A1

City of Belmont

Attachments

Ordinary Council Meeting

Held
24 November 2009

BELMONT • CITY OF OPPORTUNITY

Ordinary Council
24/11/09

Item 12.2 refers

Attachment 1

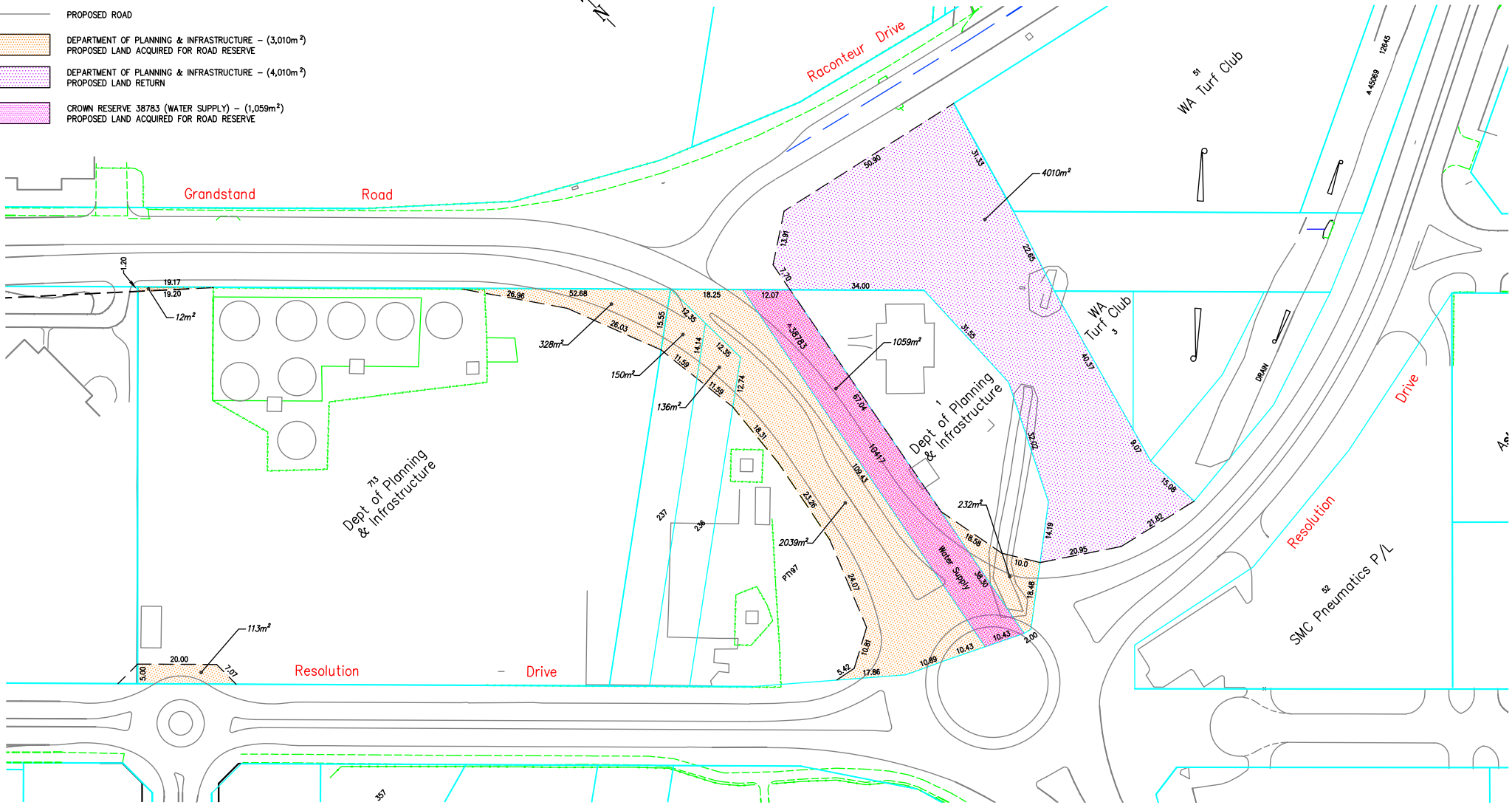
Grandstand Road Realignment - Road Closure & Dedication

BELMONT • CITY OF OPPORTUNITY

A3

LEGEND

- EXISTING CADASTRAL BOUNDARY
- MODIFIED CADASTRAL BOUNDARY
- PROPOSED ROAD
- DEPARTMENT OF PLANNING & INFRASTRUCTURE – (3,010m²) PROPOSED LAND ACQUIRED FOR ROAD RESERVE
- DEPARTMENT OF PLANNING & INFRASTRUCTURE – (4,010m²) PROPOSED LAND RETURN
- CROWN RESERVE 38783 (WATER SUPPLY) – (1,059m²) PROPOSED LAND ACQUIRED FOR ROAD RESERVE



NOTES

REVISED 20/10/09 M.BROPHY

CITY OF BELMONT

SURVEY	BSD & RMSURVEYS
CD ROM	
DESIGNER	REMO MUCCIARONE
DRAWN	REMO MUCCIARONE
JOB No.	R0539
CHECKED	
AUTHORISED	

RESOLUTION DRIVE

GARRATT ROAD BRIDGE TO GREAT EASTERN HIGHWAY
LAND SWAP DETAILS – DEPT. OF PLANNING & INFRASTRUCTURE

SCALES	HOR. 1: 1000 VER. N/A	DATUM ADOPTED	ORIG DWG SIZE
DATE DRAWN	10 DECEMBER 2004	HORIZONTAL – PCG VERTICAL – AHD	A3

SHEET No. 02

TOTAL SHEETS 03

DRAWING No. 116–04A

Ordinary Council 24/11/09

Item 12.4 refers

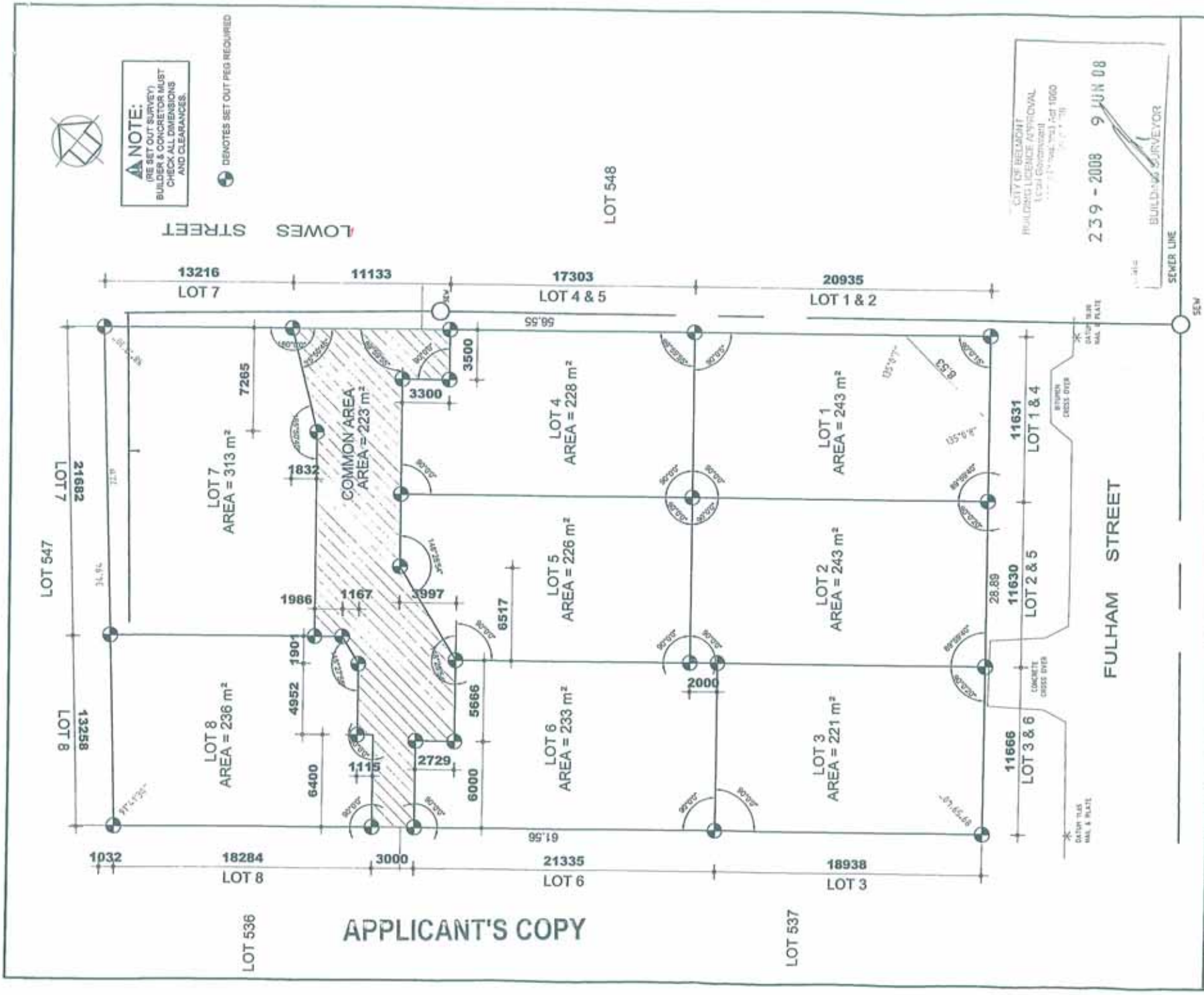
Attachment 2

Lot 200 (325) Fulham Street, Cloverdale

DA30 – Preliminary & Final Built Strata Approval

BELMONT • CITY OF OPPORTUNITY

A5



AVERNA HOMES

Builders Registration No. 12340
Telephone - (08) 9373 3999
Suite 3, First Floor,
54 Belgravia Street, Belmont, WA 6104
PO Box 398 Como WA 6952

REV	DATE	ISSUE / VO #
A	1/03/08	ISSUED FOR BA

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE COTRACT.

CLIENT _____
DATE _____
CLIENT _____
DATE _____
BUILDER _____
DATE _____

CLIENT:
TJANDRA INVESTMENTS PTY LTD

ADDRESS:
Lot 200
FULHAM STREET
CLOVERDALE WA

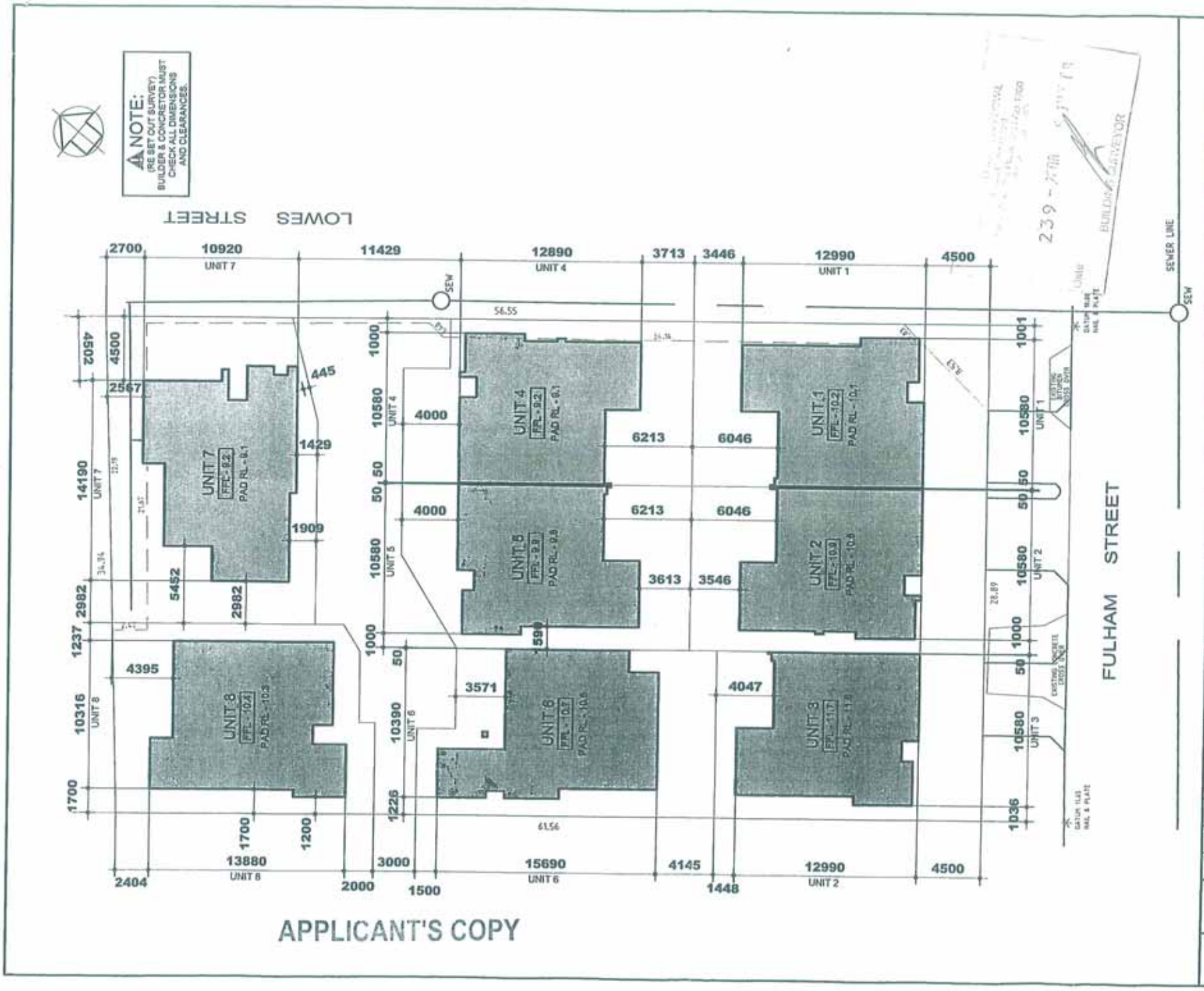
NOTES:
* ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

ISSUED FOR BUILDING LICENCE

Drawn: CADWorks	Revision: A
Scale: 1:250	Sheet No. 3
Date: 30.01.08	Job No. -

UNIT No. -

DRAWING TITLE
SITE
LOT SETOUT



APPLICANT'S COPY

AVERNA HOMES

Builders Registration No. 12340
Telephone - (08) 9373 3999
Suite 3, First Floor,
54 Belgravia Street, Belmont, WA 6104
PO Box 398 Como WA 6952

REV	DATE	ISSUE / VO #
A	1/03/08	ISSUED FOR BA

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE COTRACT.

CLIENT _____
DATE _____
CLIENT _____
DATE _____
BUILDER _____
DATE _____

CLIENT:
TJANDRA INVESTMENTS PTY LTD

ADDRESS:
Lot 200
FULHAM STREET
CLOVERDALE WA

NOTES:
* ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS

ISSUED FOR BUILDING LICENCE

Drawn: CADWorks	Revision: A
Scale: 1:250	Sheet No. 4
Date: 30.01.08	Job No. -

UNIT No. -

DRAWING TITLE
SITE
UNIT SETOUT

Ordinary Council 24/11/09

Item 12.4 refers

Attachment 3

Lot 200 (325) Fulham Street, Cloverdale

DA30 – Preliminary & Final Built Strata Approval

BELMONT • CITY OF OPPORTUNITY

DA30 – PRELIMINARY & FINAL BUILT STRATA APPROVAL

POWER / DUTY ASSIGNED TO: Local Government

POWER TO DELEGATE: Planning & Development Act 2005:-
s16(3)(e) Delegation by Commission

DELEGATION TO: Director Community & Statutory Services
Manager Planning Services
Manager Building Services
Senior Planning Officer

POWER / DUTY DELEGATED: **Planning and Development Act 2005**
S16(3)(e) Delegation by Commission

Strata Titles Act 1985:-
s25 Certificate of Commission; and
s27 Review of Commission decision

FUNCTION: Determine applications for preliminary built strata approval, and final built strata approval & endorse the applicable Form 26 after the conditions preliminary strata plan approval have been fulfilled, as delegated by the Western Australian Planning Commission.

CONDITIONS: Must act in accordance with the City's "Standard Conditions Relating to Delegations".

This delegation must not be exercised by the delegated officer for applications that:

- Propose the creation of a vacant lot;
- Propose vacant air stratas in multi-tiered strata scheme developments; and
- Where, in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to a type of development.

RECORD KEEPING: Delegation proforma register to DW11/005.

Ensure that evidentiary documents are retained in the City's record keeping systems that meet the requirements of *Local Government (Administration) Regulations 1996 Reg.19 - Records to be kept by Delegates.*

REFERENCES: Decision Making Plan – Decision Level 4

POWER TO SUBDELEGATE: Nil.

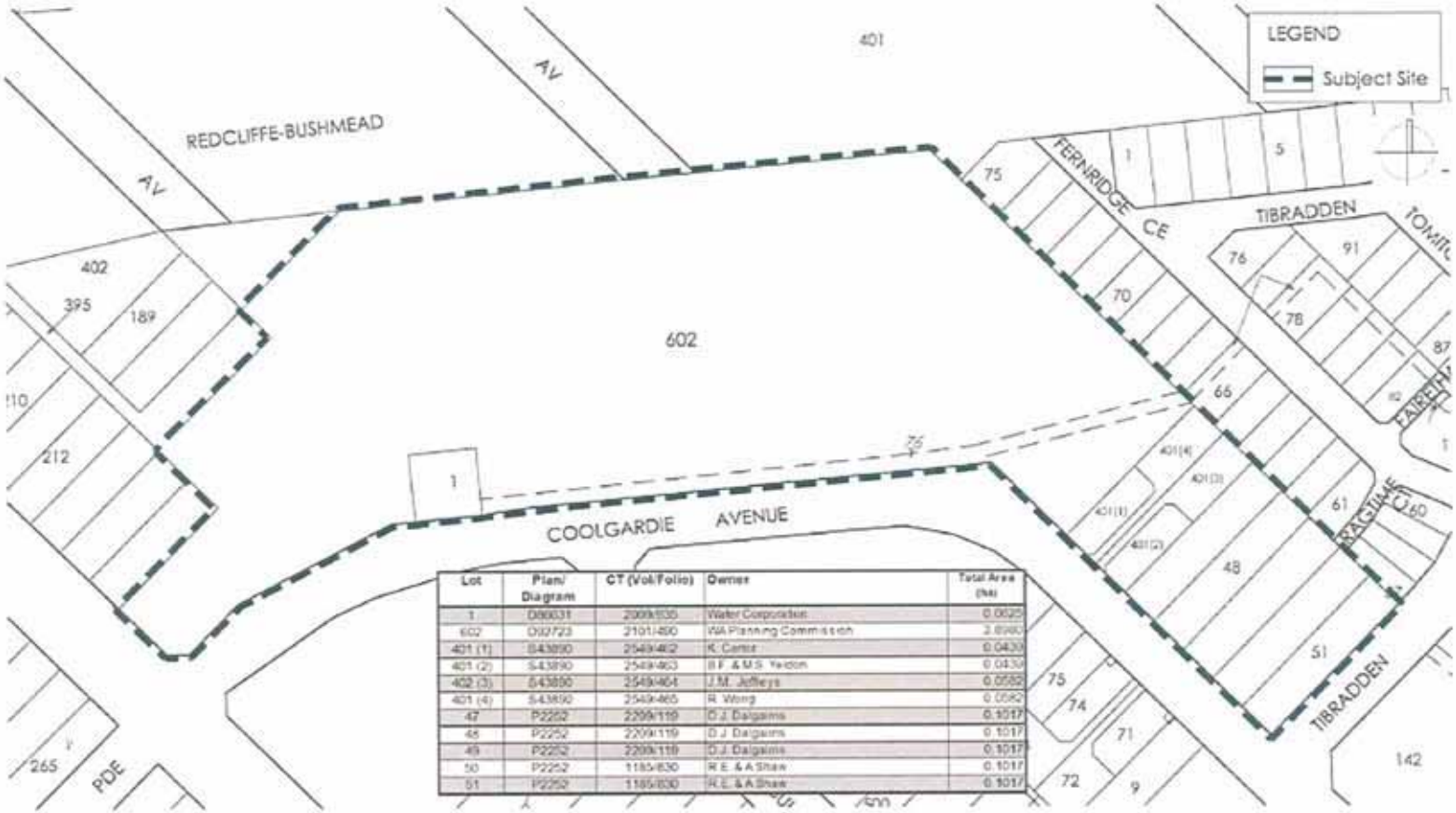
Ordinary Council
24/11/09

Item 12.5 refers

Attachment 4

Development Area 7
Land Ownership Plan

BELMONT • CITY OF OPPORTUNITY



Lot	Plan/ Diagram	CT (Vol/Folio)	Owner	Total Area (ha)
1	D88031	2009/635	Water Corporation	0.0625
602	D32723	2101/490	WA Planning Commission	2.6980
401 (1)	S43890	2549/462	K. Carter	0.0430
401 (2)	S43890	2549/463	B.F. & M.S. Yeldom	0.0430
402 (3)	S43890	2549/464	J.M. Jeffeys	0.0582
401 (4)	S43890	2549/465	R. Wong	0.0582
47	P2252	2209/119	D.J. Dalgairns	0.1017
48	P2252	2209/119	D.J. Dalgairns	0.1017
49	P2252	2209/119	D.J. Dalgairns	0.1017
50	P2252	1185/830	R.E. & A.Shaw	0.1017
51	P2252	1185/830	R.E. & A.Shaw	0.1017

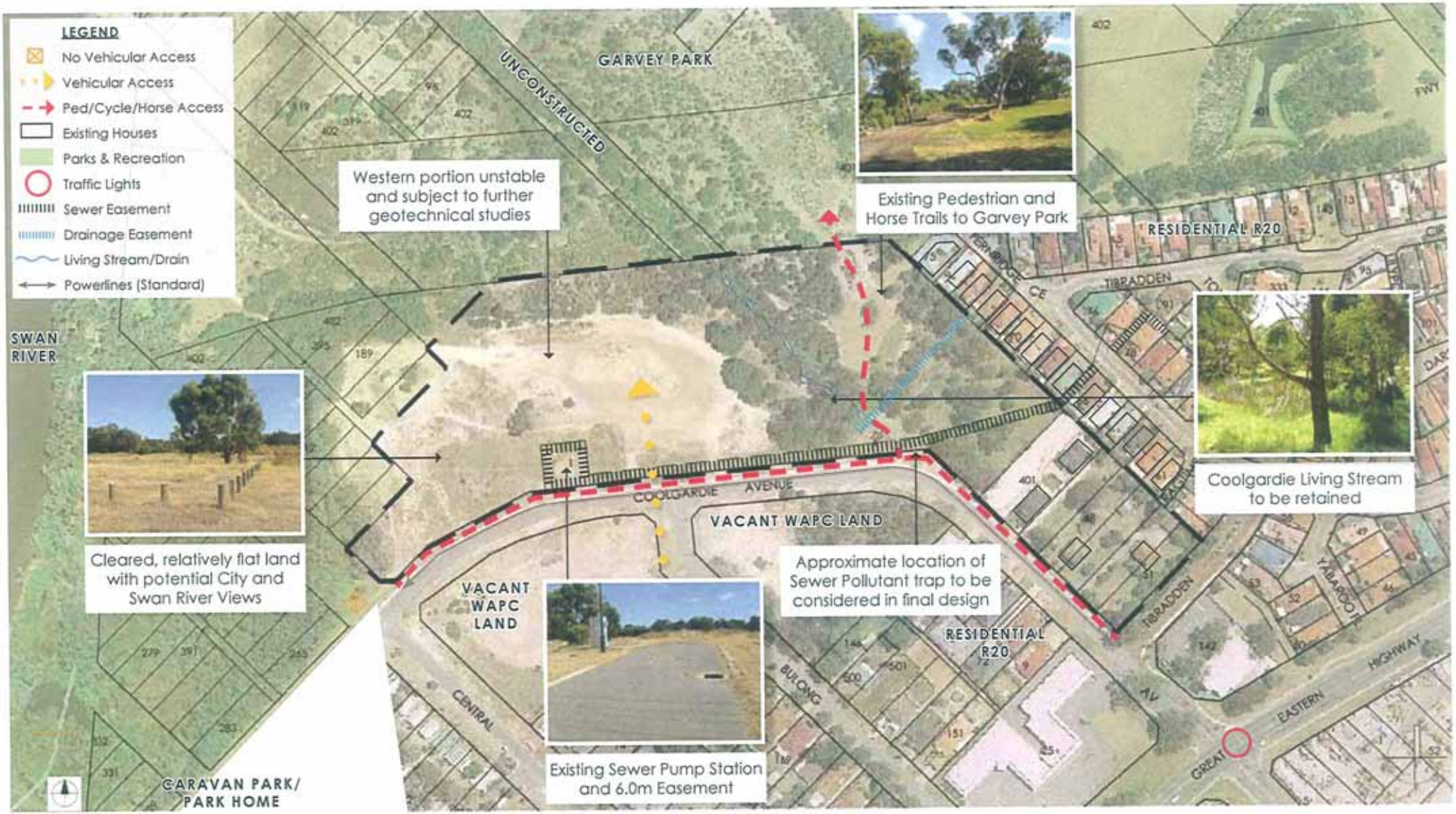
Ordinary Council
24/11/09

Item 12.5 refers

Attachment 5

Development Area 7
Opportunities & Constraints Plan

BELMONT • CITY OF OPPORTUNITY



OPPORTUNITIES & CONSTRAINTS PLAN
FIGURE 14

CHAPPELL LAMBERT EVERETT

2200-20A 28.09.09 N.T.S

Ordinary Council 24/11/09

Item 12.5 refers

Attachment 6

Development Area 7 Proposed Structure Plan Option 1

A14

DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 1

FIGURE 16

CHAPPELL LAMBERT EVERETT

2200-18A 29.06.09 N.T.S

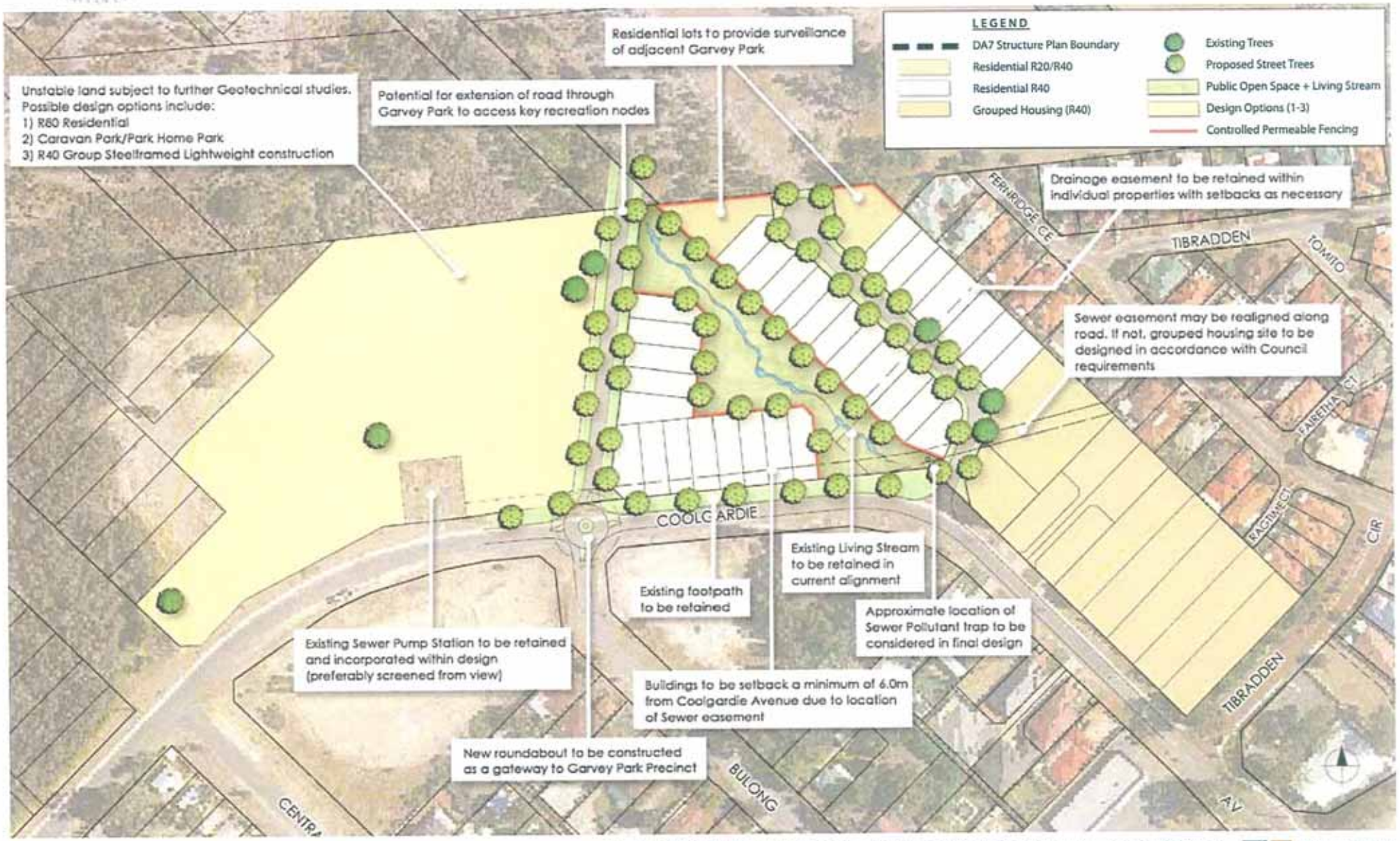
Ordinary Council
24/11/09

Item 12.5 refers

Attachment 7

Development Area 7
Proposed Structure Plan
Option 2

BELMONT • CITY OF OPPORTUNITY



DEVELOPMENT AREA 7 STRUCTURE PLAN - OPTION 2

FIGURE 17

CHAPPELL LAMBERT EVERETT

2200-18B 28.09.09 N.T.S

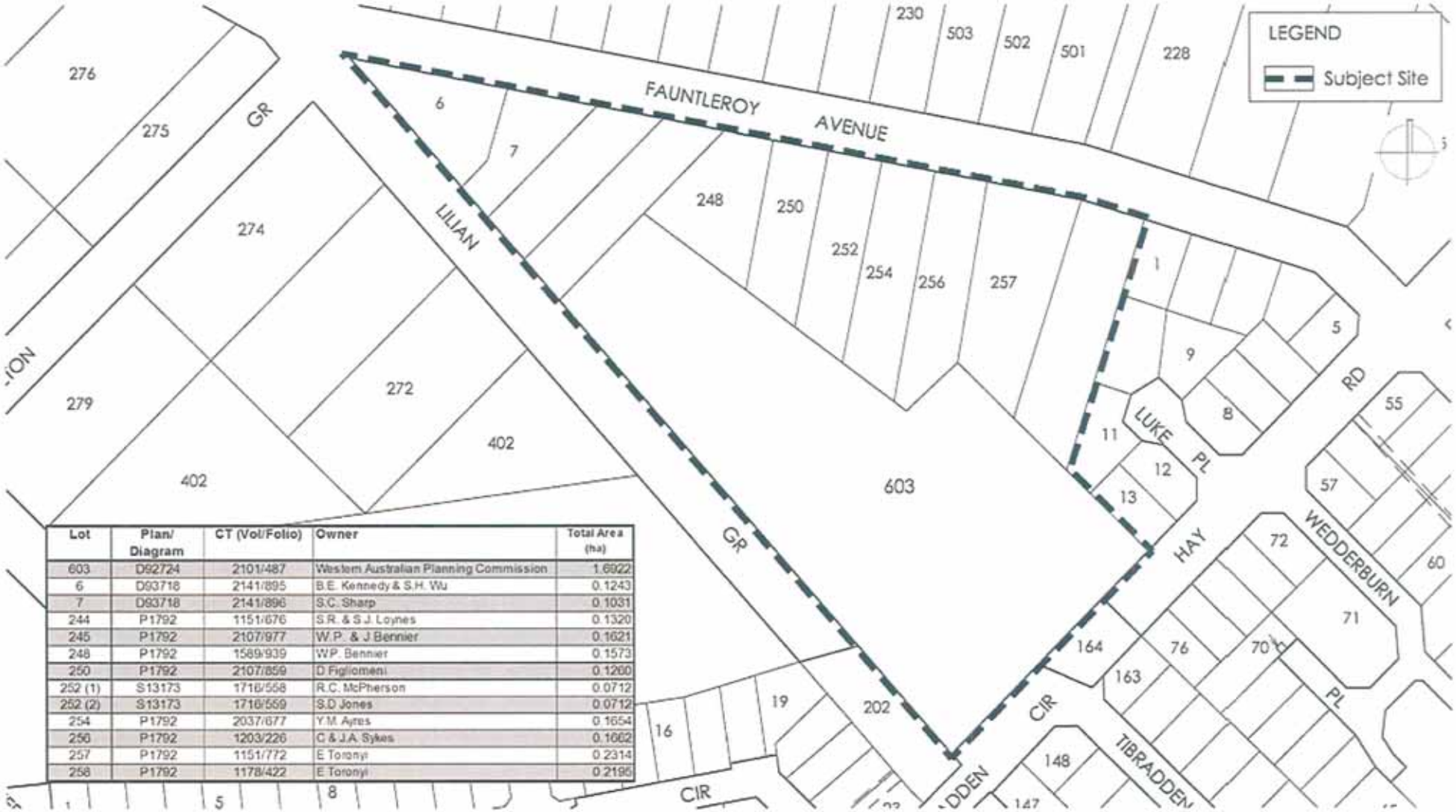
Ordinary Council
24/11/09

Item 12.6 refers

Attachment 8

Development Area 8
Land Ownership Plan

BELMONT • CITY OF OPPORTUNITY



Lot	Plan/ Diagram	CT (Vol/Folio)	Owner	Total Area (ha)
603	D92724	2101/487	Western Australian Planning Commission	1.6922
6	D93718	2141/895	B.E. Kennedy & S.H. Wu	0.1243
7	D93718	2141/896	S.C. Sharp	0.1031
244	P1792	1151/676	S.R. & S.J. Loynes	0.1320
245	P1792	2107/977	W.P. & J.Bennier	0.1621
248	P1792	1589/939	W.P. Bennier	0.1573
250	P1792	2107/859	D.Figliomeni	0.1260
252 (1)	S13173	1716/558	R.C. McPherson	0.0712
252 (2)	S13173	1716/559	S.D Jones	0.0712
254	P1792	2037/677	Y.M. Ayres	0.1654
256	P1792	1203/226	C & J.A. Sykes	0.1662
257	P1792	1151/772	E.Toronyi	0.2314
258	P1792	1178/422	E.Toronyi	0.2196

2200-15 10.06.09 N.T.S

LAND OWNERSHIP PLAN
FIGURE 2

CHAPPELL LAMBERT EVERETT

Ordinary Council
24/11/09

Item 12.6 refers

Attachment 9

Opportunities & Constraints Plan

A20

OPPORTUNITIES & CONSTRAINTS PLAN
FIGURE 15

CHAPPELL LAMBERT EVERETT

2200-21 10.06.09 N.T.S

Ordinary Council
24/11/09

Item 12.6 refers

Attachment 10

Development Area 8
Proposed Structure Plan
Option 1

BELMONT • CITY OF OPPORTUNITY

DA8 STRUCTURE PLAN - OPTION 1

FIGURE 17

CHAPPELL LAMBERT EVERETT

2200-19A 29.06.09 N.T.S

Ordinary Council 24/11/09

Item 12.6 refers

Attachment 11

Development Area 8 Proposed Structure Plan Option 2

DA8 STRUCTURE PLAN - OPTION 2
FIGURE 18

2200-19B 28.09.09 N.T.S

CHAPPELL LAMBERT EVERETT

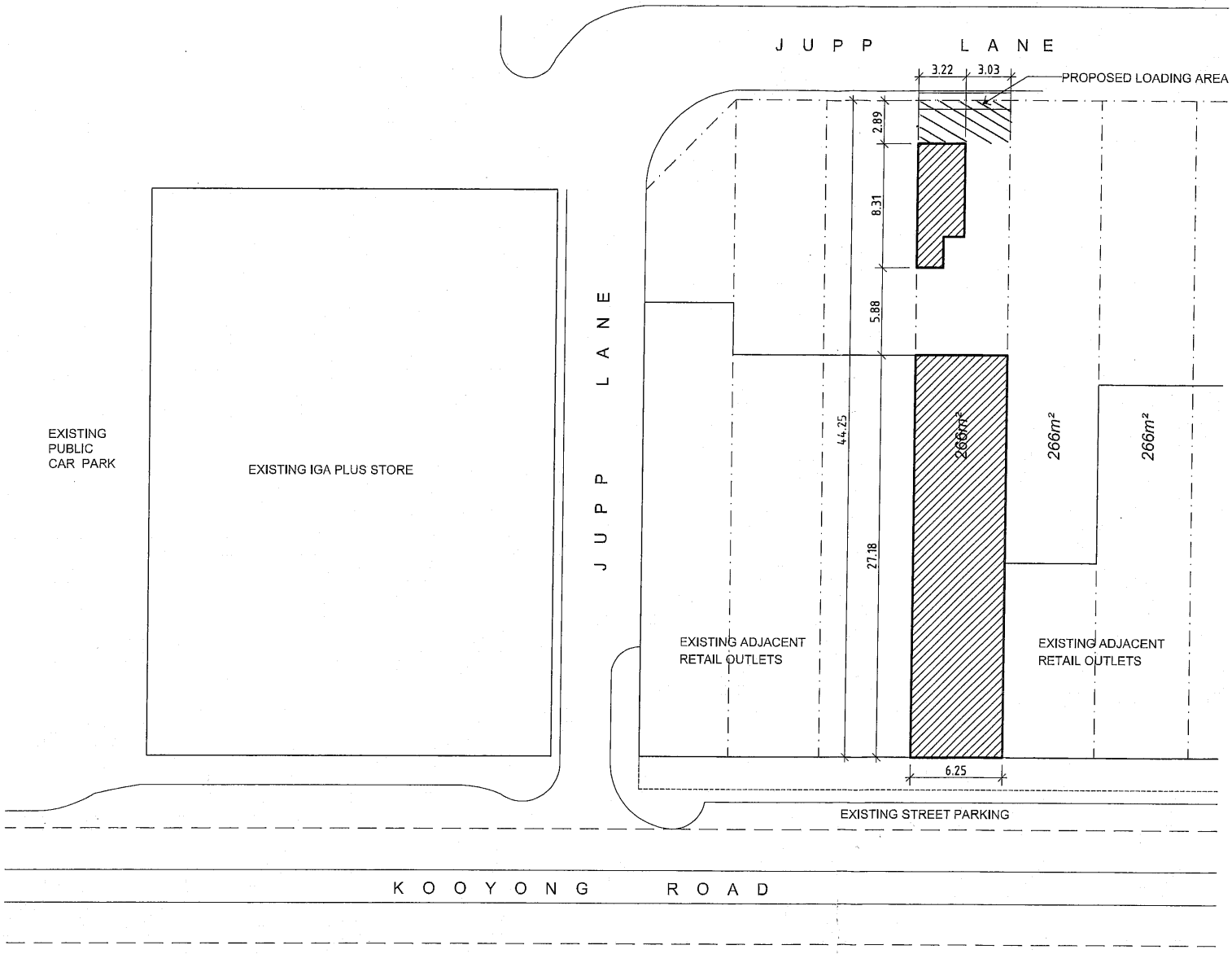
Ordinary Council
24/11/09

Item 12.7 refers

Attachment 12

Lot3 (116) Kooyong Road, Rivervale
Site Plan, Floor Plan & Elevation

BELMONT • CITY OF OPPORTUNITY



SITE LOCATION PLAN

SCALE 1:200

LEGEND

EXTENT OF PROPOSED REFURBISHMENT

REFER TO PGS HOPE & PARTNERS FEATURE SURVEY DRAWING FOR ALL EXISTING LEVELS

DEVELOPMENT APPLICATION FOR PROPOSED IGA PLUS LIQUOR STORE

NET AREAS

Retail	140.0m²
Store	18.0m²
WC	3.0m²
TOTAL	161.0m²

0 5 10 20

Issue	Date	Amendment
A	JUL09	ISSUED FOR DEVELOPMENT APPROVAL

By	Issue	Date	Amendment

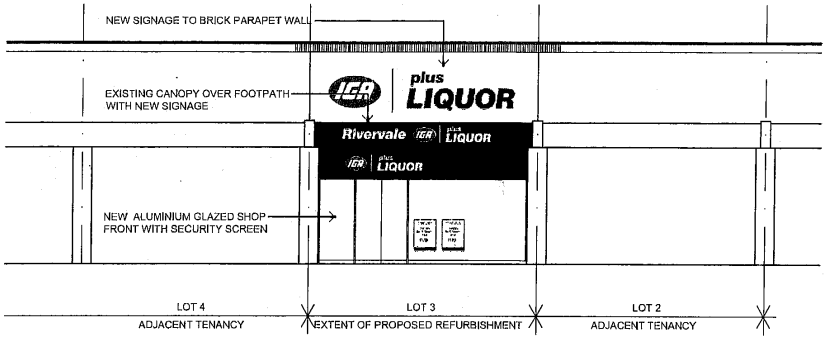
By

SGB Drafting Services
162 Smith Road Bullsbrook WA 6084
T: 0400 508585
E: sgbdraftingservices@bigpond.com
W: sgbdraftingservices.com

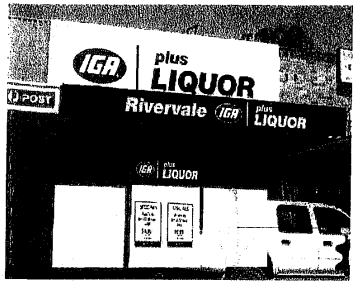
Project
IGA PLUS LIQUOR STORE
116 KOOYONG ROAD
RIVERVALE

Title
SITE LAYOUT PLAN

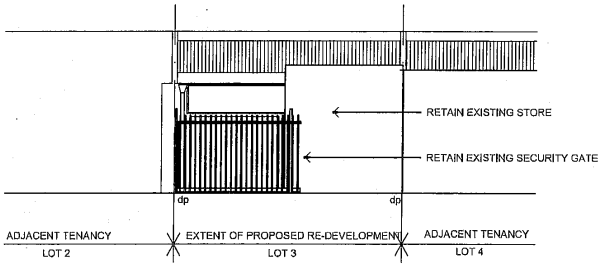
Job No.	Date	Scale (@ A2)
090708	JULY 09	1:200
Drawn	Drawing No.	Issue
sgb	DA01	A



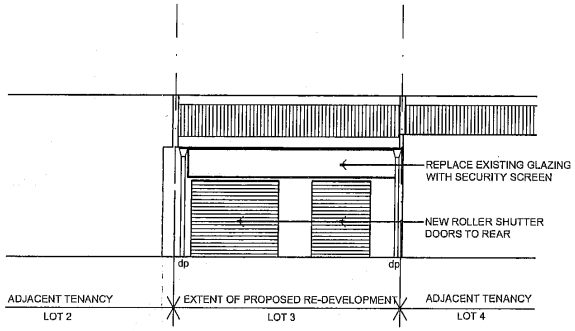
PROPOSED FRONT ELEVATION (KOOYONG ROAD)
SCALE 1:100



PROPOSED KOOYONG ROAD ELEVATION
(image by *Australian Liquor Marketers Pty Ltd*)

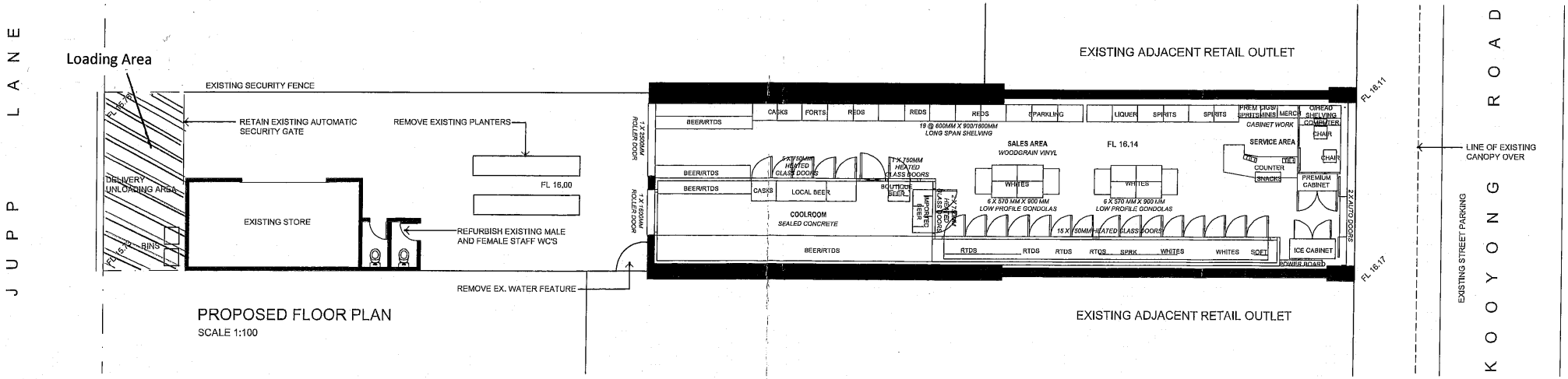


PROPOSED REAR ELEVATION (JUPP LANE)
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

REFER TO PGS HOPE & PARTNERS FEATURE SURVEY DRAWING FOR ALL EXISTING LEVELS



PROPOSED FLOOR PLAN
SCALE 1:100

Issue	Date	Amendment	By	Issue	Date	Amendment
A	JUL09	ISSUED FOR DEVELOPMENT APPROVAL				

By
SGB Drafting Services
162 Smith Road Bullsbrook WA 6084
T: 0400 508595
E: sgbdraftingservices@bigpond.com
W: sgbdraftingservices.com

Project
IGA PLUS LIQUOR STORE
116 KOOYONG ROAD
RIVERVALE

Title
PROPOSED PLANS AND ELEVATIONS

Job No.	Date	Scale (@ A2)
090708	JULY 09	1:100
Drawn	Drawing No.	Issue
sgb	DA03	A

Ordinary Council
24/11/09

Item 12.8 refers

Attachment 13

The Springs
Structure Plan

BELMONT • CITY OF OPPORTUNITY

A29

NOTES

1. CRACKNELL PARK LANDSCAPING POTENTIALLY TO BE UPGRADED.
2. NEW DEVELOPMENT TO PROVIDE VIEW CORRIDORS TO THE FORESHORE AND BUILDINGS RELATE WELL WITH CRACKNELL PARK AND THE FORESHORE.
3. RIVERSDALE ROAD IMPROVED WITH NEW STREETSCAPE FEATURES AND PEDESTRIAN-FRIENDLY DESIGN.
4. HAWKSBURN ROAD WIDENED TO PROVIDE A LINEAR PARK WITH PEDESTRIAN-PRIORITY STREET DESIGN.
5. TOWNHOUSE DEVELOPMENT IN A MEWS, WITH PEDESTRIAN LINK TO HAWKSBURN ROAD.
6. TALLER BUILDINGS ALONG FREEWAY EDGE, WITH LOW-SCALE BUILDINGS ALONG NEW STREET.
7. NEW STREET TO ENABLE EFFECTIVE DEVELOPMENT AND SUPPORT PEDESTRIAN-PRIORITY DESIGN OF HAWKSBURN ROAD.
8. HIGH QUALITY LANDSCAPING OF OPEN SPACE AND DRAINAGE AREA.
9. LANDMARK TOWER BUILDING AT KEY CITY GATEWAY.

