
OWNER:	Private owners
GIS COORDINATES:	31.941830mS 115.932480mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Timber weatherboard Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Inter War Californian Bungalow

CONSTRUCTION DATE:	1940s
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The house is a good representative example of the form and detail of the Inter War Californian Bungalow style executed in timber and corrugated iron. • The place has historic value for its association with the early settlement of this area of Belmont in the first half of the 20th century.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	This residence is a symetrical plan form with a steeped pitch extended by a broken pitched roof over verandahs on three sides. The roof includes small gablets at the peak and two brick rendered chimneys. The house is timber frame construction, clad with weatherboards to sill height and rough rendered stucco above. The main elevation features a central entry door with a side light and decorative architraves. Windows are equally spaced on either side of the door. The rear half of the house features enclosed verandahs. French doors provide access from the eastern verandah. The front garden is enclosed by a timber picket fence with an arbour entry, and features mature trees and dense shrubbery.
HISTORY	This portion of Belmont was subdivided for residential occupancy some time after areas further south and east. Aerial photographs show that signifcant portions of land were withheld from development to enable drainage through to the river. This house on the south side of Wallace Street was one of the few built in the area by the mid 1960s. No detail of the original owner or occupant has been found in this research. Physical evidence suggests it was built in the 1930s although the previous Municipal Heritage Inventory entry states that is was rebuilt in the 1940s, suggesting it was built in the same style. Evidence from aerial photographs from the mid 20th century indicate there have been minor alterations and additions although the form and extent of the original house is still evident.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: Moderate
CONDITION:	Good

RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Feb 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









Residence, 30 Wallace Street - Site, Belmont

Cat 4



Image of the former house at 30 Wallace Street, n.d. Courtesy City of Belmont

PLACE NAME	Residence, 30 Wallace Street - Site
HCWA PLACE NO:	16861
ADDRESS:	30 Wallace Street, Belmont
LOCATION DESCRIPTION:	Lot 3, SP52859
OTHER NAMES:	N/A
PLACE TYPE:	Historic site
CERTIFICATE OF TITLE	N/A
OWNER:	Private owners
GIS COORDINATES:	31.941570mS 115.932777mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A

ARCHITECTURAL STYLE:	N/A
CONSTRUCTION DATE:	1930s
DEMOLISHED:	N/A
HISTORIC THEMES:	Demographic settlement and mobility 107: Settlements
VALUES AND STATEMENT OF SIGNIFICANCE:	• The site has historic value for its association with a residence which would have been one of the earliest in the district.
LEVEL OF SIGNIFICANCE	Little
MANAGEMENT CATEGORY	Category 4 Contributes to the understanding of the history of the City of Belmont. Recognise and interpret the site if possible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	No evidence of the former residence.
HISTORY	This portion of Belmont was subdivided for residential occupancy some time after areas further south and east. Aerial photographs show that signifcant portions of land were withheld from development to enable drainage through to the river. The house formerly located at this site on the south side of Wallace Street was one of the few built in the area by the mid 1960s. No detail of the original owner or occupant has been found in this research. Photographic evidences suggests it was built in the 1930s. It was demolished in 2005.
ASSOCIATIONS:	N/A
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.
INTEGRITY / AUTHENTICITY	Integrity: N/A Authenticity: N/A
CONDITION:	N/A
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 17 Mar 2003 (City of Belmont) Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES



Aerial photograph of 30 Wallace Street and junction with Keymer Street

Invercloy, Ascot

Cat 1



PLACE NAME	Invercloy
HCWA PLACE NO:	140
ADDRESS:	4 Wedderburn Place, Ascot, 6104
LOCATION DESCRIPTION:	Lot 888, DP70525
OTHER NAMES:	Wedderburn, Nulsen Haven
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	N/A
OWNER:	Private owners
GIS COORDINATES:	31.925730mS 115.950394mE
ORIGINAL USE:	RESIDENTIAL: Two storey
OTHER USE:	HEALTH: Hospital
PRESENT USE:	RESIDENTIAL: Two storey
CONSTRUCTION MATERIALS:	Wall: Brick Roof: Terracotta tile
ARCHITECTURAL STYLE:	Federation Queen Anne

CONSTRUCTION DATE:	1904; 1930s; 1964; c2000
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 404: Community services and utilities People 602: Early Settlers Outside influences: 501: World Wars and other wars
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place has aesthetic and historic values as a fine example of a Federation Queen Anne villa, dating from the turn of the century; • The form of the original driveway and croquet lawn, together with the Norfolk Island Pines and the Canary Island Date Palms, contribute to the aesthetic quality of the place; • The place is a significant aesthetic value as a landmark in the City of Belmont and contributes to the community's sense of place; and, • The place has social value for its a close association with Nulsen Haven and with the treatment of the mentally ill in Western Australia.
LEVEL OF SIGNIFICANCE	Exceptional
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A substantial double storey brick and tile residence in the Federation Queen Anne style demonstrating significant original detail in the exterior. The design, orientation and the landscaping of the place is typical of the period and demonstrate the domestic life of a successful professional family at the turn of the century; The place retains views to Great Eastern Highway which were part of its original expansive grounds but is now enclosed on the remaining three sides by single storey residential development.
HISTORY	This substantial residence was built in 1904 for railway engineer John Wilkie (1844-1914) and his wife Mary Veronica, nee Brown (1864-1910). The place was designed by architects Waugh and Jervis and when the family relocated to the residence they may not have had all of their five children living with them. The electoral roll for 1910 records Wilkie's occupation as a farmer. They named the home 'Invercloy' which likely originates with Wilkie's place of birth in Scotland. The house had a cellar and a tower with a silver painted dome. The front garden featured a croquet lawn in the centre. In 1910, the property comprising 40 acres was purchased by grazier Charles Ball. He renamed the property 'Wedderburn' after the small mining town in Victoria where he was born. He and his wife Christina Ellen (c1876-1968) and their five children lived there until 1928. During

	this time the croquet lawn was modified to a tennis court and the grounds included a brick gardener's cottage and a large brick stables. The property was subsequently transferred to investor and horse breeder James (Jack) Andrew Barry (1873-1942) who lived there with his wife Alice Phoebe Kate, nee Marfleet (1875-1971) and their five daughters. Jack Barry was a member of the Belmont Road Board in 1939 and the house was regularly used for charitable functions and the base for Hunt Club meets. It is believed he was responsible for the planting of the palm trees in the front garden. Sometime during the 1940s, the property was occupied by the Australian National Airways as a hostel for their staff and during World War Two by the RAAF as a place of rest and relaxation for crew and ground staff. In 1964, the property was transferred to the Mentally Incurable Children's Association to provide accomodation and services for children in Western Australia. In 1986, the name was changed to Nulsen Haven Association Inc. During this period of ownership the interior spaces and finishes were altered to suit the new function. In September 1999, the land surrounding the residence was approved for subdivision and the portion between Great Eastern Highway and the building was retained as a park to provide some setting for the residence. The outbuildings were demolished to enable this subdivision The main residence was transferred to private owners soon after and remains a private home.
ASSOCIATIONS:	Waugh and Jervis, Architects Wilkie Family Ball Family James (Jack) Andrew Barry and family Australian National Airways Nulsen Haven
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. P0140 Assessment Documentation for inclusion on the State Register of Heritage Places in 1996. Australian Electoral Rolls, 1903-1980. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999.
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
RELATED LISTINGS:	Invercloy Park
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont) Municipal Inventory Adopted 31 Dec 1996 (City of Belmont) Classified by the National Trust Classified 05 Oct 1988 Register of the National Estate Interim 17 Dec 1996

ADDITIONAL IMAGES


Inverclyde







Invercloy Park, Ascot

Cat 1



PLACE NAME	Invercloy Park
HCWA PLACE NO:	25910
ADDRESS:	11 Wedderburn Place, Ascot, 6104
LOCATION DESCRIPTION:	Lot 64, DP24506
OTHER NAMES:	N/A
PLACE TYPE:	Urban Park
CERTIFICATE OF TITLE	2205/851
OWNER:	State Government
GIS COORDINATES:	31.926149mS 115.950786mE
ORIGINAL USE:	RESIDENTIAL: Garden
OTHER USE:	N/A
PRESENT USE:	PARK/RESERVE:
CONSTRUCTION MATERIALS:	Wall: N/A Roof: N/A
ARCHITECTURAL STYLE:	N/A

CONSTRUCTION DATE:	1904
DEMOLISHED:	N/A
HISTORIC THEMES:	People 602: Early Settlers Social and civic activities 404: Community services and utilities
VALUES AND STATEMENT OF SIGNIFICANCE:	• The date palms have aesthetic value as a significant landmark on both Great Eastern Highway and Wedderburn Place. • The date palms have a strong aesthetic and historic connection to Invercloy (1904), which enhance this significant property. • The date palms are associated with James (Jack) Barry, a well-known horse owner, who probably planted them c.1929. •
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 1 Essential to the heritage of the City of Belmont. Rare or outstanding example. Recommended for inclusion on the State Register of Heritage Places. The place should be retained and conserved unless there is no feasible and prudent alternative to doing otherwise. Any alterations or extensions should reinforce the significance of the place and be in accordance with a Conservation Plan (if one exists for the place). Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	A simple small grassed park dominated by four mature Canary Island Date Palms (Phoenix canariensis) regularly spaced within the grounds. The park grounds have a boundary fence on Great Eastern Highway and are divided by a brick pathway which features circular elments and plantings at a central location at the entry from Great Eastern Highway. There are other mature trees on the boundary of the park area.
HISTORY	The large property known as Wedderburn, (formerly Invercloy) which included this park was transferred to investor and horse breeder James (Jack) Andrew Barry (1873-1942) in 1928. Barry lived there with his wife Alice Phoebe Kate, nee Marfleet (1875-1971) and their five daughters. James (Jack) Barry was a member of the Belmont Road Board in 1939 and the house was regularly used for charitable functions and the base for Hunt Club meets. James (Jack) Barry had retired from the racing industry and purchased Wedderburn, “one of the show places of Belmont”. (Call News, 22 March 1929) He remodelled and redecorated the property, but the most notable change to the extensive grounds was to the garden. It is likely, then, that the date palms were planted during this campaign. By 1943, when Wedderburn was offered for sale, it was described as being enclosed by “well-kept lawns, gardens and shrubberies, all well reticulated” and a particular feature was “the number of well grown shade trees”. (West Australian, 10 March 1943) The description of trees as “well grown” is consistent with them having been planted c.1929.
ASSOCIATIONS:	James (Jack) Andrew Barry and family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate.

	P0140 Assessment Documentation for inclusion on the State Register of Heritage Places in 1996. Australian Electoral Rolls, 1903-1980. Maxine Laurie, 'Ever Flowing Forward The Story of Belmont' City of Belmont 1999. Call News, 22 March 1929
INTEGRITY / AUTHENTICITY	Integrity: Moderate Authenticity: Moderate
CONDITION:	Good
RELATED LISTINGS:	Invercloy
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES







1989 Aerial Photo showing layout of the trees in the garden

Carlisle Primary School, Kewdale

Cat 2



PLACE NAME	Carlisle Primary School
HCWA PLACE NO:	N/A
ADDRESS:	1 Wright Street, Kewdale 6105
LOCATION DESCRIPTION:	Lot 99, P414649
OTHER NAMES:	Bickford Primary School
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	LR3171/581
OWNER:	State Government
GIS COORDINATES:	31.973215mS 115.922270mE
ORIGINAL USE:	EDUCATIONAL: Primary School
OTHER USE:	N/A
PRESENT USE:	EDUCATIONAL: Primary School
CONSTRUCTION MATERIALS:	Wall: Brick Timber Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Inter War Stripped Classical Post War International

	Late 20th century International
CONSTRUCTION DATE:	1919; 1940s; 1970s; 2010s
DEMOLISHED:	N/A
HISTORIC THEMES:	Social and civic activities 402: Education and Science
VALUES AND STATEMENT OF SIGNIFICANCE:	• The school buildings on the site demonstrate the range of styles in government education buildings from the Inter war years to the present day [2022]. • The school has historic value for its association with the establishement and development of the Kewdale community from 1919. • The range of buildings on the site demonstrate the development of education standards and methods since the Inter War period. • The school is valued by former students, teachers and the wider community for the central role the place has played in the development of the community. •
LEVEL OF SIGNIFICANCE	Considerable
MANAGEMENT CATEGORY	Category 2 Very important to the heritage of the City of Belmont. High degree of integrity/authenticity. Conservation of the place is highly desirable. Any alterations or extensions should reinforce the significance of the place. Include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Traditional brick school buildings built in a linear design with hipped roof along Wright Street and Orrong Road. The building is of brick construction with rendered fascia and non-original wide profile corrugated metal cladding replacing the original terracotta tiled roof. The elevations are broken up by large multi-paned hopper and sash windows. The Orrong Road elevation is mainly blank elevations and has doubled in length since the 1950s.
HISTORY	Carlisle Primary School opened in 1919 as a single-classroom school. It was originally called Bickford State School and began with 74 students. In July 1922, the school was renamed Carlisle School, and later Carlisle Primary School. Much of the area was rural, especially east of the school. Nearer the railway there were a few factories and few houses. Within ten years there were nearly 200 students enrolled and the school had about five classrooms. The playground was largely sand, with a gravel parade ground. Additional temporary buildings have been added throughout the life of the school with the Pavilion Building which is the oldest building on the site probably relocated to the site in the Inter War period when this type of classroom was in common usage. The school grew in the Post World War Two period with the growth of population in the district as the area was rapidly developed, particularly with many State Housing Commission homes. The large 'L' shaped core of the building was constructed c1949/50 to designs by the Public Works Department. The P&C Hall was constructed in 1953 on the site. The large central block was constructed 1969/70 to a design by architect Julius Elischer who was prominent in the profession in this period. Elischer was again engaged in 1972 to design two new

	classrooms and staff toilets, and in 1973 to design the library and resource centre. In c2010, the school received new buildings as part of the Building Education Revolution (BER) program which saw the construction of several new buildings and the removal of demountable buildings.
ASSOCIATIONS:	Julius Elischer - Architect
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Carlisle Primary School website https://carlisleps.wa.edu.au/ SROWA online archive catalogue
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Good
HERITAGE LISTINGS:	N/A

ADDITIONAL IMAGES









Boucher Residence (fmr), Kewdale

Cat 3



PLACE NAME	Boucher Residence (fmr)
HCWA PLACE NO:	25896
ADDRESS:	57 Wright Street, Kewdale, 6105
LOCATION DESCRIPTION:	Lot 14, D19328
OTHER NAMES:	Residence, 57 Wright Street
PLACE TYPE:	Individual Building or Group
CERTIFICATE OF TITLE	1315/756
OWNER:	Private owners
GIS COORDINATES:	31.971590mS 115.924538mE
ORIGINAL USE:	RESIDENTIAL: Single storey
OTHER USE:	N/A
PRESENT USE:	RESIDENTIAL: Single storey
CONSTRUCTION MATERIALS:	Wall: Fibre cement Roof: Corrugated metal sheeting
ARCHITECTURAL STYLE:	Inter War Californian Bungalow

CONSTRUCTION DATE:	1932
DEMOLISHED:	N/A
HISTORIC THEMES:	People 602: Early Settlers Demographic settlement and mobility 104: Land allocation and subdivision
VALUES AND STATEMENT OF SIGNIFICANCE:	• The place is valued by the community as evidence of the early settlers in the region and demonstrates housing for working families in the Inter War period. • The place has potential to reveal details of early construction methods and potential archaeological deposits of former structures on the site. • The place is associated with the early settlement of Kewdale. • The place is a simple expression of the form and detail of the Inter War Californial Bungalow style. • The cactus has aesthetic value as a landmark which is recognisable in the streetscape.
LEVEL OF SIGNIFICANCE	Some
MANAGEMENT CATEGORY	Category 3 Contributes to the heritage of the City of Belmont. Has some altered or modified elements, not necessarily detracting from the overall significance of the place. Conservation of the place is desirable. Any alterations or extensions should reinforce the significance of the place, and original fabric should be retained wherever feasible. Do not include on the Local Planning Scheme No 15 Heritage List.
PHYSICAL DESCRIPTION:	Timber framed traditional house with fibre cement and weatherboard cladding. The pitched roof extends down with a break of pitch to form the verandah canopy, clad in corrugated metal sheeting. A small gablet is positioned at the break of the roof and above the entrance. The centrally placed entrance has a single timber and glazed door with a side light. Windows are 3-section timber framed casements. The verandah extends across the full width of the façade with the canopy supported on rendered half-height piers with twin timber posts above. The rendered balustrade extends between the piers. The side elevations are fibre cement. The large cactus in the front garden has become a local landmark in the area.
HISTORY	This area of Wright Street was developed from the late 1920s, and one advertisement for a property in 1930 offered 3 acres, with a four-room weatherboard house and outbuildings (West Australian, 21 June 1930). The typical use for such a lot would most likely have been poultry farming. This lot was purchased by railway employee James Boucher in the early 1930s. James Boucher (c1876-1968) was of Irish Catholic background, and by 1919 had started work at the Perth railway yards. He rose to become head shunter by 1930. James Boucher built this residence c1932 at the age of 56. He lived there until his death in 1968 with Gertrude Lowden Boucher, nee Smith (c1902-1984). The couple had married in 1933 just after the house was built making it their first family home.

	James Boucher died in 1968 and Gertrude lived on at the house until the early 1980s. The Boucher family have been recognised as early settlers in the district through the naming of Boucher Street in Kewdale. The large cactus located in the front yard, which is believed to be a Cerus Jamacaru, is likely to date from the period in which the Boucher family owned and occupied the residence. Aerial photographs from the mid 20th century indicate that the house has undergone some additions to the rear but the original form and extent of the building is still evident.
ASSOCIATIONS:	Boucher family
REFERENCES:	City of Belmont (Heritage) Inventory 2016 Aerial photographs, 1953-2016, Landgate. Online Search Indexes for Registry of Births Deaths and Marriages, Department of Justice. Australian Electoral Rolls, 1903-1988
INTEGRITY / AUTHENTICITY	Integrity: High Authenticity: High
CONDITION:	Fair
RELATED LISTINGS:	N/A
HERITAGE LISTINGS:	Municipal Inventory Adopted 22 Nov 2016 (City of Belmont)

ADDITIONAL IMAGES









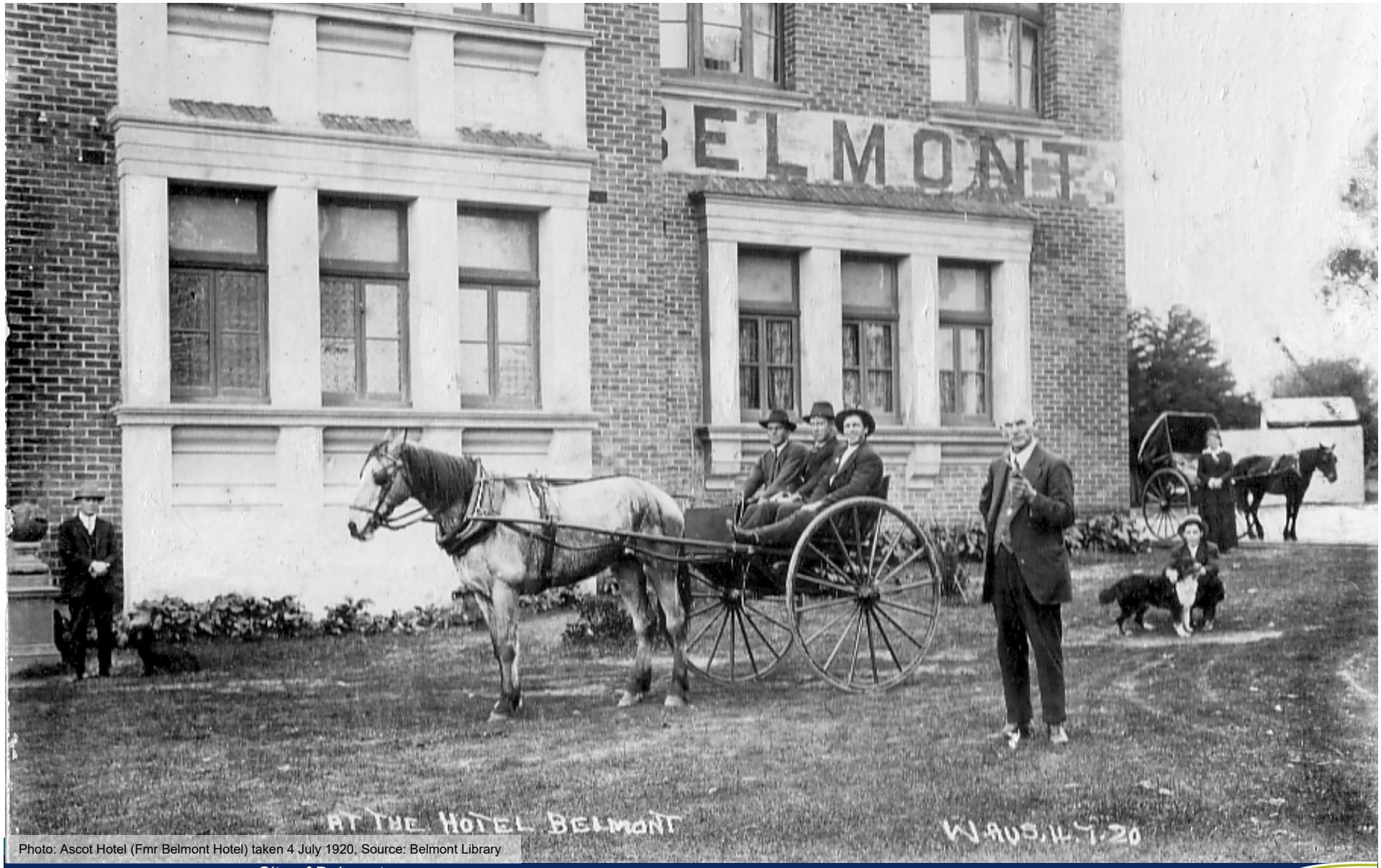


Photo: Ascot Hotel (Fmr Belmont Hotel) taken 4 July 1920, Source: Belmont Library

City of Belmont
215 Wright Street, Cloverdale WA 6105
Locked Bag 379, Cloverdale WA 6985
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9477 7222
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GOVERNMENT OF WESTERN AUSTRALIA

HERITAGE COUNCIL

Working with Western Australians to recognise, conserve, adapt and celebrate our State's unique cultural heritage

YOUR REF
OUR REF P16799
ENQUIRIES Katrina Carrello / (08) 6552 4014

Mr John Christie
Chief Executive Officer
City of Belmont
215 Wright Street
Cloverdale WA 6105
belmont@belmont.wa.gov.au

Dear Mr Christie

Local Heritage Survey Review

This letter is to advise you that the Department of Planning, Lands and Heritage recently undertook a review of government owned land included in your Local Heritage Survey (formerly known as a Municipal Heritage Inventory or MHI).

As a result, the following place was considered by the Heritage Council to determine if it warranted assessment for possible inclusion in the State Register under the *Heritage Act 2018*.

Information on the place, including that from your Local Heritage Survey available in the InHerit database (http://inherit.stateheritage.wa.gov.au/public), was provided to the Council to assist in their decision.

After careful consideration it was determined that, while the following place may have some cultural heritage significance, it is unlikely to have the cultural heritage significance required to meet the condition for entry in the State Register under section 38 of the *Heritage Act 2018*, and therefore does not warrant a full assessment:

- P 16799 Ascot Residential & Stables Precinct, Ascot

Places of local heritage significance should however continue to be recognised by inclusion in your Local Heritage Survey and/or protected by inclusion on your Heritage List. Where additional information was identified during this process, it has been added to the record for each place in the InHerit database.

If you would like to discuss the above, please contact Senior Heritage Officer, Katrina Carrello, at the Department of Planning, Lands and Heritage on (08) 6552 4014.

Yours sincerely

Hon. John Cowdell AM

Chair
22 June 2022

dplh.wa.gov.au
info@dplh.wa.gov.au

140 William Street Perth Locked Bag 2506 Perth WA 6001 Telephone: (08) 6551 8002 FREECALL (regional): 1800 524 000

12.3 Tender 07/2022 - Grant of a Licence to Supply, Install and Maintain Street Litter Bins with Advertising

Attachment details

Attachment No and title	
1.	CONFIDENTIAL REDACTED - Evaluation Scorecard (Confidential matter in accordance with Local Government Act 1995 section 5.23(2)(c)(e)) [**12.3.1** - 1 page]
2.	CONFIDENTIAL REDACTED - Price Schedule (Confidential matter in accordance with Local Government Act 1995 section 5.23(2)(c)(e)) [**12.3.2** - 1 page]
3.	CONFIDENTIAL REDACTED - Contract Income (Confidential matter in accordance with Local Government Act 1995 section 5.23(2)(c)(e)) [**12.3.3** - 1 page]

Voting Requirement	:	Simple Majority
Subject Index	:	114/2022-07
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	:	Infrastructure Services

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 seek Council approval to award Tender 07/2022 – Grant of a Licence to Supply, Install and Maintain Street Litter Bins with Advertising.

Summary and key issues

This report outlines the process undertaken to invite and evaluate the tenders received for Tender 07/2022 – Grant of a Licence to Supply, Install and Maintain Street Litter Bins with Advertising and includes a recommendation to award the tender to Natsales Advertising Pty Ltd in accordance with the requirements of the *Local Government Act 1995*.

The contract term is five years with the option of a five year extension at the sole discretion of the City.

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 1: Liveable Belmont
Strategy: 1.4 Attract public and private investment and businesses to our City and support the retention, growth and prosperity of our local businesses

Goal 3: Natural Belmont
Strategy: 3.3 Keep our City clean

Policy implications

Policy 29 – Purchasing

This policy aims to deliver a high level of accountability whilst providing a flexible, efficient and effective procurement framework.

The process associated with this tender was undertaken in accordance with policy requirement, therefore there are no policy implications.

Statutory environment

This issue is governed by the *Local Government Act 1995*, in particular Section 3.57 which states:

> '3.57. Tenders for providing goods or services
>
> (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.
> (2) Regulations may make provision about tenders.'

and

The *Local Government (Functions and General) Regulations 1996* Regulation 11(1) which states:

> '11. When tenders have to be publicly invited
>
> (1) Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, that $250,000 unless subregulation (2) states otherwise.'

Background

Natsales Advertising has been providing litter bin surrounds with advertising at no cost to the City of Belmont since 2006. Following a tender process the most recent contract commenced 1 July 2012 for a period of five years with the option of a five year extension. The extension option was exercised in 2017.

The City is seeking to enter a new contract to grant a licence to supply, install and maintain street litter bins with advertising on streets under the control of the City. A condition of the contract is that the successful tenderer is to be permitted to display advertisements, on the condition the advertisements comply with State and Federal legislation, local laws and any codes of conduct established by the advertising industry.

The successful tenderer will, at its own cost and expense, erect and maintain the litter bins in accordance with the conditions set out in the contract.

An invitation to tender was advertised in the West Australian on Saturday, 11 June 2022, closing on Tuesday, 28 June 2022 at 2pm.

Seven prospective tenderers downloaded the tender documents from the City's eTendering portal and two conforming responses were received from:

- Global Smart Cities t/as yStop
- Natsales Advertising Pty Ltd.

Officer comment

The evaluation panel consisted of Manager Works, Acting Manager Planning Services and Coordinator Waste Management. The Coordinator Procurement coordinated the evaluation process to ensure the correct processes were adhered to.

Each panel member signed a Declaration of Confidentiality and Impartiality form confirming that they have no known conflict of interest to disclose.

The responses received were assessed on the selection criteria included with the invitation to tender, being:

	CRITERIA	WEIGHTING
1	Organisational Capabilities / Experience	30%
2	Design	20%
3	Maintenance / Ongoing Service & Support	35%
4	Licence Fee	15%
	TOTAL	**100%**

Natsales Advertising has been installing and maintaining street furniture, including litter bins, and selling advertising to display on infrastructure in the Perth metropolitan area for many years.

The bins are manufactured locally and are 100% recyclable using low density polyethylene which absorbs vehicular impact and minimises hazardous debris. The panels are laminated to reduce graffiti damage. Natsales operates a twice weekly maintenance programme to ensure the bins are kept in an operational and safe condition and to remove any graffiti. They also provide a three monthly maintenance plan and system to ensure the area immediately surrounding the bin is kept in a good condition.

Confidential Attachment 1 – Evaluation Scorecard details the evaluation panel's scores and identifies Natsales Advertising as the tenderer that would be most advantageous to the City.

Financial implications

Confidential Attachment 2 – Price Schedule details the submitted prices. The score for the price criterion has been based on 82 bins, being the number currently in place. The actual income received is paid quarterly and based on the number of bins containing advertising material – 66 in the fourth quarter of 2021-2022.

The income yield from this contract has the potential to generate $123,000 within the five year term which is $98,400 more than the current contract based on 82 bins but excluding the annual CPI increase (refer Confidential Attachment 3 – Contract Income).

Due to the increase in the licence fee offered, the income forecast in the 2022-2023 annual budget will be adjusted in the October 2022 budget review.

Vacant advertising space can also be used by the City at a rate of $22.50 per panel for printing costs. It will be the responsibility of each business unit to allow for this service within their operational budget.

The licence fee outlined in the Price Schedule will be subject to an increase based on the annual CPI (Perth) at the end of each 12 month period.

The only expenditure resulting from this contract is the collection of waste from these bins at varying frequencies depending on location. Waste collection is carried out under a separate contract with Veolia and allowed for in the Sanitation budget annually.

Environmental implications

Litter is a highly visible form of pollution which, if disposed of incorrectly, can affect the appeal and amenity of public places including streets, parks and waterways. This contract contributes to the network of public litter bins within the City providing opportunities for residents and visitors to dispose of litter responsibly.

Social implications

The provision of advertising opportunities within the City supports local business which aligns with the City's Strategic Community Plan by supporting the retention, growth and prosperity of our local businesses.

The City from time to time receives correspondence from concerned residents in relation to their objection to the advertising of various products that could affect health and social behaviour based on their personal view. The City promotes and supports improved health and wellbeing outcomes via several initiatives within existing plans and strategies that may create a perception of conflict with certain advertising campaigns. Nonetheless, the advertising content on the bins within this contract is governed by State and Federal legislation and industry standards.

Officer Recommendation
That Council accepts the tender submitted by Natsales Advertising Pty Ltd for Tender 07/2022 – Grant of a Licence to Supply, Install and Maintain Street Litter Bins with Advertising as the most advantageous and in accordance with the schedule of rates submitted, subject to an annual review in accordance with CPI, for a term of five years with the option of a five-year extension at the sole discretion of the City.

12.4 Draft Public Open Space Strategy - Advertising for Public Comment

Attachment details

Attachment No and title
1. Draft Public Open Space Strategy [**12.4.1** - 18 pages]
2. Draft Public Open Space Strategy Part 2 [**12.4.2** - 94 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	116/132
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

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

The purpose of this report is to seek Council endorsement to advertise Part 1 and Part 2 of the draft Public Open Space Strategy 2022–2040 (POSS) for public comment.

Summary and key issues

The POSS outlines the City's strategic framework to guide the provision of public open space (POS) within the City of Belmont (City) and has been developed in two parts.

Part 1 provides a concise and easy to read document with a focus on explaining to the community the purpose of the POSS and key outcomes. Part 2 is a more comprehensive document focused on the technical aspects of POS provision, which contains the research, findings and analysis supporting the actions. Both documents will be available on the City's website.

The POSS provides information in relation to strategic alignment, vision and objectives, self-assessment, toolset, and action. The POSS is presented with five key objectives as outlined below:

- **Optimal POS -** Optimise public open space provision, diversity, functionality, accessibility and utilisation.
- **Liveable POS -** Provide public open space that supports urban liveability and recognises local identity, culture and heritage.
- **Connected POS -** Plan for green spaces that enhance the connection between private and public areas.
- **Natural POS -** Protect and enhance our natural environment and minimise environmental impact.
- **Enduring POS -** Develop public open space that is adaptable, sustainable, responsive and resilient to future challenges.

An Implementation Plan has been developed to support the delivery of outcomes and actions outlined in the POSS. The Implementation Plan details the various activities to be undertaken during the life of the POSS. While the POSS (Part 1 and 2) is intended to be a public document and will be available on the City's website, the Implementation Plan will remain as an operational document only and will not be made available for public comment.

It should be noted that a draft copy of the POSS (Part 1 and Part 2) will be made available for public comment which will allow the focus to be on the written content of the document, as opposed to images, maps, graphics etc. All comments will then be considered and pertinent feedback will be included. The document will then be finalised and undergo the process of being converted into a "publish ready" document with the inclusion of additional images, infographics etc and will be submitted to Council for final endorsement.

Location

Not applicable.

Consultation

There has been no specific external stakeholder engagement undertaken to date, however following endorsement by Council, the draft POSS will be advertised for public comment for a period of 28 days.

In developing the POSS, extensive internal consultation has been undertaken and feedback provided by the community through stakeholder engagement events and community surveys have been reviewed, to assist with informing the development of the POSS.

Based on the long-term strategic nature of this document, alignment with the Local Planning Scheme and State level policies and strategies, and the potential implications associated with the provision of POS, it has been determined that a best practice approach is to consult with the community in relation to the targeted outcomes associated with the POSS.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 1: Liveable Belmont
Strategy: 1.1 Respect, protect and celebrate our shared living histories and embrace our heritage
Strategy: 1.5 Encourage and educate the community to embrace sustainable and healthy lifestyles

Goal 2: Connected Belmont
Strategy: 2.1 Design our City so that it is accessible by people of all ages and abilities
Strategy: 2.2 Make our City more enjoyable, connected and safe for walking and cycling

Goal 3: Natural Belmont
Strategy: 3.1 Protect and enhance our natural environment
Strategy: 3.4 Provide green spaces for recreation, relaxation and enjoyment
Strategy: 3.5 Promote energy and water efficiency, renewable energy sources, and reduce emissions and waste
Strategy: 3.6 Encourage sustainable development to guide built form

Goal 4: Creative Belmont
Strategy: 4.1 Promote the growth of arts and culture
Strategy: 4.2 Embrace technology, creativity and innovation to solve complex problems and improve our City
Strategy: 4.3 Support and collaborate with local schools and businesses

Goal 5: Responsible Belmont
Strategy: 5.1 Support collaboration and partnerships to deliver key outcomes for our City
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: 5.5 Engage and consult the community in decision-making
Strategy: 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

When responding to the needs of our Community, the City is guided by local and state government legislation, policy, and strategies.

Key state government documents associated with the POSS include:

- Plan for the Metropolitan Region Stephenson & Hepburn Report 1955
- Metropolitan Region Scheme (MRS)
- The State Planning Strategy
- Western Australian Planning Commission - Liveable Neighbourhoods (2009)
- Department of Sport and Recreation - Classification Framework for Public Open Space (2012)
- Directions 2031 and Beyond (2010)
- Perth and Peel @ 3.5million (2018)
- Department of Planning, Lands and Heritage - Bush Forever (2000).

Background

The POSS supports the aims of the City's Local Planning Scheme No.15 by ensuring there is a sufficient supply of land for recreation and open space.

The previous POSS was finalised in 2008 and it was determined a review was required to incorporate and consider:

- Updates that have occurred to the City's strategic documentation;
- Changes to the City's demographic profile;
- Future challenges associated with the provision of POS; and
- Community feedback provided through consultation and surveys.

Officer comment

A key issue facing local government is remaining financially sustainable whilst managing the renewal and replacement of POS. The management of POS is a whole of life process from planning, purchasing, operation, maintenance, renewal, and disposal of assets. It encompasses the integrated delivery of services to provide the outcomes required.

To deliver on the key outcomes of the POSS, the City has developed key activities which comprises people, policies and strategies, processes, information systems and other resources required to deliver the POSS. The POSS requires both a corporate approach and corporate commitment to provide an appropriate level of resources to underpin this methodology.

The POSS is designed as an informing document within the City's Integrated Planning and Reporting Framework. It provides the framework to guide a whole of organisation approach to POS management and assists in the achievement of the City's strategic objectives contained in the City's Strategic Community Plan.

In developing the POSS, the City has referenced the State Government's framework for the Metropolitan Region Scheme (MRS), Planning and Development Act 2005, State Planning Framework, WA Planning Commission Development Control Policy, Liveable Neighbourhoods (2009), as well as the Department of Sport and Recreation – classification framework for POS.

The number and diversity of POS managed by the City is extensive, with each location experiencing a varying level of exposure to the community and the environment which greatly affects the requirements of each POS. The POSS will enable the City to protect its major assets. Significant investment has been made by the City within its POS over the years and continued investment will be required in order to meet the changing needs of the community.

Balancing the expectations of the community poses a challenge to the City against a sustainable and affordable management model. The POSS aims to provide a framework from which to respond to this challenge and will enable the City to build organisational capacity into key roles and objectives.

Increasing capacity in these areas will support the City's journey to becoming strategically focused, with a sustainable strategy that reflects the needs and objectives of its community.

Due process has been undertaken in the drafting of the POSS with multiple revisions undertaken to ensure that it aligns with the City's strategic direction. Goals and actions outlined in the POSS are achievable and will provide improved outcomes in relation to the management of the City's assets.

The POSS includes Part 1 which is intended to be a concise user-friendly version and Part 2 being a more technical document with detailed research, findings and supporting analysis. An internal operational document (implementation plan) was also developed to identify key actions required to support the investigation of opportunities and implementation of outcomes identified in the POSS, to provide officers with guidance in relation to tasks and responsibilities in relation to the delivery of outcomes.

Following endorsement by Council, the draft POSS will be advertised for public comment. The focus of consultation will be obtaining community feedback in relation to the content, as opposed to the final format, graphics, images or presentation. It should be noted that the draft POSS presented with this report is not "publish ready", on the basis that changes may occur during the consultation process. This approach was deemed to be the most

appropriate use of internal and external resources, on the basis changes will likely be made upon the conclusion of consultation.

Relevant feedback from the consultation phase will be reviewed for consideration and potential incorporation into the draft POSS. When the final review has been undertaken, the finalised POSS will undergo the process of being converted into a publish ready document with the inclusion of updated statistics following the release of the 2021 Census data, additional images, infographics etc.

A further report will be submitted to Council for the endorsement of the final version of the POSS, outlining any material changes that have occurred to the POSS. The final endorsed POSS (Part 1 and 2) will then be uploaded to the City's website, while the implementation plan will remain an operational document.

Financial implications

Actions identified in the POSS Implementation Plan will have financial implications which will predominantly consist of officer time and additional funding will be required for capital expenditure. New projects will be undertaken in accordance with the City's Project Management Framework.

Specific projects and initiatives identified, will be subject to a detailed Feasibility Study and Business Case development, to be considered as part of the annual budget process and long-term financial plan, for consideration and approval by Council.

Environmental implications

There are no environmental management implications evident at this time, however individual projects may have environmental considerations, which will be outlined in the relevant Feasibility Study and Business Case.

Social implications

Public Open Space is integral to the City's liveability. The Strategy will assist with providing the following benefits:

- Physical health and wellbeing
- Mental health and wellbeing
- Cultural and historical connections
- Social connections and creativity
- Protecting and enhancing our environment
- Reduction of urban heat island effect.

Officer Recommendation

That Council endorse the draft Public Open Space Strategy 2022-2040 (Part 1 and Part 2) as contained in Attachment 12.4.1 and 12.4.2, for the purpose of advertising for a period of 28 days, seeking public comment.

CITY OF BELMONT

DRAFT Public Open Space Strategy

Date of Publication xx/xx/2022

PICTURE
PLACEHOLDER

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Parks, Leisure and Environment team on (08) 9477 7257.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

PICTURE PLACEHOLDER

Purpose

This Public Open Space Strategy aims to provide a strategic framework to guide the provision of public open space within the City of Belmont (City), including new public open space development and the upgrade of our City's existing public open space.

With population growth and reducing lot sizes to facilitate a sustainable urban environment, public open space is a critical part of liveable urban environments supporting the health and vibrancy of our Community and our connection to our culture and heritage values.

This strategy includes regard for our future demographic needs and consideration of our climate and environmental challenges to help protect and enhance the opportunities of our unique riverside City.

Supporting this strategy is the *Public Open Space Strategy Part 2*, which contains more detail about the research, definitions, analysis, and recommendations.

What is public open space?

Public open space is generally described as land set aside for public enjoyment and protection of unique, environmental, social, and cultural values for existing and future generations.

Department of Local Government, Sport and Cultural Industries 2012.

Public open space is officially recognised in Planning Schemes and reserved for 'Parks and Recreation' purposes. The intent is to retain these spaces for public access, sport, leisure activities (play and exercise), and recreation.

Traditionally, in the context of a public open space strategy, any park, sporting area, river walk, or open vegetated green space is considered public open space.

Today, access to and the useability of public open space has greater importance. Incorporating built elements to support community activity is growing in importance, as the demand for public open space and the requirement for this space to be flexible and meet diverse needs increases. Spaces that combine both green and built elements can often support our Community as much as traditional open green spaces like parks or ovals.



Public parks



Public gardens



Natural reserves



Sporting venues



Streetscapes

Why is public open space important?

Public open space is integral to the City's liveability.

Some of the City's public open space benefits are described below.

Physical health and wellbeing



Informal exercise and relaxation



Participating in organised sport



Children's physical development

Mental health and wellbeing



Mindfulness, relaxation, unwinding



Socialising, belonging



Children's social and cognitive development

Cultural and historical connections



Whadjuk people's cultural heritage and connection to Country



Post-European historical and cultural heritage



Local identity

Social connectedness and creativity



Festivals and community events



Public performances



Public art displays

Protecting and enhancing our environment



Habitat for native fauna



Conservation of native vegetation



Protection of eco-systems

Reduction of urban heat island effect



Tree canopies for shade and cooling



Open spaces where heat can radiate out at night



Creating cool spaces with permeable surfaces

What types of public open spaces do we have?

Public open space is divided into four main types based on their size and average walkable distances.

Classifying public open spaces is useful when assessing the accessibility and desired use for public open spaces. It helps ensure that public open spaces are accessible to all users.

	Type	Features
[Insert pictures]	**Local Open Space**	• Usually includes small parks about 0.4 to 1 hectare in size • Service residents who live nearby, usually within 400m or a 5-minute walk.
	Neighbourhood Open Space	• Usually includes parks about 1 to 5 hectares in size • Provide recreational and social opportunities for residents who generally live within 800m or a 10-minute walk.
	District Open Space	• Usually includes spaces about 5 to 15 hectares in size • Mainly designed for organised sports and often has some recreational and nature areas included • Residents typically live within 2km or a 5-minute drive.
	Regional Open Space	• The spaces are usually larger than 20 hectares • Usually provide recreational, organised sports and natural spaces • Walkable access is not essential as these spaces serve a regional area.

How much public open space do we have?

The City has a total of approximately 284 hectares of public open space.

The City's public open space is made up of:

- 94 hectares of recreational space - Neighbourhood Open Space
- 47 hectares of sporting space - Regional Open Space
- 117 hectares of nature space - District Open Space
- 26 hectares of other space used, for example, stormwater drainage.

The City covers a total area of approx. 4,000 hectares and is located 6 kilometres east of the CBD. The City includes the suburbs of Belmont, Cloverdale, Kewdale, Redcliffe (with a portion of Perth Airport), Rivervale and a small area of South Guildford.

Land uses within the City vary, and include residential, retail, commercial, industrial and mixed-use such as residential-commercial use. Public open space is officially recognised in Planning Schemes and reserved accordingly.

Public open space traditionally included parks, sporting areas, river walks, and open vegetated green spaces. As our population grows, we need to secure other opportunities to complement public open space, such as the enhancement of streetscapes and the integration of built elements with green spaces, to ensure our Community continues to enjoy the greater value of public open space.





What does our Community say?

The City's green spaces are the most loved aspect of living in our City.

Strategic Community Planning Survey, Nov 2019.

Consistently, community surveys and workshops show that our Community values our public open space.

Since 2019, the following key surveys and workshops have been conducted:

- MARKYT® Community Scorecard 2019
- MARKYT® Community Scorecard 2021
- Strategic community planning consultation workshops, 2019
- Resident survey 2020 regarding the local planning scheme review.

The findings of these surveys support the importance of protecting and enhancing our public open space.

The 2021 MARKYT® Community Scorecard survey also indicated concern for the maintenance and enhancement of the Swan River foreshore.

Overall, our Community is keen to support the enhancement of streetscapes, trees and verges and the improvement of parks, playgrounds and reserves.

Community Feedback Summary

Based on the feedback received from our Community, our Community would appreciate and support:

- ✓ An increase in the provision of amenities, such as barbecues, picnic areas, water fountains and exercise equipment, within public open spaces
- ✓ An increase in trees and native vegetation within public open spaces and streetscapes
- ✓ Improved access to children's play areas and youth plazas
- ✓ Enhanced access to the Swan River foreshore
- ✓ Community engagement initiatives such as community gardens, markets and pocket parks within streetscape spaces
- ✓ Continuing with the installation of underground power to enhance streetscapes in a manner that complements public open space.

What are our future needs?

Demographic trend analysis is an essential aspect of planning public open space.

In 2020, the City's estimated population was 44,462. Our population is expected to grow to about 65,600 by 2041. Redcliffe and Rivervale expect the greatest increase in people following the completion of two significant development projects in the Springs around 2026 and longer-term growth within Development Area 6 surrounding Redcliffe Train Station.

The parents and homebuilders age group (35–49) is expected to increase the most over the next twenty years by approximately 70%. This age group will be closely followed by the young workforce (25–34), which is predicted to rise by 40%.

Increasing population density will likely reduce private open space, through a reduction in lot sizes and access to private backyards, which would put emphasis on the importance of quality public open space. The demand is also likely to change as pressure is put on high-use open spaces, creating a need for utilising non-traditional areas such as streetscapes and civic spaces.

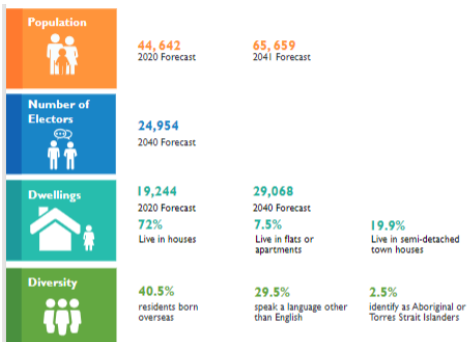
Beyond parks, playgrounds, sporting ovals and reserves, the integration of urban liveable spaces, streetscaping, community gardens and a range of other open spaces will be expected by modern communities.

The growth of more diverse open spaces will enrich the character of our City and better reflect the needs of our diverse communities.

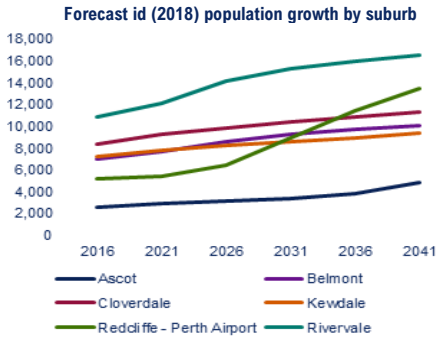
Key Considerations

Based on the demographic analysis, it will be necessary for the City when making decisions to:

- ✓ Monitor and review on an ongoing basis that there is adequate public open space provision, particularly for Rivervale and Redcliffe
- ✓ Consider suitable public open space for the parents and homebuilders age group
- ✓ Continue to maintain a balance of services and amenities that suit all age groups
- ✓ Provide diverse open space types to reflect the needs of our diverse Community
- ✓ Enhance the connection between private and public space.



Infographic Source: 2020 – 2040 Strategic Community Plan



How will we respond?

When responding to the needs of our Community, the City is guided by Local and State Government legislation, policy, and strategies.

Key State Government documents include:

- Plan for the Metropolitan Region Stephenson & Hepburn Report 1955
- Metropolitan Region Scheme (MRS)
- The State Planning Strategy
- Western Australian Planning Commission - Liveable Neighbourhoods (2009)
- Department of Sport and Recreation - Classification Framework for Public Open Space (2012)
- Directions 2031 and Beyond (2010)
- Perth and Peel @ 3.5million (2018)
- Department of Planning, Lands and Heritage - Bush Forever (2000).

Guiding policy and strategies at the Local Government level include the City's:

- Local Planning Scheme
- Belmont On the Move (March 2017)
- Environment & Sustainability Policy and Strategy 2016-2021
- Reconciliation Action Plan 2015-2017
- Access and Inclusion Plan 2018-2021
- Age-Friendly Plan 2017-2021
- Asset Management Plans
- Community Infrastructure Plan
- Recreation Strategy.

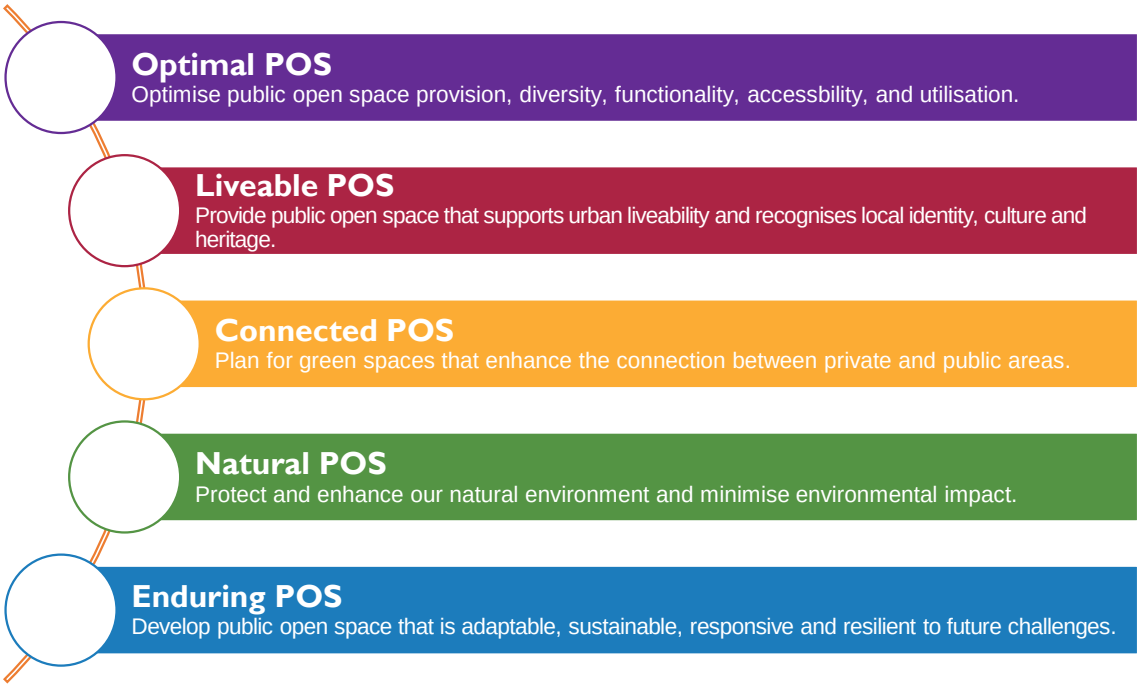
Principles

Based on the guiding legislation, policy and strategies, the City will adopt the following principles:

- ✓ Public open space in residential areas should aim for 10% of the gross subdivisible area
- ✓ Provide suitable alternatives or advanced enhancements for areas with less than 10% public open space
- ✓ Public open space should include a balanced mix of conservation, active, and passive recreational uses in a range of settings and locations
- ✓ Regional open space should include important recreation and organised sport, alongside significant conservation and/or environmental features
- ✓ Public open space should be accessible to all, connected, and sustainable while supporting art, heritage, and culture
- ✓ Public open space will be designed to be safe and incorporate Crime Prevention Through Environmental Design (CPTED) principles
- ✓ Promote Anyone Can Play, creating play-based experiences for children regardless of ability
- ✓ Design age-friendly spaces to ensure the inclusion of all, regardless of age
- ✓ Encourage Green Space for All
- ✓ Promote the shared use of open space and integrate facilities and activities
- ✓ Encourage sustainable and environmentally friendly concepts and products when designing open space.

Our objectives

The City has developed five key objectives to help achieve a vibrant, desirable, and liveable City for all that demonstrate our care for and appreciation of our natural environment.



Objective 1

Optimal POS

Optimise public open space provision, diversity, functionality, accessibility, and utilisation.

The need to house a growing population can present a challenge in public open space provision that meets the diverse needs of the community. While one option is to increase the provision of public open space through land acquisition, this is not always possible.

Initiatives

How we will deliver our objective.

We will:

- Do more with what we have by increasing the level of service in existing public open space, where there is a shortfall of public open space (for areas with less than 10% public open space)
- Collaborate with the Water Corporation to convert or enhance existing water supply and drainage lands to become more accessible
- Investigate opportunities to co-locate and develop green spaces in activity centres, schools, and within high-density areas
- Actively engage with our Community when renewing or developing district and regional spaces and in areas where there is a shortfall of public open space
- Proactively manage issues related to over or underuse of ovals and sporting facilities
- Ensure new and upgraded public open space includes a strong focus on the Green Space for All and Anyone Can Play approaches
- Focus on a variety of social inclusion and interactive opportunities when designing open space areas
- Consider the needs of companion animals when planning public open space.

Standard Levels

What we want to deliver.

Typically, for **sports spaces**:

- Sporting equipment and associated infrastructure, for example, wickets, practice nets, goal posts, line-markings
- Club rooms and related facilities
- Wayfinding signage
- Turf fields of sufficient size to accommodate a range of sporting activities
- Lighting
- Park benches, bins, drinking fountains, barbecues, and toilets
- Water-wise and energy-efficient irrigation systems

- Complementary recreational/sporting infrastructure like pump tracks, skate parks, and basketball courts
- Carpark and bicycle facilities
- CCTV and other security initiatives.

Typically, for **recreational spaces**:

- Recreation and leisure equipment that enable informal sports and physical activity, relaxation, and social interaction, such as playgrounds, and outdoor exercise equipment
- Recreational/sporting infrastructure like small-scale table tennis, small bike tracks, and basketball half-courts
- Wayfinding signage
- Gazebos, park benches, bins, drinking fountains, barbecues, and toilets in larger district or neighbourhood parks or parks in high-density areas
- Appropriate footpath and bollard lighting
- Trails and nature walks
- Community vegetable gardens, where community facilities exist
- Water-wise and energy-efficient irrigation systems.

Objective 2

Liveable POS

Public open space that supports urban liveability and recognises local identity, culture, and heritage.

The City's green spaces play a critical role in supporting urban liveability and community wellbeing by providing attractive spaces, relief from built-up environments, and places to socialise, exercise or relax and unwind from our busy lives.

Initiatives

How we will deliver our objective.

We will provide a balanced mix of attractive spaces for:

- Physical activity, including organised sports and informal physical exercise opportunities
- Leisure activities and social interactions
- Ecological conservation and opportunities to connect to our natural environments.

When considering the best-balanced mix of attractive spaces, we will:

- Design spaces that are accessible to all and include multi-generational activities
- Provide a specialised all-ability play space within the City
- Produce agreed levels of service and equipment provision for green space development
- Identify opportunities for community gardens, particularly where high-density housing limits the feasibility of planting private edible gardens
- Design green spaces to reduce urban heat and provide cooling opportunities through the provision of irrigated turf surfaces, natural shade, increased tree coverage, green corridors, and the development of blue-green spaces (vegetation with natural or created water bodies)
- Recognise Aboriginal culture and historical significance in the design and upgrade of green spaces
- Continue to work closely with the City's Museum to use the City's green spaces as an opportunity to highlight the historical significance of the place
- Provide educational signage to recognise the importance of Aboriginal culture, the City's history, and ecology.

Objective 3

Connected POS

Plan for green spaces that enhance the connection between private and public areas.

By enhancing the integration of private green spaces with streetscapes and public open space, streetscapes can take on several functions, such as providing shade, planting edible gardens, and creating opportunities for connecting with others.

Initiatives

How we will deliver our objective.

We will:

- Support the inclusion of significant shade trees and gardens when designing infrastructure
- Design streetscape and green spaces to support pedestrian movement and connectivity
- Encourage green space designs that promote social interaction, such as pocket parks, community gardens, and shade trees
- Review planning policies and strategies to support the connection between public-private green spaces.

Objective 4

Natural POS

Protect and enhance our natural environment and minimise environmental impact.

The retention of green spaces as public open space ensures the conservation of our natural environment, including native vegetation complexes, plant and animal species, and ecosystem services and functions.

Initiatives

How we will deliver our objective.

We will:

- Continue to protect and enhance our City's priority conservation areas, that is, P H Dod Reserve, Noble Park, Redcliffe Park East, Hassett Street Bushland, the Swan River foreshore, and our Bush Forever sites
- Use these sites to help educate and foster an appreciation for our natural environment
- Promote ecological conservation and provide opportunities to connect to our natural environments.

To conserve our natural assets, we will:

- Reduce the number of artificial assets within these areas and opt for assets that complement the natural environment. For example, use dirt pathways and avoid lighting that may adversely affect the native animals in the area
- Control weeds and revegetate with seeds and plants native to the area, wherever possible, to help restore pre-European vegetation complexes
- Reduce mechanical disturbance when constructing infrastructure like footpaths
- Implement interpretative and information signage that promotes living with wildlife
- Restrict domestic animals that may threaten native plants and animals by using means such as physical barriers or legislative controls
- Protect sensitive areas by using designated walkways to control public access and restrict or prevent vehicle access
- Plant local and native plant species in green spaces, including the revegetation of Environmentally Friendly Areas
- Implement controls to deter feral animals from accessing conservation areas
- Include water-wise plants and energy-efficient assets when designing green spaces
- Use water-wise and energy-efficient methods when irrigating green spaces
- Follow best practice guidelines when using fertilisers and pesticides to reduce potential adverse environmental impacts
- Monitor and trial alternative and non-chemical weed control.

Objective 5

Enduring POS

Develop public open space that is adaptable, sustainable, responsive, and resilient to future challenges.

To ensure the City is adaptive to change, key risks and challenges must be continually considered.

Initiatives

How we will deliver our objective.

We will:

- Ensure key risks and challenges are considered when developing business cases for green space enhancement
- Include Crime Prevention Through Environmental Design (CPTED) principles when developing and upgrading green spaces
- Ensure the future demographics of the area are considered when creating new and upgrading existing green spaces.

The key risks and challenges for ongoing assessment include:

- Predicting future demand and user-specific requirements
- Meeting community expectations in relation to CPTED principles and perceptions of safety
- Responding to community expectations and lifestyle changes
- Supporting and improving community health and wellbeing
- Recognising identity and cultural and historical connections within and for our public open spaces
- Evolving demand for public open spaces because of changes in property types, density and population
- Addressing environmental concerns and ensuring our resources are used wisely and our environmental impact is limited
- Protecting our vegetation, including increasing tree canopy cover and the diversity of our native plants and animals
- Connecting private and public areas to improve the functionality and diversity of our green spaces.

Implementation

The implementation of this Public Open Space Strategy will be guided by an Implementation Plan.

The Implementation Plan will identify the strategic actions required to enable the City to achieve its vision and outcomes for public open space.

The City will continue to consult with our Community to understand their needs and aspirations for public open space and review the Strategy and Implementation Plan at least every two years, or sooner as required, to help refine the strategy outputs.

The success of the Public Open Space Strategy will be measured by our Community's satisfaction with parks and open spaces. This will be undertaken through customer satisfaction surveys on a regular basis.

CITY OF BELMONT

DRAFT Public Open Space Strategy

Part 2: Detailed Analysis and Findings

Date of Publication xx/xx/2022

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Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

1 Introduction

The City of Belmont's (City) Public Open Space Strategy aims to provide a strategic framework to guide the provision of public open space (POS) to help achieve a vibrant, desirable, and liveable City that demonstrates our care for and appreciation of our natural environment.

This strategy considers:

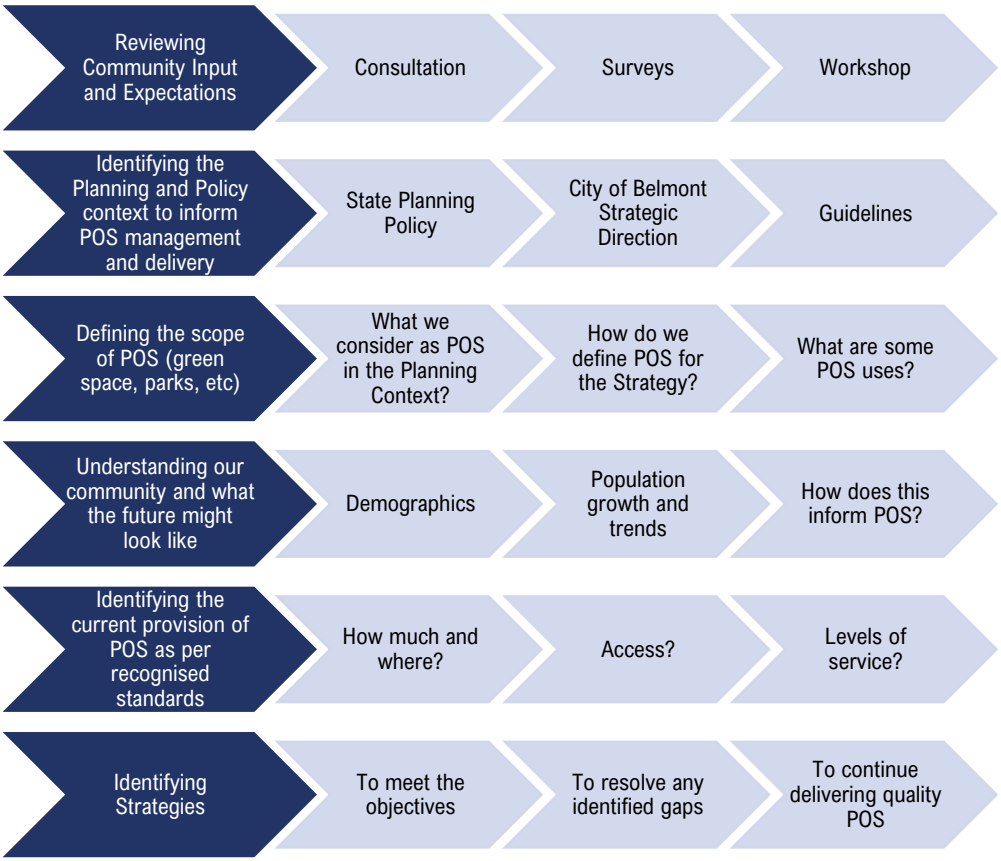
- the relevant state and local planning legislation and policy frameworks
- the current state of our POS
- where the City may have a shortfall now and in the future
- how the City will address any shortfall
- the suitable levels of service for the various types of POS.