10. EASTERN END OF RIVERSDALE ROAD TO BE DISCONNECTED. PARKING EMBAYMENTS WILL BE PROVIDED WITHIN PORTION OF DISCONNECTED ROAD.
11. HIGH QUALITY MEWS WITH A VARIETY OF HOUSING TYPES.
12. ROWE AVENUE UPGRADED AS A MIXED-USE STREET WITH NEW STREETSCAPE DESIGN.
13. MIXED USE SITE WITH REAR PARKING ACCESS.
14. SERVICE ROAD, CONNECTING TO ROWE AVENUE, PROVIDING FRONTAGE FOR COMMERCIAL DEVELOPMENT ALONG GREAT EASTERN HIGHWAY.
15. ROAD ENTRY FROM GREAT EASTERN HIGHWAY FOR DIRECT ACCESS TO COMMERCIAL USES.
16. THE SOUTHERN END OF THE HAWKSBURN ROAD ROAD RESERVE TO BE DEVELOPED AS A HIGHLY PEDESTRIANISED, URBANISED PLAZA WITH GOOD PASSIVE SURVEILLANCE OF THE ENTRY/EXIT POINT TO THE PEDESTRIAN UNDERPASS AND LINKAGES TO OTHER URBAN SPACES WITHIN THE STRUCTURE PLAN AREA.

STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
INDICATIVE MASTERPLAN

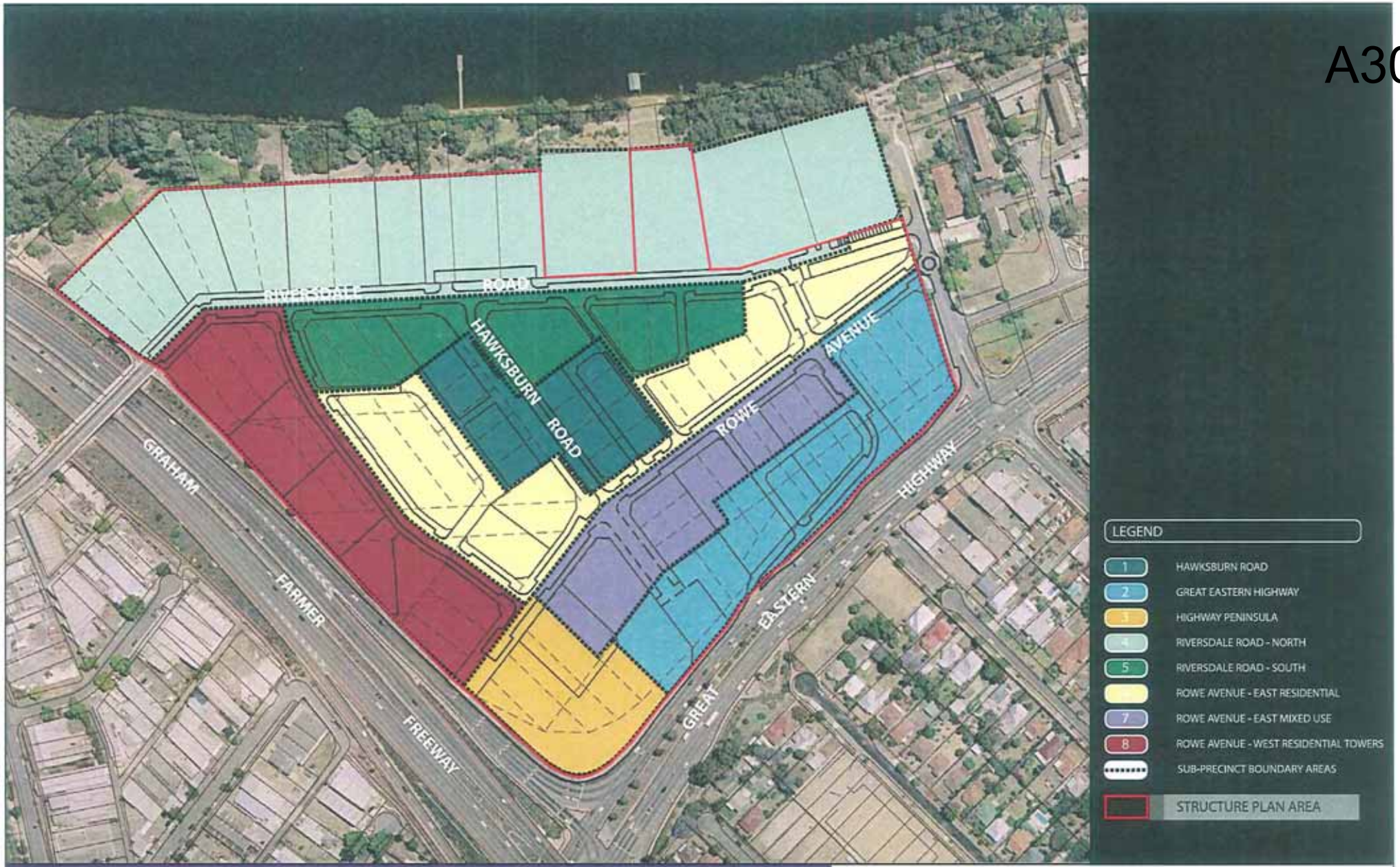
20m 0m 20 40 60m

december 2007 | 04/101

FIGURE 13

TAYLOR BURRELL BARNETT
Town Planning and Design

A30



THE SPRINGS STRUCTURE PLAN, RIVERVALE
PRECINCT PLAN

20m 0m 20 40 60m

september 2009 | 04/101

PLAN 1

TAYLOR BURRELL BARNETT

A31

LEGEND

- PUBLIC OPEN SPACE
- R60
- R80
- MIXED USE R80
- RIVERSDALE ROAD NORTH R 100 / R160 (refer to design guidelines)
- ROWE AVENUE WEST R160 (refer to design guidelines)
- MIXED USE R100
- MIXED USE R250
- PUBLIC AND/OR PRIVATE LANEWAYS*

NOTES

POTENTIAL FOR RESTAURANT TYPE USE ON LOWER LEVEL

POTENTIAL FOR LOCAL SHOP /CAFE TYPE USE ON LOWER LEVEL (MAXIMUM RETAIL FLOORSPACE 80m²)

HAWKSBURN ROAD RESERVE TO BE WIDENED TO CREATE LINEAR PARKLAND. ROAD ACCESS DESIGNED FOR LOCAL VISITOR ACCESS / PARKING ONLY. LINEAR PARKLAND TO BE DESIGNED IN ACCORDANCE WITH *LANDSCAPE MASTER PLAN.*

DRAINAGE SUMP TO BE LANDSCAPED AND DEVELOPED AS AESTHETIC, USABLE OPEN SPACE, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN.*

**ALL LANEWAYS IDENTIFIED ON THE PLAN ARE PUBLIC AND/OR PRIVATE ACCESS WAYS, THE SPECIFICATION OF WHICH IS TO BE DETERMINED AT THE DETAILED DESIGN PHASE.*

EASTERN END OF RIVERSDALE ROAD TO BE DISCONNECTED

MAXIMUM RETAIL FLOORSPACE 320m² WITHIN MIXED USE R80 FRONTING GREAT EASTERN HIGHWAY.

SERVICE ROAD TO PROVIDE LEGIBLE ACCESS & PARKING FOR COMMERCIAL USES FRONTING GREAT EASTERN HIGHWAY. CONNECTION THROUGH TO ROWE AVENUE REQUIRED TO PROVIDE SEMI DIRECT RETURN TO HIGHWAY. DESIGN OF SERVICE ROAD TO BE APPROVED BY CITY OF BELMONT.

NEW ROAD ENTRY FROM GREAT EASTERN HIGHWAY. PROVIDES MORE DIRECT ACCESS FOR COMMERCIAL TRAFFIC. ENTRY DESIGN TO BE APPROVED BY MRWA.

SOUTHERN END OF HAWKSBURN ROAD TO BE RE-LEVELLED AND PAVED TO INDICATE PEDESTRIAN PRIORITISATION, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN.* LOCAL VEHICLE ACCESS AND PARKING STILL PERMITTED.

THE SPRINGS SPECIAL DEVELOPMENT PRECINCT

STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
LAND USE

20m 0m 20 40 60m

october 2007 | 04/101

PLAN 2

TAYLOR BURRELL BARNETT

A32

LEGEND

- MINIMUM HEIGHT 6m OR 2 STO
  MAXIMUM HEIGHT 17m AND 4 STO
- MINIMUM HEIGHT 6m OR 2 STORYS
  MAXIMUM HEIGHT 27m AND 6 STOREYS
- MINIMUM HEIGHT 30m
  MAXIMUM HEIGHT
  PODUIM 15m
  TOWER AS PER SCHEDULE 9, TPS 14
- MINIMUM HEIGHT
  PODUIM 6m OR 2 STOREYS
  TOWER 15m AND 3 STOREYS
  MAXIMUM HEIGHT
  PODUIM 15m OR 3 STOREYS
  TOWER 30m AND 9 STOREYS
- TO BE DETERMINED THROUGH DETAILED AREA PLANNING

PRECINCTS

1. HAWKSBURN ROAD
2. GREAT EASTERN HIGHWAY
3. HIGHWAY PENINSULA
4. RIVERSDALE ROAD - NORTH
5. RIVERSDALE ROAD - SOUTH
6. ROWE AVENUE - EAST RESIDENTIAL
7. ROWE AVENUE - EAST MIXED USE
8. ROWE AVENUE - WEST RESIDENTIAL TOWERS

STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
BUILDING HEIGHTS

20m 0m 20 40 60m

september 2009 | 04/101

PLAN 3

TAYLOR BURRELL BARNETT

TABLE 1: PRECINCT DEVELOPMENT TABLE

	Precinct	RCode	Min. Height	Max. Height	Min. side setback	Min. front setback	Max. front setback	Proportion of max. 60m² plot ratio floor area one bedroom dwellings	Proportion of max. 90m² plot ratio floor area two bedroom dwellings
1	Hawksburn Road	R60	6	17m and 4 storeys	nil	3	5 m	-	-
2	Great Eastern Highway	Mixed Use R80 and R100	6m or 2 storeys	27m and 6 storeys	RCodes/BCA	Podium: Nil Above podium: 4m		15%	15%
3	Highway Peninsula	Mixed Use R250	30 m	Podium: 15m Tower: As per Sched. 9, TPS 14	Podium adjacent to Rowe Ave: Nil 10m all other boundaries	Rowe Avenue Podium: nil		15%	15%
4	Riversdale Road North	R100/160	As per Detailed Area Plans					15%	15%
5	Riversdale Road South	R60 and R80	East of Hawksburn: 6m or 2 storeys West of Hawksburn: 6m or 2 storeys	East of Hawksburn: 17m / 4 storeys West of Hawksburn: 27m and 6 storeys	RCodes/BCA	Rowe Ave: 2 m Cnr Rowe/Hawksburn: Rowe – nil Hawksburn – 2 Cnr Hawksburn/ Riversdale: nil	Rowe Ave: 2 m Cnr Rowe/ Hawksburn: Hawksburn – 2m Cnr Hawksburn/ Riversdale: 3m	-	-
6	Rowe Avenue East - Residential	R60 and R80	6m or 2 storeys	17m and 4 storeys	RCodes/BCA	General: 3m Rowe (mid-block): 2m Cnr Rowe and Hawksburn: nil to Rowe Ave, 2m to Hawksburn Road	General: 5m Rowe (mid-block): 4m Cnr Rowe and Hawksburn: 4m to Hawksburn Road	-	-
7	Rowe Avenue East – Mixed Use	R 100 and Mixed Use R80	6m or 2 storeys	17m and 4 storeys	RCodes / BCA	Nil	3m	15%	15%
8	Rowe Avenue West – Residential Towers	R160	Podium: 6m or 2 storeys	Podium: 15m or 3 storeys	Podium: nil	Podium: nil	Podium: 5m	15%	15%
			Tower 15m and 3 storeys	Tower 30m and 9 storeys	Tower: 25% frontage width (50% total)	Tower: 5m	Tower: n/a		

Ordinary Council
24/11/09

Item 12.8 refers

Attachment 14

The Springs
Table of Revision

BELMONT • CITY OF OPPORTUNITY

Schedule of Amendments:

	WAPC Letter dated 29 July 2009	Location of Amendment within revised Structure Plan
1	Appropriate demarcation being demonstrated between public open space and private property; with particular regard to a suitable mechanism being put in place to provide a suitable interface between Cracknell Park and the Rowe Avenue amphitheatre.	Refer sections 6.4.1 page 59, 6.4.5 page 60, 6.4.8 page 62 and 6.4.9 page 62 for included wording.
2	The retention of Cracknell Park as public open space to the satisfaction of the Western Australian Planning Commission (WAPC) and in accordance with the relevant WAPC policies.	Refer section 7.7, page 69.
3	Prior to the gazettal of Amendment No. 53, a suitable interim mechanism is to be established prior to subdivision and/or development on site to secure developer contributions in accordance with the Developer's Contribution Scheme. The City and the WAPC will adopt the mechanism as interim policy to guide the application of const contribution conditions. The mechanism is to be supported by additional text in the local structure plan, outlining that no subdivision shall occur within the structure plan area until Amendment 53 is gazetted or an arrangement suitable to the WAPC and the Council is approved that would permit developer contributions toward shared costs.	Refer section 7.2, page 66.
4	Modification of the Cost Contribution Schedule to include:	
	i. Revision and implementation on the 1998 Foreshore Management Plan, for that portion of the foreshore that immediately abuts The Springs redevelopment area (applying to Riverdale Road precinct abutting the Swan River).	Refer section 7.2.3, page 68.
	ii. The upgrade of Cracknell Park facilities, comprising of the access path and car parking.	Refer section 7.2.3, page 68.

	WAPC Letter dated 29 June 2009	Location of Amendment within revised Structure Plan
	iii. A public open space contribution is required from all landholdings. All individual landowners will contribute 10% either through the provision of land or as an equivalent cash contribution. For the purposes of calculation, Cracknell Park in its totality is to be included as a component of this POS contribution, A POS schedule, on a land area proportional basis, is to be included in the local structure plan. Where a party agrees to contribute public open space on behalf of another landowner, an agreement binding that owner to the contributing land(and any subsequent owners), is to be made with the WAPC, clearly stating that the land is to be cede to the Crown free of cost on behalf on the other land owner and showing a plan of the subject land, prior to the WAPC approval of a deposited plan.	Refer section 6.3.6.2, page 49, Table 2.
5	Modification of the Draft LSP to reflect the WAPC *Guidelines on the Preparation of a Local Structure Plans(Draft)* and to require the Draft LSP to contain a Statutory Section (Part 1) and Explanatory Section (Part 2). It is noted that Sections 6 and 7 (as modified) of the draft LSP may be incorporated into Part 1 (Statutory) and the remaining sections being incorporated into Part 2.	Refer to amendments made to the structure of the entire document.
6	Modification of Clause 6.4 of the draft LSP to insert a Precinct Development Table (as modified) which for each Precinct addresses the requirement for: • Building envelopes; • Minimum/maximum building heights expressed in metres; • Ratios of dwelling sizes, including a requirement for a minimum proportion of the dwelling units within each Precinct to have a maximum floor area of $60m^2$ and $90m^2$; the proportion of each to be applied on a site by site basis; and • Densities and, where appropriate, density bonuses.	Refer section 6.5, page 63, Table 3.

	WAPC Letter dated 29 June 2009	Location of Amendment within revised Structure Plan
7	Modification of the LSP text to identify the requirement for a Detailed Area Plan to guide the development within the Riversdale Road North Precinct. The Detailed Area Plan must address the following: • Creation and preservation of significant sight lines (or view corridors) to and from the Swan River; • Overshadowing; • Control of building bulk via setbacks; • Response to topography; • Articulation of podium and tower elements; and • Address to street and public realm.	Refer section 7.4, page 68.
8	Modification of Figure 14B of the draft LSP to reflect the Development Precincts identified in 6 above.	Refer section 6.2.1, page 40.
9	Inclusion within the local structure plan of the requirement for, and principles guiding, the development of a 'Springs' transport and car parking management strategy. The strategy should recognise existing public transport facilities, reduce existing commercial parking requirements and ultimately limit the number of parking spaces to be provided by developers. The transport and car parking strategy is to be approved by the City of Belmont and the WAPC.	Refer section 6.3.7, page 54.
10	The closure and acquisition of parts of Hawksburn Road for conversion to public open space as per the requirements of the local structure plan.	Refer section 7.6, page 69.
11	Improvements to the pedestrian environment being addressed to the satisfaction of the City of Belmont and the WAPC in The Springs Transport and Parking Management Strategy.	Refer section 6.3.7, page 54.

Ordinary Council 24/11/09

Item 12.8 refers

Attachment 15

The Springs Structure Plan Document

BELMONT • CITY OF OPPORTUNITY

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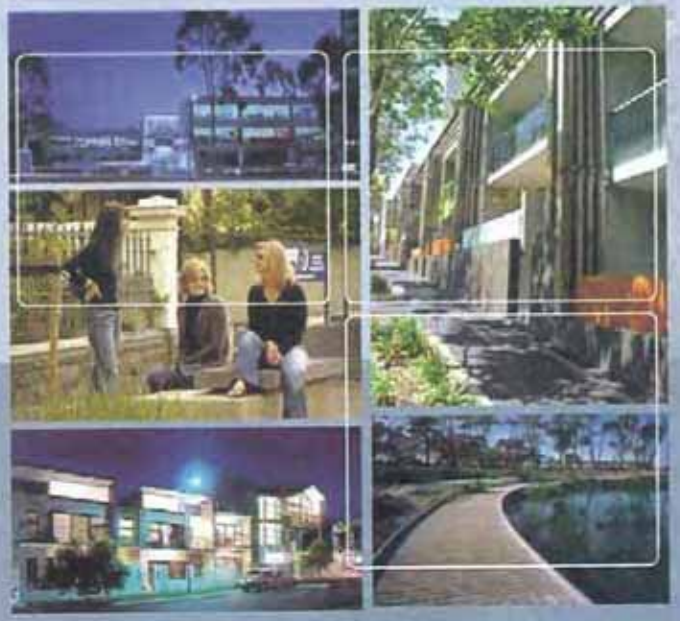
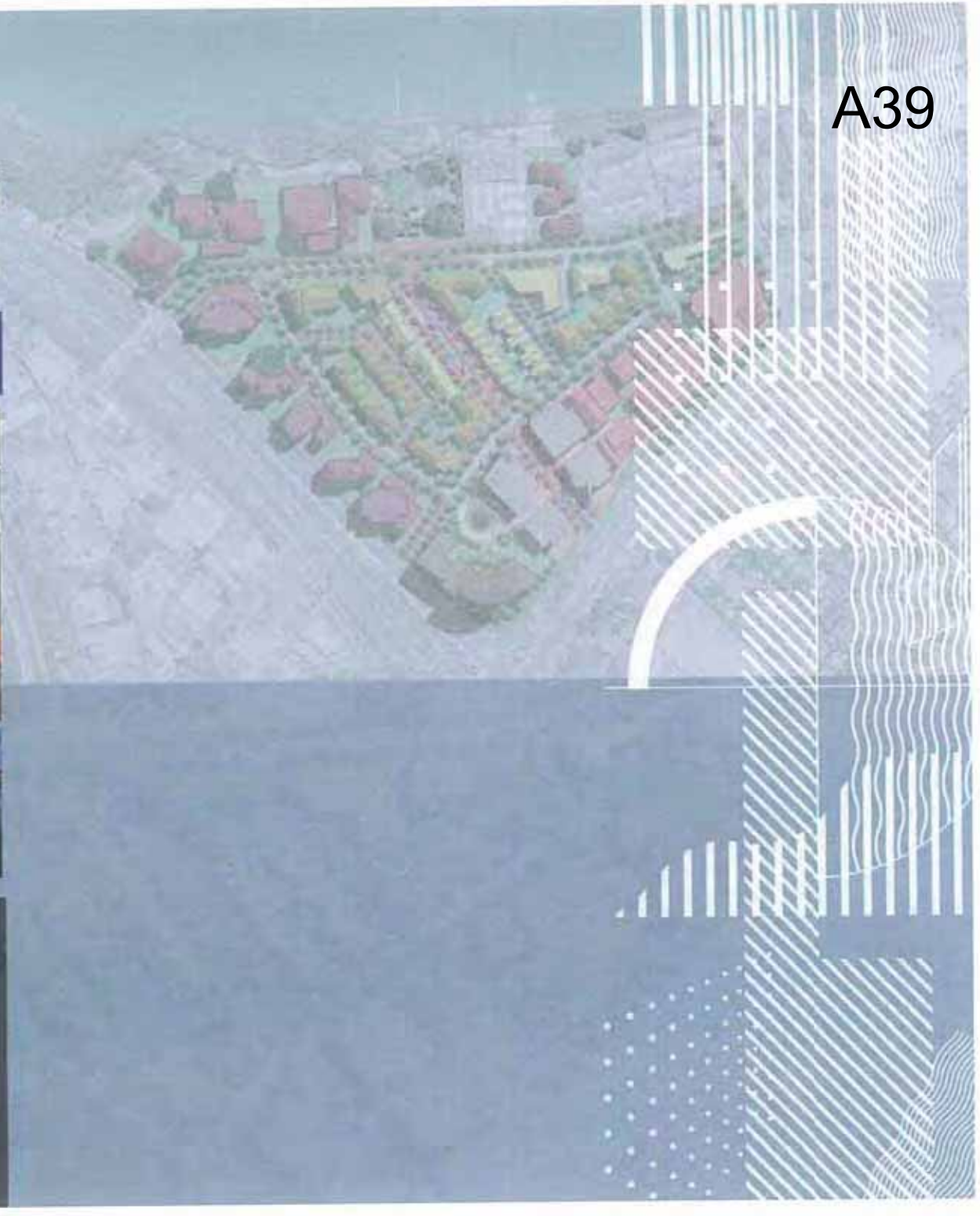
THE SPRINGS | RIVERVALE
STRUCTURE PLAN





October 2009

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The Springs Structure Plan

October 2009

Prepared for
LandCorp

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PART ONE
STATUTORY PLANNING

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1 STATUTORY PLANNING

1.1 STRUCTURE PLAN AREA

The Structure Plan shall apply to the land contained within the inner edge of the red line on **Plans 1-3** forming The Springs Structure Plan.

The Structure Plan area comprises approximately 13.6709 ha.

2 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- Statutory Planning Section (Part One)
- Explanatory Report (Part Two)

3 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Belmont Local Planning Scheme No. 14.

4 OPERATION DATE

This Structure Plan shall come into effect when it is adopted by the Council pursuant to sub-Clause 10.18.10.1 of the Scheme and endorsed by the Western Australian Planning Commission (WAPC) pursuant to sub-Clause 10.18.11.2 of the Scheme.

5 RELATIONSHIP WITH THE SCHEME

In the event of there being any inconsistencies or conflicts between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of the Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

6 STRUCTURE PLAN

The Structure Plan comprises the plans outlined below.

- **Plan 1 – Precinct Plan**
  Identification of The Springs development precincts.

- **Plan 2 – Land Use**
  Outlines land use. All development should be generally in accordance with the density and land use as shown in Plan 2 and as described within **Table 1** and Section 6.0 of Part 2 of this report.

- **Plan 3 – Building Heights**
  Depicts the intended building heights within the Structure Plan area. All development should demonstrate consistency with the Building Heights Plan.

6.1 PRECINCT DEVELOPMENT REQUIREMENTS

Land within the Structure Plan shall be developed in conformity with Table 1.

TABLE 1: PRECINCT DEVELOPMENT TABLE

	Precinct	RCode	Min. Height	Max. Height	Min. side setback	Min. front setback	Max. front setback	Proportion of max. 60m² plot ratio floor area one bedroom dwellings	Proportion of max. 90m² plot ratio floor area two bedroom dwellings
1	Hawksburn Road	R60	6	17m and 4 storeys	nil	3	5 m	-	-
2	Great Eastern Highway	Mixed Use R80 and R100	6m or 2 storeys	27m and 6 storeys	RCodes/BCA	Podium: Nil Above podium: 4m		15%	15%
3	Highway Peninsula	Mixed Use R250	30 m	Podium: 15m Tower: As per Sched. 9, TPS 14	Podium adjacent to Rowe Ave: Nil 10m all other boundaries	Rowe Avenue Podium: nil		15%	15%
4	Riversdale Road North	R100/160	As per Detailed Area Plans					15%	15%
5	Riversdale Road South	R60 and R80	East of Hawksburn: 6m or 2 storeys West of Hawksburn: 6m or 2 storeys	East of Hawksburn: 17m / 4 storeys West of Hawksburn: 27m and 6 storeys	RCodes/BCA	Rowe Ave: 2 m Cnr Rowe/Hawksburn: Rowe – nil Hawksburn – 2 Cnr Hawksburn/ Riversdale: nil	Rowe Ave: 2 m Cnr Rowe/ Hawksburn: Hawksburn – 2m Cnr Hawksburn/ Riversdale: 3m	-	-
6	Rowe Avenue East - Residential	R60 and R80	6m or 2 storeys	17m and 4 storeys	RCodes/BCA	General: 3m Rowe (mid-block): 2m Cnr Rowe and Hawksburn: nil to Rowe Ave, 2m to Hawksburn Road	General: 5m Rowe (mid-block): 4m Cnr Rowe and Hawksburn: 4m to Hawksburn Road	-	-
7	Rowe Avenue East – Mixed Use	R 100 and Mixed Use R80	6m or 2 storeys	17m and 4 storeys	RCodes / BCA	Nil	3m	15%	15%
8	Rowe Avenue West – Residential Towers	R160	Podium: 6m or 2 storeys	Podium: 15m or 3 storeys	Podium: nil	Podium: nil	Podium: 5m	15%	15%
			Tower 15m and 3 storeys	Tower 30m and 9 storeys	Tower: 25% frontage width (50% total)	Tower: 5m	Tower: n/a		

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LEGEND

- 1 HAWKSBURN ROAD
- 2 GREAT EASTERN HIGHWAY
- 3 HIGHWAY PENINSULA
- 4 RIVERSDALE ROAD - NORTH
- 5 RIVERSDALE ROAD - SOUTH
- 6 ROWE AVENUE - EAST RESIDENTIAL
- 7 ROWE AVENUE - EAST MIXED USE
- 8 ROWE AVENUE - WEST RESIDENTIAL TOWERS
- SUB-PRECINCT BOUNDARY AREAS
- STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
PRECINCT PLAN

20m 0m 20 40 60m

september 2009 | 04/101

PLAN 1

TAYLOR BURRELL BARNETT

LEGEND

- PUBLIC OPEN SPACE
- R60
- R80
- MIXED USE R80
- RIVERSDALE ROAD NORTH R 100 / R160 (refer to design guidelines)
- ROWE AVENUE WEST R160 (refer to design guidelines)
- MIXED USE R100
- MIXED USE R250
- PUBLIC AND/OR PRIVATE LANEWAYS*

NOTES

POTENTIAL FOR RESTAURANT TYPE USE ON LOWER LEVEL

POTENTIAL FOR LOCAL SHOP /CAFE TYPE USE ON LOWER LEVEL (MAXIMUM RETAIL FLOORSPACE 80m²)

HAWKSBURN ROAD RESERVE TO BE WIDENED TO CREATE LINEAR PARKLAND. ROAD ACCESS DESIGNED FOR LOCAL VISITOR ACCESS / PARKING ONLY. LINEAR PARKLAND TO BE DESIGNED IN ACCORDANCE WITH *LANDSCAPE MASTER PLAN*.

DRAINAGE SUMP TO BE LANDSCAPED AND DEVELOPED AS AESTHETIC, USABLE OPEN SPACE, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN*.

**ALL LANEWAYS IDENTIFIED ON THE PLAN ARE PUBLIC AND/OR PRIVATE ACCESS WAYS. THE SPECIFICATION OF WHICH IS TO BE DETERMINED AT THE DETAILED DESIGN PHASE.*

EASTERN END OF RIVERSDALE ROAD TO BE DISCONNECTED

MAXIMUM RETAIL FLOORSPACE 320m² WITHIN MIXED USE R80 FRONTING GREAT EASTERN HIGHWAY.

SERVICE ROAD TO PROVIDE LEGIBLE ACCESS & PARKING FOR COMMERCIAL USES FRONTING GREAT EASTERN HIGHWAY. CONNECTION THROUGH TO ROWE AVENUE REQUIRED TO PROVIDE SEMI DIRECT RETURN TO HIGHWAY. DESIGN OF SERVICE ROAD TO BE APPROVED BY CITY OF BELMONT.

NEW ROAD ENTRY FROM GREAT EASTERN HIGHWAY. PROVIDES MORE DIRECT ACCESS FOR COMMERCIAL TRAFFIC. ENTRY DESIGN TO BE APPROVED BY MRWA.

SOUTHERN END OF HAWKSBURN ROAD TO BE RE-LEVELLED AND PAVED TO INDICATE PEDESTRIAN PRIORITISATION, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN*. LOCAL VEHICLE ACCESS AND PARKING STILL PERMITTED.

THE SPRINGS SPECIAL DEVELOPMENT PRECINCT

STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
LAND USE

20m 0m 20 40 60m

october 2007 | 04/101

PLAN 2

THE SPRINGS STRUCTURE PLAN, RIVERVALE
BUILDING HEIGHTS

20m 0m 20 40 80m

september 2009 | 04/101

PLAN 3

TAYLOR BURRELL BARNETT

6.2 SPECIAL PROVISIONS

6.2.1 DEVELOPMENT

In addition to the Precinct Development Table, the following provisions apply:

i) The RCode/densities are to be read as numerically proportional to dwellings and not floor space.

ii) For the whole structure plan area, in respect of single bedroom dwellings that are multiple dwellings, sub-Clause 6.1.3 A3 (i) of the Residential Design Codes (Variation 1) is varied by substituting the words "the minimum site area may be reduced by up to one third" with "the minimum site area per dwelling may be reduced by up to one half". This density bonus of 50% can be achieved on the basis that the additional dwellings will be less than or equal to 60 m^2.

iii) Within each of the Precincts 2, 3, 4, 5, 7 and 8, a minimum of 15% of the total number of dwellings developed shall be a maximum of 60 m^2 in plot ratio area and a further 15% of the total number of dwellings shall be a maximum of 90 m^2 in plot ratio area, the number as calculated being rounded up or down as appropriate.

iv) This table is to be read in conjunction with the more detailed provisions of The Springs built form guidelines, regarding requirements for laneway/rear setbacks, facades, articulation, projections, fenestration and general built form character.

6.2.2 RETAIL FLOORSPACE

Retail floorspace within The Springs shall not exceed 400 m2 and shall be generally distributed in the locations as identified on Plan 2 Land Use and in accordance with Part 2, Section 6.3.4 of this report.

6.2.3 DETAILED AREA PLANS

Detailed Area Plans are required to be prepared prior to subdivision and/or development (except demolition of existing structures) in accordance with Clause 10.18.16 of the Scheme in the following circumstances:

1. For those lots adjacent to Cracknell Park and the Rowe Avenue Amphitheatre to address interface issues. The Detailed Area Plans are to address:

   - Minimum and maximum setbacks from the public open space;
   - Requirement for habitable rooms to overlook the public open space;
   - Visually permeable fencing; and
   - Acceptable intrusions into the setback area.

2. Riversdale Road North precinct. The Detailed Area Plan must address the following:

   - The whole precinct or if the City of Belmont and WAPC agree, a portion of the precinct;
   - Creation and preservation of significant sight lines (or view corridors) to and from the Swan River;
   - Overshadowing;
   - Control of building bulk via setbacks;
   - Response to topography;
   - Articulation of podium and tower elements;
   - Address to street and public realm.

In addition to Clause 10.18.16 of the Scheme requiring City of Belmont adoption, a Detailed Area Plan within the Riversdale North Precinct, or portion of the precinct as agreed to above, must be endorsed by the WAPC.

6.2.4 DESIGN GUIDELINES

The Springs Design Guidelines should be prepared and adopted as a Local Planning Policy pursuant to Clause 2.3 of the Scheme. The Guidelines should not be regarded as prescriptively as the Structure Plan, with the underlying intent being as important as the stated provisions. In cases where it can be demonstrated that the intent of the Guidelines can be more effectively achieved in a different way, then Council should have sufficient flexibility to consider such cases on their merit.

All subdivision and development should be generally in accordance with the Design Guidelines Policy.

6.2.5 TRANSPORT PLANNING

A Transport, Access and Parking report is to be prepared and adopted by the City of Belmont and the WAPC to support The Springs Structure Plan.

The report will be prepared based on the guiding principles mentioned in Section 6.3.7.1 of Part 2 of this report.

The appropriate provision of footpaths and shared paths is integral to The Springs development and shall be provided in accordance with Figure 21 of Part 2 of this report.

6.2.6 LANDSCAPING OF POS AND STREETS

No subdivision or development shall occur unless satisfactory arrangements have been made with the Council for the landscaping of adjacent streets and, where appropriate, POS, generally in accordance with Part 2, Sections 6.3.6.3-6.3.6.7.

6.2.7 DEVELOPER CONTRIBUTIONS

With the exception of demolition, no development or subdivision to create a lot shall occur in the Structure Plan Area until Amendment No. 53 is gazetted or an arrangement suitable to the WAPC and the Council is approved that would permit developer contributions towards shared costs.

ADOPTION OF STRUCTURE PLAN

THE SPRINGS STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE COUNCIL OF THE CITY OF BELMONT ON

…… (DATE)

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:

……
Mayor, City of Belmont

……
Chief Executive Officer, City of Belmont

…… (DATE)

AND BY RESOLUTION OF THE Western Australian Planning Commission ON

…… (DATE)

Signed for and on behalf of the Western Australian Planning Commission

……
An officer of the Commission duly authorised by the Commission pursuant to S.16 of Planning & Development Act 2005 for that purpose, in the presence of:

…… Witness

…… Date

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APPENDICES

APPENDIX A Arboricultural Report

1 INTRODUCTION

In 1993, the City of Belmont commenced investigations pertaining to the proposed redevelopment of the dilapidated inner urban area colloquially known as The Springs. The City commenced preparation of Town Planning Scheme No. 13, a Guided Development Scheme, to facilitate the redevelopment. However, a lack of landowner support for the scheme resulted in the then Minister for Planning, on advice from the Western Australian Planning Commission (WAPC), rejecting the scheme in November 2003.

The Minister subsequently instructed the then Department for Planning and Infrastructure (DPI) to review the planning of The Springs and prepare a new scheme to be duly presented back to the Minister. The DPI, in turn, commissioned LandCorp to assume the role of project manager for The Springs redevelopment scheme, with a strict emphasis on ensuring that a coordinated approach be taken towards the master planning of the area, with close consultation with the DPI, City of Belmont (the City) and the site's landowners.

Since then, the project has been the subject of substantial negotiation, consultation, research and design, in an endeavour to deliver a Master Plan vision and implementation framework that optimises the unique and varied attributes of the site and its location, meets with the approval of the majority of the landowners, and satisfies the statutory and policy expectations of the City and the DPI.

This process has culminated in the preparation of a final Master Plan and Structure Plan which are presented in this report. The Master Plan is intended to visually convey the development vision for The Springs, to help provide the community with a clear understanding of the underlying intent of the formal Structure Plan. The Structure Plan will ultimately provide the regulatory guiding framework for the redevelopment of The Springs into a vibrant medium to high-density residential mixed-use development. The report represents the work of various consultants on all aspects of the proposal, the outcomes from the landowner workshops and consultation with the City, the DPI, and the broader community.

The Structure Plan has been prepared in accordance with the *Liveable Neighbourhoods Community Design Code*, and other relevant State and Local planning policies.

1.1 LOCATION

The Springs comprises approximately 13.6 ha of land, in fragmented ownership, bounded by Graham Farmer Freeway, Great Eastern Highway, Brighton Road and the Swan River foreshore, as shown in **Figure 1.**

The site is strategically located approximately 4 km east of the Perth CBD and 700-750 metres north-east of the Burswood Train Station. It is also approximately 700 metres from the Burswood Resort and Casino.

The main road access into the precinct is via the signal controlled intersection at Great Eastern Highway and Brighton Road, with secondary access available by Riversdale Road via a bridge over the Graham Farmer Freeway.

The precinct enjoys direct interface with the Swan River foreshore, and direct frontage onto Great Eastern Highway, albeit with limited vehicle access. Whilst the site directly abuts the Graham Farmer Freeway, there is a significant level differential over much of this frontage limiting any visual relationship.

1.2 STUDY TEAM

In order to achieve the most successful outcomes for the project, a multi-disciplinary consultant team was compiled, comprising:

LandCorp	Principal Developers/Project Director
NS Projects	Project Managers
Taylor Burrell Barnett	Town Planning and Urban Design
Hassell	Architecture/Urban Design
Plan E	Landscape Architects
Cossill & Webley	Civil Engineers
Estill & Associates	Community Consultation
Riley Consulting	Traffic Engineers
Colliers International	Valuations
Sinclair Knight Merz	Traffic Engineers

LOCALITY PLAN
THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

January 2007 | 04/101

FIGURE 1

1.3 PROJECT BACKGROUND

1.3.1 SITE HISTORY

The land is zoned 'Special Development Precinct' under the City of Belmont Town Planning Scheme No. 14 (TPS 14).

Prior to the land's current zoning, a number of zonings and reservations have existed within the precinct. In particular, under Council's previous Town Planning Scheme No 11, the main zonings included Residential R80B and Business Enterprise Zone.

An amendment to the Metropolitan Region Scheme was undertaken in the early 1990's to allow for the relocation of the original Burswood Bridge reservation further east towards the Bunbury Rail Bridge. This effectively removed the divisive Controlled Access Highway reservation, which was positioned centrally through the subject site. The Controlled Access Highway reservation was subsequently relocated northwest of Orrong Road, and now forms the Graham Farmer Freeway.

As a result of the shift in the Controlled Access Highway reservation, The Springs urban precinct remained intact. The area was heavily blighted, and therefore offered significant redevelopment opportunities.

To promote an integrated approach to the area's redevelopment Council initiated Scheme Amendment No. 78 to its then Town Planning Scheme No. 11 in March 1995. The amendment sought to delete all existing zonings and reservations within the precinct (apart from three large strata unit complexes) and prescribe a blanket zoning entitled 'Special Development Precinct'.

Amendment No. 78 was gazetted on 4 April 1996.

The 'Special Development Precinct' zoning still remains under the current Town Planning Scheme No. 14. Further amendments have been undertaken by the City to introduce Development Areas and Structure Plan provisions, and these are discussed in more detail in Section 2.1.2 of the report.

1.3.2 CITY OF BELMONT TOWN PLANNING SCHEME NO. 13

In 1993 the City of Belmont advised the WAPC that a Guided Development Scheme was proposed over the subject site to assist in the redevelopment of the area in the most orderly planning manner.

To assist in the composition and development the Scheme, the City engaged the services of a private Scheme Manager.

The City instructed the manager that the redevelopment scheme could only proceed if a suitable participatory arrangement could be reached with all landowners within the precinct. The participatory arrangement was required due to the significant subdivision and scheme headworks costs involved in the development of the land.

In 1996, the City of Belmont progressed with the preparation of Town Planning Scheme No. 13, as a Guided Development Scheme.

The Scheme was prepared and initiated by the City as a means of facilitating the orderly and proper planning of the precinct and addressing issues regarding headworks and subdivisional costs associated with the sites redevelopment.

The aim of the Scheme, which was expressed in the Springs Precinct Development Plan **(Figure 2)** was to create an Urban Village, accommodating upwards of 850 people, consisting of a mix of high quality residential (R40-R100), office, resort and associated land uses. This development was proposed to be complemented by parkland, new roads, service infrastructure and other facilities. The plan is further discussed in Section 1.3.2.1.

The premise of the development plan was to allow for a mix of uses, high quality development, land-use compatibility, viable development, and achievement of the highest return.

In 2001 the City forwarded Scheme No. 13 to the Commission for final approval. However, there was significant landowner opposition, and opposition from Main Roads WA, to the proposed scheme. This opposition related to matters including the following:

- The requirement for a Planning Scheme, in particular one that required payment of contributions by landowners;

PREVIOUS SPRINGS PRECINCT DEVELOPMENT PLAN

THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

20m 0m 20 40 60m

january 2007 | 04/101 | scale 1:3000@A4

FIGURE 2

TAYLOR BURRELL BARNETT

- The lack of certainty or guarantee for participating landowners in relation to the cost of, and return from, development; and
- That the proposed development plan did not identify the 'optimum' land use and any deficiencies that might occur as a result of the Scheme process.

As a result of these uncertainties and concerns regarding the proposed Scheme, a number of landowners indicated that they would not make their land available for development as stipulated under the Scheme.

In October 2003 The Commission considered final approval of Town Planning Scheme 13 and recommended that the Minister not approve the Scheme, due to the lack of support indicated from landowners and the unlikelihood of the Scheme being able to be implemented.

1.3.2.1 THE SPRINGS PRECINCT DEVELOPMENT PLAN

The Springs Precinct Development Plan, shown in **Figure 2** was prepared to be used, in conjunction with the proposed Town Planning Scheme No. 13, in the assessment of development proposals within the precinct.

Proposed Town Planning Scheme No. 13 stated that "the proposals for the Scheme Area are that it be redeveloped in accordance with 'The Springs Precinct Development Plan'.

The plan proposed a mix of land uses, whilst incorporating as many of the existing features and infrastructure as possible.

The plan was never implemented given that the main vehicle for its implementation, Town Planning Scheme No. 13, was never promulgated.

1.4 PUBLIC CONSULTATION

Following the rejection of Town Planning Scheme No. 13 in 2003, it is understood that the subsequent direction of the Minister to prepare a new proposal emphasised the importance of attaining stronger community/stakeholder support through an effective consultation process, and the establishment of a working group involving the City and the DPI. Consequently, the strategy for producing a new development scheme for The Springs was structured around a process involving substantial consultation by the proponent with authorities and the precinct's private landowners, and continuous engagement between LandCorp, the City and the DPI through the working group.

Consultation for The Springs Rivervale recommenced in October 2004, and has been managed in two stages. In Stage One of the consultation a working group was established, comprising DPI, LandCorp, City of Belmont and private landowners, to coordinate the preparation of a concept plan and implementation strategy for the redevelopment. Stage Two of the consultation involved the development of the formal Structure Plan that would be used to facilitate development and determine landowner contributions.

The consultation has allowed the proponent to receive and consider a wide variety of viewpoints in the design process. LandCorp has worked collaboratively with the stakeholders in an endeavour to resolve all issues relating to the final design of the plan and the cost sharing arrangement.

1.4.1 LANDOWNER WORKSHOPS

The proponent issued an invitation to the private landowners of the precinct, as well as representatives from the City and the DPI, to be involved in the planning and design process for the redevelopment through a series of landowner workshops. The workshop structure was such that the workshops were designed to, firstly, inform the participants of the nature of the project, the government agreements etc. and secondly, to gain some broad indication of community expectations, concerns and desires in terms of the development vision.

Several individual meetings have been held with landowners to discuss their specific issues and circumstances.

A further landowner briefing was undertaken on the 13th February 2006. The purpose of this meeting is to introduce the landowners to the Structure Plan and to seek feedback on the proposal, prior to embarking on the next stage of defining development costs.

During the course of the workshops, a range of alternative development concepts were formulated as a result of the various outcomes reflecting both the diversity of community views and the parameters of the project team's vision and objectives.

The significance of the community workshop exercise was that it enabled the proponent, the project team and Council representatives to gain a first hand appreciation of the concerns and expectations of the community in relation to The Springs redevelopment.

1.4.2 PUBLIC MEETING/WORKSHOP

One informal public meeting/workshop was held with the wider community to seek feedback on the draft Structure Plan for The Springs.

The presentation of the draft Structure Plan was followed by a workshop whereby each table was able to review the plan in detail and provide feedback to a member of the project team.

1.4.3 CONSULTATION WITH THE CITY OF BELMONT

The City of Belmont was identified as a key stakeholder in the planning process and was regularly consulted throughout the course of the planning. Representatives of both the City and the then DPI met in Project Steering Committee meetings and participated in some of the project team meetings.

The City of Belmont was represented on the Belmont Springs Project Team by the Manager Planning and the Director Community and Statutory Services. The Project Team met throughout the consultation period to co-ordinate and plan the consultation process. The City's representatives provided considerable input into the consultative process and statutory planning processes and provided progressive updates to the elected members.

1.4.4 COMMUNITY ISSUES

Whilst the plan was designed within the normally required technical parameters concerning road design, servicing, urban design principles, etc, several matters were raised by the landowners in the Precinct during the consultation process. In particular, the ongoing key concerns were:

PLANNING ISSUES

- Public Open Space (including Clinic Park); whether or not any additional contribution should be required.
- Acceptable height and density throughout the area.
- Traffic management.

IMPLEMENTATION ISSUES

- Neglect of the area; the City should pay for upgrade works that should already have been undertaken through normal maintenance.
- Strata block involvement and equity; the extent to which owners in strata units will benefit from the scheme, which properties should contribute and how much.
- Cost apportionment and high headworks costs.
- Previous power up grade; landowners have already paid for underground power upgrade, why should they now be paying extra.

It was agreed by the project team that a final design review was required to respond to the planning concerns, and that a final review of the contribution scheme principles should be undertaken to address the implementation issues. The design review considered a range of alternative design options which were discussed by the project team, with the involvement of technical officers from the City and the DPI.

The review ultimately led to creation of the current Structure Plan.

The review of implementation issues was still in progress at the time of preparing this report.

2 PLANNING CONTEXT

2.1 STATUTORY PLANNING CONTEXT

2.1.1 FORMER METROPOLITAN REGION SCHEME

Under the Metropolitan Region Scheme the site is zoned 'Urban'.