The City's POS Strategy has been presented in two parts:

- Part 1 summarises the key points designed for easy and brief uptake of what is important from our Community's point of view
- Part 2 is a more technical document designed to meet the requirements of the integrated planning and reporting standards set by the Western Australian state government. This document includes a systematic review of data to inform the objectives, scope, context and direction of the City's POS Strategy.

2 Methodology

The following approach was adopted when developing this strategy:



3 Scope

For this strategy, POS is defined per the Metropolitan Regions Scheme and Local Planning Scheme as:

… any accessible and not-accessible land reserved as 'Parks and Recreation' and 'Civic and Cultural'.

The following spaces are excluded from any area calculations used in this strategy:

- Fenced or restricted lands reserved as Public Assembly (for example, Ascot Racecourse)
- Green space that falls within the City's local government area but is within Perth Airport and therefore not subject to the City's Local Planning Scheme
- Lands reserved as Parks and Recreation but are utilised for electrical or telecommunication purposes (that is, sites of high risk and are not accessible to the Community)
- Schools.

4 The City's Strategic Context

This strategy is aligned with the City's overarching Strategic Community Plan 2020–2040. The City's Strategic Community Plan informs all other council plans and policies.

This POS Strategy is consistent with the following strategic goals identified in the City's Strategic Community Plan:

- **Liveable Belmont**
  We are vibrant, desirable, and liveable.
- **Connected Belmont**
  We can all get to where we want to go.
- **Natural Belmont**
  We care for and enjoy our environment.
- **Creative Belmont**
  We are innovative, creative and progressive.
- **Responsible Belmont**
  We are inclusive, engaging and act with integrity.

For more information on how this POS Strategy aligns with the specific strategic actions of the Strategic Community Plan, please see Appendix B.

Appendix B also outlines the City's other strategies and plans that help inform and/or complement this strategy.

In addition to the City's strategic plans, the Local Planning Scheme (LPS) is pertinent to the setting of the POS Strategy. The LPS sets out the rules for development in the City and helps ensure:

- There is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation, and open space
- The protection and enhancement of the City's environmental values and natural resources and promote ecologically sustainable land use and development.

The POS Strategy is a supporting documentation to the City's LPS.

5 State Planning Framework

5.1 Overview

A review of planning instruments, guidelines, plans, and policies relevant to POS planning and provision was undertaken to inform the preparation of the POS Strategy, identifying:

- Applicable planning frameworks and guidelines
- Expected or ideal levels of provision and services
- The classification or identification of POS.

A summary of these documents and their fundamental principles is outlined in Appendix C.

Under state planning policy, the City can consider the implementation of a developer contribution plan (DCP), whereby the cost of developing infrastructure to support the development new (and established) areas can be recovered from the developer.

This can include very small scale developments, such as the subdivision of a small parcel of land and in these cases, the implementation of a DCP can impact brown field development (development of land that has previously been developed). For example, the cost of contributing to a DCP for a small development, when coupled with development costs and a lower property sale value (particularly within lower socio-economic areas), may impact the financial viability of development and impede brown field densification. The City recognises the benefits of densification and the positive impact this can have on rates revenue and economic viability of the wider area.

That said, in the future the City may consider the development and implementation of a DCP on a case by case basis. For example, in the event larger scale development was to occur in an area there may be considerable costs associated with the development of infrastructure to support the development, such as roads, drainage, POS etc. However, a DCP would only be considered based on a comprehensive review of the development area, cost of infrastructure, existing POS provision and likely impact on the viability of the development, before implementation.

5.2 Conclusions

While the planning and policy documentation at both the State and Local levels of government provides a wide range of recommendations that influence the provision of POS, the key influences and outcomes are:

- Provision of POS in residential areas should meet a goal of 10% of the gross subdivisible area
- POS should provide a balanced mix of conservation, active and passive recreational uses in the district, neighbourhood, and local open spaces
- Regional open space accommodates important recreation and organised sport, alongside significant conservation and/or environmental features
- Provision of quality passive and active POS that is accessible, connected, and sustainable while supporting art, heritage, and culture.

6 What Our Community Says

6.1 Introduction

The Community's input and aspirations have contributed to the objectives, direction, and outcomes of the POS Strategy.

The following surveys and workshops were used to help shape the objectives of the POS Strategy:

- MARKYT® Community Scorecard 2019
- MARKYT® Community Scorecard 2021
- Strategic Community Plan Consultation, 2019
- Local Planning Scheme Review - Resident workshops, 2019
- Local Planning Scheme Review - Resident workshops, 2020.

6.2 MARKYT® Community Scorecard 2019

In June 2019, the City initiated a community survey to gauge how the City was performing against the key indicators in the Strategic Community Plan 2016-2036 and to understand the Community's needs and aspirations. Feedback relating to public open space indicated:

- Whilst the performance of conservation and environment was good, the Community felt that our focus had declined
- Playgrounds, parks and reserves were good but were still seen as a community priority, as well as streetscapes which were a higher priority.

Table 1: Streetscapes Challenges identified in the Markyt Community Scorecard Survey 2019

STREETSCAPES	
Challenges Identified by the Community	**Actions Suggested** by the Community
• **Unkempt and unappealing streetscapes** • **Trees are being removed for development** • **Not enough tree pruning** • **Litter, dumped rubbish and abandoned shopping trolleys in local streets** • **Residential and commercial properties are not being taken care of** • **Effect on area's image and reputation.**	1. Enhance streetscapes across the City 2. Increase canopy and protect green space 3. Regular tree maintenance and pruning 4. Roll out underground power 5. Encourage residents and businesses to keep properties and shop fronts clean 6. Increase street cleaning and litter removal.

Table 2: Playgrounds, Parks and Reserves Challenges identified in the Markyt Community Scorecard Survey 2021

PLAYGROUNDS, PARKS AND RESERVES	
Challenges Identified by the Community	**Actions Suggested** by the Community
• **Outdated play equipment at local parks** • **Limited facilities.**	1. Enhance local parks 2. Upgrade playgrounds across the City 3. Improve facilities, including BBQs, toilets, shade, exercise equipment etc 4. Protect public open space, plant more trees and natural assets 5. Consider off-leash dog areas.

6.3 MARKYT® Community Scorecard 2021

Similar to 2019, the City initiated a community survey in 2021 to gauge how the City was performing and identify any changes in the Community's perception.

The 2021 survey feedback detected similar challenges to those suggested in the 2019 survey. However, the Community and Wellbeing Scorecards identified the strengths and priorities listed in Table 3 overleaf.

In addition, the comments received from the Community were assessed for key themes:

- Street trees, verges and garden bed plantings needed improved maintenance and should be native
- Parks were rated highly; however, the Community noted playgrounds should continue to be upgraded, including the increased availability of outdoor exercise equipment
- The City should retain mature trees on private property and parks
- Improved park maintenance was also requested
- The City should continue with installing underground power.

Table 3: Strengths and Priorities identified in the Markyt Community Scorecard Survey 2021

STRENGTHS Identified by the Community	**PRIORITIES Identified** by the Community
• **Playgrounds, parks, and reserves** • **Disability access and inclusion** • **History and heritage.**	1. Community safety and crime prevention, especially in streets and parks 2. Improved streetscapes, trees, and verges – The Community desired more and better maintenance standards 3. Increase lighting of streets and public places 4. Opportunities to take part in physical activity.

6.4 Local Planning Scheme Review – Resident Workshops 2019

The City conducted community workshops for the LPS Review project in 2019 with an aim to:

- Establish a vision for future planning of housing, activity centres and POS in the City and within each local neighbourhood area
- Identify the perceived strengths, weaknesses, opportunities, and threats concerning housing, activity centres, and POS in the City and each local neighbourhood area.

A total of five workshops were held that were specially tailored for each neighbourhood area. Residents expressed their views and aspirations on matters important to their local neighbourhood. The findings contributed to the residents' vision for the future direction of the City, with six key themes identified:

- A desire for a strong sense of community
- Good quality housing
- Liveable green spaces
- Multicultural communities
- Public art
- Safe and inclusive designs.

Table 4 below summarises some of the POS and streetscape improvements identified by the Community.

In general, the Community favoured increased shade within parks and streetscapes, including the planting of flowering plants and natives. The Community also noted that smaller local parks should become focal points for community interaction, play and exercise.

Key suggestions to help achieve the above outcomes included:

- The creation of community gardens within localised catchments
- Increased or improved POS amenities, including BBQs, public toilets and drinking fountains
- Increased spaces for physical exercise and off-leash dog walking
- Increased children's play and youth spaces
- Conversion of open drains into living streams.

The Community was also in favour of increased streetscape amenity and activation, including:

- Increased shade trees
- Underground power (to be investigated with Western Power)
- Creation of pocket/streetscape parks with increased verge gardens, including edible verge gardens.

Table 4: Summary of Community Feedback and Suggestions by Precinct

Precinct Workshop	POS Improvements	Streetscape Improvements
Riverside (Ascot)	• Increased vegetation across all green spaces and commercial precincts • Increased services/ amenity a priority, including BBQs, toilet facilities, fountains and exercise equipment • Community gardens and activities (i.e. street markets) • Improved ("elaborate") playgrounds. • Additional sporting and youth-focused spaces.	• Increased shade trees/streetscape covered in trees, including native planting and edible (vegetable) gardens • Improved connection between people's front gardens and beautified streetscapes (gardens and verandas overlooking a green street).

Precinct Workshop	POS Improvements	Streetscape Improvements
South (Kewdale & Cloverdale)	• Improvement of the Belmont Sports and Recreation precinct to include picnic spaces, exercise facilities and BBQs • Increased tree planting • Increased public art • Community gardens and more vegetation.	• Underground power to increase street tree planting and local connections • Increased shade trees/streetscape covered in trees, including native planting and edible (vegetable) gardens • Conversion of open drains into living streams and streets turned into park strips.
West (Rivervale)	• Increase shade and tree coverage within parks • Activation of parks within the Springs, particularly riverfront parks, to improve access to the Swan River (water taxi and ferry landing) • Inclusion of a community garden and frequent farmers' markets • Inclusion of youth-focused plazas, playing fields and street games • Upgrade of toilet facilities within the Kooyong Road centre.	• Provision of street piazzas, pocket parks, frequent farmers' markets and street games • Increased street trees and improved verge treatments to create green connections • Aspiration to live in green streetscapes, generously vegetated with trees and having native plants and vegetable patches as part of the verge landscaping.
East (Cloverdale & Redcliffe)	• The generous provision of trees and vegetation was also encouraged throughout the precinct • Improved public facilities, including toilets, BBQs, and associated picnic amenities • Inclusion of community gardens, dog parks and youth plazas • Conversion of local drains into living streams.	• Future streetscapes to be filled with trees and native vegetation • Street pocket parks and front yard flower gardens, veggie patches and front verandas surrounded by gardens complementing the future streetscape.
Central (Redcliffe & Belmont)	• Revegetation with new tree canopy is a central objective of the precinct's parkland development • Activate Signal Hill reserve through public art • Farmers' markets at Centenary Park • Provision of new picnic and BBQ facilities, youth plazas, playgrounds, dog parks, and community gardens, as well as improvement of the public toilet facilities • Improved lighting of parks.	• Tree-covered streetscapes with underground power and increased native planting • Conversion of drains to living streams.

6.5 Local Planning Scheme Review – Resident Workshops 2020

The LPS review process held in 2020 included some questions about how residents used, accessed, and valued POS. Of interest, 95% of the 94 respondents said they visit the City's parks. Figure 1 below summarises this feedback.

Figure 1: Summary of Resident Survey 2020 Responses relating to POS

What do you like about the dwelling you currently live in?

- **202** people said they liked that their home was close to parks.
- **167** said they liked being close to the river.

How long do you intend to live in the City?

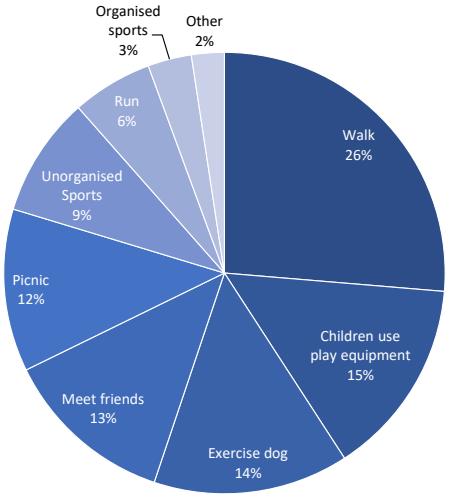
- **40%** of respondents intend to live in the City for more than 11 years.

What is important to you?

- **50%** of respondents said edible verge gardens are **Important** to them.
- **63%** said that native verge gardens were **Important**.
- **63%** said that underground power was **Very Important**.
- **74%** said that increased street trees and shade was **Very Important**.

Do you visit any parks within the City?

- 95% said yes!
- The 5% who didnt visit parks noted that parks werent a preference for leisure activities.



What activities do you undertake when visiting parks?

6.6 Strategic Community Plan Consultation

A revision of the City's Strategic Community Plan 2020-2040 included the collection of community input during November 2019.

The following methods were used to receive feedback:

- 314 individuals provided feedback via online or hard copy feedback forms
- 85 attended workshops
- 88 attended stakeholder group meetings
- 248 responded to Quick Polls.

The following interests related to the POS Strategy were identified during the consultation:

- Improved streetscapes, including better lighting and underground power
- Better lighting in parks and the development of pocket parks and community gardens
- More trees to be planted in public spaces
- Improved parks and play areas that support physical and mental health
- Improved facilities that cater for all generations (young people, the elderly, families)
- Improved access to community facilities and public toilets.

Additionally, the participants were also surveyed on what they loved most about Belmont (refer below). The City's green spaces were the most loved aspect of living in the City, with the Community noting that trees (95) and sporting grounds (58) were also valued.

Figure 2 below demonstrates what the participants valued most about living in the City of Belmont.

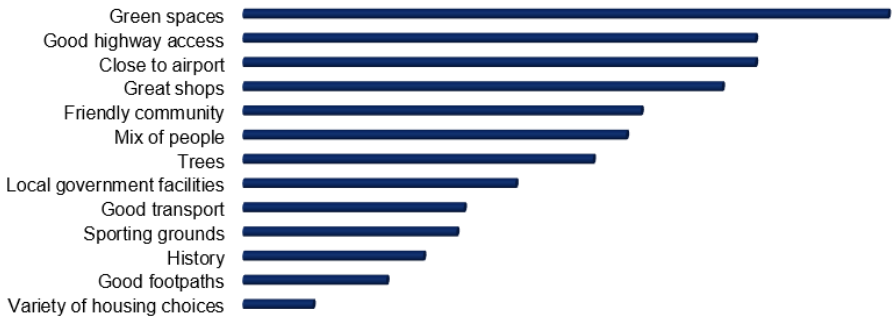


Figure 2: Most Valued Aspects of Living in the City of Belmont, 2019

6.7 Conclusions

Based on the feedback received from the Community as outlined above, the issues that mattered most to the Community regarding the POS Strategy are:

- Increasing the provision of amenities within POS (BBQs, toilets, exercise equipment)
- Growing trees and native vegetation within POS and streetscapes
- Improving access to children's play areas and youth plazas

- Enhancing access to the Swan River
- Continuing the placement of power underground to enhance streetscape amenity
- Accommodating community engagement initiatives such as community gardens, markets, or pocket parks within streetscapes.

7 Population Projections and Trends

7.1 Population Projections

From the perspective of the POS Strategy, population forecasts and demographic summaries can help identify POS needs and demands.

For example:

- What is our population growth, and what does this mean for POS provision and access?
- Will there be a change in population structure that might influence how POS is developed, used, or accessed?
- Are there any key demographic groups who influence or can inform how POS is developed or used?

As of 2020, the estimated resident population for the City of Belmont was 44,642. Forecast.id (2018) predicted that by 2041 the City would be home to 65,659 people. The suburbs of Redcliffe and Rivervale are likely to increase in population from 2026 onwards, following the completion of two significant development precincts (Development Area 6 and The Springs). Please see Figure 3 below.

This forecast indicates a strong population growth of approximately 2% per annum. This also identifies the need to review adequate POS provision as the population increases with infill development, mainly focusing on Redcliffe and Rivervale. Where shortfalls are identified, it will necessitate considering POS development, redevelopment, or expansion in the affected areas.

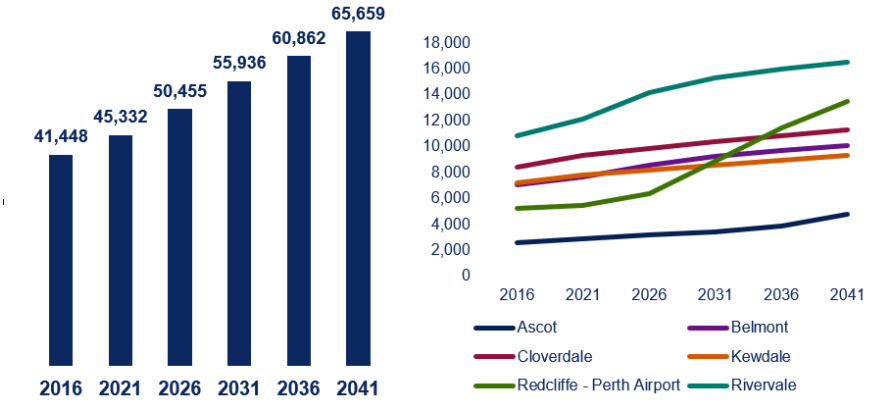


Figure 3: Forecast id (2018) Population Growth for the City of Belmont (left) and by suburb (right)

As the population increases, the distribution of ages in the population may also change. Knowing the age structure of a community (identified by service age groups) can inform user needs and requirements. For example, an ageing population may likely require an increase in supportive design or equipment, or a spike in children may require more playgrounds or nature play opportunities. Table 5, overleaf, projects the expected changes in age groups for the City to 2041.

The most significant predicted change is expected to occur in the parents and homebuilders service age group (35-49). This age group is expected to increase by approximately 70% between 2016 and 2041. However, this service age group is closely followed by the Young Workforce (25-34), which is predicted to increase by 40%. All other service age groups are also expected to increase; however, they are expected to remain relatively steady compared to their respective 2016 population proportions.

Between 2016 and 2031, the City is, therefore, likely to observe a shift in population dynamics from predominantly a young workforce (22.3%) to a community more predominantly characterised by parents and homebuilders (22.4%) (Forecast.id, 2018). The blue-shaded area in Table 5 demonstrates this trend.

Generally, POS supports property prices, making a build or purchase more favourable where there are highly maintained and accessible public open spaces that suit users' needs. First home buyers, new families, or homebuilders (parents and homebuilders) are likely, for example, to prefer living/building in an area where there are green space opportunities that suit their children's needs.

The increase in parents and homebuilders, and tertiary education and independence service age groups indicates the need to improve and increase recreational and sporting facilities to support a more active population.

7.2 Population Diversity

Approximately 29.5% of residents speak a language other than English at home. Since 2011, there has been an increase of 5% of residents speaking another language at home other than English, and approximately 40.5% of residents are born overseas.

It is expected that the diversity of the Community will remain a feature over the next twenty-year period.

7.3 Lot Sizes

The lot and household sizes have decreased throughout the City due to subdivisions and development areas like Ascot. The rise of smaller lot sizes and increased densities has directly resulted in reduced private open space correlating with an increased demand for POS.

7.4 Residential Densities

In 2020, the City had a residential density of approximately 11.2 people per hectare. Based on the projected population of 65,659 in 2041, the City's residential density will be approximately 16.4 people per hectare, increasing about 47%.

Table 5: City of Belmont Service Age Groups Forecast 2016 - 2041 - Shaded cells indicate the majority or predominant Service Age Group. Source: Population and household forecasts prepared by .id the population experts (October 2018). (ERP)

CITY OF BELMONT FORECAST AGE STRUCTURE - SERVICE AGE GROUPS								
Service Age Groups	**2016**		**2031**		**Change**	**2041**		**Change**
	Number	**%**	**Number**	**%**	**2016 -2031**	**Number**	**%**	**2016 - 2041**
Babies & pre-schoolers (0 to 4)	2,754	6.6	3,809	6.8	+1,005	4,264	6.5	+1,510
Primary schoolers (5 to 11)	2,854	6.9	4,166	7.4	+1,312	4,810	7.3	+1,956
Secondary schoolers (12 to 17)	1,988	4.8	3,067	5.5	+1,079	3,627	5.5	+1,639
Tertiary education & independence (18 to 24)	4,524	10.9	5,734	10.3	+1,211	6,599	10.1	+2,075
Young workforce (25 to 34)	9,233	22.3	11,541	20.6	+2,307	12,916	19.7	+3,682
Parents & homebuilders (35 to 49)	8,340	20.1	12,505	22.4	+4,165	14,484	22.1	+6,144
Older workers & pre-retirees (50 to 59)	4,448	10.7	5,605	10.0	+1,157	7,104	10.8	+2,656
Empty nesters & retirees (60 to 69)	3,472	8.4	4,232	7.6	+760	5,158	7.9	+1,686
Seniors (70 to 84)	3,017	7.3	4,199	7.5	+1,182	5,212	7.9	+2,195
Elderly (>85)	818	2.0	1,078	1.9	+260	1,485	2.3	+667
Total persons	**41,448**	**100.0**	**55,936**	**100.0**	**+14,488**	**65,659**	**100.0**	**+24,211**

7.5 Environmental Considerations

Western Australia has warmed since 1910. The average temperature has increased by 1.3ºC, and the rainfall has declined in southwest Western Australia. The decline in rainfall is greater than anywhere else in Australia[1]. This trend has been accompanied by declining stream flows and groundwater levels resulting in diminishing water availability for environmental and human uses.

Further, areas of high urban development and low green cover act as 'heat islands' that absorb heat during the day, which is then released at night. Research has demonstrated ambient air temperatures in built-up areas can be 4°C to 15°C warmer than in surrounding vegetated or 'greener' areas. However, parks and well-shaded areas can reduce the local ambient temperature by between 0.5°C to 2°C.

Green spaces provide refuge and relief in urban environments during a heatwave or extreme heat events. This is particularly important for lower socioeconomic areas (who cannot afford home cooling), areas consisting of older people (who are heat vulnerable), and areas with high occurrences of outdoor workforces (who risk dehydration, heat stress and sunburn).

7.6 Conclusions

It can be concluded that it will be important when planning POS that:

- The continued growth in all service age groups indicates a need to maintain a balance of services and amenities that suit all age groups
- POS are inclusive of all ages and abilities
- POS options reflect the varied needs and interests of our diverse Community
- The POS supply needs to accommodate a growing population that is attractive to everyone
- Protecting and enhancing our natural environment and green spaces will be essential to help with the urban heat island effect and our planet's climate change challenges.

8 Classification Framework

The classification framework used in this strategy is based on the hierarchical classification defined by the Department of Sport and Recreation's *Classification Framework for Public Open Space.* This framework establishes the form and function of different types of POS. The framework is divided into two primary categories, function and catchment.

The primary function of POS is divided into three main categories:

- Recreation spaces
- Sport spaces
- Nature spaces.

[1] Climate Change in Australia: Climate information, projection, tools and data. Western Australia (climatechangeinaustralia.gov.au). (Accessed 1 June 2022).

The catchment hierarchy is based on the size and the typical distance a user might travel to visit the site. The catchment hierarchy includes:

- Local space
- Neighbourhood space
- District space
- Regional space.

However, lands reserved as Parks and Recreation can also be utilised for other public uses, such as special purposes (clubs, bowling greens or facilities) and public utilities, such as scheme water supply and drainage. Table 6 identifies the functionality and classification classes with some explanatory information.

Table 6: Hierarchy Classification and identification of POS by Department Sport and Recreation Guidelines (DSR – note this is now the DLGSC, Department Local Government Sport and Cultural Industries)

Hierarchical Classification	Description	POS Size and Catchment	Key Primary Purpose
Regional	Lands are reserved under a planning Scheme as Parks and Recreation with a regional focus.	• Catchment can range from localised use to a broader regional function.	• Preservation of land at a regional focus for public access and enjoyment, particularly lands connected with existing natural features (river foreshore, coastal areas, remnant vegetation and forest). • Leisure/ recreation. • Formalised sporting uses and events. • Large regional events and festivals.
District	Consists of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising dogs, social gatherings, and individual activities.	• 5ha to 15+ha. • Within 2km or 5-minute drive.	• Leisure/Recreation. • Formalised sporting uses and events.
Neighbourhood	Neighbourhood open space serves as the recreational and social focus of a community. Residents are attracted by the variety of features, facilities, and opportunities to socialise.	• 1ha to 5ha. • Central to surrounding neighbourhoods, a 10-minute walk.	• Stormwater management (WSD). • Ecological conservation. • Leisure/ recreation. • Informal/ unorganised sporting space.
Local	Local open space is usually small parklands that service the recreation	• 0.4ha to 1ha. • Within 400m or a 5-minute walk.	• Stormwater management (WSD).

Hierarchical Classification	Description	POS Size and Catchment	Key Primary Purpose
	needs of the immediate residential population. Primarily used for recreation and may include nature space.		• Ecological conservation. • Leisure/ recreation.
WSD - Water Supply and Drainage Services	Lands reserved for Parks and Recreation but are utilised for water supply services or drainage.	• Varies dependent on drainage criteria.	• Sumps. • Linear drains. • Sewer/water pumping stations.

9 Objectives and Analysis

Five strategic objectives have been identified to help guide the City's provision of POS (Figure 4). These objectives have been derived from the following detailed analysis.

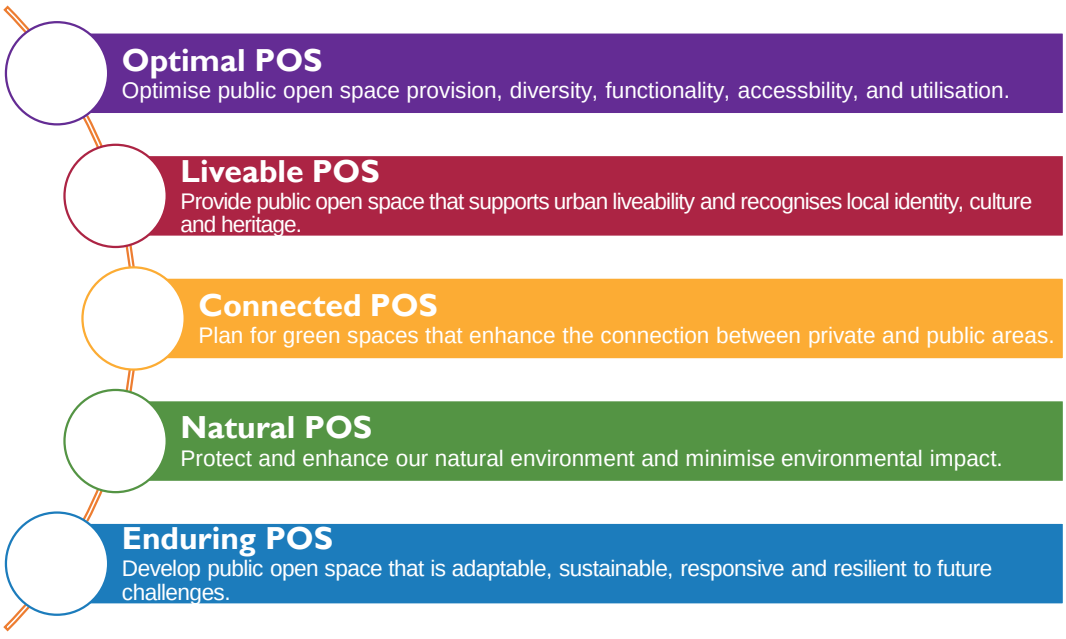


Figure 4: POS Strategic Objectives

ANALYSIS OF OBJECTIVE 1 - OPTIMAL POS

Optimise POS Provision, Diversity, Functionality, Accessibility and Utilisation.

10 The City's Current Public Open Space

10.1 The City's Total POS

There are 15 land use zones and reservations within the City of Belmont LPS No. 15, totalling 1,842.1 hectares (Table 7).

Of this, 100.3 hectares are reserved as Parks and Recreation, and 11.6 hectares have been dedicated as Civic and Cultural areas, namely the Faulkner Civic Precinct, which still includes parkland amenities and contributes to the City's overall POS provision. Consequently, the City's LPS caters for 111.9 hectares of POS. In addition, and not included in Table 7, the Community has access to 172.1 hectares of POS reserved as Parks and Recreation under the Metropolitan Region Scheme (MRS).

Therefore, the City has 284 hectares of POS, including a minor proportion that is not accessible to the Community (36.33 hectares including WSD lands).

Table 7: Land Use Zones and Reservations within the City's Local Planning Scheme

Land Use Zones and Reservations	Area
Residential	883.5ha
Industrial	297.9ha
Mixed business	147.8ha
Parks and recreation	100.3ha
Local roads	98.0ha
Place of public assembly	75.7ha
Mixed-use	62.7ha
Major distribution roads	56.6ha
Public purposes	41.7ha
Residential and stables	33.0ha
Special development precincts	22.2ha
Civic and cultural	11.7ha
Commercial	9.4ha
Service stations	1.6ha
Grand Total	**1,842.1ha**

10.2 Classifying the City's POS

The total POS provision within the City is shown in Table 8 and summarised by classification and catchment hierarchy.

Table 8 considers the total POS provision, including land reserved:

- As Parks and Recreation that is not accessible (that is, fenced and unusable)
- Utilised for Water Supply, Sewerage and Drainage (WSD) purposes
- Within the MRS as Parks and Recreation. The inclusion of MRS land helps identify access to functional spaces outside the LPS.

The City has access to 284.0 hectares of POS across 163 locations.

Table 8: The City's Classification of POS

	Regional	District	Neighbourhood	Local	No Category^	Other	Total
Ascot	94.7ha	0.0ha	13.3ha	3.5ha	12.0ha	0.0ha	123.5ha
Belmont	0.0ha	5.8ha	16.1ha	2.4ha	3.5ha	0.3ha	28.1ha
Cloverdale	0.0ha	16.7ha	21.4ha	3.7ha	1.9ha	0.1ha	43.8ha
Kewdale	20.4ha	0.0ha	16.3ha	2.7ha	10.7ha	0.0ha	50.1ha
Redcliffe	0.0ha	0.0ha	12.7ha	5.8ha	1.2ha	0.0ha	19.7ha
Rivervale	7.0ha	3.6ha	1.1ha	4.5ha	2.6ha	0.0ha	18.8ha
Grand Total	**122.1ha**	**26.1ha**	**80.9ha**	**22.6ha**	**31.9ha**	**0.4ha**	**284.0ha**

^No Category includes Parks and Recreation lands utilised for water supply, sewage, drainage, and electrical compounds.

10.3 Distribution of the City's POS

The chart below indicates the distribution of POS across the suburbs as a percentage of the City's total POS.

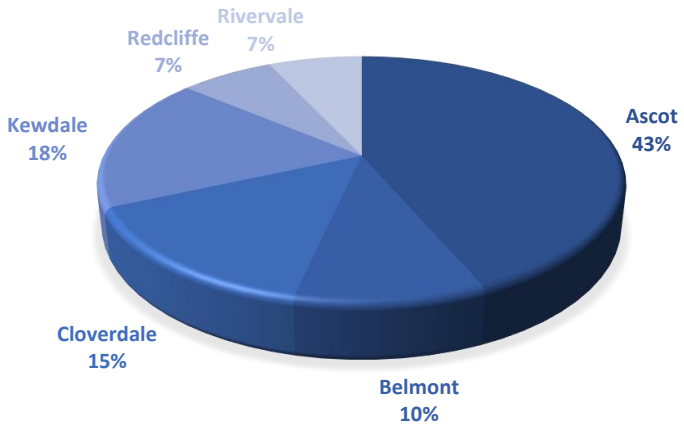


Figure 5: Distribution of the City's POS by suburb

10.4 Accessible versus Not-Accessible

Whilst the above sections covered gross total POS (including MRS and LPS), some land uses reserved for Parks and Recreation are not accessible to the Community. These are generally lands set aside for WSD or where the use of the land by the Community could pose a risk to personal safety, such as areas assigned for electrical compounds and pump stations.

The Community has access to 247.6 hectares of accessible POS, whilst 36.4 hectares are not accessible. Some areas of POS are also considered Restricted Access, predominantly because these are club or membership-based facilities that may restrict access and use. Due to a high proportion of Parks and Recreation lands in Kewdale serving drainage purposes, over a third of the POS within Kewdale is not accessible. Figures 6 and 7 demonstrate the POS provision throughout the City.

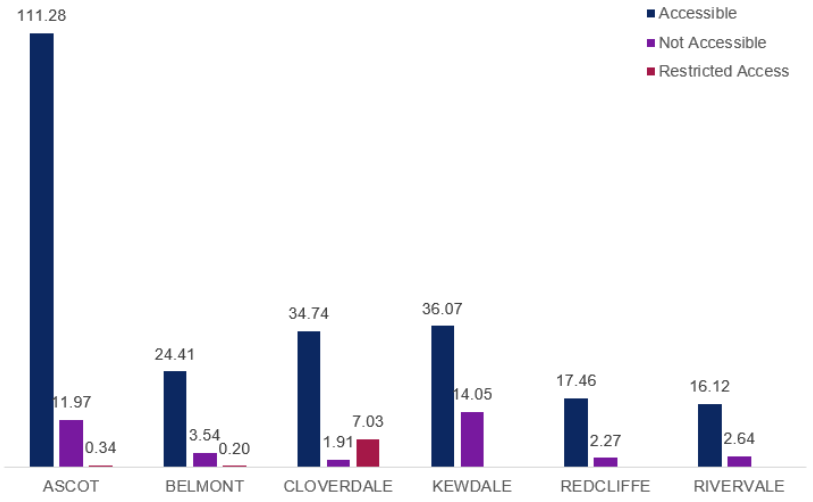


Figure 6: POS as Total Accessible, Not-Accessible or Restricted Access (hectares) by suburb

10.5 POS Projections and Predictions

As per the current planning guidelines for POS in residential areas (DCP 2.3), a standard of 3.36 hectares per 1,000 persons (excluding school playing fields) is deemed sufficient.

Table 9 identifies the current area of net accessible POS for each suburb against projected population growth (in 5-year increments) and provision of POS per 1,000 head of population. It should be noted that these statistics include MRS lands as they remain publicly accessible. If no additional POS is provided, the City will see a gradual decline in POS provision per head of population as the population rises. The provision of additional POS presents significant challenges, including land acquisition implications, reduction of rateable properties and increased operational costs. That said, the provision of POS to 2040 is considered adequate.

Figure 7: Net POS throughout the City of Belmont with Lands Not-Accessible (i.e. WSD)

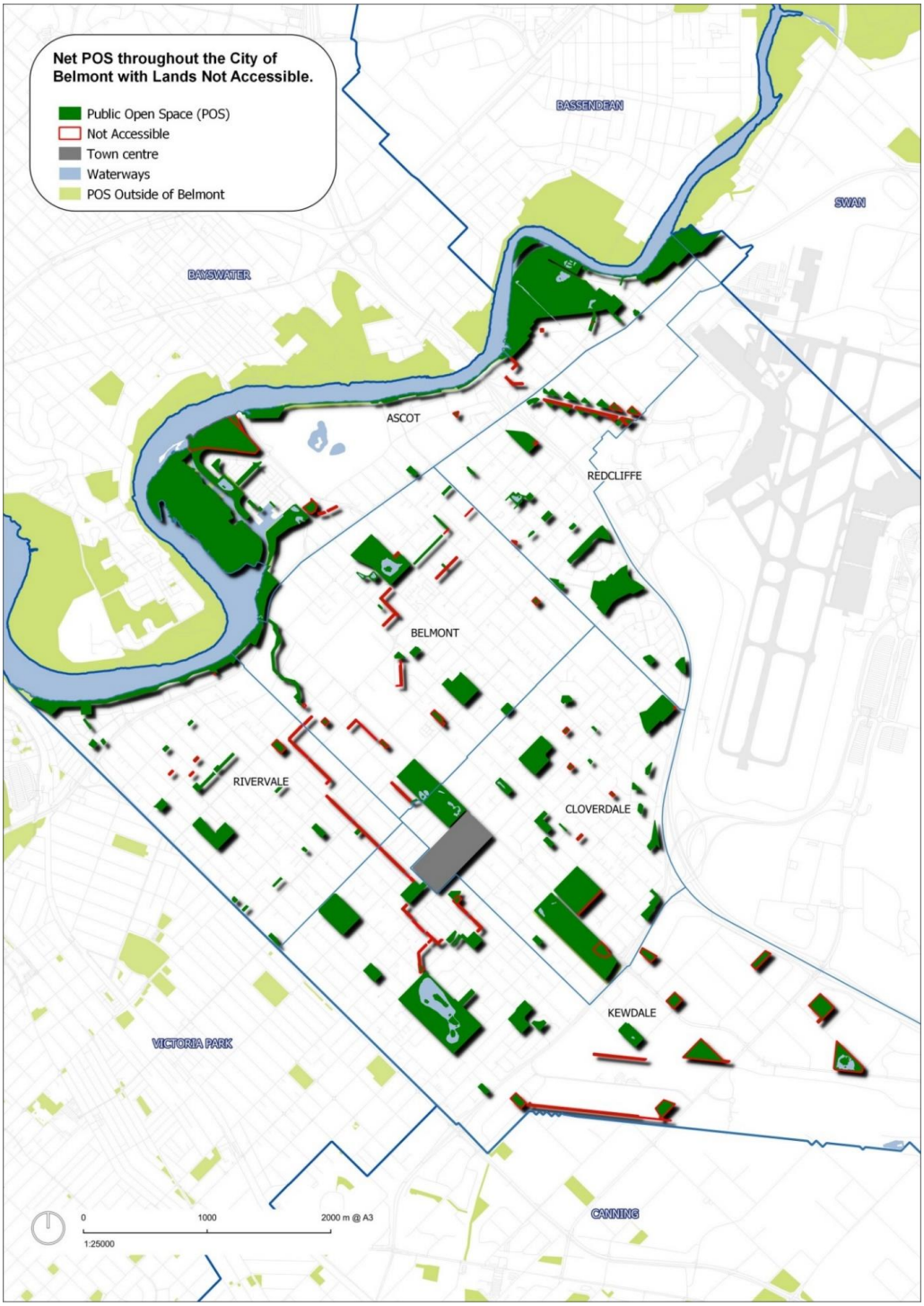


Table 9: Net POS provision (LPS and MRS, including non-accessible sites) by classification and projected POS per head of population-based on current POS levels. *Population and household forecasts, 2016 to 2041, prepared by .id, (2019) forecast.id.com.au/Belmont

Open Space Classification	Current Net POS Area (ha)	Hectares of POS per 1,000 people					
		2018	2020	2025	2030	2035	2040
Population*		**42,977**	**44,642**	**49,162**	**54,983**	**59,871**	**64,669**
Local	22.6ha	0.5ha	0.5ha	0.5ha	0.4ha	0.4ha	0.4ha
Neighbourhood	80.9ha	1.9ha	1.8ha	1.7ha	1.5ha	1.4ha	1.3ha
District	26.1ha	0.6ha	0.6ha	0.5ha	0.5ha	0.4ha	0.4ha
Regional	122.1ha	2.8ha	2.7ha	2.5ha	2.2ha	2.0ha	1.9ha
No Category	31.9ha	0.7ha	0.7ha	0.7ha	0.6ha	0.5ha	0.5ha
Other	0.3ha	0.0ha	0.0ha	0.0ha	0.0ha	0.0ha	0.0ha
TOTAL	**284.0ha**	**6.6ha**	**6.4ha**	**5.8ha**	**5.2ha**	**4.7ha**	**4.4ha**

10.6 Conclusions

As the population of the City continues to grow past 2040, further green space opportunities should be explored, including:

- Investigating the acquisition or transfer of land to increase net POS area
- Converting or enhancing existing WSD lands to become accessible
- Consider providing a higher level of service within the City's existing POS, where there is a shortfall in POS
- Co-locating and developing green space in activity centres, schools, and high-density areas.

11 The City's Catchment Analysis

11.1 Walkable POS Catchments

The application of walkable catchments and the classification/hierarchy of the park is a strategic approach in POS planning to ensure communities have adequate access to various parks of different sizes and levels of service.

The Department of Sport (2012, now the DLGSC) has recommended walkable catchments based on the hierarchical classification of a park, as outlined in Table 10.

Park Classification	DSR Recommended Catchment Size (2012)
Local Open Space (LOS)	Within 400m or a 5-minute walk.
Neighbourhood Open Space (NOS)	Within 800m or a 10-minute walk.
District Open Space (DOS)	Within 2km or a 5-minute drive.

Table 10: DSR Park Classification and Catchment Size

At a minimum, communities should at least be within 400m from a local park whilst still having access to higher service levels at larger parks. Therefore, to identify gaps in provision, the City undertook a mapping exercise of its parks to analyse the catchments and access to any POS.

Notably, Regional Open Spaces (ROS) have not been allocated a recommended catchment size (distance). POS for regional purposes has a variable catchment size depending on the level of development within the parkland. Nevertheless, the City's formal ROS (developed MRS parkland), including Garvey Park and Tomato Lake, are accessible to all residents and regional visitors via a local road network, cycle paths and pedestrian paths. Garvey Park's locality on the banks of the Swan River also makes this parkland accessible via water.

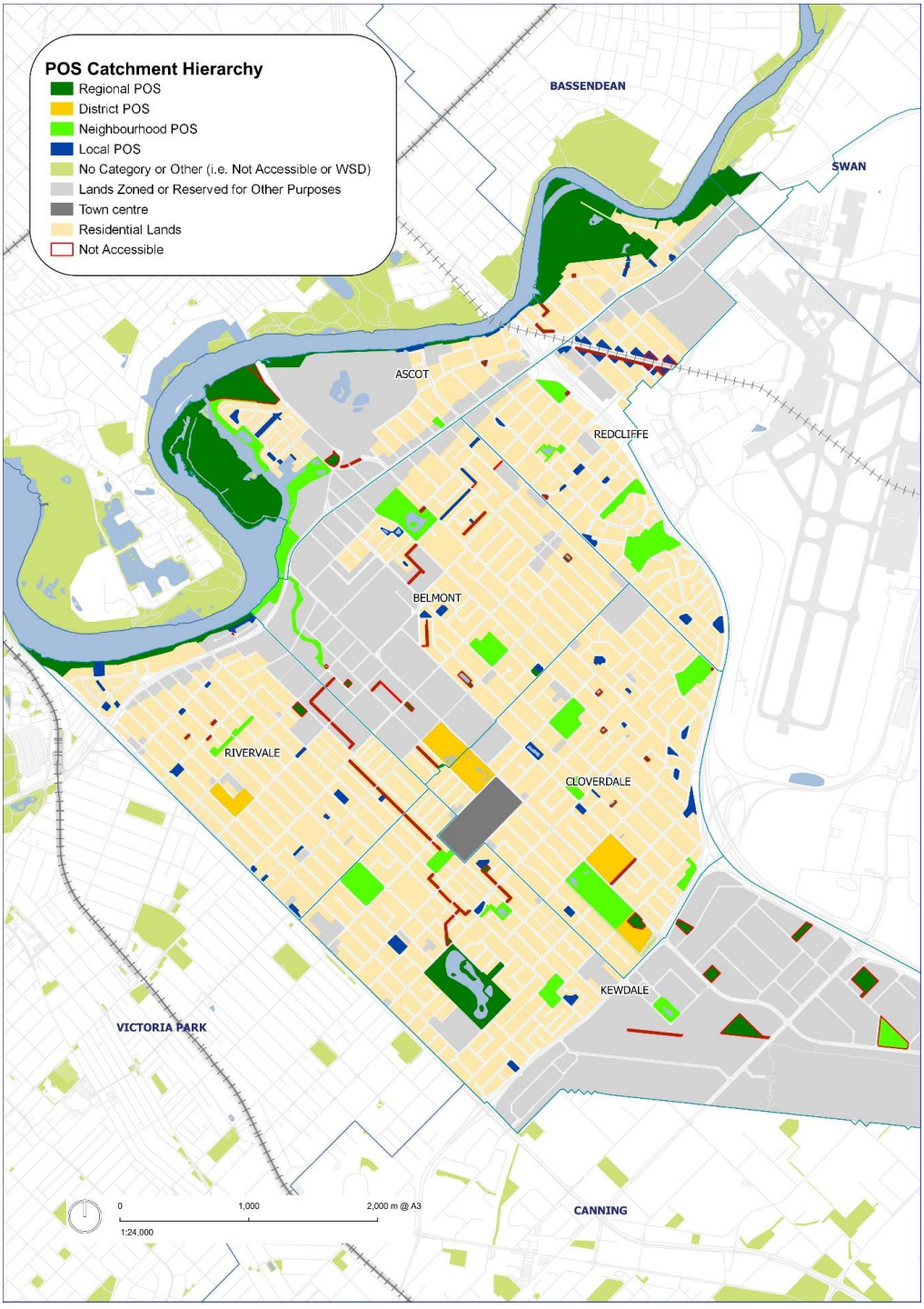
Forster Park and 400 Abernethy Road, Cloverdale (including Gerry Archer Athletics Track, Belmont Sport and Recreation Centre and Belmont Tennis Club) are reserved under the MRS. Still, they are considered District or Neighbourhood Open Spaces due to their size and levels of development (predominantly sporting areas).

Figure 8 demonstrates the geographical spread of POS and their hierarchical classifications.

There are several options the City can consider where the current level of provision does not meet the ideal level. This can include:

- Acquiring additional land to develop into POS
- Re-purposing existing property owned by the City
- Providing a higher level of service within the City's existing POS, for example, additional equipment or more extensive equipment.

Figure 8: POS Distribution by DSR Catchment Type (Regional, District, Neighbourhood, Local)



11.2 Access to any Open Space

A review was undertaken to evaluate residential access and walkability to any open space (any park or green space). This assessment also included residential access to parks located within the Town of Victoria Park.

Figure 9 demonstrates residential property access to any form of POS (at 100-metre increments from within 100m to >700m proximity). The areas of particular focus are residential properties located further than 400m from any form of POS to highlight potential issues about the walkability of POS for residents.

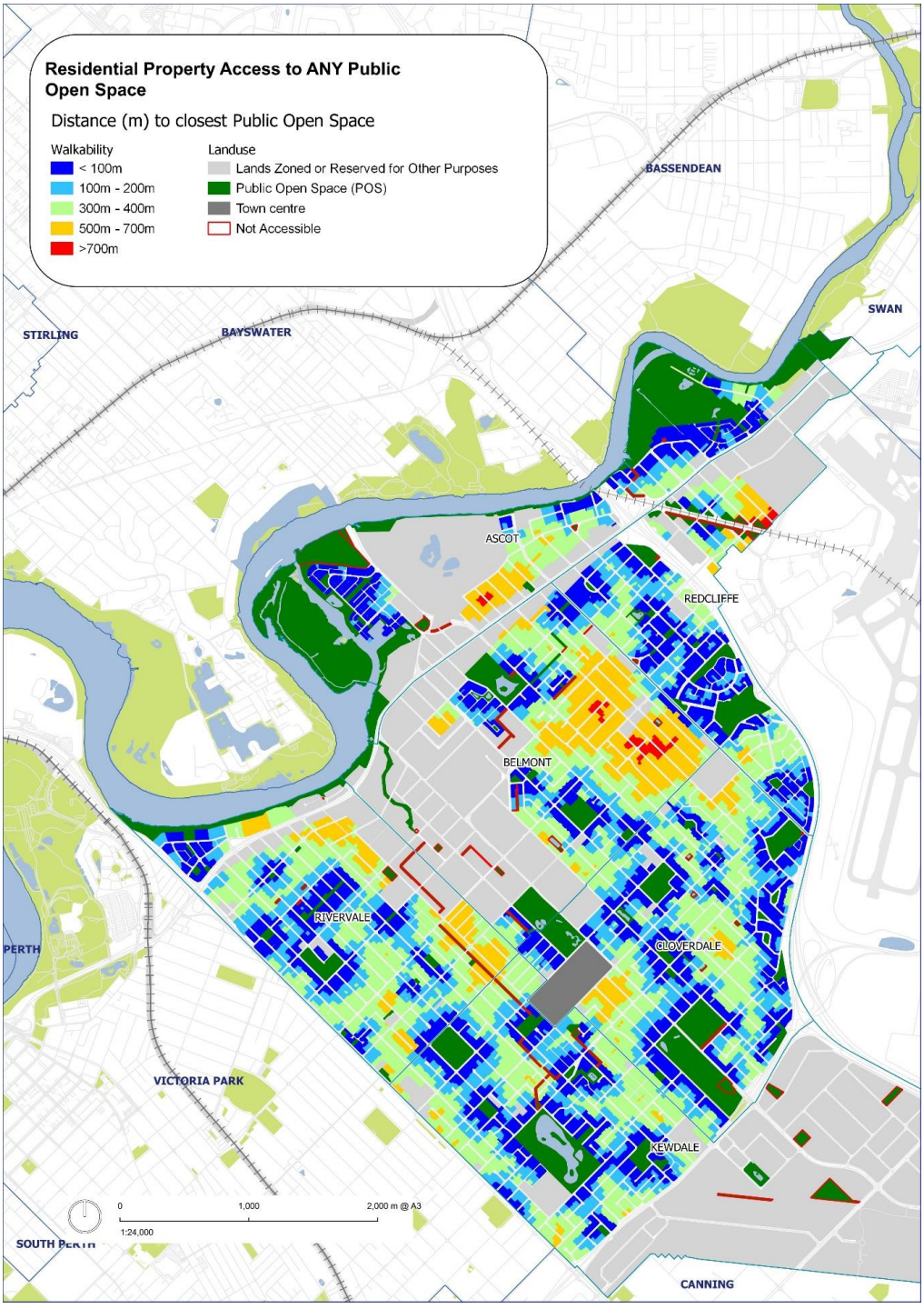
This assessment noted:

- On average, 28% of residential properties within the City are within 100m of some form of POS
- 88% of properties are within 400m of any POS, with Ascot, Cloverdale, Kewdale and Redcliffe all greater than 90%, Rivervale at 86%, and Belmont at 64%
- The suburb of Belmont has the highest proportion of residential properties (36%) required to travel further than 400m to access any POS. At least 2.3% of Belmont residential properties are further than 700m from any POS.
- Ascot has the highest proportion of properties within 100m of any POS due to the proximity to the Swan River. Notwithstanding this, pockets of residential properties (towards the Stables Zone) are further than 400m from any POS (9%).

Closest POS	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	Total
No. of Properties	1,076	2,308	2,927	2,393	1,636	2,549	12,889
<100m	52.32%	16.98%	30.27%	26.83%	38.75%	19.50%	28.0%
>100m < 200m	19.98%	15.12%	28.94%	26.87%	27.14%	25.03%	24.3%
>200m < 300m	11.62%	15.68%	24.43%	26.03%	17.91%	26.21%	21.6%
> 300m < 400m	7.16%	16.46%	11.10%	18.18%	10.39%	14.79%	13.7%
>400m <500m	3.44%	13.73%	3.96%	2.09%	3.42%	10.32%	6.5%
>500m <600m	2.60%	10.96%	1.30%	0.00%	1.04%	4.08%	3.4%
>600m <700m	2.32%	8.75%	0.00%	0.00%	0.67%	0.08%	1.9%
>700m	0.56%	2.30%	0.00%	0.00%	0.67%	0.00%	0.5%

Table 11: Residential Access to any POS

Figure 9: Access to any POS; Walkability in 100m Increments



11.3 Access to Local Open Spaces

Local Open Space Summary Definition

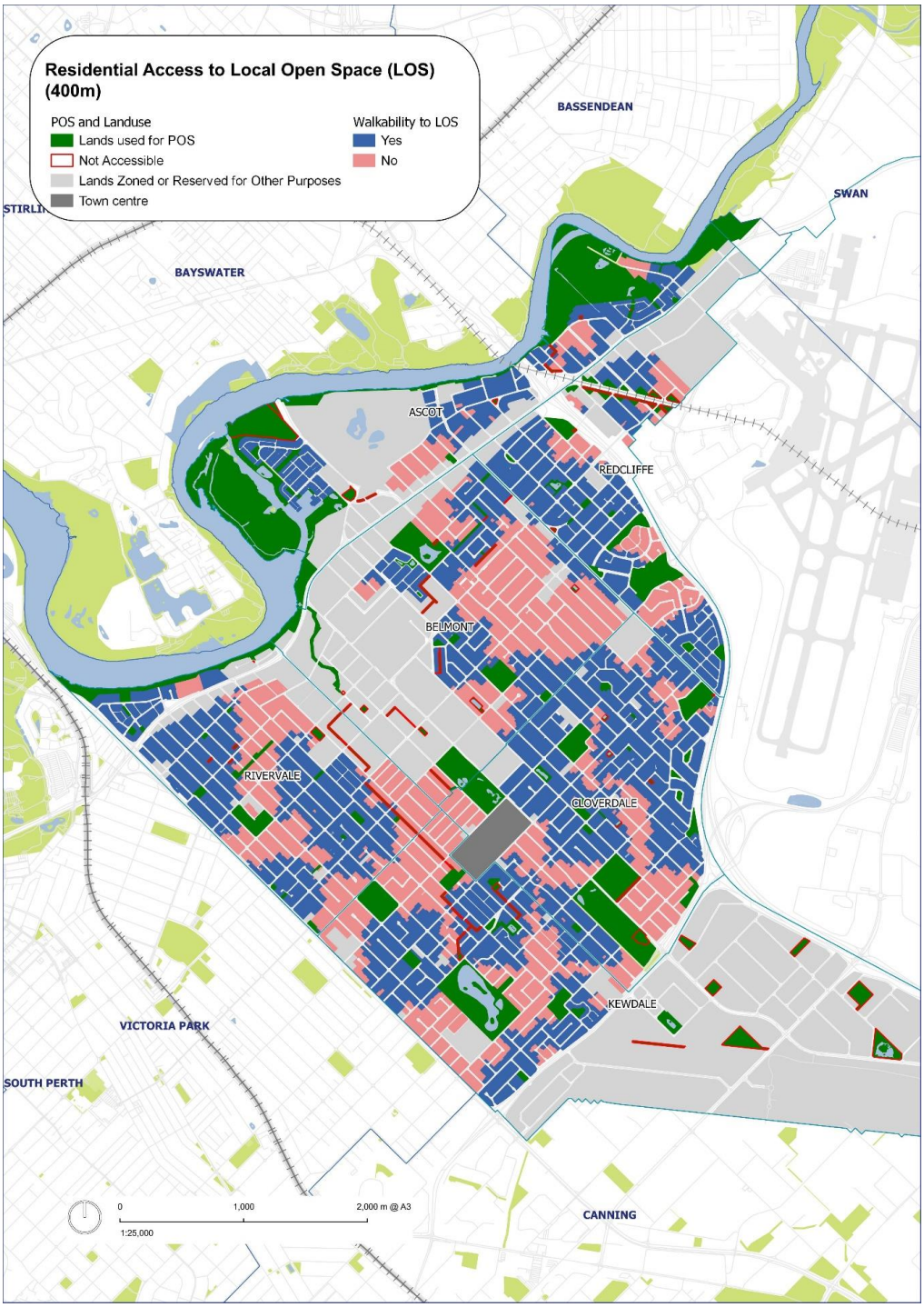
Description	Primary Purposes
1. Local open space is usually small parklands that service the recreation needs of the immediate residential population 2. Primarily used for recreation and may include nature space 3. Usually within 400m or a 5-minute walk of residential properties.	• Stormwater management (WSD) • Ecological conservation • Leisure and recreation.

Figure 10 over page demonstrates the distribution of Local Open Space (including MRS) and residential properties within 400m access. On average, 59% of residential lands within the City are within 400m of Local Open Space (LOS), and 88% are within 400m of any POS. Both Belmont and Kewdale have been identified to be below the City average in proximity to LOS.

	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	Average
Existing access to LOS	84%	41%	67%	50%	72%	58%	59%
Properties within 400m of any POS	91%	64%	95%	98%	94%	86%	88%

Table 12: Residential Properties within 400m of LOS.

Figure 10: Assessment of Residential Accessibility to LOS (400m catchment) (excludes access to other classifications of POS.



11.4 Access to Neighbourhood Open Spaces

Neighbourhood Open Space Summary Definition

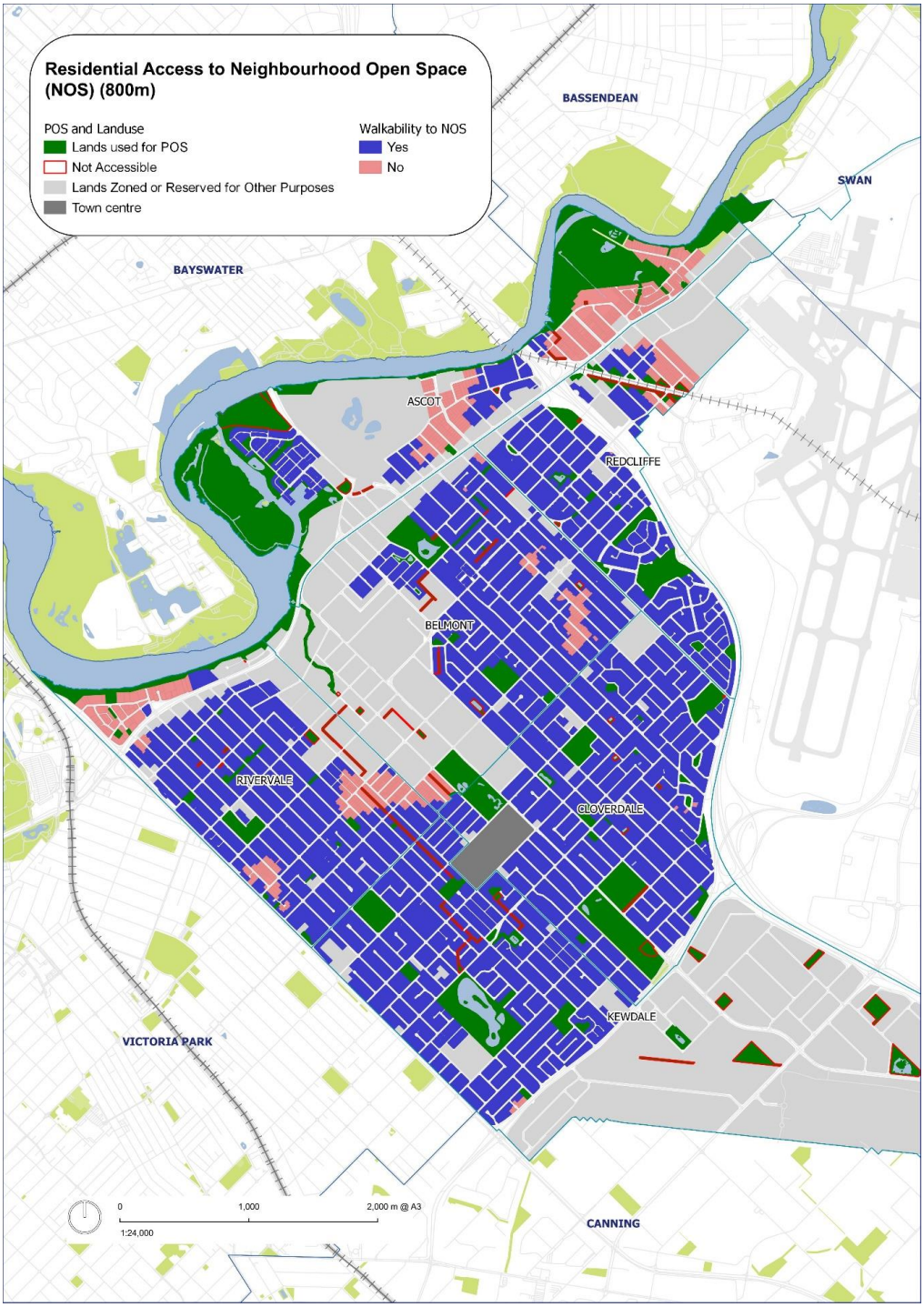
Description	Primary Purposes
1. Neighbourhood open space serves as the recreational and social focus of a community 2. Residents are attracted by the variety of features and facilities and opportunities to socialise 3. Usually within 800m or a 10-minute walk of residential properties.	• Stormwater management (WSD) • Ecological conservation • Leisure and recreation • Informal/unorganised sporting space.

Figure 11 over page demonstrates the distribution of Neighbourhood Open Space (including MRS) and residential properties within 800m access. On average, 94% of residential-zoned lands within the City are within 800m of Neighbourhood Open Space (NOS). The outlier for access to NOS is Ascot, with only 63% of residential properties having access to neighbourhood open space. However, Ascot has significant access to regional facilities (Garvey Park) and the Swan River foreshore.

	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	Average
Existing access to NOS	63%	96%	100%	100%	93%	93%	94%
Properties within 800m of any POS	99%	97%	100%	100%	99%	100%	99%

Table 13: Residential Properties within 800m of NOS.

Figure 11: Residential Accessibility to NOS (800m catchment)



11.5 Access to District Open Spaces

District Open Space Summary Definition

Description	Primary Purposes
1. District open space serves as sites that attract people from a district level 2. Predominantly these sites are accessed using a vehicle 3. Usually within 2km or a 5-minute drive of residential properties.	• Sporting facilities that include district clubrooms • Civic and cultural facilities • Leisure and recreation • Formal sporting space.

Currently, the City maintains three District Open Spaces (including MRS):

- Forster Park, Cloverdale
- 400 Abernethy Rd, Cloverdale
- Wilson Park, Rivervale.

Figure 12 over the page demonstrates the distribution of District Open Spaces (including MRS) and residential properties within 2km of access. These have been designated 'District' as they service most of the City's sporting access. It is likely that these sites also attract visitors from neighbouring suburbs.

On average, 70% of residential-zoned lands within the City are within 2km of a District Open Space (DOS). Redcliffe and Ascot are further than 2km from the City's three DOS. However, it should be noted that this is not considered an impediment as most visitors accessing district spaces would do so using a vehicle or public transport and are likely to travel further than 2km.

	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	Average
Existing access to DOS	0%	63%	97%	90%	0%	100%	70%

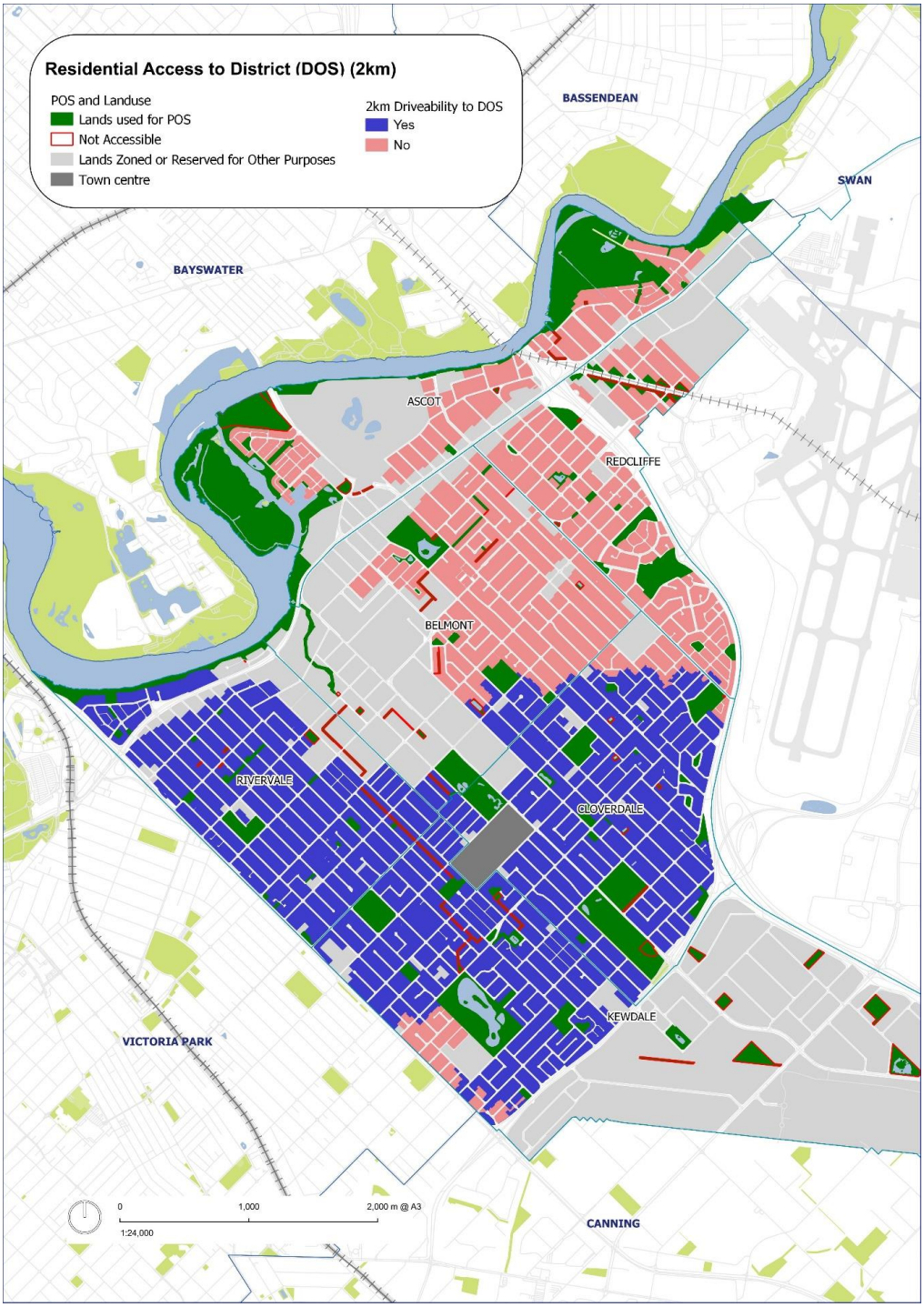
Table 14: Residential Properties within 2km of DOS.

11.6 Conclusions

The recommendations arising from the catchment analysis are:

- Investigate opportunities for the re-purposing of WSD to a park
- Consider small-space play equipment that delivers big-space play experiences in suburbs where the proximity to local open spaces is below the City's average
- Investigate additional open space amenities along the Swan River foreshore in Ascot to improve access to greenspace experiences (for example, a local playground)
- Consider providing a higher level of service within the City's existing POS, where there is a shortfall in POS.

Figure 12: Residential Property Access to District Open Space



12 Parkland Development

12.1 Recommended Levels of Parkland Development

This POS Strategy also aims to inform and guide the development level for each type of POS, including the standard of amenities or facilities for the individual park level.

Table 15 identifies suitable amenity levels to cater to the expected visitation or use of the park.

Notably, special consideration might apply to the provision of amenities in areas where a much higher standard is needed to cater for a shortfall in the provision of POS within that catchment or in high-density areas.

12.2 POS Renewal, Development and Enhancement

For the development or redevelopment of any POS, the City will take into consideration:

- Existing access to parks and green space experiences (hierarchical catchments or playground saturation)
- The requirement to address specific user needs and values (within a hierarchical catchment)
- The provision of diverse park spaces or the necessity to introduce new green space experiences
- The suitability of the intended green space experience and its impact on surrounding land uses.

For the redevelopment of larger parcels of POS, particularly district and regional spaces, public consultation and master plan initiatives should be considered and address:

- Emerging community expectations
- The need to increase or reduce the current level of service
- The need to improve associated infrastructure to accommodate the development (parking, accessibility, power, water etc.)
- The impact/effect it may have on other parks (that is, detract users or promote users to use other sites).

Table 15: Recommended Parkland Development Levels Based on the Hierarchical Catchment

Park Classification/ Catchment Hierarchy	RECOMMENDED level of development/ facilities	ADVANCED level of development/ facilities
Local Open Space (LOS) Within 400metres or a 5-minute walk.	• Park benches/ seating • Paths • Minor landscaping • Irrigated or unirrigated grass • Park signage (name) • Natural shade cover.	Plus: • Bins • Enhanced landscaping • Small-scale playground equipment
Neighbourhood Open Space (NOS) Within 800m or a 10-minute walk.	Facilities identified in LOS Advanced, plus: • Formal parkland lighting • Bicycle racks • Medium-scale playground • Gazebos or formal shelters.	Plus: • Barbeque facilities and toilets* • Exercise equipment (section 18.1) • Community gardens (section 18.2) • Wayfinding/ signage • Public art/cultural/heritage • Designated fenced/ enclosed dog exercise or agility areas.
District Open Space (DOS) Within 2km or a 5-minute drive.	Facilities identified in NOS Advanced, plus: • Sporting reserves (ovals, courts) • Skate park • Pump track • Clubrooms and facilities. • Sport lighting • CCTV • Universal access to public toilet facilities.	Plus: • Public WiFi.
Regional Open Space (ROS)	As per DOS. Plus, specific facilities or amenities that may complement the regional open space (i.e. community centres, specialised sporting venues, etc.).	

***** The City will only install barbeque facilities where public toilet facilities are available, or in particular precinct areas where residential density is high (for example, The Springs), or where the BBQs are likely to be used primarily by nearby residents who do not need access to ablutions.

13 Diversity and Function

13.1 Function

There are three core functional elements of POS that need to be balanced to increase the value and useability of public open spaces:

- Open spaces for organised sports
- Leisure spaces for recreational or restorative activities
- Environmental areas to conserve and connect people with nature.

With appropriate planning, larger sites may encompass elements of all three functions, whilst smaller areas may only accommodate a single-use. Descriptions of the three primary functions are displayed in the table below.

Parks - Sport Spaces	• Sports spaces provide a setting for formally structured sporting activities (DSR, 2012) • These spaces typically include facilities and areas for organised sports, including ovals, cricket fields, and mixed-use spaces.
Leisure - Recreation Spaces	• Recreation spaces provide a setting for informal play and physical activity, relaxation and social interaction (DRS, 2012) • Spaces for leisure activities and passive or unorganised sports • These spaces can include playgrounds, walking trails, viewscapes and parkland amenities such as gardens.
Environment – Natural Spaces	• Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values (DSR, 2012) • Spaces for environmental, ecological and biodiversity conservation, however, can also form part of a water sensitive city catchment (stormwater management) and provide the community access to natural elements.

Table 16: Three Primary Functions of Open Spaces

13.2 Functional Analysis of the City's Spaces

The City has undertaken an extensive mapping exercise to classify areas reserved as Parks and Recreation (including MRS) to determine their primary function. In some cases, several functions were noted within a single park to assess the Community's access to each functional class realistically. For example, as shown in Figure 13, Centenary Park distinctly accommodates all three functions of **sport**, **recreation**, and **nature.**



Figure 13: Centenary Park - Classifying Areas Based on Functionality

The findings are listed below in Table 17. Most sporting spaces are located in Cloverdale, whilst Ascot is predominantly home to recreational and nature areas due to its locality along the Swan River (see Figure 14). However, all suburbs have access to nature and recreational spaces.

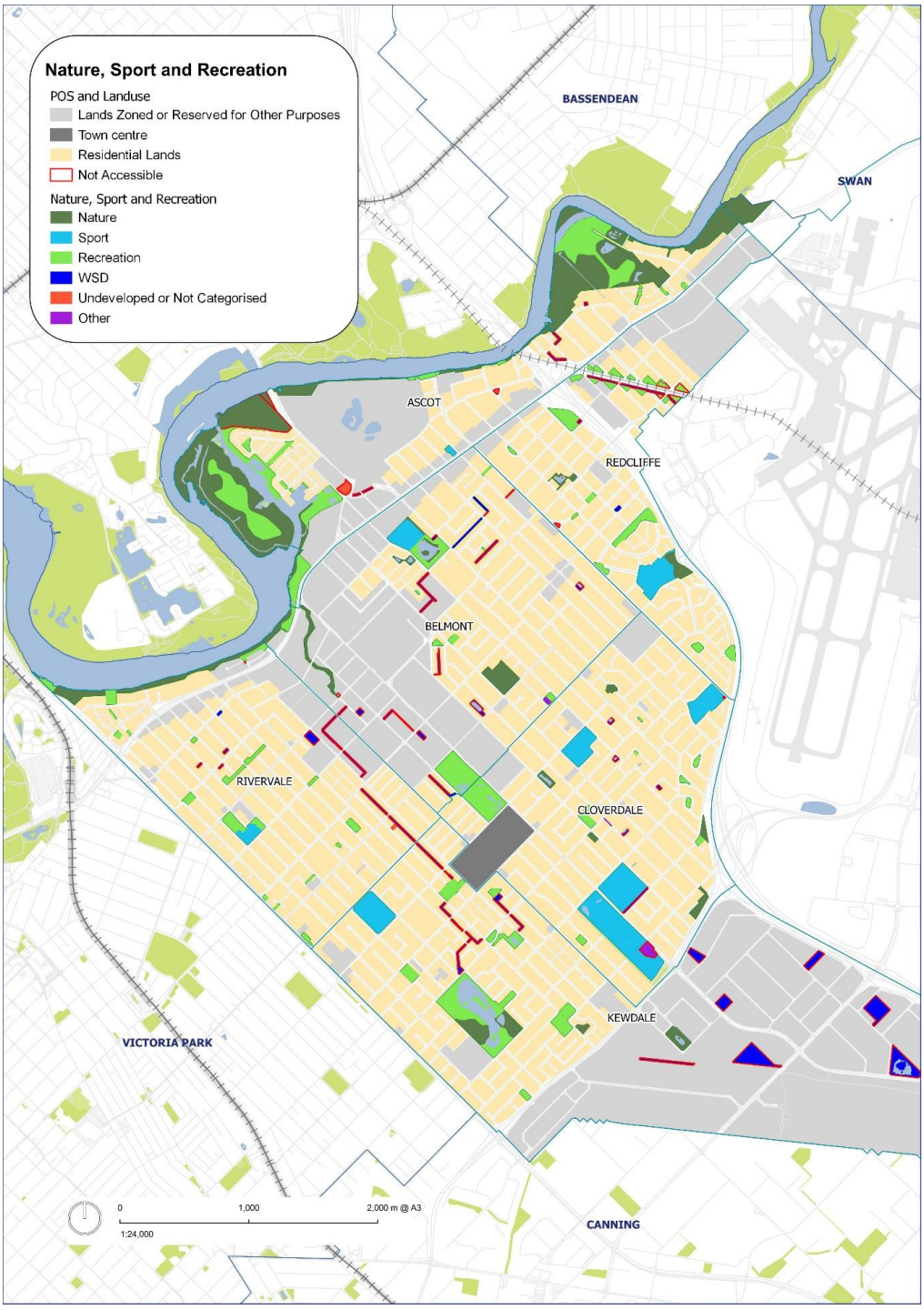
Whilst Ascot lacks areas designated as sports space, access to playing fields within Cloverdale, Belmont, and Redcliffe is not restricted. Further information on sports utilisation is covered in section 13.3.

Suburbs	Nature Space	Recreation Space	Sport Space	Other*	WSD	Un-developed	Grand Total
Ascot	86.8ha	34.9ha	0.3ha	0.9 ha	0.7ha		**123.6ha**
Belmont	9.7ha	10.1ha	3.8ha	0.2 ha	4.3ha		**28.1ha**
Cloverdale	3.3ha	8.4ha	30.0ha	1.1 ha	0.9ha		**43.7ha**
Kewdale	7.8ha	22.6ha	5.6ha	0.0ha	14.1ha		**50.1ha**
Redcliffe	2.7ha	9.9ha	5.8ha	0.1ha	1.2ha		**19.7ha**
Rivervale	6.4ha	7.9ha	1.7ha	0.0 ha	2.7ha	0.1ha	**18.8ha**
Grand Total	**116.7ha**	**93.7ha**	**47.2ha**	**2.3ha**	**24.0ha**	**0.1ha**	**284.0ha**

Table 17: Accessible Parks and Recreational Spaces Based on Category and Suburb

*Other: areas that are not currently maintained as a Nature, Recreation and Sport Spaces nor do they provide a specific drainage purpose (WSD), for example the Ascot Kilns land, the Belmont SES and the community facility at Harman Park which are reserved as Parks and Recreation but fall outside of the three primary categories

Figure 14: Classification of Parks and Recreation Spaces. Lands that are undeveloped or uncategorised have no definite use.



13.3 Sports Spaces

Sports and associated sporting activities are a big part of Australian lifestyles, with 57% of Australian children regularly participating (at least once per week) in organised physical activity outside of school hours. At least 80% of adults regularly participate in physical activity (AusPlay, 2019).

Sporting spaces are also critical in contributing to the health of a community, both physically and mentally. There are strong correlations between being able to access sports spaces and reduced risks associated with cardiovascular disease, obesity, and diabetes. Convenient access to sporting fields can encourage community participation in sporting activities such as football, soccer, rugby, and cricket. Involvement in sports also creates opportunities to connect, socialise and unwind.

The City maintains over 47 hectares of sporting space spread over ten (10) main sporting parks. These grounds accommodate organised sports, sporting events (team competitions), and formalised sporting activities (Figure 15), with many designed for mixed-use, for example, providing facilities for football, soccer and cricket (see Table 18). Additionally, these parks are used for significant community events, like fairs and festivals.

The facilities and amenities that are typically expected within sports spaces include:

- Sporting equipment and associated infrastructure that enable organised formal sports (for example, turf wickets, practice nets, goal posts, line markings)
- Club rooms and facilities that support the use of these spaces
- Wayfinding signage (informative, interpretive, entrance etc.)
- Turf fields and spaces of sufficient size to accommodate a range of sporting activities
- Lighting for both sporting surfaces, recreational and off-field areas
- Park benches, bins, drinking fountains, BBQs and public toilets
- Hydrozoned and centrally controlled irrigation systems
- Complimentary recreational/ sporting infrastructure to encourage informal and unorganised sports participation (large scale – pump tracks, skate parks, basketball court etc.)
- Car park and bicycle facilities
- CCTV and security initiatives.

Belmont Oval (area)	Middleton Park
• 1 x full-size soccer pitch • Dog agility training space.	• Multi-purpose facility • 2 x cricket wicket • 3 x training nets • 2 x junior Australian Rules Football ovals.
Cloverdale Sports and Recreation Oval	**Miles Park**
• Change room/amenity facilities managed by BSRC • 1 x full-size soccer pitch.	• Multi-purpose facility • 2 x full-size soccer pitches • 3 x modified soccer pitches.
Centenary Park	**Peet Park**
• Multi-purpose facility and main hall • 1 x full-size rugby oval • 1 x match cricket wicket • 2 x cricket training nets.	• Multi-purpose facility • 2 x junior Australian Rules Football ovals • 1 x modified oval • 1 x cricket wicket • 3 x training nets.
Forster Park	**Redcliffe Park**
• 1 x multi-purpose facility and main hall • 1 x full-size Australian Rules Football oval • 3 x baseball diamonds.	• Multi-purpose facility and main hall • 6 x tee-ball diamonds.
Gerry Archer Reserve	**Wilson Park**
• Multi-purpose facility • 1 x grass athletic track • 2 x shot put circles • 2 x discus/javelin circles • 2 x long jump pit • 1 x full-size soccer pitch.	• Netball club room • 16 x netball courts • 1 x full outdoor basketball court.

Table 18: The City's Main Sports Grounds and Facilities

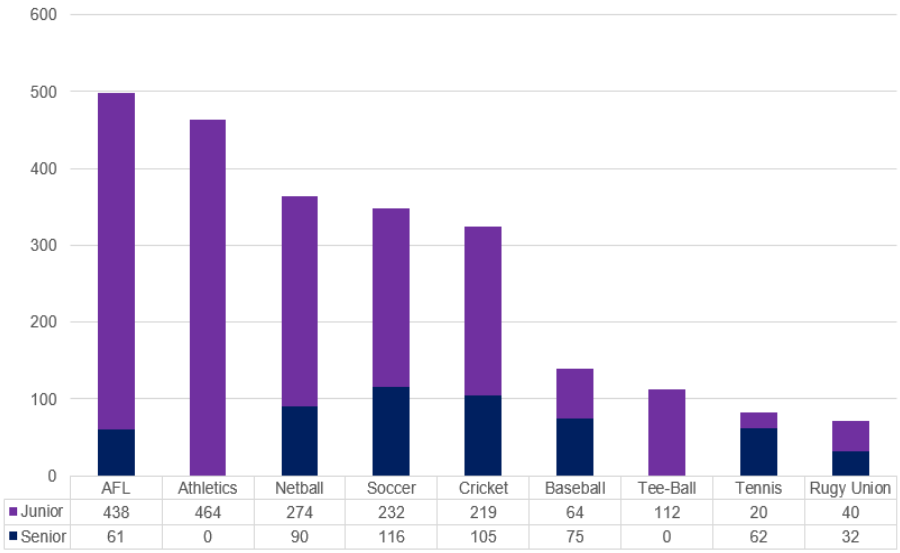
Figure 15: Sporting Spaces within the City of Belmont



Access to sporting reserves and ovals is essential to enable physical activity within an urbanised environment. A key focus of sports spaces is to facilitate organised sporting events and associated activities. Within the City, this includes:

- Australian Rules Football
- Athletics
- Soccer
- Netball
- Tee-Ball
- Cricket
- Baseball
- Dog Training
- Rugby Union

Approximately 2,404 people are involved in nine (9) main sports (Figure 16) within the City (as of April 2021), the majority being active members of Australian Rules Football. This membership demonstrates the need for the City's ten (10) sporting reserves to accommodate a range of sporting codes.



	AFL	Athletics	Netball	Soccer	Cricket	Baseball	Tee-Ball	Tennis	Rugy Union
Junior	438	464	274	232	219	64	112	20	40
Senior	61	0	90	116	105	75	0	62	32

Figure 16: Senior and Junior Sports Participants/Members within the City of Belmont

Whilst Australian Rules Football is the largest organised sporting group within the City, it ranks just 14th in Western Australian senior (adult) participation by activity (including organised and non-organised recreation activities) and third in organised sports for junior (child) participation.

According to the research undertaken by Sport Australia through the AUSPlay survey in 2021, for adults, approximately one-million Western Australians participate in walking as a recreational endeavour, followed by fitness/gym (828,400), running and athletics (365,700) and cycling (273,900). These findings identify potential opportunities when redeveloping or improving green spaces.

The City needs to monitor the utilisation and capacity of each of its playing surfaces to identify opportunities for improved access (participation) or where grounds may be at or over capacity. The City can do this by tracking club participation and seasonal bookings, and the optimisation of bookable spaces will be considered as part of the City's Recreation Strategy.

The available capacity (hours) changes between winter and summer sports based on the ability of the turf to recover after use. As per Table 19 and Figure 17, many sites are at or under capacity (based on 25 hours capacity per week for ovals and 12 hours per week for rectangular pitch sports grounds). These figures do not include casual bookings of the reserves.

Reserve Capacity (hours per week)	Summer (Reserve Capacity per week)	Winter (Reserve Capacity per week)
Belmont Oval (25)	▼ 12 hours under capacity	▼ 12 hours under capacity
BSRC Oval (12)	▼ No booked usage – under capacity	▼ No booked usage – under capacity
Centenary Park (25 and 12)	▼ 10 hours under capacity (25 hours full capacity)	▼ 3 hours under capacity (12 hours full capacity)
Forster Park (12 and 25)	■ Diamond Sports Areas - used at capacity	▼ 4 hours under capacity
Gerry Archer (25 and 12)	■ Athletics Areas – used at capacity	▼ 2 hours under capacity
Middleton Park (25 and 25)	▲ 2 hours over capacity	▼ 1.5 hours under capacity
Miles Park (12 and 12)	▼ No booked usage – under capacity	▲ 18 hours over capacity
Peet Park (25 and 25)	▼ 12.5 hours under capacity	▲ 5 hours over capacity
Redcliffe Park (25 and 25)	■ Diamond Sport Areas used at capacity	▼ 23 hours under capacity
Wilson Park	▼ Hardcourts – under capacity	■ Hardcourts – At club capacity
▼Under capacity	■ At capacity	▲ Above capacity

Table 19: Reserve Capacity Analysis by Main Park

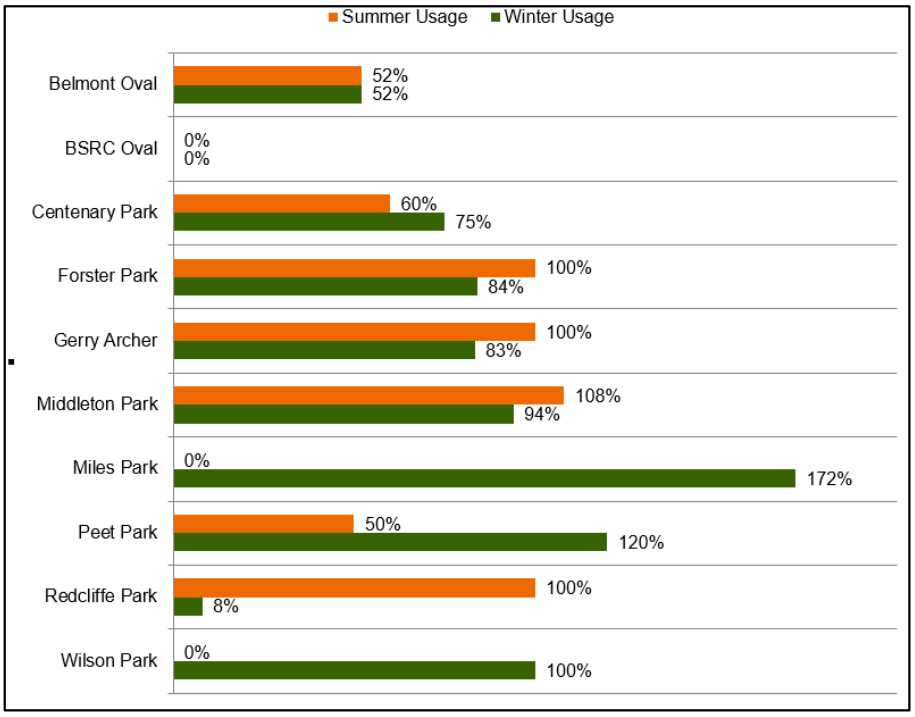


Figure 17: Winter and Summer Percentage of Usage Capacity (based on bookings 2020)

13.4 Leisure – Recreational Spaces

Recreational spaces within an urban environment are essential to the area's urban liveability, character, and suburban amenity. The City maintains 57 recreational spaces which can be utilised for informal sports and play (for example, backyard cricket, playgrounds and nature play), relaxation (for example, walking, small ball games) and social interaction (for example, picnics and informal gatherings).

Like sporting spaces, recreational spaces contribute to the health and wellbeing of our Community. However, additional health benefits associated with recreation spaces are often overlooked.





These include:

- Contributing to urban amenity by softening the impacts of built spaces
- Providing areas for physical and mental relaxation (relief from being over-stimulated in a built environment)
- Supporting children's physical and cognitive development through play and exploration opportunities. Playgrounds and nature play spaces provide children opportunities for sensory experiences, social interaction, and physical skill development.

The typical facilities and amenities that are expected within Recreational Spaces are:

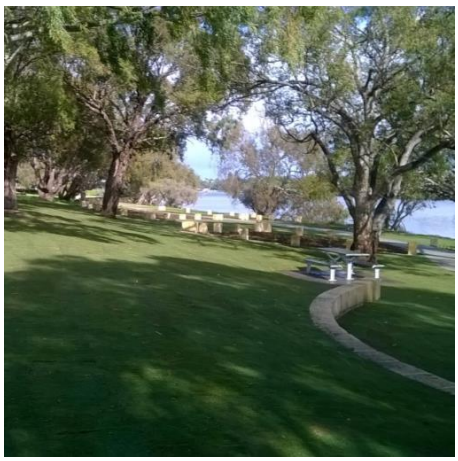
- Recreation and leisure equipment and associated infrastructure that enable informal sports and physical activity, relaxation and social interaction (that is, playgrounds, outdoor exercise equipment)
- Recreational/Sporting infrastructure to encourage informal and unorganised sports participation (small scale – table tennis, small bike tracks, basketball half-court etc.)
- Wayfinding signage (informative and interpretive)
- Gazebos, park benches, bins and drinking fountains, plus BBQs and/or public toilets in larger District or Neighbourhood parks or parks in high-density areas
- Appropriate footpath and bollard lighting
- Trails and nature walks
- Community vegetable gardens (where community facilities exist)
- Hydrozoned and centrally controlled irrigation systems.

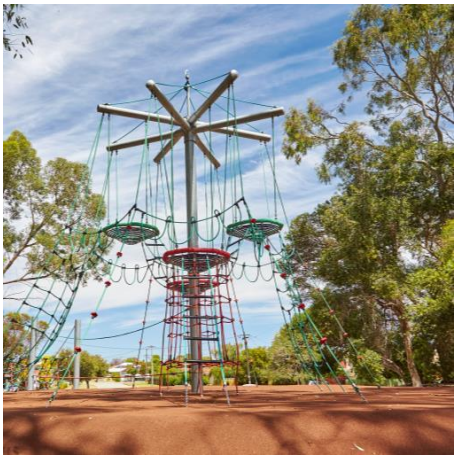
The City may give special consideration to additional facilities and amenities in recreational spaces where a specific need is required, such as BBQs within high-density residential areas or other amenities where a community need is identified (for example, toilet blocks).

Table 20: The City's Key Leisure Areas

Suburb	Name
Ascot / Belmont	Adachi Park
Ascot	Black Swan Island Garvey Park
Belmont	Centenary Park
Belmont / Cloverdale	Faulkner Civic Precinct
Cloverdale	McLarty Park
Kewdale	Peachey Park Tomato Lake Reserve
Redcliffe	Epsom Park Parkview Chase
Rivervale	Bilya Kard Boodja Lookout Copley Park Flame Tree Park









13.5 Environment – Natural Spaces

The City has over 65 hectares of natural spaces across 31 sites, including designated Environmentally Sensitive Areas, Bush Forever Sites and Conservation Category and Resource Enhancement wetlands. Additionally, the City maintains smaller natural reserves in larger conservation areas along the Swan River Foreshore.

Generally, spaces reserved for nature allow green space experiences that connect the Community to natural ecological landscapes and elements, such as bushlands and waterways/wetlands. The provision and protection of natural spaces are also pertinent in the conservation of endangered flora and fauna and can form elements within stormwater management systems (that is, wetlands and waterways).





These spaces are intended to remain natural and supportive of ecosystem functioning and biodiversity. Therefore, the City will only consider facilities and amenities that assist the Community in accessing and enjoying natural area values.

The typical facilities and amenities that are expected within Nature Spaces include:

- Interpretive signage
- Park benches
- Specific natural space
- Bins located at entrances
- Trails and nature walks.

Table 21: The City's Key Natural Areas

Suburb	Name
Ascot	Ayres Bushland Ron Courtney Island Garvey Park Bush Forever Site (Garratt Road Bridge) Black Swan Island
Ascot/ Rivervale	Swan River Foreshore
Belmont	Signal Hill Bushland Severin Walk
Cloverdale	Hassett Street Reserve P.H. Dod Reserve
Kewdale	Tomato Lake Reserve Cottage Park

13.6 Incorporating Stormwater into POS

As noted previously, lands reserved as 'Parks and Recreation' are often used for WSD, including stormwater capture, mitigation, and infiltration (sumps, drains and basins). Due to the challenges and risks presented by some of these sites, they are traditionally fenced off or not accessible.

Whilst the City recognises that, in some cases, these spaces need to remain not accessible, there are opportunities to investigate in collaboration with the Water Corporation to convert WSD land into accessible nature spaces. This might be possible where:

- There is sufficient room
- There is a connection to existing and accessible recreational land
- Engineered controls can be put in place.

Challenges with WSD sites:

- Steep basins that can rapidly flood
- Stormwater can convey gross pollutants and other hazards
- Required to prevent localised flooding
- POS infrastructure not able to constructed in floodable areas

Within the LPS, there are approximately 24 hectares of land reserved as Parks and Recreation but are used for water services and drainage. About 50% of the locations are not accessible due to risks associated with stormwater infrastructure. The high-risk sites tend to be smaller, residential lot-sized parcels characterised by steep gradients and are designed to rapidly receive high volumes of stormwater. These higher-risk sites would not be viable or conducive to POS uses.

Stormwater retention and management within green space can also provide an attractive feature if maintained and designed with aesthetics and green space function. For example, Ascot Waters, the lakes at the Faulkner Civic Precinct, Willow Lake Park, and Centenary Park are just a few of the parks within the City that contain permanent water bodies. These water bodies serve as a drainage function and provide users with an attractive water feature. However, these lakes have management issues, particularly during summer when low water levels result in unappealing views.

The City also maintains other WSD green space sites that are more seasonal, including Fulham Street Sump and Wilson Park, which contain floodable areas. These sites are receiving points for significant storm events and provide flood mitigation and infiltration. These sites must also be constructed for drought conditions, impacting landscape design, surface treatment (turf, paths, etc.), and amenities (playgrounds, benches, equipment).

13.7 Conclusions

The City should:

- Enhance the activation of the City's sporting grounds through the City's Recreation Strategy
- Regularly monitor the use of sporting grounds
- Consider mixed-use sports facilities, including accommodation for the most popular recreational activities of walking, gym/fitness, running/athletics, and cycling

- Where possible, design streetscapes and car parks with WSUD principles to become water receptors rather than conveyors, for example, utilising permeable pavements, rain gardens, swales, and infiltration bays
- Maintain water bodies with a combination of mechanical (for example, aeration) and ecological (for instance, revegetation) management strategies
- Investigate options to integrate blue-green (water and green space), particularly at parks with stormwater basins or open drains, for example, Forster Park or the linear drains in Kewdale.

14 Green Space Access for All

14.1 Access for All Ages and Abilities

A primary objective of POS management and delivery is to ensure that it caters for all green space users of all ages and abilities and pets and companion animals such as dogs and horses[2]. Green Space Access for All is not just about physical access alone; it aims to ensure everyone can enjoy the space regardless of age and ability.

Additionally, the POS Strategy supports the 'Anyone Can Play' philosophy. Inclusive play is fundamental in promoting children's cognitive development, including children with unique learning abilities.

To ensure green space opportunities and experiences for all ages and abilities, the design and placement of green space and green space features/elements should:

- Acknowledge people within the local community that have specific user needs – Evidence-Based Design should be considered when installing play equipment or green space elements
- Be inclusive and accessible rather than exclusive and inaccessible (for example, 'Liberty Swings' are accessible only to people with wheelchairs, meaning they risk feeling excluded or different and are not able to participate in other green space experiences)
- Be sourced from suppliers who provide inclusive play solutions
- Include and balance sensory-rich and auditory play with quiet and cozy (retreat) experiences in areas where there is a specific need in the community (that is, sensory play can assist and support children with autism)
- Focus on a variety of social inclusion and interaction opportunities.

14.2 Age-Friendly – Welcoming, Safe and Accessible

The City also has an age-friendly plan that addresses older residents' needs. This plan follows the Global Age-Friendly Network, which sits under the Department of Communities affiliate membership of the global network.

[2] In association with the Ascot Residential and Stables zone under the City's Local Planning Scheme.

The framework identifies eight domains that guide the City's actions to create an age-friendly community. Focus Area Objective 1 of the City's current Age-Friendly Plan recommends that all outdoor spaces are welcoming, safe, and accessible to the elderly.

The quality of life of seniors is affected by their physical environment. The external environment and public buildings significantly impact seniors' ability to age in place. Good access to facilities and green space opportunities for physical activity contributes to an age-friendly community.

Therefore, green space planning and design should include the following design criteria to improve accessibility and age-friendly use:

- Incorporation of 3 metre wide reinforced physical activity footpath (additional benefit, allows traffic access for emergency services or supportive services, for example, ambulance of emergency services)
- Reduce slope/grade wherever possible
- Inclusion of garden/landscaping design elements that support cognitive activity (that is, use of garden elements and plantings which may trigger a memory or sensory responses)
- Provision of rest and quiet contemplation spaces, including benches or gazebos near paths
- Maintain clear sightlines to entrances and exit points and ensure paths are clear of vegetation intrusion or trip risks
- Use of security lighting to increase the perception of safety as required and in consultation with green space users and neighbours
- Reduce or avoid large expanses of blank walls or fences by using vegetative solutions (for example, creepers, vines, or artwork)
- Avoid isolated areas within the park design
- Integrate Crime Prevention Through Environmental Design (CPTED) principles
- Park furniture and exercise equipment are usable by the elderly and promote active lifestyles
- Consider multi-generational equipment that allows grandparents and grandchildren to play and exercise together.

14.3 Access to Designated Dog Exercise Locations

Multiple Australian surveys have identified that over 60% of dog and cat owners refer to their pet as a family member, and most spend on average three to four hours with their pet each day[3]. Dogs, however, tend to lead the way in pet ownership, with 48% of Australian households having at least one dog[4]. The surveys also identified that insufficient room for exercise and activity were becoming barriers for pet owners and why non-pet owners chose not to own a pet.

The City acknowledges the value of pet ownership, including companionship, their calming influence and the promotion of exercise and healthy lifestyles.

[3] Animal Medicines Australia Pty Ltd. (2019). *Pets in Australia: a national survey of pets and people*. Newgate Communications Pty Ltd

[4] Wilkins, R., Botha, F., Vera-Toscano, E., & Wooden, M. (2020). *The Household, Income and Labour Dynamics in Australia Survey: Selected Findings from Waves 1 to 18*. Melbourne Institute: Applied Economic & Social Research, University of Melbourne.

Walking pets to the local park or through the neighbourhood increases community connectivity and unites people of similar interests. Therefore on-lead and off-lead exercise areas for dogs within POS are important in supporting healthy communities.

The City currently provides 25 designated off-lead dog exercise areas. While these are informal, they are not signed, fenced, and do not contain specialised dog agility equipment; they still provide a place for dogs to be exercised off-lead.

Other considerations for off-lead dog areas include:

- Drinking fountains with dog bowls
- Fencing if adjacent to arterial routes, a park where there is a playground, or to focus activity within one location to assist with maintenance
- Doggy/'poo-ch' disposal bags and bins.

A desktop assessment of residential and registered animal accessibility to a designated off-lead exercise area was undertaken in 2020 and is summarised in Table 22 and Figure 18.

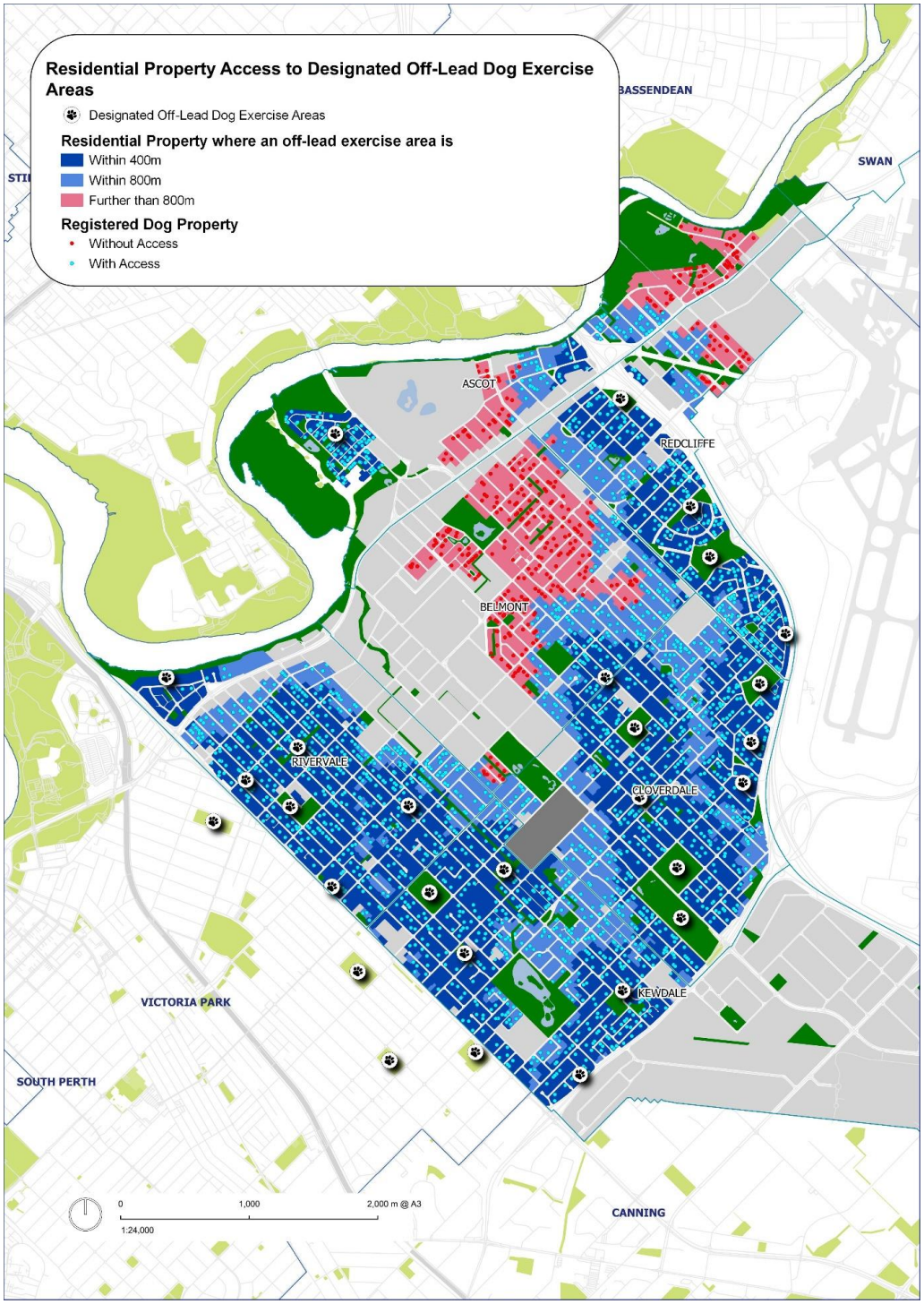
With the increasing popularity of walking other pets on leads, such as cats, rabbits, and ferrets, on-lead exercise areas provide a location where all pet owners can opt to exercise their pets.

Table 22: Desktop Assessment of City of Belmont Residential Dog Ownership.

Residential Properties	Registered Animals
• 19.7% of all residential properties within the City had a registered animal (dog). • 56.8% of all residential properties are within 400m of a designated off-lead dog exercise area. • 28.0% of all residential properties within the City are between 400m and 800m of a designated off-lead dog exercise area. • 15.2% of all residential properties within the City are further than 800m from a designated off-lead dog exercise area.	• A total of 4,181 dogs were registered. • 57.3% were within 400m of a designated off-lead dog exercise area. • 28.2% were between 400m and 800m of a designated off-lead dog exercise area. • 14.5% have to walk further than 800m to access a designated off-lead dog exercise area. • 33.2% of registered animals in the suburb of Ascot and 57.5% in the suburb of Belmont are further than 800m from a designated off-lead dog exercise area.

The similarity between property access and registered dog access indicates an even distribution of animals across the City rather than being located in one area.

Figure 18: Access to Off-Lead Dog Exercise Areas



14.4 Access to Designated Horse Exercise Locations

A significant and historical land use within the City of Belmont is the Ascot Residential and Stables precinct. Currently, new developments within the Residential and Stables precinct are required to maintain space for a stable; however, they are not required to construct stables or house a horse. Nevertheless, due to the active nature of the Ascot Racecourse and stables precinct, many properties are still registered as stable premises and house horses. As of 30 June 2022, 128 properties within the Residential and Stables precinct were registered with stables. Please refer to Figure 19 for additional information regarding this precinct.

Whilst the Ascot Racecourse provides access to formalised facilities to exercise, train and race horses, horse exercise areas are also located within POS. This includes a horse swimming area in the Swan River at Gould Reserve, a designated horse exercise area at Garvey Park, and a bridle path connecting the Racecourse to Garvey Park via Ascot streets and the foreshore path.

It is recommended that the City engages with the racing community and recreational horse owners to identify opportunities for improvement in areas such as Garvey Park or Gould Reserve to continue to support this unique aspect of our urban community.



Figure 19: Ascot Residential and Stables Precinct with access to Horse Exercise Areas



ANALYSIS OF OBJECTIVE 2 - LIVEABLE POS

Provide POS that supports urban liveability and recognises local identity, culture and heritage.

15 Urban Liveability and Public Health

The value of and need for green space within urban environments is strengthened by its positive contribution to public health and urban liveability. Green spaces (parks, shaded streetscapes, natural areas, planted civic spaces) assist in improving the urban environment and improve living standards and quality of life.

Green space loss within an urban centre is often caused by increased density, overuse, or replacing natural elements with other urban land uses (residential, industry, commercial, agriculture etc.). Where this occurs, the associated public health attributes are also reduced.

Green space contributes to public health by positively influencing social, physical, and cognitive pathways (Table 23). However, the full extent of these benefits requires formal planning and design to achieve the full health potential of green spaces (for example, the positioning and availability of exercise equipment). This is particularly important in densifying urban environments, where green spaces of various sizes are being accessed for physical and mental health purposes. Further detail on green space play elements is detailed in section 16.

Physical health and green space opportunities can include:

- Accessing district sporting fields for organised sports
- Accessing neighbourhood green space for unorganised sports, use of outdoor gym equipment, picnics and physical activities
- Access to regional points of attraction to interact with natural green spaces (for example, kayaking on the Swan River, bushwalks, picnics).

Therefore, the City should aim to include the elements identified in Table 24 in the planning and design stages of green space, particularly for larger neighbourhood parks or where there is a clear population need (for example, near an aged care facility or in a high-density area).

Table 23: Health or Liveability Benefits from Green Space

Green Space Element	Health elements	Health or liveability benefit
Attractive green space for physical activity (organised sports, athletics, running, walking etc.)	• Increased physical exercise/reduced sedentary lifestyles. • Increased community participation (club or association involvement)	• Improved cardiovascular health • Reduced morbidity • Reduced respiratory illnesses • Reduced obesity • Reduced risk of diabetes • Improved community cohesion/participation.
Attractive green space for community cohesion (picnics, games, relaxing, meetings etc.)	• Increased community sense of identity and inclusion • Improved social capital and cohesion.	• Improved mental wellbeing and cognitive function (reduced rates of depression, stress, anxiety, loneliness) • Improved community sense of place and ownership of green space • Improved family and social relationships and resilience.
Attractive green space for ecological conservation (bushland, rivers, wetlands etc.)	• Improved ecosystem services (i.e. water and air filtration) • Improving urban liveability (contributes to nicer places to live).	• Improved respiratory function/ reduced respiratory illnesses • Improved biophilia; the appreciation and connection to natural environments • Improved climate change resilience (that is, reduced urban heat).

Table 24: Achieving Health Benefits

Green space Element	Infrastructure Opportunities
Attractive green space for physical activity (organised sports, athletics, running, walking etc.)	• Ovals and club facilities at all district sporting grounds • Outdoor exercise equipment within neighbourhood spaces, including multi-generational playgrounds to support participation • Marked running tracks on circular paths around.
Attractive green space for community cohesion (picnics, games, relaxing, meetings etc.)	• BBQ facilities at larger regional and neighbourhood parks co-located with public toilets and picnic facilities • Community gardens located in neighbourhood parks co-located with community centres/activity centres • 'Street games' within local parks or neighbourhood parks to provide big-space elements within small spaces • Inclusion of shaded picnic areas within all local spaces • Locating green space activities with equivalent land use (see section 18).
Attractive green space for ecological conservation (bushland, rivers, wetlands etc.)	• Nature play co-located with natural areas, schools and local parks • Planting of native gardens and revegetation of natural areas • Provision of bush trails and wayfinding infrastructure in natural areas.

16 Play and Green Space Experiences – Childhood to Adulthood

Regardless of age and physical ability, green spaces allow everyone to experience their natural world, be socially connected, and participate in or engage in physical activity. This starts from the early years of childhood and extends into adulthood and even into the 'golden years'. However, whilst play and green space opportunities will always be available, particular consideration is required regarding the type/nature of play and the elements that challenge or offer various play experiences that contribute to social, physical or mental wellbeing.

Table 25 summarises green space observations noted in various research projects (journal articles) focused on how people develop and maintain wellbeing with access to green space. The focus of research has been on the physical and mental development of a person in different age groups and how various elements of play or green space experiences contribute positively to each stage of development. As noted previously, and as stated within academic sources, the focus has traditionally been on play as a critical developmental need for children to build physical, cognitive (mental) and social competencies. Providing children opportunities to play is an important developmental factor that underpins their success in their later years (school, relationships and even employment). Further information in relation to playgrounds and play equipment is detailed in section 17.

Notably, too, green spaces foster several developmental and wellbeing benefits for all age groups. Emerging literature in the past decade has proven the benefits of natural elements for elderly populations, particularly in maintaining physical and mental wellbeing. In recognition of this benefit, different playground/equipment providers are now supplying a multitude of inclusive and multi-generational product lines that enable both young and old to participate in green space experiences.

It is noted that the POS Strategy focuses on outdoor POS/green space activities. It does not focus on indoor exercise or fixed recreational activities (gyms, organised training classes, swimming pools, squash courts, etc.). Information relating to these activities will be covered under the City's Recreaton Strategy.



Table 25: Modelled Play Experiences, Play Elements and Play-Health Outcomes by Age Group

	Play Type	Play Elements	Human-Health Outcomes
The Early Years and Childhood (0 - 14)	Nature play	• Natural materials (sand, rocks, logs, twigs, leaves etc.) • Lose/slippery surfaces • Water-based play • Natural gardens (trees, flowers, plants) • Changes in slope/gradient • Spaces for intuitive/inquisitive exploring.	• Supports age-appropriate risk and decision making • Assists in the development of fundamental movement skills – balance, strength, agility • Supports cognitive development – problem-solving, imagination, higher-order thinking skills (creativity, evaluating, analysing) • Builds emotional resilience – a sense of identity and self-worth • Enhances social competencies - communication, relationship skills, empathy, sharing • Connects children with the natural world • General physical health benefits.
	Playgrounds	• Climb, crawl, hide and run. • Swing, slide and balance. • Spaces for social interactions.	
	Playing fields/ spaces	• Junior sport and athletics spaces • Bike paths/ networks.	• Supports general physical health – cardiovascular, reduced obesity risks • Supports fine motor skills/coordination skills – hand-eye coordination, depth perception, object control and movement etc • Provides opportunities to participate and belong to community groups • Provides opportunities to develop an understanding of social conventions and social competencies.
Teens to Young Adults (15 - 24)	Advanced playgrounds/ features	• Skate parks • Pump tracks • Bike trails • Ball sports.	• Advanced social competencies and social communication skills • Improved/enhanced physical activity and wellbeing • Engagement with others and social inclusion.
	Outdoor gym/ exercise equipment or sports hubs and clusters	• Climbing/gymnastic frames. • Half courts. • Outdoor table tennis etc.	• Improved physical wellbeing – cardiovascular, strength, weight • Engagement with others and social inclusion.
Adulthood (25 - 64)	Competitive Playing fields	• Organised sports ovals (AFL, soccer, rugby, cricket) • Athletics facilities.	• Enhanced engagement with organised sports (club participation). • Improved physical health – lower rates of obesity and cardiovascular risks. • Improved mental wellbeing – a sense of belonging.
	Outdoor exercise equipment clusters or trails	• Gymnast Frames. • Aerobic and anaerobic fitness trails (static and dynamic equipment) • Ninja courses.	• Improved physical health – lower rates of obesity and cardiovascular risks • Improved mental wellbeing – retained a sense of belonging and self-worth (reduced depression, stress and anxiety).
Seniors (65 onwards)	Inclusive Outdoor exercise equipment	• Stability/balance, flexibility, and coordination frames • Walking tracks.	• Improved physical strength and wellbeing (cardiovascular, balance, coordination) will result in reduced debilitating health conditions (cardio, falls, sprains) • Supports cognitive function and memory.
	Nature spaces	• Walking trails • Gardens • Contemplation spaces • Rest spaces • Sensory gardens • Streetscape gardens.	• Supports physical activity – mobility, cardiovascular and weight management • Helps regulate memory loss/ recall (dementia) • Improved recovery times from illness/injury • Improved mental wellbeing – preventative depression.

17 Playgrounds and Play Equipment

17.1 Accessibility to Playgrounds

This strategy acknowledges the benefits of playgrounds and play equipment, particularly in supporting early childhood development (3 to 12 years of age), community connectivity and a sense of belonging. The size, level of service, and type of playground (for example, nature play versus standard combination units) will depend on the park's locality, access to other playgrounds or play experiences near the park, and surrounding demographics (requirement to provide age-appropriate).

A desktop assessment of residential property access to playgrounds (excluding type or level of service) has identified that:

- The City has 46 playground locations spread across the City
- 29% of residential properties within the City are within 200m of a playground, and at least 66% are no further than 400m from a playground
- 22% of properties within the suburb of Belmont are 800m away from a playground, significantly above the average of 10%
- 1% (n=65) of residential properties are further than 800m from a playground
- The Redcliffe suburb has excellent access to playgrounds, with at least 85% of properties within 400m of a playground.

Distance	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	The City Average
200m	33%	19%	26%	26%	46%	30%	29%
400m	29%	28%	41%	42%	39%	41%	37%
600m	21%	30%	27%	28%	11%	24%	24%
800m	14%	22%	6%	5%	3%	5%	9%
>800m	3%	1%	0%	0%	0%	0%	1%
	100%	100%	100%	100%	100%	100%	100%

Table 26: Playground Accessibility

17.2 Levels of Service – Playgrounds and Play Equipment

The City has adopted an informal approach on standard levels for playgrounds, generally supplying playground equipment that is appropriate for the size of the park (local, neighbourhood, district) and its proximity to other playgrounds and estimated or expected catchment size (for example, an isolated local park with a larger catchment would likely have a more extensive playground).

The City's replacement program for playgrounds tends to be at the end of the asset life of the equipment and is captured in the City's Asset Management Plan – Playground Replacements.

At the end of the asset life of playgrounds, the City will program either:

Replacement Like-For-Less	Redundancy or reduction in service if proven the playground is no longer required locally or a smaller level of service is adequate. For example, this may be appropriate where a major POS upgrade has occurred nearby.
Replacement Like-For-Like	The playground equipment, function, and level of service are adequate for the locality but need replacing.
Upgrade	Additional playground features or a larger or more specialised layout are required. This may occur where there is a shortfall of POS, changes in demographics and/or increased densification.

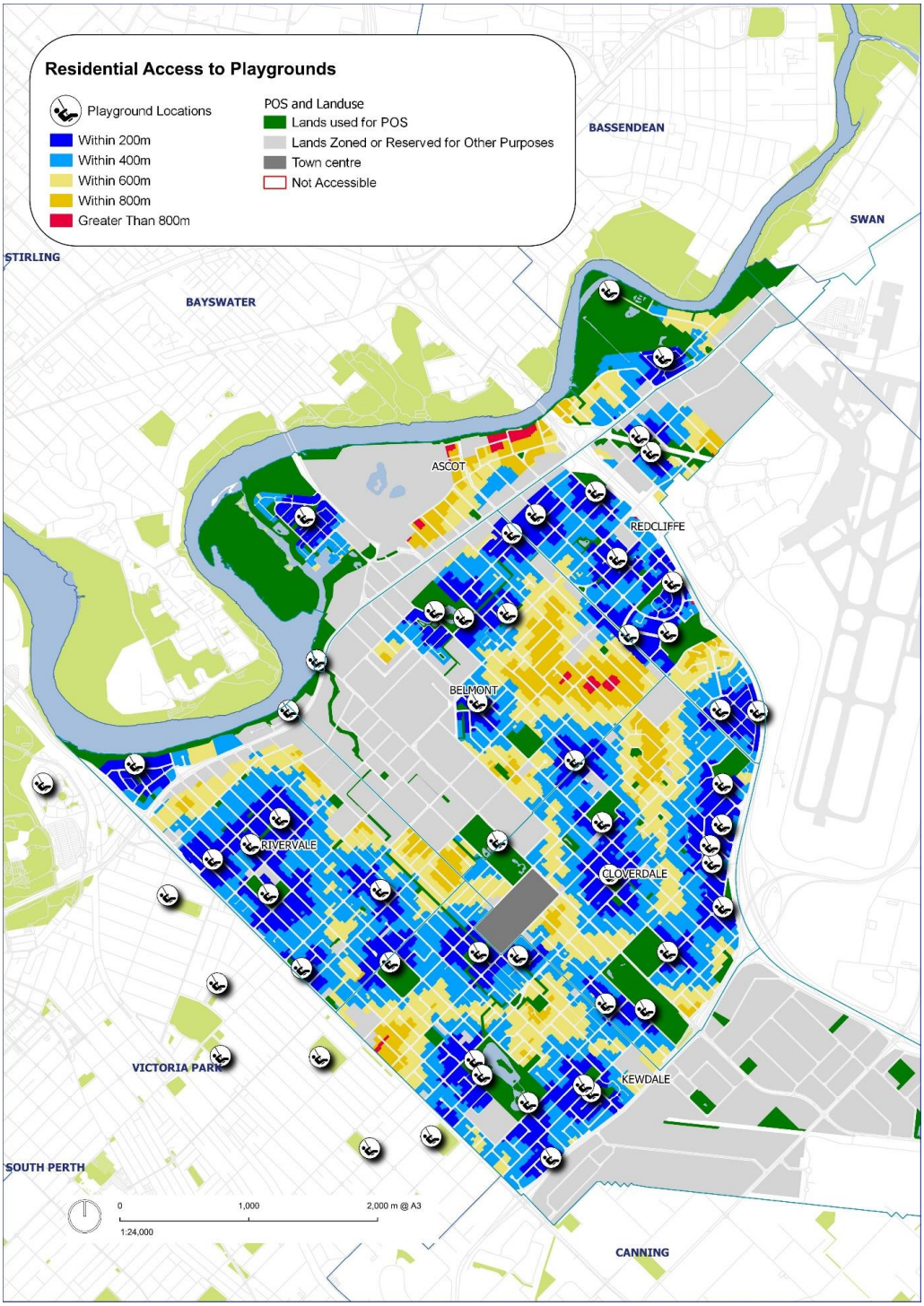
Typically when determining the playground replacement requirement, the following justification is required:

Replacement Like-For-Less	Demonstrate the playground is no longer required within this locality by demonstrating access to another playground or higher level of service.
Replacement Like-For-Like	Demonstrate that Like-For-Less or Like-For-Additional is not required - Proceed with like-for-like replacement.
Upgrade	Undertake an assessment of the level of service deemed necessary for this locality (demographics assessment, survey, current access to other localities, the need to provide a higher level of service or a different form of green space attraction).

The following questions should be considered when planning a playground renewal or upgrade project:

- Do residents within at least 600m of this playground have access to any other playground or play experience? (for example, if this playground is altered, what impact does it have on others in the vicinity?)
- Is the immediate area (800m catchment) saturated or lacking in service levels?
- Does the park provide a level of service for a regional catchment, special development precinct or high-density area? (for example, Ascot Waters, The Springs)
- Is the playground project connected to or linked with another larger project? (for example, Forster Park Pump Track, Wilson Park Master Plan)
- Could a playground replacement project provide additional green space or play experience? (for example, replace combination unit with nature play)
- Does the playground provide a specific level of service? (for example, older youth playground, senior-friendly etc.).

Figure 20: Residential Property Access to a Playground



18 Co-Locating Specialised Outdoor Exercise and POS Experiences

To maximise use and access to specific or specialised POS experiences, the City should aim to co-locate experiences with complementary land uses or infrastructure.

For example, community gardens could be located within a neighbourhood or district park (to allow for space) and be within an area of high residential density where residents have insufficient space for their garden. Likewise, locating outdoor exercise equipment or inclusive/age-friendly equipment near care facilities reduces travel requirements and provides access to specific populations who will utilise these spaces.

The decision framework around determining the appropriate location needs to remain relatively flexible in each event. This would allow requests or the placement of POS experiences to be assessed on a case-by-case basis. Notwithstanding, the guideline below should inform the locating of these experiences.

18.1 Outdoor Exercise Equipment

The placement of outdoor exercise equipment provides the Community with 'free' exercise and physical activity infrastructure. This can contribute to addressing and improving public health issues such as obesity, poor mental health and cardiovascular disease. It is, however, recommended that the decision framework to locate outdoor exercise equipment includes:

- Not installing units or circuits within 800m of another outdoor exercise equipment/location
- Promoting exercise that requires the use of static equipment (that is, body weight and agility with no moving parts) rather than dynamic equipment (that is, additional resistance and moving parts)
- Considering whether the unit or circuit will have a complementary or negative impact on existing parkland infrastructure (for example, detracts from existing playgrounds, complements existing sporting spaces)
- Installing the equipment where space is available within a neighbourhood or district open spaces (note, smaller and individual static units may be considered in local open spaces where there is a defined need)
- Co-locating equipment with drinking fountains and natural shade and other facilities that promote or encourage outdoor exercise.

This strategy has not addressed the lifecycle, durability, and management of outdoor exercise equipment; these aspects will be discussed in the City's Recreation Strategy.

18.2 Community Gardens

Community gardens or food growing spaces have grown in popularity in Australia, predominantly within inner-city and highly urbanised areas where there is less access to green private open space.

Typically, these spaces include garden beds or growing areas that provide the local community with an opportunity to grow fruit, vegetables and other edible plants. Additionally, community gardens contribute to community identity and cohesion.

Various community garden projects across Australia have also reported benefits, including:

- Healthier eating habits
- Improved knowledge of gardening, food and nutrition
- Participating in a low-intensity form of exercise
- Promoting sustainability initiatives (composting, low carbon food production, waste reduction)
- Opportunities for multi-generational and multi-cultural nodes of interest
- Opportunities for low socioeconomic communities to participate.

There are multiple benefits associated with designing and delivering a well-planned and community championed garden. However, the opposite is equally valid. Unfortunately, many community gardens have failed due to poor design, poor community 'ownership', and an expectation that the local government will continue maintenance (harvesting, replanting, mulching, etc.).

The decision framework in locating a community garden should consider:

- Is there an ongoing and demonstrated commitment from the community to establish and maintain the garden?
- Is the garden located in a space where there is sufficient space and does not impact existing amenities?
- Does the design of the community garden promote security, accessibility and inclusivity?
- Will the community garden be well resourced, including access to a secure water supply; can it sustain itself with minimal surveillance; will it require the input of synthetic fertilisers, herbicides or pesticides?
- Will the proposed location impact adjacent land uses?



Figure 21: Left: Community Garden at Copley Park. Right: Belmont Community Garden at Wilson Park

As a thriving community garden requires a high degree of dedication from a community group to ensure the continued operation of the garden, the City will consider the development of a community garden upon request rather than initiate the development of a community garden without the demonstrated interest.

19 Green Space and Urban Heat

Through the natural process of photosynthesis, trees and plants release water and can cool the local environment. This cooling effect is increased when combined with irrigation and water availability. To further support urban liveability, green space and streetscapes should reduce urban heat by enhancing green space and street trees.

Research has demonstrated ambient air temperatures in built-up areas can be 4°C to 15°C warmer than in surrounding vegetated or 'greener' areas. Areas of high urban development and low green cover act as 'heat islands' that absorb heat during the day and then release heat at night. However, parks and well-shaded areas can reduce the local ambient temperature by between 0.5°C to 2°C, making a difference on days above 35°C when public health and heat-related health risks are exacerbated.

In 2016, the City assessed the level of tree canopy across different land uses. The highly accurate aerial mapping of tree canopy identified that the highest performing land uses were land reserved for Parks and Recreation (including MRS) and Civic and Cultural purposes (canopy cover averages ranging between 33% to 57%). Residential lands had tree coverage of 17% on average. An investigation by the Department of Planning, Lands and Heritage (Western Australian Government) in 2018 identified that Parklands within the City had, on average, 30% canopy cover whilst residential areas had, on average, 9% cover. Different methods of collecting the data likely contributed to the different results. Either way, this data will be important when considering future strategies to reduce urban heat and when assessing the success of these.

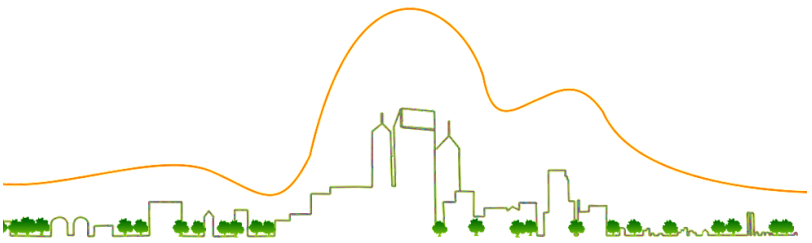


Figure 22: The Urban Heat Island Effect

In urban environments, green spaces provide communities refuge and relief during a heatwave or extreme heat events. This may be critically important in lower socioeconomic areas (who cannot afford home cooling), areas consisting of older people (who are heat vulnerable) and areas consisting highly of outdoor workforces (who risk dehydration, heat stress and sunburn).