The subject site abuts a 'Parks and Recreation' reserve, which extends along the northern boundary of the site, and a 'Primary Regional Roads' reserve for Great Eastern Highway and Graham Farmer Freeway along the south-eastern and south-western edges of the redevelopment area.

At the time of preparing the Structure Plan, portion of the Structure Plan extended into the Primary Regional Road reservation, as illustrated below in **Figure 3**.

Figure 3: Former Metropolitan Region Scheme

2.1.1.1 METROPOLITAN REGION SCHEME

During the processing of the Structure Plan, Main Roads (WA) sought a reduction in the width of the 'Primary Regional Roads' reservation (portion of Great Eastern Highway) as specified under the MRS. MRWA Internal investigations found that the reservation was excessive for the future traffic requirements for the area.

The existing MRS zoning is illustrated within **Figure 4** below.

Figure 4: Metropolitan Region Scheme

2.1.2 CITY OF BELMONT TOWN PLANNING SCHEME NO. 14

The subject land is currently zoned 'Special Development Precinct', pursuant to Clause 10.8 of the City of Belmont TPS 14 (refer **Figure 5**).

Figure 5: Current Town Planning Scheme Zoning

Clause 10.2.4 of the Scheme states that The Springs is one of four Special Development Precincts, with the other three being Ascot Waters, Nulsen Haven, and Belgravia Parklands.

Under the current zoning, all development, including single houses require Planning Approval of the Council. The provisions of the Residential Development Codes relating to front and rear setbacks, car parking and open space within this zone may be varied at the discretion of the Council provided a Local Planning Policy is adopted pursuant to Clause 2.3 of the Scheme.

During the processing of the Structure Plan, the City has introduced Development Areas. The Springs has now also been included within Schedule 14 – Development Areas DA11, which requires an Approved Structure Plan to guide subdivision and development.

2.2 STRATEGIC PLANNING CONTEXT

2.2.1 STATE GOVERNMENT LEVEL

2.2.1.1 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods sets out policies and practices that encourage a sustainable urban structure of walkable neighbourhoods clustering to support town centres with compactness of form, compatibility of mixed uses, reduced car dependence and ease of access to employment, retail and community facilities.

The principle aims of Liveable Neighbourhoods are listed as follows:

- To foster a sense of community and strong local identity in neighbourhoods and towns;
- To provide access generally by way of an interconnected network of streets;
- To ensure an active street-land use interface;
- To facilitate new development that supports efficiency of public transport systems and safe direct access to the system for residents;
- To facilitate mixed use development which is robust and can change over time;
- To provide a variety of lot sizes and housing types;
- Protection of environmental areas and the inclusion of significant cultural and physical features into designs;
- To provide a comprehensive open space and urban water management network; and
- To facilitate cost effective and resource efficient development.

The vital ingredients of neighbourhood design relevant to The Springs includes:

- Compactness so most people can walk to local centres and public transport in five minutes;
- Build streets where people are encouraged to walk, cycle or take public transport rather than drive;
- Connect the streets in a simple pattern so people can choose different routes and make short trips to local facilities;
- Locate windows and verandas overlooking streets to deter crime;
- Provide opportunities for local employment in shops and businesses close to people's homes;
- Offer a wide choice of housing and lot sizes and use a flexible layout so the area can be changed to meet future needs;
- Respond to physical characteristics of the site to reinforce local character and protect natural features;
- Provide neighbourhood parks of different sizes and types for a variety of uses and within a five-minute walk for most people; and
- Streets are laid out on a modified grid or connected network, so that there are alternate routes to every destination. This permits most streets to be of human scale, with slower traffic in a permeable and legible network. Streets become equitable for both vehicle and pedestrians.

Liveable Neighbourhoods requires detailed context and site analysis and compliance with Code requirements to enable proposals to be considered under the Code.

2.2.1.2 DC POLICY 1.6 PLANNING TO SUPPORT TRANSIT USE AND TRANSIT ORIENTED DEVELOPMENT (2005)

This policy seeks to maximise the benefits to the community of an effective and well used public transit system by promoting planning and development outcomes that will support and sustain public transport use, and which will achieve the more effective integration of land use and public transport infrastructure.

Amendments to the policy were adopted by the WAPC in 2005 to reflect the Government's vision for a sustainable future as outlined in Network City and the State Sustainability Strategy.

Within existing developed areas, there are clear opportunities to intensify existing activities and to promote new uses that will make better use of transit facilities and services. There are obvious benefits of a planning policy that encourages the integration of land use and transit facilities. High residential densities and mixed use development in the walkable catchments of transit facilities have the potential to reduce car dependence; to increase accessibility for those without access to private cars; to reduce congestion on the road network and the demand for new road space; to reduce fuel consumption and air pollution and to provide quality, diverse and affordable forms of housing and development. These benefits combine to produce an attractive and viable alternative to car-based suburban and urban fringe development.

The policy is an integral part of a range of policies directed towards greater sustainability, in accordance with the State Planning Strategy and Statement of Planning Policy 3 Urban Growth and Settlements (SPP3).

The policy contains the following main policy measures relevant to the subject land:

TRANSIT-SUPPORTIVE DEVELOPMENT PATTERNS

Urban structure is the foundation of a transit supportive environment. Effective transit is fostered by a more compact urban form, mixed uses, higher development densities and activity levels, and especially by spatial patterns of development that make it easier to plan and efficiently operate transit services, and for users to access those services once they are in place.

- Street pattern to be designed to enhance walkability and to facilitate pedestrian access to transit facilities;
- Street patterns should facilitate direct pedestrian connections;
- A diversity of lot sizes in subdivisions within transit precincts, together with a robust street layout, is encouraged as it provides greater flexibility of development options, and enhance the robustness of the urban structure, making it easier for the precinct to evolve over time though a progressive intensification of activities and changes to uses that will more effectively support transit uses; and

- A grid based street pattern is supported because it disperses general traffic more effectively to limit congestion that can impede bus services and provides permeability.

LAND USE TO SUPPORT TRANSIT

The level of transit patronage is closely linked to the quality and frequency of the service provided and, in turn, the service able to be provided is a function of the density and mix of land uses that generate potential transit users. An appropriate mix and balance of land uses can be a major contributor to the use and effectiveness of transit facilities. Within transit-oriented precincts, the emphasis should be on uses which are likely to promote transit use and which will benefit by being accessible to, and by, transit facilities. Key land use elements include:

- Residential development should be encouraged close to transit facilities to assist in creating a sense of place that makes a transit orientated development (TOD) precinct more than just a place where transit is available;
- Higher density residential development, places greater numbers of residents close to transit services, which correlates to an increase in transit patronage;
- Densities should be increased through a subdivision pattern which allows for the progressive intensification of activities;
- Other uses that are likely to be significant generators of transit trips should also be located close to transit facilities whenever possible. Relevant uses include offices and other higher density employment generating activities, intensive leisure facilities and retailing. Similar considerations apply to aged persons, schools and tertiary education uses, hospitals, community facilities and social services;
- Locating educational buildings within TOD precincts is appropriate where they include more intensive elements of the institution such as teaching facilities and indoor recreation facilities, however more land extensive/low intensity elements of schools and other similar public uses, i.e. playing field should not be dominant elements within the walkable catchment of transit facilities; and
- Desirable to locate major civic buildings in TOD precincts, where they can actively contribute to the amenity of the area and act as significant generators of transit use.

THE PUBLIC DOMAIN IN TOD PRECINCTS

Almost all transit users are pedestrians for at least part of their journey, even if it is only for a short walk. The amenity, quality and safety of the public domain within transit oriented precincts are therefore important factors in establishing and maintaining an environment that will encourage people to access transit facilities on foot, as well as promoting walking generally within these neighbourhoods.

TRANSIT SUPPORTIVE DESIGN

A key policy requirement is the importance of an appropriate framing urban structure in transit oriented precincts. Land use that promotes interest, interaction and activity should be used to animate frontages along the principal pedestrian routes leading to and from the transit facility.

INTEGRATING TRANSIT INFRASTRUCTURE

The design and operation of transit infrastructure should assist in integrating transit facilities with their surroundings.

2.2.1.3 WAPC DC 2.3 PUBLIC OPEN SPACE IN RESIDENTIAL AREAS (1998)

WAPC Policy DC 2.3, 'Public Open Space in Residential Areas', states that 10% of the gross subdivisible area of a subdivision shall be given up free of cost by the subdivider for public open space, which is consistent with Section 20A of the former Town Planning and Development Act 1928. DC 2.3 has been the basis of open space policy in the State for many years and emanates from the recommendations of the Metropolitan Region Scheme.

The policy outlines that the WAPC " is aware of the continuing debate about the validity of certain aspects of this policy in the light of such matters as restraints on local government expenditure (with consequent limiting effects upon its ability to develop and maintain open space), the need to ensure adequate open space in existing urban areas and the balance between passive and active recreational areas. This policy is subject to a comprehensive review."

The policy's main objectives are:

- Ensure adequate and well located areas of public open space that will enhance the amenity of the area;

- Facilitate the provision of community facilities in conjunction with land ceded for public open space; and
- Protect and conserve wetlands, water courses and foreshores adjacent to residential development.

This Policy has since been superseded by Liveable Neighbourhoods, the objectives are however consistent with Liveable Neighbourhoods.

2.2.2 LOCAL GOVERNMENT LEVEL

2.2.2.1 CITY OF BELMONT LOCAL PLANNING POLICY NO. 9 – BUILDING HEIGHT AND BULK ALONG GREAT EASTERN HIGHWAY

Pursuant to Clause 2.5 of TPS 14, the City of Belmont Local Planning Policy No. 9 was adopted to "*control the height and bulk of buildings on land abutting Great Eastern Highway within the City of Belmont*". All land abutting Great Eastern Highway within the City of Belmont is subject to this policy, including The Springs.

The policy's principal objective is to "ensure that the amenity of existing and future development along the highway is not compromised by the approval of development that is inappropriate in respect of its height and bulk".

2.2.2.2 CITY OF BELMONT LOCAL PLANNING POLICY NO. 17 – PUBLIC OPEN SPACE POLICY

The City of Belmont Local Planning Policy No. 17 outlines the requirements for the provision of public open space in residential areas.

The policy was prepared as a means of coordinating the provision of public open space within the City to reduce the number of unusable areas of open space being created as a result of small-lot subdivisions.

The policy allows Council to choose the most suitable option in relation to the provision of public open space arising from subdivisions, which may include the request for physical open space, a cash contribution in lieu of land, or a combination of a cash contribution and land in a ratio to be determined by the Council.

2.3 CURRENT PROVISION OF PUBLIC OPEN SPACE

2.3.1 HISTORY OF OPEN SPACE PROVISION WITHIN THE SPRINGS AND THE CITY OF BELMONT

Two areas of public open space were created subsequent to the original subdivision of the area, prior to 1956. These were:

1. Cracknell Park, acquired by the then Belmont Park Roads Board in 1927; and
2. Clinic Park, acquired by the Roads Board between 1933 and 1945.

No foreshore reserve existed along the northern boundary of the site until land was compulsorily acquired by the WAPC between 1982 and 2001 under the Metropolitan Region Scheme Act.

The land that was compulsorily acquired is now reserved as 'Parks and Recreation' under the Metropolitan Region Scheme.

An additional area of foreshore reserve, that has not been acquired by the WAPC, is the northern (foreshore) section of Cracknell Park. This land still remains primarily as freehold land in the City's ownership; however it sits within the Parks and Recreation Reserve that denotes the foreshore reserve for the purpose of the MRS. This is further explained in Section 2.3.2.

Figure 6 shows the location of the areas described above.

The history and current status of the two areas of POS and existing foreshore reserve are described below.

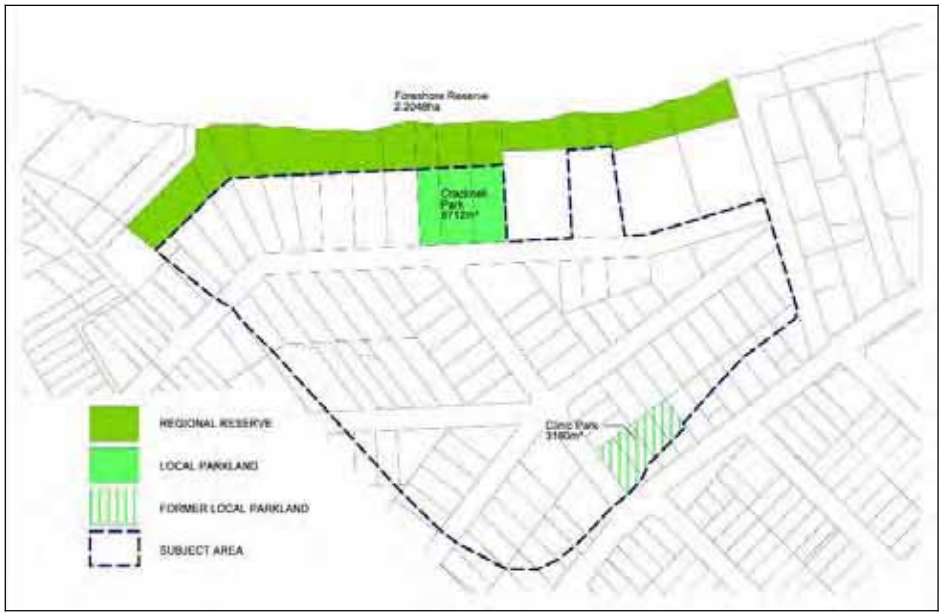

Figure 6: Existing and Former Park Areas

2.3.1.1 CRACKNELL PARK

Although not shown as part of the 'Special Development Precinct' Cracknell Park is encompassed by the redevelopment area and, for the purpose of the report, will be included within the redevelopment area.

Cracknell Park comprises Lots 27, 28 and Crown Reserve 45534 Riversdale Road, with a total area (excluding the foreshore reserve) of 0.6259 ha.

Cracknell Park abuts the foreshore reserve and is located along Riversdale Road. The Park was acquired by the City and created subsequent to the original subdivision of the area.

Portion of the lots that form Cracknell Park are situated within the foreshore recreation area as defined by the MRS Parks and Recreation Reserve. The portion of these lots within the foreshore reserve comprises 0.2765 ha.

Cracknell Park is currently reserved 'Parks and Recreation' under the City of Belmont Town Planning Scheme No. 14, is allocated as public parkland and is proposed to remain as this use in the future.

The park enjoys direct access to the Swan River and associated River Foreshore reserve and is well connected to the precinct.

Cracknell Park was originally purchased by the then Belmont Park Roads Board on 10 June 1927 from the 'Belmont Young Men's Club' for the purpose of a public park.

The land was purchased as part of a contract with the Club, stating that should the 'Belmont Young Men's Club' sell the land to the 'Belmont Park Road Board', that all debts owed by the Club must be relinquished.

Currently, Cracknell Park is well used for passive recreational uses by residents of the precinct, as well as workers whose businesses are located within, or in close proximity of, the precinct (refer to **Photos 1, 2 and 3**).

Photo 1

Photo 2

Photo 3

2.3.1.2 CLINIC PARK

Lots 100, 101, 102, 103 Gt Eastern Highway are located within The Springs precinct. They comprise a total area of 0.4013 ha and were, in the past, collectively referred to as Clinic Park (presumably referring to the infant health clinic that previously operated on the land).

Lot 100 was purchased by the City of Belmont on 14 March 1933 and Lots 101, 102, & 103 were resumed compulsorily by the City on 27 June 1945, for the purpose of creating a public park, under the Public Works Act.

The land was zoned 'Highway Development' under the City's earlier Town Planning Scheme, TPS No. 6. However, the land was effectively being used for the purpose of a public park and, as a consequence, was rezoned in 1988 to 'Parks and Recreation' under the City's Town Planning Scheme No. 11.

The land was subsequently rezoned to 'Special Development Precinct' as part of Amendment No. 78 on 13 March 1995. This zone embodied the entire Springs precinct.

The City has resolved to dispose of the land as the clinic no longer operates and the land is not well located for recreational use. The recent rezoning of the land now offers the opportunity to consider alternative development possibilities consistent with the overall precinct development objectives.

2.3.1.3 FORESHORE RESERVE

A portion of all privately owned lots fronting the Swan River was compulsorily acquired by the WAPC for the purpose of creating a foreshore reserve. This land is now reserved 'Parks and Recreation' under the Metropolitan Region Scheme.

The reserve is currently in a generally good condition and contains a dual use path and recently planted vegetation (refer to **Photos 4, 5, 6 and 7**). A more detailed description of the vegetation characteristics of the foreshore reserve is provided in Section 5.2.2.

Photo 4

Photo 5

Photo 6

Photo 7

The section of foreshore reserve directly abutting Cracknell Park is a smaller grassed area that contains several tables and chairs suitable for passive recreational use. (Refer to **Photos 8 and 9**).

Photo 8

Photo 9

3 SITE ANALYSIS

3.1 PHYSICAL DESCRIPTION

The subject site gently rises from Great Eastern Highway to an east-west ridge running centrally through the site; the land then gently falls northward towards Riversdale Road, and, north of Riversdale Road, slopes steeply towards the river. Site levels are described more specifically in Section 5.1.

Those lots located north of Riversdale Road enjoy extensive river views. Several view corridors also exist within the site created by the current road layout.

The site has contained a variety of land uses since its original subdivision, with the predominant land use being low-density single residential. Various other land uses still operate within the precinct and include a place of worship and various commercial land uses, which predominantly front Great Eastern Highway.

Much of the area is now severely degraded with a significant portion of the precinct comprising vacant land. The majority of dilapidated housing was demolished in 2005.

A plan outlining the existing land uses located on site is included at **Figure 7**.

3.2 EXISTING TENURE

The site currently comprises 93 separate allotments. LandCorp currently owns over 67% of the land. At the time of writing this report, there are 22 lots remaining in private ownership.

3.3 CONTEXT ANALYSIS

The Springs Precinct is positioned as a prime 'Gateway' development site to the Perth CBD, and to the City of Belmont, located at the axis of two major arterial transport routes; the Graham Farmer Freeway & Great Eastern Highway.

The site is located approximately 700-750 metres walk from the Burswood rail station, and provides good connectivity for pedestrians, cyclists and vehicles to the Station, via an existing bridge between The Springs and the neighbouring light industrial area to the west of Graham Farmer Freeway.

An existing pedestrian underpass is located at the southern corner of the site which allows pedestrians/cyclists direct access to existing retail facilities and other operational commercial land uses located along Great Eastern Highway.

The Burswood redevelopment area is located approximately 350 metres west of the subject site and the Casino/Hotel is located approximately 700 metres away.

Perth City is approximately 5 km west of the subject site, via the Graham Farmer Freeway.

The context analysis is depicted in **Figure 8.**

3.4 OPPORTUNITIES AND CONSTRAINTS

The sites key opportunities and constraints are depicted on **Figure 9**.

3.4.1 OPPORTUNITIES

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

- Good connectivity between the subject site to adjoining residential developments and arterial roads.
- Potential for a future bus route through the proposed development along Riversdale Road.
- Direct access to the Swan River and associated foreshore reserve via Cracknell Park and Brighton Road.
- An existing pedestrian connection (shared path) is located through foreshore reserve north of subject site.

EXISTING LAND USE

THE SPRINGS REDEVELPMENT AREA, RIVERVALE

20m 0m 20 40 60m

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FIGURE 7

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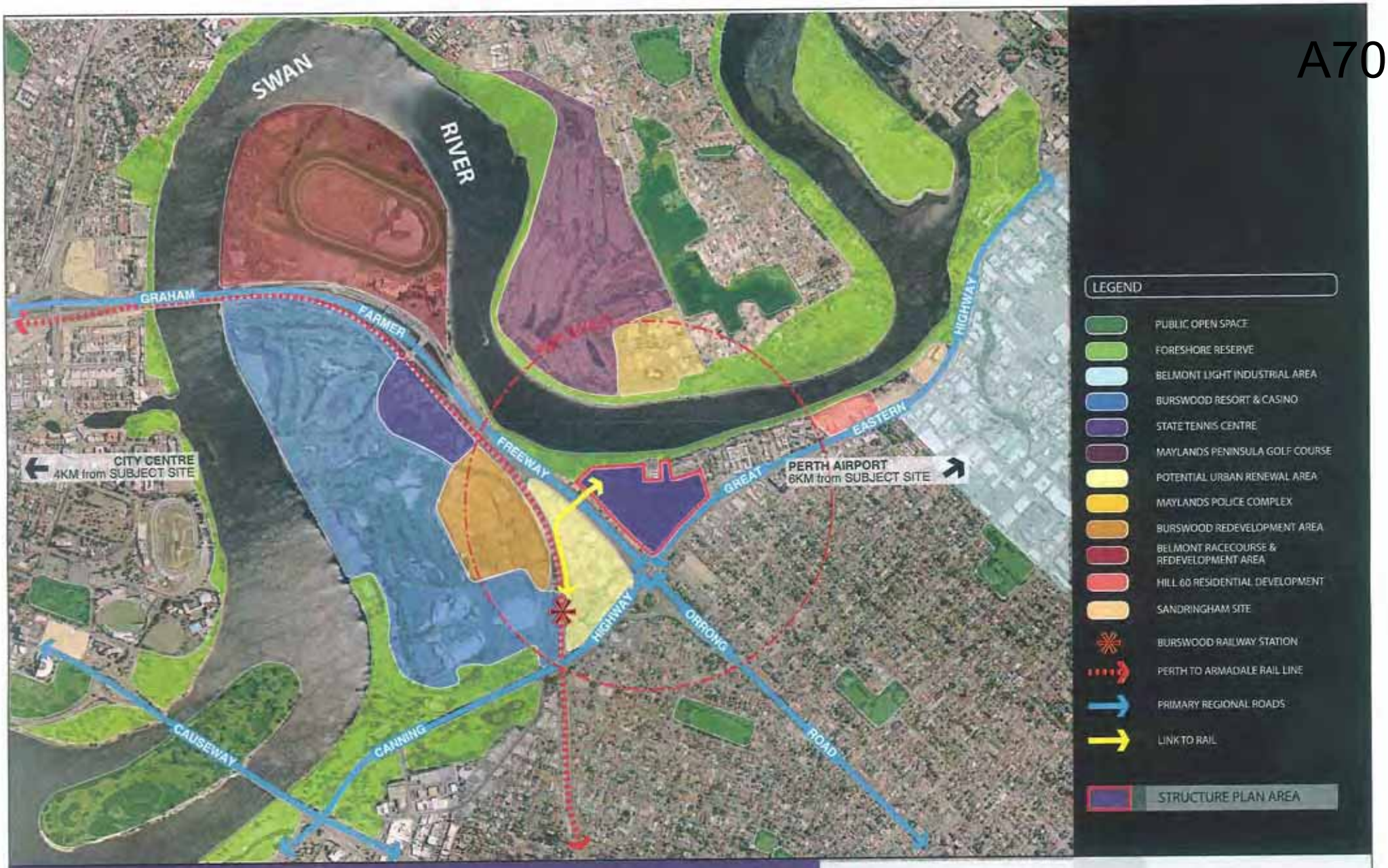
Town Planning and Design



CONTEXT ANALYSIS & WALKABLE CATCHMENTS

THE SPRINGS REDEVELPMENT AREA, RIVERVALE

200m 0m 200 400 600m

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FIGURE 8

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LEGEND

OPPORTUNITIES

- NEW LOCAL ACCESS LINK
- PEDESTRIAN ORIENTED STREET / OPEN SPACE LINK
- IMPROVE PERMEABILITY
- EXISTING SHARED PATH
- VIEWS TO THE SWAN RIVER
- VIEWS TO THE CITY SKYLINE
- 1 LANDMARK SITE & HEIGHT
- 2 COMMERCIAL EXPOSURE
- 3 USES TO CAPTURE VIEWS & DIRECTLY RELATE TO PARKS
- 4 PROPOSED ROAD CLOSURE
- 5 LOCAL SHOPPING
- 6 RIVERFRONT CONNECTION
- 7 POSSIBLE VEHICULAR ACCESS
- 8 LANDSCAPE REFERENCE POINT
- 9 POSSIBLE REROUTE OF REGIONAL PEDESTRIAN LINK
- 10 POTENTIAL TO REDUCE ROAD WIDTH

CONSTRAINTS

- LIMITED ACCESS
- RESTRICTED ACCESS
- A SIGNIFICANT MORETON BAY FIG TREE
- B EXISTING COMPENSATING BASIN
- C HERITAGE LISTED SITES
- D EXISTING SERVICES CORRIDOR TO BE RETAINED
- E RIDGELINE RESTRICTING VIEWS

MISCELLANEOUS

- F PEDESTRIAN CROSSING
- G PEDESTRIAN UNDERPASS
- STRUCTURE PLAN AREA

OPPORTUNITIES & CONSTRAINTS PLAN
THE SPRINGS REDEVELPMENT AREA, RIVERVALE

20m 0m 20 40 60m

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FIGURE 9

TAYLOR BURRELL BARNETT

- A pedestrian link (underpass) currently exists to existing residential areas, commercial uses and a shopping centre located south-east of subject site.
- The site is relatively flat, with a steep embankment down to river, which offers significant river views from land close to the River. Elevated development would also benefit from these opportunities.
- The site on the corner of Great Eastern Highway and Graham Farmer Freeway has the potential to benefit from the views to the skyline of Perth City, Swan River and the Darling Scarp. The site also enjoys good commercial exposure due to its corner location on Gt Eastern Highway and Graham Farmer Freeway.
- Existing services and infrastructure, including roads, are already located on site, reducing construction costs of the new development.

3.4.2 CONSTRAINTS

Various constraints also influenced the planning of the site. Constraints affecting the land include:

- The limited vehicular access from Great Eastern Highway to lots fronting the road.
- Limited access to the corner 'landmark' site located on Great Eastern Highway and Graham Farmer Freeway.
- Although services and infrastructure are already located on site, they are not sufficient for the proposed density of the development.
- The existence of significant Moreton Bay Fig Tree centrally within a developable lot.
- Heritage listed trees and residences.
- The fragmented land ownership of the site.

4 EXISTING SERVICE INFRASTRUCTURE

4.1 ROADS

Primary access to the site is provided via a signalised intersection located at Great Eastern Highway and Brighton Road and via the Riversdale Road bridge which links the site with the adjoining Burswood Light Industrial Area.

A geotechnical investigation of the road pavements has indicated that the subgrade of the road is sound, however the wearing course will require rehabilitation and replacement.

4.2 DRAINAGE AND STORMWATER MANAGEMENT

The precinct falls predominantly within two drainage catchments. These catchments include Riversdale Road, which discharges to the Swan River via a 225 mm diameter outfall pipe located within Cracknell Park, and the Rowe Avenue infiltration basin, which serves the majority of the remainder of the site.

A preliminary review of these catchments indicates that the existing 225 mm diameter pipe is adequate for a 1 in 5 year storm event. However, water quality control may potentially become an issue, as at present there is no pollution control infrastructure installed within the precinct.

Generally, the drainage pipework within the road reserves is limited and would not meet Council's current minimum requirements. At present, all lots are required to retain stormwater on site

4.3 WATER AND SEWER SERVICES

Figure 10 details the size and location of the existing water and sewer services within The Springs Precinct.

All lots within the precinct are currently serviced by water. The majority of the lots are serviced by sewer, with the exception of lots located along the eastern portion of Riversdale Road.

4.4 POWER SUPPLY

The Springs Precinct is currently serviced by underground power and Western Power street lighting.

Existing Western Power substations include Riversdale Road, Brighton Road, Rowe Avenue and Hawksburn Road with associated High Voltage (HV) and Low Voltage (LV) underground cables distributed throughout the area. Whilst the existing system has the capacity to meet the demands of the existing land uses, it will not be sufficient when redevelopment of the land occurs.

4.5 TELECOMMUNICATIONS

Telecommunication cables, currently owned by Telstra, are located in all existing road reserves.

4.6 MOVEMENT NETWORK

4.6.1 EXISTING ROADS AND TRAFFIC VOLUME

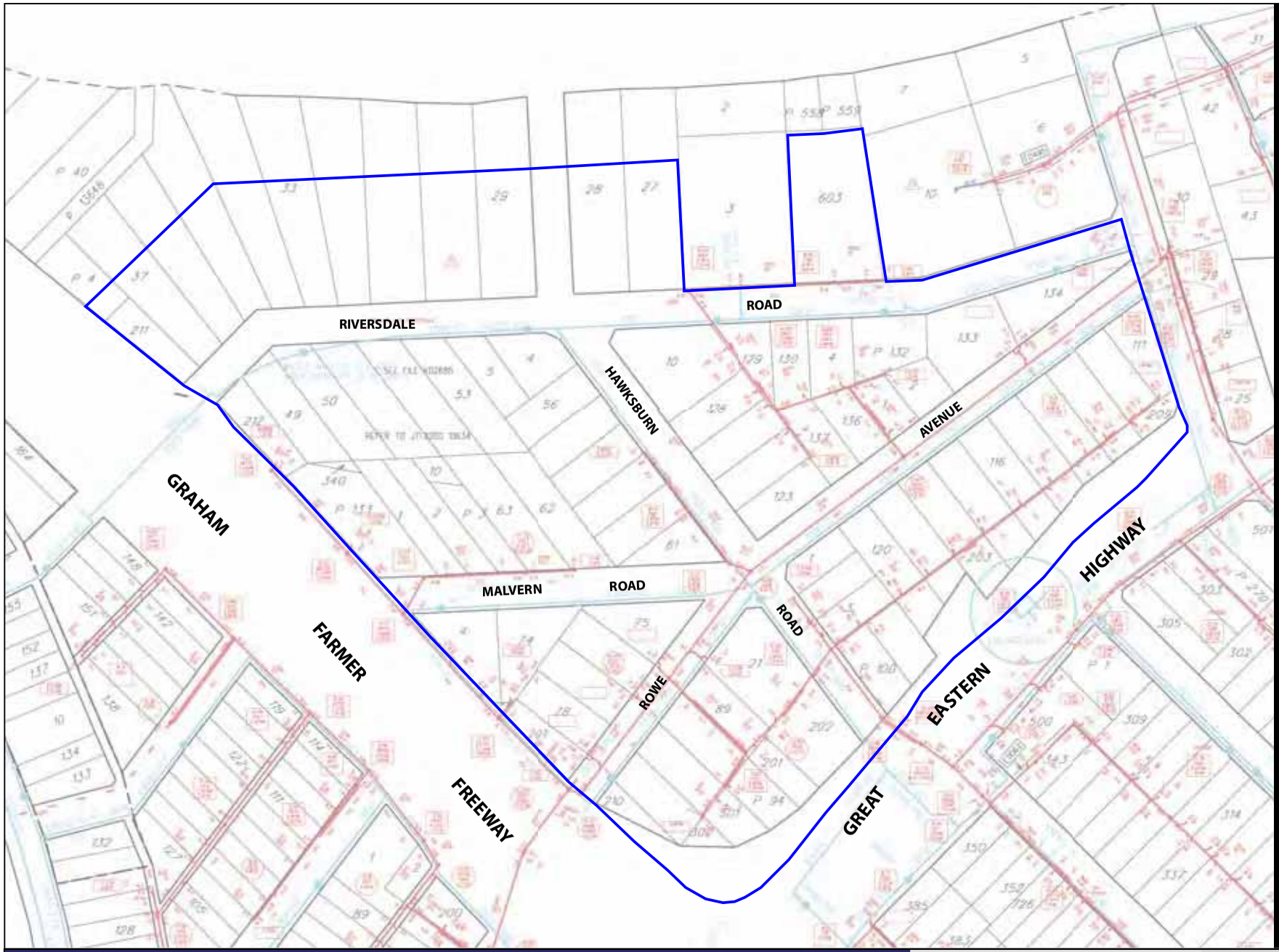
GREAT EASTERN HIGHWAY

The Great Eastern Highway is a primary distributor road and major service road for the Perth Metropolitan Region. It fronts the south eastern boundary of the subject land and comprises three lanes eastbound and four/five lanes westbound, and provides access onto the Graham Farmer Freeway.

At the time of preparing the report, current traffic volumes indicate a two-way movement of about 52,000 vehicles per day adjacent to the study area.

BRIGHTON ROAD

Brighton Road is a local access street marking the eastern boundary of the site. It comprises a standard 7.2 metre wide carriageway with widening at the Great Eastern Highway traffic signals to provide two approach lanes. Current traffic volumes indicate a two-way movement of about 3,000 vehicles per day.



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LEGEND

EXISTING SEWER ALIGNMENT

EXISTING WATER ALIGNMENT

STRUCTURE PLAN AREA

EXISTING SERVICES

THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

20m 0m 20 40 60m

january 2007 | 04/101

FIGURE 10

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RIVERSDALE ROAD

Riversdale Road is a local access street that links the subject site with adjoining neighbouring localities and is constructed with a standard 7.2 metre wide carriageway.

At the time of initially preparing the Structure Plan report, traffic data stated an average traffic volume of 777 vehicles per day.

4.6.2 PEDESTRIAN AND DUAL USE PATHS

Footpaths are currently provided within road reserves throughout the site.

Pedestrian movement across the Great Eastern Highway is catered for by pedestrian signals at Great Eastern Highway/Brighton Road and by an underpass to Surrey Road.

The site is adjacent to district cycle routes to the localities of Perth CBD, Subiaco and Claremont. Easy access to recreational cycle routes is currently provided.

4.6.3 PUBLIC TRANSPORT

Burswood railway station is located approximately 700-750 metres walk from the subject site. A high frequency train service to Perth is provided. The estimated travel time between Burswood station and the City station is approximately eight minutes.

There are currently eight bus routes servicing Great Eastern Highway that provide access to the CBD. Bus services become more frequent during peak periods. The estimated travel time by bus from the subject site to the CBD is approximately 30 minutes.

4.6.4 CAR PARKING

There is parking available on-street within the existing Springs area that would appear to sufficiently cater for the every day uses.

Surveys of parking associated with the mosque have not been undertaken, however, it is understood that there is a considerable amount of spill over parking onto the street and adjacent vacant land during regular worship and other events. Visual inspection suggests that the scheme parking requirement for a "Place of Worship" would not be met on site.

The commercial properties fronting Great Eastern Highway have existing access to the highway and most parking occurs to the front of the buildings. Other commercial land uses have car parks to the rear, serviced by Rowe Avenue. Site inspections indicate that sufficient parking has been provided on site for most of the commercial land uses.

Residential properties within the study area are provided with sufficient on-site parking and parking on-street during the week was not noted to be high. During the weekend there is an increased demand for on-street parking for Cracknell Park. Site inspection did not indicate that the level of parking significantly affected adjacent streets, although local residents have raised this as an issue.

5 EXISTING ENVIRONMENT

5.1 TOPOGRAPHY

Directly adjacent the Swan River, the site rises steeply from the river foreshore at RL 4.0 to approximately RL 17.0 at Riversdale Road.

The precinct generally comprises an east-west ridge running centrally through the site. The site rises to a maximum RL of 19 and descends to RL 14 at the southern portion of the site, located at the corner of Great Eastern Highway and the Graham Farmer Freeway. Surface contours are shown in **Figure 11.**

5.2 EXISTING VEGETATION

5.2.1 THE SPRINGS STRUCTURE PLAN AREA

The site comprises a highly modified urban landscape.

A total of 323 'significant' trees have been identified on site (excluding Cracknell Park) as shown on **Figure 11**. Overall, the existing trees are in reasonable condition in both health and structure. A number of healthy and aesthetically pleasing specimens of Jacaranda, Spotted Gum, Lemon Scented Gum, Sugar Gum, Stone Pine and Hills Fig have been noted and are proposed to be retained as part of the development process.

A total of 148 trees within the precinct have been recommended for removal due to poor health and structural condition.

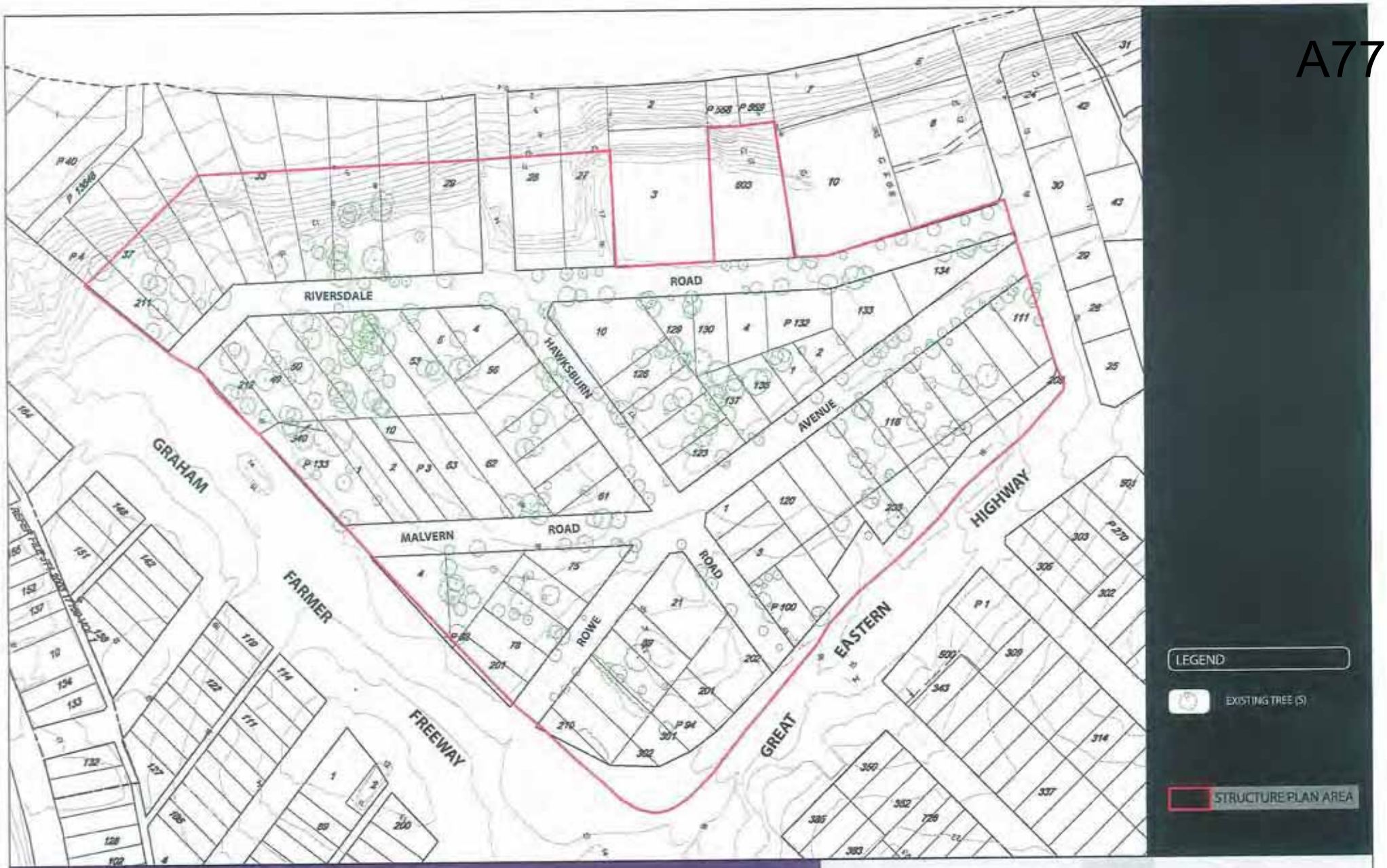
Cracknell Park and the residential and commercial areas within the site comprise mixed Australian native and exotic tree, shrub and grass species. No significant remnant indigenous vegetation remains within the park.

Photo 10: Mixed exotic and Australian native species to the existing Springs residential and commercial area.

5.2.2 SWAN RIVER FORESHORE RESERVE

The Swan River and its foreshore have been altered significantly over time through dredging and filling. No significant, intact remnant indigenous landscape vegetation remains on the river foreshore abutting the subject site; however indigenous reed and sedge species do exist on the Swan River's immediate shoreline.

While the foreshore reserve is highly modified, it does form an integral part of the Swan River riverine environment and provides links to important regional indigenous landscapes. As such, it has been identified as a 'Greenways Link' between identified Bush Forever Sites in the WAPC 'Bush Forever' Policy.



EXISTING VEGETATION
THE SPRINGS REDEVLOPMENT AREA, RIVERVALE

20m 0m 20 40 60m

January 2007 | 04/101

FIGURE 11

Photo 11: Indigenous reed and sedge species existing on the Swan Rivers water's edge

The Swan River foreshore includes a broad mix of indigenous and exotic plant species including invasive weed species. Tree species include Mature specimens of Eucalyptus sp. (Eucalypt), Platanus sp. (Plane Tree), Phoenix sp. (Date Palm) and Brachiochyton sp. (Flame tree).

Photo 12: Exotic species including Brachyiochyton sp. and kikuyu lawns to the existing Swan River foreshore at Cracknell Park

Photo 13: Exotic species including Phoenix and Oleander to the existing Swan River foreshore

5.3 HERITAGE AND CULTURE

According to the City of Belmont 'Revised Municipal Heritage Inventory 2002' there are a number of sites of local heritage significance within the precinct.

These sites are depicted in **Figure 12.**

The inventory only addresses those sites that were historically significant from white settlement of the area to present. The directory does not consider aboriginal heritage.

Clause 7.4 of TPS 14 specifies that "notwithstanding any other provisions of the Scheme to the contrary, the approval of the Council is required for the following development on or in relation to any place or object on the Heritage List".

Therefore, planning approval will be required prior to the demolition or removal of any heritage listed sites with the precinct. It is noted that approval has been granted by Council to demolish the heritage listed building on Lot 80 Riversdale Road and clear the site, however, until such a time as the building is demolished the house cannot be delisted.

HERITAGE SITES

THE SPRINGS REDEVELPMENT AREA, RIVERVALE

(City of Belmont Municipal Inventory)

200m 0m 200 400 600m

january 2007 | 04/101

FIGURE 12

5.3.1 HAWKSBURN ROAD FLAME TREES

The Flame Trees (*Erythrina indica*) located on Hawksburn Road are identified on the City's Municipal Inventory as being of heritage significance, with a recommendation of a high level of protection and conservation.

The trees are believed to have been planted by the Belmont Young Men's Club during or before 1926.

An arboricultural report prepared by Arbor Logic, arboricultural consultants (refer **Appendix A)** indicates that the existing trees are likely to be between fifty to seventy years old and have advised that they have concerns as to whether the existing trees are the original trees that were planted by the Belmont Young Men's Club.

Some trees are currently in decline and the majority, through continued poor management practices, have structural damage and acceptable to poor form which will jeopardize the viability of the street trees in the long term.

5.3.2 ABORIGINAL HERITAGE

Following a search of the Department of Aboriginal Affairs, Register of Aboriginal Sites, a number of Aboriginal Heritage sites have been identified in the general vicinity of the subject land as follows:

Site No.	Name	Type
16718	Riversdale Road	Artefacts/Scatters Archaeological Deposits
3536	Swan River	Mythological
17061	Old Campsite 1 (east of subject land)	
15916	Burswood Island	Artefacts/Scatters

From the information currently available on the register, it has not been possible to confirm if any of these sites directly impact on The Springs, although it is considered unlikely. Sites 16718 and 3536 are most closely located in relation to the subject land.

The register identifies the Swan River as a mythological site. The Aboriginal Heritage Act directs the Aboriginal Cultural Material Committee to give primary consideration to sacred beliefs (i.e. mythology) associated with a place and its ritual or ceremonial usage in the evaluation of any place. Therefore, as a mythological site, the Swan River is in the most significant category of Aboriginal site.

Given the heritage value associated with the Swan River, any modification to the River would require clearance under Section 18 of the Aboriginal Heritage Act and subsequent consultation with Aboriginal Elders of the area.

The development proposals identified for The Springs Precinct will not involve any modifications to the Swan River or its foreshores.

It is, however, recommended that further investigation be undertaken to determine, more precisely, the location of the registered sites. If appropriate a Section 18 clearance should be obtained for any development prior to commencement of works.

6 STRUCTURE PLAN

6.1 STRUCTURE PLAN FORMAT

The Springs offers exciting opportunities for urban redevelopment, as well as a number of significant challenges for both design and implementation. In formulating a planning framework to promote and successfully implement the design vision, it was considered that the controlling framework needed to be comprehensive, controlling development at a three dimensional level, and should visually communicate the ultimate design vision to the community, administrators, and future developers. For these reasons, the overall Structure Plan comprises a raft of interrelated components, including:

- **Master Plan (Figure 13)** – an informative plan intended to graphically convey the development vision, including roads and pedestrian movement, landscape and indicative built form; this plan is for guidance purposes only and does not have the formal status of the Structure Plan.
- **Structure Plan (Figures 14A & B)** – the controlling plan that identifies specific development requirements and controls, including land use, residential density, open space/drainage and new infrastructure (**Figure 14A**) and building heights (**Figure 14B**).
- **Design Guidelines** – a set of precinct-based standards to provide more comprehensive guidance to achieve the streetscape and built form objectives of the Structure Plan.

The following is an explanation of, firstly, the design philosophy and objectives underpinning the Structure Plan, and secondly, the key elements of the Plan.

6.2 DESIGN PHILOSOPHY

The Springs, as an urban renewal precinct, has experienced a protracted history of structure planning initiatives, which have been largely complicated by a multiplicity of land ownership. More recently, however, LandCorp has acquired a majority of the land, particularly in the more fragmented areas south of Riversdale Road, paving the way for a more flexible and comprehensive approach to the planning and development of the precinct.

With greater design flexibility, and the more recent community, local and state government input into the project, the design philosophy reflects a balanced planning solution, taking into account the following key influences:

- the State Government's vision for the successful redevelopment of the area in consultation with the landowners;
- the statutory and administrative requirements of the City of Belmont and State Government;
- the responses of the private landowners and the surrounding local community;
- a need to maintain independence for the remaining private landowners; and
- LandCorp's corporate commitment to producing sustainable communities, and contributing to broader regional sustainability goals.

The vision of The Springs is that of an attractive inner urban residential area containing a mix of medium to high density housing types and commercial uses, with high quality public spaces offering strong connections to the river, public transit and regional road and pedestrian systems.

New buildings in The Springs will complement the street character and public spaces. Housing density and architecture is intended to keep building height to a human scale at the street, to ensure that the streets and other public spaces will provide an appealing, liveable environment.

6.2.1 DEVELOPMENT OBJECTIVES

A series of development objectives were formulated early in the visioning process for The Springs. The development objectives recognise the background to the planning for the site, however, focus on the natural attributes and strategic location of the precinct to transform the area into a highly liveable, appealing urban setting and also creates a striking gateway to both the Perth CBD and the City of Belmont.