Therefore, it should be a consideration of POS design and planning to reduce urban heat and provide cooling opportunities by:

- Maintaining irrigated turf surfaces that offer large areas of evapotranspiration (being the evaporation of moisture from the soil and transpiration of moisture from the leaves of the plants)
- Integrating blue-green infrastructure to increase water access (that is, WSUD)
- Improving and increasing natural shade elements around playgrounds, picnic areas and community buildings
- Increasing street tree coverage to create corridors of green coverage and to increase shade over bitumen and pathways
- Increasing shade over paths in green spaces
- Allowing trees in POS and streetscapes (unless under powerlines) to grow to their full biological and ecological potential, including canopy size and spread with minimal pruning. (Notably, as per the City's Urban Forest Policy, the City will not prune for aesthetic purposes).

20 Green Space Design: Cultural Inclusion, Landscape and Historical Perspective

Wherever possible, green spaces should be designed to acknowledge and retain local cultural values. The City has achieved this in various parks that acknowledge Aboriginal and Torres Strait Islander, post-European and ecological history.

20.1 Aboriginal and Torres Strait Islander Perspectives

As of 2016, the City had an estimated 40,083 residents, with 993 residents identifying as Aboriginal and Torres Strait Islander peoples.

The City acknowledges the Whadjuk people of the Noongar Nation, as the Traditional Owners of this land, Whadjuk Boodja. The City partners with internal and external stakeholders to help ensure the history and culture of Aboriginal and Torres Strait Islander peoples are respected, remembered and celebrated.

In line with these values, the City has implemented green space design principles that acknowledge and demonstrate Aboriginal and Torres Strait peoples' heritage and culture, which is especially important when works physically impact the land.

This has included:

- The naming of *Bilya Kard Boodja Lookout* at Tanunda Drive in Ascot (see Figure 22 over page) to acknowledge and commemorate our Noongar heritage and associated artwork and interpretative signage. (Bilya means 'River', Kard means 'Hill', and Boodja indicates 'Land/Country' in Noongar language).

- Inclusion of signage at Centenary Park showcasing local native birds and their Noongar names
- In-path artwork at Goodwood Parade boat ramp showcasing Derbyl Yerrigan (Swan River) imagery
- Installation of flora signage incorporating Noongar names and uses along the “Jida Bida Path” (Small Bird Path) nature walk within Tomato Lake bushland.

It is recommended to continue to work closely with local Aboriginal and Torres Strait Islander people and incorporate their perspectives and culture into green space design by:

- Including Noongar language and names within park signage and wayfinding
- Consulting with Whadjuk Noongar stakeholders on local native plants to be included within landscaping, particularly those that are significant to Noongar culture (food, medicinal, ritual etc.), including educational signage
- Incorporating Noongar cultural elements within green space design, including meeting spaces or yarning circles
- Identifying significant Whadjuk cultural and heritage sites within POS
- Researching significant and registered heritage sites before work is planned and seeking appropriate consultation approvals.



Figure 23: Bilya Kard Boodja Lookout artwork was unveiled in December 2016 and created by Peter Farmer junior and Kylie Graham.

20.2 Post-European Perspectives

Urban development commenced in the pre-1900s in Rivervale and steadily moved east, with Cracknell Park and Peet Park likely the first parcels of land developed as green space. On 1 July 1961, the Belmont Park Road District Board became the Shire of Belmont following the *Local Government Act 1960*. City status (WA Electoral Commission, 2007) was attained on 17 February 1979.

A significant part of the City's post-European history is associated with the horse racing industry, brick kilns and peri-urban agriculture. It is through this history that some parks have received their names. For example:

- Peet Park in Kewdale was named after the founder of Peet and Co. (Real estate agents established in 1895)
- Tomato Lake in Kewdale was named after vegetable garden growers
- Ayres Bushland in Ascot was named after Frank Ayres, a prominent district identity whose name was synonymous with the first caravan park in Belmont.

It is recommended to recognise the post-European history of the City with POS to:

- Continue entry statement or wayfinding signage demonstrating each park's historical significance, including educational signage within the park where appropriate
- Through the City of Belmont Museum, document any changes to green spaces for future reference
- Undertake research before work is planned to identify the risk of impacting historical value.

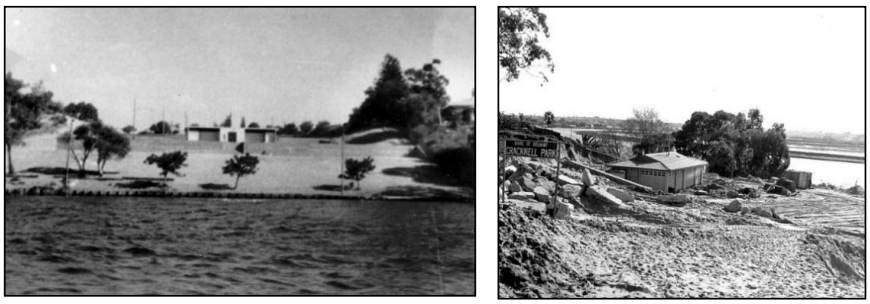


Figure 24: Left: Cracknell Park, Rivervale, circa 1950. Right: Cracknell under construction circa 2000 (right).



Figure 25: Early Playgrounds. Left: Tomato Lake. Right: Children at Arlunya Park, circa 1979.

20.3 Ecological Perspectives

Before extensive clearing for urban development, the pre-European vegetation included 2,082 hectares of the Bassendean Complex (Central/ South), 1,512 hectares of the Southern River Complex (majority within Perth Airport) and 201 hectares of the Guildford Complex (Collective Local Biodiversity Strategy 2018, EMRC).

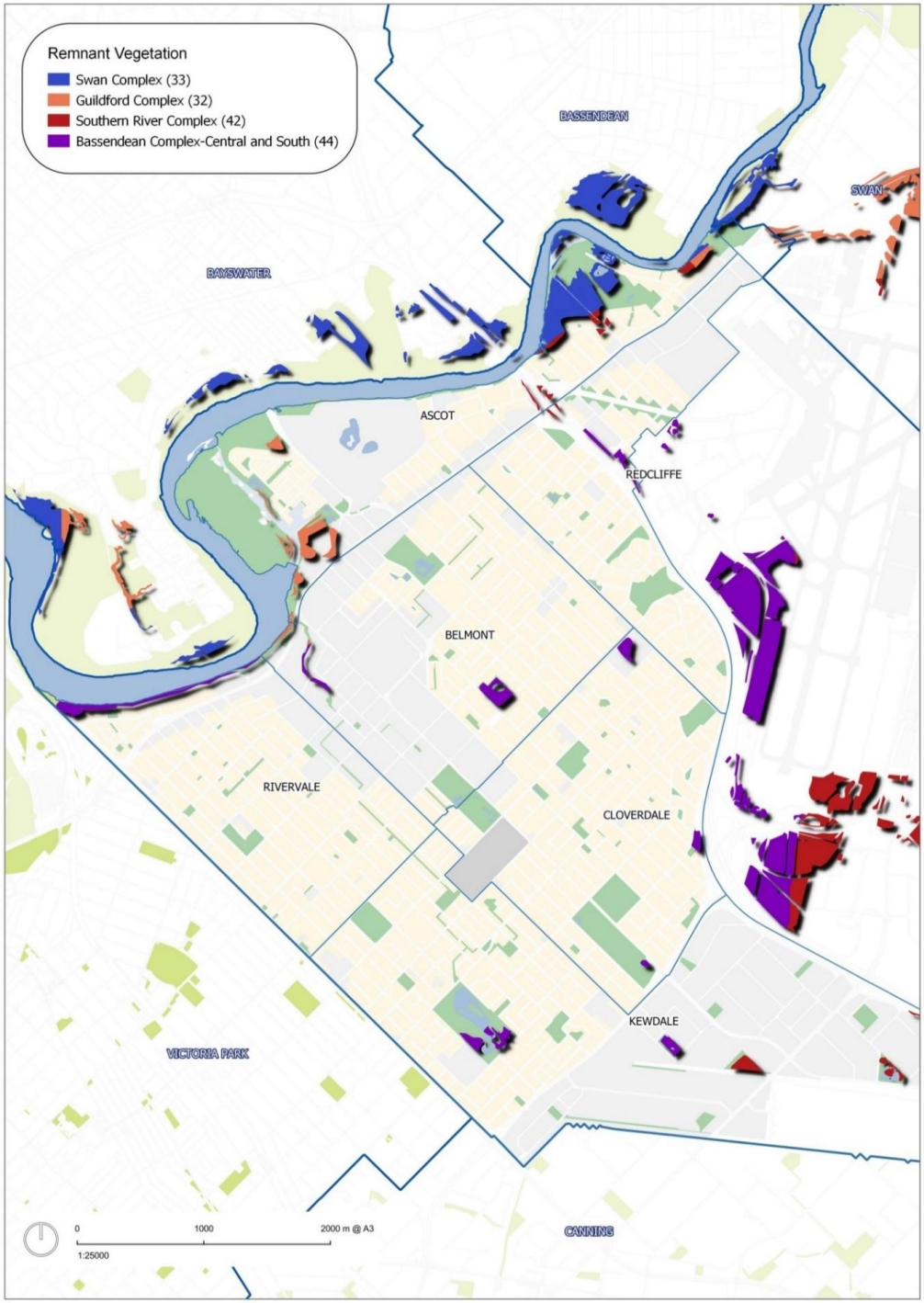
This ranged from jarrah, marri and wandoo (*Eucalyptus marginata*, *Corymbia calophylla*, *E. wandoo*) along the Swan River (extending inland approximately to where Great Eastern Highway is situated) and jarrah, banksia or casuarina (*Eucalyptus marginata*, *Banksia* spp., *Allocasuarina* spp.) within the central part extending south east from the river.

Most of the remnant vegetation within the City was progressively cleared for urban development, with some pockets along the Swan River, Tomato Lake and Perth Airport remaining (Figure 26). However, as residential development grew and urban landscape aspirations changed, much of the native vegetation, even within reserves, was cleared and altered to fit more European garden qualities. By 1965 most remnant vegetation within residential areas had been removed. Even sites such as Signal Hill, a bush block located within the City, were cleared for telecommunications and significantly disturbed. This historical clearing has substantially disturbed the original ecological services and heritage.

Table 27: Vegetation Complexes known to the Belmont Areas

Vegetation Complex	Summary Description
Bassendean Complex-Central and South	Vegetation ranges from woodland of *Eucalyptus marginata* (Jarrah) - *Allocasuarina fraseriana* (Sheoak) - Banksia species to low woodland of Melaleuca species sedge lands on the moister sites. This area includes the transition of *Eucalyptus marginata* (Jarrah) *to Eucalyptus todtiana (Pricklybark)* in the vicinity of Perth.
Southern River Complex	Open woodland of *Corymbia calophylla* (Marri) - *Eucalyptus marginata* (Jarrah) - Banksia species with fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark) along creek beds.
Guildford Complex	A mixture of open forest to tall open forest of *Corymbia calophylla* (Marri) - *Eucalyptus wandoo* (Wandoo) - *Eucalyptus marginata* (Jarrah) and woodland of *Eucalyptus wandoo* (Wandoo) (with rare occurrences of *Eucalyptus lane-poolei* (Salmon White Gum)). Minor components include *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark).
Swan Complex	Fringing woodland of *Eucalyptus rudis* (Flooded Gum) - *Melaleuca rhaphiophylla* (Swamp Paperbark) with localised occurrence of low open forest of *Casuarina obesa* (Swamp Sheoak) and *Melaleuca cuticularis* (Saltwater Paperbark).

Figure 26: Remnant pre-European Vegetation Mapping



It should be an objective of green space design and development to:

- Where appropriate, implement landscape design and planting with local, native plant species (collected from provenance seed where possible), particularly within buffer zones of Environmentally Sensitive Areas
- Through appropriate design and landscaping, revegetate with flora species that attract and conserve native fauna species
- Implement interpretative signage which promotes the ecological history and educates the community on biodiversity
- Continue to conserve and revegetate remnant areas to promote and encourage ecosystem services and endemic vegetation complexes (see section 22).

ANALYSIS OF OBJECTIVE 3 - Connected POS

Plan for green spaces that enhance the connection between private and public areas.

21 Public and Private Realm Interface

Since 1955, under Perth's existing POS planning framework, the allocation of POS (10%) has not increased. In developed urban spaces, this also means that available green space as a sum of both public and private space has decreased due to lifestyle aspirations within the private domain (housing size typology, gardens, amenities etc.). Consequently, the Community becomes more dependent on POS for access to green spaces.

This strategy aims to guide and influence the integration of the private and public realms, particularly where private space abuts or overlooks public space in parks or key streetscapes.

21.1 Why is it important?

Appropriate integration of private green space (for example, front and rear gardens) and public green space (adjacent streetscapes, parks etc.) aids in achieving pleasant urban environments that:

- promote community cohesion
- support urban liveability
- encourage passive surveillance.

As populations grow and density increases, private open space tends to be reduced, which results in an increase in community reliance on POS as a means of recreation and community connection. However, if planned poorly, the private and public green space connection remains incomplete and therefore disjointed, resulting in a missed opportunity and decreased value of both open spaces.

21.2 What does it look like?

To achieve integration, appropriate planning policies and strategies need to address the public-private green space interfaces in regards to form and function:

- **Form**: the built and natural physical space, inclusive of all its elements
- **Function**: the specific functionality, role or purpose intended for that space.

Traditionally, the function influenced and dictated the form's design, which remained relatively singular in focus and often compartmentalised (single form: single function). This meant that the function stays within the form and is exclusive. However, the City's vision would be for the function of green space (or elemental parts) to cross into other forms, an example being streetscapes.

Streetscapes (form) were often designed with transport and conveyance or services in mind (function), which has resulted in larger transport corridors with minimal or neglected green space or other natural functions. However, the integration between streetscapes and private open space as green space means that the design (form) of streetscapes now needs to acknowledge several functions: trees, gardens, community connections, and amenities.

Table 28 summarises the elements which support or detract from integrating private and public green space.

Table 28: Private and Public Green Space Integration

Supports integration	Does not support integration
• Provide passive surveillance between spaces that provide some privacy back to the private domain. For example, front fencing or treatments should be permeable • Retention of permeable spaces to support the growth of significant shade trees and gardens • Appropriately designed paths, streetscapes, pocket parks (rest points) and appropriate fencing promote pedestrian transport and community cohesion • Streetscapes designed as green spaces encourage social interaction (pocket parks, community gardens, shade trees, amenities) • Public green space should be designed with access points, paths and amenities along 'desire lines' (routes people are most likely to walk to a destination) that connect the private and public realm • Appropriate setbacks and streetscape widths encourage green space development within the space.	• Solid/impermeable interfaces separating both public and private realms (creates hiding spaces and removes surveillance potential) • Dominating high-speed, straight-line traffic flow reduces pedestrian or cyclist use • Narrow verges are predominantly restricted by crossovers • Noise-generating green space amenities (playgrounds, skate parks etc.) are located too close to residential or noise-sensitive land uses (complaints) • Poor access or unplanned path networks create a perception of risk or unsafe environments • Restrictive policy detracts community ownership of green spaces.

The following initiatives will be considered to achieve improved private and public interface:

- Infrastructure design to support the growth of significant shade trees and gardens
- Streetscape and green space design supports pedestrian movement and connectivity
- Green spaces are included in streetscape design to encourage social interaction, including pocket parks, community gardens, shade trees and amenities
- Planning policies and strategies should support public-private green space interfaces.

ANALYSIS OF OBJECTIVE 4 - Natural POS

Protect and enhance the connection between private and public spaces.

22 Conservation and Protection of Natural Assets

The retention of green spaces as POS also allows for the retention and conservation of natural environmental qualities, including native vegetation complexes, flora and fauna species and ecosystem services and functions (wetlands, vegetation etc.).

Approximately 106.3 hectares of Parks and Recreation lands within the City's planning scheme and the MRS are considered natural areas. The majority (76.4ha) is located within Ascot due to the Swan River and remnant vegetation within the Swan and Canning Rivers Development Control Area. Additionally, parks such as Tomato Lake, Severin Walk, Centenary Park, and Garvey Park have areas containing remnant vegetation that has been restored. These remnant spaces are maintained as natural areas whilst being surrounded by recreational functions (irrigated turf, recreational activity space).

Some POS locations are managed solely as natural areas, including Signal Hill Bushland, Bush Forever Sites, P.H. Dod Reserve and Hassett Street Reserve. These areas do not contain any adjacent sporting or recreational function (that is, no irrigated turf, no sporting facilities, and no concrete paths). This allows residents living in an urban environment to experience surroundings that more closely represent and resemble the vegetation and natural features before clearing.

22.1 Management and Enhancement of Natural Areas

The City has a strong history of revegetating natural areas. This commitment continues by identifying the following green spaces as 'conservation priority' areas:

Conservation Priority Green Spaces	
• Tomato Lake bushland • Pellegrini Wetland • Garvey Park and Ron Courtney Island • Ayres Bushland • Signal Hill Bushland • Hassett Street Reserve	• P.H. Dod Reserve • Noble Park • Redcliffe Park east • Hassett Street Bushland • Bush Forever sites • Swan River Foreshore (Goodwood Boat Ramp to Bilya Kard Boodja Lookout).

These sites should be promoted as conservation priority green spaces to encourage conservation. The City's Environment and Sustainability Strategy (supporting document for the LPS) contains more information on the protection of remnant vegetation and biodiversity. That said, green space management must conserve natural assets and priority areas by:

- Reducing the number of artificial assets located within these areas or opting for assets that complement the natural environment (that is, exposed dirt paths versus concrete paths, avoiding lighting that may disturb native fauna)
- Controlling weeds and revegetating conservation priority areas with provenance seed (where possible) or local, native flora species to encourage a return to pre-European vegetation complexes
- Managing natural area assets in line with best practice and excluding, where practical, artificial management practices.

22.2 Biodiversity within Green Spaces

Action can also be taken relevant to natural areas and other green spaces such as streetscapes and recreational parks to protect and enhance flora and fauna.

This may include:

- Reducing mechanical disturbance for the construction of infrastructure such as paths and amenities
- Implementing interpretative and information signage that promotes living with wildlife, native ecological function, waterways and native flora and fauna to encourage the uptake and acceptance of conservation measures and natural conditions
- Where required, restricting domestic animals (that is, cats, dogs, horses) that may threaten native flora and fauna through physical barriers or legislative control
- Where required to protect sensitive areas, controlling public access to designated paths or walkways and prevent or control vehicle access
- Where needed, implementing control methods to deter feral animals such as pest birds, foxes and rabbits.

23 Park Treatments and Environmental Considerations

23.1 Waterwise Parks

There is continued pressure to use water wisely in a drying climate. However, as the need for irrigated green space increases within an urban environment, there is also a need to increase water usage to maintain high-quality recreational areas, sporting reserves and even streetscapes and green corridors. Notwithstanding this, the City acknowledges that the use of the world's most valuable resource, water, must be done wisely to achieve the most value from our scarce water resource.

Therefore, throughout all irrigated green space, the City should aim to optimise water use to achieve quality green space without overuse or water waste. This can be achieved through:

- Hydrozoning and ecozoning irrigated recreational reserves
- The use of smart technologies and equipment that optimises water programming and delivery
- The use of native low water requirement planting where appropriate
- Design and installation of irrigation systems by licenced and qualified practitioners and tradespeople
- Implementation of the City's Groundwater Use Management and Operating Strategy as per Western Australian legislation and guidelines
- Where practicable, reduce irrigated turf areas and replace them with irrigated Waterwise garden beds (ecozoning)
- Where possible, source and utilise fit-for-purpose water supplies other than potable water (scheme supply) or groundwater, including stormwater or surface water supplies
- Consider consolidated non-potable schemes to irrigate new estates, including shared bores and City managed infrastructure.

23.2 Irrigation Demand

The City irrigates green space throughout the irrigation season (generally October to April) to match plant water requirements and budgets water allocation based on evaporation and monthly rainfall (Figure 27). A small amount of water is allocated for June, July and August (during the winter sprinkler ban) to allow for testing and maintenance of systems, which is required to ensure systems operate efficiently during the summer months (peak irrigation season).

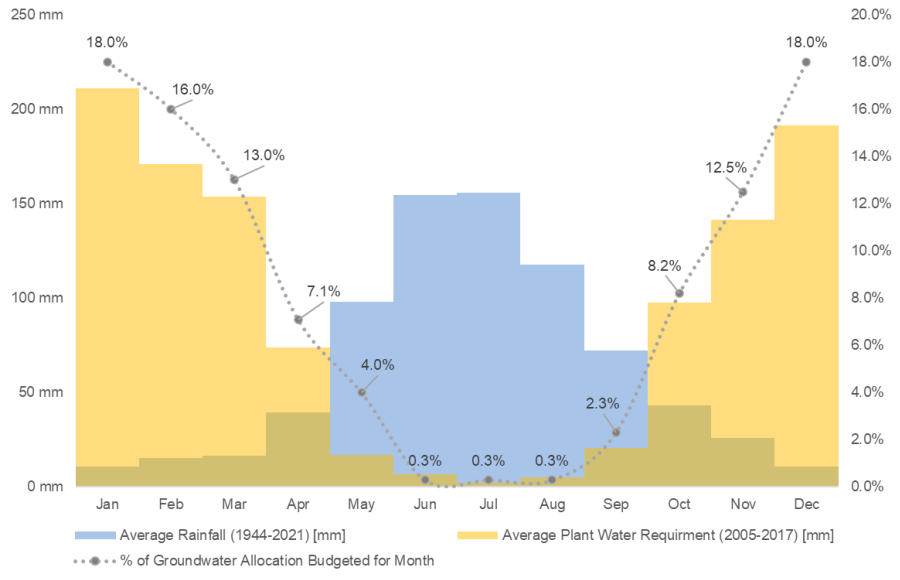


Figure 27:- Portion of Water Allocation as a Percentage of Total Annual Allocation for Irrigated Green Spaces.

23.3 Energy Efficient Parks

The City uses approximately 520,000kWh for green space management, predominantly due to irrigation, aeration and lighting of reserves. This represents about 10% of the City's total electricity use. Energy use, however, is a necessity in order to:

- Deliver water in irrigation (pumps)
- Light sporting fields (lighting towers)
- Assist with managing waterbodies (aerators and pumps).

The City's energy use is monitored to reduce CO^2 emissions, and until March 2022, carbon offsets were purchased for 25% of electricity use at contestable sites. However, after May 2022, the City is now using 100% renewable energy for these sites.

To reduce the overall energy consumption to maintain green space sites, the City should explore the implementation of:

- Variable speed pumps that use energy appropriate to the amount of water being delivered
- Investigate the use of solar to offset the running of diurnal pumps (aerators, fountains, waterfalls)
- Where applicable, use solar-stored path or wayfinding lighting with motion sensors.

23.4 Fertiliser and Pesticides

Natural area assets are often impacted by human activity or urban activities that negatively impact natural features. Maintaining green space within a natural setting is not exempt from this. Therefore, the City manages its application of fertilisers and pesticides as per national and state best practice guidelines. The City also monitors upcoming alternative methods of non-chemical weed control. This assists in reducing both environmental/ecological impact and public concern.

Urban stormwater and drainage water often convey nutrients collected from various land uses. These nutrients tend to promote the growth of algae or nuisance plants in wetlands and waterways. The City's lakes and wetlands often experience summer algal blooms, consisting of single-celled cyanobacteria (blue-green) to thick filamentous surface blooms, impacting aesthetics and the ecosystem quality and function.



Figure 28: Algal Bloom at Tomato Lake.

Therefore, the City manages its fertiliser application within these Natural Areas by:

- Applying foliar applications rather than granular or liquid-based options
- Implementing vegetative buffers (where practical) between irrigated turf and wetland edges
- Using surface application methods rather than fertigation to reduce the risk of overspray or run-off of nutrients into waterways.

ANALYSIS OF OBJECTIVE 5 - Enduring POS

Develop POS that is adaptable, sustainable, responsive and resilient to future challenges.

24 POS Analysis of Risks and Future Challenges – Adapting to Changes Within the Community

The City conducted an analysis of the risks and future requirements of POS. The investigation studied the current challenges and constraints whilst considering potential emerging risks and challenges. Table 29 summarises the conclusions derived from this process.

The risks and challenges have also been considered within the remaining four objectives underpinning the POS Strategy, which are broadly summarised below:

- Future demand and user specific requirements of residents such as demographics, age, physical challenges etc.
- Consideration of CPTED and community perceptions of safety
- Community expectations and lifestyle changes, improving health and wellbeing
- Recognition of identity, cultural and historical connection within POS
- Changes in property types and density impacting demand
- Environmental demands, the wise use of resources, assessing the environmental impact of activities
- Protection of vegetation, including increasing the vegetation and tree canopy
- Integration of private and public realm, improved passive surveillance.

To ensure the City is adaptive to potential change, consideration of the risks and challenges identified through this analysis will be incorporated in business case development for new POS projects.

Table 29: Summary of Risks and Challenges

Risk	Focus
Population Growth	• Increased demand, use and access to POS • Multi-use/functional POS • Increased POS maintenance requirements • Increased CPTED requirements • Increased residential density/reduced private POS • Increased passive surveillance • Age accessible POS • Increased demand in nocturnal/night-time use of POS (lighting) • Ageing population • Poor community cohesion/need to support community cohesion.
Climate Change	• Hotter temperatures • A decline in rainfall - Water scarcity/shortages • Reduced irrigated POS availability/accessibility/quality • Change/Loss in biodiversity (species diversity) • Increased natural disasters - storms and fires • Increase in heat-related mortality and morbidity • Increased drainage/flood requirements within POS • Increased demand in nocturnal/night-time use of POS (lighting) • Increased shade requirements • Decreased outdoor/increased indoor lifestyles • Increased dry/non-irrigated parks.
Community Needs/Values	• Increased CPTED requirements • Requirement for LGA to support active lifestyles (public health) • Multi-use/functional POS • Increased demand in nocturnal/night-time use of POS (lighting) • Increased demand, use and access to POS.
Community Sporting Trends	• Increased demand, use and access to POS • Multi-use/functional POS • A decline in organised sports participation • Increased demand in nocturnal/night-time use of POS (lighting) • Increased diversity and access requirements • The conflict between vegetation and sporting space.
Change in Built Environment	• Increased residential density/reduced private POS • Reduced vegetation on private property • Increased passive surveillance • Road reserves used for parking.

Table 29: Summary of Risks and Challenges (cont'd)

Risk	Focus
Technological Changes	• Decreased outdoor/increased indoor lifestyles • Increased private use of technology integrated with POS (for example, wayfinding, geocaching) • Decreased need for POS • Increased demand for outdoor recreation equipment (for example, exercise equipment).
Economic Sustainability	• Increased expenditure on POS • Demand to upgrade POS • A decline in organised sports participation • Increased POS maintenance requirements.
Natural Hazards	• A decline in rainfall - water scarcity/shortages • Bushfire prone areas • Flood prone areas (current and future) • Insufficient water/risk of contamination of water sources for irrigation • Known or suspected contaminated sites • Water table decline • Nutrients (fertilisers) introduced to waterways/groundwater.
Legislative Environment	• Clearing of native vegetation without a permit • Non-compliance (that is, overuse of groundwater).

25 Monitor and Review

The City will continue to consult with our Community to understand their needs and aspirations for public open space and review the Strategy and Implementation Plan at least every two years, or sooner as required, to help refine the strategy outputs.

Reviewing the POS Strategy and Implementation Plan on a regular basis enables the City to refine the strategy outputs based on community feedback and to ensure it continues to align with the strategic direction of the City and the WA state government. The Implementation Plan will identify the strategic actions required to enable the City to achieve its vision and outcomes for public open space.

The key to measuring the success of the implementation of this strategy will be our Community's satisfaction with parks and open spaces. This will be measured by undertaking customer satisfaction surveys on a regular basis.

Appendix A

A Definitions and Acronyms

Term or Acronym	Definition
City	The City of Belmont
CPTED	Crime Prevention Through Environmental Design
DOS	District Open Space
Ha	Hectares
kWh	Kilowatt-hour(s)
km	Kilometres
LGA	Local Government Authority
LOS	Local Open Space
LPS	Local Planning Scheme
m	Metres
MRS	Metropolitan Region Scheme
NOS	Neighbourhood Open Space
Pocket parks	Pocket parks are parks that are smaller than 0.5 ha and service the residents in the immediate area (approximately 300m) and are most often used as recreation or nature spaces.
POS	Public Open Space
ROS	Regional Open Space
WAPC	Western Australian Planning Commission
WSD	Water Supply, Sewerage and Drainage
WSUD	Water Sensitive Urban Design

Appendix B

B City of Belmont Strategic Framework Summary

B1.1 City of Belmont's Strategic Community Plan 2020-2040

Goal	Strategy | What we will do	
Liveable Belmont	1.1	Respect, protect and celebrate our shared living histories and embrace our heritage
	1.5	Encourage and educate the Community to embrace sustainable and healthy lifestyles.
Connected Belmont	2.1	Design our City so that it is accessible to people of all ages and abilities
	2.2	Make our City more enjoyable, connected and safe for walking and cycling.
Natural Belmont	3.1	Protect and enhance our natural environment
	3.4	Provide green spaces for recreation, relaxation, and enjoyment
	3.5	Promote energy and water efficiency, renewable energy sources, and reduce emissions and waste.
Creative Belmont	4.1	Promote the growth of arts and culture
	4.2	Embrace technology, creativity, and innovation to solve complex problems and improve our City
	4.3	Support and collaborate with local schools and businesses.
Responsible Belmont	5.1	Support collaboration and partnerships to deliver key outcomes for our City
	5.5	Engage and consult the Community in decision-making
	5.7	Engage in strategic planning and implement innovative solutions to manage growth in our City.

B1.2 Belmont On the Move – Integrated Movement Network Strategy (March 2017)

- The City has a key opportunity for developing a sustainable transport network by linking the substantial number of parks and recreation facilities across the City
- Investigates the development of a green network to connect parks and recreation facilities for cyclists and pedestrians
- Considers priority locations for bicycle parking, repair stations and water fountains in the five-year implementation plan.

B1.3 Environment & Sustainability Policy and Strategy 2016-2021

- The Environment and Sustainability Policy outlines the City's commitment to environmental performance outcomes, the protection of the natural environment and biodiversity values which are often located within POS
- The focus of the Environment and Sustainability Strategy is to proactively develop objectives and actions that will result in the enhancement of the natural environment and improvements in environmental performance

- Efficient use of energy, water, paper, and other resources, reducing waste generated and implementing renewable energy technologies to minimise the City's corporate carbon footprint.

B1.4 Reconciliation Action Plan 2015-2017*

- Celebrate, recognise and promote Aboriginal and non-Aboriginal cultures, heritage, traditions and wellness within the Belmont area
- Develop and implement the use of significant Noongar Whadjuk names within relevant resources, public information, public spaces and public buildings
- Include Aboriginal cultures, heritage and traditions within parkland design to encourage all people to feel welcomed and accepted and to promote Aboriginal culture and heritage.

B1.5 Access and Inclusion Plan 2018-2021

- Under the *Disability Services Act 1993* (WA), local governments are required to develop and implement a Disability Access and Inclusion Plan to ensure people with disability have equal access to services and facilities (Outcome 2).
- The City's Access and Inclusion Plan fulfils the requirements of the Act.
- The POS Strategy recognises the significance of creating open spaces that are accessible to, and inclusive of, all abilities.

B1.6 Age-Friendly Plan 2017-2021

- The Age-Friendly Plan addresses the needs of older residents, guiding the City's actions to create an age-friendly community
- The quality of life of seniors is affected by the physical environment in which they live. The external environment and public buildings have a major impact on the ability of seniors to age in place. Good access to buildings and opportunities for physical activity through welcoming open spaces contributes to an age-friendly community
- Focus Area Objective 1 of the Plan states: Outdoor spaces and the built environment are welcoming, safe, and accessible in the City of Belmont.

B1.7 Strategies under development or review

- **The Recreation Strategy** will inform the future provision of sport, exercise, and recreation facilities within the City
- **The Community Infrastructure Plan** will provide guidance in relation to the effective use of the City's community infrastructure, ensuring there is a considered approach to planning and consolidation.
- **The Streetscape Enhancement Strategy** will guide the City in relation to the management of streetscapes, including verges, cul-de-sac heads, roundabouts and entry statements (for key entry points to the City).

Appendix C

C State Government Framework Summary

C1.1 Plan for the Metropolitan Region Stephenson & Hepburn Report 1955

- Provided the basis for the development of the Perth Metropolitan Area and set out requirements and standards which have guided planning in the Metropolitan Region since that time
- A standard of 3.36 hectares per 1000 persons (excluding school playing fields) is deemed sufficient for POS
- Standard contribution of 10% of the gross subdivisible area for POS has been applied since 1956 and is reflected in the Western Australian Planning Commission's (WAPC) Development Control Policy 2.3 'Public Open Space in Residential Areas'.

C1.2 Metropolitan Region Scheme (MRS)

- The MRS is established under the *Planning and Development Act 2005*.
- The MRS applies a 'Parks and Recreation' reservation to land deemed to have regional significance for ecological, recreation, or landscape purposes
- Private land reserved for 'Parks and Recreation' under the MRS is required to be vested to the Crown upon any subdivision of land.

C1.3 The State Planning Strategy - Statement of Planning Policy No. 1 'State Planning Framework'

- In 2014 the WAPC adopted the State Planning Strategy in order to plan for development up to 2050.
- Ensure neighbourhoods include appropriate local open space
- Local structure plans and local planning schemes identify sufficient land to accommodate community facilities.
- Protection of environmental assets and the wise use and management of resources are essential to encourage more ecologically sustainable land use and development and contribute to a more sustainable future.
- Conservation of ecological systems and biodiversity, including ecosystems, habitats, species, and genetic diversity
- Assisting in the conservation and management of natural resources, including air quality, energy, waterways, and water quality
- Protecting areas and sites with significant historic, architectural, aesthetic, scientific, and cultural values from inappropriate land use and development.
- Adopting a risk-management approach that aims to avoid or minimise environmental degradation and hazards.
- Prevent environmental impacts that may result from sitting incompatible land uses together.

Appendix C

C1.4 WA Planning Commission – Development Control Policy Manual

- POS in Residential Areas' has as a basic component of the policy a requirement that 10% of the gross subdivisible area of a conditional subdivision. (section 152 of the Planning and Development Act 2005)
- All residential development in the State is complemented by adequate, well-located areas of POS that will enhance the amenity of the development and provide for the recreational needs of residents. (WAPC Policy DC 2.3)
- Facilitate the provision of land for community facilities in conjunction with land ceded for POS - such as community centres, branch libraries and day-care centres. (WAPC Policy DC 2.3)
- Protect and conserve the margins of wetlands, watercourses and the foreshores adjacent to residential development. (WAPC Policy DC 2.3)
- Balance between incidental open space, readily accessible to all residents, and recreational open space in larger units suitable for active leisure pursuits. (WAPC Policy DC 2.3)
- Ensure that adequate facilities are available for both passive and active recreation during workers' leisure periods within industrial areas. (WAPC Policy DC 4.1)
- Ensure that adequate facilities are available for both passive and active recreation during workers' leisure periods within industrial areas. (WAPC Policy DC 4.1)
- Take into consideration the size of the workforce in the area, the proximity of existing POS and the scale of a new development being proposed. (WAPC Policy DC 4.1)
- Land may also be required to be given up as POS in order to provide for buffer strips between industrial uses and any adjacent non-industrial areas. (WAPC Policy DC 4.1)
- Lots may be created to conserve significant environmental features and remnant vegetation (WAPC Policy DC 3.4)
- Where a proposal is compatible with the use and zoning of surrounding land, the nature and purpose of the reserved land and the environmental character of the location, lands reserved for Parks and Recreation or Regional Open Space within the MRS can be used as POS, including for incorporated clubs and community groups (WAPC Policy DC 5.3).

C1.5 WA Planning Commission – Liveable Neighbourhoods (2009)

- Applies to structure planning and subdivision for greenfield sites and for the redevelopment of large brownfield and urban infill sites
- Parks can accommodate state-of-the-art urban water management processes; incorporate; streams, floodplains and wetlands (both natural and constructed), storm detention measures including basins, stormwater infiltration and other water quality treatment devices. (Element 1 - Community design)
- Identify and retain areas of natural and cultural significance that are of adequate significance or can contribute to establishment of a sense of place or identity. (Element 1 - Community design)

- Urban environments deliver improved social and Community outcomes relative to conventional development - focus on walkable mixed-use communities that are well served by services, facilities and public transport and designed to create a special sense of place for each Community. (Element 1 - Community design)
- People in communities interact socially, build social capital and access physical activity as a contributor to physical and mental health. (Element 1 - Community design)
- People in communities interact socially, build social capital and access physical activity as a contributor to physical and mental health. (Element 1 - Community design)
- Street trees that provide a generous canopy at maturity should be planted in most streets (except rear laneways) for pedestrian shade and shelter, streetscape amenity, and traffic management. (Element 2 - Movement network)
- Lots fronting streets, major streets, and parkland such that development enhances personal safety, traffic safety, property safety and security; and contributes to streetscape and park quality. (Element 3 – Lot layout)
- Regional, District and local open space can be created efficiently through careful structure planning and site-responsive design. (Element 4 – Public parkland)
- To facilitate the provision of the POS contribution and its development as part of the subdivision process and to enhance local amenity. (Element 4 – Public parkland)
- To ensure that POS is integrated into the urban structure to produce both land-use efficiency and long-term sustainability. (Element 4 – Public parkland)
- Provide a balance between conservation and active and passive recreational uses in District, neighbourhood, and local open space. (Element 4 – Public parkland)
- Urban water management should be achieved by creating areas of open space (including multiple-use linear parks along drainage lines, and some streets with median swales), that can be used for urban stormwater management, to enhance water quality without compromising efficient urban structure. (Element 1 - Community design).

C1.6 Department of Sport and Recreation - Classification Framework for Public Open Space (2012)

- Identifies and formalises the function categories of Sporting, Recreational and Nature spaces
- Sporting spaces provide a setting for formally structured sporting activities
- Recreational spaces provide a setting for informal play and physical activity, relaxation, and social interaction
- Nature spaces provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values
- Provides uniform guidance on catchment hierarchy of Local, Neighbourhood, District and Regional open space in relation to purpose and function, access, size, design, and activities
- Assigned walkable catchments based on the hierarchical classification of a park, Local Open Space should be within 400m or a 5-minute walk, Neighbourhood Open Space within 800m or a 10-minute walk and District Open Space within 2km or a 5-minute drive

- **Regional open space (ROS)** may accommodate important recreation and organised sports spaces as well as significant conservation and/or environmental features. The size is variable depending on function, however, if combined with sporting spaces should be greater than 20 ha. Walkable access is not required due to these sites serving a regional function
- **District open space (DOS)** is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space. Sized 5 ha to 15 ha and within 2 kilometres or a 5-minute drive
- **Neighbourhood open space (NOS)** serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise. Sized between 1 ha to 5 ha, within 800 metres or a 10-minute walk
- **Local open space (LOS)** is usually small parklands that service the recreation needs of the immediate residential population. Sized between 0.4 ha and 1 ha, within 400metres or a 5-minute walk.

C1.7 Directions 2031 and Beyond (2020)

- By 2031, Perth and Peel people will have created a world-class liveable city; green, vibrant, more compact, and accessible with a unique sense of place
- Guides infill targets of 47%
- Protect our natural and built environments and scarce resources; respond to social change and optimise the land use and transport conditions that create vibrant, accessible, healthy, and adaptable communities
- Protect and manage significant biodiversity areas
- Protect matters of national environmental significance
- Protect water resources
- Mitigate and adapt to climate change
- Reduce waste generation and encourage reuse and recycling
- Expand and enhance our open space network
- Integrate natural resource management into land-use planning
- Provide quality passive and active POS.

C1.8 Perth and Peel @ 3.5 million (2018)

- The Perth and Peel @ 3.5 million provides guidance on land use planning and infrastructure in the Perth and Peel regions to help accommodate 3.5 million people by 2050
- The framework aims to limit unsustainable urban sprawl and encourage greater housing diversity to meet changing community needs.
- The framework determines the location of new homes and jobs to make the best use of existing and proposed infrastructure and aims to protect important environmental assets.
- The framework encourages greater infill development with almost half of the forecast 800,000 new homes built through infill development. The majority of these will be built within the Central sub-region and around key transport links of the Metronet station precincts.

Appendix C

C1.9 Department of Planning, Lands and Heritage - Bush Forever (2000)

- Identifies regionally significant bushland based on criteria relating to its conservation value. (SPP 2.8 Bushland Policy for the Perth Metropolitan Region)
- Comprehensive representation of all the ecological communities originally occurring in the region, principally through protecting a target of at least 10% of each vegetation complex.

12.5 Draft Community Infrastructure Plan - Advertising for Public Comment

Attachment details

Attachment No and title
1. Draft Community Infrastructure Plan [**12.5.1** - 22 pages]
2. Draft Community Infrastructure Plan Part 2 [**12.5.2** - 45 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	140/009
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Nil
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

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

The purpose of this report is to seek Council endorsement to advertise Part 1 and Part 2 of the draft Community Infrastructure Plan 2022–2040 (CIP) for public comment.

Summary and key issues

The CIP outlines the long-term direction for community infrastructure provision within the City of Belmont (City) and has been developed in two parts. Part 1 provides a concise and easy to read document with a focus on explaining to the community the purpose of the CIP and key outcomes. Part 2 is a more comprehensive document focused on the technical aspects of community infrastructure provision which contains the research, findings and analysis supporting the actions. Both documents will be available on the City's website.

The City manages a diverse network of community infrastructure assets on behalf of our community, supporting various activities including cultural, educational, recreational, sporting and community groups.

Adopting an integrated planning approach is essential to ensure the City efficiently uses its resources to meet the needs of the community. The CIP provides a combined perspective considering strategic plans across the organisation and aligns with several of the City's strategic plans which influence the delivery of community infrastructure.

The CIP Part 1 is structured as follows:

- Purpose
- What is Community Infrastructure?
- Why is it important to have a Plan?
- How was this plan created?
- Strategic Synergies?
- What do we know?
- What is the future demand?
- What does our community say?
- Our vision and principles
- What is our gap?
- What are our opportunities?
- Our action plan.

An Implementation Plan has been developed to support the delivery of outcomes and actions outlined in the CIP. While the CIP (Part 1 and 2) is intended to be a public document and will be available on the City's website, the Implementation Plan will remain as an operational document only.

It should be noted that a draft copy of the CIP will be made available for public comment which will allow the focus to be on the written content of the document, as opposed to images, maps, graphics etc. All comments will then be considered and pertinent feedback will be included. The document will then be finalised and undergo the process of being converted into a "publish ready" document with the inclusion of additional images, infographics etc and will be submitted to Council for final endorsement.

Location

Not applicable.

Consultation

During November and December 2020, an external consultant facilitated a series of workshops with key internal stakeholders to review and identify gaps and opportunities for the provision of community infrastructure. Since this time, there has been several working party reviews along with the provision of updated information, leading to the finalisation of the draft CIP.

In developing the CIP, feedback provided by the community through stakeholder engagement events and community surveys have been reviewed to assist with informing the development of the CIP.

Based on the long-term strategic nature of this document, alignment with the Public Open Space and Recreation Strategies, and the potential implications associated with the provision of community infrastructure, it has been determined that a best practice approach is to consult with the community in relation to the targeted outcomes associated with the CIP.

Following endorsement by Council, the draft CIP will be advertised for a period of 28 days seeking public comment.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 1: Liveable Belmont
Strategy: 1.2 Plan and deliver vibrant, attractive, safe and economically sustainable activity centres
Strategy: 1.5 Encourage and educate the community to embrace sustainable and healthy lifestyles

Goal 2: Connected Belmont
Strategy: 2.1 Design our City so that it is accessible by people of all ages and abilities
Strategy: 2.2 Make our City more enjoyable, connected and safe for walking and cycling

Goal 3: Natural Belmont
Strategy: 3.4 Provide green spaces for recreation, relaxation and enjoyment
Strategy: 3.5 Promote energy and water efficiency, renewable energy sources, and reduce emissions and waste
Strategy: 3.6 Encourage sustainable development to guide built form

Goal 4: Creative Belmont
Strategy: 4.1 Promote the growth of arts and culture

Goal 5: Responsible Belmont
Strategy: 5.1 Support collaboration and partnerships to deliver key outcomes for our City
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: 5.3 Invest in services and facilities for our growing community
Strategy: 5.5 Engage and consult the community in decision-making
Strategy: 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

The CIP is consistent with the Integrated Planning and Reporting Framework (IPRF) and Guidelines for all Local Governments in WA, under the *Local Government Act 1995* and introduced in October 2010.

Background

The CIP has been developed concurrently with other related City strategies (Public Open Space Strategy, Recreation Strategy and Streetscape Enhancement Strategy).

The CIP supports the aims of the City's Local Planning Scheme No.15 by maximising the efficacy of existing and future community infrastructure needs. The previous CIP was finalised in 2013 and it was determined a review was required to incorporate and consider:

- Updates that have occurred to the City's strategic documentation;
- Changes to the City's demographic profile;
- Future challenges associated with the provision of community infrastructure; and
- Community feedback provided through consultation and surveys.

Officer comment

A series of workshops were held over October and November 2020 which were facilitated by an external consultant experienced in the development of similar documents and involved multi-disciplinary teams within the City. These workshops reviewed the City's vision, objectives and existing provision of community infrastructure, gaps against needs and the potential for upgraded or new community infrastructure.

The workshop process involved the following steps:

- Identification of current gaps in knowledge
- The Vision – assessing the needs and nexus
- Benchmarking and guidelines for community infrastructure
- Options catchment mapping
- Clarifying the key themes
- Review and initial recommendations.

The feedback and analysis from these workshops were used to draft content for the CIP.

Following completion of the workshops, the draft CIP documents have been subject to ongoing review by the stakeholder working group, along with the inclusion and/or consideration of updated information such as the Australian Bureau of Statistics (ABS) Census data and an updated condition assessment of the City's building facilities.

It was subsequently determined that splitting the CIP into two documents is desirable. Part 1 intended to be a user friendly, concise document and Part 2 a more technical document, with detailed research, findings and supporting analysis. An internal operational document (implementation plan) was also developed to identify key actions required to support the investigation of opportunities and implementation of outcomes identified in the CIP, to provide officers with guidance in relation to tasks and responsibilities in relation to the delivery of outcomes.

Several related strategies such as the Public Open Space Strategy, Recreation Strategy and Streetscape Enhancement Strategy have also been developed and have been developed concurrently with the CIP.

Due process has been undertaken in the drafting of the CIP, and the draft document has been the result of extensive internal stakeholder feedback and input towards finalising the current documents. This has ensured that the CIP includes current and relevant information, in addition to ensuring alignment with the City's strategic direction.

Following endorsement by Council, the draft CIP will be advertised for public comment. The focus of consultation will be obtaining community feedback in relation to the content, as opposed to the final format, graphics, images or presentation. It should be noted that the draft CIP presented with this report is not "publish ready", on the basis that changes may occur during the consultation process. This approach was deemed to be the most appropriate use of internal and external resources, on the basis changes will likely be made upon the conclusion of consultation.

Relevant feedback from the consultation phase will be reviewed for consideration and potential incorporation into the draft CIP. When the final review has been undertaken, the finalised CIP will undergo the process of being converted into a publish ready document with the inclusion of updated statistics following the release of the 2021 Census data, additional images, infographics etc. A further report will be submitted to Council for the endorsement of the final version of the CIP, outlining any material changes that have occurred to the CIP. The final endorsed CIP (Part 1 and 2) will then be uploaded to the City's website, while the implementation plan will remain an operational document.

Financial implications

Actions identified in the CIP will have financial implications which will predominantly consist of officer time and additional funding will be required for capital expenditure. New projects will be undertaken in accordance with the City's Project Management Framework.

Specific projects and initiatives identified, will be subject to a detailed Feasibility Study and Business Case development, to be considered as part of the annual budget process and long-term financial plan, for consideration and approval by Council.

Environmental implications

There are no specific environmental implications at this time, however individual projects may have environmental considerations which will be outlined in the relevant Feasibility Study and Business Case.

Social implications

The CIP will:

- Inform appropriate infrastructure provision for the City's diverse community both now and into the future.
- Ensure that sustainable outcomes are delivered with optimal use of resources for the Community's best interests.

Officer Recommendation
That Council endorse the draft Community Infrastructure Plan 2022-2040 (Part 1 and Part 2) as contained in Attachment 12.5.1 and 12.5.2, for the purpose of advertising for a period of 28 days, seeking public comment.

CITY OF BELMONT

DRAFT Community Infrastructure Plan

Date of Publication xx/xx/2022

PICTURE
PLACEHOLDER

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Design, Assets and Development team on (08) 9477 7293.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

Purpose

The Community Infrastructure Plan 2022 – 2040 (Plan) outlines the City of Belmont's long-term direction for community infrastructure provision.

The City of Belmont (City) manages a diverse network of community infrastructure on behalf of our Community, supporting various activities, including cultural, educational, recreational, sporting, and community groups.

Adopting an integrated planning approach is essential to ensure the City uses its resources in our Community's best interests. This Plan provides a combined perspective of all the strategic plans that influence the delivery of community infrastructure.

Complementing this Plan is a more comprehensive, technical document Community Infrastructure Plan 2022 – 2040 Part 2, which contains the research, findings and analysis supporting the actions outlined in this Plan.



What is community infrastructure?

Community infrastructure is a platform for community activity, including social, cultural, or physical pursuits, and can help shape and influence community and economic outcomes.

For this Plan, community infrastructure includes built or hard infrastructure such as places, spaces, and physical assets. It does not include soft infrastructure such as programs, services, and networks that run from and occur in these spaces.

This Plan focuses on community infrastructure for which the City has the primary responsibility and ability to deliver. This includes a wide range of spaces, places, and physical assets where the following types of activities and services can be accommodated:

- Recreation, sports, the arts, cultural activities, social gatherings, and meeting places
- Emergency services where there is a statutory obligation for the City to do so
- Community programs and services offered by not-for-profit organisations.

Arts and Cultural Places and Spaces



Art centres | Museums | Heritage buildings

Community and Civic Places and Spaces

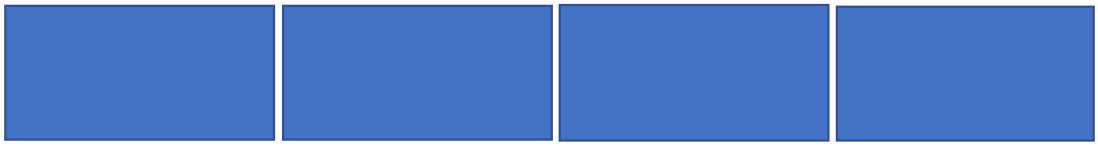


Community centres | Multi-purpose community halls | Community hubs | Libraries



Seniors' housing and care | Men's shed | Community gardens | Youth, family and seniors' activity centres

Sport and Recreational Places and Spaces



Sporting venues | Leisure and recreation centres | Skate parks | BMX/Pump tracks



Indoor/Outdoor sports courts | Public open space

[include infographics on how many different community infrastructure sites the City has]

Why is it important to have a plan?

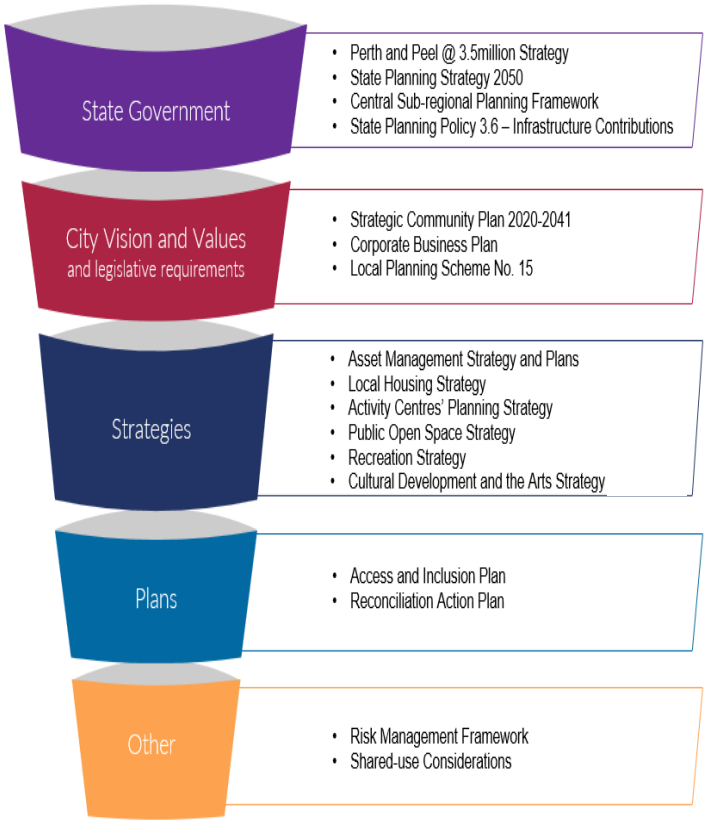
This Plan provides recommended actions to deliver an integrated community infrastructure network that will enhance our vibrant, desirable, and liveable Community now and into the future.

This Community Infrastructure Plan seeks to:

- ✓ Guide facility standards and the appropriate level of community facility provision.
- ✓ Predict future demand by considering trends in demographic data, participation, use and design.
- ✓ Assess the City's existing facilities to identify any potential gaps in provision now and in the future.
- ✓ Identify opportunities for collaboration or partnerships with external stakeholders to help provide improved community infrastructure.
- ✓ Align the community infrastructure priorities with the City's strategic direction.
- ✓ Provide a 20-year development plan in line with the City's Long-Term Financial Plan.
- ✓ Identify high-value projects for inclusion in the City's Long-term Financial Plan.

This Plan is the primary instrument to guide the City's community infrastructure planning, designing, and delivery.

Community infrastructure planning fits within a comprehensive policy framework at the state and local government levels. Therefore, this Plan must align with the following related policies, strategies, and plans.



How was this Plan created?

The following steps were taken to create this Plan, and ongoing monitoring will occur to ensure the Plan reflects our Community's best interests.

Vision and Objectives

Develop vision.

Define the objectives and guiding principles.

Align with City's strategies, plans and policies.

Assess Current Capacity

Assess the capacity of the existing community infrastructure.

Review state and local government policy framework and industry standards.

Gauge future demand.

Identify Options

Identify options and opportunities.

Develop recommendations.

Seek peer review.

Identify risks and controls.



Plan

Draft the Plan.

Consult with the community.

Finalise the Plan.

Implement

Implement the Plan.

Review

Monitor and review the Plan.

Update as required.



Strategic Synergies

The Community Infrastructure Plan aligns with the aspirations of the City of Belmont Strategic Community Plan 2020 - 2040 (key areas are outlined below) and supports and enhances other key City strategies, plans and policies.

LIVEABLE BELMONT **We are vibrant, desirable and liveable**	CONNECTED BELMONT **We can all get where we want to go**	NATURAL BELMONT **We care for and enjoy our environment**	CREATIVE BELMONT **We are innovative, creative and progressive**	RESPONSIBLE BELMONT **We are inclusive, engaging and act with integrity**
What this will look like: • All ages can live, work and play in the City. What we will do: • Encourage and educate the community to embrace sustainable and healthy lifestyles.	What this will look like: • People of all abilities are able to move freely, safely and sustainably around the City. • Supports the City's liveability by enabling seamless connections between people and places. What we will do: • Design our City so that it is accessible by people of all ages and abilities. • Make our City more enjoyable, connected and safe for walking and cycling.	What this will look like: • Highly rated as a place to live. • Planning and development will have a focus on sustainability. What we will do: • Promote water and energy efficiency, renewable energy sources, and reduce emissions and waste.	What this will look like: • There is a strong focus on arts and culture in the City. • The City works with local schools and businesses to run programs. What we will do: • Promote the growth of arts and culture. • Support and collaborate with local schools and businesses.	What this will look like: • Community is actively involved in decision making through engagement. • The City is well governed and acts with the highest level of integrity. What we will do: • Support collaboration and partnerships to deliver key outcomes for the City. • Manage assets and financial resources in a responsible manner. • Invest in services and facilities for our growing community. • Engage and consult the community in decision-making.

What do we know?

An analysis was undertaken to better understand the City's demographics and related trends.

Population

- 41,448 residents in 2016 are expected to grow by 24,211 to a total of 65,659 by 2041.
- 50% of residents under the age of 34.
- 18% of our residents are over the age of 60 years old.
- 1,739 (or 4%) people require assistance with core activities.
- 36% of people travel to work using a mode of transport other than a car.

Household

- 22% are couples with children.
- 23% are couples without children
- 9% are single parent families.
- 27% are lone person households.

Diversification

- The City is a diverse community; home to people from 86 different cultures.
- 40% of the population were born overseas.
- 29% of households speak a language other than English.

Education

- 48% of people hold a tertiary qualification.
- 38% of people have no qualifications.
- 9% of people are neither working nor studying.

Predicted Demographics Trends

- ✓ A large portion of the City's growth will arise from parents and homebuilders (aged 35-49) with a projected growth of 6,000 new residents making up approximately 25% of the total increase in population.
- ✓ With the rising numbers in the above age group, there is likely to be an increase in demand for family services and sporting clubs for children and youth across the City.
- ✓ Other areas of significant growth are predicted in the young workforce (aged 25-34), older workers and pre-retirees (aged 50-59), and seniors (aged 70-84).
- ✓ The above trends highlight the need for universal accessibility to sporting infrastructure and public open space.
- ✓ Over a quarter of the projected growth is within the 50-59 and 70-84 age groups, which may indicate an increase in demand for the provision of seniors-focused infrastructure and services, particularly within the suburbs of Redcliffe and Ascot where the highest growth in retirement age residents is expected.
- ✓ Redcliffe within Development Area 6 is projected to have the most significant population growth within the City, which currently has limited community facility provision.

Source: Forecast.id 2016

What is the future demand?

An analysis was undertaken to assess the City's current level of provision and drivers of future demand for community infrastructure.

The City used the Parks and Leisure Australia WA Guidelines for Community Infrastructure 2020 (PLAWA Guidelines) to benchmark the provision of community infrastructure, using the PLAWA hierarchy of regional, district, neighbourhood and sporting catchments.

The PLAWA Guidelines highlight the extent of community infrastructure provision needed within a developed urban area. The PLAWA Guidelines also encourage exploring co-locating facilities and shared use of infrastructure for greater community benefit.[1]

The following matters were also considered:

- Trends – Current and future trends in relation to use by community groups, community services, sports and recreation clubs.
- Community infrastructure utilisation rates – Usage was reviewed to assist with identifying available capacity and opportunities for increased use or deficiencies.
- Lease/occupancy agreements – The City's lease arrangements and opportunities for improvement in relation to management and user selection.
- Challenges – Identified areas where the City is likely to face increased demand to support program and service provision.

[insert picture]

[1] Parks and Leisure Australia (WA). *Guidelines for Western Australian Community Infrastructure 2020.* p.6.

What does our Community say?

Overall, our Community feels optimistic about our community infrastructure.

The City undertakes a biennial survey to obtain valuable feedback from our Community. This feedback informs budget decisions, strategic planning, and performance evaluation.

A community survey conducted in October 2021 demonstrated positive results[2]. The City's overall performance index score of 70 out of 100 ranked three points above the industry average for Western Australia. The City was identified as an industry leader in six community areas with the following related to the provision of community infrastructure:

- Youth services and facilities
- Family and children's services
- Disability access and inclusion
- Volunteer support and recognition.

The newly built Belmont Hub and library services achieved the highest score. Areas that demonstrated the most improvement included history and heritage, youth services and facilities, and families and children services.

While our Community said that overall sports and recreation facilities and services were highly regarded, opportunities for improvement were also identified. Belmont Oasis, for example, has continued to perform below the industry average in the survey rankings for the past 11 years.

The survey also indicated a strong desire for improved street and public places lighting. This area performed below the industry average, with declining ratings over the past three years.

[insert picture – Belmont City Centre showcased under lights at night]

[2] MARKYT® Community Scorecard October 2021

Our vision

The City will facilitate the provision of well-planned and flexible contemporary community infrastructure with equitable access, encouraging positive community health and well-being.

Our principles

To achieve our vision, we will be guided by the following principles.



An accessible, equitable and connected network

Our community infrastructure must allow equitable access for everyone regardless of age and ability.

This means our community infrastructure will incorporate universal design standards, be centrally located, and be accessible via public transport, pedestrian and cycle networks.

Additionally, access to our facilities will not be cost-prohibitive for our community members who are financially constrained.



Multifunction and co-located facilities

Our community infrastructure will be designed and utilised to optimise the benefits of the facility, be adaptable to cater to diverse needs and provide increased opportunities to connect and create a positive social impact.

Co-locating community infrastructure will maximise travel networks, service provision efficiency, and enhance opportunities for community participation.

This approach will assist with less duplication, reduced operating costs, improved usage, and create opportunities for different users to mingle.



Well-managed community infrastructure

Our community infrastructure will be well-managed to maximise its use, matched by efficient and effective facility management over its service life.

Focussing+ on efficiently and effectively managing our community infrastructure will ensure we get the most out of it.



Sustainable community infrastructure

Our community infrastructure will be developed to be sustainable, both environmentally and financially.

This means the City will explore options to work collaboratively or partner with external stakeholders to ensure we provide the greatest benefit to our Community.

It will also mean that we will use sustainable resources to build and/or renew our community infrastructure and encourage sustainable practices by users wherever possible, for example, promoting waste recycling.



Safe and secure infrastructure

Our community infrastructure will incorporate Crime Prevention Through Environmental Design (CPTED) principles, including appropriate lighting, visual prominence, and location.

Our facilities will encourage various activities during the day and evening to promote the activation of the space.

All facilities will be welcoming, safe, and maintain work health and safety standards.