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NOTES

1. CRACKNELL PARK LANDSCAPING POTENTIALLY TO BE UPGRADED.
2. NEW DEVELOPMENT TO PROVIDE VIEW CORRIDORS TO THE FORESHORE AND BUILDINGS RELATE WELL WITH CRACKNELL PARK AND THE FORESHORE.
3. RIVERSDALE ROAD IMPROVED WITH NEW STREETSCAPE FEATURES AND PEDESTRIAN-FRIENDLY DESIGN.
4. HAWKSBURN ROAD WIDENED TO PROVIDE A LINEAR PARK WITH PEDESTRIAN-PRIORITY STREET DESIGN.
5. TOWNHOUSE DEVELOPMENT IN A MEWS, WITH PEDESTRIAN LINK TO HAWKSBURN ROAD.
6. TALLER BUILDINGS ALONG FREEWAY EDGE, WITH LOW-SCALE BUILDINGS ALONG NEW STREET.
7. NEW STREET TO ENABLE EFFECTIVE DEVELOPMENT AND SUPPORT PEDESTRIAN-PRIORITY DESIGN OF HAWKSBURN ROAD.
8. HIGH QUALITY LANDSCAPING OF OPEN SPACE AND DRAINAGE AREA.
9. LANDMARK TOWER BUILDING AT KEY CITY GATEWAY.

10. EASTERN END OF RIVERSDALE ROAD TO BE DISCONNECTED. PARKING EMBAYMENTS WILL BE PROVIDED WITHIN PORTION OF DISCONNECTED ROAD.
11. HIGH QUALITY MEWS WITH A VARIETY OF HOUSING TYPES.
12. ROWE AVENUE UPGRADED AS A MIXED-USE STREET WITH NEW STREETSCAPE DESIGN.
13. MIXED USE SITE WITH REAR PARKING ACCESS.
14. SERVICE ROAD, CONNECTING TO ROWE AVENUE, PROVIDING FRONTAGE FOR COMMERCIAL DEVELOPMENT ALONG GREAT EASTERN HIGHWAY.
15. ROAD ENTRY FROM GREAT EASTERN HIGHWAY FOR DIRECT ACCESS TO COMMERCIAL USES.
16. THE SOUTHERN END OF THE HAWKSBURN ROAD ROAD RESERVE TO BE DEVELOPED AS A HIGHLY PEDESTRIANISED, URBANISED PLAZA WITH GOOD PASSIVE SURVEILLANCE OF THE ENTRY/EXIT POINT TO THE PEDESTRIAN UNDERPASS AND LINKAGES TO OTHER URBAN SPACES WITHIN THE STRUCTURE PLAN AREA.

STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
INDICATIVE MASTERPLAN

20m 0m 20 40 60m

december 2007 | 04/101

FIGURE 13

TAYLOR BURRELL BARNETT
Town Planning and Design

LEGEND

- PUBLIC OPEN SPACE
- R60
- R80
- MIXED USE R80
- RIVERSDALE ROAD NORTH R 100 / R160 (refer to design guidelines)
- ROWE AVENUE WEST R160 (refer to design guidelines)
- MIXED USE R100
- MIXED USE R250
- PUBLIC AND/OR PRIVATE LANEWAYS*

NOTES

POTENTIAL FOR RESTAURANT TYPE USE ON LOWER LEVEL

POTENTIAL FOR LOCAL SHOP /CAFE TYPE USE ON LOWER LEVEL (MAXIMUM RETAIL FLOORSPACE 80m²)

HAWKSBURN ROAD RESERVE TO BE WIDENED TO CREATE LINEAR PARKLAND. ROAD ACCESS DESIGNED FOR LOCAL VISITOR ACCESS / PARKING ONLY. LINEAR PARKLAND TO BE DESIGNED IN ACCORDANCE WITH *LANDSCAPE MASTER PLAN*.

DRAINAGE SUMP TO BE LANDSCAPED AND DEVELOPED AS AESTHETIC, USABLE OPEN SPACE, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN*.

**ALL LANEWAYS IDENTIFIED ON THE PLAN ARE PUBLIC AND/OR PRIVATE ACCESS WAYS. THE SPECIFICATION OF WHICH IS TO BE DETERMINED AT THE DETAILED DESIGN PHASE.*

EASTERN END OF RIVERSDALE ROAD TO BE DISCONNECTED

MAXIMUM RETAIL FLOORSPACE 320m² WITHIN MIXED USE R80 FRONTING GREAT EASTERN HIGHWAY.

SERVICE ROAD TO PROVIDE LEGIBLE ACCESS & PARKING FOR COMMERCIAL USES FRONTING GREAT EASTERN HIGHWAY. CONNECTION THROUGH TO ROWE AVENUE REQUIRED TO PROVIDE SEMI DIRECT RETURN TO HIGHWAY. DESIGN OF SERVICE ROAD TO BE APPROVED BY CITY OF BELMONT.

NEW ROAD ENTRY FROM GREAT EASTERN HIGHWAY. PROVIDES MORE DIRECT ACCESS FOR COMMERCIAL TRAFFIC. ENTRY DESIGN TO BE APPROVED BY MRWA.

SOUTHERN END OF HAWKSBURN ROAD TO BE RE-LEVELLED AND PAVED TO INDICATE PEDESTRIAN PRIORITISATION, IN ACCORDANCE WITH *LANDSCAPE MASTERPLAN*. LOCAL VEHICLE ACCESS AND PARKING STILL PERMITTED.

THE SPRINGS SPECIAL DEVELOPMENT PRECINCT

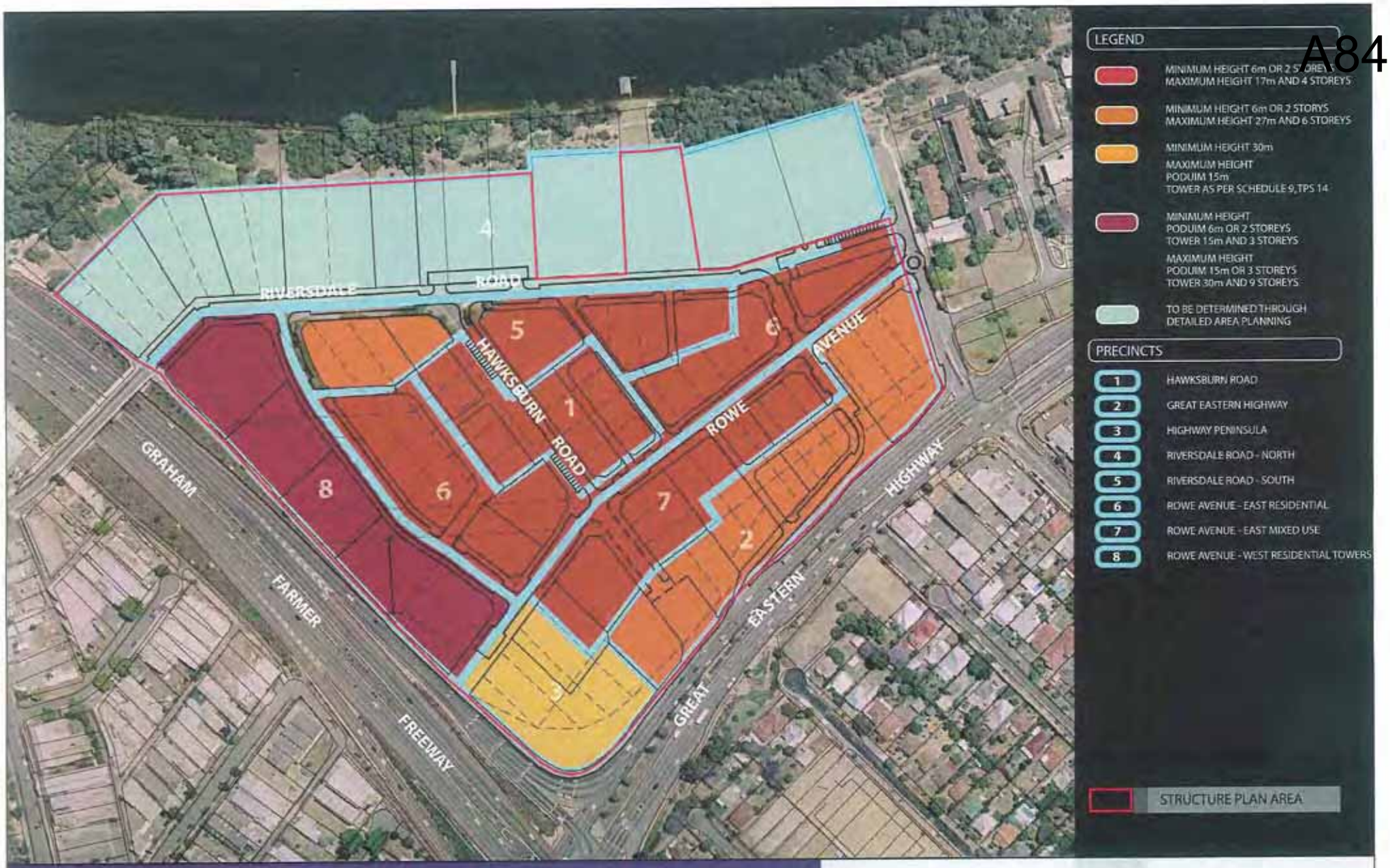
STRUCTURE PLAN AREA

THE SPRINGS STRUCTURE PLAN, RIVERVALE
LAND USE

20m 0m 20 40 60m

october 2007 | 04/101

FIGURE 14A



THE SPRINGS STRUCTURE PLAN, RIVERVALE
BUILDING HEIGHTS

20m 0m 20 40 60m

september 2009 | 04/101

FIGURE 14B

TAYLOR BURRELL BARNETT

The development objectives focus on:

- Strong river links – creation of high quality internal parks that create diversity and strong river linkages;
- Transportation linkages – developing strong transport linkages to the City, freeway, airport, cycle networks, bus and train network;
- Urban Village – creating a mixed use urban environment with a focus on the relationship between the street and built form;
- Urban renewal – voluntary redevelopment of underutilised landuse to facilitate sustainable urban development;
- Metropolitan gateway – urban form to recognise and identify/punctuate entrance to the Perth Central Area and City of Belmont; AND
- Market opportunity – create a diversity in housing produce through architectural diversity.

6.2.2 SUSTAINABILITY OBJECTIVES

Consistent with LandCorp's commitment towards providing 'sustainable' developments to the community, The Springs Structure Plan has endeavoured to fulfil the State Government's objectives to create communities that balance social, environmental and economic outcomes, not only to those persons residing within the redevelopment area, but also that of the wider community.

Key sustainability principles have been applied within the overall design of the precinct, to the extent possible within the confined nature of the site. In an urban renewal environment, many of the most effective tools in achieving sustainable outcomes will actually appear in the design of the built form. It is envisaged that a set of indicators will be prepared to measure and report the development's progress towards achieving key sustainability objectives in relation to the overall planning for the site and the development of new buildings.

The Structure Plan provides for a mix of housing types, size and density in a medium to high-density urban environment. The Springs will be well provided for in terms of access, open space and public transport.

Development will have a high regard for environmentally sustainable outcomes through management of energy, water, indoor air quality, landscape and construction. It is envisaged that The Springs will embrace the requirements for energy rated buildings and appliances and demonstrate achievement of a 'five-star' rating against a recognised sustainability performance rating system.

6.3 DEVELOPMENT PROPOSAL

6.3.1 DESIGN PRINCIPLES

The final Structure Plan design represents the culmination of an extensive design process that has sought to embody the design philosophy, LandCorp's sustainability objectives, and the feedback from landowners and the broader public. All of these influences are interwoven into the design principles, which are broadly summarised as follows:

- The modification, where appropriate, of the original road system to create a more legible and permeable movement network to manage an increase in vehicular, cyclist and pedestrian traffic within the precinct once redeveloped.
- The provision of a variety of densities and lot sizes, to enable a broad choice of housing styles and types, including more affordable housing options.
- The delivery of an overall residential density to take advantage of the precinct's good proximity and accessibility to the Swan River, rail and bus transit, and the Perth Central Business District, contributing to the regional sustainability goals of improving walkability, density around transit and reduced car dependency.
- The promotion of diversity in built form and scale, distributing building mass in a manner that accentuates the natural riverfront landform, concentrates height and density at the fringes, and leaves the interior to enjoy a more open, human scale of medium density development.
- The application of a master planning approach, employing three dimensional design, and design guidelines to guide the planning of land use, built form and product mix in keeping with the vision.

- The provision, where appropriate, of building frontages with active uses (such as commercial and home based business) to encourage an increased interaction between private buildings and the public realm.
- Promotion of sustainable design and building practices including building-performance design guidelines for energy and water efficiency and passive solar design.
- The identification, enhancement and development of key public spaces around points of concentrated development to offer convenient access to communal space and enable the integration of the landscape qualities of the river foreshore, natural topography and existing infrastructure.
- Recognising the visual and locational prominence of the southern corner of the site at the Graham Farmer Freeway and Great Eastern Highway corner, promoting the development of an iconic landmark building, to punctuate this site as the 'gateway' to the City.
- Protecting the longer term planning objectives of the private landowners within the precinct, by designing to ensure the broader development will, as far as possible, not compromise their independence.

The Springs Master Plan (Figure 13) and Structure Plan (Figures 14A & 14B) collectively illustrate the preferred pattern of land use and development for the precinct. The key elements of the Master Plan include:

- A mix of land uses, comprising predominantly medium to high density residential and commercial mixed use, offering high development potential for property on the river front and along the Freeway, and protecting amenity for existing owners wishing to remain.
- The reconfiguration of the existing road network, in particular:
  - The closure of Malvern Road to remove the five way intersection at Hawksburn Road and Rowe Ave; and
  - The discontinuance of Riversdale Road at the eastern end to reduce traffic and provide a more pedestrian-friendly interface with the river.
- The inclusion of a 'landmark' building site on the corner of Great Eastern Highway and Graham Farmer Freeway.
- The development of new areas of public open space, including:
  - The creation of a 'green street' on Hawksburn Road with access to the Swan River;
  - A landscaped 'amphitheatre' style drainage area;
  - The proposed urbanised plaza at the southern end of the Hawksburn Road road reserve.

The Springs has been divided into a number of precincts, shown in **Figure 15,** for the purpose of applying more specific design provisions. As previously stated, design guidelines have been developed for each precinct, to establish the individual character of each region.

The design guidelines form a separate document, suitable for adoption by the City as a Local Planning Policy. The general guideline requirements of each of the precincts are summarised in Section 6.4 of this report.

The following is a description of the key elements of the Structure Plan.

6.3.2 VISUAL IMPACT

Throughout the precinct, the built form configurations have been designed to enhance the natural topography of the site and optimise views and vistas from key locations within The Springs.

The form of the site is structured to reflect the prominence of the south-east corner of the site as a regional landmark, the sharp rising Swan River foreshore escarpment, and the structural relationship of the streets and spaces within The Springs.

A perforated 'line' of high-rise development will border the eastern perimeter as a frame, linking The Springs with Burswood Casino and redevelopment area and the Perth CBD.

This three dimensional design approach filters through the various elements of built form, land use and movement described in the following sections.

LEGEND

- HAWKSBURN ROAD
- ROWE AVENUE - WEST RESIDENTIAL TOWERS
- HIGHWAY PENINSULA
- RIVERSDALE ROAD - NORTH
- RIVERSDALE ROAD - SOUTH
- ROWE AVENUE - EAST RESIDENTIAL
- ROWE AVENUE - EAST MIXED USE
- GREAT EASTERN HIGHWAY
- SUB-PRECINCT BOUNDARY AREAS
- STRUCTURE PLAN AREA

PRECINCT PLAN
THE SPRINGS REDEVELPMENT AREA, RIVERVALE

20m 0m 20 40 60m

october 2007 | 04/101

FIGURE 15

TAYLOR BURRELL BARNETT

6.3.3 HOUSING CHOICE AND LOT YIELD

Housing diversity will be provided through varying densities (refer Figure 14A) and resultant housing type. The precinct's built form will include two/three storey single dwellings, three storey medium density town house style dwellings, medium/high density apartment buildings, and high-rise residential towers. The maximum heights are illustrated in Figure 14B. Minimum heights have also been identified on Figure 14B to enable some overall design flexibility.

The densities applied to The Springs have been selected after a critical review of the development opportunities of the various specific locations. The higher densities and building heights along the western edge of the development, and particularly on the corner of the Graham Farmer Freeway and Great Eastern Highway, relate to the obvious landmark qualities at the regional entrance to the City of Belmont and more widely the Perth City Centre. The lower density and building heights are proposed more centrally within the development to create a more intimate residential character.

It is estimated that The Springs will potentially provide for the development of up to 700 dwelling units and 40,000 m^2 of commercial floorspace.

To punctuate corners and in key locations, taller buildings are identified such as the corner of Brighton Road and Great Eastern Highway, and Riversdale Road and Hawksburn Road.

The proposed maximum number of residential units is unlikely to be achieved in the short or medium term given the number of lots under private ownership. A number of existing properties will possibly remain undeveloped for a number of years.

6.3.4 RETAIL/COMMERCIAL/MIXED USE DEVELOPMENT

The City of Belmont Local Commercial Strategy Final Report identifies The Springs as a Local Centre with an upper limit of 400 m^2 of retail floorspace. It is intended that this floorspace is divided between two areas within The Springs, as follows:

- 80% or 320 m^2 along the frontage to Great Eastern Highway; and
- 20% or 80 m^2 on the corner of Riversdale Road and Hawksburn Road.

This will service the local retail needs of the future Springs community.

In the event that the retail floorspace of 80 m^2 is not integrated into the development on the corner of Riversdale and Hawksburn Roads, this may in the future be amalgamated with the retail floorspace along the frontage to Great Eastern Highway.

Commercial uses will dominate along the Great Eastern Highway frontage, benefiting from a high level of exposure, with the potential for upper level residential apartments in mixed-use development.

The uses proposed within The Springs are consistent with the description of mixed use development described in the City of Belmont Mixed Use Study Part Two December 2005 being "uses that mix vertically with office or retail uses on the ground floor and residential apartments above. In the case of The Springs, the office development may be located on the lower floors, not just the ground floor, with residential above. This will be best dictated by market demands.

Mixed-use development located south of Rowe Avenue will comprise predominantly residential dwellings, with the integration of proposed compatible commercial/retail and home occupation type uses present at the lower levels. Some commercial buildings are proposed for selected key corner locations.

6.3.5 MOVEMENT NETWORK

The design is consistent with 'Liveable Neighbourhoods' objectives for a highly interconnected and legible road system. This is assisted by the relative compatibility of the existing road layout in this regard.

In line with the Western Australian Government's State Sustainability Strategy, the proposed redevelopment of The Springs has sought to create more efficient street reserves, which includes narrower pavement widths to those that currently exist, and reduced lane widths, which concurrently promotes reduced vehicle speeds to create a highly pedestrianised streetscape.

A comprehensive pedestrian network system has also been incorporated into the design, through the provision of footpaths and dual use paths throughout the precinct. The pedestrian environment will be further enhanced through the inclusion of street trees that will provide shade and a separation from the vehicular environment.

6.3.6 PROVISION OF PUBLIC OPEN SPACE

The amount and location of public open space provision within The Springs has been a result of ongoing consultation between the former DPI, City of Belmont, private landowners and LandCorp.

6.3.6.1 PROPOSED AREAS OF PUBLIC OPEN SPACE

The strategy for open space provision has been based on the following key principles:

- capitalise on the on the site's attractive position adjacent to the Swan River and foreshore;
- provide strong connection and attractive journey to the river from both within The Springs and through the site from the pedestrian connection to the south; and
- provide a variety of experiences in the public realm, suited to the needs of a broad range of age groups and family structures, through the provision of versatile internal public spaces and well landscaped streets.

Four key areas of open space have been identified in, or abutting, the Structure Plan area (**Figure 16**). These are:

- The Swan River Foreshore;
- Cracknell Park;
- Hawksburn Road Village Spine; and
- Rowe Avenue Public Open Space.

The philosophy for the treatment and use of these spaces is summarised below.

SWAN RIVER FORESHORE (REGIONAL RESERVE)

Whilst the Swan River Foreshore is not included within the Structure Plan area; however, its importance and character should be recognised in the design process for the precinct, providing a strong riverine character with many indigenous plant species.

While the existing character should be retained, passive recreational uses should also be maximised. Pedestrian path networks should be reviewed and invasive weed control undertaken.

CRACKNELL PARK (LOCAL RECREATION RESERVE)

The objectives for Cracknell Park are to enhance its existing urban parkland character and maximise its passive recreational use.

Mature indigenous and exotic vegetation (including trees and Kikuyu lawns) should be retained.

Existing public infrastructure (such as ablutions and play equipment) should also be retained. It is recognised that the existing access path should be upgraded.

Car parking facilities should be upgraded, through the use of landscape and paving design, to provide a strong functional and visual link between Cracknell Park and Hawksburn Road village spine.

HAWKSBURN ROAD PUBLIC OPEN SPACE LINK (LOCAL RECREATION RESERVE)

Hawksburn Road Public Open Space link will be developed for passive recreation in the form of a linear park and will act as a pedestrian link between the existing Great Eastern Highway pedestrian underpass and Cracknell Park/Swan River. It will offer a central focus to the redevelopment and comprise seating, pavement, lawn and shade trees. An interactive community artwork is also recommended for the open space area.

A stand of mature Flame Streets is located in Hawksburn Road. In light of the age and condition of the trees, it is recommended that they be removed; however due to the ease with which Flame trees can be propagated from existing stock, the developer proposes to propagate new street trees and trees for the POS reservation from the existing material. This will be supported by interpretive material integrated into the streetscape to tell the story of the historical significance of the site and the trees.

Street lighting and street furniture shall comprise contemporary 'one off', pieces reinforcing the special nature of the central green spine.

PROPOSED AREAS OF PUBLIC OPEN SPACE
THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

20m 0m 20 40 60m

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FIGURE 16

A proposed draft design concept is shown below in **Figure 17**.

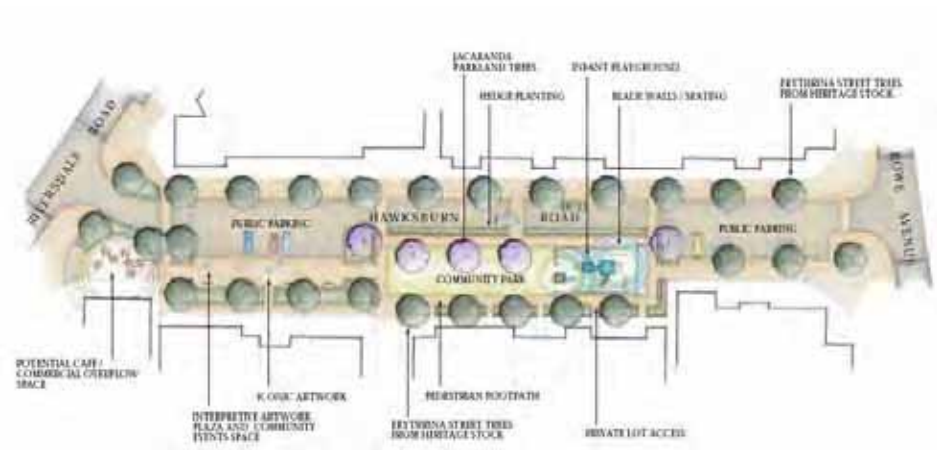

Figure 17: Proposed Hawksburn Road Village Spine

ROWE AVENUE (LOCAL RECREATION RESERVE)

Rowe Avenue will be developed as an urban park and multi-purpose passive recreation facility. The current size of the POS area is suitable for passive and active recreation, including non-structured ball sports. The area can also act as a central meeting point for the community, and for both formal and informal functions.

Elements will include the provision of stepped limestone retaining walls to create a minor amphitheatre, and also functioning as a stormwater retention structure.

The base of the amphitheatre will be grassed and planted with a mixture of Australian native and exotic shade trees to define the perimeter of the space.

A proposed design concept is shown at **Figures 18 and 19**.

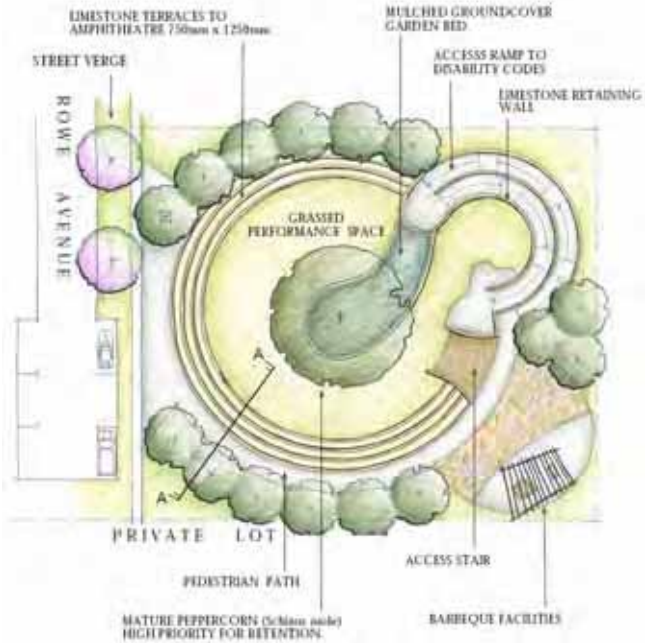

Figure 18: Proposed Rowe Avenue Amphitheatre

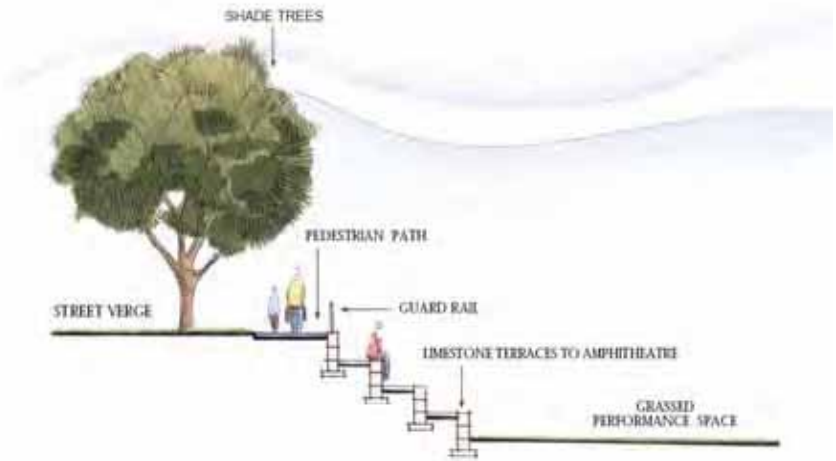

Figure 19: Proposed Rowe Avenue Amphitheatre Cross-Section

HAWKSBURN ROAD SOUTH – PUBLIC OPEN SPACE

The southern end of the Hawksburn Road road reserve located adjacent to Great Eastern Highway will be developed as a highly pedestrianised, urbanised plaza with good passive surveillance and linkages to other urban spaces within the Structure Plan area. The 1161 m^2 area currently includes an entry/exit point to the pedestrian underpass and can be subject to surveillance problems. Upgrading the area and incorporation of Crime Prevention Through Environmental Design (CPTED) principles will provide a more inviting POS and complement the rest of the linear pedestrian pathway to the Swan River.

6.3.6.2 RATIONALE FOR DETERMINATION OF PUBLIC OPEN SPACE PROVISION WITHIN THE SPRINGS

Four areas of open space are proposed to service The Springs; the existing Cracknell Park, the proposed open space/amphitheatre area at Rowe Avenue, the proposed linear park located on Hawksburn Road, and the proposed urbanised plaza at the southern end of the Hawksburn Road road reserve. In addition, the Swan River foreshore reserve also abuts the northern boundary of the area.

The foreshore reserve in this locality is well utilised by the public and contributes to the local recreational values for the area, particularly where it abuts Cracknell Park. Element 4, Requirement 7 of Liveable Neighbourhoods states that *"the WAPC may accept part of the regional open space as part of the subdividers 10% public open space contribution",* subject to management agreements for the land and demonstration that the area can be used for long term appropriate local open space purposes.

As the reserve is contiguous with the local reserve of Cracknell Park and forms part of that overall parkland area, there is a sound basis for considering the portion that effectively forms part of Cracknell Park when calculating the public open space provided for the precinct. For the purpose of determining overall POS requirements for The Springs development, no part of the foreshore reserve has been included in the technical calculation of actual POS provision; however, its contribution to local recreational values should be acknowledged.

As the precinct is a brownfields development, it is submitted that only the developable land area, and not existing roads, should be included in the calculation of gross subdivisible area. On this basis, the total gross subdivisible area would be 9.82 ha.

Three strata sites are not included within the redevelopment area. As these sites would comprise 10% of the total area of the precinct, the extent to which the Cracknell Park is credited towards the redevelopment area is discounted accordingly. Therefore, only 90% of the total area of the park is included in the open space calculation.

The total POS provision is calculated as follows:

Location	Area	Amount of POS
'The Springs' Gross Subdividable Area*	= 9.82 ha (98,199 m^2)	100%
10% POS Requirement	= 0.98 ha (9819.9 m^2)	10%
Cracknell Park Contribution Towards POS 90% of 5712 m^2 = 0.51 ha	= 0.51 ha (5137 m^2)	5.1%
New POS Provided - Hawksburn Road Linear Park - Rowe Avenue POS/Amphitheatre - Hawksburn Road South POS (underpass park)	 = 0.1509 ha (1509 m^2) = 0.2400 ha (2400 m^2) = 0.1161 ha (1161 m^2)	 1.5% 2.5% 1.2%
TOTAL POS PROVIDED	**= 1.02 ha (10,207 m^2)**	**10.3%**

Total Existing Roads: 2.785 ha
Total Proposed Roads (Inc Laneways): 4.05 ha

* *Gross subdivisible area is the total Structure Plan area less existing roads to remain open and non-residential component of mixed use and commercial land (assumed at 50%).*

Whilst LandCorp and the City of Belmont provide the public open space within The Springs, the proportional landowner contribution has been calculated in the table below.

TABLE 2: PRIVATE LOTS AND THE LAND REQUIRED FOR PUBLIC OPEN SPACE

Zoned	Street	Lot No.	Certificate of Title	Area of Land Owned m²	POS Allocation m² (10.3 %)	POS Provided by LandCorp (5.2 %)	POS Provided by CoB (5.1%)
Residential	Riversdale Road	35	150/80	1486	153.1	77.3	75.8
Residential	Riversdale Road	34	2210/608	1610	165.8	83.7	82.1
Residential	Riversdale Road	133	1999/338	1602	165.0	83.3	81.7
Residential	Riversdale Road	132	1999/337	1594	164.2	82.9	81.3
Residential	Riversdale Road	131	1999/336	2144	220.8	111.5	109.3
Residential	Riversdale Road	130	1999/335	2144	220.8	111.5	109.3
Residential	Riversdale Road	80	2221/121	2144	220.8	111.5	109.3
Residential	Riversdale Road	603	2132/908	3720	383.2	193.4	189.7
Residential	Riversdale Road	134	1689/392	1416	145.8	73.6	72.2
Residential	Riversdale Road	132	371/180A	1316	135.5	68.4	67.1
Residential	Riversdale Road	4	371/179A	971	100.0	50.5	49.5
Residential	Riversdale Road	130	1282/356	943	97.1	49.0	48.1
Mixed use	Rowe Avenue	120	1977/731	506*	52.1	26.3	29.8
Mixed use	Hawksburn Road	21	1827/669	996*	102.6	51.8	50.8
Residential	Rowe Avenue	77	1981/824	1012	104.2	52.6	51.6
Residential	Rowe Avenue	78	1415/247	1012	104.2	52.6	51.6
Residential	Malvern Road	4	2610/473	1289	132.8	67.0	65.7
Residential	Malvern Road	3	1473/973	801	82.5	41.7	40.9
Residential	Malvern Road	63	1921/485	1571	161.8	81.7	80.1
Residential	Hawksburn Road	4	1304/438	1052	108.4	54.7	53.7
Mixed use	Rowe Avenue	119	Strata A16632	506*	52.1	26.3	25.8
Residential	Hawksburn Road	10	Strata S10071	2315	238.4	120.4	118.1
		TOTAL		**32150**	**3311.2**	**1671.7**	**1643.5**
		(Ha)		**3.2150**	**0.33112**	**0.16717**	**0.16435**

** The total area of land shown for Mixed Use lots is 50% of total lot area, reflecting the proportion of overall mixed use area included in calculating POS required.*

6.3.6.3 LANDSCAPE DESIGN

The Springs is flanked by the Great Eastern Highway and the Graham Farmer Freeway to the southeast and southwest, respectively.

Recognising that the land is very much 'contained', the landscape design should respond to these qualities and not only be tailored to offer local identity, but also provide recreational opportunities for the resident population.

With functionality as a key objective, landscape design will enable open spaces to yield:

- a diversity of indigenous plant communities and fauna habitats;
- a variety of environmental features and practices; and
- a diversity of opportunities and experiences to accommodate informal play, and the needs of both active & passive users.

The incorporation of sustainability imperatives will also be a foundation for the design of landscape spaces. The following initiatives should be considered during the detailed design of landscape spaces in both the public realm, and for freehold land as appropriate:

- permeable pavements and decking to allow on site stormwater infiltration;
- water wise garden techniques and low water use plants;
- sub surface irrigation;
- soil ameliorants to improve water and nutrient retention;
- mulches to garden beds to retain water and promote healthy garden biota;
- slow release fertilisers on plants and garden beds, to minimise leaching of nutrients into the ground water;
- low phosphorous fertilisers on all lawns, to minimise phosphate loading to the environment;
- Landscape and irrigation contractors shall adopt waste minimization practices throughout construction;
- The use of recycled and renewable materials in construction;
- Installation of water tanks to harvest roof water for the purposes of landscape reticulation (State Government rebate applies); and
- Installation of grey water recycling systems for the purposes of landscape reticulation (State Government rebate applies).

These broad objectives will underpin the Landscape Concept Plan (refer to **Figures 20A and 20B**). It is presently envisaged that a Landscape Master Plan will be prepared prior to commencement of the subdivisional phase of works.

6.3.6.4 STREETSCAPE DESIGN

A holistic approach will be applied to streetscape design. Sufficient flexibility will exist however, to ensure that 'precinct' character can be achieved, thus ensuring streetscapes are compatible with the range of land uses to be developed across the site. Minor variation in streetscape design will add variety and interest.

Linear open space provided adjacent to road reserves will form an important part of the overall open space provision. Particular emphasis should therefore be placed on designing for safe, highly pedestrianised streets.

Paving, street furniture and green stock will be selected to:

- provide a high level of amenity;
- complement the characteristics of the built environment; and
- minimise long-term maintenance costs.

INTERNAL STREETS

Internal streets will be designed to be 'traditional', meaning the inclusion of pedestrian footpaths adjacent to lot boundaries, street trees and grassed verges.

Street lighting will comprise Western Power fittings from their standard decorative range, while street furniture will also be selected from a standard decorative commercial range.

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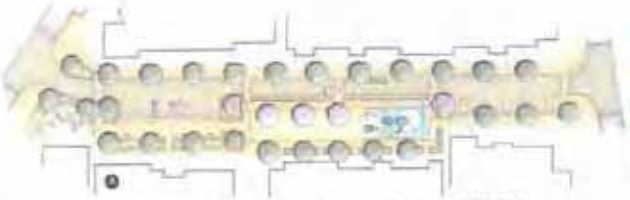
THE SPRINGS

LANDCORP

SIMPLE CONTEMPORARY URBAN DESIGN IN THE PUBLIC REALM USING NATURAL MATERIALS.



HAWKSBURN ROAD P.O.S. FOR PASSIVE RECREATION & COMMUNITY EVENTS

RESPOND TO THE PROXIMITY OF RIVERINE LANDSCAPE TYPE & CRACKNELL PARK.

Public open space with facilities that encourage local community use and passive recreation.

Simple, practical and pedestrian friendly shaded streets.

Dynamic pedestrian focused 'village centre' to Hawksburn Road

Interpretation of areas of cultural & historical significance through community artwork and information signs.

Contemporary design theme including robust and ergonomic street and park furniture using natural materials.

Plant selection reflecting the adjacent Swan River riverine environment.

Water sensitive urban design principles in streets and public open space.

Standard Western Power street lighting.

Practical and affordable maintenance regimes.

The colour texture palette is a guide to the desirable range of materials and finishes for hard and soft landscape elements in the public domain.

INFORMATION SIGNS & INTERACTIVE ARTWORK TO CRACKNELL PARK.

COMMUNITY ARTWORK LOCATED ON HAWKSBURN ROAD & ROE AVENUE.

STREET TREES AND GRASSED VERGES WITH STREET PARKING & LOT BOUNDARY FOOTPATHS TO INTERNAL STREETS.

STANDARD WESTERN POWER STREET LIGHTING.

ICONIC ARTWORK TO HAWKSBURN ROAD P.O.S.

ROE AVENUE P.O.S. FOR PASSIVE RECREATION & STORMWATER MANAGEMENT.

CUSTOM DESIGNED STREET FURNITURE TO HAWKSBURN ROAD.

PLAN E

LANDSCAPE CONCEPT

AGONIS FLEXUOSA

CORYMBIA FICIFOLIA

TURF

CONCRETE

BITUMEN ROADS

TIMBER

JUNCUS PAUCIFLORUS

STEEL GRATES

VILLAGE SPINE ROAD SURFACE

MELALEUCA BRACHIOPHYLLA

BALMEA JUNCEA

STEEL

TACTILE PAVING

JACARANDA MIMOSIFOLIA

ISOLEPIS NODOSA

MULCH

MASONRY

CONCRETE FOOTPATHS

TREES | PLANTING | FURNITURE | PAVEMENTS

LANDSCAPE MATERIALS PALETTE

THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

december 2007 | 04/101

FIGURE 20A

TAYLOR BURRELL BARNETT

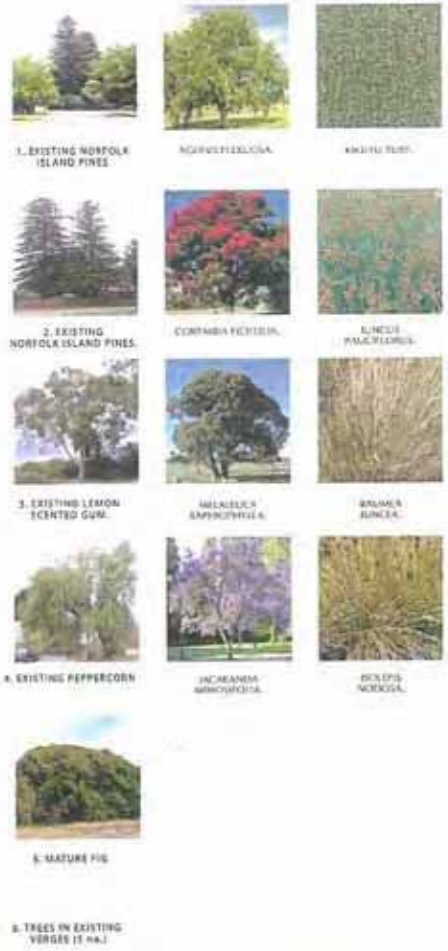
THE SPRINGS

LANDCORP

EXISTING TREES

PROPOSED STREET TREE SPECIES

INDICITIVE PLANT SPECIES



1. EXISTING NORFOLK ISLAND PINES

2. EXISTING NORFOLK ISLAND PINES.

3. EXISTING LEMON SCENTED GUM.

4. EXISTING PEPPERCORN

5. MATURE FIG

6. TREES IN EXISTING VERGES (7 no.)

PLANTING CONCEPT

THE SPRINGS REDEVELOPMENT AREA, RIVERVALE

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FIGURE 20B

TAYLOR BURRELL BARNETT
Town Planning and Design

GREAT EASTERN HIGHWAY

The northern verge of the Great Eastern Highway will be designed to match in with the existing streetscape to the northeast and southwest of the development site. Specific elements include a shared use path and street trees. Street lighting and furniture will also be selected to match the existing suite.

HAWKSBURN ROAD

A contemporary streetscape character will link Great Eastern Highway (from the underpass), Rowe Avenue and Cracknell Park. Design features will include street trees and paved footpaths. The footpaths in particular will be designed to include an 'at grade' pedestrian pavement flush with the road carriageway.

Street lighting will comprise standard Western Power decorative fittings to match internal streets, while street furniture will be custom designed to provide a high degree of functionality and amenity.

6.3.6.5 RETENTION OF VEGETATION

Where possible, healthy mature trees will be retained within the redevelopment area.

Existing mature trees within redevelopment lots will be assessed on a lot by lot basis, with each tree's retention dependent upon development strategy, geotechnical investigations and the requirement for environmental remediation works.

6.3.6.6 LANDSCAPE DESIGN AND CONSTRUCTION

Public open space and streetscapes will employ a combination of indigenous and exotic plant species with selection based on a response to the proximity to the adjacent riverine environment, sustainability, suitability for purpose and visual amenity.

Individual plant selection will be from species lists focusing on proven performance under the prevailing environmental conditions, pests and disease resistance, non invasive or weed forming nature and requiring a low level of ongoing maintenance during and after establishment, including fertilizer application.

It is envisaged that each precinct of the development will have an individual landscape character and species list, including street trees, that meet the environmental and urban design requirements of each precinct while forming an integral part of the landscape of the whole development.

Grassed verges will only be developed where broad acre turf management practices can be employed and fertilizer and pest and disease control applications can be controlled and minimized.

The use of annual and herbaceous plants will be minimized throughout the development, and in consultation with the City of Belmont.

Prepared soils, soil conditioners and mulches will be used throughout the works to minimize water use and provide nutrient buffers to planted and grassed areas.

6.3.6.7 IRRIGATION DESIGN AND CONSTRUCTION

All public open space within the site, excluding street verges, will be irrigated from a licensed bore. The possibility of using grey water will be considered, subject to gaining support from relevant government agencies.

All irrigation within private lots will be via either a licensed bore or scheme water supply from individual lot supply points.

Environmental protection, water wise principals, and the minimization of ongoing maintenance costs, will be inherent in the design and operation of all irrigation systems.

All irrigation will be designed and installed to City of Belmont standards.

Landscape and irrigation works within public open spaces will be maintained by the developer for a period, to be agreed with the City, after the completion of the main redevelopment project, at which time the works will become the responsibility of the City of Belmont.

All areas will be designed to allow maintenance to be continued by the City to a high level of amenity and to maximize sustainability, including the minimization of irrigation, runoff and the use of pesticides, herbicides and fertilizers.

6.3.6.8 PUBLIC ART

Public art will form an integral part of the redevelopment, assisting in the creation of a unique sense of place through the expression of the site's history, proximity to the Swan River, and culture. Artworks can provide numerous benefits to the community, including:

- enrichment of the built environment;
- contribution to local identity;
- development of community ownership and pride;
- interpretation and expression of unique site characteristics; and
- landmarks and points of reference for orientation.

Public art will be incorporated within public open space at the discretion of the developer.

Opportunities and theming for the use of public art will be explored in conjunction with the detailed design of landscaped spaces. During this process, opportunities will be explored to celebrate indigenous heritage as appropriate; and to involve the community as well as local and/or indigenous artists.

6.3.7 TRANSPORT, TRAFFIC SAFETY AND MANAGEMENT

6.3.7.1 DEVELOPMENT PRINCIPLES

The Springs is being planned as a Transit Oriented Development and accordingly, the proposed transport network reflects the following principles:

- Plan the development to be highly walkable (i.e. safe, legible, connected and appealing to pedestrians).
- Provide high activity (mixed use) intensities to encourage local trips and facilitate the precinct's function as both an origin and destination.
- Ensure there are walkable links to rapid transit and secondary transit (i.e. metropolitan bus) services.
- Plan for internal streets to function as shared spaces and for the public realm to be inviting and active.
- Restrain car traffic and vehicle speeds so as not to undermine pedestrian and cycling amenity and permeability.
- Supply and manage car parking to reduce incentives for discretionary car ownership and trips; support a fairer 'pay-as-you-use' system for vehicle access and use; and in reflection of the excellent non-car mode choices available.

6.3.7.2 ROADS

Traffic analysis indicates that the greatest impacts of development will occur at the Brighton Road/ Great Eastern Highway/ Kooyong Road intersection. Nevertheless, the assessment shows that this intersection could operate acceptably given its function as a busy arterial and inner city location.

Ingress to The Springs will be improved through the construction of a left in slip lane from Great Eastern Highway southwest of the Brighton Road/ Great Eastern Highway/ Kooyong Road intersection. Support for the slip lane has been received from Urban Transport Systems (Department of Planning), Main Roads WA and the Public Transport Authority.

Other external intersections, including Griffiths Street/ Great Eastern Highway/ Graham Farmer Freeway off ramp and Graham Farmer Freeway ramps/ Great Eastern Highway, have been assessed as able to function adequately with the addition of development traffic.

Within the precinct, it is intended that all roads will be constructed to appropriate standards for low speed vehicle movement and high pedestrian movement. The majority of streets within The Springs development will operate with daily traffic flows of less than 3,000 vehicles per day (vpd), with the exception of Rowe Avenue and Brighton Road, and function as local access streets (residential streets). Brighton Road and Rowe Avenue are likely to have daily flows between 5,000 and 7,000 vpd and will function as slow-speed Neighbourhood Connectors. Hawksburn Avenue is intended to be a highly pedestrianised environment and will be designed as a 'village spine'. Concepts for this street are indicated in the landscape report.

As stated in Section 4.6.1, Brighton Road already carries approximately 3,000 vpd. To ensure the continuity of the road network, it is proposed that a Neighbourhood Connector link is aligned from Brighton Road to Griffiths Street in Burswood via Rowe Avenue, the westernmost internal link through to Riversdale Road, Riversdale Road and Goodwood Parade.

6.3.7.3 ROAD SAFETY AND MANAGEMENT

The internal road network has been designed to limit traffic speeds and all street blocks are generally less than 200 metres long. A posted speed limit of 30-40 kilometres per hour would be appropriate within The Springs to support the shared use of streets.

6.3.7.4 PUBLIC TRANSPORT

Public transport is very accessible from the subject site. There are a number of bus routes that operate along Great Eastern Highway and have 10-15 minute and about five minute headway in the morning and afternoon peaks, respectively. There is a stop for eastbound services immediately adjacent to The Springs while a stop for westbound services can be accessed via an existing underpass spanning Great Eastern Highway. Burswood railway station, which is on the Perth-Armadale/ Thornlie line, is about 700-750 metres walk from The Springs. The station can be accessed via two pedestrian routes, which are earmarked for enhancement as part of the development proposal. Train services operate about every 15 minutes in both directions throughout the day. Current journey time to the City by public transport is eight minutes by train and about 20 minutes by bus.

6.3.7.5 PARKING

The City of Belmont and the Residential Design Codes require that car parking is supplied at a rate of at least 0.35 bays per apartment plus 0.015 bays per square metre of plot ratio area and two bays per green title residence (i.e. townhouse). Visitor parking at a rate of one bay per 10 tenant bays is also required. Non-residential parking is generally required to comply with the City of Belmont Town Planning Scheme No. 14.