[insert pictures, design work]

Evidence-based decision making

To ensure our community infrastructure meets the needs of our Community and is sustainable. Decisions to build and/or renew community infrastructure will be based on evidence.

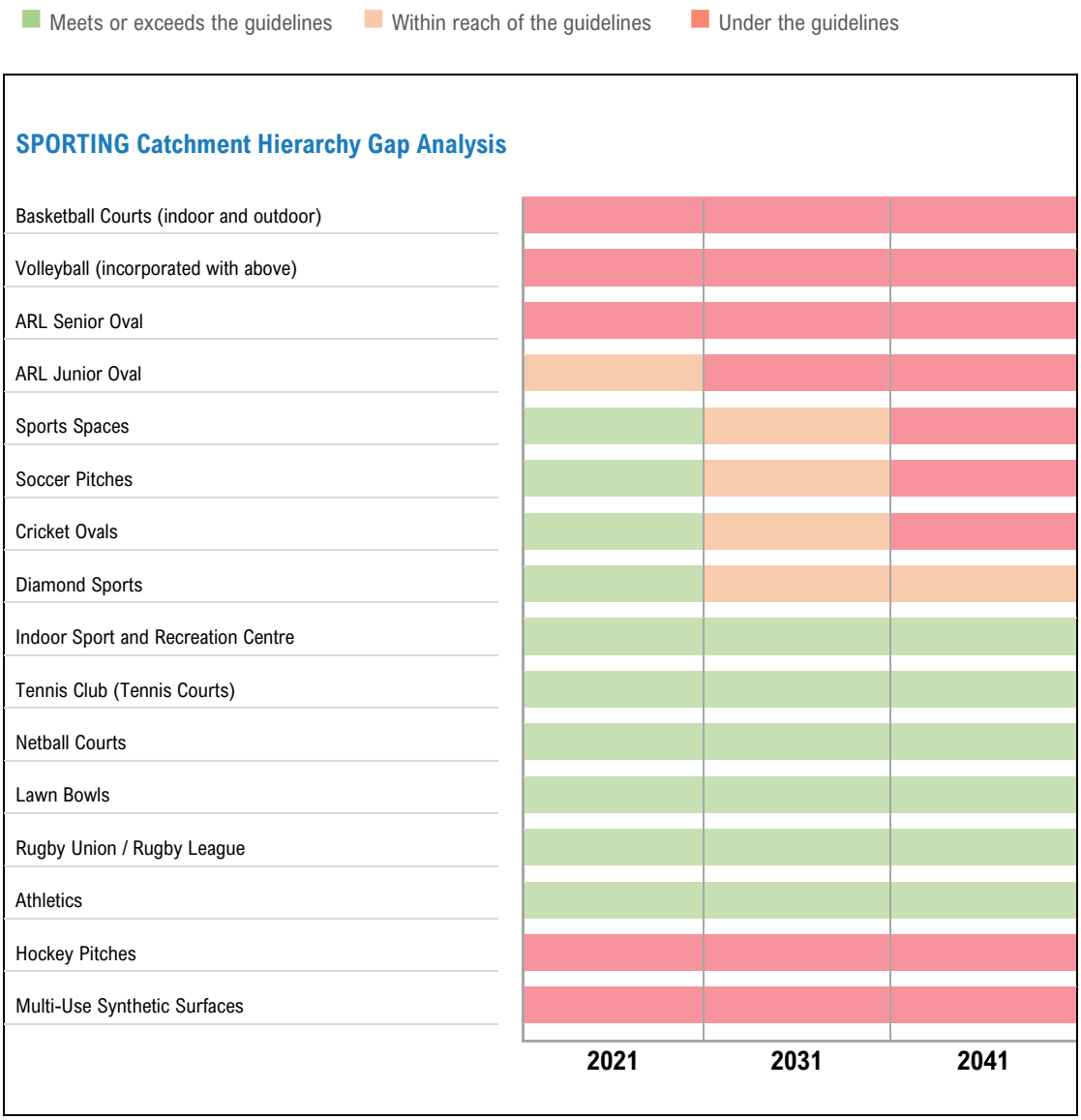
This means we will actively engage and consult with our Community regarding their needs and listen to their feedback about what works and what doesn't.

It will also mean we will rely on current and projected demographic trends, research better practices, embed lessons learned in our project planning and use feasibility studies and business cases to explore the benefits and costs of progressing with one idea over another.

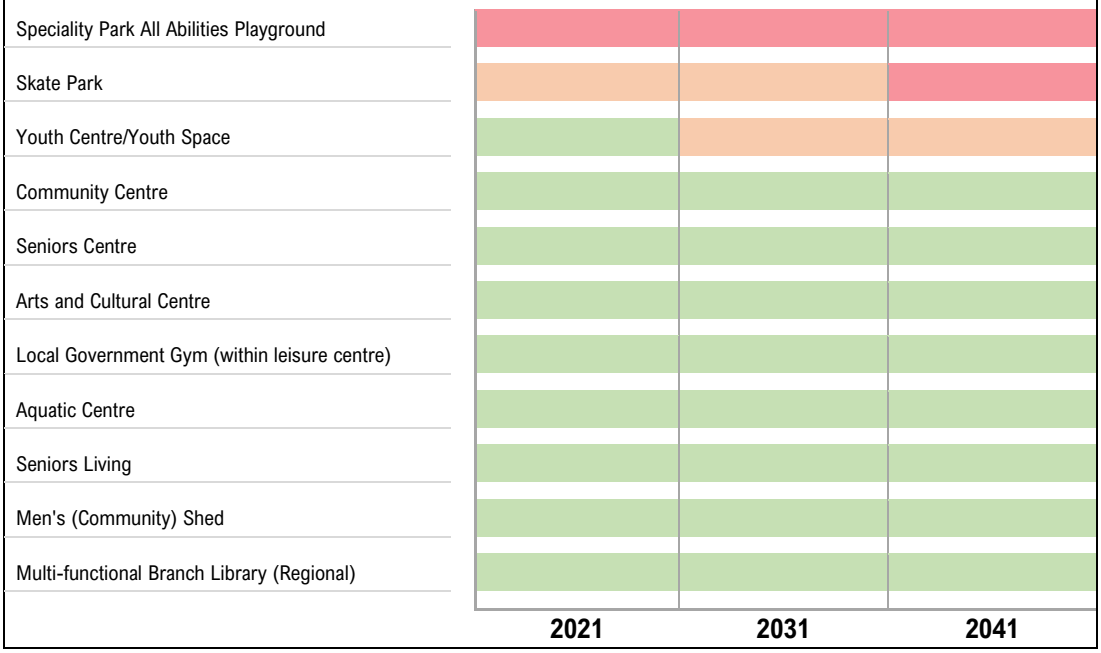
What is our gap?

The tables below summarise the City's key community infrastructure facilities and how they compare with the guidelines set by PLAWA.

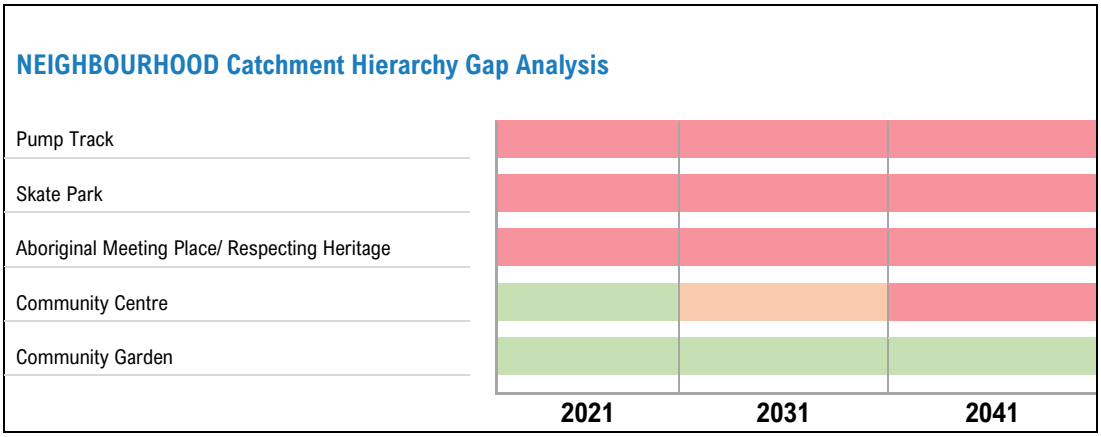
The facilities have been grouped by their hierarchical classification.



DISTRICT/REGIONAL Catchment Hierarchy Gap Analysis



NEIGHBOURHOOD Catchment Hierarchy Gap Analysis



What are our opportunities?

Our diverse and changing Community creates opportunities for improvement.

In light of the PLAWA Guidelines and relevant planning principles, an assessment of our existing community infrastructure and predicted future demands identified the following opportunities. For further information on the key findings, please refer to Community Infrastructure Plan 2022-2040, Part 2.

Notably, while a key focus of this Plan is to guide the provision of the City's community infrastructure, consideration has also been given to facilities that are not owned or operated by the City where the presence of these facilities may influence the City's current or future needs assessment.

1

Art Centre

- ✓ There is demand for additional art space within the City. Consideration should be given to supporting the growth of arts and cultural pursuits, including creating a dedicated art space within the City.

2

Community Centres

- ✓ There is capacity within the current community centres to cover the City's future needs. However, this will need regular assessment to ensure possible capacity issues are highlighted as early as possible and allow time to explore other options.
- ✓ The development of a hub at 400 Abernethy Road Complex will offer opportunities for expansion and support diversification of sporting codes on site.
- ✓ Asset upgrade/renewal will need to focus on accessibility for all and fit-for-purpose facilities meeting users' ongoing needs, for example, providing gender-diverse facilities, and improved lighting for sporting activities as required.
- ✓ The City's community centres are currently equipped for larger activities, events, or meetings. There is a need for more flexible, smaller spaces with enhanced amenities such as heating, carpeting, and audio and visual equipment.

3

Community Spaces

- ✓ Develop guidelines regarding the provision of community spaces.
- ✓ Consider community space needs and provision in future master planning and/or design of new projects. For example, quiet garden space for meditation or an outdoor meeting area.

4

Youth Centres

- ✓ Based on the City's projected population growth, a second youth centre facility will likely be required by 2041. The PLAWA data analysis also supports the need to expand youth spaces across the City in the future.

5

Seniors Centres and Living

- ✓ Currently, senior-focussed services are spread across the City. Co-location should be considered when looking at future options for some of these services. For example, the Belmont RSL and The Men's (Community) Shed.
- ✓ Develop a feasibility study to consider the upgrade and renewal requirements for future independent living units and related services.

6

Active Sporting Reserves

- ✓ Review existing capacity and use of the City's active sporting reserves to maximise usage and consider opportunities to expand sporting codes at specific locations to support supply gaps.
- ✓ Review junior versus senior participation rates to better understand why junior participation is so high compared to senior and consider opportunities to increase senior participation.

7

Outdoor Hard-Courts and Bowling Greens

- ✓ The future provision of tennis and lawn bowls should be considered as part of the development plans for the sporting precinct at 400 Abernethy Road.
- ✓ Consideration should be given to opportunities to support indoor court sports when master planning new developments such as 400 Abernethy Road.

8

Aquatic and Leisure Centre

- ✓ The Belmont Oasis' future needs to be reviewed on an ongoing basis to ensure it can continue to offer the services expected of a modern aquatic leisure centre as it ages.

9

Passive Recreation

- ✓ Design community infrastructure to support passive recreation pursuits and include in the Standards of Provision for community infrastructure.

Our action plan

The City will implement the following actions to achieve our community infrastructure vision.

1 Future Investment Principles

We will:

- Focus on investing in multi-functional shared facilities
- Continue to prepare business cases for new or upgraded facilities to ensure we make informed decisions based on evidence
- Develop a structured approach to assessing financial or in-kind contributions requested by user groups and clubs
- Prioritise partnerships (where possible) to develop opportunities to maximise the return on community infrastructure resources
- Reserve funds to ensure adequate asset management renewal and replacement.

2 Standards of Provision

We will:

- Develop standards of provision (Standards) to improve clarity around the levels of service associated with community infrastructure
- The Standards would address, for example, the focus on multi-functional, universally accessible facilities, the provision of flexible spaces in line with other City strategies and plans, and ensuring the facilities are inclusive and welcoming to all.

3 Rationalisation

We will:

- Aim to optimise land and buildings. Where an asset is evaluated as under-utilised or not-fit-purpose; the asset should be re-purposed or retired.

4 Not-for-profit occupancy assessment

We will:

- Develop assessment criteria to assist with prioritising requests from not-for-profit organisations to occupy City-owned buildings.

5 Leases and Licences

We will:

- Regularly review all lease and licence arrangements, including the guidelines and standards associated with the provision of such agreements, to ensure optimal value is maintained.

6 Facilities Management

We will:

- Ensure well-managed facilities through effective governance, capacity building, reporting, maintenance, and seek future investment options when necessary.

7 Equity, Access and Inclusion

We will:

- Actively consider community members who experience barriers to participation to ensure that infrastructure is accessible, affordable and welcoming
- Incorporate the seven universal design principles when developing, upgrading or renewing community infrastructure.

8 Community Provision Principles

We will:

- Ensure all applications to use community infrastructure by organisations, including not-for-profits:
  - Align with the City's strategies and plans
  - Meet an identified service gap that cannot be viably met by other means
  - Are feasible and in the best interests of our Community that the City assists or provides the service or infrastructure.

9 School Sites

We will:

- Approach public and private schools to help offset shortfalls in providing sporting or public open spaces
- Develop a framework that sets out the broad terms and conditions for shared use.

10 Facility Enhancements

We will:

- Upgrade/renew our existing facilities in line with this Plan and other relevant strategies or plans, such as the Asset Management Plans and Recreation Strategy
- Consider the feasibility of creating a dedicated art space in the City.

11 Ongoing Review

We will:

- Monitor and review all community infrastructure services ongoing, particularly critical services for youth and seniors
- Continue to consult with our Community regarding their needs and aspirations
- Review this Plan at least every two years or sooner as required.

[insert picture]

[insert picture]

Implementation

To support the implementation of this Plan, an implementation schedule has been developed to identify key actions required to ensure the outcomes outlined in this Plan are achieved.

The implementation schedule will take into consideration the following points and will inform both the City's Long Term Financial Plan and Annual Budget:

- A key consideration for the timing of works will be the asset renewal and upgrade schedule for community infrastructure, in accordance with Asset Management Plans.
- For locations identified for upgrades or retrofitting (for example, works to support female participation in sport) that are not scheduled to be renewed or upgraded within the near future, retrofitting within the existing built infrastructure can be considered.
- Project progression will be in accordance with the City's Project Management Framework and project prioritisation assessment process.

Finally, as part of the City's ongoing review process and consultative approach, the Community Infrastructure Plan will be monitored and adjusted as required to ensure outcomes are in the Community's best interests.

CITY OF BELMONT

DRAFT Community Infrastructure Plan (Part 2)

Date of Publication xx/xx/2022

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Design, Assets and Development team on (08) 9477 7293.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

“The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.”

Executive Summary

The City of Belmont (City) supports a diverse network of community infrastructure catering to a wide range of community, cultural, educational, recreational, and sporting needs. These facilities and the services that operate from them provide many benefits to our Community, including mental and physical well-being and social connectivity.

The Community Infrastructure Plan (Plan) is a supporting document in the City's Integrated Planning Framework, guiding the allocation of City resources toward achieving key economic, social, environmental and community aspirations over the next 20 years.

This Plan contributes to developing a more coordinated, efficient, sustainable, and innovative approach to community infrastructure provision. It guides detailed infrastructure planning and key stakeholders, including government, non-government organisations and the private sector.

The recommended actions outlined in this Plan are in response to the findings of in-depth research and analysis undertaken by the City to determine our Community's needs and aspirations in this area. The Plan incorporates the requirements of state and local governments and industry guidelines. It also seeks the support of key stakeholders to work collaboratively to ensure the City of Opportunity is home to a vibrant, desirable, and liveable Belmont.

The Plan is dynamic and will be reviewed and updated as other related strategies and plans are developed and reviewed. Notably, the City will engage with our Community formally every two years to monitor the success of the Plan and review as necessary to ensure it meets our Community's needs and aspirations as much as possible.

Finally, a separate high-level summary of this document has been developed for our Community's use.

1 Introduction

1.1 Purpose

Community infrastructure has a much broader role than simply providing locations for service delivery and destinations for social activities and programs. Community infrastructure contributes significantly to the built environment by demonstrating and influencing the specific identities and character of a community.

Effectively responding to community needs calls for integrated, collaborative planning and engagement with external and internal stakeholders. The engagement process ensures the City can holistically maintain and deliver community infrastructure to match our Community's needs and aspirations as closely as possible.

The City has a finite amount of land and resources. It is not financially viable to deliver on all community infrastructure needs in the short term. The implementation plan to deliver the actions outlined in this Plan considers any identified dependencies and the City's Long Term Financial Plan.

In turn, this Plan will inform the Corporate Business Plan and Long Term Financial Plan of the City's priorities regarding community infrastructure, in line with the community infrastructure principles outlined in this document and shaped by the learnings from the needs assessment.

1.2 Vision

The City's vision for our community infrastructure is:

The City will facilitate the provision of well-planned and flexible contemporary community infrastructure with equitable access, encouraging positive community health and well-being outcomes.

1.3 What is Community Infrastructure?

For the purposes of this Plan, community infrastructure is defined as:

Built or hard infrastructure such as places, spaces, and physical assets for community activity, whether social, cultural, or physical.

Community infrastructure can help shape and influence community and economic outcomes. This Plan focuses on community infrastructure for which the City has the primary responsibility and ability to deliver. This includes a wide range of spaces, places, and physical assets where the following types of activities and services can be accommodated:

- Recreation, sports, the arts, cultural activities, social gatherings, and meeting places
- Emergency services where there is a statutory obligation for the City to do so
- Community programs and services offered by not-for-profit organisations.

The City's community infrastructure facilities cover:

Arts and Cultural Places

- Arts centres
- Museums
- Heritage buildings

Community and Civic Places

- Community centres
- Multi-purpose community halls
- Community hubs
- Libraries
- Youth, family and seniors' activity centres
- Men’s (Community) shed
- Community gardens
- Seniors' housing and care

Sport and Recreational Places and Spaces

- Leisure and recreation centres
- Sports pavilions and associated infrastructure
- Skate parks
- BMX/Pump tracks
- Indoor and outdoor courts
- Public open space.

1.4 The City's Role

The City plays an essential role in providing community infrastructure and associated activities/services. The City's responsibility includes:

- Directly providing programs and services that other bodies may not offer but are desired and needed by our Community
- Identifying disparities in service provision and exploration of alternative opportunities
- Facilitating access to community space/building space
- Facilitating third-party service provider partnerships, for example NDIS
- Managing leases, licences and hire of community places and spaces
- Establishing and operating service level agreements and community use agreements
- Controlling City-owned land allocation for other service providers.

1.5 Objectives

This Plan seeks to achieve the following objectives:

- Define facility standards and the appropriate level of community facility provision
- Assess the City's existing facilities and hierarchy while identifying potential disparities and future planning needs for additional facility provision
- Align priorities with the City's strategic direction
- Analyse trends in participation, use, and design to predict future demand
- Consider external influences and potential partnerships to shape future solutions
- Provide a 20-year development plan aligned to the Long-Term Financial Plan and external funding opportunities
- Enable the inclusion of high-value projects in the Long-Term Financial Plan.

2 Project Methodology

The model below summarises the key steps used to develop this Plan. Additionally, a working party representing a cross-section of the City's departments was established to inform the core information and ensure an integrated solution was developed.

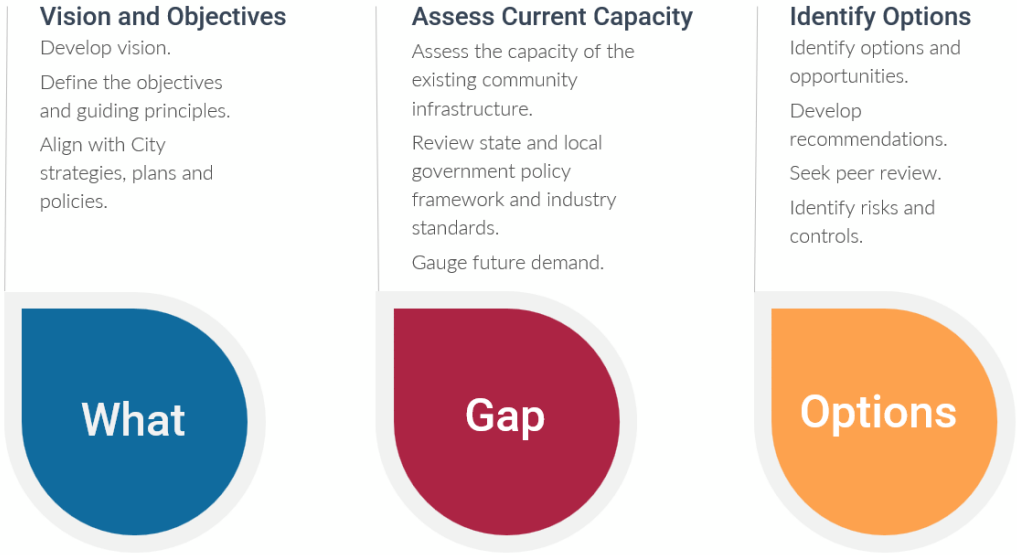


Figure 1: Project Methodology

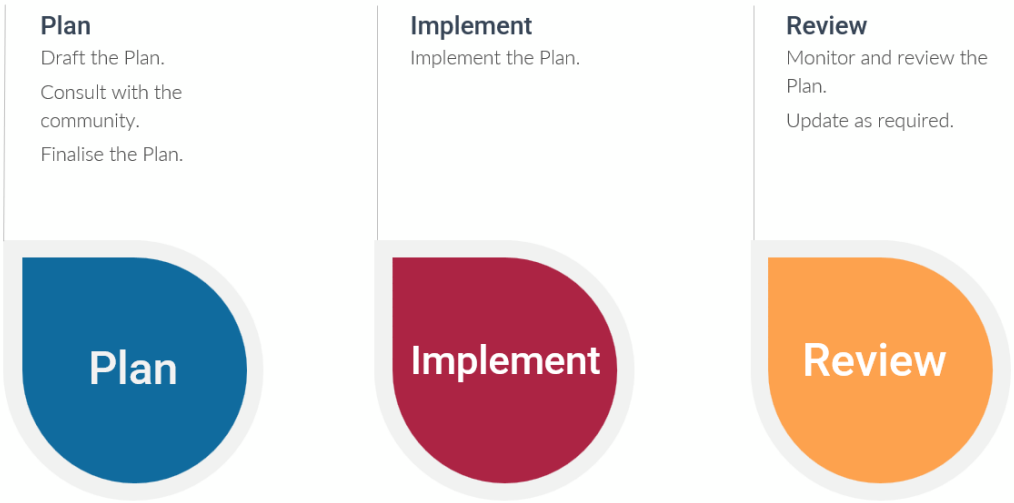


Figure 1: Project Methodology (cont'd)

3 Guiding Principles

Several principles were developed to ensure the infrastructure provision outcomes consider several perspectives, including community amenity, urban development, financial management, and asset sustainability.

3.1 Guiding Principles

- Accessible and equitable infrastructure
- A connected network focused on high-level connectivity to public transport, pedestrian, and cycle networks
- Multi-functional and co-located facilities to optimise the benefits of the facility and flexibility to cater to diverse needs and provide increased opportunities to connect and create a positive social impact
- Well-managed community infrastructure to maximise its use, matched by efficient and effective facility management over its service life
- Sustainable community infrastructure that is both environmentally and financially sustainable, including prudent budget planning and responsible financial forecasting
- Safe and secure infrastructure that incorporates Crime Prevention Through Environmental Design (CPTED) principles and is welcoming to all
- Evidence-based decision-making, including requirements informed by users.

4 City of Belmont Strategic Influences and Document Review

4.1 City of Belmont Integrated Planning and Reporting Framework

The state government developed the Integrated Planning and Reporting Framework in 2010 (Framework). This Framework requires that all Councils create a strategic community plan, a corporate business plan, and a mechanism to review and report on all integrated planning and reporting elements.

The following model depicts the City's commitment to implementing integrated planning and reporting to help achieve better outcomes for our Community:

- Strategic Level: A long-term vision and strategy with a minimum 5-year horizon.
- Corporate Level: A mid-term plan with a 2-5 year horizon.
- Delivery Level: A short-term plan with a 1-year horizon.

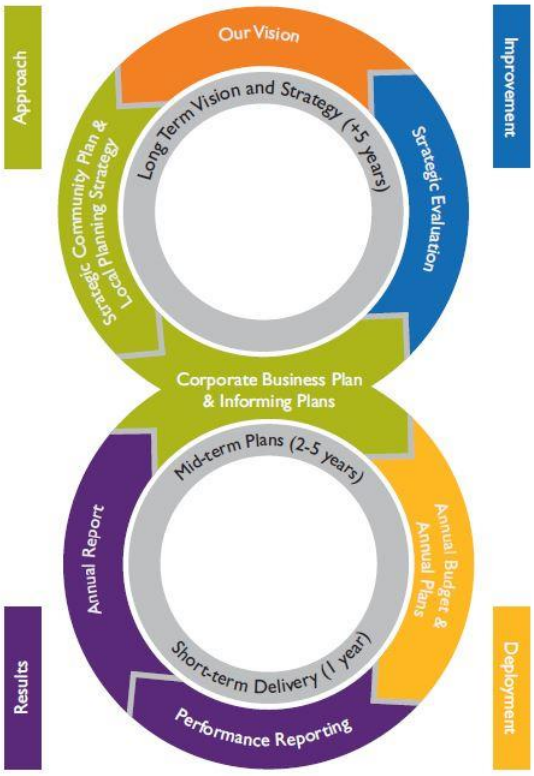


Figure 2: City of Belmont Integrated Planning Framework

4.2 Strategic Community Plan

The City's Strategic Community Plan 2020 – 2040 identifies five overarching goals. Providing quality community infrastructure will play a pivotal role in realising these strategic goals.

LIVEABLE BELMONT	**We are vibrant, desirable and liveable …** What this will look like: • All ages can live, work and play in the City. What we will do: • Encourage and educate the community to embrace sustainable and healthy lifestyles.
CONNECTED BELMONT	**We can all get where we want to go** … What this will look like: • People of all abilities are able to move freely, safely and sustainably around the City. • Supports the City's liveability by enabling seamless connections between people and places. What we will do: • Design our City so that it is accessible by people of all ages and abilities. • Make our City more enjoyable, connected and safe for walking and cycling.
NATURAL BELMONT	**We care for and enjoy our environment …** What this will look like: • Highly rated as a place to live. • Planning and development will have a focus on sustainability. What we will do: • Promote water and energy efficiency, renewable energy sources, and reduce emissions and waste.
CREATIVE BELMONT	**We are innovative, creative and progressive …** What this will look like: • There is a strong focus on arts and culture in the City. • The City works with local schools and businesses to run programs. What we will do: • Promote the growth of arts and culture. • Support and collaborate with local schools and businesses.
RESPONSIBLE BELMONT	**We are inclusive, engaging and act with integrity …** What this will look like: • Community is actively involved in decision making through engagement. • The City is well governed and acts with the highest level of integrity. What we will do: • Support collaboration and partnerships to deliver key outcomes for the City. • Manage assets and financial resources in a responsible manner. • Invest in services and facilities for our growing community. • Engage and consult the community in decision-making.

4.3 Corporate Business Plan

The Plan's proposed community infrastructure projects/actions must be balanced against the City's capital funding capabilities as identified within the Corporate Business Plan and the Long-Term Financial Plan.

4.4 State Planning Strategy 2050

The State Planning Strategy 2050 is the highest order planning instrument in the Western Australian planning system. It provides the strategic context for future strategies, plans, policies, and decisions related to the sustainable use and development of land throughout the state.

A principle of the State Planning Strategy 2050 is:

Ensure Infrastructure supports development.

Planning and developing quality community infrastructure supports the above principle. The state and local governments play an essential role in coordinating the delivery of community infrastructure, including both the hard (or built) and soft elements.

This Plan focuses on all aspects of community infrastructure within the City's direct control but recognises services provided by other bodies, including schools, hospitals and aged care facilities.

4.5 Perth and Peel @ 3.5million

In March 2018, the Western Australian state government released Perth and Peel @ 3.5million. The document is intended to provide 'clear, definitive direction and guidance to government agencies and local governments on land use, land development environmental protection, infrastructure investment and the delivery of physical and social Infrastructure.' (Western Australian Planning Commission, March 2018).

The Perth and Peel @ 3.5million promotes the development of '…a wide range of social infrastructure to enhance amenity, liveability and well-being through education, health and community services, and recreation services'.

Community and social infrastructure required to provide health, education, sport, and recreation services in the sub-regions will need to accommodate a growing and ageing population. The focus will, therefore, be on the co-location of key community and social infrastructure to:

- Promote better use of existing infrastructure and facilities
- Reduce traffic movements
- Establish a sense of social cohesion by creating a key focal point for activity and the delivery of services to nearby residents.

This infrastructure will be coordinated with urban land development and resultant population growth. Further identification and/or refinement of key social and community infrastructure requirements are possible as part of the review of the Planning Investigation areas. (WAPC, March 2018, p57).

4.6 Central Sub-regional Planning Framework

In March 2018, the state government released the Central Sub-regional Planning Framework (CSP Framework) as part of Perth and Peel @ 3.5million. The main objective of the CSP Framework is to promote a balanced, consolidated development approach that effectively accommodates a larger proportion of new dwellings within existing urban areas.

Subsection 5.3.1, Community and Social Infrastructure, of the CSP Framework, urges all agencies to investigate options to improve and streamline land use planning for social and public infrastructure. This investigation should consider alternative solutions to optimise social infrastructure, such as the multi-use of buildings and facilities outside core function hours and co-locating key community and social infrastructure in station precincts or activity centres.

The possibility of co-location of community infrastructure and services is one of the main approaches adopted in this Plan. In a City that is restricted in the amount of available land for new community infrastructure, this approach is likely to achieve the best results in the long term.

4.7 City Planning and Policy Documents

4.7.1 Local Planning Scheme No. 15

Local Planning Scheme No. 15 (City of Belmont, 2011) applies to the entire Belmont municipality, providing statutory controls for the City's planning to best serve our Community's needs. The Scheme informs the Plan by identifying suitably zoned land to establish community facilities and public open space.

The general aims of the Local Planning Scheme No. 15 (Scheme) are:

- Assist in the effective implementation of regional plans and policies, including the State Planning Strategy
- Ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation, and open space
- Provide for housing choice and variety in neighbourhoods with community identity and high levels of amenity
- Assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment
- Protect and enhance the environmental values and natural resources of the local government and promote ecologically sustainable land use and development
- Safeguard and enhance the character and amenity of the built and natural environment
- Incorporate public art to enhance the character and amenity of the built and natural environment
- Protect and maximise the efficacy of existing and future community infrastructure needs.

4.7.2 Asset Management Strategy and Plans

Asset management is an essential consideration in the planning and delivery of community infrastructure. Some of the critical areas include:

- refurbishment, replacement, or renewal

- whole-of-life costs
- material selection.

This Plan must balance community needs and the City's asset management obligations to ensure the best outcomes and financial sustainability.

4.7.3 Local Housing Strategy

The Local Housing Strategy identifies objectives and provisions to address the future housing needs of a growing population and ensure residential development's long-term sustainable future.

4.7.4 Activity Centres Planning Strategy

The Activity Centres Planning Strategy guides the future planning of activity centres. It identifies how planning can support the economy while ensuring that the centres remain community focal points.

4.7.5 Public Open Space Strategy

The Public Open Space Strategy ensures all residential development is complemented by functional and well-located areas of public open space.

4.7.6 Recreation Strategy

The Recreation Strategy facilitates a planned and coordinated approach to meet our Community's recreation needs and aspirations in the future.

Four key strategic themes of the strategy include:

- Participation
- Facilities, Places and Spaces
- Collaboration and Partnerships
- Communicate, Educate and Build Community Capacity.

4.7.7 Reconciliation Action Plan

The Reconciliation Action Plan (RAP) 2015 – 2017 embraces the City's vision to be home to a diverse and harmonious community, thriving from the opportunities of our unique riverside City. The RAP identifies focus areas with actions, responsibilities, timelines, and measurable goals in partnership with local Aboriginal communities.

4.7.8 State Planning Policy 3.6 – Infrastructure Contributions

This policy sets out a clear framework for the planning, coordinating, and delivery of infrastructure in new and established urban areas while providing a more consistent and transparent approach to infrastructure funding.

4.7.9 Access and Inclusion Plan

The City's Access and Inclusion Plan 2022-2026 (AIP) (City of Belmont 2018) outlines the strategic approach to achieving the City's goal of ensuring we 'Design our City so that it is accessible by people of all ages and abilities'. Importantly, this includes the City's open spaces, buildings and facilities.

Additionally, the City must meet the Building Code of Australia standards minimum and is committed to identifying and considering other opportunities to exceed these requirements. An example is the installation of eight accessible toilets in Community facilities and 'Changing Places' facilities within Belmont Hub and Belmont Oasis.

4.7.10 Community Placemaking Strategy 2018 – 2023

The City's Community Placemaking Strategy sets the direction the City will take to create public spaces that promote health, happiness and prosperity. This will be achieved by drawing on the Community's assets, aspirations, and potential.

4.7.11 Multicultural Strategy 2020 and Beyond

The City's Multicultural Strategy demonstrates the City's commitment to fostering social cohesion and collaboration between diverse community groups to contribute to the development of a shared future.

4.7.12 Risk Management Framework

The City's Risk Management Framework was utilised to conduct a risk assessment for this Plan.

5 Population Growth and Demographic Analysis

5.1 City Geographic Profile

The City of Belmont (City) is located within a region referred to as 'Greater Perth' in the state of Western Australia. The City covers an area of approximately 40km^2 and is in Perth's eastern suburbs, six (6) kilometres from the Perth CBD.

It is bounded by the Swan River in the north and north-west, with the adjacent local authorities of the City of Bayswater and the Town of Bassendean in the north, the City of Swan in the east, the City of Kalamunda, and the City of Canning and the Town of Victoria Park in the south-west. The major transport routes of Great Eastern Highway, Leach Highway, Tonkin Highway, Graham Farmer Freeway and Orrong Road run through the City.

The suburbs of Ascot, Belmont, Cloverdale, Kewdale, Redcliffe (including a portion of the Perth Airport) and Rivervale make up the City. Within these suburbs, there are many differently zoned land uses, for example:

- Residential, which is the primary land use within the City
- Mixed-use (residential/commercial) zones along Great Eastern Highway
- Mixed business (office/showroom/warehouse) land use at the Belmont Business Park
- Commercial in the Belmont Town Centre and smaller local retail areas like Kooyong Road and Belvidere Street
- Industrial areas like the Kewdale and Redcliffe industrial precincts
- Recreation reserves such as the Swan River, its foreshore and adjacent parkland areas of Garvey Park, Black Swan Island and Ascot Waters marina, Adachi Park, and Ascot racecourse.

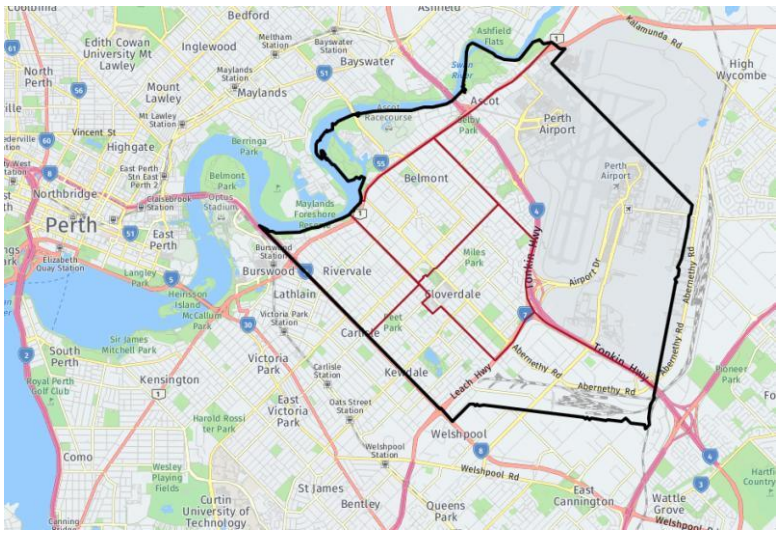


Figure 3: Source - Population and Household Forecasts, 2016 to 2041, prepared by .id (informed decisions), November 2018. City of Belmont | Population forecast (id.com.au)

5.2 Suburb Snapshots

The City's demographics are derived from the Australian Bureau of Statistics (ABS) Census data.

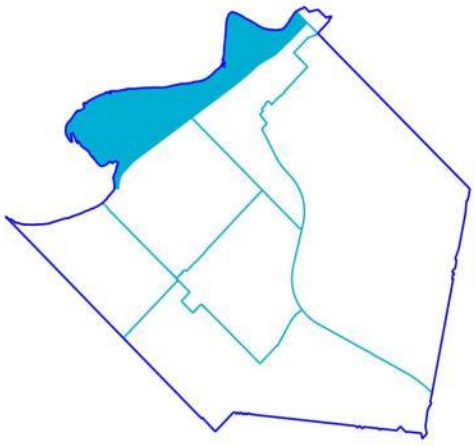
The following pages show a snapshot of current and forecast demographic information for each of the City's six suburbs:

- Ascot
- Belmont
- Cloverdale
- Kewdale
- Redcliffe
- Rivervale.

The information has been extracted from the City's Forecast.id demographic reports and is accurate as of December 2020. The snapshots show the demographic categories that impact the provision of community infrastructure within the City and give an overview of the population and dwelling trends expected in each suburb.

A full breakdown of the City's demographic information can be accessed at https://forecast.id.com.au/belmont.

Ascot Demographic Snapshot



Population 2016: **2,632**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
11.5%	**15.1%**	**51.2%**	**22.1%**

Forecast Population 2041: **4,814**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
11.3%	**15.1%**	**47.0%**	**26.7%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
1,208	**2,174**

Current Total Number of Households 2016: **1,094**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
25.1%	**36.1%**	**7.6%**	**22.5%**

Current Total Number of Households 2041: **2,007**

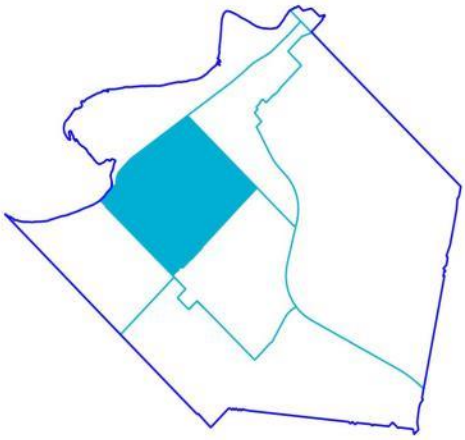
Couples with Children	Couples without Children	One Parent Families	Lone Person Household
23.9%	**33.3%**	**7.4%**	**27.2%**



Born Overseas: **33%**

People who speak a language other than English at home: **20%**

Belmont Demographic Snapshot



Population 2016: **7,047**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
12.1%	**16.0%**	**54.7%**	**17.3%**

Forecast Population 2041: **10,122**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
13.1%	**15.2%**	**54.9%**	**16.7%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
3,193	**4,654**

Current Total Number of Households 2016: **2,950**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
23.1%	**24.4%**	**9.6%**	**30.5%**

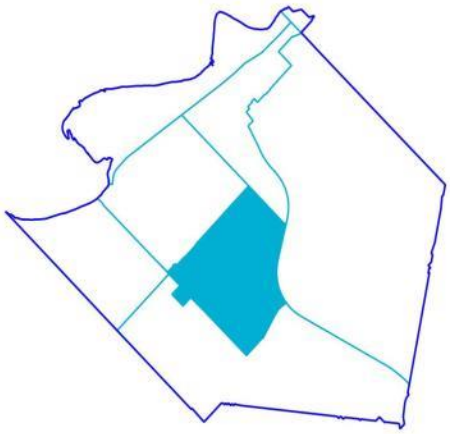
Current Total Number of Households 2041: **4,335**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
23.5%	**22.0%**	**9.5%**	**34.0%**



Born Overseas:	**36%**
People who speak a language other than English at home	**28%**

Cloverdale Demographic Snapshot



Population 2016: **8,423**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
14.8%	**16.0%**	**50.4%**	**18.8%**

Forecast Population 2041: **11,286**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
13.8%	**16.2%**	**50.8%**	**19.1%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
3,572	**4,893**

Current Total Number of Households 2016: **3,412**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
23.8%	**24.5%**	**12.3%**	**28.3%**

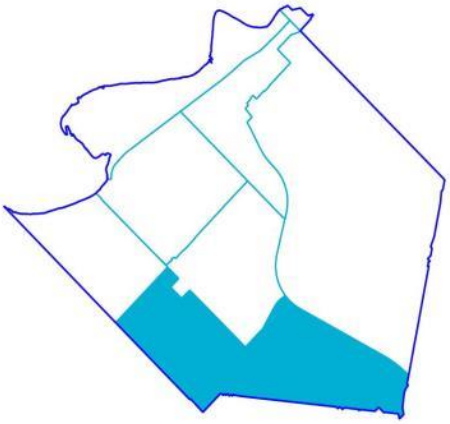
Current Total Number of Households 2041: **4,730**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
23.7%	**23.3%**	**12.3%**	**30.3%**



Born Overseas:	**36%**
People who speak a language other than English at home	**20%**

Kewdale Demographic Snapshot



Population 2016: **7,253**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
16.2%	**16.6%**	**49.8%**	**18.3%**

Forecast Population 2041: **9,374**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
15.4%	**16.5%**	**50.4%**	**17.7%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
3,017	**3,964**

Current Total Number of Households 2016: **2,826**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
29.5%	**23.4%**	**9.5%**	**28.0%**

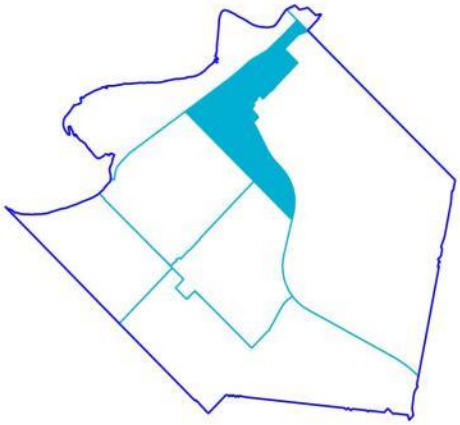
Current Total Number of Households 2041: **3,754**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
29.5%	**22.3%**	**9.4%**	**29.7%**



Born Overseas:	**43%**
People who speak a language other than English at home	**35%**

Redcliffe Demographic Snapshot



Population 2016: **5,241**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
15.1%	**14.8%**	**49.4%**	**20.6%**

Forecast Population 2041: **13,510**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
14.5%	**16.1%**	**50.2%**	**19.2%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
2,173	**5,775**

Current Total Number of Households 2016: **1,987**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
27.3%	**23.8%**	**10.3%**	**28.8%**

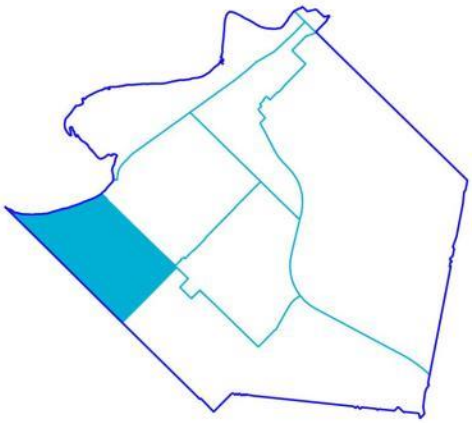
Current Total Number of Households 2041: **5,324**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
26.5%	**23.8%**	**10.3%**	**29.4%**



Born Overseas:	**36%**
People who speak a language other than English at home	**23%**

Rivervale Demographic Snapshot



Population 2016: **10,852**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
11.5%	**16.0%**	**58.7%**	**13.9%**

Forecast Population 2041: **16,552**

Children (0 - 11)	Young People (12 - 24)	Adult (25 - 59)	Seniors (60 +)
13.5%	**14.6%**	**57.1%**	**14.9%**

Current Number of Dwellings 2016	Forecast Number of Dwellings 2041
5,359	**8,063**

Current Total Number of Households 2016: **4,895**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
18.4%	**27.8%**	**7.2%**	**34.4%**

Current Total Number of Households 2041: **7,446**

Couples with Children	Couples without Children	One Parent Families	Lone Person Household
19.9%	**25.4%**	**7.8%**	**37.0%**



Born Overseas:	**42%**
People who speak a language other than English at home	**32%**

5.3 Demographic Analysis

Based on the demographic data available, the City's population is projected to increase from 41,448 people in 2016, to 55,936 in 2031, and 65,659 in 2041. This equates to an increase of 24,211 people at an average of 968 people a year. Population growth is consistent across the suburbs, with an average rise of 1.1% to 2.3% in five of the six suburbs, with Redcliffe as the outlier.

In 2016, the total population of the Redcliffe-Perth Airport area was 5,241 people. By 2041, the Redcliffe population is expected to increase by over 8,269 people to 13,510, at an average annual growth rate of 3.88%. This is based on an increase of over 3,337 households, with the average number of persons per household falling from 2.48 to 2.46 by 2041.

The significant change in Redcliffe is due to the proposed development of Development Area 6 (DA6), which encompasses the area of Redcliffe northeast of Tonkin Highway adjacent to the airport and the new Redcliffe train station. The increased housing density in this area will boost both the dwelling numbers and the population of Redcliffe once the area is fully developed.

A graph of the projected population growth by suburb is shown below.

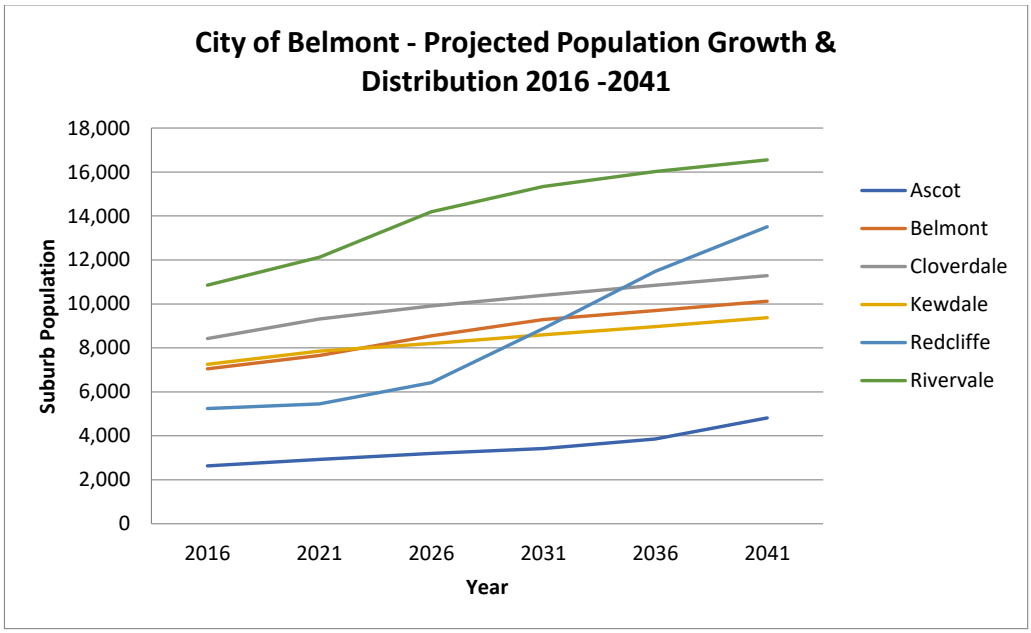


Figure 4: City of Belmont - Projected Population Growth & Distribution 2016 -2041

Over the same period, the number of dwellings increases from 18,522 in 2016 to 25,016 in 2031 and to 29,523 in 2041. This is a projected increase of 11,001 dwellings at an average of 440 per year. The development of DA6 in Redcliffe and the continued infill of Rivervale feature the highest growth in dwellings, with over 6,300 of the 11,001 new dwellings coming from these two suburbs alone.

The graph below indicates suburb dwelling number changes over the next twenty years to 2041.

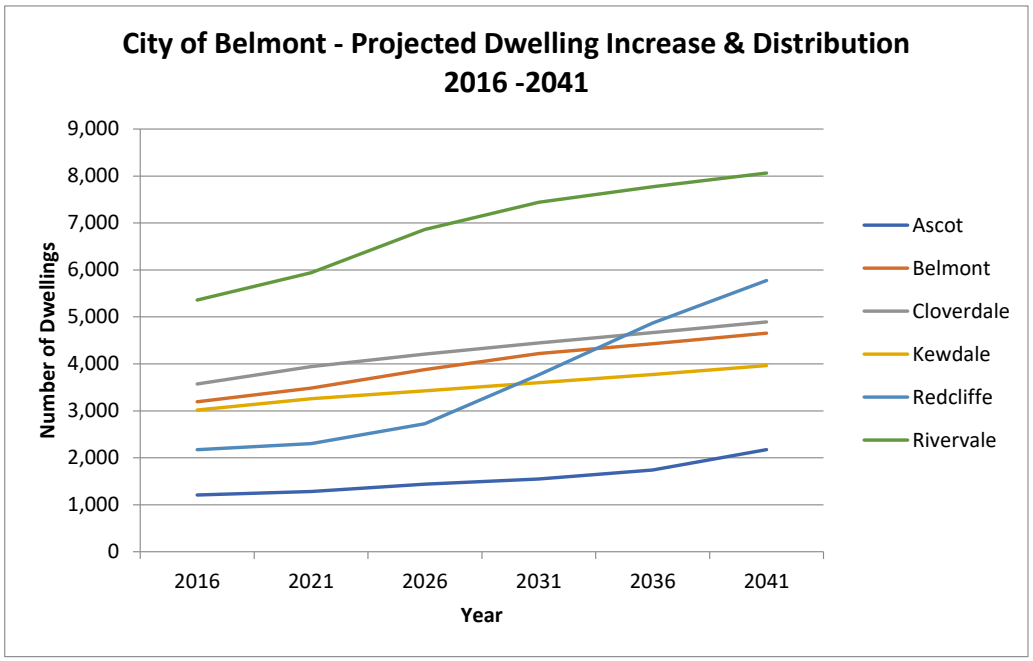


Figure 5: City of Belmont - Projected Dwelling Increase & Distribution 2016 -2041

The projected age structure distribution based on service age groups over this period is consistent (see graph below), with the only significant change in the young workforce service group (25-34yrs). While this age group was most dominant in 2016, it is predicted this group will contribute to the heightened numbers in the parents and homebuilders service group (35-49yrs) from 2031 onwards.

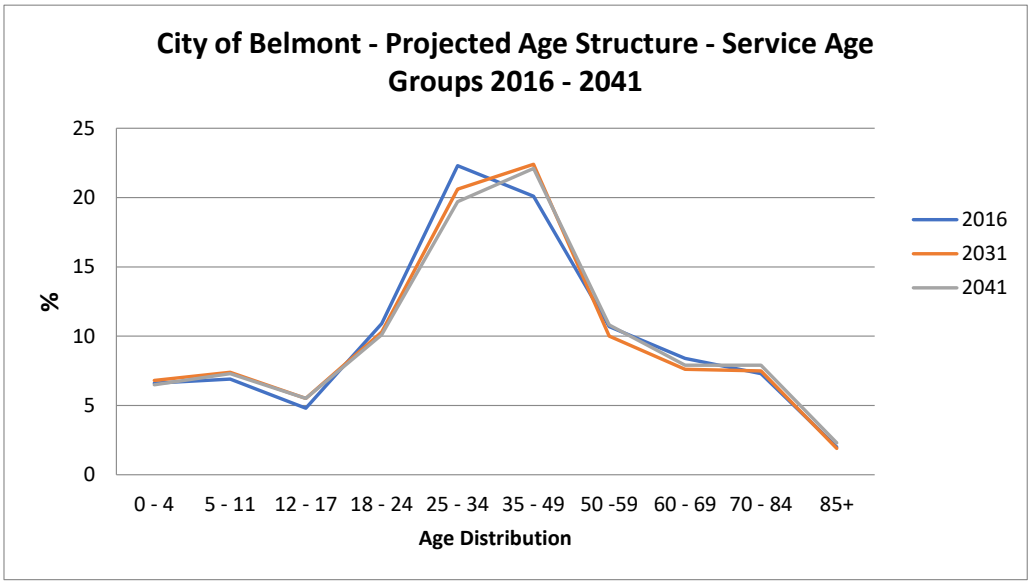


Figure 6: City of Belmont- Projected Age Structure - Service Age Groups 2016 - 2041

More details are provided in the following table, which identifies the projected numbers of the increased population across the suburbs by age group.

Age group (years)	Suburb						
	Ascot	Belmont	Cloverdale	Kewdale	Redcliffe	Rivervale	Total
Babies and pre-schoolers (0 to 4)	109	203	145	77	526	450	1,510
Primary schoolers (5 to 11)	135	274	170	195	642	541	1,956
Secondary schoolers (12 to 17)	121	199	243	219	492	365	1,639
Tertiary education and independence (18 to 24)	205	219	248	189	905	310	2,075
Young workforce (25 to 34)	328	451	403	274	1,768	459	3,682
Parents and homebuilders (35 to 49)	395	871	722	648	1,754	1,754	6,144
Older workers and pre-retirees (50 to 59)	192	381	369	191	665	859	2,656
Empty nesters and retirees (60 to 69)	111	164	238	92	565	516	1,686
Seniors (70 to 84)	356	261	305	211	694	367	2,195
Elderly aged (85 and over)	230	52	22	25	259	79	667
Total persons per Suburb	2,182	3,075	2,863	2,121	8,269	5,700	24,211

Table 1: Projected Population Increases 2041

The key findings from the above analysis are detailed below:

- A large portion of the City's growth will result from parents and homebuilders (aged 35-49), with a projected growth of 6,000 new residents making up approximately 25% of the total increase in population.
- Other areas of significant growth include the young workforce (aged 25-34), older workers and pre-retirees (aged 50-59), and seniors (aged 70-84).
- Over a quarter of the projected growth is within the 50-59 and 70-84 age groups, indicating an increased demand for the provision of seniors-focused infrastructure and services.

- As parents and homebuilders are the largest projected growth demographic within the City, there will be increased demand for family services and sporting clubs for children and youth across the municipality. This highlights the need for universal accessibility to sporting infrastructure and public open spaces.
- Development Area 6 in Redcliffe is projected to have the most significant population growth within the City, which currently has no or limited community facility provision.
- The City has a significant multicultural population, with 40% of residents born overseas. Community infrastructure planning will need to address the needs of a growing multicultural society.

These key points will need to be factored into delivering new City community infrastructure and services, with the longer-term predictions phased in as the need becomes more imminent.

6 Trends in Community Infrastructure Development

The current and future use of infrastructure by community groups, community services, sports and recreation clubs also impact service and facility provision. The following commentary summarises emerging trends and the potential implications for the supply of community infrastructure.

6.1 Community and Cultural

- Participation in arts and cultural activities is high among Western Australian residents.
- According to a report produced by the Department of Culture and the Arts (WA) titled Strategic Directions 2016 – 2031 (Arts Leadership Group), 81% of Western Australians attend an event at least once a year.
- The report indicates that arts, culture, and creativity are increasingly recognised for their power in tackling health, education, behavioural, attitudinal, social and environmental issues; creating novelty and stimulating innovation; and generating a 'buzz' in communities, attracting skilled and talented people (Department of Culture and the Arts, 2016). The use of technology and how this influences the delivery of cultural and community services is an important consideration.
- The International Federation of Library Associations and Institutions (IFLAI) (International Federation of Library Associations and Institutions, 2013) identifies new technologies will expand and emerge, but this may limit and influence who has access to information. In a local context, community learning (previously known as lifelong learning) will directly affect the design and services offered at public libraries.
- With the opening of Belmont Hub, incorporating the Ruth Faulkner Library, in 2020, the City has provided a modern community facility with multiple options and uses, providing an appropriate level of service to our Community that will cover the lifespan of this Plan.
- The City has an increasing call for more space for our Community to participate in arts and cultural events. Currently, areas for art and culture are limited and, in most cases, not fit-for-purpose.

6.2 Community Development

- At the publication date of this Plan, the City currently has several community services delivered from leased community facilities that the City owns or supports financially in terms of a grant that assists with a lease. The following table presents a summary of these services.

Service	Organisation	Location
Youth Service	YMCA	275 Abernethy Rd, Cloverdale
	Flexible School	275 Abernethy Rd, Cloverdale
Early Years Provision	Toy Library	Centenary Park Community Centre
Multicultural	City of Belmont – English Conversation Classes	Belmont Hub
	MSCWA – Aged Day Care Club	Centenary Park Community Centre
	Italian Association	Forster Park Community Centre
Disability	Mission Australia	275 Abernethy Rd, Cloverdale
	Phylos	275 Abernethy Rd, Cloverdale
Aboriginal	Kinship	Kewdale Community Centre
	Nyoongar Outreach Services	Mobile Service, MOU with City
	Arche Health	Rivervale Community Centre
Seniors	Senior Citizens Club	Belmont Hub
	Men's Shed	57 Robinson Ave, Belmont
	Ruth Faulkner Park Retirement Village	Elizabeth St, Cloverdale
	Southern Cross Care	77 independent living units - Gabriel Gardens, Ascot Close, Orana, Wahroonga
	Mercy Care	Harman Park Community Centre
Vulnerable Communities	WA Aids Council	Foster Park Community Centre Car Park – needle exchange
	Sussex Street Lawyers	275 Abernethy Rd. Cloverdale
	RUAH	Abernethy Rd, Cloverdale – Domestic Violence Services

Table 2: City of Belmont Community Services

- The City continues to identify emerging needs to respond and build capacity across the City. A range of service areas listed below have been identified using ABS statistics and confirmed by the City's Community Development Department's experience over the past three (3) years:
  - Youth
  - Early years provision
  - Mental Health (including youth mental health)
  - General Health and well-being
  - Multicultural Services
  - Indigenous services
  - Disability services
  - Vulnerable communities.
- Several other services supplied by private organisations within the City offset the need for the City to intervene.
- For current and future requirements, the City should consider whether these services and infrastructure provision are core business or whether the City should facilitate these services using other service providers.
- The implications of providing these services from City-owned facilities are varied and complicated by leasing requirements, annual licences, Strategic Community Plan implications etc.
- The City is moving towards a path of contemporary community development. This transition will require that the facilities change over time to focus more on supporting and facilitating the development of our Community's capabilities to deliver services. The City would like to increase and enhance our Community's capabilities to take ownership of their service needs and aspirations.
- With the completion of the Belmont Hub, the not-for-profit sector can extend the services being delivered from this location. The City will evaluate its progress over the next five (5) years to assess whether this model supports the new or predicted demand for services.

6.3 Sport and Recreation

- The sporting landscape in Australia is changing, and how we live, work, and engage in sport has changed. These changes present several industry challenges in adapting and providing suitable physical activity opportunities that encourage and allow all Australians to be more active more often throughout their lives.
- As a nation, we are becoming older, more ethnically diverse, and time poor.
- The exponential growth in digital technology has transformed how we live, work and play.

- Participation in traditional sport-related activities has stagnated over the last 20 years, whilst during the same time, involvement in non-sport physical activities has increased significantly. Organised sports now compete with less organised physical activities such as yoga, cycling, bushwalking, and fitness/gyms (Sport 2030 – Participation, Performance, Integrity, Industry).
- Table 3 below lists the top ten most participated physical activities at national, state, and local levels. The data used to collate the national and state lists was obtained from AusPlay surveys completed in 2019 and 2020. The City's data was obtained from a survey conducted during a local community event and online submissions.
- The City has several sporting clubs that use the City's facilities on a seasonal hire or lease basis. The City currently collects participation data from seasonal hire sporting clubs and a limited number of sporting groups under a lease arrangement.
- Research highlights a large discrepancy between organised junior and senior sports, with junior sports close to tripling senior participation, as shown in Table 4 below. Notably, the data is limited and does not consider all sports or recreation, particularly those undertaken by community groups.
- The general trend in sporting participation across most sports clubs has remained consistent over the last five years, with membership rates steady.
- These numbers indicate consistent use of these clubs' facilities and playing fields. This will result in an ongoing asset maintenance and renewal requirement to ensure that the sporting participants and the City benefit from the investment and facilitate increased participation.

Ranking	National	Western Australia	City of Belmont
1	Walking	Walking	Walking
2	Fitness/Gym	Fitness/Gym	Fitness/Gym
3	Athletics/Running	Swimming	Swimming
4	Swimming	Athletics/Running	Outdoor Exercise Equipment
5	Cycling	Cycling	Jogging/Running
6	Bushwalking	Football/Soccer	Bushwalking
7	Football/Soccer	Australian Football	Cycling
8	Yoga	Basketball	Yoga
9	Golf	Yoga	Tennis
10	Tennis	Netball	Pilates

Table 3: Top Ten - Physical Activities (All Ages)

Ranking	Sport	Senior	Junior	Total
1	Australian Football	61	438	499
2	Athletics	0	464	464
3	Netball	90	274	364
4	Football (Soccer)	116	232	348
5	Cricket	105	219	324
6	Baseball	75	64	139
7	Tee-Ball	0	112	112
8	Lawn Bowls	87	0	87
9	Tennis	62	20	82
10	Rugby Union	32	40	72
11	Softball	55	21	76
Total		**683**	**1,884**	**2,567**

Table 4: 2020/2021 City of Belmont Organised Seasonal Sports Participation by Age and Sport

7 Community Infrastructure Hierarchy

For this Plan, the City has adopted the same hierarchy developed by Parks and Leisure Australia (WA), Guidelines for Community Infrastructure, released in 2020.