The Transport, Access and Parking report being prepared to support the Structure Plan proposes a car parking supply and management plan that is suited to the site and development characteristics. In particular, it recommends a reduced level of car parking supply, which reflects the Transit Oriented Development principles that underpin the Structure Plan. The report will be prepared based on the guiding principles mentioned in 6.3.7.1 above.

6.3.7.6 FOOTPATHS

Existing streets incorporate footpaths and all new streets will be designed with footpaths on both sides. While on-street cycling would be expected with the low traffic volumes forecast, shared paths will be provided through the site as shown in **Figure 21**. Shared paths will not be provided along roads with dedicated cycle lanes.

6.3.7.7 UNIVERSAL ACCESS DESIGN

All footpaths and access ramps will be designed within The Springs to accord with current universal access standards. In particular, the underpass providing access to the southern side of Great Eastern Highway will be improved.

6.3.8 PROPOSED INFRASTRUCTURE SERVICING

6.3.8.1 ROADWORKS

A geotechnical investigation has been undertaken on the existing road pavements. The investigations concluded that all existing roads within the precinct require profiling of the existing wearing course, tyne and compaction of the base course and the placement of a new wearing course consisting of a 25 mm thick asphalt layer.

With the proposed increase in residential density there will also need to be an allowance for embayed parking bays to the existing carriageways to accommodate visitors and occasional parking. Additional concrete footpaths will also be required such that footpaths will be available on each side of the existing roads.

All proposed new roads will be constructed to Council standard and include embayed parking bays and footpaths.

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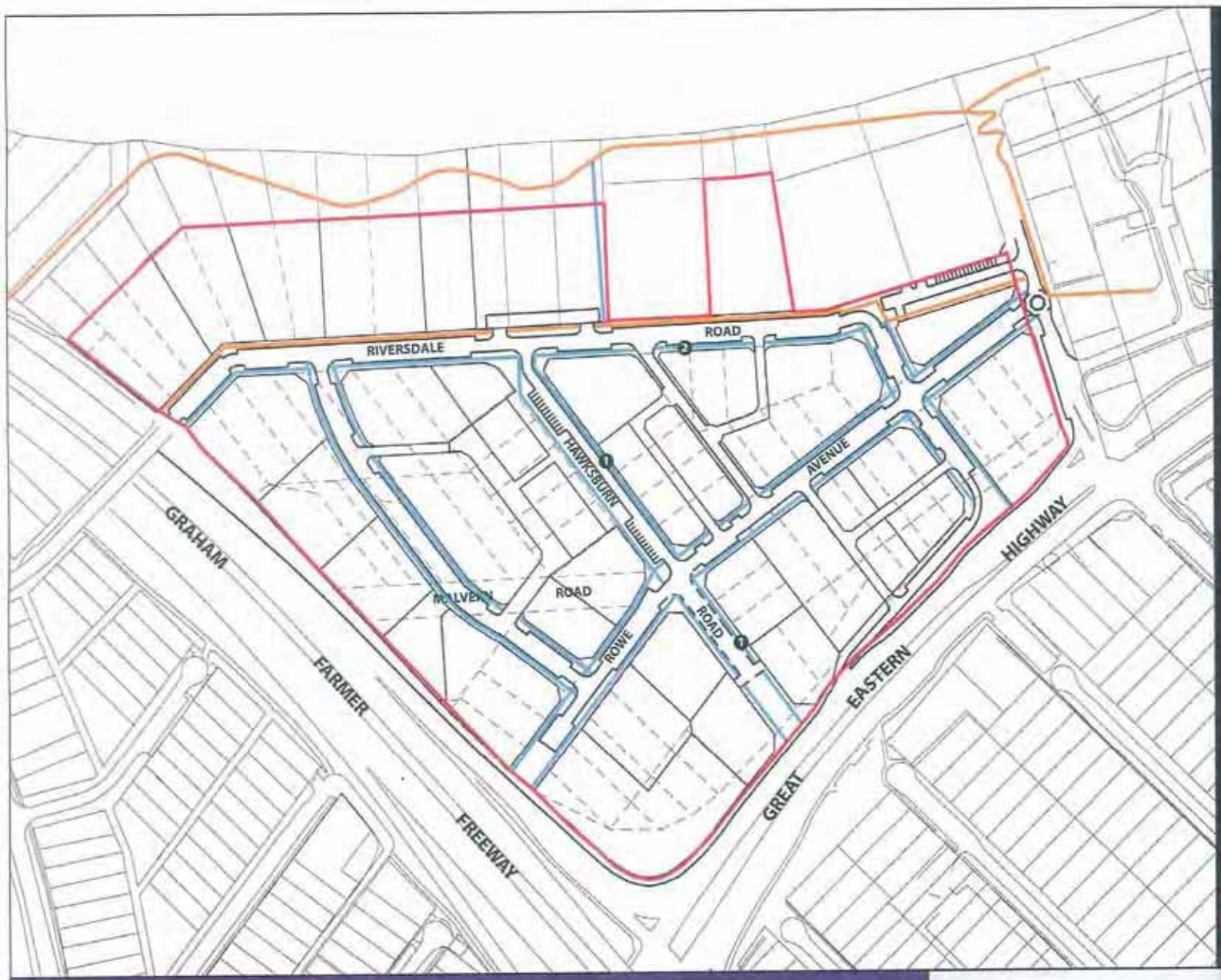

LEGEND

FOOT PATH

SHARED PATH

NOTES

1 THE MATTER OF BICYCLE SAFETY AND CONNECTIVITY ON THE EAST SIDE OF HAWKSBURN ROAD EXTENDING FROM GREAT EASTERN HIGHWAY TO RIVERSDALE ROAD TO BE ADDRESSED AT DETAILED DESIGN STAGE.

2 PEDESTRIAN AND BICYCLE SAFETY AND CONNECTIVITY ON RIVERSDALE ROAD BETWEEN HAWKSBURN AND THE UNNAMED ROAD TO THE EAST TO BE ADDRESSED AT THE DETAILED DESIGN STAGE.

STRUCTURE PLAN AREA

PROPOSED FOOTPATH PLAN
THE SPRINGS REDEVELPMENT AREA, RIVERVALE

20m 0m 20 40 60m

october 2007 | 04/101

FIGURE 21

TAYLOR BURRELL BARNETT

6.3.8.2 DRAINAGE AND STORMWATER MANAGEMENT

A preliminary review of the existing drainage catchments indicates that the 225 mm diameter pipe to the Cracknell Park Reserve will require an upgrade to include stormwater treatment and retention. The Rowe Avenue basin currently appears undersized and will need to be increased in volume to accommodate extreme storm events. This will be achieved by removing the existing carpark which is currently leased by Council to the adjoining commercial premises and enlarging the volume of the basin. It is proposed that this basin will incorporate an underground soakage cell to accommodate minor storm events such that the area can form an attractive and usable public open space (as described in Section 6.3.6.1).

Advice from the Belmont Council is that all proposed lots should retain stormwater on site and that they would require the existing street drainage network to be enhanced. This enhancement would include pipe work upgrades and extensions and the introduction of gross pollutant traps at all drainage outfalls.

6.3.8.3 WATER SUPPLY

Although all lots currently have access to water, the existing smaller diameter pipe sizes are considered inadequate for the demands which will be generated from the proposed increases in residential density. Hence upgrading of existing pipework will be necessary. The following sections of pipework will require upgrading:

- 100 mm diameter pipework in Riversdale Road to 200 mm diameter.
- 90 mm/100 mm diameter pipework in Brighton Road to 200 mm diameter.
- 75 mm/100 mm diameter pipework in Rowe Avenue to 150 mm diameter.

6.3.8.4 SEWER

As part of the redevelopment of the area it will be necessary to ensure all lots have access to sewer. A suitable strategy to service the currently un-sewered areas adjacent to Riversdale Road would be an extension of the existing gravity sewer system. Lots on the north side of Riversdale Road are proposed to be serviced via private pump stations to be individually provided by landowners/developers when sites are developed. This strategy would need approval from the Water Corporation but preliminary advice is that it would be accepted.

In terms of timing of these works, given that all streets in the precinct are to be reconstructed, it would be logical to undertake the sewer upgrade works (except the private pump stations) at the same time, minimising disruption and cost.

6.3.8.5 UNDERGROUND POWER AND STREET LIGHTING

Any redevelopment of the area which will increase power demands will necessitate significant upgrading of the existing infrastructure. This upgrade will include new high and low voltage cable, switchgear and transformers.

Western Power has also indicated that a new high voltage feeder from the Rivervale Zone Substation may be required for the proposed development; however, no formal feasibility study has been undertaken. This work is off-site, and will have no physical impact on the precinct, but may represent a cost to the development.

6.3.8.6 TELECOMMUNICATIONS

As part of the existing communications infrastructure within The Springs Precinct, Telstra has optic fibre cables in the Great Eastern Highway road reserve. These optic fibre cables have the capacity to service the proposed development.

6.3.8.7 SITEWORKS

The site is generally level and ranges from a high of 19m AHD to 15m AHD adjacent to the existing stormwater disposal basin in Rowe Avenue. The lots between Riverdale Road and the Swan River fall steeply from 17m AHD to 1m AHD.

Regional soil maps indicate the site is characterised by sand derived from Tamala Limestone. This sand is generally pale yellow, coarse grained, free draining and well suited for urbanisation.

The Regional Groundwater Atlas indicates that the groundwater regime falls from east to west with levels ranging from 6m AHD at Great Eastern Highway to 3m AHD at the River. The general sandy nature of the soils and separation to groundwater over the site indicates the suitability of stormwater disposal via on site soakage.

Geotechnical site investigations at various vacant lots have indicated the presence of uncontrolled fill material to a depth of 2m which is associated with past land uses.

The removal, screening and replacing these fill materials will be necessary to achieve an A site classification under Australian Standard AS 2870 1996.

6.4 DESIGN GUIDELINES/DETAILED AREA PLANS

The Built Form Design Guidelines document is an illustrative supporting document of the Structure Plan for The Springs. It is expected that the City will adopt the Guidelines as a Local Planning Policy and that Council will use the Guidelines as one of a raft of measures, including the Structure Plan and TPS 14 to control development in the precinct to achieve the desired outcomes.

The role of the Design Guidelines is to guide the development of built form in The Springs using the principles as supported by illustrative diagrams and photographs. The Guidelines are a tool for both developers, to understand in more specific terms the development vision, and for the City, to provide clear criteria against which development proposals can be assessed.

The Guidelines document defines the proposed character of the precinct's varied streetscapes and open spaces and illustrates how the interface between the built form should be treated in order to create pleasant public spaces in the streets and parks.

The intention of the guidelines is to also establish a framework for achieving quality built form, prescribing the nature of the architecture. Imaginative and varying architectural responses are supported within the document. A variety of architectural styles that respond to the public realm, the climate of the area and the natural landscape of The Springs is encouraged.

Where proposals do not conform to the requirements of the Design Guidelines, additional justification would be required to demonstrate how the proposal meets the principles of the guidelines and the merits of any alternative approach.

The key principles of the Guidelines are described in detail in the Guidelines document. In summary, these principles include:

- Building Height – should aim to create a three dimensional form reflecting the prominence of the south-east corner of the site as a regional landmark, the sharp rising of the Swan River escarpment and the relationship of streets and spaces in the Precinct; a border of high rise development along the eastern perimeter will frame the area and provide visual relationship with Burswood and the City;
- Street Edge Alignment – buildings to generally align with lot frontages to define the public realm of streets, public open spaces and semi-private courtyard spaces;
- Maximum Setbacks – street setback zones (or 'projection' zones) provide an area between building and street that allows for landscaping, terraces, balconies, entry porches, and other building and roof projections to be located;
- Public Art – encourage private development to incorporate public art through free-standing artworks, and in the detailing of built and landscape elements such as fencing, street furniture, paving etc;
- Corner Treatments – encourage articulated buildings that reinforce corner locations;
- Material Usage – promote innovative use of building materials, discouraging use of reflective glass, superficial and superfluous detailing, and excessive colour palettes;
- Noise Attenuation – building design should allow residents to maintain access to views, breezes and external amenity without being impacted by noise; and
- Sustainability – provide a mix of housing types, size and density, as well as good access to open space and transport; design should promote management of energy, water quality and quantity, indoor air quality and landscape.

The following is a description of the main characteristics of each of the proposed precincts, supported by some sectional details. The location of the sections is indicated in **Figure 22.**

Figure 22: Plan Showing Sectional Views

** The matter of bicycle safety and connectivity on the east side of Hawksburn Road extending from Great Eastern Highway to Riversdale Road to be addressed at the detailed design stage.*

Figure 23: Section AA - Hawksburn Road Reserve – Community Park between Rowe Avenue and Riversdale Road

6.4.1 HAWKSBURN ROAD

The desired street character for the section of Hawksburn Road between Riversdale Road and Rowe Avenue is for an intimately scaled, tree-lined residential promenade characterised by a 3 to 4 storey streetscape of townhouse type units.

Individually demarcated dwelling units are encouraged through a predominantly vertical articulation along the street. Each unit is proposed to have an individual entry directly off the street and a front garden separated from the public realm by a low garden wall.

A typical cross-section of the proposed Hawksburn Road is shown at **Figure 23.**

Recognising that the proposed local recreation reserve directly abuts land earmarked for redevelopment under the Structure Plan, it will be important to ensure that such development is designed so that its interface with the park provides a high standard of visual amenity, safety and surveillance, particularly through the use of visually permeable fencing and positioning of doorways, windows and balconies addressing the park. This will be reinforced by specific reference in the Design Guidelines. Given that the abutting sites have yet to be created through amalgamation/subdivision, more detailed requirements may also be specified through the requirement for Detailed Area Plans as a condition on the WAPC Approval.

6.4.2 ROWE AVENUE

Rowe Avenue will perform a 'main street' role within The Springs, by connecting abutting urban areas, through The Springs to key internal destinations. Refer to **Figure 24** for the proposed cross-section of Rowe Avenue.

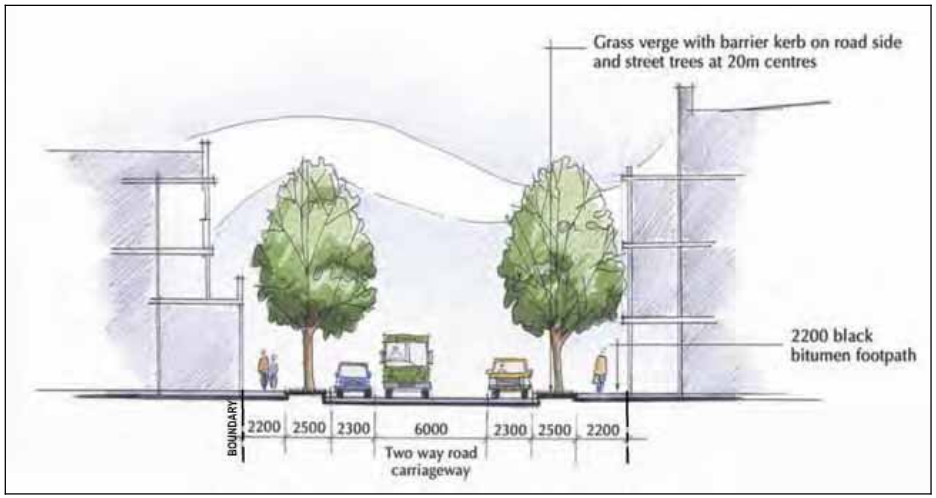

Figure 24: Section BB - Proposed Rowe Avenue Streetscape

6.4.3 ROWE AVENUE – WEST RESIDENTIAL TOWERS

This is a new street section which will form a western extension of Rowe Avenue. The western perimeter of The Springs is proposed to support up to 9 storey apartment buildings in a landscape setting. Refer **Figure 25**.

The proposed 9 storey height limit of the buildings is likely to create a well articulated and visually interesting internal edge to The Springs.

Special attention is required in regard to the design of these buildings as the development will become the external presentation of The Springs.

The eastern edge of Rowe Avenue will provide a consistent podium of up to 3 storeys that will reduce scale at the street activate the street edge with terrace type housing units.

This new street is proposed to be a generously scaled, tree lined residential avenue, with each unit providing an individual entry directly off the street, separated from the public edge by a subtle variation in height and a 3m deep 'projection zone' – i.e. a front setback to the front boundary designed to allow for landscaping, balcony, roof and other projections.

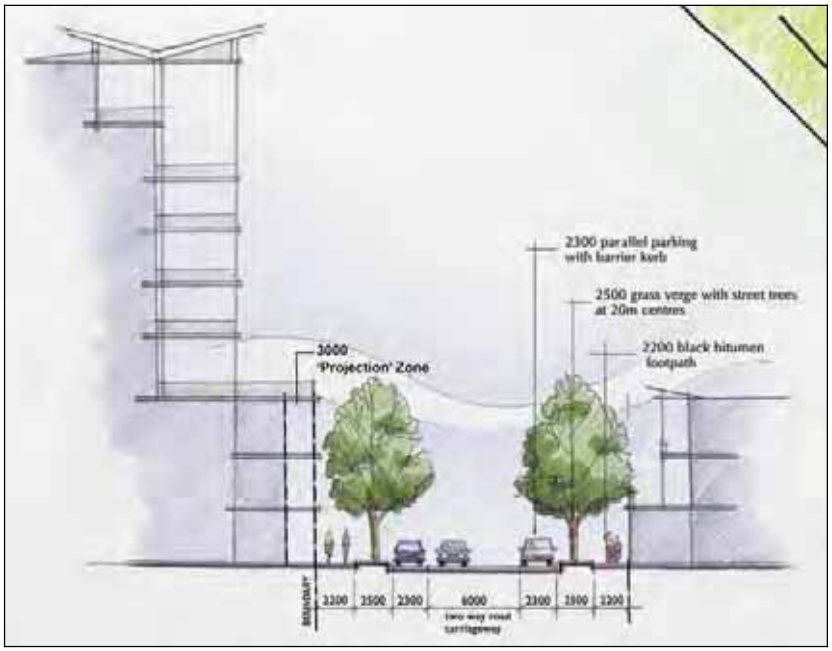

Figure 25: Section CC - West Residential Towers – New Road Reserve

6.4.4 ROWE AVENUE – EAST RESIDENTIAL

Terrace and walk-up housing in landscaped courtyard setbacks provide a distinct residential frontage to a prominent local access road.

This region will predominately comprise residential housing up to 4 storeys of demarcated building units.

6.4.5 ROWE AVENUE – EAST MIXED USE

The eastern portion of Rowe Avenue is proposed act as a 'transitional' area from the commercial uses located along Great Eastern Highway and the more moderately scaled internal residential streets.

Predominantly residential in character, this area will comprise building units of up to four storeys.

At the intersection of Hawksburn Road, Rowe Avenue will be designed as a 'shared' pedestrian and vehicle street environment, with commercial uses occupying the southern corners.

Residential units will contain either shared access for upper level apartments or individual access for ground level and live/work office frontages. Commercial buildings will comprise entry directly off the street. Parking will be accessed from side boundary crossovers and garaging away from the street.

The street scale along Rowe Avenue primarily will support three and four storey mixed-use buildings.

The treatment of Hawksburn Road will be of a different character, being more commercial in nature, with additional height, up to six storeys, to punctuate the junction. Paving on Hawksburn Road will signify a shared pedestrian/vehicular environment, to offer a more open and appealing approach to the pedestrian underpass. **Figure 26** shows a typical cross-section illustrating this treatment.

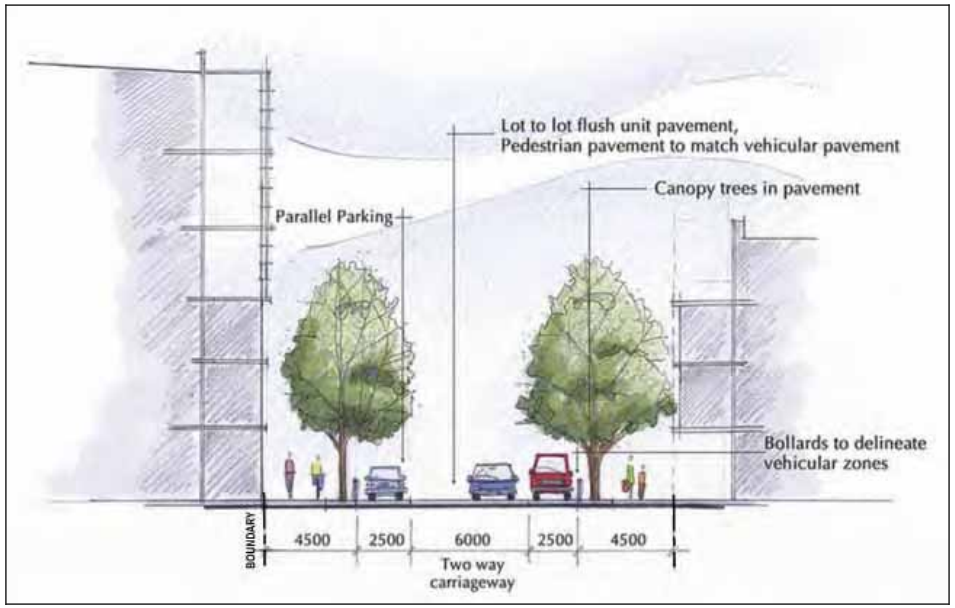

Figure 26: Section DD - Proposed Hawksburn Road Streetscape- Mixed Use south of Rowe Avenue

Recognising that the proposed local recreation reserve directly abuts land earmarked for redevelopment under the Structure Plan, it will be important to ensure that such development is designed so that its interface with the park provides a high standard of visual amenity, safety and surveillance, particularly through the use of visually permeable fencing and positioning of doorways, windows and balconies addressing the park. This will be reinforced by specific reference in the Design Guidelines. Given that the abutting sites have yet to be created through amalgamation/subdivision, more detailed requirements may also be specified through the requirement for Detailed Area Plans as a condition on the WAPC Approval.

6.4.6 GREAT EASTERN HIGHWAY

The Great Eastern Highway will present itself as a strong, unified commercial and mixed-use edge for the precinct, characterised by commercial activities at lower levels in buildings with a four-storey height limit. Upper level residential units will be setback from the building edges.

6.4.7 RIVERSDALE ROAD – SOUTH

The south portion of Riversdale Road will act as a local through road linking the Hawksburn Road 'parkway' with Cracknell Park as illustrated in the cross-section in **Figure 27**.

The land uses are proposed to comprise primarily residential punctuated with corner shop/café/restaurant opportunities at the Hawksburn Road intersection.

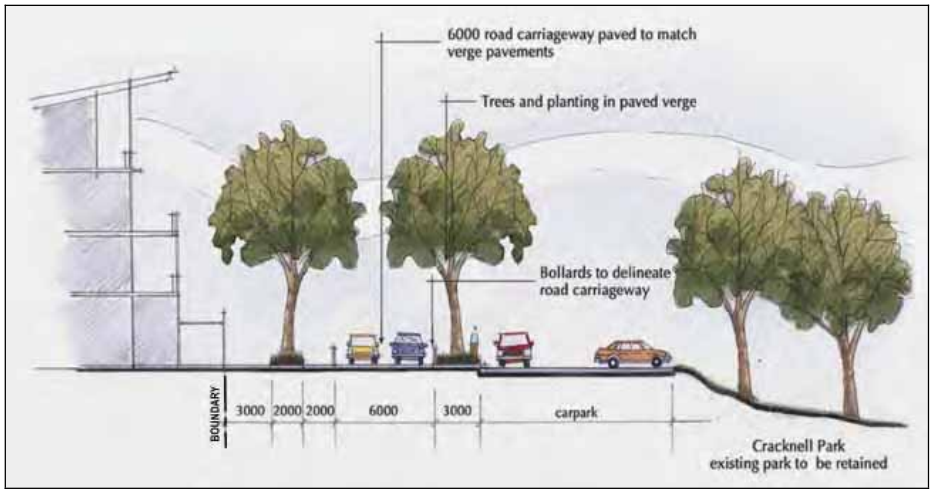

Figure 27: Section EE - Riversdale Road Reserve adjacent to Cracknell Park and Hawksburn Road Intersection

6.4.8 RIVERSDALE ROAD – NORTH

The northern portion of Riversdale Road is proposed to be a leafy boulevard with an activated residential street edge comprising apartment blocks, in a well-landscaped riverfront setting.

The leafy street will provide a shared vehicle pedestrian space, leading individuals through the 'heart' of The Springs via the proposed Hawksburn Road linear park to Cracknell Park and the river.

Riverfront buildings will be spaced well apart, with varied setbacks and heights that reflect the steep foreshore escapement.

Recognising that the western boundary of Cracknell Park abuts private land earmarked for redevelopment under the Structure Plan, it will be important to ensure that such development is designed so that its interface with the park provides a high standard of visual amenity, safety and surveillance, particularly through the use of visually permeable fencing and positioning of windows and balconies overlooking the park. This will be reinforced by specific reference in the Design Guidelines. More detailed requirements may also be specified through the requirement for a Detailed Area Plan to be approved prior to Council considering a development approval or, if subdivision or amalgamation is proposed, as a condition on the WAPC Approval.

It is proposed that Cracknell Park edges should contain visitor activities such as a restaurant, cafe, kiosk, and/or visitor accommodation.

6.4.9 HIGHWAY PENINSULA

The land on the corner of Great Eastern Highway and Graham Farmer Freeway is referred to as the Highway Peninsula because of its strategic position at the gateway to both the Perth CBD and the City of Belmont.

The proposed landmark Highway Peninsula site provides a key marker for The Springs redevelopment area as well as the City gateway. Visible from all directions, the proposed form of development on the Highway Peninsula is intended to highlight the corner location and provide a distinctive identity for The Springs. The Guidelines promote a strong, iconic structure, up to 16-17 storeys in height overlooking the abutting private open space area and addressing the more intimate internal streets and open spaces with a 2-3 storey residential interface.

Recognising that the proposed local recreation reserve directly abuts land earmarked for redevelopment under the Structure Plan, it will be important to ensure that such development is designed so that its interface with the park provides a high standard of visual amenity, safety and surveillance, particularly through the use of visually permeable fencing and positioning of doorways, windows and balconies addressing the park. This will be reinforced by specific reference in the Design Guidelines. Given that the abutting sites have yet to be created through amalgamation/subdivision, more detailed requirements may also be specified through the requirement for Detailed Area Plans as a condition on the WAPC Approval.

6.5 PRECINCT DEVELOPMENT REQUIREMENTS

The principles described in Section 6.4, together with the intended landuse and height described in 6.3, have been utilised to formulate the following Precinct Development Table. Development should be undertaken in conformity with the table.

TABLE 3: PRECINCT DEVELOPMENT TABLE

	Precinct	RCode	Min. Height	Max. Height	Min. side setback	Min. front setback	Max. front setback	Proportion of max. 60m² plot ratio floor area one bedroom dwellings	Proportion of max. 90m² plot ratio floor area two bedroom dwellings
1	Hawksburn Road	R60	6	17m and 4 storeys	nil	3	5 m	-	-
2	Great Eastern Highway	Mixed Use R80 and R100	6m or 2 storeys	27m and 6 storeys	RCodes/BCA	Podium: Nil Above podium: 4m		15%	15%
3	Highway Peninsula	Mixed Use R250	30 m	Podium: 15m Tower: As per Sched. 9, TPS 14	Podium adjacent to Rowe Ave: Nil 10m all other boundaries	Rowe Avenue Podium: nil		15%	15%
4	Riversdale Road North	R100/160	As per Detailed Area Plans					15%	15%
5	Riversdale Road South	R60 and R80	East of Hawksburn: 6m or 2 storeys West of Hawksburn: 6m or 2 storeys	East of Hawksburn: 17m / 4 storeys West of Hawksburn: 27m and 6 storeys	RCodes/BCA	Rowe Ave: 2 m Cnr Rowe/Hawksburn: Rowe – nil Hawksburn – 2 Cnr Hawksburn/ Riversdale: nil	Rowe Ave: 2 m Cnr Rowe/ Hawksburn: Hawksburn – 2m Cnr Hawksburn/ Riversdale: 3m	-	-
6	Rowe Avenue East - Residential	R60 and R80	6m or 2 storeys	17m and 4 storeys	RCodes/BCA	General: 3m Rowe (mid-block): 2m Cnr Rowe and Hawksburn: nil to Rowe Ave, 2m to Hawksburn Road	General: 5m Rowe (mid-block): 4m Cnr Rowe and Hawksburn: 4m to Hawksburn Road	-	-
7	Rowe Avenue East – Mixed Use	R 100 and Mixed Use R80	6m or 2 storeys	17m and 4 storeys	RCodes / BCA	Nil	3m	15%	15%
8	Rowe Avenue West – Residential Towers	R160	Podium: 6m or 2 storeys	Podium: 15m or 3 storeys	Podium: nil	Podium: nil	Podium: 5m	15%	15%
			Tower 15m and 3 storeys	Tower 30m and 9 storeys	Tower: 25% frontage width (50% total)	Tower: 5m	Tower: n/a		

* The RCode/densities are to be read as numerically proportional to dwellings and not floor space

For each precinct, the following requirements shall apply:

v) For the whole structure plan area, in respect of single bedroom dwellings that are multiple dwellings, sub Clause 6.1.3 A3 (i) of the Residential Design Codes (Variation 1) is varied by substituting the words "the minimum site area may be reduced by up to one third" with "the minimum site area per dwelling may be reduced by up to one half". This density bonus of 50% can be achieved on the basis that the additional dwellings will be less than or equal to $60m^2$.

vi) Within each of the Precincts 2, 3, 4, 5, 7 and 8, a minimum of 15% of the total number of dwellings developed shall be a maximum of $60m^2$ in plot ratio area and a further 15% of the total number of dwellings shall be a maximum of $90m^2$ in plot ratio area, the number as calculated being rounded up or down as appropriate.

vii) This table is to be read in conjunction with the more detailed provisions of The Springs built form guidelines, regarding requirements for laneway/rear setbacks, facades, articulation, projections, fenestration and general built form character.

6.6 RELATIONSHIP TO LIVEABLE NEIGHBOURHOODS COMMUNITY DESIGN CODES

The Springs has been designed in accordance with the principles of the Liveable Neighbourhoods (LN) Community Design Code, as far as possible, given that the site is largely constrained. The precinct is a unique redevelopment site with excellent access to major arterial transport routes and public transport, being in close proximity to the Perth CBD and abuts the Swan River.

LN emphasise the need for Context Analysis, Site Analysis and responsive design rationale. In the case of The Springs the 'Context and Walkable Catchments' plan (shown previously as **Figure 8**) demonstrates the opportunities for the proposed inner-city urban village, for all residents and visitors whether on foot, riding a bicycle or bus, or driving a car. Almost all the residents of the proposed development will be located within 400 m of shopping facilities and 700-750 m walk to the Burswood rail station.

The principles of Liveable Neighbourhoods have been employed to both the existing and proposed modified grid layout of streets and the pedestrian/cycle network. The layout as a result, is highly permeable and connected with good legibility for both the proposed local residents and visitors to the redevelopment area. Transport and traffic management is described in detail in this report and further traffic and safety management techniques will be presented at the time of detailed subdivision design. Environmental impacts to the existing environment have been significantly minimised as specified within this document.

The provision of public open space has been discussed extensively with the Council and then DPI. Streetscapes within the precinct have also been given high landscape priority as they form a large part of the open space for this highly urbanised area.

7 IMPLEMENTATION

The Springs Structure Plan provides a clear planning framework as a basis to guide and control the redevelopment of the precinct.

The implementation of the development proposal is substantially assisted by the fact that the majority of the land is already suitably zoned Special Development Precinct under the City of Belmont TPS 14. This is the appropriate base zoning to facilitate structure planning and integrated development for the precinct.

There are, however, a number of further actions required to put in place all of the necessary guiding and regulatory framework to ensure that the vision is properly delivered. The following is a description of the key actions.

7.1 STRUCTURE PLAN ADOPTION

During the time of consideration of the Structure Plan, the City has undertaken Amendment No. 43 to introduce Structure Plan provisions into the Scheme. The Structure Plan should therefore be adopted by the City in accordance with Clause 10.18.10.2 of the Scheme.

7.2 INFRASTRUCTURE COST SHARING PROVISIONS

When land ownership within a development area, such as The Springs, is fragmented, it can often result in an inequitable distribution of the costs of development – initial developers are often required to bear considerable cost to provide 'up-front' infrastructure from which subsequent developers may then derive the benefit with little or no additional contribution. Also, some owners may find their land to be significantly burdened with public use requirements such as POS and drainage, which is intended for the use and benefit of the broader area. In such circumstances, the various costs and benefits of development can be more equitably distributed through the implementation of a cost sharing arrangement.

Such an arrangement is not integral to the implementation of the Structure Plan, and the ultimate delivery of the planning vision; however it is seen as advantageous, firstly, in helping initial developers to recover the high up-front costs, and secondly, in providing more equitable distribution of the cost of infrastructure provision.

In formulating Scheme Amendment No 43, Council considered including development contribution provisions, acknowledging that some development areas would need some form of cost sharing arrangement; however, the City opted not to include such provisions at that stage, choosing instead to wait until individual development areas define their own preferred cost sharing arrangements. In making this decision, the City recognised that a further amendment would be required at some later date, to introduce development contribution provisions. Such provisions may be important in areas where land ownership is fragmented, as is the case with The Springs.

Whilst Amendment 43 did not include generic cost sharing provisions, it did introduce new schedules for Development Contribution Areas (DCAs) (Schedule 14) and the Developer Contribution Plan (Schedule 15) for the purpose of listing those areas subject to development contribution arrangements, and including the area-specific cost contribution requirements. Provisions to be detailed in the Schedule would include details of the infrastructure works and other matters that are to be included as shared cost items, as well as the method of apportionment between landowners.

Amendment No. 53 has been initiated by the City and will introduce the Developer Contribution Plan for The Springs DA11. The actual costs will not be included in the schedule, as these need to be periodically reviewed and adjusted, without necessitating a scheme amendment.

A number of cost sharing options for integrating development were canvassed in consultation with the City and the then DPI, including Guided & Resumptive Development Schemes, Improvement Plans and developer contribution arrangements. After thorough analysis, the recommended approach is to introduce a cost sharing arrangement into TPS 14, modelled on the Draft Model Scheme Text provisions for Developer Contributions published in WAPC Planning Bulletin 41. This approach is favoured by both the City and the DPI.

This approach introduces a statutory framework to enable the equitable sharing of the various costs of development. The Draft Model Scheme provisions, and associated Planning Bulletins 18 and 41, identify the various matters that may be included as developer contributions, as well as method of apportionment, valuation etc.

Shared costs may cover infrastructure such as roads, services, POS and other public facilities normally required to be provided by the developer, as well as the costs associated with creating and implementing the contribution scheme (including professional fees, administration costs, interest, statutory fees, auditing etc.).

With the exception of demolition, no development or subdivision to create a lot shall occur in the Structure Plan Area until Amendment No. 53 is gazetted or an arrangement suitable to the Western Australian Planning Commission and the Council is approved that would permit developer contributions towards shared costs.

The complete detail of the proposed cost sharing arrangement for The Springs will be comprehensively described in the relevant scheme amendment, and considerable attention is currently being given to this issue. The specific detail of the infrastructure items to be included as shared costs has yet to be settled. As an indication, the following is a summary of the various infrastructure works which may typically be considered as shared costs in a contribution scheme. It should be noted that these items may not necessarily be included as shared costs, and final funding responsibility is to be negotiated between the City and State Government servicing authorities.

7.2.1.1 ROADWORKS TO EXISTING ROADS

ROAD PAVEMENTS

Existing roads of Riversdale, Rowe, Hawksburn and Malvern require rehabilitation.

PARKING

Embayed parking to be provided to all existing streets to define visitor-parking areas. Footpaths are proposed on both sides of existing and new roads.

7.2.1.2 DRAINAGE TO EXISTING ROADS

PIPEWORK

The drainage within existing roads does not meet current design standards. Additional pipework and pits are likely to be required within these roads.

GROSS POLLUTANT TRAPS (GPTS)

There is no control of pollutants at disposal locations and as a minimum GPTs should be installed at the Cracknell Park outfall and the Rowe Avenue basin.

STORM WATER STORAGE

An analysis of the current storage indicates that some minor flooding of the roads could occur in extreme storm events. Some additional storage will be required at both Cracknell Park and the Rowe Avenue basin. This could be achieved via soakwells at Cracknell Park and additional excavation at Rowe Street.

LAND REQUIREMENTS

The existing infiltration basin at Rowe Avenue will need to be extended to accommodate extreme storm events. This will require an additional area of land beyond the current site boundaries.

7.2.2 SERVICES

The following service upgrade requirements may be included as shared cost items:

SEWER

The existing lots fronting Riversdale Road south of Hawksburn Road do not currently have access to sewer. It is proposed that the cost to sufficiently sewer this area should be a shared cost for the precinct.

WATER

Some existing pipework in the area does not meet the standard necessary for the increased zonings and will require upgrading.

POWER

With the projected increased density of development, significant upgrades to the existing power infrastructures will be required. This will include additional transformers, switchgear and HV cabling.

7.2.3 LANDSCAPING

Landscaping to the precinct should form part of the shared costs and would consist of the following key elements:

- Streetscapes of fully automatic irrigation, soil preparation and turf grassing.
- Street trees.

- Great Eastern Hwy verge tree planting and street furniture.
- Street furniture of bollards, seats and bins.
- Improvements to Cracknell Park including the upgrade of Cracknell Park facilities, comprising of the access path and car parking.
- Great Eastern Hwy Entry Statement with feature wall, shrub/tree planting and lighting.
- Revision and implementation of the 1998 Foreshore Management Plan, for that portion of the foreshore which immediately abuts the Springs Redevelopment Area (applying to the Riversdale Road precinct abutting the Swan River).

7.2.4 ASSOCIATED SCHEME COSTS

These are costs directly associated with the facilitation of the development and ongoing management of the project by the City of Belmont. The shared costs for The Springs, in this regard may include:

- All costs associated with the administration and management including bank charges; audit fees; fees for certification of estimated costs; office and sundry costs; legal expenses; valuation fees; caveat and conveyancing fees; officer time costs; cadastral survey costs and other technical consultant fees associated with the design and implementation of infrastructure items.
- Any other professional and statutory costs incurred in preparing and administering the Town Planning Scheme provisions including, if appropriate, funding of a Scheme Manager, periodic reviews of the Cost Contribution Schedule.

These costs typically represent only a minor proportion of the total shared cost requirement.

7.3 DESIGN GUIDELINES

The Guidelines are an important component of the overall Structure Plan guiding framework; however, they should not be regarded as prescriptively as the Structure Plan, with the underlying intent being as important as the stated provisions. In cases where it can be demonstrated that the intent of the Guidelines can be more effectively achieved in a different way, then Council should have sufficient flexibility to consider such cases on their merit.

It is therefore recommended that The Springs Design Guidelines be adopted as a Local Planning Policy pursuant to Clause 2.3 of the Scheme.

Under Clause 2.3, a Local Planning Policy can include:

- Policy Area
- Policy Objectives
- Application of Policy
- Policy Statement
  - Site requirements (energy efficiency, geotechnical
  - Residential density
  - Building setbacks
  - Building forms
  - Access and parking
  - Private open space
  - Materials and colours
  - Fencing/retaining walls
  - Services
  - Special precinct requirements

The Design Guidelines for The Springs have been drafted in a format which can be readily adopted as a Local Planning Policy.

7.4 DETAILED AREA PLANS

Detailed Area Plans are required to be prepared prior to subdivision and/or development (except demolition of existing structures) in accordance with Clause 10.18.16 of the Scheme in the following circumstances:

1. For those lots adjacent to Cracknell Park and the Rowe Avenue Amphitheatre to address interface issues. The Detailed Area Plans are to address:

   - Minimum and maximum setbacks from the public open space;
   - Requirement for habitable rooms to overlook the public open space;
   - Visually permeable fencing; and
   - Acceptable intrusions into the setback area.

2. Riversdale Road North precinct. The Detailed Area Plan must address the following:

   - The whole precinct or if the City of Belmont and WAPC agree, a portion of the precinct;
   - Creation and preservation of significant sight lines (or view corridors) to and from the Swan River;
   - Overshadowing;
   - Control of building bulk via setbacks;
   - Response to topography;
   - Articulation of podium and tower elements;
   - Address to street and public realm.

In addition to Clause 10.18.16 of the Scheme requiring City of Belmont adoption, a Detailed Area Plan within the Riversdale North Precinct, or portion of the precinct as agreed to above, must be endorsed by the WAPC.

7.5 SUBDIVISION

Following finalisation of the Amendment No. 53 and adoption of the Structure Plan, subdivision and amalgamation applications can be lodged with the WAPC in the normal manner. Initially, subdivision is likely to occur to enable land rationalisation, particularly in relation to the various properties acquired by LandCorp, prior to the commencement of the major infrastructure works.

The subdivision/amalgamation process will actually be necessary to create some key elements of the project, such as the new road connection from Great Eastern Highway and the new subdivisional roads between Rowe Avenue and Riversdale Road

To expedite approval procedures, subdivision applications are likely to be lodged concurrently with Council's consideration of the Structure Plan and Amendment No. 53.

7.6 ROAD CLOSURE

Following conditional subdivision approval, it is necessary to undertake the closure and acquisition of a portion of Hawksburn Road to be created as a Reserve for Recreation.

7.7 CRACKNELL PARK PUBLIC OPEN SPACE

Following endorsement of the Structure Plan, the City of Belmont is to prepare and register a restrictive covenant in favour of the Western Australian Planning Commission over Cracknell Park restricting its use for recreational and related purposes.

8 CONCLUSION

The vision of The Springs is that of an attractive inner urban residential area containing a mix of medium to high density housing types and commercial uses, with high quality public spaces offering strong connections to the river, public transit and regional road and pedestrian systems.

New buildings in The Springs will complement the street character and public spaces. Housing density and architecture is intended to keep building height to a human scale at the street, to ensure that the streets and other public spaces will provide an appealing, liveable environment.

The Springs redevelopment project has been the subject of considerable discussion and consultation over a protracted period of time. Over that time, the development concept has undergone various changes in design and direction. The Structure Plan design has evolved as a result of the extensive consultative process with the local community, State Government planning, and the local authority.

The Structure Plan reflects the uniqueness of the site as an important urban renewal area, which has direct frontage and access to the Swan River and is in close proximity to the Perth CBD. It also considers the fragmented landownership within the precinct and addresses the staging of the redevelopment.

The extensive research and consultation that has been undertaken in exploring the various design concepts means that the current Structure Plan is supported by a thorough and comprehensive information base.

The various components of the Master Plan, Structure Plan, and Design Guidelines, collectively provide a clear guide for future development of The Springs to ensure that the objectives for this exciting vision are achieved to the highest standard.

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

APPENDIX A
ARBORICULTURAL REPORT

ARBOR logic

Arboricultural Assessment

The Springs

Prepared for

Plan E

February 2006

ARBOR logic

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Insurance Details:

Public Liability	CGU Insurance Ltd	$20 million
Professional Indemnity:	CGU Insurance Ltd	$5 million
Workers Compensation:	GIO Australia	as per Western Act

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PURPOSE OF THE REPORT

A site inspection (3rd February 2006) of the area of proposed development known as 'The Springs' to:

- Assess the overall health, vigour and structural form of the identified specimens on site,
- Provide general comments on the suitability of retention of the vegetation present (in view of inclusion within a development),
- Provide purposeful and practical recommendations for any design implications that will apply in an effort to minimise the impact of the development on any tree identified to be retained, and
- Provide purposeful and practical recommendations for tree preservation strategies to be adopted during the construction phases of the development to minimise the impact on any tree identified to be retained.
- Provide recommendations for any remedial canopy works required in view of risk management responsibilities.

OVERVIEW

Tree preservation is an important part of responsible development and ecological sustainability.

Whilst not all trees are good candidates for retention, and while preserving every tree on site may not be feasible, those that are identified for incorporation into the design become valuable assets and require a comprehensive strategy to help ensure their survival.

It is important to note that it is the tree's absorbing root zone (generally found in the initial 300 – 500 mm of the soil profile) that is primarily responsible for the health, vigour, and overall aesthetic appearance of the trees canopy. It is therefore essential that the treatment of a trees root-zone becomes the primary concern when designing and constructing an area of development adjacent existing trees.

Selecting specimens for retention within an area of proposed development will be governed by a number of criteria:

i. Current tree health conditions, with a view to the likelihood of the specimen(s) tolerating and surviving long term root zone disturbance generally associated with development activities.

ii. Current structural form, with a view to risk management responsibilities, and the potential for an increased amount of potential targets (i.e. people, structures etc.) within the trees 'fall line'.

iii. Species suitability for inclusion into an area of urban environment, and the propensity for the given species to cope with the parameters that are created in an urban environment (i.e. decreased soil oxygen due to compaction, increased un-seasonal watering from irrigation, increased pollution, increased radiated heat/light from urban infrastructure (roads, walls, buildings etc.).

NOTE: An "opinion category" has been allocated to each tree based on the above mentioned criteria, the results of which can be found in the appendix of this report.

Trees are amazing organisms which can adapt to numerous scenarios and changes in their environment. However, with their inclusion into an area of increased potential targets there must be a focus towards risk management responsibilities. This may in some instances be at the detriment of an individual, or group of, specimen trees.

Inclusion of high risk poor quality structured trees and/or trees in a poor health condition will lead to an increased likelihood of future tree related issues to arise, and a potential for unnecessary expense to occur due to maintenance requirements and/or potential litigation.

es existing health/structural characteristics, and the suitability of the inclusion of the specimen into the proposed development based on known species characteristics (in view of risk management responsibilities).

TREE ASSESSMENT CRITERIA

Tree hazard assessment incorporates a wide variety of criteria to assess the viability of retaining and successfully managing any given tree in an area of potential target (public, property, structures etc.) in view of risk management responsibilities.

Unless the tree is of particular note for its species and/or has significance with the history/heritage of the local area, site safety must become the primary criteria especially in areas with a large number of potential 'targets' (people, structures, property etc.).

HEALTH CONDITION ~ Each tree has been visually assessed to determine its current health from inspection of the leaf and canopy condition and the presence (or absence) of any pests/disease which may have an adverse effect on tree health.

Good: Favourable foliage and leaf characteristics, comparatively low volume of deadwood material. Good development of wound wood. It may include isolated minor cavities, decay, and minor insect attack.

Average: Modest volume of deadwood material. Various lesions and stem damage. Foliage may be light in cover and various decay portions. Canopy may have a high proportion of epicormic regrowth.

Poor: Lacking foliage cover, poor leaf and foliage characteristics, high volume of canopy deadwood material and associated decay.