The analysis will focus on regional, district, neighbourhood, and sporting catchments, a definition of which is presented below:

7.1 Hierarchy definitions

Regional	• Includes the Belmont municipality, including neighbouring local governments. • Community infrastructure for a large population, including comprehensive care for health, education, and community support needs. The regional catchment for this Plan incorporates the Central Sub-regional area.
District	• The municipal boundaries define the catchment area, and the area includes a 5km radius from the district facilities. • Community infrastructure is expected to address universal and lifecycle needs while fostering community participation and cultural expression. • Community infrastructure supports multifaceted facilities that cater to social, cultural, sports and recreation needs that cannot be addressed through sub-district, neighbourhood, and local level provisions.
Neighbourhood	• The catchment radius is 2km for neighbourhood and local facilities and is generally located within a suburb's boundary. • Neighbourhood community infrastructure supports localised social, sports, recreation, and support services. This support fosters participation and social capital at a local level with potential links to services provided at the district level. • The local government will generally plan infrastructure within this category in partnership with community organisations.
Sporting	• Includes the Belmont municipality. • Sporting reserves (sporting spaces) are becoming increasingly valuable within the Perth Metropolitan area, particularly urban renewal and infill areas.

8 Current Community Infrastructure Utilisation

The City's casual and regular booking requests from Autumn 2019 to Summer 2019/2020 were analysed to determine the current usage levels of key community infrastructure.

The assessment was based on the maximum hours available for hire and used pre-COVID-19 data. The available hours for sporting venues did not include any logistical constraints around the turf management; therefore, the utilisation rates in these cases may be slightly underestimated. The table lists all infrastructure, including leased facilities, new facilities, and facilities that do not manage or keep booking information. Consequently, there are several blank entries.

Community Infrastructure	Designation	Usage
Ascot Close	Seniors Facilities (District)	
Belmont Bowling Club	Sporting	
Belmont Hub	District	
Belmont Oasis	District	
Belmont Oval	Sporting	24%
Belmont Resource Centre – 39 Elizabeth Street	Neighbourhood	
Belmont RSL	Seniors Facilities (District)	
Belmont Sport and Recreation Club	Neighbourhood	
Belmont Sport and Recreation Oval	Sporting	0%
Belmont Tennis Club	Sporting	
Centenary Park Community Centre	Community Service (Neighbourhood)	38%
Centenary Park	Sporting	31%
Copley Park – Community Garden	Community Service (Neighbourhood)	
Faulkner Park Retirement Village	Seniors Facilities (District)	
Faulkner Park Skate Park	Sporting	
Forster Park	Sporting	48%
Forster Park Community Centre	District	34%
Gabriel Gardens	Seniors Facilities (District)	
Garvey Park Kayak Club	Sporting	
Gerry Archer Athletics	Sporting	45%
Gerry Archer Athletics Clubrooms	Seniors Facilities (District)	21%
Harman Park Community Centre	Community Service (District)	
Men's Shed – 57 Robinson Avenue	Seniors Facilities (District)	
Middleton Park	Sporting	33%
Middleton Park Clubrooms	Neighbourhood	40%
Miles Park	Sporting	39%
Miles Park Clubrooms	Neighbourhood	43%
Orana	Seniors Facilities (District)	
Peachey Park – (Kewdale CC)	Neighbourhood	
Peet Park	Sporting	48%

Community Infrastructure	Designation	Usage
Peet Park Clubrooms	Neighbourhood	29%
Redcliffe Community Centre	District	17%
Redcliffe Park	Sporting	24%
Rivervale Community Centre	District	56%
Rivervale Community Garden	Community Service (Neighbourhood)	
The Glasshouse	Neighbourhood	
Wahroonga, Seniors Facilities	Seniors Facilities (District)	
Wilson Park Netball	Sporting	83%
Youth and Family Services	Youth Centre (District)	32%

Table 5: Community Infrastructure Utilisation Rates Autumn 2019 – Summer 2019/2020

9 Future Community Infrastructure Demand

9.1 Community Infrastructure Provision Analysis

In July 2020, Parks and Leisure Australia (WA) (PLAWA) released a revised set of guidelines for Community Infrastructure Provision within Western Australia. The PLAWA guidelines have been used to assess the City's current level of community infrastructure provision. The results of this analysis are shown in the table below.

The analysis considered existing facility provision levels, projected future facility provision requirements (against population growth), facilities and services deemed the core responsibility of local government, and the City's community infrastructure hierarchy.

It should be noted that the ratios included in the PLAWA guidelines are not prescriptive. Some facility types do not have determined ratios and are depicted as 'Area Specific'. These facilities are driven by the need in the area and the resultant scope. They should be determined on a case-by-case basis by engaging in effective stakeholder consultation. The development of such facilities should be in line with the City's strategic objectives and underpinned by the principles of this Plan.

The following table contains a provision analysis for the City's current community infrastructure analysed against the PLAWA guidelines. In this analysis, the colour codes outlined below differentiate the level of provision.

- Below the PLAWA guidelines
- Within reach of the PLAWA guidelines
- Meets or exceeds the PLAWA guidelines.

PLAWA Community Infrastructure Guidelines 2020	Current Provision – facility (courts/ ovals)	Hierarchy	Rate of Provision (facility: population)	2021 45,332	2031 55,936	2041 65,659
Basketball Courts (Indoor and Outdoor)	2 4 courts (1.5 multi-use courts)	Sporting	1:3,000-5,000	9-15	11-18	13-22
Volleyball (incorporated with above)	1 3 courts	Sporting	1:3,000-5,000	See above	See above	See above
Pump Track	1	Neighbourhood	1: 5,000-10,000	5-9	6-11	7-13
Speciality Park – All abilities (integrated within DOS)	0	District	Area Specific	1	1	1
Aboriginal Meeting Place/ Respecting Heritage	0	Neighbourhood	Area Specific	-	-	-
Skate Park	0	Neighbourhood	1: 5,000-10,000	5-9	6-11	7-13
	1	District	1: 10,000-25,000	2-5	2-6	3-7
AFL Senior Oval	2 2 ovals	Sporting	1:6,000 – 8,000	6-8	7-9	8-11
AFL Junior Oval	2 5 ovals	Sporting	1:6,000 – 8,000	6-8	7-9	8-11
Community Centre	6	Neighbourhood	1: 7,500	6	7	8
Sports Spaces	10	Sporting	1:4,000 – 5,000	9-11	11-14	13-16
Soccer Pitches	4 7 pitches	Sporting	1:4,800 – 6,600	7-9	9-11	10-13
Cricket Ovals	4 6 ovals	Sporting	1:5,000 – 1:8,000	6-9	7-11	8-13
Youth Centre/Youth Space	1	District	1: 20,000-30,000	1-2	2-3	2-3
Diamond Sports	2 3 diamonds	Sporting	1:10,000 – 14,000	3-5	4-6	4-7

Table 6: PLAWA Guideline Assessment

PLAWA Community Infrastructure Guidelines 2020	Current Provision – facility (courts/ ovals)	Hierarchy	Rate of Provision (facility: population)	2021	2031	2041
Multi-functional Branch Library	1	Regional	1: 50,000	1	1	1
Community Centre	5	District	1: 15,000-25,000	2-3	2-4	3-4
Seniors Centre	2	District	1: 20,000-30,000	1-2	2-3	2-3
Arts and Cultural Centre	1	District	1:50,000-150,000	1	1	1
Indoor Sport and Recreation Centre	1	Sporting	1:50,000-100,000	1	1	1
Tennis Club (Tennis Courts)	1 18 courts	Sporting	1:15,000-30,000	1(8)-3(24)	2(16)-4(30)	2(16)-4(30)
Local Government Gym (within the leisure centre)	1	District	-	1	1	1
Netball Courts	1 12 courts	Sporting	1:5,000-8,000	6-9	7-11	8-13
Lawn Bowls	2 3 greens	Sporting	-	1	1-2	1-2
Aquatic Centre	1	District	-	1	1	1
Seniors Living	6	District	Area Specific	-	-	-
Men's Shed	1	District	Area Specific	-	-	-
Community Garden	2	Neighbourhood	Area Specific	-	-	-
Rugby Union/Rugby League	1 1 oval	Sporting	1:20,000 – 50,000: Area Specific	1-2	1-3	1-3
Athletics	1	Sporting	1:40,000 to 50,000 grass	1 (grass)	1 (grass)	1 (grass)
Hockey Pitches (Area Specific)	0	Sporting	Area Specific	-	-	-
Multi-Use Synthetic Surfaces (Area Specific)	0	Sporting	Area Specific	-	-	-

Table 6: PLAWA Guideline Assessment (cont'd)

9.2 Provision Analysis – By Category

Notably, community infrastructure included within the facility audit has generally been limited to facilities owned or managed by the City. Several facilities not owned or operated by the City have also been included where their provision may impact current or future facilities.

9.2.1 Arts and Cultural Places

Arts Centres

Arts centres support local artists and provide facilities for performing arts, visual arts and art development programs.

The key findings of the analysis were:

- Currently, the City does not have a dedicated Arts Centre; however, there are opportunities for the arts in various locations, including:
  - Belmont Hub and Library
  - Belmont Resource Centre and
  - The Glasshouse (refurbished, former Ruth Faulkner Library).
- Belmont Senior College has arts facilities and a performing arts space that was completed in late 2021
- A building in Garvey Park has previously been used as an artist studio. However, it was determined that the facility was not fit for a studio. Its location did not create demand for its use. The facility is vacant and could be considered for alternative uses such as a cultural centre.
- There is a demand for additional art space within the City, and consideration should be given to creating a dedicated art space.

9.2.2 Community and Civic Places

Community Centres

Community centres provide an integrated mix of spaces to accommodate various services and activities. These form the basis of a community hub for the surrounding area. Generally, community centres are located within a city or district centre.

The key findings of the analysis were:

- When assessed against the PLAWA guidelines based on the current and projected population:
  - The City has a surplus of district community centres based on projected population growth
  - All residents of Belmont have access to a district community centre within a 5km catchment
  - Residents of Ascot, Belmont and Rivervale have access to district community centres within a 2km catchment
  - Residents within the north-western section of Rivervale and Belmont, the northern area of Redcliffe and the entire suburb of Ascot do not have access to a local community centre within a 2km catchment
  - There is a predicted shortfall of local neighbourhood community centres by 2041.

- There is capacity within current community centres to cover the future need for such facilities (section 8 of this document). However, this will need regular assessment to ensure any capacity issues are highlighted in advance, allowing for other options to be explored.
- Development of the 400 Abernethy Road Complex will offer opportunities for expansion and support diversification of sporting codes on site. As part of master planning, consideration will need to be given to requirements associated with community centre provision.
- Sports changing facilities need review to ensure they include participants who identify as gender diverse.
- The Community has indicated that it would like some smaller, more user-friendly spaces within community centres, with amenities such as heating, carpeting, and audio and visual equipment. The City's community centres are currently equipped for larger activities, events, or meetings.
- The City supports and/or partners with a wide range of external stakeholders who use community centres to host, for example, domestic violence programs, friendship groups, resumé writing workshops.
- Asset upgrade/renewal will need to focus on fit-for-purpose facilities meeting the ongoing needs of the participants, including gender-diverse facilities and improved lighting or amenities (if required).

Community Spaces

Community spaces are facilities or areas within the City where the Community participate in informal activities and services, such as community gardens, outdoor meeting spaces or Indigenous meeting places.

The key findings of the analysis were:

- The PLAWA guidelines do not specify ratios for community spaces.
- The City has two existing community gardens, one at Wilson Park (managed by a not-for-profit group of approximately 30 members and one at Copley Park (maintained informally by neighbours with unknown membership).
- The City does not have an outdoor meeting area or an Indigenous meeting place. The inclusion of an Indigenous meeting place will be considered as part of the Wilson Park master plan.
- The City does not have any quiet garden spaces for activities such as meditation and tai chi activities.

Youth Centres

Youth centres are specific purpose facilities that provide services, activities, and programs for young people typically aged 12-24 years. A facility of this nature will typically provide recreation, sports, arts and technology activities, education, training and career advice opportunities and access to specialist support services.

The key findings of the analysis were:

- The City currently has an appropriate number of youth centres, with 'The Base' located at 275 Abernethy Road. However, based on proposed population growth, the City will require a second centre by 2041.

- The Base is centrally located, providing services from a single point, and achieving improved monitoring and management of local government youth services across the City.
- In terms of youth spaces, the City currently has a skate park at Faulkner Park and a newly constructed pump track at Forster Park, where youth events can be held. However, the PLAWA guidelines analysis shows opportunities to expand youth spaces.
- Several religious[WL1][SB2] groups throughout the City also offer youth services. The City acknowledges these services but does not play a role in running them.

Seniors Centre and Living

Senior facilities are a specific purpose facility that provides various services, activities and programs for older people aged 60+. A facility of this nature will generally offer social, recreational, arts and other activities and access to specialist support services.

The key findings of the analysis were:

- The City currently has an adequate number of senior centres in Belmont Hub and Harman Park Community Centre.
- The City currently owns and maintains 77 independent living units, in addition to Belmont Nursing Home (which is operated by a lessee). A number of these facilities are nearing asset renewal.
- Currently, the senior-focussed services are spread across the City. Co-location should be considered when looking at future options for some of these services, for example, the Belmont RSL and the current Men's (Community) Shed.
- Several privately-operated senior service providers in the City (Aegis Residential Care, Brightwater Residential Care, Craigcare Ascot and Marist Lodge) all provide senior residential care.

Library

Libraries provide a wide range of amenities and services to meet the lifelong learning aspirations of a community. Spaces within a library may include a children's activity area, information technology area, meeting rooms, and floor space for book displays and loans.

The key findings of the analysis were:

- The Ruth Faulkner Library within Belmont Hub meets the service provision requirements for a regional library within the life of this Plan.
- The current Library accommodates all the local Community's needs by providing a modern library service, including a demonstration kitchen, music studio, museum, innovation lab, screening room, and children's play area.
- The central location of the Ruth Faulkner Library caters to all residents, negating the need for smaller libraries around the City.

9.2.3 Sport and Recreational Place and Spaces

Active Sporting Reserves

Active reserves are public open spaces providing places for formal sporting activities. Providing appropriate infrastructure across the hierarchy is essential to accommodate projected organised sport and recreation participation rates. The key findings of the analysis were:

- The City is under-supplied for AFL ovals, soccer pitches and cricket ovals. Opportunities to address this shortfall will need to be considered as part of future master planning initiatives.
- The City is well supplied with tennis courts, rugby pitches, diamond sports and athletic facilities.
- Capacity exists during winter at several active reserves apart from Miles Park and Peet Park.
- Capacity exists during summer at several active reserves apart from Redcliffe Park, Forster Park, Gerry Archer Reserve and Middleton Park.
- Most of the City's population is within 2km of an active reserve, except The Springs in Rivervale and sections of Redcliffe and Ascot north-east of Tonkin Highway.
- The Springs residents are located within 2 km of active reserves in the Town of Victoria Park.

Outdoor Hard-Courts and Bowling Greens

Outdoor hard-courts and bowling greens provide formal and informal recreation opportunities for activities such as tennis, netball, basketball and lawn bowls.

The key findings of the analysis were:

- The City meets current and future tennis, netball and lawn bowls needs.
- The future provision of tennis and lawn bowls will be considered as part of the master plan for 400 Abernethy Road.
- Basketball has been identified within the City's Recreation Strategy and Youth Strategy as a favourite sport for young people.
- There is an overall shortfall in full-sized indoor and outdoor basketball courts. Notably, basketball courts can cater to other court-based sports when incorporating additional line markings on the court surface. Opportunities to address this shortfall will need to be considered as part of the 400 Abernethy Road and Faulkner Civic Precinct master plans.

Aquatic and Leisure Centre

Aquatic and leisure centres allow communities to participate in structured and unstructured water-based activities in a safe environment. Aquatic activities may include swim school, squad swimming, aqua aerobics, hydrotherapy, water sports and informal swimming. Leisure centres can consist of a gym, indoor courts, and other spaces for exercise classes (yoga, pilates, etc.).

The specific design and infrastructure components must reflect the population catchment demands and the surrounding urban environment. Notably, the PLAWA guidelines did not list any ratios for this infrastructure type.

The key findings of the analysis were:

- The City meets the current and future provision for an Aquatic Centre with the Belmont Oasis Leisure Centre.
- This Centre attracts City residents and residents from other municipalities.
- As an ageing asset, the facility must be monitored to ensure it can remain competitive and support contemporary well-being programs with services expected of modern aquatic leisure centres.
- The master planning of Faulkner Civic Precinct and 400 Abernethy Road will consider requirements associated with the future provision of an aquatic and leisure centre.

10 Community Scorecard Results

In 2021, the City commissioned CATALYSE® to conduct an independent MARKYT® Community Scorecard survey; 912 community members were surveyed. This survey is performed on a biannual basis, which allows the evaluation of community needs and aspirations to inform budget decisions, strategic planning, and performance evaluation.

The City's overall performance index score was 70 out of 100 – three points above the industry average for Western Australia. More specifically, the City was identified as an industry leader in six community areas, and those in particular that relate to or support community infrastructure include:

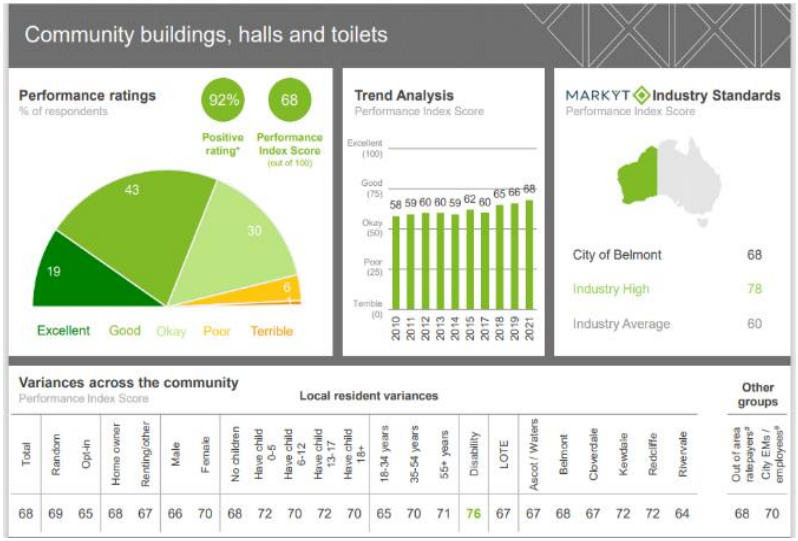
- Youth services and facilities
- Families and children's services
- Disability access and inclusion
- Volunteer support and recognition.

The newly built Belmont Hub and library services scored the highest. The areas identified for most improvement relevant to this Plan include history and heritage, youth services and facilities, and families and children services.

In 2021, community buildings, halls, toilets, and sports and recreation facilities and services received a 92% positive rating, followed by Belmont Oasis with an 87% positive rating. Each scorecard snapshot is shown overleaf and includes a trend analysis covering the past 11 years.

Other relevant scorecard highlights include the following:

- Our Community values sport and recreation facilities, and although it scored a 92% positive rating, our Community still place it in the top 20 as a 'suggestion for improvement'
- Belmont Oasis Leisure Centre performed below industry average and has continued to score relatively the same over the past 11 years
- There is a strong desire for improved lighting of street and public places, which performed below industry average and has declined over the past three (3) years. Improved lighting is rated in the top 5 for 'suggestions for improvement'.



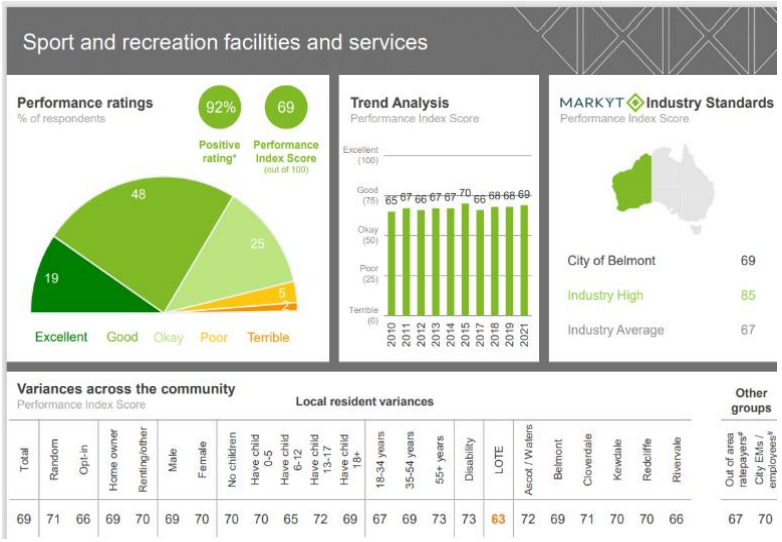
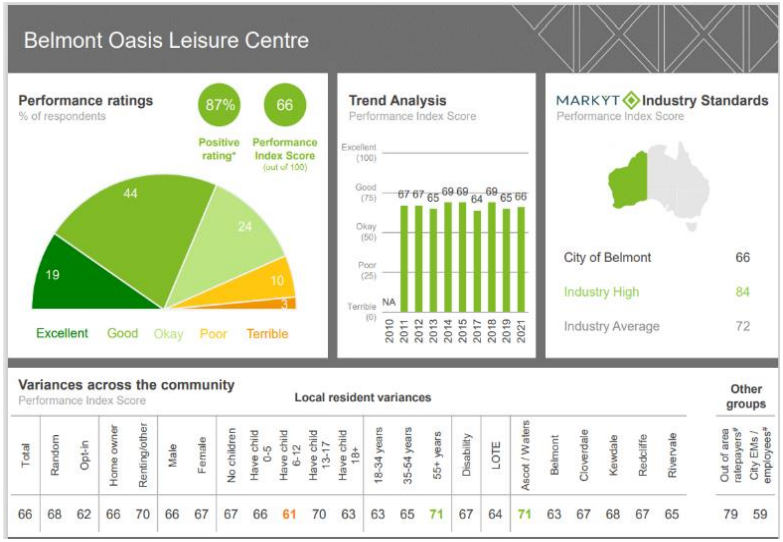


Figure 7: Catalyse Markyt® Community Scorecard Results 2021 with Trend Analysis from 2010



11 Community Consultation

Community consultation will follow the current community engagement processes[WL3].

12 Recommended Actions

The key themes and recommended actions below will provide the City with direction in the short term to help address the findings of this Plan and, in the longer term, articulate the broad actions required to ensure the future provision of community infrastructure is delivered sustainably and with quality.

12.1 Principles Guiding Future Investment

- All new or upgraded facilities proposals must be subject to a well-developed business case assessment. The assessment should include demographic forecasts, needs analysis, emerging development trends, and delivery of community infrastructure aligned with this Plan.
- Relevant policies and processes to be reviewed to assist the City and user groups in addressing requests for financial or in-kind costs by the club/organisation/user group as part of an infrastructure development initiative.
- The City will work in partnership (where possible) to develop opportunities with our Community, clubs and other organisations to maximise the return on resources. Partnerships can include funding, service/program delivery, advisory, advocacy and decision-making.
- The City will review asset management obligations of user groups and investigate the principle of sinking funds/reserves (for user groups) to educate and support these groups through capacity building, to ensure groups are financially prepared for any renewal/replacement obligations they may have.

12.2 Standards of Provision

- The City will develop standards of provision for the development, upgrade or renewal of community infrastructure considering the following points:
  - Design multi-functional, multi-purpose and universally accessible community infrastructure.
  - Create flexible spaces for use by large and smaller groups.
  - Best practice nationally and internationally, including AS ISO 37122 Sustainable cities and communities - Indicators for smart cities.
  - Align the development of new or upgraded infrastructure with the principles outlined in the following strategies and plans:
    - The City's Environmental and Sustainability Strategy
    - The Disability Access and Inclusion Plan
    - Reconciliation Action Plan
    - Activity Centres Planning Strategy
    - Recreation Strategy

  - Placemaking Strategy
  - Youth Strategy
  - Multicultural Strategy
  - Public Open Space Strategy
  - Asset Management Strategy and Plans.
- Provide community facilities that provide an inclusive, welcoming environment and are non-discriminatory, including, where practicable, upgrading changing facilities to be inclusive of all participants regardless of gender identity.
- Develop a specification for community buildings and a policy relating to recreational sport floodlighting.

12.3 Rationalisation of Community Infrastructure

- The City will identify additional or alternative community uses for existing community infrastructure assessed as under-utilised.
- The City will develop and utilise a formal assessment process to identify appropriate uses for the facility (please refer to the Not-For-Profit Occupancy Assessment Process recommendation below).

12.4 Not-For-Profit Occupancy Assessment Process

- The City will develop criteria for assessing priority user groups (based on the Belmont Hub Second Floor assessment criteria) to occupy the City's community infrastructure, with a particular focus on facilities available for lease or licence.

12.5 Leases and Licenses

- The City will regularly review all leased and licensed facilities to ensure they are appropriately used, managed and maintained according to recognised standards for life-cycle costings.
- The City will create a guideline or standard approach for agreements with community groups and re-affirm expectations regarding asset management and sinking funds.

12.6 Management of Facilities

- The City will continue to manage its facilities to retain the required service levels and ensure users and our Community achieve optimal value from the investment.
- The City's role includes, but is not limited to, governance, capacity building, reporting, maintenance obligations and seeking future investment options when necessary.

12.7 Equity

- The City will aim to provide equitable distribution of, and access to, community infrastructure across the City using industry benchmarks such as the Parks and Leisure Australia WA Guidelines for Community Infrastructure.
- When developing, upgrading, and renewing community infrastructure, the City will consider the unique barriers and circumstances of community groups in need to help enable their participation.

12.8 Access and Inclusion

- When developing, upgrading, and renewing community infrastructure, the City will incorporate universal design principles to welcome and include all regardless of age, ability, race, culture, sexual orientation, or gender identity.
- The City will support the four (4) priority areas and strategies outlined in the City's Multicultural Strategy 2020 and Beyond, namely:
  - Communicating and Participating
  - Building Resilient Families
  - Building capacity and Opportunities
  - Recognise, Celebrate and Respond.

12.9 Community Provision Principles

- The City will assess requests for community infrastructure and services on an ongoing basis. The assessment will consider:
  - Alignment with the Strategic Community Plan and other related strategies associated with the community infrastructure/service provision
  - Whether a gap exists in the requested infrastructure/service
  - Whether the request can be met without the requirement for or access to City-owned facilities; and in some cases, it may be appropriate to support with in-kind assistance, such as free marketing/promotion through the community service guide or grant assistance.
  - The Principles Guiding Future Investment and Not-for-Profit Occupancy Assessment Process should apply where access is required to City-owned facilities.

12.10 Youth Provision

- The City will continuously review the needs of the City's youth and employ solutions that align with this Plan and associated strategies.
- The City will consider all partnership opportunities with specialist service providers. Needs will be considered from both an infrastructure and services perspective. Partnerships may be established with organisations/groups/individuals that assist the City in achieving its strategic youth and community goals (Youth Strategy 2019 and beyond).
- The City will strive to ensure youth services are available to any young person. The City will investigate and, where a defined need is identified, look to secure land or co-location opportunities to meet strategic youth and community goals. If there is an identified need in an area of the City, youth services could be provided through a satellite centre located at existing community centres.

12.11 Senior Provision

- The City will continuously review the needs of seniors and determine the required service provision and employ solutions that align with this Plan and associated strategies.
- The City will review the current and future needs and opportunities for the optimal use and/or co-location of a range of seniors-focused services. This includes Belmont Senior Citizens Club, RSL, Men's (Community) Shed, and Belmont Bowling Club to ensure inter-generational usage opportunities.

12.12 Arts and Culture

- Consideration will be given to creating a dedicated art space in the City. This would require the development of a business case, indicating possible locations and costs of the proposal.

12.13 School Sites

- In areas with an identified need for additional sporting facilities or public open space, the City will consider engaging with schools to explore shared use arrangements.
- The City will develop a framework that sets the broad terms and conditions for shared use. In preparing the framework, the City will review successful models across Australia to ensure a best practice approach is adopted to managing these relationships.

12.6 Draft Recreation Strategy - Advertising for Public Comment

Attachment details

Attachment No and title
1. Draft Recreation Strategy [**12.6.1** - 16 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	47/015
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Nil
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

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

The purpose of this report is to seek Council endorsement to advertise the draft Recreation Strategy 2022-2025 (RS) for public comment.

Summary and key issues

The RS has been developed to guide the planning and provision of recreation related programs, services and infrastructure over the life of the RS and is presented with four key objectives as outlined below:

- **Increased Participation** - Increased participation whether formal or informal, makes us healthier.
- **Plan Places and Spaces** - Well-planned and designed places and spaces engage our diverse interests and encourage our participation.
- **Collaboration and Partnerships** - Working together creates diverse and sustainable recreational opportunities.
- **Build Community Capacity** - Raising awareness and building capacity will ensure our community is more confident to participate and deliver different recreation opportunities.

In developing the RS, the City has taken into account demographic changes within the City, emerging trends in recreation, challenges relating to recreation and fiscal management.

An Implementation Plan has been developed to support the delivery of outcomes and actions outlined in the RS. While the RS is intended to be a public document and will be available on the City's website, the Implementation Plan will remain as an operational document only.

It should be noted that a draft copy of the RS will be made available for public comment which will allow the focus to be on the written content of the document, as opposed to images, graphics etc. All comments will then be considered and pertinent feedback will be included. The document will be finalised and undergo the process of being converted into a "publish ready" document with the inclusion of additional images, infographics etc. and will be submitted to Council for final endorsement.

Location

Not applicable.

Consultation

Over the past three years, the City has undertaken various consultation with the community to better understand the community's needs in order to help guide and inform decisions and the delivery of services.

Feedback that had a particular influence on the development of the RS included the City's:

- Youth Plan Review
- Community and Wellbeing Scorecard
- Local Planning Scheme Review and Public Consultation

- Strategic Community Plan Consultation
- COVID-19 Survey.

Recreation specific and targeted engagement with the community regarding the development of the RS has included:

- Let's Celebrate Sync Up and Christmas Markets Recreation Survey - November and December 2020
- Local Sporting Club Workshop – March 2021.

Based on the alignment with the Community Infrastructure Plan and Public Open Space Strategy, and the potential implications associated with the provision of recreational infrastructure and services, it has been determined that a best practice approach is to consult with the community in relation to the targeted outcomes associated with the RS.

Following endorsement by Council, the draft RS will be advertised for a period of 28 days seeking public comment.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 1: Liveable Belmont
Strategy: 1.5 Encourage and educate the community to embrace sustainable and healthy lifestyles

Goal 2: Connected Belmont
Strategy: 2.1 Design our City so that it is accessible by people of all ages and abilities
Strategy: 2.2 Make our City more enjoyable, connected and safe for walking and cycling

Goal 3: Natural Belmont
Strategy: 3.4 Provide green spaces for recreation, relaxation and enjoyment

Goal 4: Creative Belmont
Strategy: 4.3 Support and collaborate with local schools and businesses

Goal 5: Responsible Belmont
Strategy: 5.1 Support collaboration and partnerships to deliver key outcomes for our City
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: 5.3 Invest in services and facilities for our growing community
Strategy: 5.5 Engage and consult the community in decision-making

Policy implications

There are no policy implications associated with this report.

Statutory environment

There are no specific statutory requirements in respect to this matter.

Background

The RS was developed to replace the City's Leisure, Arts and Lifestyle Plan 2015-2018 which required updating to reflect the City's organisational restructure and to reflect the City's:

- population growth and changing demographic profile
- changing recreation trends
- aging infrastructure
- funding pressure
- increasing sedentary lifestyles.

Officer comment

Since the expiration of the City's previous Leisure, Arts and Lifestyle Plan 2015-2018, the City has experienced changes in terms of population growth and demographic profile, in addition to the vast changes in trends within the sport and recreation industry.

As such, the need for a RS is essential to ensure that investment into sport and recreation infrastructure and service delivery is well planned, resourced and meets the needs of the community now and into the future. The development of a RS also plays a vital role in helping the City meet its obligations in developing a public health plan.

The RS provides an important framework for enhancing the health and wellbeing of residents, building community strength and continuing to foster the liveability of the City. The RS will inform Council's planning and help guide future projects and resources to achieve greater participation rates in physical activity by all of our community.

As part of developing the RS, a needs analysis was undertaken to better understand the needs and desires of a range of users as well as considering recreation trends at a national, State and local level. The analysis identified four key common strategic themes that have been translated into the following RS goal areas with various associated strategies:

- **Increase Participation**
  Increased participation, whether formal or informal, makes us healthier.
- **Plan Places and Spaces**
  Well-planned and designed places and spaces engage our diverse interests and encourage our participation.
- **Collaborate and Partner with Others**

Working together creates diverse and sustainable recreational opportunities

- **Build Community Capacity**
  Raising awareness and building capacity will ensure our community is more confident to participate and deliver different recreation opportunities.

To support the delivery of outcomes identified in the RS, an internal operational document (implementation plan) was also developed to identify key actions required to support the investigation of opportunities and implementation of outcomes identified in the RS, to provide officers with guidance in relation to tasks and responsibilities in relation to the delivery of outcomes. The implementation plan is intended to be flexible, it will allow for taking into account new and emerging ideas and trends, as well as being flexible enough to prioritise actions.

The provision of recreation is strongly aligned with the goals and strategies outlined in the City of Belmont Strategic Community Plan 2020-2040. Recreation has a direct influence of the community's health, wellbeing and quality of life at a local level. As a local government, the City plays an important role in the provision of recreation services and facilities for its community. The RS facilitates a coordinated and logical way to continue to meet the community's recreation needs and aspirations into the future.

Following endorsement by Council, the draft RS will be advertised for public comment. The focus of consultation will be obtaining community feedback in relation to the content, as opposed to the final format, graphics, images or presentation. It should be noted that the draft RS presented with this report is not "publish ready", on the basis that changes may occur during the consultation process. This approach was deemed to be the most appropriate use of internal and external resources, on the basis changes will likely be made upon the conclusion of consultation.

Relevant feedback from the consultation phase will be reviewed for consideration and potential incorporation into the draft RS. When the final review has been undertaken, the finalised RS will undergo the process of being converted into a publish ready document with the inclusion of updated statistics following the release of the 2021 Census data, additional images, infographics etc. A further report will be submitted to Council for endorsement of the final version of the RS, outlining any material changes that have occurred to the RS. The final endorsed RS will then be uploaded to the City's website, while the implementation plan will remain an operational document.

Financial implications

There are no immediate financial implications required to deliver the RS for the 2022-2023 financial year, as actions from the RS and implementation plan can be accommodated within existing budgets. New projects will be undertaken in accordance with the City's Project Management Framework.

The specific projects and initiatives identified, will be subject to a detailed Feasibility Study and Business Case development, to be considered as part of the annual budget process and long-term financial plan, for consideration and approval by Council.

Environmental implications

There are no environmental management implications evident at this time, however individual projects may have environmental considerations, which will be outlined in the relevant Feasibility Study and Business Case.

Social implications

The RS will:

- Positively influence the health, wellbeing and quality of life of the community
- Ensure that the community has access to the services and facilities it needs
- Assist in developing community capacity
- Support sporting groups
- Enhance a sense of community and the image of the City.

Officer Recommendation
That Council endorse the draft Recreation Strategy 2022-2025 as contained in Attachment 12.6.1, for the purpose of advertising for a period of 28 days, seeking public comment.

CITY OF BELMONT

DRAFT Recreation Strategy

Date of Publication xx/xx/2022

PICTURE
PLACEHOLDER

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Parks, Leisure and Environment team on (08) 9477 7257.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

PICTURE PLACEHOLDER

Purpose

Local governments have a central role to play in the provision of community sports and recreation opportunities. This position is reinforced in the *Public Health Act 2016 (WA),* which shifts the balance towards prevention through health and wellbeing, rather than cure.

This document aims to guide the City of Belmont's planning and provision of recreation-related infrastructure, including places and spaces. Effective planning will ensure our Community's needs and aspirations are met now and in the future.

What is recreation?

Recreation includes sporting and leisure activities that people engage in for enjoyment, relaxation, physical health, and wellbeing.

Recreation primarily requires physical exertion and can include activities that are:

- competitive and non-competitive
- passive and active
- home-based and community-based.

[insert a montage of pictures of sporting/recreational activities occurring at City venues, for example:]



Tee Ball at XXX



Soccer at XXX



Skateboarding at X Skate Park



Tai Chi at XXX



Croquet at XXX



Bushwalking along the Swan River

Why is recreation important?

Recreation directly influences the health, wellbeing, and quality of life experienced by our Community.

The development of this Recreation Strategy supports key features of the Public Health Act 2016 (WA) and the City's Public Health Plan 2021 - 2024, which includes:

- ✓ Promoting public health and well-being in our Community
- ✓ Helping prevent disease, injury, disability, and premature death
- ✓ Informing individuals and the Community about public health risks
- ✓ Encouraging individuals and their communities to plan for, create and maintain a healthy environment
- ✓ Supporting programs and campaigns intended to improve public health
- ✓ Collecting information about the incidence and prevalence of diseases and other public health risks for research purposes
- ✓ Reducing the health inequalities of disadvantaged communities.

Community groups, organisations, other levels of government, and the private sector all play a role in the provision of recreation services and facilities. Building stronger relationships between these crucial stakeholders will provide opportunities to deliver more effective programs, services, and sustainable facilities.

The provision of recreation is strongly aligned with the goals and strategies outlined in the City of Belmont Strategic Community Plan 2020 - 2040. The development of a recreation strategy also plays a vital role in helping the City of Belmont (City) meet its obligations in delivering the public health plan.

The City's role includes:

- Consulting with our Community
- Planning places and spaces to create healthy environments
- Providing and facilitating the delivery of programs and services
- Maintaining and continuously improving the City's places and spaces
- Administering the use of the City's places, spaces and activities
- Advocating and partnering with other stakeholders
- Reviewing and evaluating our Community's needs.

Strategic Synergies

The Recreation Strategy aligns with the aspirations of the City of Belmont Strategic Community Plan 2020 - 2040 (key areas are outlined below) and supports and enhances other key City strategies, plans and policies.

LIVEABLE BELMONT **We are vibrant, desirable and liveable**	CONNECTED BELMONT **We can all get where we want to go**	NATURAL BELMONT **We care for and enjoy our environment**	CREATIVE BELMONT **We are innovative, creative and progressive**	RESPONSIBLE BELMONT **We are inclusive, engaging and act with integrity**
What this will look like: • All ages can live, work and play in the City. What we will do: • Encourage and educate the community to embrace sustainable and healthy lifestyles.	What this will look like: • People of all abilities are able to move freely, safely and sustainably around the City. • The City's bike paths are connected and easy to ride on. What we will do: • Design our City so that it is accessible by people of all ages and abilities. • Make our City more enjoyable, connected and safe for walking and cycling.	What this will look like: • Belmont has an abundance of natural features, including the river, parks and gardens which are colourful and focus on nature. • Tree lined streets create shade, facilitate walking and riding, and give health and environmental benefits. What we will do: • Provide green spaces for recreation, relaxation and enjoyment.	What this will look like: • The City works with local schools and businesses to run programs. What we will do: Support and collaborate with local schools and businesses.	What this will look like: • Community is actively involved in decision making through engagement. • Engagement is part of everything the City does. What we will do: • Support collaboration and partnerships to deliver key outcomes for the City. • Invest in services and facilities for our growing community. • Engage and consult the community in decision-making.

What do we know?

Understanding our City's needs, demographic profile, and trends provides insight into the implications and opportunities for the provision of sports and recreation to meet our Community's diverse and changing needs. Provided below is key information in relation to the City's demographics, that will influence the provision of recreation in the City.

Population Prediction

- 41,448 people in 2016
- 65,659 people predicted by 2041

Culture

- More multi-cultural residents, 40% born overseas, an increase of 23% (2011 vs 2016)
- Residents speaking another language at home (other than English) increased by 39.6% (2011 vs 2016)

Housing and Socio-Economics

- Medium and high-density housing has increased by 7.5%, between 2011 and 2016
- The City's SEIFA (Socio-Economic Indexes for Areas) is 985 (2016), which is considered to be low

Service Group Predictions

- Increase of 70% in Parents and Homebuilders age group (35-49), in the next 20 years (2016 vs 2041)
- Increase of 40% in Young Workforce age group (25-34), in the next 20 years (2016 vs 2041)

Our Physical Health

Participating in recreational activities can significantly improve physical health. Evidence suggests sufficient physical activity is a primary prevention against many lifestyle-related diseases. Physical activity helps manage weight and reduce the risk of cardiovascular disease, some cancers, and diabetes. Physical activity increases bone and muscle strength and assists in managing mental wellbeing (Department of Health, 2014).

The City of Belmont Community Health Profile (2019) data prepared by the East Metropolitan Health Service demonstrates the need for a recreation strategy to address the City's low physical activity levels and highly sedentary lifestyles, and their associated health impacts.

Our Community's Priorities

Over the past three years, the City has engaged in community consultation to understand the community's aspirations to help inform decisions and deliver better services.

The following surveys, workshops and reviews have particularly informed the development of this strategy:

- Youth Plan Review
- Markyt® Community and Wellbeing Scorecard surveys (2019 and 2021)
- Local Planning Scheme Review
- Strategic Community Plan workshops and surveys
- COVID-19 survey
- Let's Celebrate Sync Up and Christmas Markets Recreation survey
- Local Sporting Club workshop

The following points represent the high-level findings. Our Community:

- Values local sporting clubs and groups
- Values events, programs, and facilities that encourage physical activity, cycling, and walking
- Wants to be more aware of what is available in the community
- Wants our local parks and related amenities such as playgrounds, skate parks, lighting, outdoor exercise equipment, and activities to become focal points that support physical activity
- Appreciates the importance of local parks and open spaces to exercise during outbreaks of COVID-19
- Experiences the barrier of participation because of limited finances.

Our Local Sporting Clubs Challenges and Priorities

Local sporting clubs play a pivotal role in providing physical activity opportunities accessible to our Community. The City has over 40 recreation clubs with over 3,000 residents participating.

A workshop for sporting clubs held in March 2021 asked clubs about their needs. The following issues and challenges were noted:

- Lack of community connection and networks
- Challenging to market services effectively
- Facility limitations in size, sports lighting, change rooms, and storage
- The high cost of participating in sport
- Limited collaboration with schools to access school sites
- Understanding what the Community wants from sporting clubs (mainly adults)
- Lack of volunteers
- Time-poor participants due to other commitments
- Accessibility for people with disabilities

- Funding, grants, and sponsorship
- The inability of clubs to create a 'home' feel in community facilities, including clubrooms and signage.

Our Facilities

The City has several purpose-built facilities to support both organised and informal recreation. As part of the analysis undertaken for the Community Infrastructure Plan, it was identified that:

- There are opportunities to maximise the use of existing facilities and active reserves
- Sports lighting at facilities needs review, plus the development of an associated policy and plan
- There is a need to develop Standards of Provision for community facilities considering the changing needs of users
- The City should review its approach with leased facilities to enhance performance management mechanisms
- Options for the future redevelopment of the 400 Abernethy Road site need to be determined
- A strategic approach should be developed for future skate parks and informal play/recreation spaces
- Shared use at school sites may need to be considered in the future, should there be a need to offset any deficits in access to sporting facilities across the City. Through shared use, both parties may benefit from reduced costs, subject to reaching a mutually beneficial agreement with the schools.

[insert picture]

Eg. Healthy community exercising, yoga in the park, seniors in the community garden tendering to plants

Belmont Oasis

The City's Public Open Space (POS) Strategy includes a detailed analysis of POS provision and proposes strategies to address a range of opportunities, including:

- Balancing the diversity and function of POS to include sport, recreation, and nature
- Recommending levels of development/ facilities at each catchment hierarchy of POS, that is, Local, Neighbourhood, District and Regional
- Ensuring green spaces meet changing community requirements.

Recreation Trends

General Trends

The sporting landscape in Australia is changing, and how we live, work, and engage in sport has changed.

These changes present several industry challenges to adapt and provide suitable physical activity opportunities that encourage and allow all Australians to be more active more often throughout their lives. Previously people planned their weeks around sporting and physical activities; today, many Australians now look for sporting and physical activities that work around their week or have become inactive.

Key national trends include:

- As a nation, we are becoming older, more ethnically diverse, and time-poor
- The exponential growth in digital technology has transformed the way we live, work and play
- Participation in traditional sport-related activities has stagnated over the last 20 years, whilst participation in non-sport physical activities has increased significantly. Organised sports now compete with less organised physical activities such as yoga, cycling, bushwalking, and fitness/gyms. (*Sport 2030 – Participation, Performance, Integrity, Industry*).

Recent findings from the *Future of Australian Sport* report highlighted six significant trends that are likely to redefine the sports sector in Australia over the next 30 years (SPORT 2030: Sport AUS). These include:

- A Perfect Fit – Personalised sport for health and fitness. Sports need to be tailored to meet personal needs as Australians become increasingly time-poor.
- From Extreme to Mainstream – The rise of lifestyle sports. Adventure and alternative sports are becoming more popular with younger Australians. Future participation will be driven by widespread exposure through digital media platforms.
- More than Sport – Increased focus on the broader benefits of sports participation. This includes physical and mental benefits, crime prevention, and social inclusion.
- Everybody's Game – Demographic, generational, and cultural change. The types of sports Australians get involved in are likely to shift as demographics, including cultural landscapes, change.
- New Wealth New Talent – Economic growth and sports development in neighbouring countries like Asia will impact sports participation.
- Tracksuits to Business Suits – Market pressures and new business models. Professional athletes are likely to be drawn away from sports with lower salary bases. Sports administration is expected to change from community-based organisations to corporate structures as they face increased accountability and responsibility.

Women in Sport Trends

Across Australia, women and girls are exposed to new ways of participating in organised sports. Previous AusPlay research indicates that girls and women are as active as boys and men; however, they tend to move away from organised sports, earlier than boys, in their mid-teens towards exercise and gym-type activities.

In Australia, the recent establishment of professional female sports competitions and associated development pathways have seen female participation become the fastest-growing segment in organised sports, including Soccer, Australian Rules Football, Rugby League and Rugby Union, Athletics, and Cricket. Increased exposure through televised coverage, financial investment, and the development of suitable female sporting facilities is expected to drive further growth in organised sport in the coming years.

Volunteers

An estimated 3 million Australians choose to volunteer in the sports and active recreation sector each year. Volunteers contribute to sports' social and economic value at the community level. Many sports and sporting organisations are reliant on volunteers to operate. They would be unable to survive without volunteers who fill many critical roles, including coach, official, manager, administrator, board, and committee member (AusPlay).

Volunteering Australia research shows the rate of volunteering through an organisation has declined significantly over the last ten years. A review into Volunteer Management Activity has highlighted several ways in which the volunteering landscape in Australia is changing:

- The population is ageing, the workforce is contracting, and people are more discerning about how they want to volunteer their time
- Information technology provides people new opportunities to find volunteering opportunities that suit their interests and circumstances and volunteer in different ways
- The term 'new volunteerism' was used to portray how volunteering is becoming more irregular and self-orientated in volunteer motivations.

Due to the decline in volunteers, sporting clubs and community groups need to proactively plan, recruit, and manage volunteers to ensure they are well organised and recognised for their contribution. A planned approach to managing volunteers enhances volunteer experience and improves retention.

Impact of COVID-19

In the short term, the global pandemic has accelerated an increase in participation in non-traditional sports activities. The emergence of the pandemic resulted in physical activities, such as running, walking, home gyms, and cycling, which are continuing to rise over sports and organised sporting activities in popularity. How these recent changes will impact long-term participation trends will be measured over the coming years (AusPlay).

Participation Trends

Data on recent recreation participation levels and trends helps the City to develop an understanding of contemporary recreation interests in our Community and how the City can respond.

National and state physical activity statistics are captured twice yearly by Sport Australia. Key participation statistics and trends identified during the 2019/2020 survey before the onset of the global pandemic discovered (AusPlay):

- Participation rates for boys and girls were similar; however, girls are more likely to participate in non-sport-related physical activity than boys. Boys were more likely to join in sport-related physical activity and club sports of all ages.
- Participation for men is highest among 15- to 17-year-olds and tends to decline in successive adult age groups. For women, participation remains reasonably consistent.
- Australian adults tend to play sports for longer durations than non-sport-related physical activities; however, they participate more frequently in non-sport-related physical activities.
- Common barriers identified for participation in sports included being time-poor, having too many other commitments, age-related issues, being too expensive, having poor health or injuries, and not being interested in sports and physical activities.
- The top motivators for participation in physical activity included improving general health/fitness, fun/enjoyment, social reasons, psychological/mental health benefits, being outdoors, helping lose/manage body weight, active transport, and performance/competition.

Table 1 overleaf lists the top ten most participated physical activities at national and state levels, plus locally within the City. The data used to collate the federal and state lists was obtained from AusPlay surveys completed in 2019/2020. The City's data was obtained from a study undertaken during a local community event and online submissions. The local data closely mirrors the national and state data.

[images to be inserted]

Women playing Australian Rules Football, Cricket or Soccer

Female participation is becoming the fastest-growing segment in organised sports

Ranking	National	Western Australia	City of Belmont
1	Walking	Walking	Walking
2	Fitness/Gym	Fitness/Gym	Fitness/Gym
3	Athletics/running	Swimming	Swimming
4	Swimming	Athletics/Running	Outdoor Exercise Equipment
5	Cycling	Cycling	Jogging/running
6	Bushwalking	Soccer	Bushwalking
7	Soccer	Australian Rules Football	Cycling
8	Yoga	Basketball	Yoga
9	Golf	Yoga	Tennis
10	Tennis	Netball	Pilates

Table 1: Top Ten Physical Activities (All Ages)

Local Sporting Clubs and Participation

The City has several sporting clubs that use City's facilities on a seasonal hire or lease basis. The City currently collects participation data from seasonal hire sporting clubs and a limited number of sporting groups under a lease arrangement.

Table 2 below shows the highest to the lowest total participation numbers by sport, for the top 11 sports. The data demonstrates there is a large discrepancy between junior and organised senior sports participation.

Notably, the data is limited and does not consider all sports or recreation activities that take place in the City such as karate, dance, swimming, and climbing.

Ranking	Sport	Senior	Junior	Total
1	Australian Rules Football	61	438	499
2	Athletics	0	464	464
3	Netball	90	274	364
4	Soccer	116	232	348
5	Cricket	105	219	324
6	Baseball	75	64	139
7	Tee-Ball	0	112	112
8	Lawn Bowls	87	0	87
9	Tennis	62	20	82
10	Rugby Union	32	40	72
11	Softball	55	21	76
Total		**683**	**1,884**	**2,567**

Table 2: 2020/2021 City of Belmont Organised Seasonal Sport Participation by Age Grouping and Sport

Recreation Objectives

Increase Participation

Why

Increased participation, whether formal or informal, makes us healthier.

How

- Strengthen local neighbourhood communities through place-based recreation programs.
- Ensure a broad range of recreation activities and programs are accessible and affordable catering to all life stages.
- Support traditional organised club-based sports and informal recreation opportunities, including active travel like walking and cycling for commuting.
- Encourage programs that engage low participation groups, including disengaged youth, ATSI people, CaLD people, people with disability, seniors and adolescent girls.
- Continue to consult and understand the barriers and factors affecting low engagement levels.

Plan Places & Spaces

Why

Well-planned and designed places and spaces engage our diverse interests and encourage our participation.

How

- Ensure facilities are at optimal use before developing new facilities.
- Plan, design and manage attractive multi-functional facilities, including co-location to create active hubs for casual and organised recreation activities.
- Renew and refurbish City assets to ensure they meet community needs and expectations in line with the City's Public Open Space Strategy, Community Infrastructure Plan and asset management processes.
- Create opportunities for active travel through connected streets and neighbourhoods.

Recreation Objectives (continued)

	Collaboration & Partnerships	Build Community Capacity
Why	**Working together creates diverse and sustainable recreational opportunities.**	**Raising awareness and building capacity will ensure our Community is more confident to participate and deliver different recreation opportunities.**
How	• Partner with organisations to maximise engagement with target population groups. • Collaborate with local sporting clubs and providers to develop a partnership approach to deliver recreation opportunities. • Consult and collaborate/partner with neighbouring local governments and/or relevant recreation networks to create new synergies. • Seek funding opportunities that support the delivery of recreation initiatives. • Explore opportunities to develop shared use opportunities with local schools.	• Assist sports and recreation clubs to build their capacity. • Programs should be supported by health promotion to encourage behaviour change. • Explore new and innovative ways to provide information about recreation opportunities. • Use evidence-based decision making, through research and consultation, to target and effectively address needs.

[insert picture]

Implementation

To support the implementation of this Strategy, an implementation plan has been developed to identify key actions required to ensure the objectives and outcomes outlined in this Strategy are achieved.

The implementation plan will inform both the City's Long Term Financial Plan and Annual Budget and include the following key considerations:

- Inclusion of measures to monitor the successful implementation of this Strategy
- Ongoing proactive identification of external funding opportunities
- Ensuring the community is well informed in relation to recreation opportunities within the City
- Enhancing the City's knowledge in relation to current and future needs in relevant to the provision of recreation
- Ongoing engagement with key organisations and groups involved in recreation
- Providing the community with free and low-cost recreational opportunities.

Finally, as part of the City's ongoing review process and consultative approach, the Recreation Strategy will be monitored and adjusted as required to ensure outcomes are in the Community's best interests.

12.7 Draft Streetscape Enhancement Strategy - Advertising for Public Comment

Attachment details

Attachment No and title
1. Draft Streetscape Enhancement Strategy [**12.7.1** - 19 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	47/016
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Nil
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Infrastructure Services

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

The purpose of this report is to seek Council endorsement to advertise the draft Streetscape Enhancement Strategy 2022-2027 (SES) for public comment.

Summary and key issues

The SES outlines the planned approach to developing and enhancing streetscapes within the City of Belmont (City) during the life of the SES and provides information in relation to strategic alignment, vision and objectives, self-assessment, toolset, and action.

The SES is presented with four key objectives:

- **Leafy Streetscapes** - Streetscapes are green, vibrant and make the City a great place to live.
- **Sustainable Streetscapes** - Streetscapes are water and energy efficient, supporting flora and fauna.
- **Structured Streetscapes** - Streetscapes support greening, a considered approach is applied to design.
- **Safe Streetscapes** - Streetscape design supports the safe use of infrastructure by pedestrians, cyclists and vehicles.

An Implementation Plan has been developed to support the delivery of outcomes and actions outlined in the SES. While the SES is intended to be a public document and will be available on the City's website, the Implementation Plan will remain as an operational document only.

It should be noted that a draft copy of the SES will be made available for public comment which will allow the focus to be on the written content of the document, as opposed to images, maps, graphics etc. All comments will then be considered and pertinent feedback will be included. The document will then be finalised and undergo the process of being converted into a "publish ready" document with the inclusion of additional images, infographics etc and will be submitted to Council for final endorsement.

Location

The SES outlines priority streetscapes and entry features within the City.

Consultation

In developing the SES, extensive internal consultation has been undertaken, and feedback provided by the community through stakeholder engagement events and community surveys have been reviewed, to assist with informing the development of the SES.

There has been no specific external stakeholder engagement to date, however following endorsement by Council, the draft SES will be advertised for a period of 28 days seeking public comment.

Strategic Community Plan implications

In accordance with the 2020 – 2040 Strategic Community Plan:

Goal 1: Liveable Belmont
Strategy: 1.2 Plan and deliver vibrant, attractive, safe and economically sustainable activity centres
Strategy: 1.5 Encourage and educate the community to embrace sustainable and healthy lifestyles

Goal 2: Connected Belmont
Strategy: 2.1 Design our City so that it is accessible by people of all ages and abilities
Strategy: 2.2 Make our City more enjoyable, connected and safe for walking and cycling
Strategy: 2.4 Promote alternative forms of transport

Goal 3: Natural Belmont
Strategy: 3.3 Keep our City clean
Strategy: 3.4 Provide green spaces for recreation, relaxation and enjoyment
Strategy: 3.5 Promote energy and water efficiency, renewable energy sources, and reduce emissions and waste

Goal 4: Creative Belmont
Strategy: 4.1 Promote the growth of arts and culture
Strategy: 4.2 Embrace technology, creativity and innovation to solve complex problems and improve our City

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: 5.5 Engage and consult the community in decision-making

Policy implications

There are no policy implications associated with this report. The SES will support Council Policy No.3 Streetscape.

Statutory environment

Verge treatments permitted to be installed on the verge within the streetscape, must be in accordance with the City of Belmont's Consolidated Local Law 2020.

Background

The City's previous SES (Streetscape Strategy – Parks and Gardens) was developed in 2006. The revision of the SES has been undertaken to include reference to various City policy, plans and strategies that have been developed since, including:

- Streetscape Policy
- Access and Inclusion Plan
- Community Placemaking Strategy
- Community Safety Strategy
- Environment and Sustainability Strategy
- Local Planning Scheme/Activity Centre Strategy
- Public Art Master Plan
- Sustainable Transport Plan
- Urban Forest Strategy
- Waterwise Council Action Plan, Groundwater Use Management Plan and Operating Strategy
- Public Open Space Strategy (POSS).

The SES now references updated City objectives, strategies and plans to assist in the provision of high-quality streetscapes. In addition to this, the SES identifies priority areas for enhancement and beautification, whilst addressing present and emerging streetscape design elements.

Officer comment

A key issue facing local government is remaining financially sustainable whilst managing the renewal and replacement of an increasing volume of public assets, including assets associated with streetscapes. The management of streetscapes is a whole of life process from planning, purchasing, operation, maintenance, renewal, and disposal of assets. It encompasses the integrated delivery of services to provide the outcomes required.

To deliver on the key outcomes of the SES, the City has developed key activities which comprises people, policies and strategies, processes, information systems and other resources required to deliver such a strategy. The SES requires both a corporate approach and corporate commitment to provide an appropriate level of resources to underpin this methodology.

The SES is designed as an informing document within the City's Integrated Planning and Reporting Framework. It provides the framework to guide a whole of organisation approach to streetscape management and assists in the achievement of the City's strategic objectives contained in the City's Strategic Community Plan.

In developing the SES, the City's internal strategies and plans have been referenced, such as the Strategic Community Plan 2020-2040, Community Placemaking Strategy 2018-2023, Community Safety Strategy, Environmental and Sustainability Strategy, Local Planning Scheme/Activity Centre Strategy and the Urban Forest Strategy.

Consideration has also included the Public Art Master Plan, Sustainable Transport Plan, Access and Inclusion Plan and both the Groundwater Use Management Plan and Waterwise accreditation.

The City has made a significant investment within its streetscape enhancement and upgrades over the years and will need to continue its investment to meet the changing needs of the community.

Balancing the expectations of the community poses a challenge to the City against a sustainable and affordable management model. The SES aims to provide a framework from which to respond to these challenges. To support the delivery of outcomes identified in the SES, an internal operational document (implementation plan) was also developed to identify key actions required to support the investigation of opportunities and implementation of outcomes identified in the POSS, to provide officers with guidance in relation to tasks and responsibilities in relation to the delivery of outcomes.

This SES will support the City's journey in becoming a strategically focused organisation with a sustainable strategy that reflects the needs and objectives of its community, today and into the future.

Following endorsement by Council, the draft SES will be advertised for public comment. The focus of consultation will be obtaining community feedback in relation to the content, as opposed to the final format, graphics, images or presentation. It should be noted that the draft SES presented with this report is not "publish ready", on the basis that changes may occur during the consultation process. This approach was deemed to be the most appropriate use of internal and external resources, on the basis that changes will likely be made upon the conclusion of consultation.

Relevant feedback from the consultation phase will be reviewed for consideration and potential incorporation into the draft SES. When the final review has been undertaken, the finalised SES will undergo the process of being converted into a publish ready document with the inclusion of updated statistics following the release of the 2021 Census data, additional images, infographics etc. A further report will be submitted to Council for the endorsement of the final endorsed version of the SES, outlining any material changes that have occurred to the SES. The final endorsed SES will then be uploaded to the City's website, while the implementation plan will remain an operational document.

Financial implications

Actions identified in the implementation plan will have financial implications which will predominantly consist of officer time and additional funding will be required for capital expenditure. New projects will be undertaken in accordance with the City's Project Management Framework.

Specific projects and initiatives identified, will be subject to a detailed Feasibility Study and Business Case development, to be considered as part of the annual budget process and long-term financial plan, for consideration and approval by Council.

Environmental implications

The SES will ensure streetscape enhancement opportunities are in accordance with current environmental and sustainability best practices and individual projects may have environmental considerations, which will be outlined in the relevant Feasibility Study and Business Case.

Social implications

The Strategy will contribute to:

- Enhanced streetscape safety and compliance
- Improved serviceability
- Increased shade and amenity
- Sustainable landscapes and plantings.

Officer Recommendation
That Council endorse the draft Streetscape Enhancement Strategy 2022-2027 as contained in Attachment 12.7.1, for the purpose of advertising for a period of 28 days, seeking public comment.

CITY OF BELMONT

DRAFT Streetscape Enhancement Strategy

Date of Publication xx/xx/2022

PICTURE
PLACEHOLDER

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Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print and in other formats as requested. For further information please contact the Parks, Leisure and Environment team on (08) 9477 7257.

For language assistance please contact TIS (Translating and Interpreting Service) on 131 450.

Acknowledgement of Traditional Owners

"The City of Belmont acknowledges the Noongar Whadjuk people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection, and relationship with this land which continues today.

We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont."

PICTURE PLACEHOLDER

Purpose

The City of Belmont's Streetscape Enhancement Strategy will facilitate the continued and enhanced provision of safe, high-quality, sustainable, functional, shaded, and healthy streetscapes.

Streetscapes significantly impact a place's character, feel, sense of belonging, and amenity. As cities house more people, high-quality streetscapes become more critical for their wellbeing. In addition to transport-related opportunities, well-designed streetscapes offer a range of benefits, such as improved well-being, a place for active travel/recreation, economic growth, increased property values and a sense of place.

[insert full-page picture of Belmont streetscape with people, and add a caption for vision]

Our Streetscape Vision

Our streetscapes will be safe, sustainable and provide for all users. The walkability of our neighbourhoods will improve and be supported by a shaded tree canopy, with attractive and functional infrastructure, landscaping and street furniture that enhances daily life experiences.

Our Guiding Principles

The following guiding principles for existing and future streetscapes will help ensure we realise our streetscape vision.

✓ Safety and Compliance

Streetscapes will be safe for pedestrians, cyclists, vehicular traffic, and maintenance workers. The heights of plant species, setbacks, characteristics of species, and ongoing maintenance requirements will be considered in each design. Streetscape landscapes will be designed and maintained in compliance with relevant legislation, including the City of Belmont Consolidated Local Law 2020.

✓ Shade and Amenity

Trees will be incorporated into streetscapes to provide shade and canopy cover in line with the City's Urban Forest Strategy and objectives.