Declining: Canopy shows indications of defoliation, indicative of a decline in health and vigour.

Dead: Canopy shows <20% live/photosynthetic material in its entire canopy.

STRUCTURAL CONDITION ~ Structural integrity was determined from a visual inspection of the main stem, branch unions, and root zone of the specimen.

Good: No major visible structural disorders, acceptable branch attachments stem extension and taper. May include minor stem cavities but indicate healthy, strong wound response tissue.

Acceptable: Some structural disorders present, but they can be managed through remedial tree surgery. It may also include undesirable stem designs that are within a scope of Arboricultural care and tree surgery applications.

Poor: Multiple structural disorders present in the canopy. It may also include trees that are recommended for removal based on individual requirements, have a high proportion of cavities, and/or associated decay. Severely/repeatedly lopped specimens will often be included in this category. Specimens displaying visible indications of root plate movement, 'heave,' and/or soil cracking.

TREE ASSESSMENT RESULTS

A total of **323** 'significant trees' were inspected against the previously mentioned criteria.

Overall the tree population present on site is seen to be in a reasonable condition in both health and structure. There are some fine specimens of semi-mature Jacaranda along Rowe Avenue which given the correct Arboricultural care during the construction phases of the development could continue to mature and provide a valuable amenity for the area for many decades to come.

There are also a number of mature Spotted Gum, Lemon Scented Gum, Sugar Gum, Jacaranda, Stone Pine, and Hills Fig which are all good specimens of the species.

Due to their size, stature, and current condition, these specimens should be considered for retention within the proposed development (which may come at the detriment of other specimens nearby) providing preservation guidelines to be detailed in this report can be adhered to during all planning and construction phases of the development.

A total of **57 'Category 1'** trees were noted on site, (based on the previously mentioned criteria as specified on pages 2 & 3 of this report). These trees all currently show good health, vigour, structural form, and are of a suitable species for inclusion into the proposed development.

23 of these were seen as particularly good specimens of their species. This includes trees; 94, 142, 149, 150, 169, 188, 200, 220, 229, 235, 239, 243, 245, 247, 251, 253, 255, 257, 267, 268, 309, & 314.

An additional 3 of these 57 category specimens are of particular note (trees 64, 212, and 269), and they are strongly recommended to be retained and preserved.

TREE ASSESSMENT RESULTS

As with any tree population there are a number of dead and declining specimens which are strongly recommended for removal.

Flame Tree (*Erythrina indica*)
Previously lopped, poor stem attachment, potential future issues

White Cedar (*Melia azedarach*)
Top has snapped out.

There are also a number of specimens with poor structural form (as seen in the above images). Retention of trees with a poor structural form has long proven to lead to an increased potential for future tree related issues to arise (i.e. stem failures).

As such these specimens are also recommended for removal.

TREE ASSESSMENT RESULTS

Brazilian Pepper (*Schinus terebinthifolius*)
Seen as an undesirable species due to their natural growth characteristics, potential for suckering, and canopy management issues.

White Cedar (*Melia azedarach*)
Although there are some fine specimens on site, they are also seen an undesirable species due to suckering issues, litter issues, and the presence of the White Cedar Moth.

There are also a number of 'undesirable' species, and specimens, which if retained are expected to cause an increased extent of future tree related issues (i.e. site safety, litter, pest/disease issues), which will undoubtedly lead to increased maintenance (expense) requirements, and an increased potential for litigation issues to arise.

In total, **148** trees are **recommended for removal.**

NOTE: Although this number may seem excessive, removal of these specimens will address not only current and potential risk management and the relevant legal responsibilities as a 'tree owner', but also allow the remaining tree population present to further mature unimpeded.

64 of these trees are situated in areas of road reserve, and have been previously and repeatedly lopped to provide necessary clearances for overhead powerlines (before they had been relocated underground).

Lopping (also referred to as 'topping') is a very destructive form of tree pruning, which encourages potentially dangerous regrowth with inherently weaker stem attachment points.

Poor pruning practices can also lead to an increased risk of decay occurring at the pruning points due to a continual breach in the walls of compartmentalisation (the trees natural process of sealing off wounds and potential decay), and stem failures also often occur due to the pressure from adjacent stems as they expand over time as part of their natural growth process.

Due to the breakdown of the wood structure occurring from the decay activity the risks of stem failure will undoubtedly increase. This factor will be compounded when consideration is given to the expected increase in canopy mass over time (as part of the natural growth process) on top of weaker and decaying stem unions, and gravitational/environmental factors.

As such trees that have been repeatedly lopped (generally speaking) are always recommended for replacement. NOTE: Replacement of these trees can occur in stages over a number of years if desired in an effort to minimise the potential for a public 'outcry' whilst addressing the relevant risk management and legal responsibilities as a tree owner.

The majority of the remainder of the trees that are recommended for removal are located in areas of proposed block development, where tree preservation would undoubtedly impact on the development potential of the block.

The remaining trees present on site (**175** individual trees) all show to have good health, vigour, and structural form at this time. Inspections of their respective root-zones showed no noticeable indications of any heaving, cracking, or root plate movement, and as such they all appear to be root stable at this time.

Retention of these trees should be considered providing the tree preservation guidelines to be detailed in this report can be adhered to during all design and construction phase of the development.

CANOPY MANAGEMENT

The majority of these remaining trees do however require an extent of minor canopy works to remove any major deadwood, attend to any manageable structural defects, regulate canopy mass/branch foliage loads, and /or to encourage future structural form.

All tree works are to be undertaken by suitably qualified and experienced tree surgeons, and must comply with Australian Standards 4373 (1996) ~ *Pruning of Amenity Trees.*

A full table of the assessment results, with the recommended preservation zones has been provided in the appendix of this report.

POTENTIAL TRANSPLANTS

During the inspection, it was noted that there is a reasonable number of potential transplant specimens on site.

This includes a number of Jacaranda's, Norfolk Island Pines, Brachychiton species, Date Palms, Olives, Loquats, a Liquidambar and a number of smaller White Cedars.

Consideration should be given to their use for relocation to suitable areas on site in the event they are currently located in an area which may impede on the development.

Approximately **40** trees have been identified as **suitable transplant specimens**.

In many instances a degree of root zone preparation works will be required prior to the relocation of tree, and as such further discussions with a reputable transplant company will be required to ascertain the budgetary requirements and any time frame constraints that will apply.

A full table of the assessment results, with the recommended preservation zones has been provided in the appendix of this report.

TREE PRESERVATION

In an effort to ensure that any tree on site is able to continue to mature and provide the desired amenity, preservation strategies will need to be implemented during all planning and construction phases of the development.

Successful retention of any of the trees on site will require a measured response to any construction activities that could result in root loss/damage, which in turn can result in having an adverse effect on future tree health. The extent of the effect will be proportionate to the extent of the root loss/damage occurring. Severe root loss/damage may also cause stability issues to arise.

Each individual tree must therefore be given a zone of protection (during all phases of the design and construction) based on existing tree dimensions. There must be a focus towards protecting an appropriate root mass. This area must be treated as a 'Tree Preservation Zone' throughout all phases of the development, from site clearance works through to soft landscaping. NOTE: Recommended preservation zones provided for each tree in the appendix of this report are in metres radius of the trees main stem.

Design implications as outlined in this report on an individual tree basis will be crucial to their successful retention, as it has proven to become a difficult, potentially expensive, and time consuming exercise to implement tree preservation strategies once site plans have been finalised.

With this in mind, it is important to take into consideration all construction methods, materials and design when in proximity to trees to be retained.

Further arboricultural input at the design and planning stages will be required to discuss;

i. Proposed resulting levels in the vicinity of trees to be retained.
ii. Drainage delineation and installation.
iii. Underground services delineation and installation.
iv. Building restrictions in the vicinity of trees to be retained.
v. Landscaping restrictions (including irrigation design and installation) within preservation root zones.
vi. Erosion and siltation control (if applicable).
vii. Watering requirements during construction (supplementary watering volumes to be determined on a specimen specific basis).
viii. Specific root zone protection requirements prior to and during construction phases.
ix. Extent of canopy works required to facilitate construction works and building clearances.

The following pages provide guidelines for designing and constructing around any tree highlighted for retention.

An extent of further Arboricultural input will however be required throughout the development design process to make comment on individual trees 'earmarked' for retention and any specific individual requirements during the construction phases.

NOTE: In the event site design parameters do not allow for the adoption of the recommended tree preservation measures in a trees recommended preservation zone, then further Arboricultural input would be pertinent to discuss the development measures required and the future retention of the specimen(s) in question.

DESIGN GUIDELINES FOR TREE PRESERVATION

1. GROUND LEVELS

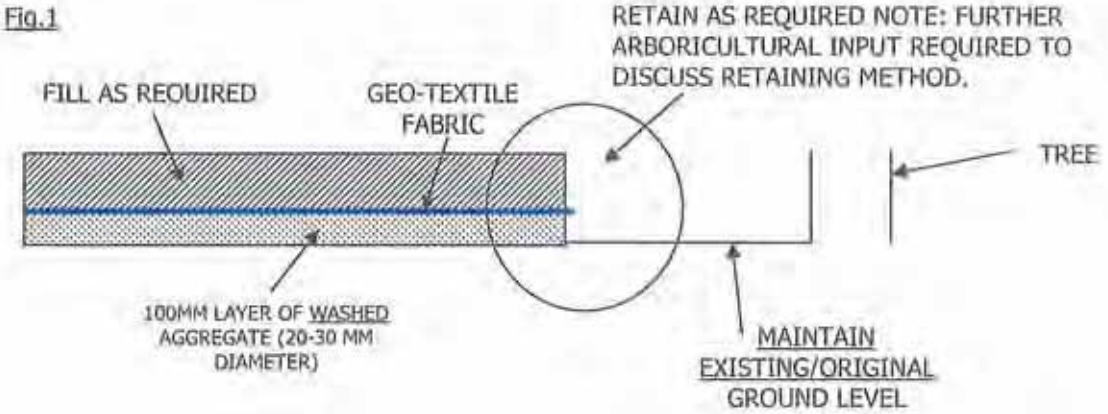
As previously mentioned in this report, the majority of 'feeding' roots can be found in the top 300 – 500mm of the soil profile, where the soil oxygen, water, and nutrient levels are high. Retention of this soil profile will be vital for future tree health and vigour. To this extent, the retention of existing ground levels within a prescribed preservation zone during all stages of the development will be required to ensure successful preservation of a specimen.

In the event of ground level alterations (i.e. lowering) occurring immediately outside of the preservation zone, root pruning will need to be undertaken using approved Arboricultural methods and equipment along the perimeter of the preservation zone.

Raising ground levels can also affect the long-term health and vigour of a tree due to a reduction in gas exchange and water levels.

If soil levels are to be raised by a large amount (i.e. more than 300mm) over extensive areas of a trees root-zone (i.e. 40% or more) then consideration must be given to the use of an aggregate layer to allow for gas exchange to continue to occur (refer Fig 1.) whilst the tree adapts to the new environment and attempts to develop a new absorbing root system within the areas of fill.

Fig.1



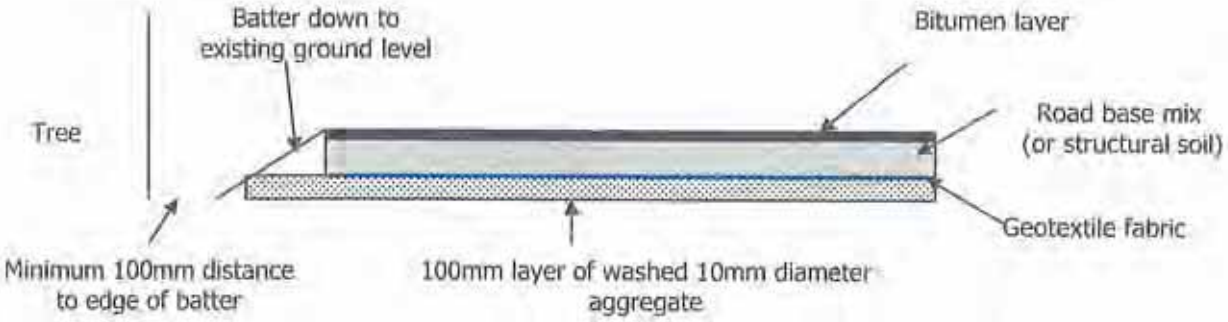
It is also important not to allow for any build up of fill to occur around a trees main stem as this can cause collar rot to occur, effectively ring barking the tree (albeit long-term).

Any required alterations to the ground level within a preservation zone will therefore require a degree of further Arboricultural input to discuss extent of excavation permissible and any required remedial/compensatory actions to be undertaken.

2. ROAD DELINEATION/CONSTRUCTION

In the event of a road being delineated through a trees' preservation zone, general road construction methods will often result in an unacceptable level of root loss/damage. To this extent any proposed road to be delineated through a trees preservation zone is to be constructed on top of existing ground level (i.e. no excavations/boxing out). *NOTE: To prevent fill around base of trees (which will lead to the onset of decay), either grade down from back of kerbing to existing ground level, or use of a washed aggregate (30-40mm diameter) for this area.*

FIG. 1.

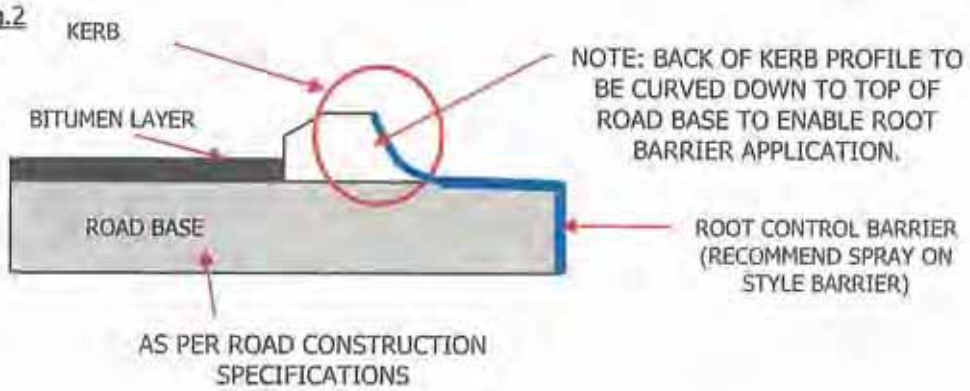


NOTE: Alternatively a structural soil mix can be used as a road base, which is considered the preferable option as this material will not require the use of an additional aggregate layer.

The use of a structural soil mix for the construction of roads becomes important when the road passes through the preservation zone of a tree which is known to have a fibrous root system (i.e. over the zone where the trees hair roots (which are utilised for the uptake of water /nutrients essential for tree health, vigour and overall aesthetic appearance of the tree) are found. Tuarts are however of species of tree which are known to have an extensive arterial root system with the majority of hair (feeding) roots being located at the end of these major roots (i.e.). In these instances, where the road can effectively 'bridge over' the major lateral root growth, general road base material can be used. The treatment of the verge areas on the opposite side of the road will however become important to the future of the tree.

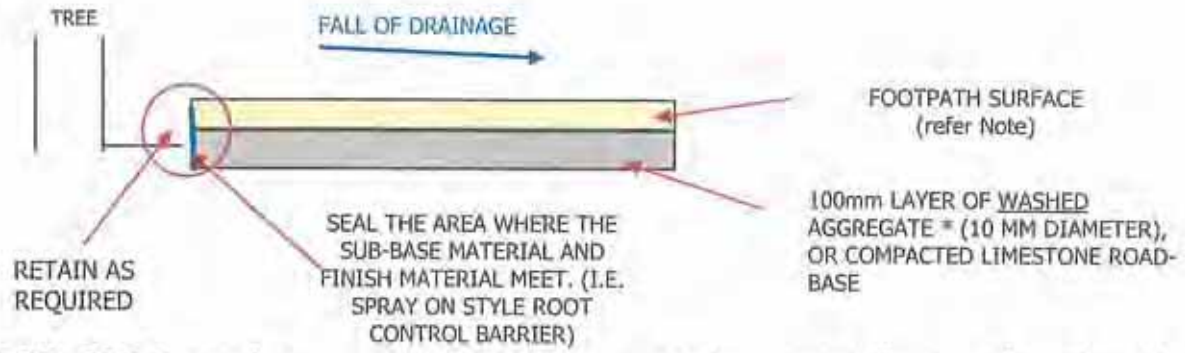
Consideration should also be given to the installation of kerb protection measures to prevent future disturbance occurring through surface root 'invasion' (Refer Fig.2)

Fig.2



Alternative design and construction methods will also be required in the event of footpaths being constructed within a given preservation zone. (Refer Fig.3), with the footpath constructed on top of existing ground level.

Fig. 3



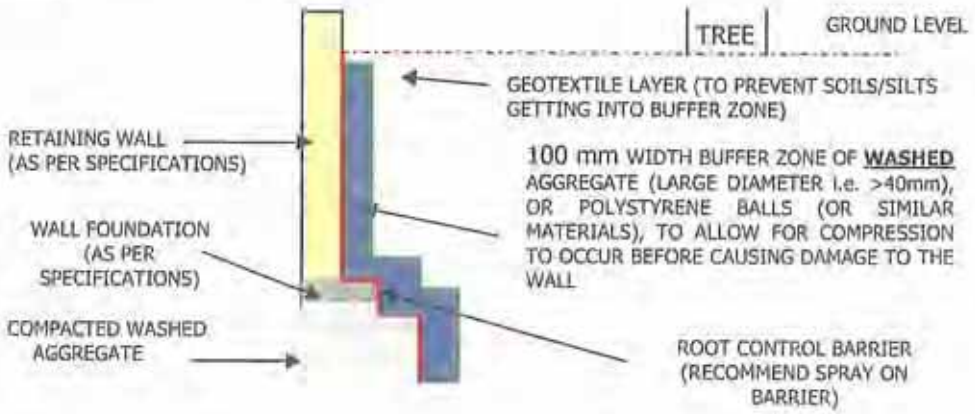
* Note: In instances wher er a trees preservation zone, alternative surface materials (i.e. porous paving on an aggregate sub-base) for the footpath will need to be considered to allow for water and gaseous exchange to occur. Furthermore, the footpath may need to be narrowed or delineated around the main stems of trees to allow for main stem and structural root expansion to occur without causing disruption to the 'urban infrastructure' (i.e. path).

3. RETAINING WALLS

Preferably, all retaining walls on site are to be constructed outside of prescribed preservation zone(s). In the event a retaining wall is required to be constructed within a prescribed preservation zone a degree of further Arboricultural input will be pertinent to discuss wall delineation and extent of excavation permissible within a preservation zone and provide any remedial/compensatory actions required to be undertaken prior to wall construction commencing.

Further to this wall design may require a degree of protection measures to prevent future disturbance occurring through surface root 'invasion'. (Refer Fig. 4)

FIG. 4



4. DRAINAGE/SEWERAGE DELINEATION/CONSTRUCTION

Drainage installation (stormwater, sewerage etc.) will often require major excavations which can also cause excessive root loss/damage. In an effort to preserve the appropriate root mass **all stormwater/sewerage required are to be delineated outside of prescribed preservation zones, unless drainage can be installed utilising bore/underground drilling methods.**

NOTE: Root pruning will need to be to be undertaken using approved Arboricultural methods and equipment along the perimeter of the preservation zone, in the event of drainage/sewer installation occurring immediately outside of a prescribed preservation zone.

Road stormwater and gully traps are to be installed at furtherest point from the tree (i.e. on the opposite side of the road to a tree where applicable, or in the middle of the road in the event of trees being on both sides of the road), with the fall of drainage for the road to be away from the tree to be retained.

5. UNDERGROUND SERVICES DELINEATION/INSTALLATION

Preferably all services (i.e. telecom, gas, power, water and other telecommunications) are to be delineated/installed outside of a prescribed preservation zone. In the event of services being required to pass through a preservation zone, all services are to be installed utilising underground drilling/boring methods. NOTE: **This includes all services required for the buildings** (i.e. Telstra, power, gas, water, Foxtel, irrigation etc.).

In the event of such methods becoming impractical, further Arboricultural input will be required to discuss extent of excavation permissible within a preservation zone and any required remedial/compensatory actions to be undertaken.

6. EROSION CONTROL

In the event of retained trees being located in or adjacent to a slope of greater than 25 degrees, it is recommended that an approved erosion control or silt barriers be installed outside the preservation zone to prevent erosion/silting within a preservation zone.

7. SOFT LANDSCAPING

Any soft landscaping works required within previous preservation zones are to be subject to the approval of the consulting Arborist, and all soft landscaping works required within a tree preservation zone are to be completed in a tree sensitive manner, without the use of heavy impact machinery (excavators, bobcats etc.)

Permanent irrigation design and watering program for the area will also need to be subject to the opinion and approval of the consulting Arborist to prevent unnecessary root loss/damage occurring prior to installation.

PRESERVATION GUIDELINES DURING CONSTRUCTION

8. SITE CLEARING

The location of trees to be retained is to be marked on site maps and provided to all contractors/sub-contractors utilised on site with details of regulations specific to tree preservation.

Physical fencing of the prescribed preservation zone area is recommended with minimum 1.8 metre cycle fencing (or similar), in conjunction with clear identifiable flagging tape on posts. NOTE: In instances where trees are directly adjacent each other, treating the entire area as a single preservation zone is seen as a more practical and economical approach.

These preservation zones are to be clearly marked as NO-GO zones during construction works without prior written consent from the consulting Arborist. During demolition/site clearing works, ensure contact does not occur with the canopy/main stem of the specimen from plant machinery.

In the event of trees requiring removal adjacent a specimen to be retained, the removal must be undertaken by hand (i.e. without the use of heavy impact machinery) to avoid any possibility of unnecessary damage occurring.

9. TREE CANOPY WORKS

Minor canopy works to remove major deadwood material (for site safety reasons), and to raise canopies (only where required to accommodate plant machinery) is recommended for any tree retained on site.

Once major civil works have been completed, selective pruning works to thin canopies and enhance the aesthetics of the trees, and to provide greater clearances over the buildings can also be undertaken if desired.

All tree works are to be undertaken by suitably qualified and experienced tree surgeons, and must comply with Australian Standards 4373 (1996) ~ *Pruning of Amenity Trees.*

A degree of site supervision by a consulting Arborist is pertinent to ensure appropriate standards are utilised.

10. WATERING REQUIREMENTS

To compensate for any root loss and site disturbance during development construction, compensatory watering regimes will need to be implemented.

Water volumes and frequency are to be determined on a specimen specific basis and/or pending results of any root pruning undertaken.

Water volumes are to be broadcast evenly over given preservation zones via conventional irrigation methods or hand watering methods.

11. SPECIFIC PRESERVATION ZONE PROTECTION REQUIREMENTS

At all stages of the development measures must be undertaken to protect any prescribed preservation zone. This will need to include:

- Maintain protective fencing (recommend 1.8metre cyclone or similar) to prevent access/egress. NOTE: This also enables the clear delineation of preservation zones. NOTE: Fencing is not to be removed or altered without prior consent from the consulting Arborist.
- Use of 100mm layer decomposed wood chip mulch (to aid in water retention and to act as a protective barrier against tree related issues e.g. compaction, possible toxin spills (if risk of contamination, then replenish in a tree sensitive manner i.e. without use of heavy impact machinery such as bobcats, excavators, loaders etc.) in areas directly adjacent the development.
- Maintain vehicular, plant and construction equipment outside of prescribed preservation/protected zones.
- Building materials are not to be stored within the protection zone.
- Signage to clearly identify that the area is for tree preservation purposes only

12. ACCOUNTABILITY

All contractors/sub-contractors utilised on site are to be made aware of location of preserved specimen trees and general preservation guideline requirements (suggest include in the site induction process), and are to 'sign off' that they have read and understood tree preservation zone guideline requirements. (To be provided.)

To ensure a degree of accountability from all contractors/sub-contractors utilised on site, penalties (amounts to be agreed) must be implemented for any damages (wilful or other wise) caused to any tree clearly situated in a prescribed preservation zone.

All damages to retained specimens with dates, offender and extent of damaged caused must be documented and reported to the consulting Arborist at the time of damage occurring, and any damaged specimen is to be inspected by the consulting Arborist, with details of extent of damage caused and remedial actions required.

During the periodic inspections, any discrepancies noted occurring in a preservation zone will, be documented and reported on accordingly. Discrepancies are to be rectified to the consulting Arborist's specifications within 24 hours of notice. All costs incurred for re-instating preservation zones and site inspections will be at the contractors own expense.

Repeated offences should incur increasing penalties (amounts to be determined).

13. MONITORING

Periodic inspections (suggest fortnightly) by the consulting Arborist throughout the development process are recommended to comment on the trees progress/preservation zone maintenance. *NOTE: Frequency of the inspections will be subject to the consulting Arborist's discretion depending on the maintenance of the tree preservation zone, and the co-operation of the civil/building works contractor.*

Pending the result of inspections remedial/preservation measures can be provided as necessary.

OPINION

There is a relatively large tree population within the area of proposed development, and although there are a number of good specimens, retention of all of these trees may not be feasible due to other site design parameters.

As with any existing and aging tree population, a number of specimens will require removal in view of risk management responsibilities.

Successful preservation of any tree on site will be dependent on site design and construction activities adopting the recommended tree preservation strategies as detailed in this report, and a number of specimens of note as detailed in this report must be considered for retention within the proposed development. Special consideration must be given to the retention of trees **64, 212, 269.**

In the event of other site design parameters not permitting the adoption of the recommended preservation measures, then the future of the specimen in question will need to be re-assessed in conjunction with a degree of further discussions with the consulting Arborist.

SUMMARY OF RECOMMENDATIONS

i. Remove 148 specimens as detailed in this report to ground level. NOTE: 64 are located in road reserve, and will require permission from the tree owner.

ii. In the event of tree removal occurring in the vicinity of a tree to be retained, then the tree being removed is to be removed in a manner as not to cause any damage to the adjacent tree(s).

iii. Consider all site design implications as detailed in this report to allow the retention of as many of the remaining specimens as practicable, with priority given to the category '1' trees. Particular attention should be given to the retention of trees 64, 212, 269 (which may come at the detriment of a number of the other remaining trees nearby).

iv. In particular the following site **design guidelines** are recommended:

(a) **Retain the existing ground level** (as seen during site inspection) in a prescribed Tree Preservation Zone.

(b) All services are to be delineated outside of prescribed preservation zones (unless they are to be installed using underground bore methods).

(c) Construct roads on top of existing ground level (i.e. no boxing out) in the event they pass though a prescribed preservation zones.

(d) Engage a consulting Arborist to review and provide comment on all plans (for the areas in the vicinity of the trees) prior to being submitted for final approval.

vii. Implement Tree Preservation Zones and protection measures as detailed in this report **during** all phases of the **construction** of the proposed development. In particular:

(a) Treat areas where trees are in close proximity together as a single tree preservation zone.

(b) **Physically fence off recommended preservation areas**, with signage to clearly identify that the area is for tree preservation purposes only **prior to any site clearing or construction works** being undertaken.

(c) Maintain vehicular, plant and construction equipment outside of prescribed preservation/protected zones.

(d) Building materials are not to be stored within the protection zone.

(e) Pending extent of works required in the vicinity of any given specimens, additional protection measures and watering programs may also need to be facilitated.

(f) Periodic inspections (suggest fortnightly) by the consulting Arborist during the development process to monitor the trees progress and maintenance of their preservation zones is also strongly recommended.

v. Consider use of suitable specimens (as detailed in the appendix of this report) as mature tree transplants for relocation to suitable areas on site in the vent they are currently situated in an area where they impede on the development.

vi. Undertake minor canopy works any tree retained to remove major deadwood and to regulate canopy mass/branch foliage loading.

vii. All tree works are to be undertaken by suitably qualified and experienced tree surgeons, and must comply with Australian Standards 4373 (1996) ~ *Pruning of Amenity Trees.*

viii. A degree of site supervision by the consulting Arborist would also be pertinent to discuss with the nominated contractor the desired outcomes.

APPENDIX I ~ TREE DATA INVENTORY

GLOSSARY OF TERMS

- **Tree Number;** Provides an identification number corresponding to the survey plan provided.

  NOTES:
  - Trees 113 & 277 were not located (possibly removed since the survey had been undertaken).
  - Two trees numbered 95 were located; one Brazilian Pepper near tree 96 and one Kaffir Plum near tree 78.
  - Tree 322 was allocated to a Liquidambar adjacent tree 241, and
  - Tree 323 has been allocated to a Jacaranda on Rowe Avenue (nr tree 186).

- **Species;** Identifies the tree species, providing both common and botanical name.

- **Estimated Height;** Provides an estimated of the health of the tree (in metres)

- **Estimated Trunk Calliper;** Provides an estimation of the trunk diameter (in mm) measured at 1.3 metres above ground level (industry standard).

- **Health Condition;** Provides information on the current existing health condition of the tree based on the predetermined criteria as detailed on page 3 of this report.

- **Structural Form;** Provides information on the current existing health condition of the tree based on the predetermined criteria as detailed on page 3 of this report.

- **Recommended Preservation Zone;** Provides the radius of the recommended area (in metres) which should be treated as a tree preservation zone.

- **Comment;** Provides any additional comment when deemed pertinent to the future management of the tree.

- **Opinion;** Provides an overall 'category rating' as to the trees significance within the area and proposed development. This is based on previously mentioned criteria (refer pages 2 & 3), tree age, species, habitat use, expected propensity to 'cope' with proposed development, overall stature of the specimen etc.

  1 ~ Denotes a good specimen or a specimen of particular note and efforts must be spent during the design and construction process to retain such specimens. A total of **57** fall into this category.

  2 ~ Denotes a reasonably good specimen and efforts should be made during the design/construction process to incorporate such specimens into the proposed development. A total of **42** fall into this category.

  3 ~ Denotes a fine specimen. Incorporating these specimens into the proposed development will be seen as a positive approach to tree retention where design/construction allows. A total of **74** fall into this category.

  0 ~ Denotes specimens not recommended for retention due to poor health and/or structural characteristics. A total of **148** fall into this category.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
1	Black Tea-tree	*Melaleuca bracteata 'revolution gold'*	4	300	Average - Good	Poor		0	Previously lopped, evidence of stem failure.
2	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable	3	0	Refer report; 2nd February 2006
3	Flame Tree	*Erythrina indica*	7	500	Average - Good	Acceptable	3	0	Refer report; 2nd February 2006
4	Flame Tree	*Erythrina indica*	7	500	Average - Good	Acceptable	3	0	Refer report; 2nd February 2006
5	Flame Tree	*Erythrina indica*	6	500	Average - Good	Acceptable	3	0	Refer report; 2nd February 2006
6	Spotted Gum	*Corymbia maculata*	10	300	Good	Acceptable	2	2	Structural defects within the canopy.
7	Silver Princess	*Eucalyptus caesia*	4	150	Good	Good	2	2	
8	Queensland Box	*Lophostemon confertus*	8	600	Good	Good	4	2	
9	Queensland Box	*Lophostemon confertus*	7	500	Average - Good	Good	4	2	Early indications of canopy decline.
10	Queensland Box	*Lophostemon confertus*	7	500	Dead	Poor		0	Recommended removal.
11	Bottlebrush	*Callistemon viminalis*	3	200	Good	Good	1	3	
12	Paperbark/Myrtle	*Melaleuca species*	5	300	Dead	Poor		0	Recommended removal.
13	Bottlebrush	*Callistemon viminalis*	5	300	Average	Good	2	3	
14	Bottlebrush	*Callistemon viminalis*	3	200	Good	Good	2	3	
15	Bottlebrush	*Callistemon viminalis*	4	200	Average - Good	Acceptable		0	Damage has occurred to the main stem during site clearing
16	Rottnest Island Tea-Tree	*Melaleuca lanceolata*	4	500	Good	Acceptable	5	2	Damage to root zone has occurred during site clearing
17	Hong Kong Orchid	*Bauhinia x blakeana*	6	300	Average	Acceptable	3	3	
18	Red Flowering Gum	*Corymbia ficifolia*	4	250	Good	Good	2	2	
19	White Cedar	*Melia azedarach*	10	400	Good	Acceptable		0	Previously lopped.
20	Kurrajong	*Brachychiton acerifolia*	5	300	Noticeable decline	Acceptable		0	Recommended removal.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
21	Red Flowering Gum	*Corymbia ficifolia*	6	500	Noticeable decline	Poor		0	Recommended removal.
22	Kurrajong	*Brachychiton acerifolia*	6	300	Good	Good	2	1	Transplantable specimen.
23	Brazilian Pepper	*Schinus terebinthifolius*	8	700	Good	Acceptable		0	Previously lopped. Undesirable species.
24	Brazilian Pepper	*Schinus terebinthifolius*	7	800	Good	Acceptable		0	Previously lopped. Undesirable species.
25	SA Yellow Gum	*Eucalyptus leucoxylon*	4	200	Good	Acceptable		0	Multiple stemmed specimen.
26	Jacaranda	*Jacaranda mimosifolia*	9	500	Good	Acceptable	3	2	Transplantable specimen, but has been previously lopped.
27	Spotted Gum	*Corymbia maculata*	12	500	Good	Good	5	1	
28	Spotted Gum	*Corymbia maculata*	14	500	Good	Poor		0	Relatively poor structural form - Recommend removal.
29	Spotted Gum	*Corymbia maculata*	10	300	Good	Poor		0	Stump regrowth - Recommended removal.
30	Rubber Tree	*Ficus elastica*	4	700	Average	Poor		0	Stump regrowth - Recommended removal.
31	Fiddlewood	*Citharexylum spinosum*	9	400	Good	Acceptable	3	3	Previously lopped.
32	Red Flowering Gum	*Corymbia ficifolia*	7	400	Good	Poor		0	Relatively poor structural form - Recommend removal.
33	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
34	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
35	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
36	Queensland Box	*Lophostemon confertus*	4	300	Noticeable decline	Poor		0	Previously lopped. Recommend removal.
37	Queensland Box	*Lophostemon confertus*	5	300	Noticeable decline	Poor		0	Previously lopped. Recommend removal.
38	Queensland Box	*Lophostemon confertus*	6	300	Average - Good	Poor		0	Previously lopped. Recommend removal.
39	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
40	Queensland Box	*Lophostemon confertus*	4	300	Average - Good	Poor		0	Previously lopped. Recommend removal.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
41	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
42	Spotted Gum	*Corymbia maculata*	15	400	Good	Good	5	1	
43	Queensland Box	*Lophostemon confertus*	10	400	Average - Good	Good	4	2	
44	Tuart	*Eucalyptus gomphocephala*	15	500	Good	Good	5	1	
45	Ironbark	*Eucalyptus sideroxylon*	17	500	Good	Good	5	1	
46	Queensland Box	*Lophostemon confertus*	7	350	Good	Good	3	2	
47	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
48	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
49	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
50	Queensland Box	*Lophostemon confertus*	4	200	Average	Acceptable - Poor		0	Relatively poor structural form - Recommend removal.
51	Jacaranda	*Jacaranda mimosifolia*	4	250	Good	Good	2	1	Transplantable specimen.
52	White Cedar	*Melia azedarach*	15	700	Dead	Poor		0	Recommended removal.
53	Brazilian Pepper	*Schinus terebinthifolius*	5	400	Noticeable decline	Poor		0	Recommended removal.
54	White Cedar	*Melia azedarach*	5	400	Poor	Poor		0	Recommended removal.
55	White Cedar	*Melia azedarach*	5	400	Noticeable decline	Poor		0	Recommended removal.
56	Flooded Gum	*Eucalyptus rudis*	24	1000	Good	Good	8	1	
57	Turkey Oak	*Quercus cerris*	4	300	Average - Good	Acceptable	2	1	Transplantable specimen.
58	Canary Island Date Palm	*Phoenix canariensis*	7	900	Good	Good	2	1	Transplantable specimen.
59	Flame Tree	*Erythrina indica*	6	350	Average - Good	Good	2	1	Transplantable specimen.
60	Jacaranda	*Jacaranda mimosifolia*	6	400	Good	Good	2	1	Transplantable specimen.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
61	Bottlebrush	*Callistemon viminalis*	7	500	Good	Good	3	1	Good specimen of the species.
62	Rubber Tree	*Ficus elastica*	8	700	Average - Good	Acceptable		0	Undesirable species - Recommended removal.
63	Umbrella	*Schefflera actinophylla*	4	200	Good	Good	1	3	Transplantable specimen.
64	Peppercorn	*Schinus molle*	18	1400	Good	Good	6	1	Exceptional specimen tree.
65	Cotton Palm	*Washingtonia robusta*	10	400	Good	Good	2	3	Transplantable specimen.
66	White Cedar	*Melia azedarach*	5	400	Average	Poor		0	Recommended removal.
67	Kurrajong	*Brachychiton acerifolia*	8	400	Good	Good	2	2	Transplantable specimen.
68	White Cedar	*Melia azedarach*	18	800	Noticeable decline	Acceptable	6	3	Pest/disease present.
69	White Cedar	*Melia azedarach*	8	300	Average	Poor		0	Recommended removal.
70	Coojong	*Acacia saligna*	4	400	Noticeable decline	Acceptable		0	Recommended removal.
71	Coojong	*Acacia saligna*	6	400	Average	Acceptable		0	Recommended removal.
72	Coojong	*Acacia saligna*	4	400	Average	Acceptable		0	Recommended removal.
73	Port Jackson Fig	*Ficus rubiginosa*	12	800	Good	Acceptable		0	Recommended removal - potential to cause damage to
74	Jacaranda	*Jacaranda mimosifolia*	6	400	Average	Poor		0	Previously lopped - Recommended removal.
75	Kaffir Plum	*Harpephyllum caffrum*	6	300	Good	Acceptable		0	Undesirable species - Recommended removal.
76	Umbrella	*Schefflera actinophylla*	4	200	Good	Good		0	Previously lopped.
77	Almond	*Prunus dulcis*	5	200	Noticeable decline	Acceptable		0	Doubtful it would survive development process.
78	Jacaranda	*Jacaranda mimosifolia*	17	600	Good	Acceptable	5	1	
79	WA Peppermint	*Agonis flexuosa*	17	900	Dead	Poor		0	Recommended removal.
80	White Cedar	*Melia azedarach*	10	400	Good	Poor		0	Recommended removal.

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81	White Cedar	*Melia azedarach*	17	800	Good	Acceptable		0	Previously lopped. Recommend removal.
82	Marri	*Corymbia calophylla*	20	500	Good	Good	6	1	
83	WA Peppermint	*Agonis flexuosa*	9	300	Good	Acceptable		0	Recommended removal. Multiple stems.
84	Jacaranda	*Jacaranda mimosifolia*	12	400	Good	Acceptable	4	3	
85	White Cedar	*Melia azedarach*	12	400	Good	Acceptable	4	2	Transplantable specimen.
86	White Cedar	*Melia azedarach*	8	400	Dead	Poor		0	Recommended removal.
87	White Cedar	*Melia azedarach*	20	800	Good	Acceptable		0	Previously lopped. Recommend removal.
88	Camphor laurel	*Cinnamomum camphora*	7	300	Good	Acceptable	2	3	Relatively poor structural form - Recommend removal.
89	Fiddlewood	*Citharexylum spinosum*	8	300	Average	Acceptable	3	3	Relatively poor structural form - Recommend removal.
90	White Cedar	*Melia azedarach*	15	600	Noticeable decline	Acceptable	4	3	Pest/disease present.
91	Umbrella	*Schefflera actinophylla*	5	300	Good	Acceptable	1	3	Transplantable specimen.
92	Cocos Palm	*Syagrus romanzoffiana*	8	400	Good	Good		0	Transplantable specimen.
93	Kurrajong	*Brachychiton acerifolia*	5	250	Average - Good	Good	2	2	Transplantable specimen.
94	Jacaranda	*Jacaranda mimosifolia*	17	700	Good	Good	5	1	Good specimen tree.
95	Kaffir Plum	*Harpephyllum caffrum*	6	300	Good	Acceptable		0	Undesirable species - Recommended removal.
96	Hong Kong Orchid	*Bauhinia x blakeana*	5	400	Average - Good	Good	3	2	
97	Rottnest Island Pine	*Melaleuca lanceolata*	7	300	Average	Acceptable - Poor		0	Relatively poor structural form - Recommend removal.
98	Brazilian Pepper	*Schinus terebinthifolius*	5	500	Average - Good	Acceptable		0	Previously lopped. Undesirable species.
99	Umbrella	*Schefflera actinophylla*	7	500	Good	Acceptable	2	3	Transplantable specimen.
100	Umbrella	*Schefflera actinophylla*	7	500	Good	Acceptable	2	3	Transplantable specimen.

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101	Pencil Pine	*Cupressus sempervirens 'Stricta'*	17	400	Good	Good	2	3	Damage to main stem evident.
102	Mock Orange	*Pittosporum rhombifolium*	4	300	Noticeable decline	Acceptable		0	Recommended removal - doubtful it would survive
103	Queensland Box	*Lophostemon confertus*	6	300	Noticeable decline	Acceptable		0	Recommended removal.
104	Brazilian Pepper	*Schinus terebinthifolius*	8	500	Good	Acceptable		0	Previously lopped. Undesirable species.
105	Brazilian Pepper	*Schinus terebinthifolius*	8	1000	Good	Acceptable		0	Previously lopped. Undesirable species.
106	WA Peppermint	*Agonis flexuosa*	5	1000	Average - Good	Acceptable	3	2	
107	Camphor laurel	*Cinnamomum camphora*	8	800	Good	Acceptable	5	3	Relatively poor structural form - Recommend removal.
108	Umbrella	*Schefflera actinophylla*	5	400	Good	Acceptable	2	3	Transplantable specimen.
109	WA Peppermint	*Agonis flexuosa*	8	1200	Average - Good	Good	3	2	
110	Mulberry	*Morus alba*	4	300	Good	Acceptable	3	3	
111	Brazilian Pepper	*Schinus terebinthifolius*	5	600	Noticeable decline	Poor		0	Recommended removal.
112	Queensland Box	*Lophostemon confertus*	7	400	Noticeable decline	Acceptable		3	Monitor health.
113	UNABLE TO LOCATE								
114	Queensland Box	*Lophostemon confertus*	6	300	Noticeable decline	Poor		0	Recommended removal.
115	Jacaranda	*Jacaranda mimosifolia*	8	400	Good	Good	4	1	Transplantable specimen.
116	Flooded Gum	*Eucalyptus rudis*	7	500	Average	Acceptable	3	3	
117	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
118	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
119	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
120	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
121	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
122	Flame Tree	*Erythrina indica*	5	400	Noticeable decline	Acceptable	2	0	Refer report; 2nd February 2006
123	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
124	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
125	Jacaranda	*Jacaranda mimosifolia*	15	400	Good	Good	4	1	
126	White Cedar	*Melia azedarach*	15	400	Average - Good	Acceptable	4	3	Pest/disease present.
127	Lillypilly	*Acmena smithii*	10	500	Good	Good	4	1	
128	Mulberry	*Morus alba*	4	400	Good	Poor		0	Relatively poor structural form - Recommend removal.
129	Mulberry	*Morus alba*	6	400	Good	Acceptable	3	2	
130	Flame Tree	*Erythrina indica*	8	600	Average - Good	Poor		0	Previously lopped. Recommend removal.
131	Bangalay	*Eucalyptus botryoides*	22	1000	Good	Acceptable	7	2	Remove adjacent Brazilian Pepper.
132	Jacaranda	*Jacaranda mimosifolia*	9	400	Good	Acceptable	4	3	Relatively poor structural form - Recommend removal.
133	Stone Pine	*Pinus pinea*	15	900	Good	Good	6	2	
134	Brazilian Pepper	*Schinus terebinthifolius*	5	200	Average	Poor		0	Recommended removal.
135	Camphor laurel	*Cinnamomum camphora*	12	700	Noticeable decline	Acceptable		0	Declining in health/vigour.
136	Flame Tree	*Erythrina indica*	7	400	Average	Poor		0	Recommended removal.
137	Cotton Palm	*Washingtonia robusta*	17	500	Good	Good	2	3	Transplantable specimen.
138	Brazilian Pepper	*Schinus terebinthifolius*	9	600	Average - Good	Acceptable		0	Recommended removal. Undesirable species.
139	White Cedar	*Melia azedarach*	9	400	Average - Good	Acceptable - Poor		0	Relatively poor structural form - Recommend removal.
140	White Cedar	*Melia azedarach*	9	400	Average - Good	Acceptable	4	3	Pest/disease present.

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141	White Cedar	*Melia azedarach*	10	600	Average - Good	Acceptable	4	3	Pest/disease present.
142	Jacaranda	*Jacaranda mimosifolia*	15	400	Good	Good	4	1	Good specimen tree.
143	Marri	*Corymbia calophylla*	4	300	Good	Acceptable	2	3	Multiple stems - undesirable structure for this species.
144	White Cedar	*Melia azedarach*	3	100	Good	Good	1	3	Transplantable specimen.
145	White Cedar	*Melia azedarach*	5	300	Good	Good	2	3	Transplantable specimen.
146	Sugar Gum	*Eucalyptus cladocalyx*	5	300	Good	Acceptable - poor	3	3	Undesirable structural from for the species.
147	Flame Tree	*Erythrina indica*	5	400	Average - Good	Acceptable	2	0	Refer report; 2nd February 2006
148	Sugar Gum	*Eucalyptus cladocalyx*	15	500	Noticeable decline	Poor		0	Recommended removal.
149	Bald Island Marlock	*Eucalyptus conferruminata*	18	600	Good	Good	6	1	Good specimen tree.
150	Sugar Gum	*Eucalyptus cladocalyx*	20	600	Good	Good	6	1	Good specimen tree.
151	White Cedar	*Melia azedarach*	3	200	Good	Acceptable	2	3	Transplantable specimen.
152	Narrow-leaved Paperbark	*Melaleuca linariifolia*	4	300	Average	Acceptable	2	3	
153	Narrow-leaved Paperbark	*Melaleuca linariifolia*	4	200	Average	Acceptable	2	3	
154	Plum Pine	*Podocarpus elatus*	4	200	Average	Poor		0	Recommended removal.
155	White Cedar	*Melia azedarach*	4	300	Good	Acceptable	2	3	Transplantable specimen.
156	White Cedar	*Melia azedarach*	7	500	Noticeable decline	Poor		0	Recommended removal.
157	Flooded Gum	*Eucalyptus rudis*	10	500	Good	Good	5	2	
158	Flooded Gum	*Eucalyptus rudis*	4	300	Good	Poor		0	Recommended removal. Undesirable structural form.
159	Honey Box	*Eucalyptus melliodora*	18	600	Good	Acceptable	5	2	
160	Fidus hillii	*Hills Fig*	17	600	Good	Good	6	1	Transplantable specimen. Good specimen.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
161	White Cedar	*Melia azedarach*	9	400	Average - Good	Acceptable	4	3	Pest/disease present.
162	White Cedar	*Melia azedarach*	6	300	Average - Good	Acceptable	3	3	Pest/disease present.
163	Illawara Flame Tree	*Brachychiton populneus*	6	300	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
164	Brazilian Pepper	*Schinus terebinthifolius*	12	700	Noticeable decline	Acceptable		0	Recommended removal. Undesirable species.
165	Brazilian Pepper	*Schinus terebinthifolius*	4	300	Noticeable decline	Acceptable		0	Recommended removal. Undesirable species.
166	White Cedar	*Melia azedarach*	12	500	Average - Good	Acceptable	6	3	Pest/disease present.
167	Coojong	*Acacia saligna*	5	400	Average - Good	Good		3	
168	Lillypilly	*Acmena smithii*	7	350	Good	Acceptable	4	3	Structural defects within the canopy.
169	Stone Pine	*Pinus pinea*	24	900	Good	Good	7	1	Good specimen tree.
170	Queensland Box	*Lophostemon confertus*	7	400	Average - Good	Poor		0	Previously lopped. Recommend removal.
171	Queensland Box	*Lophostemon confertus*	5	300	Average - Good	Poor		0	Previously lopped. Recommend removal.
172	Brazilian Pepper	*Schinus terebinthifolius*	6	400	Average	Poor		0	Recommended removal. Undesirable species.
173	Jarrah	*Eucalyptus marginata*	8	600	Average - Good	Acceptable	5	2	Some basal damage has occurred during site clearing.
174	Rubber Tree	*Ficus elastica*	12	700	Good	Good		0	Undesirable species - Recommended removal.
175	Fiddlewood	*Citharexylum spinosum*	10	400	Good	Acceptable	2	3	
176	Lombardy Poplar	*Populus nigra 'Italica'*	9	300	Average	Good	2	3	Undesirable species - Recommended removal.
177	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable	2	3	Transplantable specimen.
178	White Cedar	*Melia azedarach*	10	400	Noticeable decline	Acceptable		0	Declining in health/vigour.
179	Fiddlewood	*Citharexylum spinosum*	10	400	Good	Acceptable	3	3	
180	Lombardy Poplar	*Populus nigra 'Italica'*	9	300	Average	Good	2	3	Undesirable species - Recommended removal.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
181	Hibiscus species	*Hibiscus species*	3	300	Average - Good	Acceptable	2	3	
182	Jacaranda	*Jacaranda mimosifolia*	5	350	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
183	Jacaranda	*Jacaranda mimosifolia*	7	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
184	Jacaranda	*Jacaranda mimosifolia*	4	200	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
185	Kurrajong	*Brachychiton acerifolia*	3	300	Noticeable decline	Acceptable		0	Previously lopped. Recommend removal.
186	New Zealand Christmas Tree	*Metrosiderous excelsus*	8	1000	Average - Good	Acceptable	4	2	Previously lopped.
187	Jacaranda	*Jacaranda mimosifolia*	8	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
188	Jarrah	*Eucalyptus marginata*	7	600	Good	Good	4	1	Good specimen tree.
189	White Cedar	*Melia azedarach*	6	500	Average - Good	Acceptable	4	3	Pest/disease present.
190	White Cedar	*Melia azedarach*	7	500	Average - Good	Good	4	3	Pest/disease present.
191	Marri	*Corymbia calophylla*	15	500	Good	Good	5	2	
192	White Cedar	*Melia azedarach*	12	500	Noticeable decline	Poor		0	Recommended removal.
193	White Cedar	*Melia azedarach*	15	500	Noticeable decline	Acceptable - Poor		0	Relatively poor structural form - Recommend removal.
194	White Cedar	*Melia azedarach*	17	900	Average	Acceptable		0	Previously lopped. Recommend removal.
195	White Cedar	*Melia azedarach*	17	900	Noticeable decline	Acceptable		0	Previously lopped. Recommend removal.
196	Brazilian Pepper	*Schinus terebinthifolius*	9	500	Average - Good	Poor		0	Recommended removal. Undesirable species.
197	Umbrella	*Schefflera actinophylla*	6	400	Good	Acceptable	2	2	Transplantable specimen.
198	White Cedar	*Melia azedarach*	8	500	Average - Good	Poor		0	Previously lopped. Recommend removal.
199	White Cedar	*Melia azedarach*	20	700	Good	Good	4	2	
200	White Cedar	*Melia azedarach*	22	800	Good	Good	6	2	Good specimen tree.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
201	White Cedar	*Melia azedarach*	20	500	Good	Poor		0	Relatively poor structural form - Recommend removal.
202	White Cedar	*Melia azedarach*	20	700	Average - Good	Poor		0	Previously lopped. Recommend removal.
203	White Cedar	*Melia azedarach*	20	500	Good	Acceptable	5	3	Structural defects within the canopy.
204	White Cedar	*Melia azedarach*	22	700	Good	Acceptable	5	3	Structural defects within the canopy.
205	White Cedar	*Melia azedarach*	15	500	Good	Good	5	2	
206	White Cedar	*Melia azedarach*	12	400	Good	Good	3	2	
207	Almond	*Prunus dulcis*	6	300	Good	Acceptable	3	2	
208	White Cedar	*Melia azedarach*	15	300	Average - Good	Acceptable - Poor		0	Relatively poor structural form - Recommend removal.
209	White Cedar	*Melia azedarach*	17	400	Good	Acceptable	4	3	
210	White Cedar	*Melia azedarach*	17	400	Good	Acceptable	4	3	
211	White Cedar	*Melia azedarach*	17	400	Good	Acceptable	4	3	
212	Moreton Bay Fig	*Ficus macrophylla*	20	3000	Good	Good	9	1	Exceptional specimen tree.
213	Flooded Gum	*Eucalyptus rudis*	17	900	Average - Good	Good	6	1	
214	Flooded Gum	*Eucalyptus rudis*	10	400	Good	Good	4	1	
215	Flooded Gum	*Eucalyptus rudis*	7	400	Good	Poor		0	Relatively poor structural form - Recommend removal.
216	White Cedar	*Melia azedarach*	8	400	Good	Good	2	3	Transplantable specimen.
217	Olive	*Olea europa*	5	300	Good	Good	2	2	Transplantable specimen.
218	Illawara Flame Tree	*Brachychiton populneus*	10	900	Noticeable decline	Acceptable		0	Declining in health/vigour. Doubtful it would survive
219	White Cedar	*Melia azedarach*	18	400	Good	Acceptable	3	3	
220	White Cedar	*Melia azedarach*	22	1000	Good	Good	5	1	Good specimen tree.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
221	White Cedar	*Melia azedarach*	22	600	Good	Poor		0	Relatively poor structural form - Recommend removal.
222	White Cedar	*Melia azedarach*	20	500	Good	Acceptable	4	3	Structural defects within the canopy.
223	White Cedar	*Melia azedarach*	18	500	Good	Acceptable	5	3	Structural defects within the canopy.
224	Brazilian Pepper	*Schinus terebinthifolius*	12	600	Average - Good	Acceptable		0	Recommended removal. Undesirable species.
225	Brazilian Pepper	*Schinus terebinthifolius*	10	400	Average - Good	Acceptable		0	Recommended removal. Undesirable species.
226	White Cedar	*Melia azedarach*	18	400	Good	Poor		0	Relatively poor structural form - Recommend removal.
227	Brazilian Pepper	*Schinus terebinthifolius*	8	600	Average - Good	Acceptable		0	Recommended removal. Undesirable species.
228	Jacaranda	*Jacaranda mimosifolia*	15	400	Good	Acceptable	4	1	Transplantable specimen.
229	Lemon Scented Gum	*Corymbia citriodora*	25	1000	Good	Good	8	1	Good specimen tree.
230	Norfolk Island Hibiscus	*Lagunaria pattersonii*	10	400	Good	Good	3	2	
231	White Cedar	*Melia azedarach*	18	400	Good	Poor		0	Relatively poor structural form - Recommend removal.
232	White Cedar	*Melia azedarach*	18	700	Good	Poor		0	Relatively poor structural form - Recommend removal.
233	Flame Tree	*Erythrina indica*	5	400	Noticeable decline	Poor		0	Recommended removal.
234	Jacaranda	*Jacaranda mimosifolia*	15	400	Good	Acceptable	4	1	Transplantable specimen.
235	Jacaranda	*Jacaranda mimosifolia*	20	600	Average - Good	Good	5	1	Good specimen of the species.
236	White Cedar	*Melia azedarach*	18	500	Average	Poor		0	Previously lopped. Recommend removal.
237	White Cedar	*Melia azedarach*	18	400	Average	Poor		0	Previously lopped. Recommend removal.
238	Brazilian Pepper	*Schinus terebinthifolius*	8	400	Average	Poor		0	Previously lopped. Recommend removal.
239	Fidus hillii	*Hills Fig*	17	600	Good	Good	6	1	Good specimen tree.
240	Mulberry	*Morus alba*	4	400	Good	Good	3	1	

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
241	Brazilian Pepper	*Schinus terebinthifolius*	5	300	Average - Good	Acceptable		0	Recommended removal. Undesirable species.
242	White Cedar	*Melia azedarach*	10	500	Noticeable decline	Acceptable		0	Declining in health/vigour. Recommend removal.
243	Fidus hillii	*Hills Fig*	17	600	Good	Good	6	1	Good specimen tree.
244	Norfolk Island Pine	*Araucaria heterophylla*	12	400	Good	Good	3	1	Transplantable specimen.
245	Stone Pine	*Pinus pinea*	12	500	Good	Good	4	1	Good specimen tree.
246	WA Peppermint	*Agonis flexuosa*	5	200	Good	Good	2	2	Transplantable species
247	WA Peppermint	*Agonis flexuosa*	10	800	Good	Good	5	1	Good specimen tree.
248	Flooded Gum	*Eucalyptus rudis*	18	600	Good	Acceptable	6	2	Multiple stemmed specimen.
249	Flooded Gum	*Eucalyptus rudis*	12	400	Noticeable decline	Acceptable		0	Declining in health/vigour.
250	Flooded Gum	*Eucalyptus rudis*	18	1000	Good	Acceptable	6	1	Old specimen. Some structural defects within the canopy.
251	Lemon Scented Gum	*Corymbia citriodora*	20	900	Good	Good	6	1	Good specimen tree.
252	Flooded Gum	*Eucalyptus rudis*	22	1000	Good	Good	6	1	Good specimen tree.
253	Stone Pine	*Pinus pinea*	20	1000	Good	Good	7	1	Good specimen tree.
254	Common Sheoak	*Allocasuarina fraseriana*	5	300	Noticeable decline	Acceptable		0	Recommended removal.
255	Fidus hillii	*Hills Fig*	17	600	Good	Good	6	1	Good specimen tree.
256	Fidus hillii	*Hills Fig*	10	600	Good	Acceptable	5	1	Previously lopped.
257	Flooded Gum	*Eucalyptus rudis*	17	700	Good	Good	5	1	Good specimen tree.
258	Queensland Box	*Lophostemon confertus*	8	500	Good	Acceptable	2	3	Structural defects within the canopy.
259	Flooded Gum	*Eucalyptus rudis*	15	400	Good	Acceptable	3	3	
260	Flooded Gum	*Eucalyptus rudis*	15	400	Good	Acceptable	3	3	

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
261	Sugar Gum	*Eucalyptus cladocalyx*	17	1000	Average - Good	Acceptable	6	2	Structural defects within the canopy.
262	Bangalay	*Eucalyptus botryoides*	25	900	Good	Good	6	1	Structural defects within the canopy.
263	Flooded Gum	*Eucalyptus rudis*	15	1000	Good	Acceptable	6	2	
264	Bangalay	*Eucalyptus botryoides*	25	900	Good	Acceptable		0	Previously lopped. Recommend removal.
265	Tamarisk	*Tamarix aphylla*	15	500	Good	Acceptable		0	Undesirable species - Recommended removal.
266	Sugar Gum	*Eucalyptus cladocalyx*	12	400	Average	Acceptable	3	3	Relatively poor structural form - Recommend removal.
267	Tuart	*Eucalyptus gomphocephala*	22	600	Good	Good	7	1	Good specimen tree.
268	Sugar Gum	*Eucalyptus cladocalyx*	22	600	Good	Good	7	1	Good specimen tree.
269	Lemon Scented Gum	*Corymbia citriodora*	25	1000	Good	Good	9	1	Exceptional specimen tree.
270	Canary Island Date Palm	*Phoenix canariensis*	15	1000	Good	Good	2	1	Transplantable specimen.
271	Canary Island Date Palm	*Phoenix canariensis*	8	1000	Good	Good	2	1	Transplantable specimen.
272	White Cedar	*Melia azedarach*	4	300	Good	Acceptable - poor	2	3	Relatively poor structural form - Recommend removal.
273	Flame Tree	*Erythrina indica*	5	350	Average	Poor		0	Recommended removal. Previously lopped.
274	Flame Tree	*Erythrina indica*	5	350	Average	Poor		0	Recommended removal. Previously lopped.
275	Flame Tree	*Erythrina indica*	8	600	Average - Good	Acceptable		0	Recommended removal. Previously lopped.
276	Fiddlewood	*Citharexylum spinosum*	9	500	Average	Acceptable	2	3	Previously lopped.
277	UNABLE TO LOCATE								
278	Flame Tree	*Erythrina indica*	8	600	Average - Good	Acceptable		0	Recommended removal. Previously lopped.
279	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable		0	Refer report; 2nd February 2006
280	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable		0	Refer report; 2nd February 2006

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
281	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable		0	Refer report; 2nd February 2006
282	Flame Tree	*Erythrina indica*	6	400	Average - Good	Acceptable		0	Refer report; 2nd February 2006
283	Fiddlewood	*Citharexylum spinosum*	9	300	Average	Acceptable	2	3	Previously lopped.
284	Fiddlewood	*Citharexylum spinosum*	10	500	Average	Acceptable	2	3	Previously lopped.
285	Queensland Box	*Lophostemon confertus*	12	500	Average - Good	Acceptable	3	3	Previously lopped.
286	Queensland Box	*Lophostemon confertus*	15	500	Noticeable decline	Acceptable		0	Previously lopped. Recommend removal.
287	Queensland Box	*Lophostemon confertus*	12	500	Average - Good	Acceptable	3	3	Previously lopped.
288	Flooded Gum	*Eucalyptus rudis*	12	400	Good	Acceptable	3	3	Self sown.
289	Flooded Gum	*Eucalyptus rudis*	12	400	Good	Acceptable	3	3	Self sown.
290	New Zealand Christmas Tree	*Metrosiderous excelsus*	6	300	Good	Acceptable	3	2	Transplantable specimen.
291	Edible Fig	*Ficus carica*	4	300	Good	Acceptable	2	2	Transplantable specimen.
292	Norfolk Island Pine	*Araucaria heterophylla*	15	450	Good	Good	4	1	Transplantable specimen.
293	Lemon Scented Gum	*Corymbia citriodora*	15	500	Good	Acceptable	5	2	
294	Bottlebrush	*Callistemon viminalis*	4	300	Good	Acceptable	3	2	
295	Queensland Box	*Lophostemon confertus*	4	350	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
296	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
297	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
298	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
299	Queensland Box	*Lophostemon confertus*	4	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
300	Bottlebrush	*Callistemon viminalis*	4	200	Good	Good	2	2	

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
301	Queensland Box	*Lophostemon confertus*	4	350	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
302	Queensland Box	*Lophostemon confertus*	4	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
303	Queensland Box	*Lophostemon confertus*	4	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
304	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
305	Queensland Box	*Lophostemon confertus*	6	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
306	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
307	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
308	Queensland Box	*Lophostemon confertus*	5	400	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
309	Norfolk Island Pine	*Araucaria heterophylla*	30	700	Good	Good	5	1	Good specimen tree.
310	Jacaranda	*Jacaranda mimosifolia*	18	600	Good	Acceptable	5	1	
311	Lillypilly	*Acmena smithii*	15	600	Good	Acceptable	4	3	Previously lopped.
312	White Cedar	*Melia azedarach*	6	300	Good	Acceptable - poor	2	3	Undesirable structural form.
313	Ironbark	*Eucalyptus sideroxylon*	15	400	Good	Acceptable	3	2	Leaning over road.
314	Spotted Gum	*Corymbia maculata*	22	700	Average - Good	Good	5	2	Good specimen tree.
315	Cootamundra Wattle	*Acacia baileyana*	6	300	Dead	Acceptable		0	Recommended removal.
316	Queensland Box	*Lophostemon confertus*	18	500	Good	Acceptable	3	3	
317	Queensland Box	*Lophostemon confertus*	18	500	Good	Acceptable	3	3	
318	Queensland Box	*Lophostemon confertus*	7	350	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
319	Cootamundra Wattle	*Acacia baileyana*	3	300	Noticeable decline	Acceptable	2	3	Declining in health/vigour.
320	WA Peppermint	*Agonis flexuosa*	3	300	Noticeable decline	Acceptable	2	3	Declining in health/vigour.

TREE NO.	COMMON NAME	BOTANICAL NAME	EST. HEIGHT (metres)	EST. CALLIPER (mm)	HEALTH CONDITION	STRUCTURAL FORM	RECOMMENDED PRESERVATION ZONE (metres radius)	OPINION	ADDITIONAL COMMENTS
321	Flame Tree	*Erythrina indica*	5	350	Average - Good	Acceptable		0	Previously lopped. Recommend removal.
322	Sweet Gum	*Liquidambar styracciflua*	8	300	Good	Good	2	1	Transplantable specimen.
323	Jacaranda	*Jacaranda mimosifolia*	6	350	Good	Good	2	1	Transplantable specimen.

DISCLAIMER

The advice contained herein has been provided in good faith and based upon the material information available, provided, and pertinent at the time the advice was given.

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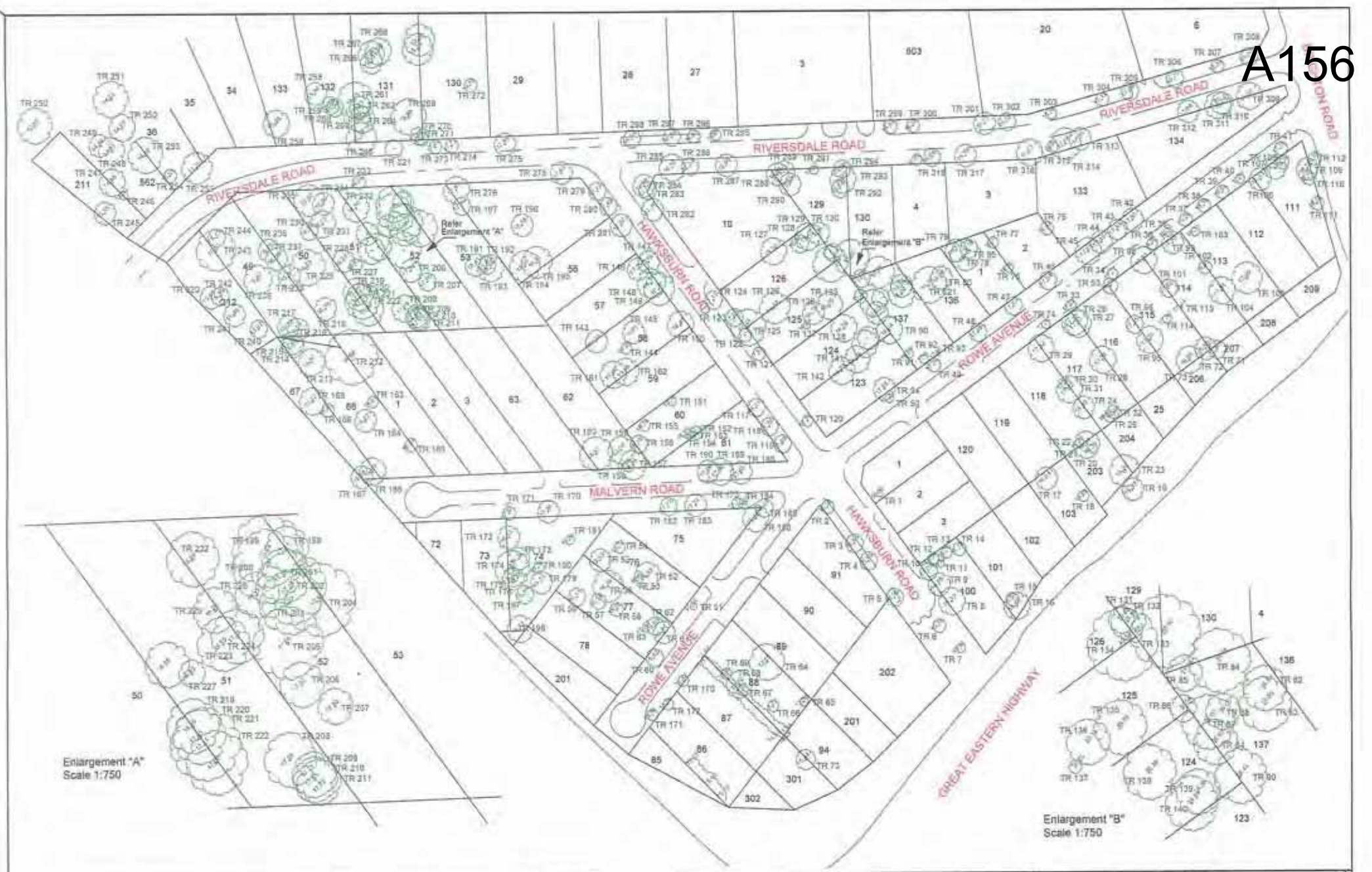
- Pertinent information not being available or withheld at the time this advice was provided.
- The provision of misleading or incorrect information to Arbor logic upon which this advice was founded.
- The uses of this advice in circumstances or situations other than the specific subject of this advise.
- Failure by the client to follow this advice.
- The action(s) or inaction(s) of the client or any other party that gives rise to loss or damage to the subject of this advice.



Rev.	Description	Drawn	Date	Checked

NORTH

THE SPRINGS
RIVERVALE
TREE SURVEY

McMULLENNOLAN

Ordinary Council 24/11/09

Item 12.9 refers

Attachment 16

2010-2014 Physical Activity and Nutrition Plan

BELMONT • CITY OF OPPORTUNITY

A158

CITY OF BELMONT

PHYSICAL ACTIVITY AND HEALTHY EATING PLAN 2010 - 2014

BELMONT • CITY OF OPPORTUNITY

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Physical Activity and Healthy Eating Plan 22

Developed by Stoneham and Associates
www.stonehamandassociates.com.au

Endorsed by Council: 22 November 2009

CITY OF BELMONT PHYSICAL ACTIVITY AND NUTRITION PLAN 2010 - 2014

1.0 The Purpose of this Plan

This Physical Activity and Nutrition Strategic Plan aims to provide a framework and a set of objectives to assist the City of Belmont to plan, develop, implement, evaluate and sustain physical activity and healthy eating programs, opportunities and services into the future.

This Plan focuses on encouraging members of the community to be active and healthy no matter what their age or physical capability. The Plan recommends action to be taken by both the City of Belmont and external agencies and organisations to promote physical activity and healthy eating. This Strategic Plan has a strong commitment to linking many of the City of Belmont business units including recreation, community development, health, environment, planning and community safety in positive ways to promote health and wellbeing.

2.0 How will it make a Difference?

Local Government has significant capacity to promote physical activity and healthy eating, through a commitment to environment and local community, through distinctive structures, resources and practical knowledge and skills.

This Plan outlines a coordinated approach to increasing opportunities for all people to become active and to eat well by promoting policy approaches that will shape and advocate for a decision-making agenda that is more oriented towards physical activity and healthy eating.

3.0 Why Develop a Physical Activity and Nutrition Plan?

The impetus for developing this Plan originated from the Premier's Physical Activity Taskforce initiative, which aims to increase the percentage of the population undertaking sufficient physical activity for a health benefit from 58% to 63% within ten years. The Taskforce has stated as an outcome, that local government will be encouraged to embrace and develop opportunities for physical activity in their communities. As such, financial support to assist the City of Belmont to develop this Strategic Plan for physical activity and nutrition was forthcoming from the Physical Activity Taskforce. This funding was matched dollar for dollar by the City of Belmont. The City of Belmont showed initiative to integrate healthy eating into the traditional physical activity plan in an attempt to curb the obesity epidemic. Stoneham and Associates was contracted to develop the framework and undertake the consultation necessary to develop this Plan.

4.0 Definitions

Active transport relates to physical activity undertaken as a means of transport. This includes travel by foot, bicycle and other non-motorised vehicles. Use of public transport is also included in the definition as it often involves some walking or cycling to pick-up and from drop-off points. Active transport does not include walking, cycling or other physical activity that is undertaken for recreation (NPHP 2001).

Dietary Guidelines - The Australian Dietary Guidelines for Adults (2003) state the following four key principles for healthy eating.

Enjoy a wide variety **of nutritious foods by:**

- Eating plenty of vegetables, legumes and fruits
- Eating plenty of cereals (including breads, rice, pasta and noodles), preferably wholegrain
- Including lean meat, fish, poultry and/or alternatives
- Including milks, yoghurts, cheeses and/or alternatives. Reduced-fat varieties should be chosen, where possible
- Drinking plenty of water.

The Guidelines also suggest that Australians:

- Limit saturated fat and moderate total fat intake
- Choose foods low in salt
- Limit your alcohol intake if you choose to drink
- Consume only moderate amounts of sugars and foods containing added sugars.

Prevent weight gain: be physically active and eat according to your energy needs;

Care for your food: prepare and store it safely; and

Encourage and support breastfeeding.

Environment – our surroundings including buildings, streets, parks and facilities as well as the natural environment.

Exercise – is a subset of physical activity defined as planned, structured and repetitive bodily movement done to improve or maintain one or more components of physical fitness. Exercise has specific objectives of improving fitness, performance and health and providing a means of social interaction. Physical activity comprises duration, frequency, intensity, type and context.

Food security – the state in which all persons obtain nutritionally adequate, culturally acceptable, safe food regularly through local non-emergency sources (Food Security Coalition, 1995).

Health Benefits - Small amounts of moderate-intensity activity accumulated over the day can contribute to health and in turn, provide protection against many diseases such as heart disease and stroke, diabetes, colorectal and breast cancer as well as mental health benefits.

Incidental Physical Activity – includes forms of physical activity done at work and home, and activity in which people take part as they go about their day to day lives, generally using large skeletal muscle groups, for example using stairs, domestic tasks.

Physical Activity - Physical activity is defined as all movements in everyday life, including work, recreation, exercise and sporting activities (World Health Organisation). It can be structured or unstructured, planned or incidental. Research

indicates that significant health benefits can be achieved by including a moderate amount of physical activity (30 minutes) 5 days a week.

Recommended levels of Physical Activity - Current Australian Guidelines suggest encouraging adults to be active every day in as many ways as they can be, and to put together 30 minutes or more of moderate-intensity activity on most, or preferably all days of the week (Commonwealth Department of Health and Aged Care 1999). The Physical Activity Recommendations for Children and Young People (5-18 years) are:

- Children and young people should participate in at least 60 minutes (and up to several hours) of moderate- to vigorous-intensity physical activity every day.
- Children and young people should not spend more than 2 hours a day using electronic media for entertainment (e.g. computer games, Internet, TV), particularly during daylight hours.

Recreation – freely chosen activity participated in general, for its own sake, but is constrained by other social, individual or economic responsibilities e.g. sports, arts, outdoor activity, hobbies, etc.

Sport – physically active oriented activities characterised by the fact that they are bounded by rules, require some form of physical exertion, and that skills are developed and used for the activity.

5.0 Acronyms

ABS:	Australian Bureau of Statistics
CaLD:	Culturally and Linguistically Diverse
CD:	Community Development Unit (CoB)
CoB:	City of Belmont
DET:	Department Education and Training
DPI:	Department of Planning and Infrastructure
DSR:	Department of Sport and Recreation
GIS:	Global Information System
HR:	Human Resources (CoB)
HS:	Health Services (CoB)
NHF:	National Heart Foundation
OHS:	Occupational Health and Safety
PATF:	Premiers Physical Activity Taskforce
P&G:	Parks and Gardens (CoB)
POS:	Public Open Space
PR:	Public Relations (CoB)
SMPHU:	South Metropolitan Public Health Unit
WSB:	Walking School Bus

6.0 The Impact of Physical Activity and Healthy Eating on Health

6.1 Healthy Eating

Healthy eating is essential for good health and wellbeing for all ages. Poor nutrition is a risk factor for a number of chronic diseases including cardiovascular disease, type 2 diabetes, musculoskeletal disorders and some cancers (endometrial, breast, and colon). Combined, these conditions account for 10% of the total burden of disease in Western Australia (Daly & Graham, 2002).

Despite efforts to increase fruit and vegetable intake, approximately half of Western Australian adults are not eating the recommended two serves of fruit each day, while more than four in five adults are not eating the recommended daily amount of vegetable (Binns et al., 2006). In children, these figures are also alarming with 7% of 4-11 year olds and 77% of 2-17 year olds not eating the recommended daily intake of fruit (Binns et al., 2006). Aboriginal people eat less than four serves of vegetables daily and 59% eat less than two serves of fruit a day (Codde, 2006).

Healthy eating habits for the City of Belmont were accessed through the 2007 Physical Activity and Nutrition Survey. Key findings from this study included:

- 59% of respondents did not eat the daily recommended intake of fruit and vegetables;
- 18% of respondents ate tae away at least once a week, with an additional 48% eating takeaway less than once per week;
- 64% of respondents accessed their information about healthy eating from magazines;
- The reasons people did not eat fruit and vegetables included price, freshness ad quality of fruit and vegetables; and
- The reasons people ate takeaway included the lack of available fast healthy foods, availability and convenience and preferring the taste of takeaway foods.

Many studies have shown certain groups within populations are less likely to eat healthy foods. This Plan recognises these groups and includes specific strategies targeted to at-risk groups.

6.2 Being Active

Being active is a key requirement for good health and for achieving and maintaining a healthy weight. A lack of physical activity is a major underlying cause of death, disease and disability. Data from a World Health Organisation (WHO) study on risk factors suggest that a sedentary lifestyle is one of the ten leading global causes of death and disability. However, currently only one in four Western Australian adults is getting the minimum of thirty minutes of physical activity they need each day for good health.

We have an increasingly sedentary lifestyle due to our society changing over the years. Labour saving devices, technology and passive entertainment have all contributed to this.

Increased car ownership has also lead to increased greenhouse gas emissions, and greater safety concerns have led to less walking and cycling to school and work. Urban growth has also seen suburbs built in a way that promotes car dependency, with few facilities to encourage walking, cycling or active play.

For these reasons we need to be more active and increase our activity at every opportunity to fit more movement wherever possible into the day.

7.0 About Belmont

The City of Belmont lies on the edge of the central city area of Perth. It is 6 kilometres from the Perth CBD and lies along 11 kilometres of the Swan River. Recent changes in land values, access to the city infrastructure and the opportunity for residents to a range of lifestyles has seen rapid growth in recent years.

Geographically the City of Belmont is well positioned to support recreation and physical activity. The City of Belmont is 40km^2 in area and hosts Perth's horse racing industry as well as many sporting reserves and family based public open spaces.

8.0 How was this Plan Developed?

The Physical Activity and Nutrition Plan was developed using a variety of strategies to engage and consult with the community and stakeholders as well as access the most current literature and local data to inform the Plan.

Policies within the City of Belmont were reviewed to identify supportive corporate processes and structures in which physical activity and healthy eating could operate, potential partners and future collaborative frameworks.

Many community groups, non-government agencies, government departments, sporting clubs and individuals were accessed and consulted to identify any barriers to getting people more active or to accessing healthy foods, to identify issues with existing facilities and services and to assess offers of assistance.

When accessing a series of discussion groups were held with sporting clubs, schools and existing community groups including Youth Groups, Seniors, new immigrants and Playgroups, Red Cross, Jacaranda and the Food Security Coalition.

Staff members from the City of Belmont were instrumental in developing this Plan. Interviews with a representative from each business unit and the CEO were held during the consultation phase and a two-hour interactive workshop was held to discuss the draft Plan.

In relation to physical facilities, 63 public open spaces sites were audited.
The audit included the following types of facilities:

- Parks, gardens and open spaces;
- Sporting facilities;
- Facilities at schools & other institutions that may be available to the public;
- Walk trails, bike paths and major footpaths; and
- Playgrounds.

The audit detailed the following:

- Facilities at venue and their state of repair;
- Type of activity that occurs there;
- Attractiveness;
- Safety;
- Dog walking facilities;
- Ease of parking or travel to and from site (e.g. links with public transport); and
- Equity issues (cost, access, child minding, access, flexibility of hours, etc).

In addition to the physical activity audits, a selection of food security audits was conducted. Conducting a community based food security audit enabled a snapshot of issues surrounding food security and healthy eating to be developed. A total of 17 premises were audited, after having categorised all licensed food premises using the traffic light system.

The audit identified the following issues:

- Local opportunities to participate in healthy cooking classes;

- Access to affordable recommended foods;
- Local social and environmental factors that influence eating practices;
- Opportunities to access local nutrition promotion/education;
- Potential locations for community markets or City Farms; and
- Land use issues associated with locating major shopping centres, 'junk food' outlets and fresh food premises.

The project manager oversaw the drafting of the Strategic Plan. A final draft of the Plan was presented to the Manager of Recreation at the CoB for comments. Following this, the Plan went to the full Council for ratification.

9.0 Political Support for Physical Activity and Healthy Eating Interventions within the City of Belmont

The City of Belmont is responsible for contributing to the health and well being of its community through the provision of facilities and services. The City has the potential to increase physical activity and healthy eating habits within the community as it has a key role in providing and managing environments, facilities and services.

It is clear that the City of Belmont has been planning and delivering services and events that have encouraged residents to be more active, and to a lesser degree support healthy eating. These range from opportunistic events that encourage being active, through to the provision of footpaths and walking and cycling tracks, the provision of safe and appealing environments, the availability of sporting facilities and recreational activities.

The Officers at the City support the development of this Plan and perceive it to be within the scope of the role of local government.

What the CoB Officers said…

- If we don't deal with the problems we will have to provide the services to deal with the symptoms/results of the problems!
- We are at the forefront of the government levels. We have the most face to face contact with the community.

As evidence of interest in this area, the City of Belmont conducted a survey of 690 residents to measure physical activity and eating habits in 2007.

In its every day work, the City makes decision that either support or inhibit physical activity and healthy eating opportunities. Planning, transportation policies, health, housing recreation and economic development all have an impact on active and healthy living. It is clear from Council Officer data and the policies reviewed, that the City is committed to designing integrated neighbourhoods inclusive of community facilities, well equipped public open spaces, footpaths and cycle paths. There is little evidence of strategies to encourage healthy eating, but as this is an innovative area for local government, it is not an unexpected finding.

This Strategic Plan is an innovative and comprehensive approach to enhancing the wellbeing and health of the Belmont community.

This Strategic Plan takes a whole of Council approach, which means it will apply to many Council departments, not purely Culture and Leisure Services. This Plan will

aim to incorporate physical activity and healthy eating within strategic directions of the Council and the operations of relevant departments. At an operational level, the Strategic Plan for Physical Activity and Nutrition is one component in a set of Strategic Plans aiming to achieve the vision of Belmont Strategic Plan 2007 - 2011, the overarching strategic document for the Council.

The goal of this Strategic Plan mirrors the purpose of the City of Belmont Strategic Plan, which is to "aim to create an environment that is attractive, safe, healthy and prosperous and fulfils the aspirations of the community."

10.0 Important facts that underpin the Physical Activity and Nutrition Plan

The following evidence and information was gathered and used as reference material when developing this Physical Activity and Nutrition Plan.

10.1 Key Demographics

- The percentage of people between 4 and 15 years of age is considerably higher (3.1% higher for Belmont compared to Australia).
- The percentage of people aged 65 years and over living in Belmont is 2.4% higher than the national average.
- 26.4% of the population is 55 years or older.
- 29.5% of the population was born overseas and 23.1% of the population speak another language as their primary language.
- One and two person households comprise 42% of Belmont households.
- 54.9% of the population is families with children (single or dual parent).
- 35% of the adult population has tertiary qualifications .
- 41.6% of the working population has classified their professions as sedentary.
- The median weekly individual income for persons aged 15 years and over who were usual residents was $469, compared with $466 in Australia.
- It has been estimated that 1 in 5 people have a disability. In Belmont, this would equate to approximately 6400 people.
- There is a 4.3% unemployment rate for those aged over 15 years.
- There is a high level of car dependence with 69.3% of the population using cars as the main mode of travel to work. 2% of people walk to work and 17% cycle to work.
- 3.3% of the population is of Aboriginal heritage, which is 1% higher than the national average.

10.2 Key Physical Activity Facts

- Four out of ten West Australians do not undertake sufficient physical activity to have any positive impact on their general fitness or health.
- The main barrier to being active for WA adults is a lack of time.
- The main reasons for WA adults to be active were for improved fitness and for the enjoyment.

10.3 What did we Find Out about Physical Activity Behaviours in Belmont?

- Almost all people consulted felt that being active was important to them.
- Most CoB residents walk as their principal form of physical activity.
- The majority of this walking occurs in streets or public open space.
- The main barriers to being active include work and family commitments, time, costs and motivation.

The community said….
- I get bad tempered if I don't exercise.
- Exercise keeps me fit and mentally healthy.
- I like to keep fit because I meet new people.
- My life is so busy I just don't get time to exercise!
- I am lazy and need motivating!
- I love getting out in the local streets!
- Sometimes I just don't feel safe enough to exercise.

10.4 Key Healthy Eating Facts

- Approximately half of Western Australian adults are not eating the recommended two serves of fruit each day.
- More than four in five WA adults are not eating the recommended daily amount of vegetable.
- Seven percent of WA 4-11 year olds and 77% of 2-17 year olds not eating the recommended daily intake of fruit.
- In WA, Aboriginal people eat less than four serves of vegetables daily and 59% eat less than two serves of fruit a day.

10.5 What Did We Find Out About Healthy Eating In Belmont?

- In Belmont, 59% of respondents did not eat the daily-recommended intake of fruit and vegetables.
- In Belmont, 18% of respondents ate take away at least once a week, with an additional 48% eating takeaway less than once per week.
- 64% of Belmont respondents accessed their information about healthy eating from magazines.
- The reasons Belmont residents did not eat fruit and vegetables included price, freshness ad quality of fruit and vegetables.
- The reasons Belmont residents ate takeaway included the lack of available fast healthy foods, availability and convenience and preferring the taste of takeaway foods.
- Many of the children identified that they cooked or assisted with the cooking in the home environment.

The community said:
- "Making Pizza is my favourite - it is such fun putting all the things on the top a big mix up of tastes!"
- "I have to cook twice a week as part of a family roster."
- "My older sister does most of the cooking in our house which is lucky cause my mum and dad don't cook very well... she is teaching me."

10.6 Where do Residents Shop and How do they Get There?

- Most people (76%) consulted used a car to get and take home groceries. 45% of respondents stated they walked to access groceries (some nominated both modes).
- The majority of people consulted accessed their foods locally although almost 25% of people advised they travelled to markets.

The community said….

- I shop at Belmont Forum because it is close.
- I go to Super Value on Belvidere Street because I can park close to the shop and just pop in for fruit and veges with kids and don't have to go all the way into a big shopping centre with little kids.
- I shop at Belmont Forum because of the variety of foods, location and good car park.
- I go to Swansea St markets on the discount pension day.
- We go by car. How else would you get all your shopping home!
- We shop at Belmont Forum at the main supermarkets and the Muslim shop that sells Halal meat.

10.7 Key Findings from the Food Security Audit

- Of the food premises audited, 68% of them offered foods that are considered unhealthy or high in fat and sugar.
- Infrastructure and supportive environmental features such as bike racks were more available in the “red” traffic light food premises than those categorised as orange or green.
- Of the Belmont food premises audits, 13.3% of premises advertised any of their meals as being healthy.
- 62% of food premises audited offered supersizing or meal deals.

10.8 Are People Interested in Cooking Classes?

- No commercial cooking classes were located within Belmont although the community consultation identified that Youth Services and one of the local churches conducted ad hoc cooking classes.
- Of the community consulted 52% advised they would participate in cooking classes.

The community said:

- I would be interested in different recipes and to learn variety, new ideas.
- Would be good if they classes had a theme e.g. Italian, Thai etc but on a budget with common ingredients.
- I would like to participate to improve my knowledge and learn about good nutrition. But it has to be fun!
- I want to learn more about budgeting for food, how to cook for only one person and how to cook healthier nutritious foods!
- My grandma is teaching me to cook – maybe you could get all the grandmas to run the cooking classes.
- Maybe I would as long as it is was fun and the food was yummy and you got to eat it at the end.

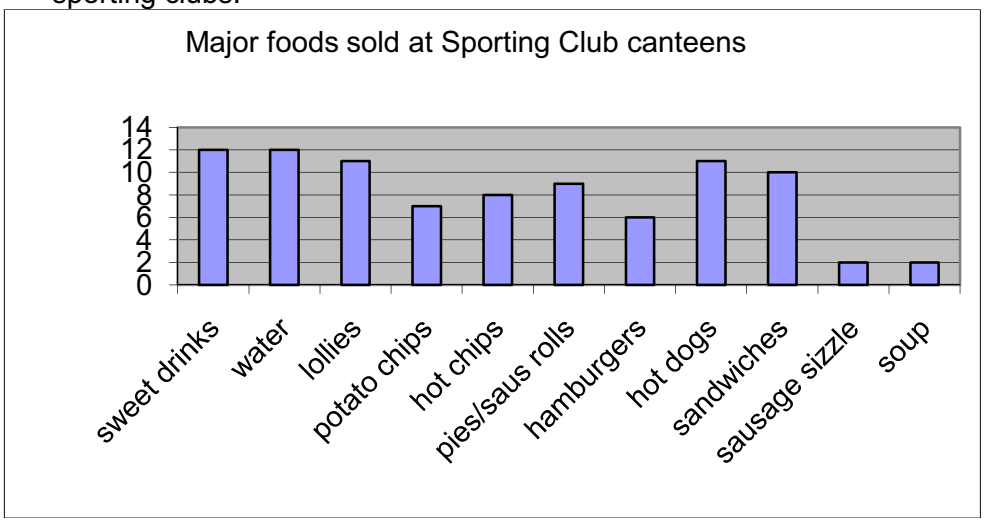
10.9 Are the People Interested in Community Gardening?

- Of the community consulted 37% said they would actively participate in a community garden scheme. An additional 26.5% were unsure and needed to know more details before committing.

> The community said:
> - Yes definitely, I think a community garden would be a fantastic idea!
> - I would support or buy the products but due to my age, I would not actually participate in the scheme.
> - We have a small yard – I have to go to my grandparents' vege patch. So a local one would be good.

10.10 What did we Find out About Sporting Club Policies?

- All clubs contacted considered they had a major role in getting people active.
- 100% of sporting clubs contacted sold sweet drink at their canteen.
- Only one sporting club advised they actively promoted fruit or other healthy snacks. The following graph outlines the major foods sold at contacted sporting clubs.



During the community consultation, a number of people of all ages, commented (unprompted) on the sporting clubs canteen policies.

> The community said:
> - I would ask my sporting club to have "a good cafe that sells healthy food not just rubbish".
> - We need better facilities for spectators and doesn't charge spectators.

10.11 What did the Seniors Say?

Seniors in Belmont expressed needs and issues related to physical activity and nutrition through a survey distributed at a Seniors Forum. A total of 35 surveys were received. Findings are listed below:

- All seniors considered being active was important.
- The most common forms of activity were walking and lawn bowls.
- The vast majority of Seniors (85%) consulted were happy with the level of physical activity opportunities in their areas.

- The BSRC was identified as being too small to cater for the number of Seniors interested in using the centre.
- The most common requests for additional physical activity services were for walks (including pole walking) catering for seniors, additional shade in parks and cheaper fees in gymnasiums.
- Just under 65% of seniors surveyed were active with friends.
- Access to physical activity opportunities is an issue.
- Neighbourhood based physical activity is the preferred type of activity.
- Neighbourhood safety is a barrier for some Seniors to being active.
- Food is bought at local shops with 76% driving, 45.5% walking, 18% using public transport and the remaining 9% being driven by family/friends.
- Fifty percent of Seniors surveyed supplement their food purchased from the shopping centres with fresh foods grown at home, or meals being delivered by community groups.
- Over 91% of Seniors surveyed prepared most of their meals in the home environment.
- Half of the Seniors surveyed indicated they would be interested in attending local healthy cooking classes.
- Only 26.5% of Seniors indicated they would be interested in participating in a community garden scheme, with a further 26.5% unsure. Of those who indicated their interest, there were 4 Seniors who volunteered a high level of enthusiasm for the idea.

10.12 <u>What did the New Arrivals Say?</u>

It was difficult to access existing groups of people from culturally and linguistically diverse backgrounds. However two discussion groups were held with the Islamic College. It is acknowledged that many differences occur between cultures and the following information is most suited to new arrivals from Muslim countries.

- Organised physical activity is not a priority for new arrivals.
- If they are active, considerations need to be given to segregating males and females and the cultural appropriateness of sportswear.
- Much activity is organised between families, where activities such as dance will occur.
- This group was surprised by the recommendation of 60 minutes of activity. They had not heard of this need to be active before. The majority of the group did not know the difference between vigorous and moderate activity.
- For the males, soccer is clearly their passion.
- Local facilities appear to stock adequate culturally appropriate foods.
- A local Afghan restaurant is a favourite of the Islamic groups.
- In regards to take away foods, drive through is the referred method and if they want to eat as a family, they either take it home or go to a park.

The new arrivals said….

- Physical activity is a part of daily life like walking. But we just do it – it has no specific purpose like for health benefits. Study is our priority and often with study and school commitments there is little time to be active or participate in sports.
- “I like to be active in my own home”
- “I would like more days where we could bring together the community and all the kids and celebrate and play games and dance and stuff..."
- “I dream of being a great soccer star. I would love the Mayor to make it possible for us to travel as a team to Sydney to play a game of soccer with an A league team. I would also like to be involved in a soccer club/association on a regular basis in Perth.”

It is noted that the South East Corridor Culturally and Linguistically Diverse (CaLD) Youth Sport and Recreation Project, which addresses low participation rates of CaLD children and youth (6-25 year olds) in sport and active recreation is active in Belmont. The three-year project is the result of a partnership between the Department of Sport and Recreation (DSR) and the Department for Communities' Office for Youth, and is being delivered by Communicare.

The Belmont Soccer Club is already reaping the benefits of being inclusive. With 10 young people who have migrated from countries including Afghanistan, South Africa and Lebanon among its 14 players, the club's Under 16s team may hail from different backgrounds, but its players are finding some common ground on the football pitch. This could be replicated through other clubs in Belmont.