Streetscape landscaping of roundabouts, cul-de-sac ends, verges and medians will create an enjoyable walking, cycling, or driving experience and enhance the amenity of the surrounding neighbourhood.

✓ Serviceable

Ongoing maintenance and management of streetscapes can be resource-intensive and costly. Areas less than 5m² or 300mm in width are generally unsuitable for landscaping. Consideration will be made on the species selection, arrangement, supporting infrastructure and replacement needs when designing new streetscape installations and upgrades.

✓ Success and Sustainable

Streetscapes are harsh environments to grow and maintain healthy, attractive and flourishing vegetation. When designing new infrastructure and landscapes, consideration will be given to life-cycle implications, including cost and environmental impacts. Species that are drought tolerant, low maintenance, and highly attractive will be preferred. Infrastructure that supports vegetation growth will be a key consideration when designing roadways and footpaths.

Strategic and Policy Framework Synergies

The Streetscape Enhancement Strategy aligns with the aspirations of the City of Belmont Strategic Community Plan 2020 - 2040 (key areas of alignment below) and supports and enhances other key City strategies, plans and policies.

LIVEABLE BELMONT **We are vibrant, desirable and liveable**	CONNECTED BELMONT **We can all get where we want to go**	NATURAL BELMONT **We care for and enjoy our environment**	CREATIVE BELMONT **We are innovative, creative and progressive**	RESPONSIBLE BELMONT **We are inclusive, engaging and act with integrity**
What this will look like: • Our neighbourhoods are well serviced by local activity centres which are exciting and attractive. • All ages can live, work and play in the City. • Business is attracted to the City, creating more jobs. What we will do: • Plan and deliver vibrant, attractive, safe and economically sustainable activity centres • Encourage and educate the community to embrace sustainable and healthy lifestyles	What this will look like: • People of all abilities are able to move freely, safely and sustainably around the City. • The City's bike paths are connected and easy to ride on. • Supports the City's liveability by enabling seamless connections between people and places. What we will do: • Design our City so it is accessible by people of all ages and abilities • Make our City more enjoyable, connected and safe for walking and cycling • Promote alternative forms of transport	What this will look like: • Belmont has an abundance of natural features, including the river, parks and gardens which are colourful and focus on nature. • Tree lined streets for shade, walking, riding, health and environmental benefits. • Highly rated as a place to live. What we will do: • Keep our City clean • Provide green spaces for recreation, relaxation and enjoyment • Promote water efficiency, renewable energy sources, and reduce emissions and waste	What this will look like: • There is a strong focus on arts and culture in the City. What we will do: • Promote the growth of arts and culture • Embrace technology, creativity and innovation to solve complex problems and improve our City	What this will look like: • The Community is actively involved in decision making through engagement. • Engagement is a part of everything the City does. What we will do: • Manage the City's assets and financial resources in a responsible manner and provide the best possible services for the community

Other Key Strategies, Plans and Policies

STRATEGY, PLAN OR POLICY	RELEVANCE TO STREETSCAPE ENHANCEMENT STRATEGY
Streetscape Policy	• The overarching objective of this policy is: *To provide streetscapes that support multiple modes of transport and community interaction by creating a streetscape environment that is safe, attractive, functional, and vibrant.* • The Streetscape Enhancement Strategy supports the above objective.
Access and Inclusion Plan	• Accessible and connected streetscapes become inviting, safe, and usable for people in our Community who have various accessibility requirements.
Community Placemaking Strategy	• This strategy aims to create public spaces that promote health, happiness, well-being, and prosperity. Streetscapes provide an interface between private and public spaces. Appealing and connected streetscapes become places where people can connect and form a sense of belonging.
Community Safety Strategy	• The perception of safety (or not being safe) can prevent people from accessing green spaces and streetscapes. Ensuring adequate passive surveillance between private and public spaces will assist in creating streetscapes where people feel safe to recreate or interact with each other. Streetscape design and maintenance also play an important role in ensuring people feel safe and remain safe. Green spaces also encourage positive activities and deter antisocial behaviour.
Environment and Sustainability Strategy	• The City is committed to protecting and enhancing biodiversity values within the built environment, including streetscapes. Environmental objectives can be achieved by using native/water-wise plants, incorporating Water Sensitive Urban Design, considering the urban heat island effect, designing infrastructure to support vegetation growth and the life-cycle environmental impacts in selecting hardscape materials.
Local Planning Scheme/Activity Centre Strategy	• Local Planning Scheme and policy controls assist in maintaining streetscape character and appeal whilst delivering appropriate outcomes for private development. • Activity centres are community focal points that depend on attractive streetscapes to attract and retain customers.

STRATEGY, PLAN OR POLICY	RELEVANCE TO STREETSCAPE ENHANCEMENT STRATEGY
Public Art Master Plan	• Streetscapes and connections within the streetscape can be enhanced by the informed placement of public art, using either sculptures or green infrastructure. Public art can promote a sense of place and create a more interesting, engaging streetscape. Creating attractive and useable streetscape spaces will facilitate activation opportunities for the City's streetscapes, such as increased passive recreational activities.
Sustainable Transport Plan	• This plan promotes alternative transport options, such as cycling, walking, or public transport. Safe, connected, and shaded streetscapes support the use of these opportunities. The Sustainable Transport Plan identifies 'green networks' to link parks and recreation facilities for cyclists and pedestrians.
Urban Forest Strategy	• This strategy, in conjunction with the Urban Forest Policy, Canopy Plan and Street Tree Plan aims to increase canopy cover. • The Street Tree Plan maintains streetscape planting consistency and identifies street tree selection and placement methodology.
Waterwise Council Action Plan, Groundwater Use Management Plan and Operating Strategy	• Water is an essential but finite resource. Water access must be considered when transforming streetscapes into accessible green spaces. However, water will need to be managed in line with licence allocations, access and best management practices.
Public Open Space Strategy	• This strategy aims to provide a strategic framework to guide the provision of public open space within the City of Belmont, including new public open space development and the upgrade of our City's existing public open space.

Design Elements

The Streetscape Enhancement Strategy supports the application of outcomes outlined in the Streetscape Policy and a focus area of this strategy is the plantings asset category. Outlined below are the key considerations associated with the four primary asset categories that will support the successful implementation of this strategy.

ASSET CATEGORY[1]	RELEVANCE TO STREETSCAPE ENHANCEMENT STRATEGY
Structures For example, footpaths, drainage systems, overhead power lines, streetlights and utilities.	• When designing streetscapes, consideration will be given to alternative tree-friendly infrastructure designs that facilitate street trees' successful establishment and long-term viability. This includes infrastructure within the streetscape and immediate interface, such as permeable pavement, tree cells and cellular confined systems. • Suspended boundary front fences/no fence also supports the successful establishment of street trees and the City will ensure relevant information is available to property owners to promote this design type. • Underground power will be considered when opportunities arise through the Western Power renewal programs and major infrastructure upgrades. • The City will review streetlighting assets within the City, to consider options in relation to the upgrade of streetlights to LED fixtures, in collaboration with Western Power as the asset owner. The conversion of existing lighting to LED fixtures will enhance perceptions of safety through improved lighting and contribute to reducing electricity usage, enhancing sustainability.
Surface Materials For example, concrete, asphalt, permeable material (including mulch), and block paving.	• Surface materials will be considered in combination with the plantings asset category, selecting materials that minimise urban heat and support the successful establishment of vegetation.
Plantings For example, street trees, medians, verges, roundabout plantings, and entry statements.	• A planting and enhancement program will be developed to support this strategy, with a focus on selecting plants that provide amenity, have low maintenance requirements and are Waterwise. • Additionally, the City will develop an operational policy to improve the management of unkempt verges within the City.

[1] Asset categories are defined in the Streetscape Policy.

ASSET CATEGORY[1]	RELEVANCE TO STREETSCAPE ENHANCEMENT STRATEGY
Infrastructure Components For example, street infrastructure components include bins, bollards, lighting, signage, banners, and public art.	• Infrastructure in this strategy will be treated in the following way: o Bins, speciality lighting (for example, uplighting or bollard lighting), signage and banners will be considered when designing entry statements and activity centres, and by exception for other streetscape spaces that warrant a higher level of service (typically high use areas). o Where a shortfall has been identified in the provision of public open space within the POS Strategy, the City may consider creating 'pocket' parks in cul-de-sac heads including the installation of plantings and structures, in addition to infrastructure components. o Increasing population density will likely reduce private open space, intensifying the demand for quality public open space. Demand on the City is also likely to change as pressure is put on high-use open spaces, creating a need for utilising non-traditional areas such as streetscapes and civic spaces. o Beyond parks, playgrounds, sporting ovals and reserves, the integration of urban liveable spaces, streetscaping, community gardens and a range of other open spaces will be expected by modern communities. o Bollards will be considered in combination with plantings and for cul-de-sac heads, and the City will investigate options that achieve an improved amenity outcome (as opposed to bollards). o Public art will be considered for entry statements and activity centres and in line with the Public Art Master Plan. o Where upgrades relate to an activity centre, consideration is to be given to Smart Cities concepts. o Bus shelter provision is covered under a contractual arrangement, in collaboration with relevant external stakeholders and agencies.

Our Objectives

The City has developed four key objectives to help achieve a vibrant, desirable, and liveable City for all, that demonstrates a well-planned and green approach to managing the City's streetscapes.



Prioritisation

Locations that meet one or more of the following criteria will be prioritised for new or enhanced streetscape landscapes.

- **Renewal or upgrade** has been identified in Asset Management Plans.
- **Green networks** are identified in the Sustainable Transport Plan. The green network links parks and recreation facilities for cyclists and pedestrians.
- **Activity centres** under the Local Planning Scheme are community focal points and include commercial, retail, higher-density housing, entertainment, tourism, civic/community, higher education, and medical services. For example, shopping precincts.
- **Key traffic routes** are identified in the Streetscape Policy and based on Main Roads WA road hierarchy, including verges, medians, roundabouts and adjacent cul-de-sac heads.
- **Key entry points** to the City from neighbouring local government areas, located on primary distributor or district distributor roads.
- Locations where the Community may be at risk due to vulnerability to **urban heat**, **low canopy coverage**, and/or **limited access to public open space**.

Further detail regarding the priority areas for streetscape enhancement is summarised in Appendix 1.

The Streetscape Enhancement Implementation Plan

This plan will outline key deliverables to ensure the outcomes outlined in this strategy are delivered. A works schedule will also be developed for implementing upgrades based on the outcomes identified in the Streetscape Enhancement Strategy.

The implementation plan and associated work schedules will take into consideration the following points and will inform both the City's Long Term Financial Plan and Annual Budget:

- A key consideration for the timing of works will be the asset renewal schedule for roads and footpaths.
- The laser profiling of the City's road network completed in 2021 will determine the 10-year forward works programme, which will identify potential road re-construction of identified priority routes. It is recommended that the timing of landscape enhancement coincides with this road re-construction.
- For locations identified for enhancement that are not scheduled to be reconstructed within the next 10 years, retrofitting within the existing built infrastructure can occur.

Finally, as part of the City's general ongoing review process and consultative approach, the Streetscape Enhancement Strategy and Plan will be monitored and adjusted as required to ensure outcomes are in the Community's best interests.

APPENDIX 1

Appendix 1 | Priority Areas in Detail

Green Networks

Green networks, as identified in the Sustainable Transport Plan, link parks and recreation facilities for cyclists and pedestrians, and will include the following streets:

- Campbell Street
- Kooyong Road
- President and Scott Streets
- Morrison Street/Grand Parade



APPENDIX 1

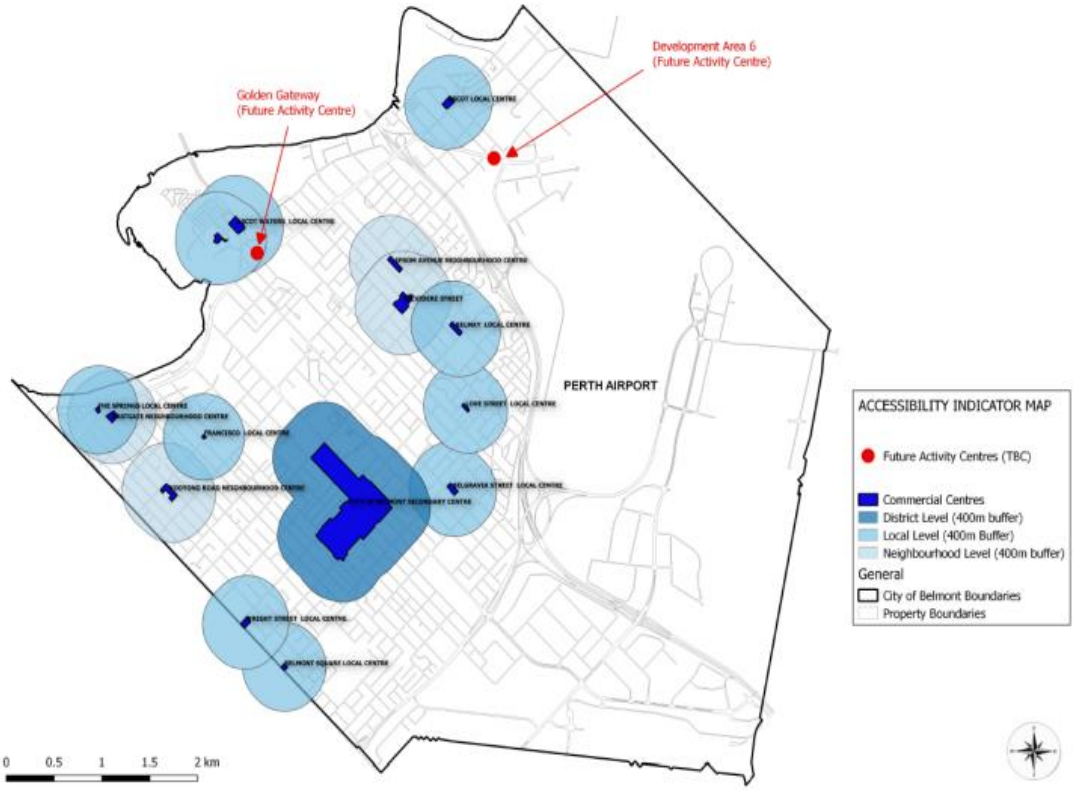
Activity Centres

Streets surrounding activity centres or within walkable catchments will be prioritised for landscaping, with the highest priority given to secondary centres, followed by neighbourhood centres and then local centres.

LEVEL	LOCATION
Secondary Centre	• Belmont
District Centre	• Nil
Neighbourhood Centre	• Epsom Avenue • Belvidere Street • Kooyong Road • Eastgate (Kooyong Road)
Local Centre	• Ascot • Francisco Street • Wright Street • Belmont Square • Belgravia Street • Love Street • Belmay • Ascot Waters (Proposed) • The Springs (Proposed)



APPENDIX 1

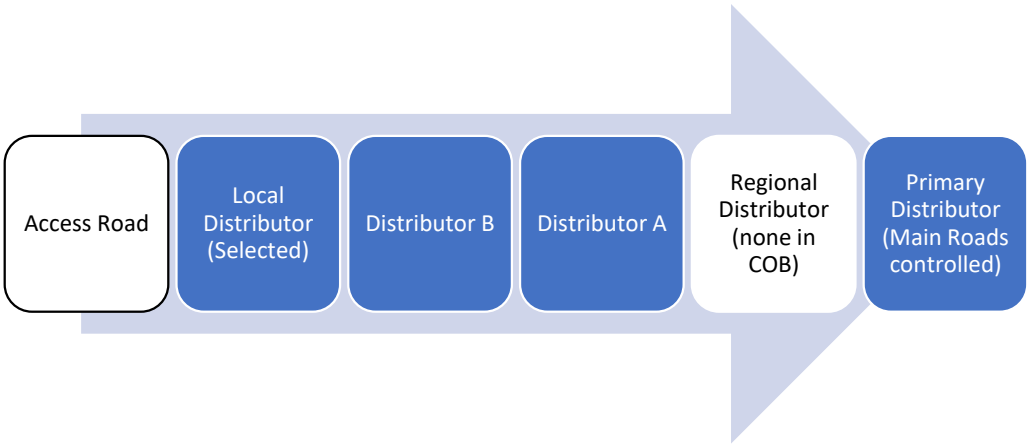

Development Area 6
(Future Activity Centre)
Golden Gateway
(Future Activity Centre)
PERTH AIRPORT
ACCESSIBILITY INDICATOR MAP
Future Activity Centres (TBC)
Commercial Centres
District Level (400m buffer)
Local Level (400m Buffer)
Neighbourhood Level (400m buffer)
General
City of Belmont Boundaries
Property Boundaries
0
0.5
1
1.5
2 km

APPENDIX 1

Key Traffic Routes

Key traffic routes have been identified in the Streetscape Policy. Verges, medians, roundabouts and cul-de-sac heads located on these routes will be prioritised. The categorisation of these routes is based on the Main Roads WA road hierarchy, shown in the diagram below from the lowest traffic volumes to the highest traffic volumes.

Access roads, roundabouts and cul-de-sac heads will also be considered for landscape enhancement if they are located within or adjacent to a priority location.



In consultation and collaboration with Main Roads WA, the following **primary distributor roads** may be considered for landscape enhancement (subject to funding being provided by MRWA to support upgrade and ongoing maintenance):

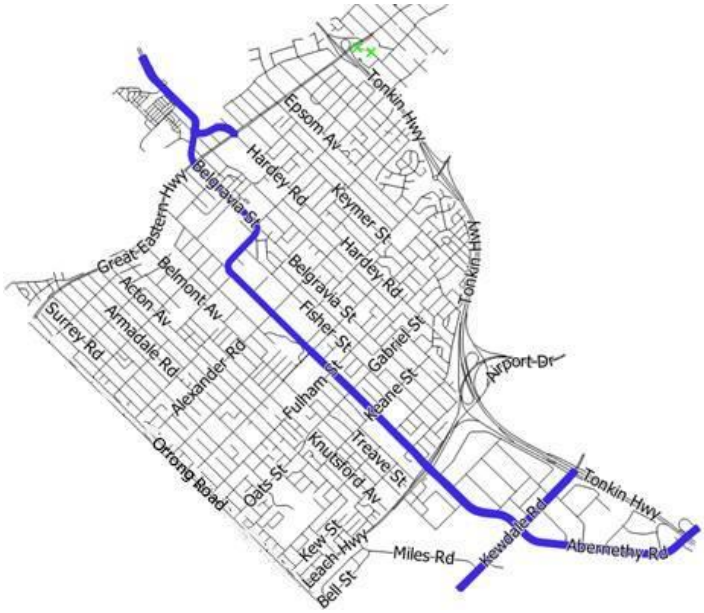
- Garratt Road Bridge
- Great Eastern Highway
- Orrong Road
- Leach Highway
- Tonkin Highway.



APPENDIX 1

District distributor roads A will include:

- Belgravia Street, Fairbrother Street and Abernethy Road
- Kewdale Road
- Stoneham Street, Grandstand Road and Resolution Drive.



District distributor roads B will include:

- Hardey Road
- Alexander Road
- Belmont Avenue.



APPENDIX 1

Selected local distributor roads identified in the Streetscape Policy:

- Francisco Street
- Kooyong Road
- Epsom Avenue
- Oats Street/Gabriel Street
- Additionally:
  - Wright Street
  - Abernethy Road
  - Stanton Road/Second Street.



APPENDIX 1

Urban Heat, Access to Public Open Space and Canopy Coverage

Areas identified where the Community may be vulnerable to urban heat, have limited access to Public Open Space and areas of low canopy coverage will also be targeted for landscaping (including tree planting).

Entry Statements

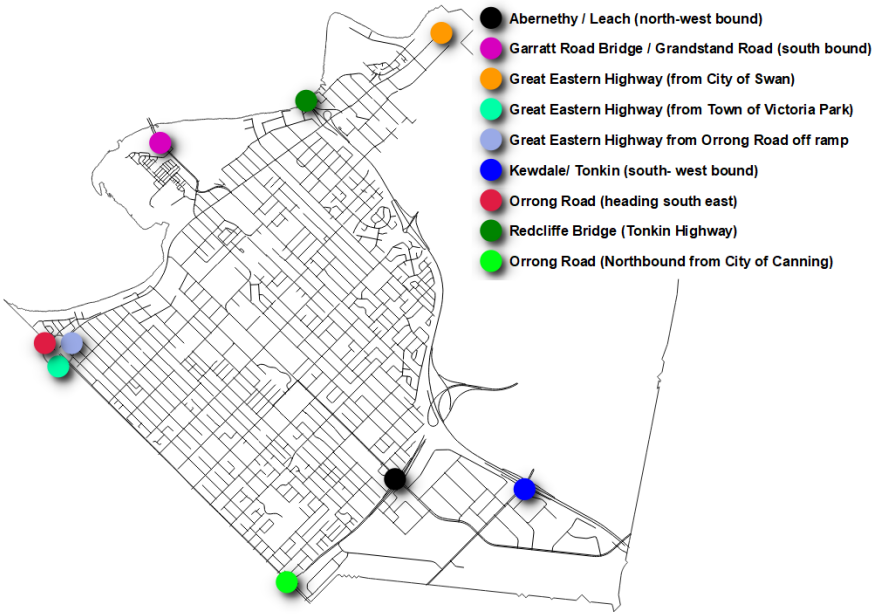
The main entry points to the City via primary distributor roads or district distributor roads A will be highlighted using installations that may incorporate landscaping, public art, lighting, banners and/or signage.

Existing entry statements are located at:

- Great Eastern Highway from the City of Swan
- Garratt Road bridge/ Grandstand Road
- Great Eastern Highway from the Town of Victoria Park (sign only)
- Faulkner Park
- Abernethy Road (from Leach Highway)

New entry statements are proposed at the following locations:

- Redcliffe Bridge/ Tonkin Highway (sign only)
- Great Eastern Highway from Orrong Road, Rivervale
- Kewdale Road when exiting Tonkin Highway, Kewdale
- Orrong Rd median from the City of Canning.



12.8 Request for Rate Exemption - Identitywa - 26 Finnan Street, Cloverdale; 374 Fisher Street, Cloverdale; 286 Keymer Street, Cloverdale & 56 Morrison Street, Redcliffe

Attachment details

Attachment No and title
Nil

Voting Requirement	:	Simple Majority
Subject Index	:	98/008 Rate Exemption
Location/Property Index	:	Various properties listed below
Application Index	:	N/A
Disclosure of any Interest	:	Nil
Previous Items	:	Nil
Applicant	:	Identitywa
Owner	:	Department of Housing – per certificate of title (now known as Department of Communities)
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 affects a person's rights 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 a request for rate exemption for various properties owned by Department of Communities (DoC) and leased to Identitywa.

Summary and key issues

Identitywa have made an objection against the rate book as per Section 6.76 of the *Local Government Act 1995*. Documentation has been provided by Identitywa to support their request for rates exemption.

Locations

Lot 791 on Plan 7023 known as 26 Finnan Street, Cloverdale
Lot 137 on Plan 8803 known as 374 Fisher Street, Cloverdale
Lot 818 on Plan 7023 known as 283 Keymer Street, Cloverdale
Lot 395 on Plan 5047 known as 56 Morrison Street, Redcliffe

Consultation

The City's Planners confirm that Identitywa's use of the properties are consistent with the change of use approvals as shown below:

Detail of Property	Use of Property
26 Finnan Street, Cloverdale (2 non strata units)	2 x 6 bedroom Community Home
374 Fisher Street, Cloverdale	6 bedroom Mobility Dwelling includes carers bedroom
283 Keymer Street, Cloverdale	4 bedroom Group house
56 Morrison Street, Redcliffe (2 non strata units)	2 x 4 Community Home - includes 1 carers bedroom

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

Catholic Care began in 1977 when a group of parents of children with disabilities saw a future in which their children received quality care and greater acceptance from their parish communities. The group became an official part of the Catholic Archdiocese of Perth in 1981.

In 2001 Catholic Care was renamed Identitywa and now support over 550 individuals and their families who focus on providing highly personalised support to people with all types of disability.

Identitywa continue to work in partnership with individuals and families to build a community where people with disability enjoy a fulfilled life.

Officer comment

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

- The Rates and Charitable Land Use Exemptions Application has been completed for each property. This document was created jointly by the WA Rates Officers Association and the Western Australian Local Government Association to ensure consistency with exemption requests.
- Community Disability Housing Program (CDHP) lease to Identitywa who are liable for rates for the relevant properties.
- Individual Statutory Declarations confirming the use of each property used for Charitable purposes.
- Identitywa Mandate -The Mandate is to assist the Archdiocese in fulfilling its responsibilities in furthering the Mission of the Church in the area of pastoral care for the inclusion and equality of people who have an intellectual and other disability and their families in accordance with the beliefs, values, traditions and social teaching of the Catholic Church.
- Notice of Endorsement for Charity Tax Concessions with the Australian Taxation Office.
- Copy of the Certificate of registration under the Australian Charities and Not-for-profit Commission (ACNC).
- Letter from DoC in support of Identitywa rates exemption applications. The letter also advises that the lease/contract is expected to continue for several years with a renewal expected in 2023.

Under Council's Local Planning Scheme No.15, a Community Home means:

> "a building used primarily for living purposes by a group of physically or intellectually handicapped or socially disadvantaged persons living together with or without paid supervision or care by a constituted community-based organisation, a recognised

voluntary charitable or religious organisation, a government department or an agency or instrumentality of the State or a local government body."

It should be noted that the DoC currently pay rates on properties owned and managed by themselves. However, their strategy of divesting responsibilities for the effective management of their community's facilities and services to charitable entities through their Community Housing Agreements directly results in the loss of rates payable to local government.

Financial implications

The following properties are currently rated as Residential with a Gross Rental Valuation shown against each property as listed below:

PROPERTY ADDRESS	GRV	RATE LEVY
26 Finnan Street, Cloverdale	$41,600	$2,873.29
374 Fisher Street, Cloverdale	$21,320	$1,472.55
283 Keymer Street, Cloverdale	$17,940	$1,239.10
56 Morrison Street, Redcliffe	$31,460	$2,172.91

The loss of revenue for these properties over the 2022/2023 financial year is $7,757.85.

The Emergency Services Levies on each property are still applicable and are required to be paid in full and the payment forwarded 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

It is acknowledged that Identitywa provides a service that meets social needs in the community.

Officer Recommendation

That Council endorse the rate exemption under section 6.26 (2)(g) and Section 6.53 of the *Local Government Act 1995* effective from 1 July 2022 for the properties known as:

- 26 Finnan Street, Cloverdale;
- 374 Fisher Street, Cloverdale;
- 283 Keymer Street Cloverdale; and
- 56 Morrison Street, Redcliffe.

12.9 Opportunity Award Nominations 2022

Attachment details

Attachment No and title
1. Previous Opportunity Award Winners [**12.9.1** - 2 pages]
2. CONFIDENTIAL REDACTED - Confidential Recommendation for 2022 Opportunity Awards (2) (Confidential matter in accordance with Local Government Act 1995 section 5.23(2)(b)(e)) [**12.9.2** - 2 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	74/008 Opportunity Awards
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 seek Council endorsement of the Executive Leadership Team's recommendation for the 2022 Opportunity Awards to be presented at the Annual Mayoral Dinner, scheduled for Saturday 29 October 2022.

Summary and key issues

The Opportunity Awards were established as part of the City's Marketing Strategy in 1998 to recognise individuals, groups or organisations that have made a significant contribution to City of Belmont during the past year.

The Executive Leadership Team makes recommendations in relation to the Opportunity Awards for endorsement by Council, in accordance with a Council resolution passed in August 1998.

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: 5.1 Support collaboration and partnerships to deliver key outcomes for our City.

Policy implications

There are no policy implications associated with this report.

Statutory environment

There are no specific statutory requirements in respect to this matter.

Background

Opportunity Awards were introduced as part of the Marketing Strategy in 1998-1999. At that time, 25 August 1998, Council by resolution introduced two new concepts:

"A visual presentation to support the Mayor's speech.

The presentation of Opportunity Awards to stakeholders in recognition of their contribution to a significant/outstanding project within the City over the past twelve months

demonstrating that the project has enhanced the amenity and quality of life in the City, or has greatly assisted the organisation in achieving its objective."

The process requires the Executive Leadership Team to confidentially make a recommendation on projects for endorsement by Council.

Projects are to be recommended on the basis that the stakeholder has assisted in the development and enhancement of the City of Belmont. An exemplary level of co-operation must also have been displayed, that has resulted in everyone's objectives being achieved.

A list of the previous winners of the Opportunity Awards since its inaugural presentation in 1998 is detailed in Attachment 12.9.1.

Each winner receives an award that is accompanied by a specific citation that defines the stakeholder's contribution.

Officer comment

The Executive Leadership Team in consultation with the Operational Leadership Team sought nominations that would fit the criteria including:

- Stakeholder assistance to the organisation, and
- contribution to a significant/outstanding project within the City of Belmont, and
- contribution being within the last 12 months, and
- the contribution has enhanced the amenity and quality of life in the City of Belmont, or
- the contribution has greatly assisted the organisation in achieving its objectives.

The Executive Leadership Team has considered the nominations for the 2022 Opportunity Awards and has unanimously agreed on the nominations detailed in Confidential Attachment 12.9.2.

It is requested that the nominations remain confidential until presented at the Mayoral Dinner scheduled for Saturday 29 October 2022.

Financial implications

There are no financial implications other than minor costs associated with the purchase of the awards, included in the 2022-2023 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 Council endorse the recipients of the 2022 Opportunity Awards as identified in Confidential Attachment 12.9.2 and that the nominations remain confidential until presented at the Mayoral Dinner scheduled for Saturday, 29 October 2022.

Previous Opportunity Award Winners

Year	Recipients
1998	• Secureforce International • The Western Australian Turf Club • The Satterley Group.
1999	• The Belmont Business Enterprise Centre • Ascot Waters Consortium • Eldercare and the Faulkner Park Retirement Estate Board of Management.
2000	• The Perron Group • Main Roads Department • Ministry of Housing.
2001	• Western Power and Office of Energy • The Reading Group • Mell-Fin Securities Pty Ltd.
2002	• The Sister City Association • The Belmont Rotary Club.
2003	No Mayoral Dinner was held as a result of the refurbishment of the Civic Centre.
2004	The 2004 Mayoral Dinner concentrated on launching the rebranding and repositioning of the City of Opportunity Marketing Strategy.
2005	• Maxicom Construction Group • People Solutions • South Eastern Metropolitan District Office of the WA Police.
2006	• Lotterywest • Strategic Leadership Consulting Pty Ltd • St John Ambulance.
2007	• McLeods Barristers and Solicitors • Motor Trade Association of Western Australia (Inc) • Belmont / Victoria Park State Emergency Service Unit • Western Australian Planning Commission.
2008	• Reginald Fernandes • Matthew Lyford – Watchtower • Richard Campbell – CMS Events.
2009	• Local Government Insurance Services (LGIS) • Peter Coxon – Coxon Group of Companies.
2010	• The Property Council of Australia • Laraine Wheller – Wheller Consulting/Rubis.
2011	• Perth Airport • Eastern Metropolitan Regional Council • Western Australian Local Government Association.
2012	• South East Metro Crime Prevention and Diversity Unit.
2013	• Main Roads Western Australia - City East Alliance Group • Belmont Forum Shopping Centre.
2014	• Finbar Group Limited – Spring View Towers Residential Apartments • Swan River Trust - Foreshore Partnership • Consulate-General of Japan – Support of Sister City Relationship.
2015	• YMCA.
2016	• Landcorp – The Springs Development • Main Roads WA – Gateway Project – Perth Airport Entry.
2017	No Awards were presented in 2017.

Year	Recipients
2018	• Zenien.
2019	• Mr Bryce Hellmrich • Tavolo Café • Belmont Forum/Perron Group
2020	No Awards were presented in 2020 – No Mayoral Dinner as a result of COVID
2021	• Mr Noel Nannup • Mr Cameron Aitkenhead – author of Belmonsters books • The Big Picture Factory

12.10 Interim Audit Report August 2022

Attachment details

Attachment No and title
1. D 22 14753 Interim Management Letter Attachment - City of Belmont - 30 June 2022 [**12.10.1** - 3 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	19/001
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

This report provides Council with details of the outcomes of the Office of the Auditor General (OAG) interim audit conducted in July 2022.

Summary and key issues

The interim audit is a key process in the audit of the City's 2022 Annual Financial Report. This audit commenced in July 2022 and will culminate with final audit in October 2022 as per OAG's audit plan.

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 7.9(1) of the *Local Government Act 1995* requires an audit to be conducted to examine the accounts and annual financial report submitted for audit and to prepare a report thereon which is required to be forwarded to the Mayor, Chief Executive Officer, and the Minister for Local Government.

Section 7.9(2) of the LGA requires the auditor to report on any error or deficiency in any accounts, misapplication of funds or any matters that needs to be addressed by the Local Government.

Background

During July 2022, the Office of the Auditor General (OAG) undertook an interim audit of the City's financial systems and processes.

The main purpose of the interim audit was to:

- examine the City's business, control environment and assess the design and implementation of key controls and risks
- review prior year's audit findings and management recommendations
- clarify significant accounting issues before the annual financial report is prepared for audit.

The OAG plans to perform the final audit in October 2022 as per the Audit Planning Summary report presented to Standing Committee (Audit and Risk) in May 2022.

Officer comment

The Interim Audit Management Letter as per Attachment 12.10.1 reflects one finding identified by the auditors together with the respective management response. This finding was identified during the 2021 Audit and the incorrect useful life was rectified; however, a full completeness check was not conducted at that time. Below is a summary of the issues identified in the finding:

Finding

The OAG identified 17 assets in the City's fixed asset register with the following anomalies:

- Two assets had incorrect residual value
- Four assets with negative written down value
- Four assets had incorrect depreciation rate
- Seven assets had incorrect useful life

The anomalies identified total to $20,000 net variance in the written down value.

Management Response

The City's asset register has been comprehensively reviewed with all anomalies identified being rectified and depreciation adjustments being processed as required.

Existing processes have been reviewed with several improvements and additional controls being identified to ensure the likelihood of similar errors is significantly reduced. The asset register is dependent upon several manual calculations; therefore, a control report has been prepared to identify and rectify errors monthly. The control report will be prepared monthly and reviewed by the Manager Finance.

It is considered that this measure would provide sufficient mitigating controls to prevent the use of incorrect depreciation rates.

The Standing Committee (Audit and Risk) considered the Interim Audit Report at the meeting held on 30 August 2022 and recommend it be submitted to Council for noting.

Financial implications

The use of incorrect depreciation rates that are not reflective of the asset's useful life may lead to increased risk of a material misstatement within the financial statements and non-compliance with the relevant accounting standards. It is noted that the anomalies identified by the OAG have been updated in the 2022 financials and have no impact on the Rate Setting Statement as this is a non-cash item.

The controls implemented will ensure the asset register is accurately maintained.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Committee Recommendation
That Council note the recommendations and comments associated with the 2021-2022 Interim Audit Report as detailed in Attachment 12.10.1.

ATTACHMENT

CITY OF BELMONT

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2022

FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

INDEX OF FINDINGS	RATING		
	Significant	**Moderate**	**Minor**
1. Fixed asset register		✓	

KEY TO RATINGS

The Ratings in this management letter are based on the audit team's assessment of risks and concerns with respect to the probability and/or consequence of adverse outcomes if action is not taken. We give consideration to these potential adverse outcomes in the context of both quantitative impact (for example financial loss) and qualitative impact (for example inefficiency, non-compliance, poor service to the public or loss of public confidence).

Significant - Those findings where there is potentially a significant risk to the entity should the finding not be addressed by the entity promptly. A significant rating could indicate the need for a modified audit opinion in the current year, or in a subsequent reporting period if not addressed. However, even if the issue is not likely to impact the audit report, it should be addressed promptly.

Moderate - Those findings which are of sufficient concern to warrant action being taken by the entity as soon as practicable.

Minor - Those findings that are not of primary concern but still warrant action being taken.

ATTACHMENT

CITY OF BELMONT

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2022

FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

1. Fixed asset register

Finding 2022
We identified 17 assets in the City's fixed asset register with differences between the depreciation rates and recorded useful life.

The 17 assets we have identified have the following anomalies, causing a total of $20k net variance in the written down value:

- 2 assets had incorrect residual value
- 4 assets with negative written down value
- 4 assets had incorrect depreciation rate
- 7 assets had incorrect useful life

A similar finding was raised in the 2020-21 financial year:
We identified 52 assets in the City's fixed asset register with unexplained differences between the depreciation rates and recorded useful life, causing a net variance of $15k.

Management Comment
The depreciation rates of all asset classes will be reviewed annually to ensure assets are being consistently and accurately depreciated. This review will also ensure depreciation rates are aligned to the useful lives of assets in Finance One.

Responsible Person: Manager Finance
Completion Date: 31 March 2022

Rating: Moderate (2021: Moderate)
Implication
Use of incorrect depreciation rates that are not reflective of the asset's useful life may lead to increased risk of a material misstatement within the financial statements and non-compliance with the relevant accounting standards.

Recommendation
Management should:

- review their existing fixed assets where the depreciation rates and useful lives differ and make the necessary corrections, and
- review their current processes to ensure that changes to fixed asset details are appropriately captured in the fixed asset register and independently reviewed.

Management Comment
The City's asset register has been comprehensively reviewed with all anomalies identified being rectified and depreciation adjustments being processed as required.

Existing processes have been reviewed with a number of improvements and additional controls being identified to ensure the likelihood of similar errors is significantly reduced. The Asset Register is dependent upon several manual calculations; therefore a control report has been prepared to identify and rectify possible errors on a monthly basis. Some of these controls include:

ATTACHMENT

CITY OF BELMONT

PERIOD OF AUDIT: YEAR ENDED 30 JUNE 2022

FINDINGS IDENTIFIED DURING THE INTERIM AUDIT

Residual value verification
Identifying assets with negative values
Theoretical depreciation rate versus actual depreciation rate
Theoretical useful life versus actual useful life calculations

These checks/controls will be prepared monthly and reviewed by the Co-ordinator or Manager Finance.

Responsible Person: Manager Finance
Completion Date: 29 July 2022

12.11 Internal Audit Plan 2022 - 2023

Attachment details

Attachment No and title
1. Internal Audit Plan 2022 2023 Council [**12.11.1** - 2 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	19/006
Location/Property Index	:	N/A
Application Index	:	N/A
Disclosure of any Interest	:	N/A
Previous Items	:	N/A
Applicant	:	N/A
Owner	:	N/A
Responsible Division	:	Executive Services

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

The purpose of this report is to present the Draft Internal Audit Plan 2022 - 2023 to Council for endorsement.

Summary and key issues

The Draft Internal Audit Plan identifies audits to be completed over the next three years. The audits are referenced to related corporate business goals and strategies.

The draft plan also identifies the City's three lines of defence, which are different functional levels with responsibility to manage risks and controls.

The draft plan also provides supporting information, regarding audit objectives.

An annual review of the Internal Audit Plan will be undertaken and an update will be presented to the Standing Committee (Audit and Risk) and Council annually for endorsement.

Location

Not applicable.

Consultation

The draft Internal Audit Plan 2022 - 2023 was presented to ELT on 16 March 2022 and presented to Elected Members at the Information Forum on 10 May 2022 for review and comments.

Comments provided have been considered and incorporated into the draft plan.

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

Local Government Act 1995

7.1A Audit Committee

(1) A local Government is to establish an audit committee of 3 or more persons to exercise the powers and discharge the duties conferred on it.

Local Government (Audit) Regulations 1996

16. Functions of audit committee

An audit committee has the following functions —

(a) to guide and assist the local government in carrying

out —

(i) its functions under Part 6 of the Act; and

(ii) its functions relating to other audits and other matters related to financial management.

(b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;

(c) to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to —

(i) report to the council the results of that review; and

(ii) give a copy of the CEO's report to the council.

(d) to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under —

(i) regulation 17(1); and

(ii) the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);

(e) to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;

(f) to oversee the implementation of any action that the local government —

(i) is required to take by section 7.12A(3); and

(ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a); and

(iii) has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and

(iv) has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);

(g) to perform any other function conferred on the audit committee by these regulations or another written law.

[Regulation 16 inserted: Gazette 26 Jun 2018 p. 2386-7.]

Background

Introduction to the Internal Audit Function and Lines of Defence

The City's Internal Auditor has undertaken a review of the internal audit function since commencing in June 2021. As a result, it was determined that based on best practice principles for internal auditing, that the implementation of the "Three Lines of Defence" would provide for greater accountability across the organisation and provide guidance to ensure effective risk management and governance controls are in place and monitored.

The Three Lines of Defence Model was developed by KPMG in the 1990s and was later adopted by the Basel Committee on Banking Supervision as a model for internal control management. The Institute of Internal Auditors followed suit and also adopted the Three Lines of Defence Model. The Office of the Auditor General WA issued a better practice guide titled "Western Australian Public Sector Audit Committee's – Better Practice Guide Report 26: 25 June 2020 which recommends that all entities regardless of their size and complexity should establish the lines of defence model.

The three lines of defence model is described as:

First Line of Defence – Management

The first line of defence is the responsibility of business and process owners. It is the responsibility of management to maintain effective internal controls, assess the control measures in place and mitigate risks.

Second Line of Defence – Risk Management and Compliance

The second line of defence supports management to ensure risk and control measures are effectively monitored and managed. The City has established various risk management and compliance functions to assist business and process owners to ensure the first line of defence is effective and is reviewed on a regular basis.

Third Line of Defence - Internal Audit

The third line of defence, provides assurance to senior management that the first and second lines of defence are in place, have been implemented and are effective. The internal audit function is responsible for ensuring independence and objectivity when assessing the effectiveness of the controls. The Internal Audit function has reporting independence to the Chief Executive Officer (CEO), the Standing Committee (Audit and Risk) and Council.

External Auditors

External Auditors, such as the Office of the Auditor General (OAG) are often referred as a fourth line of defence. External Auditors are responsible for expressing their opinion on the effectiveness of the controls and a degree of materiality associated with audit findings.

External Auditors provide a level of assurance to the CEO, the Standing Committee (Audit and Risk) and Council in relation to the effectiveness of controls and legislative compliance.

Internal Audit Plan - Methodology

The draft plan has been developed after undertaking the following steps:

1. Corporate Business Plan review.
2. Organisation charts review.
3. Operating and capital budgets review.
4. Existing risk registers review to identify residual risk ratings.
5. Previous OAG reports review.
6. Each City Department Manager was interviewed to identify their operations, key objectives, key risks, new developments and related City strategies.
7. Consequence risk levels were independently rated by the internal auditor (using City of Belmont Risk Framework).
8. The City's Coordinator Business Improvement, Planning and Risk was consulted on consequence risk level ratings.
9. Presentations to the Executive Leadership Team and to Elected Members at an Information Forum for review and comment.

The Institute of Internal Auditors (IIA) Supplemental Guidance paper "Developing a Risk Based Internal Audit Plan" was also used as a reference to develop the draft plan.

Officer comment

It is considered that the draft plan provides an effective risk-based approach for reviewing the City's governance, risk and control frameworks.

After completing year's one and two of the audit plan, the lines of defence maturity levels will be better understood and the internal audit approach modified to ensure the ongoing effective management of risk and governance functions across the organisation. An annual review of the Internal Audit Plan will be undertaken and an update will be presented to the Standing Committee (Audit and Risk) and Council annually for endorsement.

The Standing Committee (Audit and Risk) considered the Internal Audit Plan at their meeting held on 22 August 2022 and recommend it to Council for endorsement.

Financial implications

There are no financial implications evident at this time.

Environmental implications

There are no environmental implications associated with this report.

Social implications

There are no social implications associated with this report.

Committee Recommendation
That Council endorse the Internal Audit Plan 2022 – 2023 (attachment 12.11.1).

INTERNAL AUDIT PLAN 2022 - 2023 - AT 6 APRIL 2022

C of B PLANS		AUDIT UNIVERSE		POTENTIAL ASSURANCE MAP				AUDIT TYPE			AUDIT NAME	CONSEQUENCE	INTERNAL AUDIT COVERAGE		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
CORPORATE BUSINESS PLAN (CBP) GOALS	RELATED CBP STRATEGIES	ORGANISATION CHART STRUCTURE LEVEL 1	ORGANISATION CHART STRUCTURE LEVEL 2	1ST LINE DEFENCE MGT	2ND LINE DEFENCE RISK MGT, COMPLIANCE	3RD LINE DEFENCE INTERNAL AUDIT	4TH LINE DEFENCE OAG, SGS	BAU = BUSINESS AS USUAL			(note: column 11 shows audit priority for year 1 audits)	RISK LEVELS	YEAR 1 2022 - 2023	YEAR 2 2023 - 2024	YEAR 3 2024 - 2025
													TIME RECORDED IN WEEKS		
		DEVELOPMENT AND COMMUNITIES													
RESPONSIBLE BELMONT	STRATEGY 5.7, 5.1	PLANNING SERVICES						BAU AUDIT	1	12	**Development Applications & Approvals**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.7	SAFER COMMUNITIES	BUILDING SURVEYING					BAU AUDIT	2	13	**Building License Approvals**	Major	4		4
LIVEABLE BELMONT	STRATEGY 1.2		ENVIRONMENTAL HEALTH					BAU AUDIT	3	14	**Community Environmental Health**	Major	4		4
LIVEABLE BELMONT	STRATEGY 1.2		SAFETY AND CRIME					BAU AUDIT	4	15	**Surveillance and Ranger Activities**	Major	4		4
LIVEABLE BELMONT	STRATEGY 1.4	ECONOMIC & COMMUNITY DEV	ECONOMIC DEVELOPMENT					BAU AUDIT	5		**Economic Development Programs**	Moderate		4	
LIVEABLE BELMONT	STRATEGY 1.5, 1.3		COMMUNITY DEVELOPMENT					BAU AUDIT	6		**Community Development Programs**	Moderate		4	
LIVEABLE BELMONT	STRATEGY 1.1		CULTURAL ENGAGEMENT					BAU AUDIT	7		**Community & Cultural Engagement Programs**	Moderate		4	
LIVEABLE BELMONT	STRATEGY 1.1, 1.2	LIBRARY,CULTURE AND PLACE	LIBRARY AND HERITAGE SERVICES					BAU AUDIT	8		**Belmont Hub Utilisation**	Moderate		4	
CREATIVE BELMONT	STRATEGY 4.1		ARTS AND PLACE					BAU AUDIT	9		**Art Promotion**	Moderate		4	
		INFRASTUCTURE SERVICES													
RESPONSIBLE BELMONT	STRATEGY 5.2	DESIGN, ASSETS & DEVELOPMENT	DRAINAGE PLANNING					BAU AUDIT	10		**Drains - Asset Management**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		ENGINEERING					BAU AUDIT	11		**Development Applications - Engineering**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		CIVIL DESIGN & ASSET MANAGEMT					BAU AUDIT	12		**Roads - Asset Management**	Moderate		4	
CONNECTED BELMONT	STRATEGIES 2.1 - 2.4		TRAVELSMART					BAU AUDIT	13		**Travelsmart**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2	CITY PROJECTS						PROJECT AUDIT	14	7	**Project Audit e.g. Wilson Park / or TBA**	Major	4		4
								PROJECT AUDIT	15	8	**Project Audit e.g. Belmont Hub / or TBA**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.2	CITY FACILITIES AND PROPERTY	BUILDING OPERATIONS					BAU AUDIT	16		**Buildings - Asset Management**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		BUILDING OPERATIONS					PROJECT AUDIT	17	9	**Project Audit e.g. Ruth Faulkner Library Upgrade**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.2	WORKS	ROADS MAINTENANCE					BAU AUDIT	18		**Roads, Footpaths & Drains Maintenance**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		ROADS CONSTRUCTION					BAU AUDIT	19		**Roads, Footpaths & Drains Construction**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		FLEET AND PLANT					BAU AUDIT	20		**Fleet and Plant Maintenance**	Minor		4	
NATURAL BELMONT	STRATEGY 3.3, 3.5		WASTE MANAGEMENT					BAU AUDIT	21	10	**Waste Management**	Major	4		4
NATURAL BELMONT	STRATEGY 3.4	PARKS LEISURE AND ENVIRON.	PARKS					BAU AUDIT	22		**Parks - Asset Management**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		PARKS					BAU AUDIT	23	11	**Parks - OSH**	Major	4		4
NATURAL BELMONT	STRATEGY 3.5		ENVIRONMENT					BAU AUDIT	24		**Water Management**	Moderate		4	
NATURAL BELMONT	STRATEGY 3.2		ENVIRONMENT					PROJECT AUDIT	25		**Project Audit e.g. Esplanade Stabil. / or TBA**	Moderate		4	
LIVEABLE BELMONT	STRATEGY 1.2		COMMUNITY WELLBEING					BAU AUDIT	26		**Community Wellbeing**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2	**EXECUTIVE SERVICES**	INTERNAL AUDIT				OAG	BAU AUDIT	27	16	**Internal Audit Quality Assurances**	Major	2	2	2
RESPONSIBLE BELMONT	STRATEGY 5.2		HUMAN RESOURCES					BAU AUDIT	28		**Human Resource Planning and Management**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		PAYROLL				OAG	BAU AUDIT	29		**Payroll System Reliability**	Minor		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		OSH					BAU AUDIT	30	6	**OSH legislation Compliance**	Major	4		4
		CORPORATE AND GOVERNANCE													
RESPONSIBLE BELMONT	STRATEGY 5.2	INFORMATION TECHNOLOGY	BUSINESS APPLICATIONS				OAG	BAU AUDIT	31	1	**OAG Follow up**	Major	4	4	4
RESPONSIBLE BELMONT	STRATEGY 5.2, 4.2		BUSINESS APPLICATIONS				OAG	BAU AUDIT	32		**Applications and General controls**	Major		4	4
RESPONSIBLE BELMONT	STRATEGY 5.2		BUSINESS APPLICATIONS				OAG	BAU AUDIT	33		**Cybersecurity and Disaster Recovery**	Major		4	4
RESPONSIBLE BELMONT	STRATEGY 5.2	FINANCE	REVENUE				OAG	BAU AUDIT	34		**Revenue & Funding cycle**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		PROCUREMENT				OAG	BAU AUDIT	35	2	**Procurement & Expenditure cycle**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.2		ASSETS				OAG	BAU AUDIT	36		**Current & Non Current Assets**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		LIABILITIES				OAG	BAU AUDIT	37		**Liabilities and Equity**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		REPORTING				OAG	BAU AUDIT	38		**Statutory Reporting**	Moderate			
RESPONSIBLE BELMONT	STRATEGY 5.2		REPORTING					BAU AUDIT	39	3	**Management Reports - Financial, Operations**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.5	GOVERNANCE	MARKETING					BAU AUDIT	40		**Marketing & Communications**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2		BUSINESS CONTINUITY AND RISK				OAG	BAU AUDIT	41	4	**Risk Management, Business Continuity, Fraud**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.2		GOVERNANCE AND COMPLIANCE				OAG	BAU AUDIT	42		**Governance and Compliance**	Moderate		4	
RESPONSIBLE BELMONT	STRATEGY 5.2	BUSINESS PLANNING & IMPROVE	BUSINESS PLANNING & IMPROVE					BAU AUDIT	43	5	**Business Planning and Improvement**	Major	4		4
RESPONSIBLE BELMONT	STRATEGY 5.2		QUALITY AUDIT FUNCTIONS				S G S	BAU AUDIT	44		**2nd Line of Defence Functions**	Moderate		4	
											TOTAL ANNUAL WORK WEEKS		62	114	70

INTERNAL AUDIT PLAN 2022 - 2023 - SUPPORTING NOTES - AT 6 APRIL 2022

	AUDIT NAME	DEPARTMENT BACKGROUND	RISK	AUDIT OBJECTIVES	RELATED	CONSEQUENCE RISK LEVELS			
	1	2	3	4	5	6			
					STRATEGY	STRATEGIC	OPERATIONAL	COMPLIANCE	FINANCIAL
	DEVELOPMENT AND COMMUNITIES								
1	**Development Applications & Approvals**	Manages strategic planning, approves DAs & reviews non compliant building. plans	DA or building plan approval incorrect	Check Development Applications & non compliant R code plans correctly reviewed.	5.1, 5.7	Major	Moderate	Moderate	Moderate
2	**Building License Approvals**	Manages approval of Building Licences and issue of Occupancy Certificates	Completed building not compliant	Check correct approval of buliding licenses and occupancy certificates	5.7	Major	Moderate	Moderate	Moderate
3	**Community Environmental Health**	Manages environment risks e.g. noise, vermin, dust, food in the community	Environment hazards	Check environment plans and controls are timely and effective.	1.2	Major	Moderate	Moderate	Moderate
4	**Surveillance and Ranger Activities**	Manages community vehicle patrols, CCTV monitoring, emergency management	Injury to public	Check vehicle patrols and ranger plans and controls are timely and effective.	1.2	Major	Moderate	Moderate	Moderate
5	**Economic Development Programs**	Actively engages with the business community to promote business retention, growth	Business performance is poor.	Programs are performance measured and actively managed as necessary.	1.4	Moderate	Moderate	Moderate	Moderate
6	**Community Development Programs**	Actively engages with community to promote "Liveable Belmont"	Community groups not supported.	Programs are performance measured and actively managed as necessary.	1.3,1.5	Moderate	Moderate	Moderate	Moderate
7	**Cultural Engagement Programs**	Actively engages with community to promote "Liveable Belmont"	Community groups not supported.	Programs are performance measured and actively managed as necessary.	1.1	Moderate	Moderate	Moderate	Moderate
8	**Belmont Hub Utilisation**	Manages Belmont Hub to deliver services that meet community needs	Facilities underutilised	Programs are performance measured and actively managed as necessary.	1.1, 1.2	Moderate	Moderate	Moderate	Moderate
9	**Art Promotion Programs**	Actively engages with community to promote art and "Creative Belmont"	Placemaking not maximised	Programs are performance measured and actively managed as necessary.	4.1	Moderate	Moderate	Moderate	Moderate
	INFRASTUCTURE SERVICES								
10	**Drains - Asset Management**	Manages drains asset management plans including maintenance	Drains fail.	Check asset management plans including maintenance are timely and effective	5.2	Moderate	Moderate	Moderate	Moderate
11	**Development Applications - Engineering**	Reviews development plans to ensure engineering aspects e.g. crossovers comply	Non Compliance / rework	Check development plans are correctly reviewed	5.2	Moderate	Moderate	Moderate	Moderate
12	**Roads - Asset Management**	Manages roads, paths asset management plans including design and maintenance	Roads, paths fail	Check asset managemt plans including design, maintenance timely and effective	5.2	Moderate	Moderate	Moderate	Moderate
13	**Travelsmart**	Support Travel Smart by promoting walking, cycling, public transport, to reduce cars	Program not effective	Programs are performance measured and actively managed as necessary.	2.1, 2.4	Moderate	Moderate	Moderate	Moderate
14	**Project Audit e.g. Wilson Park / or TBA**	Manages one off, high value, complex high risk projects	Project fails to meet all expectations	Check tender, time, cost, quality, environment, OHS, variations are managed	5.2	Major	Moderate	Moderate	Moderate
15	**Project Audit e.g. Belmont Hub / or TBA**	Manages one off, high value, complex high risk projects	Project fails to meet all expectations	Check tender, time, cost, quality, environment, OHS, variations are managed	5.2	Major	Moderate	Moderate	Moderate
16	**Buildings - Asset Management**	Manages Buildings asset management plans including maintenance and leasing	Buildings not fully operational	Check asset management plans including maintenance are timely and effective	5.2	Moderate	Moderate	Moderate	Moderate
17	**Project Audit e.g. Ruth Faulkner Library Upgrade**	Manages major upgrades to C of B facilities and property	Project fails	Check tender, time, cost, quality, environment, OHS, variations are managed	5.2	Major	Moderate	Moderate	Moderate
18	**Roads, Footpaths & Drains Maintenance**	Develops budgets and maintains roads, footpaths, and drains owned by the C of B	Roads etc not fully operational	Check maintenance plans are timely and effective	5.2	Moderate	Moderate	Moderate	Moderate
19	**Roads, Footpaths & Drains Construction**	Develops budgets and constructs new roads, footpaths, and drains	Project fails to meet all expectations	Check tender, time, cost, quality, environment, OHS, variations are managed	5.2	Moderate	Moderate	Moderate	Moderate
20	**Fleet and Plant Maintenance**	Manages C of B fleet and plant maintenance	Plant and equipment fails	Check maintenance plans are timely and effective	5.2	Minor	Minor	Minor	Minor
21	**Waste Management**	Manages C of B contract with SUEZ for waste disposal	Environmental non compliance	Check contract and envronmetal conditions are met	3.3, 3.5	Major	Moderate	Moderate	Moderate
22	**Parks - Asset Management**	Manages Parks asset management plans including maintenance	Parks etc. not fully operational	Check asset management plans including maintenance are timely and effective	3.4	Moderate	Moderate	Moderate	Moderate
23	**Parks - OSH**	Manages Parks asset management plans including maintenance	Park employees or public injured	Check compliance with OHS Act, Regulations, Policy	5.2	Major	Moderate	Moderate	Moderate
24	**Water Management**	Manages water useage	Excess water useage or pollution.	Check envronmetal conditions are met	3.5	Moderate	Moderate	Moderate	Moderate
25	**Project Audit e.g. Esplanade Stabil. / or TBA**	Manages Parks projects	Project fails to meet all expectations	Check tender, time, cost, quality, environment, OHS, variations are managed	3.2	Moderate	Moderate	Moderate	Moderate
26	**Community Wellbeing**	Manages community leisure facilities	Leisure facilities not fully operational	Check maintenance plans are timely and effective. Check Blufit - Oasis contract	1.2	Moderate	Moderate	Moderate	Moderate
	EXECUTIVE SERVICES								
	Internal Audit Quality Assurances	Manages internal audit function.	3rd Line of assurance not effective	Check internal audit reports results of Quality Assurance annually and 5 yearly	5.2	Major	Moderate	Moderate	Moderate
28	**Human Resource Planning and Management**	Manages H R. Partners business, drives ethics, culture and talent management.	Strategic plans not effectively resourced	Check Strategic plans inform resource planning, ethics, culture and talent managmt.	5.2	Moderate	Moderate	Moderate	Moderate
29	**Payroll System Reliability**	Manages payroll	Unauthorised input, processing delays	Check payroll input authorised and control reports independently approved.	5.2	Minor	Minor	Minor	Minor
30	**OSH legislation Compliance**	Manages OHS.	Non compliance with act, injuries	Check adequacy of policies and compliance monitoring across all City functions.	5.2	Major	Major	Major	Major
	CORPORATE AND GOVERNANCE								
31	**OAG Follow up**	Manages IT Applications and Servers	Business Applications not Available	Check outstanding OAG recommendations are implemented	5.2	Major	Major	Major	Major
32	**Applications and General controls**	Manages IT Applications and Servers	Business Applications not Available	Check Applications and General controls meet statndards	5.2, 4.2	Major	Major	Major	Major
33	**Cybersecurity and Disaster Recovery**	Manages IT Applications and Servers	Business Applications not Available	Check Cybersecurity and Disaster Recovery controls meet standards	5.2	Major	Major	Major	Major
34	**Revenue & Funding cycle**	Manages revenue and grants collection	Revenue collections not maximised.	Check revenue sources identified, invoiced and collected	5.2	Moderate	Moderate	Moderate	Moderate
35	**Procurement & Expenditure cycle**	Manages procurement procedures and resulting payments.	Expenditures not authorised	Check adequate segregation of duties and delegations of authorities.	5.2	Major	Moderate	Moderate	Major
36	**Current & Non Current Assets**	Manages financial records and reconciliations	Assets lost	Check financial records are reliable, reconciled to data and physical assets.	5.2	Moderate	Moderate	Moderate	Moderate
37	**Liabilities and Equity**	Manages financial records and reconciliations	Liabilities not managed	Check financial records are reliable, reconciled to data and discharged on time	5.2	Moderate	Moderate	Moderate	Moderate
38	**Statutory Reporting**	Manages statutory reporting	Statutory reporting not reliable.	Statutory reporting reviewed by the OAG, not reviewed by internal audit.	5.2	Moderate	Moderate	Moderate	Moderate
39	**Management Reports - Financial, Operations**	Manages management reporting	Management reporting not reliable	Management reporting timely, reliable, effective & supports Reg 5 & 17 attestations.	5.2	Major	Moderate	Moderate	Major
40	**Marketing & Communications**	Manages promotion of "City of Opportunity" branding to all stakeholders	City branding not optimised	Programs are performance measured and actively managed as necessary.	5.5	Moderate	Moderate	Moderate	Moderate
41	**Risk Management, Business Continuity, Fraud**	Manages risk identification & mitigation, business continuity, Fraud policy	Business interuption	Check business risks including fraud are managed within risk appetite and tolerances	5.2	Major	Major	Moderate	Major
42	**Governance and Compliance**	Manages administrative and legal support to council.	Council not effective	Check administration & compliance objectives e.g. Compliance Return met.	5.2	Moderate	Moderate	Moderate	Moderate
43	**Business Planning and Improvement**	Manages Strategic Community Plan (SCP) & Corporate Business Plan performance	SCP outcomes not met on time.	Programs are performance measured and actively managed as necessary.	5.2	Major	Moderate	Moderate	Moderate
44	**2nd Line of Defence Functions**	Manages 2nd line of defence assurance activities	2nd Line assurance not effective	2nd line asurance conducts effective risk based audits.	5.2	Moderate	Moderate	Moderate	Moderate

RMSS Consequence Categories	
	Catastropic
	Major
	Moderate
	Minor
	insignificant

COMMENTS ON INTERNAL AUDIT PLANS

1. The internal audit plan page 1 , column 12, identifies audits that may be completed to assist the C of B meet strategies and achieve objectives.
2. The internal audit plan page 1 columns 14 - 16 sets out potential audit coverage for each audit based on 2-3 staff. The amount of audit coverage over the three years is fully variable in response to resouces allocated to internal audit.
3. The compliance driver for the plan is the "Terms of Reference for Internal Audit" which requires the internal audit activity to develop risk based plans for CEO, Audit and Risk Committee and Council approval.
4. The Internal Audit Plan page 1, columns 5 - 8 represent assurance mapping.
5. The Institute of Internal Auditors Supplemental Guidance paper "Developing a Risk Based Internal Audit Plan" was used as a primary reference to develop this plan.

12.12 Accounts for Payment - August 2022

Attachment details

Attachment No. and title
1. August 2022 Payment Listing [**12.12.1** - 10 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 August 2022 to 31 August 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	788812 to 788817	$4,626.39
Municipal Fund EFTs	EF079979 to EF080366	$3,572,511.90
Municipal Fund Payroll	August 2022	$1,442,015.00
Trust Fund EFT	EF080087 to EF080089	$24,902.11
Total Payments for August 2022		**$5,044,055.40**

A copy of the Authorised Payment Listing is included as Attachment 12.12.1.

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 August 2022 as provided under Attachment 12.12.1 be received.

City of Belmont

Accounts for Payment - August 2022

Compiled : 06/09/22 10:08

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
Contractors					
EF079988	05/08/22	00608	Programmed Skilled Workforce Ltd	6,062.23	Labour/Personnel Hire
EF079989	05/08/22	00665	Kennards Hire Pty Ltd	191.40	Plant/Equipment Hire
EF079992	05/08/22	01074	Shred-X Pty Ltd	10.44	Rubbish Removals
EF079996	05/08/22	01393	Comestibles	5,000.00	Avon Descent event - catering
EF079997	05/08/22	01675	Horizons West Bus & Coachlines	341.55	Plant/Equipment Hire
EF079999	05/08/22	01712	Donegan Enterprises Pty Ltd	25,469.18	Playground Demolition - Miles Park
EF080001	05/08/22	02387	Triton Electrical Contractors Pty Ltd	13,359.50	Electrical Contractor
EF080002	05/08/22	02418	Programmed Property Services Pty Ltd	2,717.00	Mowing Services
EF080003	05/08/22	02614	Monsterball Amusements & Hire	1,645.00	Avon Descent event -children rides
EF080007	05/08/22	03567	Gardner Autos Pty Ltd t/as Gardner Isuzu	1,333.40	Plant Repairs & Maintenance
EF080008	05/08/22	03614	Julie's Boarding Kennels & Cattery	631.50	Pound Expenses
EF080011	05/08/22	04105	Cleanflow Environmental Solutions	2,949.48	Drainage Maintenance
EF080012	05/08/22	04211	Advance Scanning Services	770.00	Survey Expenses
EF080013	05/08/22	04584	ThinkProject Australia Pty Ltd	13,244.31	Annual Software - RAMM Transport Asset Support/Maintenance
EF080015	05/08/22	05344	SUEZ Recycling and Recovery Pty Ltd Veolia	14,206.44	Rubbish Removals
EF080016	05/08/22	05394	DFP Recruitment Services Pty Ltd	7,880.00	Labour/Personnel Hire
EF080018	05/08/22	05623	Tree Planting and Watering - Baroness Holdings	44,266.20	Tree Watering Services
EF080019	05/08/22	05710	Michael Caruso - Patti the Pig	425.00	Library - Patti the Pig school holiday show
EF080020	05/08/22	05729	James Clive Kearing - Nyoonagie	500.00	Welcome to Country - Aboriginal Strategy Workshop
EF080021	05/08/22	05778	Stephen Carrick Architects Pty Ltd	600.00	Professional Fees - Planning
EF080023	05/08/22	05838	Petstock Pty Ltd	104.40	Pound Expenses
EF080024	05/08/22	05904	Pinnacle People	3,442.40	Labour/Personnel Hire
EF080025	05/08/22	05923	Hudson Global Resources (Aust) Pty Ltd	2,574.83	Labour/Personnel Hire
EF080027	05/08/22	06104	Flick Anticimex Pty Ltd	156.20	Pest Control
EF080028	05/08/22	06282	Dell Financial Services Pty Ltd	32,017.72	Lease expenses - IT equipment
EF080029	05/08/22	06286	Hi Voltage Entertainment	56.00	CountUsIn Function - catering
EF080031	05/08/22	06308	South West Corridor Development Foundation Inc	6,600.00	Saving our Snake-necked Turtles Project -Annual Contribution
EF080043	12/08/22	00346	Action Couriers	39.97	Courier Service
EF080044	12/08/22	00412	Dowsing Group Pty Ltd	16,775.00	Concrete Contractor
EF080045	12/08/22	00726	T-Quip	309.90	Plant Parts & Repairs
EF080047	12/08/22	01059	Sledgehammer Concrete Cutting Service	1,134.70	Concrete Contractor
EF080054	12/08/22	01476	Hays Specialist Recruitment	16,692.19	Labour/Personnel Hire
EF080055	12/08/22	01507	The Pressure King	7,192.54	Graffiti Removal
EF080056	12/08/22	01772	Data3 Limited	39,418.50	Software Maintenance and Professional Fees
EF080058	12/08/22	02458	Technology One Ltd	124,277.27	Annual Software Licence and maintenance
EF080060	12/08/22	02849	Total Nissan and Kia - Total Autos (1990)	413.00	Plant Parts & Repairs
EF080063	12/08/22	03583	DFES Direct Brigade Alarm Monitoring	3,762.00	Fire Equipment/Service
EF080066	12/08/22	04320	ABM Landscaping	1,606.00	Bricks/Bricklaying
EF080068	12/08/22	04579	Mills Recruitment	11,916.36	Labour/Personnel Hire
EF080070	12/08/22	04941	Perth Pet Cremation - Lawnswood	156.25	Pound Expenses

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080072	12/08/22	05739	Geared Construction Pty Ltd	177,461.05	Building Construction - The Glasshouse
EF080073	12/08/22	06095	The Bin Experts	932.25	Cleaning Services
EF080074	12/08/22	06104	Flick Anticimex Pty Ltd	2,287.14	Pest Control
EF080075	12/08/22	06159	Macrame By Amala	1,510.00	Community Art Classes
EF080076	12/08/22	06160	SEEK Limited	2,302.23	Staff Recruitment Advertising
EF080077	12/08/22	06211	Urbii Consulting Pty Ltd	8,648.75	Traffic Engineering Consultants
EF080078	12/08/22	06220	Tailored Rental Solutions Pty Ltd	8,930.33	Plant/Equipment Hire
EF080079	12/08/22	06265	Kee Hire Pty Ltd	6,871.48	Plant/Equipment Hire
EF080080	12/08/22	06277	Ignite Limited	9,939.33	Labour/Personnel Hire
EF080082	12/08/22	06289	Dushong Art - Rohin Kickett	700.00	Cultural Appropriation Panel Member
EF080083	12/08/22	06302	Austcorp Consulting Pty Ltd	5,383.00	Labour/Personnel Hire
EF080084	12/08/22	06311	Almond House P/L T/as Chilli Farms Curry Shop	415.00	Food Safari Program-catering
EF080094	19/08/22	00390	Landgate	540.03	Title Searches
EF080096	19/08/22	00442	Dial Before You Dig Australia	440.00	Survey Expenses
EF080098	19/08/22	00608	Programmed Skilled Workforce Ltd	11,596.10	Labour/Personnel Hire
EF080099	19/08/22	00706	Local Health Authorities Analytical Committee	10,483.26	Professional Fees - Analysis
EF080100	19/08/22	00707	LoGo Appointments	2,824.72	Labour/Personnel Hire
EF080104	19/08/22	01133	J Tagz Pty Ltd	374.00	Pound Expenses
EF080106	19/08/22	01170	Relay Concrete	770.00	Concrete Contractor
EF080107	19/08/22	01243	WARP Pty Ltd	1,409.65	Traffic Control
EF080110	19/08/22	01318	Flexi Staff Group Pty Ltd	7,009.97	Labour/Personnel Hire
EF080111	19/08/22	01476	Hays Specialist Recruitment	10,952.05	Labour/Personnel Hire
EF080112	19/08/22	01507	The Pressure King	13,040.17	Graffiti Removal
EF080113	19/08/22	02049	NVMS - Noise and Vibration Measurement Systems	1,204.50	Plant Repairs & Maintenance
EF080117	19/08/22	02589	Zenien	16,525.95	Security Services
EF080120	19/08/22	03142	Redfish Technologies Pty Ltd	9,405.00	Chamber- Audio Visual Annual Support
EF080122	19/08/22	03419	Gott Health	220.00	Community Exercise Classes
EF080123	19/08/22	04002	Ray White Urban Springs	6,739.01	Property Maintenance Fees
EF080124	19/08/22	04026	HK Calibration Technologies Pty Ltd	238.57	Plant Parts & Repairs
EF080125	19/08/22	04067	Taylor Burrell Barnett	5,775.00	Professional Fees - Planning
EF080127	19/08/22	04287	Labourforce Impex Personnel Pty Ltd	11,452.34	Labour/Personnel Hire
EF080128	19/08/22	04301	Michael Page - Page Personnel	26,690.14	Labour/Personnel Hire
EF080129	19/08/22	04499	Zanzara - John Bonella	105.10	Pest Control
EF080135	19/08/22	05283	IRP Pty Ltd	27,447.21	Labour/Personnel Hire
EF080136	19/08/22	05394	DFP Recruitment Services Pty Ltd	9,589.13	Labour/Personnel Hire
EF080137	19/08/22	05567	Elmo Software Limited	20,240.00	Annual Software Maintenance
EF080138	19/08/22	05618	Edgyx Pty Ltd	600.00	Library Coding workshop
EF080139	19/08/22	05729	James Clive Kearing - Nyoonagie	500.00	Welcome to Country - Citizenship Ceremony
EF080140	19/08/22	05739	Geared Construction Pty Ltd	12,102.05	Building Construction - The Glasshouse
EF080141	19/08/22	05776	Level 5 Design Pty Ltd	900.00	Professional Fees - Planning
EF080142	19/08/22	05782	Jane Wetherall	600.00	Professional Fees - Planning
EF080143	19/08/22	05783	Emma Williamson	1,426.80	Professional Fees - Planning
EF080144	19/08/22	05895	Outside the box, Rope Access Solutions	4,576.00	Cleaning Services - Belmont Hub
EF080145	19/08/22	05923	Hudson Global Resources (Aust) Pty Ltd	22,532.19	Labour/Personnel Hire
EF080146	19/08/22	05993	Oluwafemi Victor Adeseolu	500.00	Food Safari Program - Master of Ceremony
EF080149	19/08/22	06077	Coffee Plus Chill	1,044.00	Avon Descent event - catering
EF080150	19/08/22	06103	Hocking Heritage and Architecture	330.00	Professional Fees - Planning
EF080151	19/08/22	06117	ELM (WA) Pty Ltd	18,117.00	Mowing Services at Various Parks/Playing Fields

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080152	19/08/22	06164	Brianology	1,515.00	Mobile Phone Repairs
EF080153	19/08/22	06229	Renee Parnell of Wrenscape	1,320.00	Community Art Classes
EF080154	19/08/22	06276	Efficient Site Services (WA)	12,012.00	Mulching and Fence Installation
EF080155	19/08/22	06277	Ignite Limited	4,419.84	Labour/Personnel Hire
EF080157	19/08/22	06314	Right Fitness	1,200.00	Assemble Sports Equipment
EF080158	19/08/22	06318	Mario The (Almost) Magnificent	600.00	Avon Descent event entertainment - magician
EF080147	19/08/22	06002	Arts Hub Australia Pty Ltd	330.00	Advertising
EF080163	26/08/22	00818	Morries Backhoe & Plant Hire	1,375.00	Plant/Equipment Hire
EF080164	26/08/22	01243	WARP Pty Ltd	44,531.63	Traffic Control
EF080168	26/08/22	01675	Horizons West Bus & Coachlines	375.71	Plant/Equipment Hire
EF080169	26/08/22	01713	M P Rogers and Associates	2,552.07	Bilya Kard Boodja Landscape Design
EF080171	26/08/22	02107	Mercer (Australia) Pty Ltd	7,370.00	Professional Fees - Consulting Services
EF080172	26/08/22	02393	Zipform Pty Ltd	32,640.90	Rate Notice Printing and Postage
EF080174	26/08/22	03504	Classic Tree Services	19,456.87	Tree Pruning Within CoB
EF080180	26/08/22	04400	The Freedom Fairies	3,630.00	Avon Descent event entertainment - face painting
EF080183	26/08/22	05016	Cyclus Pty Ltd	4,513.54	Labour/Personnel Hire
EF080184	26/08/22	05328	Fliptease Pty Ltd	874.50	Avon Descent event entertainment - roving performer
EF080186	26/08/22	05642	Steve's Sand Sifting for Playground Services	6,404.40	Sand Sifting at Various Parks
EF080187	26/08/22	05758	Branch Arboriculture	1,800.00	Arboricultural Inspections at Various Sites
EF080188	26/08/22	05862	Language and Culture Pty Ltd	1,980.00	Community Cultural Awareness workshop
EF080189	26/08/22	06275	Altus Planning	3,143.25	Professional Fees - Planning
EF080190	26/08/22	06297	Swan Cafe	72.00	Avon Descent event catering
EF080191	26/08/22	06303	Event Bike Rack Hire	508.00	Plant/Equipment Hire
EF080200	29/08/22	00083	Ascot Veterinary Hospital	160.00	Pound Expenses
EF080202	29/08/22	00163	Bayswater Fire Protection	7,147.80	Fire Equipment/Service
EF080204	29/08/22	00187	Statewide Bearings	128.56	Plant Parts & Repairs
EF080205	29/08/22	00221	John Hughes Group	4,556.36	Plant Repairs & Maintenance
EF080206	29/08/22	00230	Jackson McDonald	9,542.90	Legal Expenses
EF080210	29/08/22	00294	City of Canning	630.00	Rubbish Removals
EF080211	29/08/22	00295	Capital Recycling	7,818.80	Rubbish Removals
EF080212	29/08/22	00305	CJD Equipment Pty Ltd	45,736.97	Mower Repairs & Maintenance
EF080214	29/08/22	00390	Landgate	331.06	Title Searches
EF080215	29/08/22	00394	Child & Adolescent Health Service	721.86	Immunisation Expenses
EF080216	29/08/22	00404	Paragon Window Tinting, Signage & Graphics	405.00	Window Treatments
EF080217	29/08/22	00411	Drake Australia Pty Ltd	13,894.64	Labour/Personnel Hire
EF080218	29/08/22	00412	Dowsing Group Pty Ltd	4,140.25	Concrete Contractor
EF080219	29/08/22	00491	Fujifilm Business Innovation Australia	2,464.40	Photocopy Expenses
EF080222	29/08/22	00557	City Subaru	1,140.60	Plant Repairs & Maintenance
EF080223	29/08/22	00613	Qualcon Laboratories Pty Ltd	272.80	Bore Drilling/ Maintenance
EF080224	29/08/22	00623	Jaram Fleet Equipment	506.52	Plant Parts & Repairs
EF080226	29/08/22	00665	Kennards Hire Pty Ltd	382.80	Plant/Equipment Hire
EF080227	29/08/22	00699	Marketforce Pty Ltd	36,125.02	Printing Belmont Bulletin and Rates Brochures, Community Newspaper Advertising
EF080228	29/08/22	00707	LoGo Appointments	2,429.00	Labour/Personnel Hire
EF080229	29/08/22	00718	Major Motors Pty Ltd	232.00	Heavy Vehicle Inspection Fee
EF080230	29/08/22	00736	McLeods	1,930.23	Legal Expenses
EF080232	29/08/22	00815	New Town Toyota	1,295.30	Plant Repairs & Maintenance

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080234	29/08/22	00859	Parkland Mazda	877.00	Plant Parts & Repairs
EF080235	29/08/22	00927	Professional Glass & Maintenance	690.00	Building Maintenance
EF080236	29/08/22	00931	Sonic HealthPlus Pty Ltd	999.90	Medical Examinations
EF080237	29/08/22	00962	Ricoh Australia Pty Ltd	373.47	Photocopy Expenses
EF080238	29/08/22	00972	Repco Auto Parts	145.69	Plant Parts & Repairs
EF080239	29/08/22	00989	PAV Perth Audiovisual - Royal Pride Pty Ltd	231.00	Audio Equipment Repairs
EF080241	29/08/22	01074	Shred-X Pty Ltd	56.16	Rubbish Removals
EF080243	29/08/22	01097	Dept of the Premier & Cabinet	109.20	Advertising
EF080244	29/08/22	01112	Sunny Industrial Brushware	752.40	Plant Parts & Repairs
EF080245	29/08/22	01138	E & M J Rosher Pty Ltd	1,501.72	Plant Parts & Repairs
EF080246	29/08/22	01149	The Lifting Company Pty Ltd	77.00	Plant Parts & Repairs
EF080249	29/08/22	01186	ZircoDATA Pty Ltd	1,656.07	Records Storage
EF080251	29/08/22	01233	Stihl Shop Redcliffe	1,200.00	Tools/Tool Repairs
EF080253	29/08/22	01255	Wattleup Tractors	1,027.83	Plant Parts & Repairs
EF080257	29/08/22	01507	The Pressure King	1,848.00	Graffiti Removal
EF080258	29/08/22	01533	WC Convenience Management	5,462.61	Building Maintenance
EF080262	29/08/22	01712	Donegan Enterprises Pty Ltd	13,363.90	Playground Demolition - Middleton Park
EF080263	29/08/22	01714	Total Eden Pty Ltd - Nutrien Water	4,266.13	Reticulation Parts & Repairs
EF080264	29/08/22	01731	Charter Plumbing and Gas	17,236.72	Plumbing Maintenance/Supplies
EF080265	29/08/22	01797	Green Skills (Ecojobs)	3,920.72	Labour/Personnel Hire
EF080267	29/08/22	01976	Ecoscape Australia Pty Ltd	676.50	Professional Fees - Landscaping
EF080270	29/08/22	02172	Miss Maud	193.05	Catering/Catering Supplies
EF080271	29/08/22	02207	Wilson Security	113,553.76	Security Services
EF080272	29/08/22	02298	Pelican Linemarking	330.00	Line Marking
EF080273	29/08/22	02303	Ultimo Catering and Events	3,997.50	Catering/Catering Supplies
EF080274	29/08/22	02387	Triton Electrical Contractors Pty Ltd	357.50	Electrical Contractor
EF080275	29/08/22	02425	Prestige Alarms	15,130.50	Security Services
EF080277	29/08/22	02451	Carlisle Events Hire Pty Ltd	1,069.20	Plant/Equipment Hire
EF080278	29/08/22	02614	Monsterball Amusements & Hire	1,645.00	Avon Descent event entertainment - children rides
EF080279	29/08/22	02627	Dunbar Services WA Pty Ltd	684.20	Cleaning Services
EF080280	29/08/22	02672	Ruah Community Services	14,627.22	Preventive Domestic Violence Services
EF080281	29/08/22	02779	Natural Area Holdings Pty Ltd	193.05	Plants for Citizenship Ceremony
EF080282	29/08/22	02837	GLG Greenlife Group	4,848.23	Verge Mowing
EF080283	29/08/22	02844	Chandler Macleod Group Ltd	204.22	Labour/Personnel Hire
EF080284	29/08/22	02849	Total Nissan and Kia - Total Autos (1990)	502.00	Plant Parts & Repairs
EF080286	29/08/22	02864	EnvisionWare Pty Ltd	4,802.12	Annual Software Maintenance
EF080288	29/08/22	03197	West Coast Turf	2,196.15	Turf Reinstatement
EF080289	29/08/22	03464	Bridgestone Australia Ltd	4,312.65	Plant Repairs & Maintenance
EF080290	29/08/22	03567	Gardner Autos Pty Ltd t/as Gardner Isuzu	445.00	Plant Parts & Repairs
EF080292	29/08/22	03684	Univerus Software Pty Ltd	30,662.37	Annual Software Maintenance
EF080293	29/08/22	03707	Access Unlimited International Pty Ltd	137.50	Plant Parts & Repairs
EF080294	29/08/22	03908	Road Specialist Australia Pty Ltd	4,143.15	Plant Repairs & Maintenance
EF080295	29/08/22	03930	The Good Guys	99.00	Electrical Goods
EF080297	29/08/22	04105	Cleanflow Environmental Solutions	1,305.59	Drainage Maintenance
EF080298	29/08/22	04115	Denada Surveys Pty Ltd	1,072.50	Survey Expenses
EF080299	29/08/22	04137	Greive Panelbeaters	1,000.00	Plant Repairs & Maintenance
EF080300	29/08/22	04146	JB Hi-Fi Group Commercial Account	3,297.90	Electrical Goods
EF080301	29/08/22	04211	Advance Scanning Services	1,039.50	Survey Expenses

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080302	29/08/22	04246	Bibliotheca Australia Pty Ltd	905.59	Software Maintenance
EF080303	29/08/22	04301	Michael Page - Page Personnel	6,396.87	Labour/Personnel Hire
EF080304	29/08/22	04320	ABM Landscaping	440.00	Bricks/Bricklaying
EF080305	29/08/22	04391	Lifeskills Australia	198.00	Professional Fees - Analysis
EF080306	29/08/22	04454	FM Contract Solutions Pty Ltd	991.75	Professional Fees - Analysis
EF080307	29/08/22	04482	Allan Davies & Trevor Chudleigh Architects	3,300.00	Professional Fees - Architect
EF080308	29/08/22	04496	Azure Painting Pty Ltd	2,893.00	Painting Contractor
EF080309	29/08/22	04643	Nyoongar Outreach Services Inc	6,875.00	Nyoongar Outreach Service
EF080310	29/08/22	04690	Paraquad Industries	7,309.91	Annual Library Inter Loan Service
EF080311	29/08/22	04693	Allwest Plant Hire Australia Pty Ltd	2,374.65	Plant/Equipment Hire
EF080312	29/08/22	04723	Future Logic	1,056.00	Software Maintenance
EF080314	29/08/22	04772	ATM Advanced Traffic Management - Earlypay 1stCash	776.71	Plant/Equipment Hire
EF080315	29/08/22	04870	Bandit Tree Equipment	168.15	Plant Parts & Repairs
EF080316	29/08/22	04917	Environmental Industries Pty Ltd	37,233.98	Landscape Maintenance Ascot Waters/The Springs
EF080317	29/08/22	04963	Centigrade	9,501.54	Airconditioning/Refrigeration Maintenance
EF080319	29/08/22	05101	De Lage Landen Pty Ltd	1,076.59	Plant/Equipment Hire
EF080320	29/08/22	05131	Perth City Skoda and Perth City Nissan	635.00	Plant Parts & Repairs
EF080321	29/08/22	05209	Portland Broome Pty Ltd	3,080.00	Professional Fees - Consulting Services
EF080322	29/08/22	05252	AAAC Towing Pty Ltd	704.00	Towing Vehicles
EF080323	29/08/22	05293	Bellrock Cleaning Services	41,201.94	Cleaning Services - Various Council Buildings
EF080324	29/08/22	05336	West-Sure Group Pty Ltd	385.44	Security Services
EF080325	29/08/22	05344	SUEZ Recycling and Recovery Pty Ltd Veolia	458,480.30	Rubbish Removals
EF080326	29/08/22	05427	Horizon West Landscape & Irrigation Pty Ltd	291.50	Maintenance 314 Kew Street
EF080327	29/08/22	05493	Dapth	3,905.00	Software Maintenance
EF080328	29/08/22	05523	Go Doors Pty Ltd	4,887.30	Building Maintenance
EF080329	29/08/22	05590	Toolmart Australia Pty Ltd	71.90	Tools/Tool Repairs
EF080330	29/08/22	05692	Newground Water Services Pty Ltd	18,057.66	Reticulation Installation - Aquanita, Campbell, Hoffman & Whiteside Parks
EF080334	29/08/22	05771	Alsco Pty Ltd	196.99	Cleaning Services
EF080336	29/08/22	05819	Ritz Drycleaners	460.95	Cleaning Services
EF080337	29/08/22	05892	Frontline Interiors	4,307.60	Belmont Hub Cabinetry
EF080338	29/08/22	05904	Pinnacle People	1,084.23	Labour/Personnel Hire
EF080339	29/08/22	05923	Hudson Global Resources (Aust) Pty Ltd	1,034.55	Labour/Personnel Hire
EF080340	29/08/22	05944	Delron Cleaning Pty Ltd - Ventia	25,116.82	Cleaning Services - Belmont Hub
EF080341	29/08/22	05974	Stuart Hayward	700.00	Avon Descent event - Master of Ceremony
EF080342	29/08/22	06067	TK Elevator Australia Pty Ltd	2,692.69	Building Maintenance
EF080345	29/08/22	06094	Boyan Electrical Services	18,817.80	Electrical Contractor - maintenance at various sites
EF080346	29/08/22	06206	TxRx Solutions Pty Ltd	950.00	IT Hardware Maintenance
EF080347	29/08/22	06226	Modus Compliance Pty Ltd	13,563.00	Labour/Personnel Hire
EF080348	29/08/22	06282	Dell Financial Services Pty Ltd	6,259.37	Lease expenses - IT equipment
EF080349	29/08/22	06284	Talent International	4,465.41	Labour/Personnel Hire
EF080350	29/08/22	06299	Professional Search Group	2,799.13	Labour/Personnel Hire
EF080351	30/08/22	00118	Australia Post	16,017.41	Postage
EF080353	30/08/22	00613	Qualcon Laboratories Pty Ltd	934.12	Bore Drilling/ Maintenance
EF080354	30/08/22	00665	Kennards Hire Pty Ltd	191.40	Plant/Equipment Hire
EF080357	30/08/22	01353	Aurion Corporation Pty Ltd	1,100.00	Software Maintenance
EF080358	30/08/22	01476	Hays Specialist Recruitment	5,844.04	Labour/Personnel Hire
EF080361	30/08/22	02844	Chandler Macleod Group Ltd	405.03	Labour/Personnel Hire

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080362	30/08/22	03772	Open Windows Australia Pty Ltd	20,909.48	Annual Software Maintenance
EF080363	30/08/22	04301	Michael Page - Page Personnel	6,898.58	Labour/Personnel Hire
EF080364	30/08/22	05345	Rain Bird Australia Pty Ltd	21,870.20	Reticulation Weather Station Plan
EF080365	30/08/22	05840	Commercial Aquatics Australia Pty Ltd	165.00	Oasis Expenses
	Contractors Total			**2,226,848.40**	
Fuels and Utilities					
EF079979	05/08/22	00042	Alinta Energy	57.20	Light, Power, Gas
EF079983	05/08/22	00323	John Christie	570.00	Phone/Internet expenses
EF079994	05/08/22	01252	Water Corporation	3,587.59	Water, Annual & Excess
EF079995	05/08/22	01274	Synergy	81,127.79	Light, Power, Gas
EF080041	12/08/22	00042	Alinta Energy	172.25	Light, Power, Gas
EF080049	12/08/22	01142	Telstra Corporation Limited	247.74	Phone/Internet expenses
EF080051	12/08/22	01252	Water Corporation	216.20	Water, Annual & Excess
EF080053	12/08/22	01274	Synergy	11,434.70	Light, Power, Gas
EF080059	12/08/22	02631	Ampol - Caltex	23,056.80	Fuel, Oil, Additives
EF080064	12/08/22	03592	Steven Harling	93.99	Fuel, Oil, Additives
788814	19/08/22	00902	Department of Transport	1,564.75	Jetty Licences
EF080090	19/08/22	00042	Alinta Energy	95.40	Light, Power, Gas
EF080101	19/08/22	00788	Motorcharge - WEX Fuel Cards Australia Ltd	14,555.38	Fuel, Oil, Additives
EF080105	19/08/22	01142	Telstra Corporation Limited	28,420.99	Phone/Internet expenses
EF080108	19/08/22	01252	Water Corporation	16,867.56	Water, Annual & Excess
EF080109	19/08/22	01274	Synergy	33,257.08	Light, Power, Gas
EF080116	19/08/22	02422	Connect Call Centre Services	1,224.30	Phone/Internet expenses
EF080118	19/08/22	02635	MessageMedia - Message4U Pty Ltd	33.00	Phone/Internet expenses
EF080160	26/08/22	00042	Alinta Energy	2,409.20	Light, Power, Gas
EF080165	26/08/22	01252	Water Corporation	15,342.97	Water, Annual & Excess
EF080166	26/08/22	01274	Synergy	39,903.83	Light, Power, Gas
EF080355	30/08/22	01142	Telstra Corporation Limited	11,567.08	Phone/Internet expenses
EF080356	30/08/22	01274	Synergy	1,013.83	Light, Power, Gas
	Fuels and Utilities Total			**286,819.63**	
Materials					
EF079981	05/08/22	00185	Benara Nurseries	15,499.82	Gardening - Plants/Supplies
EF079982	05/08/22	00231	Bunnings Group Ltd	44.15	Hardware
EF079984	05/08/22	00406	Domus Nursery	5,037.45	Gardening - Plants/Supplies
EF079990	05/08/22	00778	Modern Teaching Aids Pty Ltd	151.49	Library Storage Supplies
EF079993	05/08/22	01206	Access Icon Pty Ltd t/a Cascada	2,018.50	Concrete Products
EF080006	05/08/22	03144	COS Complete Office Supplies Pty Ltd	593.86	Stationery & Printing
EF080010	05/08/22	03856	SEM Distribution	60.52	Publications/Newspapers
EF080014	05/08/22	04996	Signman	2,183.50	Signs
EF080017	05/08/22	05432	Bloomin Box Co	150.00	Flowers
EF080022	05/08/22	05790	One Shade Sails	913.00	Shade Sail Repairs
EF080026	05/08/22	05992	Corsign WA	7,824.85	Signs
EF080048	12/08/22	01115	All Foods Belmont IGA Belvidere Street	689.90	Groceries
EF080052	12/08/22	01265	Westbooks	258.89	Books/CDs/DVDs
EF080057	12/08/22	01906	Frazzcon Enterprises	914.92	Signs
EF080062	12/08/22	03528	Plantrite	4,489.89	Gardening - Plants/Supplies
EF080065	12/08/22	04036	CleverPatch Pty Ltd	1,264.56	Craft/Display Materials

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EF080067	12/08/22	04491	Woolworths Group	738.19	Groceries
EF080071	12/08/22	05465	QBD Books	141.93	Books/CDs/DVDs
EF080092	19/08/22	00220	Burswood Trophies	302.50	Badges & Pendants
EF080095	19/08/22	00406	Domus Nursery	13,394.15	Gardening - Plants/Supplies
EF080103	19/08/22	01085	OHS Alert - Specialist News Pty Ltd	969.00	Publications/Newspapers
EF080114	19/08/22	02166	Tranen Pty Ltd	220.00	Gardening - Plants/Supplies
EF080115	19/08/22	02201	Neverfail Springwater Limited	28.00	Beverages
EF080121	19/08/22	03144	COS Complete Office Supplies Pty Ltd	94.07	Stationery & Printing
EF080131	19/08/22	04607	Ink Station	614.55	Stationery & Printing
EF080132	19/08/22	04759	StrataGreen	7,761.84	Gardening - Plants/Supplies
EF080133	19/08/22	05011	WA Fresh Delivered	356.00	Groceries
EF080134	19/08/22	05036	Smedia Pty Ltd	500.00	Books/CDs/DVDs
EF080148	19/08/22	06005	MDM Entertainment Pty Ltd	263.13	Books/CDs/DVDs
EF080156	19/08/22	06307	Paper Bird Children's Books & Arts	48.02	Books/CDs/DVDs
EF080161	26/08/22	00203	BOC Gases Australia Ltd	352.90	Welding Equipment/Supplies
EF080170	26/08/22	01780	Bodycare Workplace Solutions - Healthworks	300.58	Publications/Newspapers
EF080176	26/08/22	03660	Safe T Card Australia Pty Ltd	44.00	Safety Clothing/Equipment
EF080181	26/08/22	04491	Woolworths Group	476.44	Groceries
EF080220	29/08/22	00542	Ultimate Positioning Group Pty Ltd	352.00	Survey Equipment accessories
EF080199	29/08/22	00009	Cafe Corporate	740.00	Groceries
EF080201	29/08/22	00162	ExBo Visual - Bokay Signage	196.86	Signs
EF080203	29/08/22	00185	Benara Nurseries	614.50	Gardening - Plants/Supplies
EF080207	29/08/22	00231	Bunnings Group Ltd	1,849.64	Hardware
EF080208	29/08/22	00233	Bunzl Limited	1,624.53	Cleaning Products
EF080209	29/08/22	00278	Chefmaster Australia	622.85	Cleaning Products
EF080213	29/08/22	00311	Cloverdale Hardware and Western Supply	38.30	Hardware
EF080221	29/08/22	00543	Hallmark Signs	3,025.00	Signs
EF080225	29/08/22	00627	Jason Signmakers	601.27	Signs
EF080231	29/08/22	00742	Trillion Trees	1,142.00	Gardening - Plants/Supplies
EF080233	29/08/22	00850	Pacific Safety Wear Malaga	888.14	Safety Clothing/Equipment
EF080240	29/08/22	01073	Spotlight Pty Ltd	35.00	Craft/Display Materials
EF080247	29/08/22	01173	Global Spill Control	833.76	Cleaning Products
EF080248	29/08/22	01183	Total Packaging (WA) Pty Ltd	3,432.00	Cleaning Products
EF080250	29/08/22	01206	Access Icon Pty Ltd t/a Cascada	9,614.88	Concrete Products
EF080254	29/08/22	01325	Poolegrave Signs and Engraving	550.00	Signs
EF080255	29/08/22	01398	Winc Australia Pty Ltd	3,240.59	Stationery & Printing
EF080256	29/08/22	01430	Raeco - CEI Pty Ltd	4,084.29	Stationery & Printing
EF080259	29/08/22	01570	Blackwoods	720.64	Hardware
EF080266	29/08/22	01945	Rynat Industries Australia	960.25	Building Material
EF080269	29/08/22	02088	Lock Stock & Farrell Locksmith	280.00	Hardware
EF080276	29/08/22	02431	ASB Branded Merchandise	2,831.95	Promotional Items
EF080285	29/08/22	02862	James Bennett Pty Ltd	406.48	Books/CDs/DVDs
EF080287	29/08/22	03144	COS Complete Office Supplies Pty Ltd	315.02	Stationery & Printing
EF080291	29/08/22	03630	Direct Trades Supply Pty Ltd	4,226.19	Safety Clothing/Equipment
EF080296	29/08/22	04053	Totally Workwear TWW	1,147.87	Safety Clothing/Equipment
EF080313	29/08/22	04759	StrataGreen	4,615.56	Gardening - Plants/Supplies
EF080318	29/08/22	05082	Accidental Health and Safety Perth	147.16	Medical/First Aid Supplies
EF080331	29/08/22	05701	Bing Technologies Pty Ltd	19.16	Stationery & Printing

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
EF080332	29/08/22	05744	TCD Services Australia - TC Drainage (WA)	3,300.00	Drainage Materials
EF080333	29/08/22	05770	Kwik Kopy Perth CBD	188.54	Stationery & Printing
EF080335	29/08/22	05790	One Shade Sails	3,950.00	Gardening - Plants/Supplies
EF080343	29/08/22	06069	Wheatbelt Services Pty Ltd	693.00	Signs
EF080344	29/08/22	06084	Asphaltech Pty Ltd	2,554.60	Road/Drainage Material
	Materials Total			**128,542.63**	
Other					
EF079980	05/08/22	00169	Belmont Business Enterprise Centre Inc	22,451.00	Contribution for Jan to June 2022
EF079986	05/08/22	00441	Records & Information Management Professionals Australasia	640.00	Membership Fee
EF079998	05/08/22	01711	Irrigation Australia Ltd	780.00	Membership Fee
EF080005	05/08/22	02751	Koori Kids Pty Limited	450.00	NAIDOC Contribution
EF080009	05/08/22	03850	Amina Currimbhoy	180.75	Aboriginal Strategy Consultation Form - reimburse catering
EF080030	05/08/22	06301	Community Gardens Australia Inc	100.00	Membership Fee
EF080032	05/08/22	06309	Anthea Bird	775.00	Chartered Accountants Membership Fee
EF080037	05/08/22	99998	Cancel EF080037	-	Cancel EF080037
EF080038	05/08/22	99998	Foundation Housing Ltd	17,558.79	Rates Refund
EF080039	05/08/22	99998	Wendy Buhari	120.00	Parking Infringement Refund
EF079985	05/08/22	00429	Economic Development Australia Ltd	440.00	Membership Fee
EF079987	05/08/22	00602	Local Government Professionals Australia WA	531.00	Membership Fee
EF080000	05/08/22	02280	Juliette Gillan	49.95	Better Teamwork Game reimbusement
788812	12/08/22	00290	City of Belmont Municipal Account	1,000.00	Avon Descent event - cash advance
788813	12/08/22	00889	Petty Cash - Finance	1,179.90	Petty Cash Recoup
EF080050	12/08/22	01236	Department of Fire and Emergency Services	144,072.01	Emergency Services Levy
EF080069	12/08/22	04907	Belmont Community Growers Inc	34.50	Hall Hire Refund
EF080085	12/08/22	99998	Michael Gary Kennedy	2,516.23	Rates Refund
EF080086	12/08/22	99998	Erina Tan	400.00	Sports Donation
EF080091	19/08/22	00179	Belmont Sports and Recreation Club (Inc)	3,168.00	Bowling Greens Maintenance Contribution
EF080093	19/08/22	00296	City of Gosnells	6,600.00	Switch Your Thinking! Licence Fee
EF080119	19/08/22	03071	Department of Transport	90.20	Vehicle Ownership Searches
EF080130	19/08/22	04595	Copyright Agency Limited	3,897.66	Subscription - Local Government Copyright Licence
EF080159	19/08/22	99998	Ray White Commercial (WA)	439.48	Rates Refund
EF080102	19/08/22	01043	City of Swan	740.00	Link WA Map Design Project
EF080126	19/08/22	04083	REmida Perth Inc	380.00	Library Green Education Workshop
EF080178	26/08/22	03823	Remplan - Compelling Economics Pty Ltd	20,900.00	Annual Subscription Fee
EF080182	26/08/22	04575	AMP Bank Ltd	25.00	Audit Fee
EF080175	26/08/22	03592	Steven Harling	79.28	Airport parking fees
EF080179	26/08/22	04289	Melinda Lymon	531.00	Local Government Professionals WA membership fee
788815	26/08/22	99999	Rosemary Patricia Donaghey	161.12	Rates Refund
788816	26/08/22	99999	Warren Dean Smith	203.28	Rates Refund
788817	26/08/22	99999	Peggy Pamela Parkin	517.34	Rates Refund
EF080193	26/08/22	99998	Rebecca & Damien Timothy Kerr	545.56	Application Fee Refund
EF080194	26/08/22	99998	SDA Your Way Pty Ltd	1,004.82	Application Fee Refund
EF080195	26/08/22	99998	Ashlee Suzanne Barrett	436.36	Application Fee Refund
EF080196	26/08/22	99998	Dorothy Lilian Warman	531.89	Rates Refund
EF080197	26/08/22	99998	My Realty Plus	44.25	Rates Refund

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EF080198	26/08/22	99998	Kara Nitschke	1,485.76	Rates Refund
EF080177	26/08/22	03675	WA Institute of Public Administration Australia	1,815.00	Membership Fee
EF080252	29/08/22	01240	WA Local Government Association	58,247.45	Membership Fee
EF080360	30/08/22	02377	Faulkner Park Board Management	13,500.00	Retirement Village contribution July-Sept 2022
EF080366	30/08/22	99998	Gillian Frances Rayneau	1,019.00	Rates Refund
	Other Total			**309,641.58**	
Property, Plant & Equipment					
EF080042	12/08/22	00221	John Hughes Group	26,344.95	Plant Purchase
EF080268	29/08/22	02071	DS Agencies Pty Ltd	5,555.00	Street Furniture
EF080359	30/08/22	01772	Data3 Limited	580,071.38	IT Hardware Tender 01/2022
	Property, Plant & Equipment Total			**611,971.33**	
Salaries/Wages					
SL040822	04/08/22	COB	City of Belmont Payroll	563,091.70	Salaries/Wages
EF080033	05/08/22	99950	Australian Services Union	51.80	Salaries/Wages
EF080034	05/08/22	99952	Child Support Agency	359.23	Salaries/Wages
EF080035	05/08/22	99954	City of Belmont Social Club	295.00	Salaries/Wages
EF080036	05/08/22	99962	LGRCEU - WA Shire Councils Union	110.00	Salaries/Wages
EF080040	05/08/22	99971	SuperChoice	114,448.74	Superannuation Contribution
WG100822	11/08/22	COB	City of Belmont Payroll	108,649.34	Salaries/Wages
SL170822	18/08/22	COB	City of Belmont Payroll	549,904.11	Salaries/Wages
WG002408	25/08/22	COB	City of Belmont Payroll	105,105.08	Salaries/Wages
	Salaries/Wages Total			**1,442,015.00**	
Training and Conferences					
EF079991	05/08/22	00953	Planning Institute of Australia Limited	3,700.00	Aboriginal Engagement Seminar
EF080004	05/08/22	02719	Aveling	55.00	Staff Safety Inductions
EF080061	12/08/22	03453	Clare Bridges	2,022.01	Conference Expenses - AHRI Conference Sydney
EF080081	12/08/22	06279	Ginnetta Boliver	2,261.55	Conference Expenses - AHRI Conference Sydney
EF080046	12/08/22	00739	Green Building Council of Australia	209.00	Sustainable Development Course
EF080097	19/08/22	00602	Local Government Professionals Australia WA	60.00	Age Friendly Communities - Transport Forum
EF080162	26/08/22	00600	Institute of Public Works Engineering WA	500.00	Asset Management Course
EF080167	26/08/22	01609	First 5 Minutes Pty Ltd	1,188.00	Evacuation Exercises
EF080173	26/08/22	02719	Aveling	275.00	Staff Safety Inductions
EF080185	26/08/22	05526	International Association for Public Participation	950.00	Engagement Design Workshop
EF080192	26/08/22	06319	Lara Lynch	374.16	RIMPA Roadshow Registration
EF080242	29/08/22	01090	St John Ambulance Australia Inc	320.00	First Aid Training
EF080260	29/08/22	01605	ATM Australian Training Management	375.00	Confined Space Training
EF080261	29/08/22	01660	Local Government Planners Association	65.00	Mid-Tier Transport Project Seminar
EF080352	30/08/22	00571	Melissa Stretch	960.00	Infor User Forum 2022
	Training and Conferences Total			**13,314.72**	
MUNI Total				**5,019,153.29**	

Pmnt_Ref	Date	CR_Code	Supplier	Pmnt_Amnt	Description
Trust Funds					
EF080087	12/08/22	150748	Building and Construction Industry Training Fund	1,223.50	Building and Construction Industry Training Fund
EF080088	12/08/22	154102	Building and Energy - Building Services Levy	6,980.61	Building and Energy - Building Services Levy
EF080089	12/08/22	164040	Department of Planning DAP fees	16,698.00	Department of Planning DAP fees
	Trust Funds Total			**24,902.11**	
TRUST Total				**24,902.11**	
Grand Total				**5,044,055.40**	
				5,044,055.40	
			Breakdown - Cheques :	4,626.39	
			EFT :	5,039,429.01	

12.13 Monthly Activity Statement as at 31 August 2022

Attachment details

Attachment No and title
1. Financial Activity Report August 2022 [**12.13.1** - 5 pages]

Voting Requirement	:	Simple Majority
Subject Index	:	Monthly Activity Statement as at 31 August 2022
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 monthly financial information for the period ending 31 August 2022.

Summary and key issues

The following report includes a concise list of material variances and the net current assets position for the month ending 31 August 2022.

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.

Background

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 requires that financial statements are presented monthly to Council. 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 the monthly budgeted and actual amounts
- Net current assets as at the end of the reporting month.

Officer comment

At the June 2022 Ordinary Council Meeting, Council adopted the materiality threshold for the 2022-2023 fiscal year as 10% of the budgeted closing surplus which is $500,000 (i.e. amounts $50,000 or more is considered to be a material variance). The below table provides a summary of significant variations based on this materiality threshold. The detailed financial activity report is included at Attachment 12.13.1.

Report Section	Budget YTD	Actual YTD	Comment
Revenue from operating activities (excluding rates)			
Operating Grants			
Works	113,726	37,959	Variance due to the timing of the FOGO implementation grant for 2022-23.
Fees and charges			
Works	6,188,633	6,343,633	Income from waste collection was greater than anticipated due to interim ratings, to be adjusted at the next budget review.
City Facilities & Property	165,516	221,123	Annual leasing fee paid in advance for telecoms installations, budget timing to be amended at the next budget review.
Planning Services	59,417	130,140	Higher number of Joint Development Assessment Panel planning applications received than anticipated.
Interest earnings			
Finance	96,640	30,049	Timing variance of interest income.
Other revenue			
Finance	32,163	88,341	Timing variance of reimbursement income.

Expenditure from operating activities			
Employee costs			
People & Culture	(297,462)	(197,180)	Salaries are below budget due to vacancies.
Governance, Strategy & Risk	(388,069)	(313,082)	Salaries are below budget due to vacancies.
Finance	(402,913)	(597,758)	Salaries are below budget due to vacancies.
Public Relations & Stakeholder Engagement	(178,382)	(92,173)	Salaries are below budget due to vacancies.
Works	(351,650)	(260,862)	Salaries are below budget due to vacancies.
Design, Assets & Development	(365,711)	(253,828)	Salaries are below budget due to vacancies
Park, Leisure & Environment	(606,057)	(427,391)	Salaries are below budget due to vacancies.
Planning Services	(403,704)	(316,690)	Salaries are below budget due to vacancies.
Safer Communities	(636,592)	(483,425)	Salaries are below budget due to vacancies.
Materials and contracts			
Finance	(36,250)	(95,899)	Printing and postage cost for rates notices paid earlier than anticipated.
Information Technology	(289,757)	(349,088)	Variance due to Identity Service Engine (ISE) project progressed quicker than expected.
Public Relations & Stakeholder Engagement	(157,947)	(83,941)	Variance due to subscription, advertising, and marketing expenses yet to be invoiced.
Works	(1,267,202)	(730,991)	Invoices for sanitation yet to be received.
City Projects	(108,071)	(7,755)	Design and documentation of various projects delayed allowing for additional scoping, budget timing will be adjusted at next review.
Park, Leisure & Environment	(905,679)	(321,258)	Variance is due to minor delays with seasonal scheduled works.
City Facilities & Property	(279,085)	(192,019)	Variance due to delay in receiving invoices for contract services.

Utility charges			
Works	(69,303)	(11,635)	Rates for the Operations Centre yet to be paid.
Insurance expenses			
Park, Leisure & Environment	(59,595)	(114,687)	Variance due to phasing of insurance expenditure, which is budgeted in September 2022 and should no longer appear as a variance thereafter.
City Facilities & Property	(125,803)	(249,991)	Variance due to phasing of insurance expenditure, which is budgeted in September 2022 and should no longer appear as a variance thereafter.
Other expenditure			
People & Culture	334,237	270,216	Activity Base Costing (ABC) was lower than expected.
Finance	235,085	300,085	Activity Base Costing (ABC) was greater than expected.
Information Technology	558,385	660,974	Activity Base Costing (ABC) was greater than expected.
Public Relations & Stakeholder Engagement	(148,784)	(82,649)	Invoices for community annual survey yet to be received.
Non-cash amounts excluded from operating activities			
Non-cash items	(72,128)	Nil	Variance due to the timing of plant sales.
Non-operating grants, subsidies, and contributions			
Works	425,986	346,934	Road works grant received in advance.
Park, Leisure & Environment	Nil	243,144	Grant from Department of Biodiversity & Conservation received in advance.
Payments for property, plant, and equipment			
Information Technology	(135,000)	Nil	Variance due to software project has been delayed.
City Facilities & Property	(16,667)	(74,801)	Variance due to works for Glasshouse completed ahead of schedule.
Payments for construction of infrastructure			
City Projects	(499,167)	(975)	Wilson Park and Belvidere Street Projects scheduled for commencement in September 2022 and Belmont Hub

			defects delayed due to on-going investigation process.
Park, Leisure & Environment	(618,337)	(68,296)	Variance due to delays in receiving invoices.
Amount raised from general rates			
General rates	53,089,707	53,330,990	Variance due to additional income from Perth Airport due to airport activities resuming to normality.

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 31/08/22	**$**	**Comment**
Cash and investments	83,065,096	Includes municipal and reserves
- less non-rate setting cash	(54,222,618)	Reserves
Receivables	40,705,555	Rates levied yet to be received and Sundry Debtors
ESL Receivable	(6,340,075)	ESL Receivable
Stock on hand	243,102	
Total Current Assets	**63,451,059**	
Current Liabilities		
Creditors and provisions	(17,557,362)	Includes ESL and deposits
- less non-rate setting creditors & provisions	12,337,361	Cash Backed Long service Leave, current loans & Emergency services Levies.
Total Current Liabilities	**(5,220,001)**	

Net Current Assets 31/08/22	58,231,058	
Net Current Assets as Per Financial Activity Report	58,231,058	
Less Committed Assets	**(57,731,058)**	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 the Monthly Financial Reports as at 31 August 2022 as included in Attachment 12.13.1 be received.

City of Belmont

Monthly Financial Activity Statement for the Period Ending August 2022

Note: Material variances have been identified in accordance with the Local Government (Financial Management) Regulations 34(1)(d) and Australian Accounting Standards (AASB 101). A variance on the budgeted closing balance has been applied in the determination of material variances.
M=Material Variance

Budget: 23CLBUD, Actual: 23CLACT — Created:08-Sep-2022 15:00:19

	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Revenue from operating activities (excluding rates)					
Operating grants, subsidies and contributions					
Finance	60,765	77,486	16,721	27.52%	
Works	113,726	37,959	-75,767	-66.62%	M
Design, Assets & Development	333	0	-333	-100.00%	
Park, Leisure & Environment	13,727	0	-13,727	-100.00%	
Safer Communities	29,483	21,118	-8,366	-28.37%	
Economic & Community Development	15,875	16,255	380	2.40%	
Library, Culture & Place	833	28,800	27,967	3355.89%	
Total Operating grants, subsidies and contributions	**234,743**	**181,618**	**-53,125**	**-22.63%**	
Fees and charges					
Governance, Strategy & Risk	250	270	20	8.00%	
Finance	1,131	2,165	1,033	91.33%	
Public Relations & Stakeholder Engagement	667	0	-667	-100.00%	
Works	6,188,633	6,343,633	155,000	2.50%	M
Design, Assets & Development	2,333	1,020	-1,313	-56.29%	
Park, Leisure & Environment	1,542	0	-1,542	-100.00%	
City Facilities & Property	165,516	221,123	55,607	33.60%	M
Planning Services	59,417	130,140	70,723	119.03%	M
Safer Communities	75,450	104,746	29,296	38.83%	
Economic & Community Development	0	0	0	0.00%	
Library, Culture & Place	3,333	6,451	3,118	93.53%	
Total Fees and charges	**6,498,272**	**6,809,548**	**311,276**	**4.79%**	
Interest earnings					
Governance, Strategy & Risk	0	0	0	0.00%	
Finance	96,640	30,049	-66,591	-68.91%	M
Total Interest earnings	**96,640**	**30,049**	**-66,591**	**-68.91%**	
Other revenue					
Governance, Strategy & Risk	1,083	0	-1,083	-100.00%	
Finance	32,163	88,341	56,178	174.66%	M
Works	18,355	3,698	-14,657	-79.85%	
Design, Assets & Development	408	273	-136	-33.20%	
Park, Leisure & Environment	0	164	164	0.00%	
City Facilities & Property	52,709	36,441	-16,268	-30.86%	
Planning Services	50	0	-50	-100.00%	
Safer Communities	2,992	15,109	12,117	405.04%	
Economic & Community Development	512	285	-226	-44.20%	
Library, Culture & Place	1,167	1,356	190	16.25%	
Total Other revenue	**109,439**	**145,667**	**36,229**	**33.10%**	
Profit on asset disposals					
People & Culture	6,495	0	-6,495	-100.00%	

	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Finance	0	0	0	0.00%	
Information Technology	0	0	0	0.00%	
Public Relations & Stakeholder Engagement	3,960	0	-3,960	-100.00%	
Works	31,261	0	-31,261	-100.00%	
Design, Assets & Development	7,543	0	-7,543	-100.00%	
Planning Services	3,981	0	-3,981	-100.00%	
Safer Communities	16,066	0	-16,066	-100.00%	
Economic & Community Development	2,822	0	-2,822	-100.00%	
Total Profit on asset disposals	**72,128**	**0**	**-72,128**	**-100.00%**	
	7,011,221	**7,166,883**	**155,661**	**2.22%**	
Expenditure from operating activities					
Employee costs					
Chief Executive Officer	-160,754	-150,489	-10,265	6.39%	
People & Culture	-297,462	-197,180	-100,282	33.71%	M
Governance, Strategy & Risk	-388,069	-313,082	-74,987	19.32%	M
Finance	-402,913	-597,758	194,845	-48.36%	M
Information Technology	-229,278	-273,238	43,960	-19.17%	
Public Relations & Stakeholder Engagement	-178,382	-92,173	-86,209	48.33%	M
Works	-351,650	-260,862	-90,788	25.82%	M
Design, Assets & Development	-365,711	-253,828	-111,883	30.59%	M
City Projects	-97,170	-89,787	-7,384	7.60%	
Park, Leisure & Environment	-606,057	-427,391	-178,666	29.48%	M
City Facilities & Property	-226,889	-252,576	25,686	-11.32%	
Planning Services	-403,704	-316,690	-87,015	21.55%	M
Safer Communities	-636,592	-483,425	-153,167	24.06%	M
Economic & Community Development	-221,891	-206,141	-15,750	7.10%	
Library, Culture & Place	-488,033	-491,577	3,544	-0.73%	
Total Employee costs	**-5,054,555**	**-4,406,195**	**-648,360**	**12.83%**	
Materials and contracts					
Chief Executive Officer	-19,860	-9,213	-10,647	53.61%	
People & Culture	-40,245	-67,939	27,694	-68.81%	
Governance, Strategy & Risk	-117,288	-124,335	7,047	-6.01%	
Finance	-36,250	-95,899	59,649	-164.55%	M
Information Technology	-289,757	-349,088	59,331	-20.48%	M
Public Relations & Stakeholder Engagement	-157,947	-83,941	-74,006	46.86%	M
Works	-1,267,202	-730,991	-536,211	42.31%	M
Design, Assets & Development	-99,943	-51,619	-48,324	48.35%	
City Projects	-108,071	-7,755	-100,316	92.82%	M
Park, Leisure & Environment	-905,679	-321,258	-584,421	64.53%	M
City Facilities & Property	-279,085	-192,019	-87,066	31.20%	M
Planning Services	-73,367	-40,124	-33,243	45.31%	
Safer Communities	-399,080	-355,156	-43,924	11.01%	
Economic & Community Development	-210,069	-161,890	-48,180	22.94%	
Library, Culture & Place	-202,012	-164,665	-37,347	18.49%	
Total Materials and contracts	**-4,205,856**	**-2,755,891**	**-1,449,965**	**34.47%**	
Utility charges					
Chief Executive Officer	-692	-672	-21	2.97%	
People & Culture	-891	-1,604	712	-79.91%	
Governance, Strategy & Risk	-2,704	-3,144	440	-16.25%	
Finance	-1,754	-2,084	330	-18.82%	
Information Technology	-25,084	-28,017	2,933	-11.69%	

	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Public Relations & Stakeholder Engagement	-1,620	-1,849	229	-14.16%	
Works	-69,303	-11,635	-57,668	83.21%	M
Design, Assets & Development	-1,697	-1,975	277	-16.35%	
City Projects	-262	-293	30	-11.58%	
Park, Leisure & Environment	-39,965	-34,605	-5,360	13.41%	
City Facilities & Property	-100,199	-84,989	-15,210	15.18%	
Planning Services	-1,271	-1,721	449	-35.35%	
Safer Communities	-6,994	-7,068	75	-1.07%	
Economic & Community Development	-9,012	-7,260	-1,752	19.44%	
Library, Culture & Place	-2,664	-3,607	943	-35.39%	
Total Utility charges	**-264,112**	**-190,520**	**-73,591**	**27.86%**	
Depreciation on non-current assets	0	0	0	0.00%	
Interest expenses					
Finance	-45,960	0	-45,960	100.00%	
Total Interest expenses	**-45,960**	**0**	**-45,960**	**100.00%**	
Insurance expenses					
Chief Executive Officer	-400	0	-400	100.00%	
People & Culture	-2,707	-3,494	787	-29.07%	
Governance, Strategy & Risk	400,303	401,461	-1,159	-0.29%	
Finance	-3,926	-5,933	2,008	-51.14%	
Information Technology	-5,966	-10,630	4,664	-78.18%	
Public Relations & Stakeholder Engagement	-7,411	-14,183	6,773	-91.39%	
Works	-106,948	-125,276	18,328	-17.14%	
Design, Assets & Development	-2,758	0	-2,758	100.00%	
Park, Leisure & Environment	-59,595	-114,687	55,092	-92.44%	M
City Facilities & Property	-125,803	-249,991	124,189	-98.72%	M
Planning Services	-1,278	0	-1,278	100.00%	
Safer Communities	-21,251	-28,556	7,305	-34.37%	
Economic & Community Development	-14,225	-20,919	6,695	-47.06%	
Library, Culture & Place	-873	0	-873	100.00%	
Total Insurance expenses	**47,164**	**-172,208**	**219,371**	**465.13%**	
Other expenditure					
Chief Executive Officer	-36,656	-37,246	590	-1.61%	
People & Culture	334,237	270,216	64,021	19.15%	M
Governance, Strategy & Risk	-389,194	-388,011	-1,184	0.30%	
Finance	235,085	300,085	-65,000	-27.65%	M
Information Technology	558,385	660,974	-102,589	-18.37%	M
Public Relations & Stakeholder Engagement	-148,784	-82,649	-66,135	44.45%	M
Works	-107,185	-113,229	6,043	-5.64%	
Design, Assets & Development	-52,324	-70,669	18,345	-35.06%	
City Projects	-15,811	-17,364	1,553	-9.82%	
Park, Leisure & Environment	-186,441	-194,958	8,517	-4.57%	
City Facilities & Property	-63,346	-50,940	-12,407	19.59%	
Planning Services	15,279	-34,143	49,421	323.47%	
Safer Communities	-120,077	-129,676	9,599	-7.99%	
Economic & Community Development	-68,379	-88,331	19,952	-29.18%	
Library, Culture & Place	-137,905	-140,325	2,420	-1.75%	
Total Other expenditure	**-183,117**	**-116,264**	**-66,853**	**36.51%**	
Loss on asset disposals	0	0	0	0.00%	
	-9,706,437	**-7,641,078**	**-2,065,359**	**21.28%**	

	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Non-cash amounts excluded from operating activities	-72,128	0	-72,128	100.00%	**M**
Amount attributable to operating activities	**-2,767,344**	**-474,196**	**-1,981,826**		
INVESTING ACTIVITIES					
Non-operating grants, subsidies and contributions					
Works	425,986	346,934	79,052	18.56%	**M**
City Projects	48,333	0	48,333	100.00%	
Park, Leisure & Environment	0	243,144	-243,144	0.00%	**M**
City Facilities & Property	0	0	0	0.00%	
Planning Services	8,333	0	8,333	100.00%	
Total Non-operating grants, subsidies and contributions	**482,653**	**590,078**	**-107,425**	**-22.26%**	
Payments for property, plant and equipment					
Chief Executive Officer	0	0	0	0.00%	
People & Culture	0	0	0	0.00%	
Governance, Strategy & Risk	0	0	0	0.00%	
Information Technology	-135,000	0	-135,000	100.00%	**M**
Public Relations & Stakeholder Engagement	0	0	0	0.00%	
Works	0	0	0	0.00%	
Design, Assets & Development	0	0	0	0.00%	
City Projects	0	0	0	0.00%	
Park, Leisure & Environment	0	-23,001	23,001	0.00%	
City Facilities & Property	-16,667	-74,801	58,134	-348.81%	**M**
Planning Services	-8,333	0	-8,333	100.00%	
Safer Communities	-41,667	-22,583	-19,084	45.80%	
Economic & Community Development	0	-1,589	1,589	0.00%	
Library, Culture & Place	-2,500	0	-2,500	100.00%	
Total Payments for property, plant and equipment	**-204,167**	**-121,974**	**-82,193**	**40.26%**	
Payments for construction of infrastructure					
Works	-17,065	-58,173	41,107	-240.88%	
City Projects	-499,167	-975	-498,192	99.80%	**M**
Park, Leisure & Environment	-618,337	-68,296	-550,041	88.95%	**M**
Total Payments for construction of infrastructure	**-1,134,569**	**-127,444**	**-1,007,125**	**88.77%**	
Proceeds from disposal of assets					
Chief Executive Officer	0	0	0	0.00%	
People & Culture	0	0	0	0.00%	
Governance, Strategy & Risk	0	28,727	-28,727	0.00%	
Information Technology	0	0	0	0.00%	
Public Relations & Stakeholder Engagement	0	0	0	0.00%	
Works	0	0	0	0.00%	
Design, Assets & Development	0	28,364	-28,364	0.00%	
City Projects	0	0	0	0.00%	
Park, Leisure & Environment	0	0	0	0.00%	
City Facilities & Property	0	0	0	0.00%	
Planning Services	0	0	0	0.00%	
Safer Communities	0	0	0	0.00%	
Economic & Community Development	0	0	0	0.00%	
Library, Culture & Place	0	0	0	0.00%	
Total Proceeds from disposal of assets	**0**	**57,091**	**-57,091**	**0.00%**	

	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Amount attributable to investing activities	**-856,083**	**397,751**	**-1,253,833**	**146.46%**	
FINANCING ACTIVITIES					
Repayment of borrowings	0	0	0	0.00%	
Transfers to cash backed reserves (restricted assets)	0	0	0	0.00%	
Transfers from cash backed reserves (restricted assets)	0	0	0	0.00%	
Amount attributable to financing activities	**0**	**0**	**0**	**0.00%**	
Net current assets (budgeted) at start of fin. year - surplus/(deficit)	**4,976,513**	**4,976,513**			
Budgeted deficiency before general rates	**1,353,086**	**4,900,068**			
Amount raised from general rates	**53,089,707**	**53,330,990**	**241,283**		**M**
Net current assets at end of financial period - surplus/(deficit)	**54,442,793**	**58,231,058**			

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

14.1 Legal Matter (FID 855639)

This report is included in the Ordinary Council Meeting – Confidential Matters Agenda in accordance with Section 5.23(2) of the Local Government Act 1995, which permits the meeting to be closed to the public for business relating to the following:

(a) a matter affecting an employee or employees; and

(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; and

Officer Recommendation
That Council directs the Chief Executive Officer to undertake the actions recommended, as outlined within the Confidential Report regarding Legal Matter FID855639.

15 Closure