10.13 What did the People say About Physical Activity Opportunities?

General information on physical activity opportunities included:

- Limited information about the wide range of physical activity opportunities available on Council website.
- Need to consider different ways to present the information (languages, style, targeted at certain groups, placement in media, brochures, etc).
- There is a need to disseminate additional information about local sporting clubs activities, etc.

10.14 What were the Issues for Young Parents and Families?

Childcare at gymnasiums is limiting parent’s opportunities to be active due to:

- Limited childcare places and times offered.
- Childcare being expensive.

The community said:

- The crèche at Oasis is not very nice 'not welcoming and not clean looking' ... 'the toys are dirty and old and the cares don't really look like they want to be there...'
- We need more facilities with a decent crèche.
- I need free/cheaper childcare.

Family based physical activity was identified as an opportunity with suggestions including:

- More opportunities for play (formal and informal).
- More opportunities for parent/child or family physical activity events.

> The community said…
> - I would like more places that are kids specific.
> - It would be great to have some activities organised for the whole family to be involved in.

10.15 What were the Issues Around Community Safety?

Safety and security issues were highlighted throughout the consultations.

> The community said….
> - "Some parks have broken glass and syringes and the toilets are yucky and gross".
> - There is not good lighting at nighttime so doesn't feel safe sometimes.
> - "... some parks have weird people sleeping in them and I don't like to be there when they are..."
> - Tomato Lake has a nice walk but I wouldn't go there on my own and you have you really pick your time in some of the places due to homeless people.
> - “I feel afraid when I am walking with my mother or a friend and a man jogger comes up behind us to pas us... it makes my heart race... I feel silly being scared but I still am..."

10.16 Issues Identified about Infrastructure

Physical activity infrastructure was lacking with suggestions including the need for:

- Signage/distance markers on cycle and walking paths.
- Shade and end of route facilities in major parks.
- Footpath and cycle path maintenance.
- Age specific play equipment.

> The community said….
> - We need more paths with seats.
> - If there is no shade, I won’t take my kids to the park.
> - It would be great to know where I am going and how long it is going to take me!
> - I would like more play equipment that has stuff you can hang on, swing off and climb on.
> - The cycle paths not well maintained (debris after storms and overgrown trees etc).

10.17 Issues About Costs

Inexpensive or free physical activity opportunities were identified as a gap. Another gap was physical activity opportunities for 10-16 years olds that was not organised sport.

The community said:
- We need a kid's gym e.g. a gym for under 16's to go to work out and stuff.
- Cost can be a barrier to participation.

11.0 Offers of Assistance

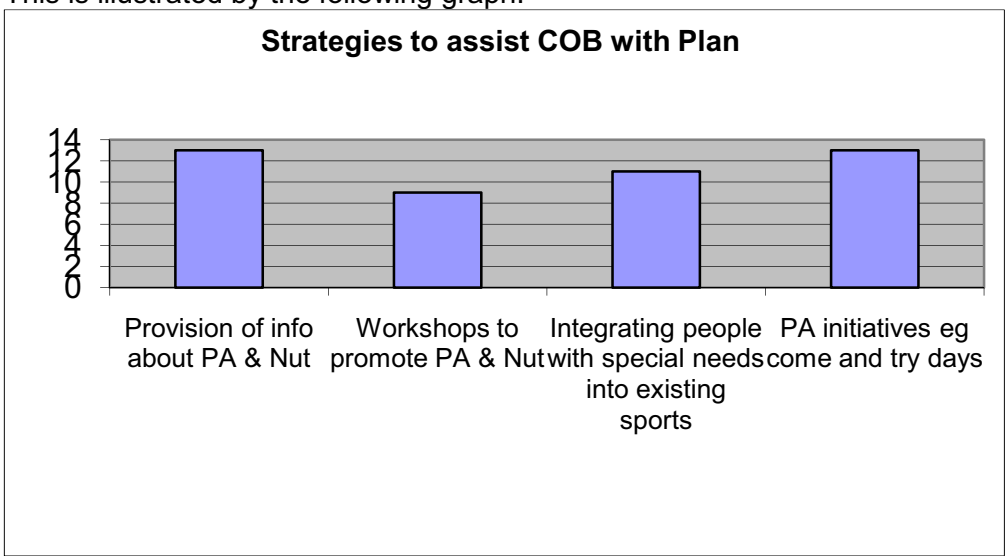
Throughout the consultation, many offers of assistance and advice about what the Plan should include and how the Plan should be structured were offered.

Sporting Clubs identified a number of areas where the relationship with the City could be improved.

The sporting clubs said….
- We would like the council to respond to correspondence and have better communication.
- It would be great if the Council acknowledged the association and the contribution we make in getting people active.

The clubs also made many offers to assist the CoB in relation to promoting physical activity including:
- Providing information on physical activity activities and services to their members.
- Facilitating workshops to promote physical activity.
- Integrating people with special needs into mainstream sports.
- Other physical activity initiatives e.g. come and try days.

This is illustrated by the following graph.



The government and non-government stakeholders consulted all agreed that the City was being proactive in addressing physical activity and nutrition.

The stakeholders said….

- The Plan needs a whole of LG approach for both structured and unstructured physical activity opportunities.
- The Plan needs to focus on the built environment, policy initiatives and partnerships.
- The Plan should focus on access to physical activity opportunities, sustainable programs and food security including access and price.

Offers of assistance from government and non-government agencies varied and included:

- Conducting joint physical activity projects.
- Evaluation of physical activity projects.
- Strategic advice and resources.
- Professional development.

The community had many good ideas about what the Plan should focus on. Some of the more memorable comments appear below.

The community suggested the Plan should include:

- A soup kitchen for those homeless people would be good for Belmont.
- The food offered at the Oasis is inappropriate considering most people are there for health/fitness reasons.
- A local farmers market would be well used as we all go to Midland or Swansea Street. Plus some sort of transport to get there!
- More formalised walking groups - ones that are facilitated by someone so you feel like you had to show up.
- Outdoor exercise equipment in high usage parks.
- A Live Longer/Stronger type program at a local senior citizens centre.
- Better communication about what currently is already happening.
- Some gym “come and try” vouchers.
- A Men’s Shed set up for men would be good for lots of reasons including social connections.

Finally, it is important to stress that throughout the gathering of data for the development of this Plan, there were many positive comments about the services provided by the City. Some of these appear below.

The community said:

- I am very happy with the upgrading of my local park.
- The sports grounds are pretty good in Belmont.
- There are some great parks in Belmont – ones with different equipment.

12.0 Key Areas of Focus for the City of Belmont Physical Activity and Nutrition Strategic Plan

Based on the key findings reported above, the City of Belmont Physical Activity and Nutrition Strategic Plan focuses on the following key areas.

12.1 Physical Activity and Healthy Eating: A Whole of Community Concern

Physical activity and good nutrition have the potential to deliver a range of benefits to local people. These include health benefits as well as social, economic, environmental and community benefits. Therefore, to increase physical activity levels and healthy eating, there is a need to:

- Move beyond and to complement strategies for individual change;
- Ensure that a collaborative approach is recommended to change the environments where people work and live; and
- Develop policies that may influence those environments.

The CoB Officers said….

- We need a total change! We can't just keep targeting the school kids as it needs to have an impact on the whole family.
- We need a shift to a positive change in attitude. It is up to the CoB to internally promote and support this Plan.
- We need small changes implemented to start a shift in the community culture of Belmont.

Creating environments that support physical activity and healthy eating interventions through policy directions will provide opportunities for individual change efforts and may lead to sustainable increases in participation.

Evidence has suggested that physical activity and healthy eating strategies such as community gardens can make an important contribution to the social fabric of a community (Marmot, 1999). Physical activity can provide association, connectedness and freedom from isolation, and can make a positive contribution to decreasing isolation, increasing civic engagement and increasing skills for participation in society. Community gardens can increase access to fruits and vegetable and provide a great social way of getting physically active. As social venues, community gardens can be used to build a sense of community and belonging.

12.2 Environmental Factors Affecting Physical Activity and Healthy Eating

Studies show that community and neighbourhood environments impact on physical activity and healthy eating practices (Kahn, Ramsey et al. 2002; Bull 2003; McCormack, Giles-Corti et al. 2004; CPAH 2005). For physical activity this includes factors such as the creation of trails and paths, exercise facilities, increased access to facilities, aesthetics and destinations, combined with information activities aimed at increasing awareness, education and motivation. The median estimates from the studies reviewed by CDC suggest that interventions addressing these factors can result in a 25% increase in the percent of persons who are active at least 3 times a week (Kahn, Ramsey et al. 2002).

For healthy eating, this includes factors such as accessing local agricultural lands, planning retail type and locations, ensuring transport infrastructure to food retail locations, considering placements of food service locations (including fast foods and vending machines), curbing negative food advertising exposure in public places, ensuring access to water fountains, community gardens, breastfeeding locations.

13.0 Guiding Principles for the Physical Activity and Nutrition Strategic Plan

In line with the City of Belmont Vision, the following guiding principles have directed the development of this Strategic Plan. The five principles include:

Teamwork	Leadership	Integrity	Innovation	People Focus

These are discussed below.

- **Teamwork**
  Development of facilities, services and programs will, wherever possible, be in partnership with other stakeholders to maximise usage, ownership and connectedness. Partnerships within Council will also be developed to ensure a whole of Council approach to the Strategic Plan.
- **Leadership**
  The City of Belmont Plan will provide the framework necessary for the Council to be a local leader in the areas of physical activity and healthy eating. Strategies to acknowledged this leadership role will be integrated within the Plan.
- **Integrity**
  The Plan will be realistic its vision to ensure outcomes can be met with integrity. Information on opportunities for, and personal benefits of, physical activity will be clear, current and readily available to the community.
- **Innovation**
  The Physical Activity and Nutrition Plan will incorporate trend watching and innovation. It will be an underlying philosophy to understand and manage the trends that will enable meeting the vision, and defining the ideas that will become the products or services to increase physical activity and healthy eating within the City.
- **People focus**
  Investment will be skewed towards developing and maintaining a community wide plan, which provides specific strategies to reach the at risk groups. Resources will be invested to encourage people to be active participants rather than passive spectators. All services, programs and infrastructure will recognise inclusion and diversification of all people regardless of their age, gender, ethnicity or physical capability.

In addition to these principles, the Strategic Plan focuses on a whole of Council approach to physical activity and nutrition, an integrated planning approach to these issues, the creation of safe and supportive environments, the development of strategies to meet the special needs groups, the encouragement of community participation and involvement in decision making processes and promotes activities, events and programs.

14.0 Physical Activity and Nutrition Objectives and Strategies

The following are the issues, policy statements, objectives and strategies developed throughout the project.

The primary objectives of this Plan include:

- To increase the number and range of physical activity and healthy eating opportunities for everyone, but with a specific focus on the least active and disadvantaged, though program delivery and policy development.
- To raise the profile of the benefits of physical activity and healthy eating for health and increase knowledge, awareness and understanding of physical activity and healthy eating while ensuring consistency of messages.
- To create local environments that support physical activity and healthy eating initiatives.
- To adopt a multi-agency approach to the planning and delivery of physical activity and healthy eating programs across Belmont by developing and nurturing physical activity partnerships such as the Food Security Coalition.
- To advocate for physical activity and healthy eating both within and external to the City of Belmont.

The implementation of these strategies will largely be dependant on ensuring Council integrates physical activity and healthy eating issues into their existing decision making processes and through regular contact and liaison with external providers of physical activity and nutrition related services, programs and infrastructure. Many strategies can be implemented within the existing resource base of the Council, however, in some cases may be reliant on additional funding.

The following strategy sections have been written to specifically fit with the City of Belmont Strategic Plan 2007-2011.

15.0 Proposed Outcomes

Increasing and maintaining the number of people who are physically active and eating well in the City of Belmont can be expected to result in:

1. Improved physical health including:
    - Reduced risk of acute and long-term illness, such as coronary heart disease, diabetes and cancers;
    - Longer life expectancy;
    - Improved physical wellbeing, including basic movement, co-ordination, motor skills and attentions spans; and
    - Lower rates of work absenteeism.

2. Improved social capital such as:
    - Reduction in social exclusion caused by mobility problems;
    - More people taking part in community life;
    - More opportunities to engage in education and lifelong learning;
    - More people being physically fit and able to work.

3. Improved mental health and wellbeing with more people benefiting from a sense of greater wellbeing and fewer experiences of depression.

4. Improved social health including:
    - Greater opportunities for social contact through community gardening, cooking classes or physical activity options;
    - Opportunities to address anti-social behaviour and contribute to social justice; and
    - The creation of environments (open spaces, green areas, safe streets, community gardens) likely to lead to physical activity and healthy eating.

5. Improved planning for environments that support physical activity and healthy eating including:
    - Good provision of walking and cycling facilities (footpaths and cycle ways);
    - Street connectivity and design;
    - Transport infrastructure and systems, linking residential, commercial and business areas;
    - Facilities for physical activity (e.g. swimming pools);
    - Location of agricultural lands;
    - Retail type and locations;
    - Transport infrastructure to food retail locations;
    - Food service locations (including fast foods and vending machines); and
    - Facilities (e.g. water fountains, community gardens, breastfeeding locations).

These outcomes clearly highlight the notion that increasing community participation in physical activity and healthy eating is central for a wide range of partners. This Plan advocates for the involvement of many different disciplines and settings – health, sport, education, community development, crime, community safety, transport and regeneration.

Physical Activity and Healthy Eating Plan

Goal: To create an environment that is attractive, safe, healthy and prosperous and fulfils the aspirations of the community.

Actions	Resources	Measures/Targets	By Who	By When
1.1 Program Delivery and Policy Development				
(a) Develop neighbourhood based physical activity programs specific to Seniors.	Local park equipment. Marketing materials. Localised transport options. $6000	Needs assessment conducted. Pilot conducted Level of uptake. Participation trends	LAC Services	2010
(b) Continue to implement and expand a free walkable community project such as “Heart Foundation Walking” into the community. Consider facilitating walking groups for seniors. Promote the use of the walkability checklist to be released by the NHF in 2010.	NHF and operating budget for promotion $1000/year	Participation rates	LAC Services NHF staff Marketing & Media communications	Current activity - Ongoing
(c) Review the existing Wellness strategy in consultation with OHS and HR to ensure it is meeting the needs of staff members and is consistent with the community strategy.	DSR funds to support and operating budget User pays system	Needs assessment conducted. DSR level of support via expertise and funding. Programs offered. Level of uptake. Participation trends.	OHS, TravelSmart	Review to be completed by June 2010 in line with Wellness Strategy scheduled review .

(d) Develop, offer and promote physical activity programs that are appropriate for a culturally diverse community.	Seek external funding to assist with program (e.g. Healthway, LotteryWest, DSR). Use Belmont Oasis expenses/funding Expected amount required $12 000	Review of existing programs/services to assess CaLD involvement. Number of new CaLD attendees at programs. Services. Number of new programs targeting CaLD groups.	LAC Services, Communicare Marketing and Media Communications	Upon receipt of external funds
(e) Develop a 'Fun for Families' program that promotes regular and sustained physical activity, healthy eating and builds local social capital.	PATF funding Expected amount required $25 000	Source funding for development of program. Funding submission already developed and needs to be resubmitted to other bodies e.g. LotteryWest. Number of attendees	LAC Services Marketing & Media Communications	2011-2013
(f) Continue to implement the "Walking Bus' program into local schools.	DPI Promotional resources by CoB $1000/year plus in kind from CD for organisation of local WSB.	Liaise with each school in the City's area. Develop recommendations. Liaison with DPI to implement revised WSB program. Number of programs offered.	Travelsmart Officer	2010 – 2013
(g) Continue to support & promote the Living Longer Living Stronger at Belmont Oasis Leisure Centre or other Programs well known to Seniors.	Belmont Oasis operating budget and user pays system	Participant number trends	Belmont Oasis LAC Services	Ongoing

(h) Investigate providing a dog based PA program similar to “Paws on the Path” (Town of Vincent) program and use this as an opportunity to promote dog ownership as an avenue to increase physical activity.	Operating budget	Needs Assessment and feasibility investigated.	Cloverdale Canine Obedience LAC Services	2011
(i) Investigate the options for pairing volunteers with immobile and socially isolated residents as a means to transport them to physical activity opportunities. Ensure facilities allow the volunteer in for free in the policy.	Seek additional funding where available Operating budget	Target organisations such as Volunteer taskforce, Activ Foundation and Carers WA. Number of organisations involved. Number of pairing programs occurring.	LAC Services Community Development Belmont Oasis Red Cross	Options report developed by March 2010. Programs offered from July 2010.
(j) Continue to support and participate in physical activity events conducted by other organisations such as National Physical Activity Day, Cycle to Work Week, etc.	Operating budget Approx $1200/yr SMPHU support	Number of events participating in. Number of participants at events.	TravelSmart LAC Services SMPHU	Current activity – ongoing.
(k) Support the South East Corridor Culturally and Linguistically Diverse (CaLD) Youth Sport and Recreation Project occurring lead by DSR	DSR and Dept Communities funding.	Number of clubs expressing an interest. Increase in uptake of CaLD young people in sport.	DSR Dept of Communities LAC Services Sporting Clubs Communicare	Current activity lead by Communicare Active Together (CAT)

(l) Develop and appropriately market a range of trails. This will include a designated trail link on the website and brochures/maps.	Operational Budget Lottery West funding SMPHU Support	Trails marketing strategy developed. Ongoing development of Trails. Trails website launched.	LAC Services TravelSmart Parks Marketing & Media	2010
(m) Incorporate physical activity and healthy eating into existing festivals and celebrations e.g. walking group promotion at the Lets Celebrate Belmont festival, sporting club demonstrations at other major festivals, Water based physical activity activities at the Autumn River Festival, Living Longer Living Stronger demonstration at Seniors targeted festivals/events. Develop a policy to support and sustain this idea for all CoB run festivals and events.	Operating budget and reliance on local community & sporting groups volunteering their time and resources. SMPHU Resources	Physical activity elements incorporated into each event which may encompass demonstrations, participant activities, promotions, 'come try' activities. Development of Policy for sustainability	LAC Services Marketing Library Services Youth Services	Ongoing as festivals occur.
(n) Investigate the possibility of changing the date of the Kidfest to encourage summer season Sporting Clubs to participate or a similar event to fit in with the lead up to summer season	Internal resources – cost neutral for change of date. Operational budget required if a new event organised. Possible external funding required, pending on event cost.	Change in KidFest date or new event developed Number of sporting clubs participating.	Sporting Clubs LAC Services Marketing & Media	Change in Kidfest or additional event for 2011.

(o) Develop a CoB healthy eating and drinking policy that specifies the types of foods to be offered at Council run events (including food stalls at events).		Eliminate the provision of unhealthy items for free (soft drinks) and replace with healthier options (water) at CoB run Festivals/Events. Gradual phasing out of sausage sizzles. Number of Healthy Food Stalls located at events.	LAC Services Marketing & Media	Policy developed and implemented by 2011
(p) Continue to run annual healthy cooking classes at local venues integrating Healthy Living Seminars. Promote intergenerational and multicultural aspects and ensure the location is linked to public transport options and conducted at a suitable time.	Red Cross doing this now for lower income earners (thru FoodCents prog). Operational Budget External Funding	Needs Assessment conducted for best target groups within community Number of Classes offered Attendances Evaluation	Red Cross LAC Services Food Security Group	Ongoing
(q) Partner with Red Cross to support the Foodcents program for low-income earners.	Red Cross	MoU or formal partnership document developed. CoB actively contributing to sustaining the FoodCents program.	Food Security Group	2011-2012
(r) Develop an incentive scheme for pensioners/lower income earners etc. to purchase fruit and vegetable at a discounted rate one day of the week (such as Swansea St Markets).	Building partnership with local business	ONLY for healthy food items (fruit and vegetables) not general shopping. Feedback / use from local businesses	LAC Services, Food Security Group Property and Economic Dev, Environmental Health	2012

(s) Investigate the feasibility of launching a Community Garden Network or Farmers Market in the CoB, or "Grow your own vegetables workshops". May include negotiating with Rotary to incorporate a fresh food component at existing markets.	External assistance from Growing Communities WA or Community Garden Network and local garden centres. SMPHU funding	Liaise with organisations just mentioned Number of attendees at Workshops	LAC Services Rotary Property & Economic Dev Planning Food Security Group	Needs Assessment/Feasibility completed by Dec 2010.
(t) Continue to implement the internal fruit run at the Council and promote to other local businesses.	Operational	Amount of fruit consumed. Employee satisfaction	Governance	Ongoing
(u) Identify one location within the CoB that is suitable for a community garden scheme. Commence a community garden pilot. (There is also space at the Jacaranda Community Centre for a community garden at Lot 85 (146) Epsom Avenue, Redcliffe).	CoB to gift land to community for garden. There are a number of management models that can be applied.	Location identified. Community garden pilot scheme established.	Property & Econ Dev LAC Services Parks Food Security Group	2010-2013
(v) Continue to organise competitions with school students to promote physical activity and healthy eating (e.g. Travelsmart banner project).	In kind	Number of competitions in schools. Number of schools participating. Quality of entries.	TravelSmart Library LAC Services Marketing & Media.	Ongoing

(w) Develop a financial support sport program to assist low SES residents to pay club membership.	Operational budget as part of the Donations & Grants budget	Number of families utilising the support. Funds available in the 2010/2011 budget Increase of participant numbers and/or increase in fully paid membership.	LAC Services	July 2010
Actions	**Resources**	**Measures/Targets**	**By Who**	**By When**
1.2 Information Dissemination				
(a) Investigate the development of a stand-alone physical activity & nutrition or community wellbeing website that links into the corporate website.	Operating budget	Development of CoB Physical Activity webpage. Launch of website. Associated newsletter in print format (or a section in an existing running newsletter if relevant)	LAC Services IT Marketing & Media	Website developed and launched by Sept 2010.
(b) Provide information on sporting clubs, POS and privately operated physical activity opportunities in each place based area, through the CoB website and CoB News.	Operating budget	Development of CoB Physical Activity webpage.	Marketing & Media IT LAC Services Sporting clubs	Site developed and launched by Sept 2010. Regularly updated.
(c) Develop a series of pamphlets/brochures that identify specific physical activity opportunities within the City and include benefits for defined population groups.	Development, printing and dissemination costs = $ 7500 SMPHU support	Range and number of brochures developed. Number of requests for brochures. Link into strategy 1.2a	LAC Services Marketing & Media	Brochures available in a variety of formats by July 2010.

(d) Promote and support the Find Thirty campaign as the primary message for being active for adults. Promote any similar campaigns for active children	In kind support using NHF resources and messages	Develop and promote the 'being active' message. Integrate message on all relevant CoB outgoing communication. Develop criteria to assist with consistency.	LAC Services TravelSmart Marketing & Media	Criteria developed by April 2010 Messages incorporated in correspondence as of June 2010.
(e) Investigate aligning with appropriate social marketing campaigns that focus on healthy eating and/ physical activity e.g. "Draw the Line", "How do you Measure Up?"	External resources (from source), in kind	Level of engagement with community to promote messages. Number of initiatives aligned with existing campaigns.	LAC Services TravelSmart Marketing & Media	Ongoing – opportunistic
(f) Promote and continue to provide the CoB Travel Smart & Disability Access Guides within the community.	Dept of Transport	Provision of access guides to all new residents. Number of enquiries for Access Guides.	TravelSmart Community Development Marketing & Media	Current activity – ongoing.
(g) Use the CoB GIS system to generate online place based maps of all physical activity opportunities, overlaid with public transport routes.	External required Estimated at $5000.	GIS consultant to set up PA overlay on Intramaps (stage 1). Launch organised and publicised (stage 2). Promotion of online maps ongoing.	LAC Services Planning Travelsmart	Stage one completed by June 2011. Stage two completed by June 2012.

(h) As a second phase to strategy, overlay healthy food outlets to illustrate locations and access routes.	Estimated at $2500	GIS consultant to set up food premises overlay on Intramaps (stage 1). Launch organised and publicised (stage 2). Promotion of online maps ongoing.	LAC Services Planning TravelSmart Health	2012 – 2013
(i) Use the local multicultural & Indigenous radio stations to broadcast physical activity and healthy eating/nutrition related messages (e.g. 6EBA).	DSR support, in kind assistance from City to speak on radio.	Development of CaLD appropriate messages. Number of broadcast messages.	LAC Services Marketing & Media	Messages developed by March 2010. Broadcasts ongoing.
(j) Better utilise Oasis as an avenue to disseminate community based health and wellness information.	In kind support only	Increase in amount and variety of PA and nutrition information available at Oasis.	Belmont Oasis Mgt LAC Services	April 2010.
(k) Include information on physical activity opportunities within the City in the residents “Welcome Packs”.	In kind support - no direct costs except time.	Welcome Packs amended to include PA and nutrition information. Welcome Packs evaluated on an 18 month cycle.	Governance Marketing & Media	Feb 2010. Evaluation in Feb 2011.
(l) Develop electronic brochures on the “best for” parks located within the City. (i.e. – best for playing with kids, best for jogging, best for walking dogs, best for walking amongst nature, best for cycling, best for playing footy/soccer)	In kind advice on content from LAC Services In kind support from IT. Link to POS Strategy	Best of Parks brochure developed and promoted.	LAC Services Parks Environment Marketing & Media	Dec 2010

(m) Develop regular good news media stories on physical activity or healthy eating events or participation within the City.	No budget required. In kind support from media relations and advice from LAC Officer	Number of good news stories published in media or local CoB Newsletter. Number of statewide media hits about CoB.	LAC Services Marketing & Media	Ongoing
(n) Develop a formal internal partnership/policy with the Library to regularly provide or display information on physical activity and healthy eating in all areas of the facility.	In kind support from library (enthusiastic staff member to take ownership)– need dedicated space. Small pool of funds to develop interesting displays $600/year. Link displays in with National campaigns for easy access to pamphlets, display items or posters etc… (e.g. – Heart Week, Diabetes Week, , Go for 5&2 campaign)	Formal partnership developed with Library. Number of displays during a 12-month period.	LAC Services Library Services	Partnership explored, scoped and developed by Feb 2010. Displays regularly from Feb 2010 – 2013.

Actions	Resources	Measures/Targets	By Who	By When
1.3 Creating Environments that Support Physical Activity and Nutrition				
(a) Ensure that when parks and reserves are planned or included within general maintenance programs, the need for infrastructure that supports physical activity such as grassed areas, picnic facilities, seating, playgrounds, shade provision, taps, walking and cycle paths, off leash dog areas and signage are included within the design to attract the broad community and match local demographics. Develop a policy that reflects this integrated planning approach.	Long process requiring no budget. In kind support, advice and commitment required from Officers. Could aim for contributions from Developers. A commitment to a change of attitude at a whole Organisation level and a commitment.	Renovation of parks policy developed. PA checklist developed for this purpose and used by all relevant Officers.	Planning LAC Services Parks Environment	Checklist developed by intersectoral team by Feb 2011
(b) Create an incentive program that encourages existing local businesses to retro fit activity-friendly facilities such as bike racks, showers and lockers. Acknowledge innovators publicly.	Operating budget, seek external funds to support from DSR, LotteryWest. Approx value required $25000.	Funding sought to support this program. Number of workplaces offering the incentive program.	Planning LAC Services Parks Environment Property & Economic development	Funding submission developed by March 2012. Programs offered by Sept 2013.

(c) Instigate forward planning processes to ensure cycle and dual use paths link and provide continuous routes to major destinations.	In kind	Travelsmart and LAC Services staff integrated into the planning process for paths and cycle ways.	Travel Smart Design and assets	Ongoing.
(d) Commence placing suitable distance markers/information along major cycle and dual use paths. Distance markers to comply with EMRC recommendations. To link in with trails	Markers costings SMPHU support	Number of trails & parks with markers	LAC Services Parks TravelSmart Environment	Staged future placement of signs ratified by Council by June 2010.
(e) Investigate the purchase of outdoor gym equipment. If the investigation is favorable, develop criteria for the purchase and placement of outdoor gymnasium equipment in local parks. Criteria should reflect usage of park, local demographics and ability to co-share with institutions such as schools. Use criteria to identify locations for placement of outdoor gym equipment.	No budget required for development of criteria. In kind advice, support and commitment to process required. Annual budget to purchase outdoor gym equipment $80 000.	Needs assessment conducted. Programs offered. Level of uptake. Participation trends.	LAC Services Parks	Criteria developed by June 2010. If agreed, purchase of equipment inline with criteria (one set per year) to start in Aug 2010.
(f) Review the lighting policies for POS to ensure that appropriate lighting is provided to support people to be active. Incorporate physical activity criteria into the Light and Safe program.	In kind service.	Lighting policy reviewed with recommendations for a 2 year lighting upgrade program for POS.	Parks	Policy reviewed by December 2010. Upgrades to occur from July 2011.

(g) Review the policy in Parks to ensure that all renovated or new parks are equipped with equipment and facilities that match the local or predicted demographics.	In kind service.	Needs assessment conducted. Programs offered. Level of uptake. Participation trends.	Parks	Needs & demographic assessment conducted by June 2010. Changes to parks policy (if reqd) by Jan 2011.
(h) Continue to provide end of route facilities at the Council Office and install adequate facilities to promote active transport over time.	Access DSR funds to support this strategy. TravelSmart Officer	End of route audit undertaken. Recommendations made for upgrade as required.	TravelSmart Planning LAC Services OSH	Ongoing
(i) Ensure seniors have access to suitable seniors facilities for PA & nutritional programs	Apply for external funds Ongoing maintenance budget (Buildings)	Once established can be used to run programs to promote physical activity and nutrition without having to rely on the use of Belmont Oasis facilities and set fees.	Property & Econ Dev LAC Services Building Services	2013
Actions	**Resources**	**Measures/Targets**	**By Who**	**By When**
1.4 Physical Activity Partnerships				
(a) Establish a physical activity alliance group with terms of reference to oversee the implementation and evaluation of the CoB Physical Activity and Nutrition Strategic Plan.	Mostly in kind support. Small operating budget (catering, dissemination, small projects) at $6000/year	Alliance group established. Commitment by committee members monitored. 2 year Action Plan developed	LAC Services external agencies, all Depts represented	Group established by April 2010. Action plan developed by July 2010.

(b) Work with interested sporting clubs and DSR to develop come and try days. Promote these as a partnership between the CoB and sporting clubs.	In kind support from CD. Small operating budget to support project of $5000/yr. DSR and sporting clubs to contribute in kind and where possible funding.	Number of sporting groups interested in program. Number of come and try days organised. Increase in sporting club members.	LAC Services, Sporting Clubs, DSR Marketing & Media	Survey of sporting clubs by April 2010. Come and try days planned for Summer 2010.
(c) Encourage the use of school facilities for community events and recreational opportunities.	In kind negotiations.	Recommendations made for improved dual use of school grounds and POS.	LAC Services, Schools, DET, Marketing & Media	Report developed for dual use by July 2011.
(d) Continue to seek and source funding to support the implementation of the CoB_Physical Activity and Nutrition Strategic Plan.	In kind support.	Number of grants submitted. Number of grants successful.	LAC Officer	Ongoing
(e) Employ 1 permanent FTE Physical Activity Officer (or equivalent) to progress implementation and evaluation of this Plan.	Salary + oncosts Est = $80 000/yr	SMG Approval for 10/11 budget	Manager Community Development, HR	PA Officer employed in 2010/2011 financial year
(f) Advocate for and wherever possible, integrate physical activity and healthy eating philosophies and strategies into other CoB policies and plans (e.g. Public Health Plan, Environment Plan, etc).	In-kind support and advocacy from all across Council.	Number of new policies that integrate PA, TravelSmart or healthy eating strategies.	LAC Services All staff	Ongoing

Actions	Resources	Measures/Targets	By Who	By When
1.5 Physical Activity Advocacy				
(a) Appoint a range of local Physical Activity and Nutrition Champions who become spokespersons for physical activity and healthy eating within the City.	PATF to assist. Budget to assist of $3000/yr.	Number of Champions appointed. Number of media hits by Champions.	LAC Services, Marketing & Media	Champions identified by Dec 2010. Launched March 2011. Ongoing promotion and use of Champions.
(b) Advocate for changes to the current café menu at Oasis Recreation Centre to provide at least 80% healthy options.	External contract negotiations	Number of healthy options available on menu. Lower cost for healthy items compared with less healthy. Patron survey.	LAC Services, Contracts, OASIS	Ongoing
(c) Advocate to and support sporting clubs to become smoke free and to increase healthy food options sold at their canteens.	In kind SMPHU support	Number of club policy changes	LAC Officer, Food Security Group, Healthway, Sporting clubs	Ongoing

11.0 References

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Ordinary Council 24/11/09

Item 12.10 refers

Attachment 17

Accounts for payment listing

City of Belmont

Accounts for Payment - October 2009

Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
781231	02-Oct-2009	00235	WA Business News	423.50	Publications/Newspapers
781232	02-Oct-2009	01135	Cameron Tero	633.04	BERA Annual Conference - reimburse registration
781233	02-Oct-2009	01142	Telstra Corporation Limited	62.20	Phone Expenses
781234	02-Oct-2009	01252	Water Corporation	3,382.30	Water, Annual & Excess
781235	02-Oct-2009	01252	Auto Cancelled	0.00	Water, Annual & Excess
781236	02-Oct-2009	01274	Synergy	20,330.39	Light, Power, Gas
781237	05-Oct-2009	163328	Genevieve Cha	550.00	Bond Payment/Refund
781238	05-Oct-2009	164076	Assett Endeavours Pty Ltd	550.00	Bond Payment/Refund
781239	05-Oct-2009	164343	Mettam Polat	330.00	Bond Payment/Refund
781240	05-Oct-2009	164365	Michael Raphael	550.00	Bond Payment/Refund
781241	05-Oct-2009	164389	Sri Lankan Moore Society	330.00	Bond Payment/Refund
781242	05-Oct-2009	164390	Yarazenka Birks	330.00	Bond Payment/Refund
781243	05-Oct-2009	164391	Mahmood Shoukat	330.00	Bond Payment/Refund
781244	07-Oct-2009	00290	City of Belmont Municipal Fund	350.00	Pace for Purple Walk & Extreme Skate Competition - cash advance
781245	07-Oct-2009	00703	Commonwealth Bank of Australia	1,492,555.59	Land Purchase
781246	07-Oct-2009	00890	Petty Cash - Ascot Park Adult Day Centre	126.00	Petty Cash Recoup
781247	07-Oct-2009	01014	Sensis Pty Ltd	44.40	Phone Expenses
781248	07-Oct-2009	01274	Synergy	3,617.65	Light, Power, Gas
781249	07-Oct-2009	01899	Telstra Corporation	642.67	Phone Expenses
781250	07-Oct-2009	02336	3 Australia	135.01	Phone Expenses
781251	07-Oct-2009	02408	Kim White	66.70	Volunteer Driver Fuel Allowance
781252	07-Oct-2009	02442	Adam Lewis	220.00	Photography/Framing Expenses
781253	07-Oct-2009	02605	Workshed Mosaics	800.00	Faulkner Park Retirement Village Artwork
781254	07-Oct-2009	99950	Australian Services Union	359.10	Salaries/Wages
781255	07-Oct-2009	99952	Child Support Agency	80.00	Salaries/Wages
781256	07-Oct-2009	99953	Westscheme Pty Ltd	141.09	Salaries/Wages
781257	07-Oct-2009	99959	Hospital Benefit Fund of WA	1,508.20	Salaries/Wages
781258	07-Oct-2009	99962	LGRCEU	254.20	Salaries/Wages
781259	07-Oct-2009	99967	HESTA	64.39	Superannuation Contribution
781260	07-Oct-2009	99999	Australian Islamic College (Perth) Inc	706.13	Rate Refund
781261	07-Oct-2009	99999	Jo-Ann Vandenberg	100.00	Sporting Trip Donation
781262	07-Oct-2009	99999	Ashley William Rankine	31.50	Rate Refund
781263	07-Oct-2009	99999	Peacock Settlements	267.26	Rate Refund
781264	07-Oct-2009	99999	Lindsay Goldsworthy	159.63	Rate Refund
781265	07-Oct-2009	99999	B M Barrett	364.60	Rate Refund
781266	07-Oct-2009	99999	RA & PJ Davis	299.97	Rate Refund
781267	07-Oct-2009	99999	MRG Warren	290.37	Rate Refund
781268	07-Oct-2009	99999	J Rowlands	351.70	Rate Refund
781269	07-Oct-2009	99999	DD & GM Langman	238.01	Rate Refund
781270	07-Oct-2009	99999	Clifford & Glenda Combes	402.46	Rate Refund
781271	07-Oct-2009	99999	Mary Ann Atkins	193.46	Rate Refund
781272	07-Oct-2009	99999	Ratko Talijancic	311.00	Rate Refund
781273	07-Oct-2009	99999	Ronson MacKinlay Conveyancers	50.11	Rate Refund
781274	07-Oct-2009	99999	GT & E Cranfield	536.19	Rate Refund
781275	07-Oct-2009	99999	Elaine Edna Kemp	205.69	Rate Refund
781276	07-Oct-2009	99999	McDonalds Australia	339.98	Rate Refund
781277	13-Oct-2009	00167	Brittons Formal Wear	175.00	Uniforms
781278	13-Oct-2009	00182	Department of Commerce	140.00	Training
781279	13-Oct-2009	00446	CPA Australia Ltd	750.00	Training
781280	13-Oct-2009	00889	Petty Cash - Finance	1,211.40	Petty Cash Recoup
781281	13-Oct-2009	00893	Petty Cash - Library	242.85	Petty Cash Recoup
781282	13-Oct-2009	00897	Petty Cash - Youth & Family Services	570.35	Petty Cash Recoup
781283	13-Oct-2009	00902	Department of Transport	1,112.00	Jetty Licence fee
781284	13-Oct-2009	00973	Repair Leaking Shower Service	500.00	Plumbing Maintenance/Supplies
781285	13-Oct-2009	01142	Telstra Corporation Limited	9,341.54	Phone Expenses
781286	13-Oct-2009	01252	Water Corporation	6,025.25	Water, Annual & Excess
781287	13-Oct-2009	01274	Synergy	18,815.65	Light, Power, Gas
781288	13-Oct-2009	99955	City of Belmont MV/Fuel & Uniforms	562.73	Salaries/Wages
781289	13-Oct-2009	99999	Desmond K Abel	263.00	Council Crossover Subsidy

City of Belmont

Accounts for Payment - October 2009

Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
781290	13-Oct-2009	99999	Reg Fernandes	412.00	Council Crossover Subsidy
781291	13-Oct-2009	99999	Georg Terenciuk	88.00	Archive Search Request Refund
781292	13-Oct-2009	99999	Ventura Homes	312.96	Planning Application Refund
781293	13-Oct-2009	99999	Burgess Rawson	18.83	Rate Refund
781294	13-Oct-2009	99999	Omega Settlements	1,435.54	Rate Refund
781295	13-Oct-2009	99999	Spirit Real Estate	286.03	Rate Refund
781296	16-Oct-2009	00341	Robin Michael Bhanu	200.00	Citizenship Ceremony Entertainment
781297	16-Oct-2009	00894	Petty Cash - Meals On Wheels	286.15	Petty Cash Recoup
781298	16-Oct-2009	01142	Telstra Corporation Limited	5,975.94	Phone Expenses
781299	16-Oct-2009	01674	William Phillips	69.00	Volunteer Driver Fuel Allowance
781300	16-Oct-2009	02336	3 Australia	560.18	Phone Expenses
781301	16-Oct-2009	02471	Western Power	1,762.00	Light, Power, Gas
781302	16-Oct-2009	02602	Tempting Thyme Cafe	324.50	Catering/Catering Supplies
781303	21-Oct-2009	164321	Bryan Jose	330.00	Bond Payment/Refund
781304	21-Oct-2009	164383	Abdiwahab Abdikadir	550.00	Bond Payment/Refund
781305	21-Oct-2009	164400	Zimbabwe Association of WA Inc	330.00	Bond Payment/Refund
781306	21-Oct-2009	164403	Lathlain Carlisle Playgroup	165.00	Bond Payment/Refund
781307	22-Oct-2009	00042	Alinta Gas	265.85	Light, Power, Gas
781308	22-Oct-2009	00049	Freda Smith	105.56	Volunteer Driver Fuel Allowance
781309	22-Oct-2009	01142	Telstra Corporation Limited	854.49	Phone Expenses
781310	22-Oct-2009	01252	Water Corporation	17,323.10	Water, Annual & Excess
781311	22-Oct-2009	01252	Auto Cancelled	0.00	Water, Annual & Excess
781312	22-Oct-2009	02035	Harvey Norman Belmont	734.00	Electrical Goods
781313	22-Oct-2009	02282	Camera Collectors Club of WA	100.10	Library-Entertainment Expense
781314	22-Oct-2009	99999	Conveyancing Hq Pty Ltd	1,904.49	Rate Refund
781315	22-Oct-2009	99999	Sarah Bonner	100.00	Sporting Trip Donation
781316	27-Oct-2009	164369	Daniel Shore	80.00	LG Election Candidate Deposit Refund
781317	27-Oct-2009	164371	Roger Broinowski	80.00	LG Election Candidate Deposit Refund
781318	27-Oct-2009	164372	Paul Hitt	80.00	LG Election Candidate Deposit Refund
781319	27-Oct-2009	164374	Glenys Godfrey	80.00	LG Election Candidate Deposit Refund
781320	27-Oct-2009	164375	Brenda Martin	80.00	LG Election Candidate Deposit Refund
781321	27-Oct-2009	164376	Jonathan Bass	80.00	LG Election Candidate Deposit Refund
781322	27-Oct-2009	164378	Janet Gee	80.00	LG Election Candidate Deposit Refund
781323	27-Oct-2009	164379	Janet Powell	80.00	LG Election Candidate Deposit Refund
781324	27-Oct-2009	164380	Gerard Dornford	80.00	LG Election Candidate Deposit Refund
781325	27-Oct-2009	164381	Beverley Brennan	80.00	LG Election Candidate Deposit Refund
781326	27-Oct-2009	00042	Alinta Gas	1,565.95	Light, Power, Gas
781327	27-Oct-2009	00392	Department of Transport	140.00	Vehicle Licences
781328	27-Oct-2009	00499	Kay Gasmire	121.44	Volunteer Driver Fuel Allowance
781329	27-Oct-2009	00514	Leslie Walker	198.72	Volunteer Driver Fuel Allowance
781330	27-Oct-2009	00889	Petty Cash - Finance	774.50	Petty Cash Recoup
781331	27-Oct-2009	00902	Department of Transport	219.40	Vehicle Searches & Jetty Licence fees
781332	27-Oct-2009	01142	Telstra Corporation Limited	29.95	Phone Expenses
781333	27-Oct-2009	01252	Water Corporation	447.25	Water, Annual & Excess
781334	27-Oct-2009	01730	Department of Treasury & Finance	62.04	Rate Refund
781335	27-Oct-2009	99999	Lathlain Carlisle Playgroup	222.64	Hall Hire Fee Refund
781336	27-Oct-2009	99999	Robert Stacy Hurrell	1,400.19	Rate Refund
781337	27-Oct-2009	99999	Denis Looby	454.00	Council Crossover Subsidy
781338	27-Oct-2009	99999	Hua Guo Wu	454.00	Council Crossover Subsidy
781339	27-Oct-2009	99999	Reg Fernandes	908.00	Council Crossover Subsidy
781340	27-Oct-2009	99999	Averna Homes	2,106.00	Council Crossover Subsidy
781341	29-Oct-2009	00133	Australian Mayoral Aviation Council	2,887.50	Membership Fee
781342	29-Oct-2009	00235	WA Business News	715.00	Publications/Newspapers
781343	29-Oct-2009	00550	The Honda Shop	310.53	Plant Parts & Repairs
781344	29-Oct-2009	00664	Kmart Australia Limited	230.24	Toys
781345	29-Oct-2009	00735	M I S A 2000 Pty Ltd	356.40	Plant Parts & Repairs
781346	29-Oct-2009	00957	Artsource	150.00	Subscription
781347	29-Oct-2009	00997	Ross Panelbeaters	580.32	Plant Parts & Repairs
781348	29-Oct-2009	01005	R A C Security Services	14,171.10	Security Services
781349	29-Oct-2009	01190	Town of Victoria Park	475.20	Advertising contribution
781350	29-Oct-2009	01217	University of Western Australia	2,200.00	Turf Research Project contribution

City of Belmont

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Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
781351	29-Oct-2009	01239	WA Limestone Co	7,112.91	Limestone Contractor
781352	29-Oct-2009	01468	Apprenticeships Australia Pty Ltd	682.00	Training
781353	29-Oct-2009	01523	B J & F L Pearce Limestone Supplies	649.00	Limestone Contractor
781354	29-Oct-2009	01547	Big W	85.19	Stationery & Printing
781355	29-Oct-2009	02287	Strategic Leadership Consulting	2,594.63	Training
781356	29-Oct-2009	02388	Autopro Belmont	515.10	Plant Parts & Repairs
781357	29-Oct-2009	02564	Rivervale Concepts Pty Ltd	1,017.50	Gardening - Plants/Supplies
			Total - Municipal Cheque Payments	**1,652,454.68**	

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010117	02-Oct-2009	00033	Australian Temporary Fencing	253.00	Fencing
EF010118	02-Oct-2009	00037	Avanti Electrics	863.50	Electrical Contractor
EF010119	02-Oct-2009	00231	Bunnings Group Ltd	245.85	Hardware
EF010120	02-Oct-2009	00242	Cabcharge Australia Pty Ltd	755.59	Taxi Fares
EF010121	02-Oct-2009	00414	Dulux Australia	2,523.84	Paint & Accessories
EF010122	02-Oct-2009	00497	Robin Garrett	1,997.50	RMIA Conference - reimburse registration and accommodation
EF010123	02-Oct-2009	00515	Glenys Godfrey	1,032.03	AMAC Annual Conference - reimburse accommodation, meals & phone exps
EF010124	02-Oct-2009	00571	Melissa Hathaway	686.88	Pathway LG User Forum - reimburse accommodation & meals
EF010125	02-Oct-2009	00808	Jasneat Pty Ltd	537.08	Cleaning Services
EF010126	02-Oct-2009	01240	WA Local Government Association	25,663.00	Advertising
EF010127	02-Oct-2009	01330	Leanne Alosi	697.10	Pathway LG User Forum - reimburse accommodation & meals
EF010128	02-Oct-2009	01435	Lovegrove Turf Services Pty Ltd	165.00	Gardening Contractor
EF010129	02-Oct-2009	02232	Douglas Partners Pty Ltd	5,830.00	Professional Fees - Analysis
EF010130	02-Oct-2009	02263	Mark Stolp	103.37	Phone Expenses
EF010131	02-Oct-2009	02475	Burgess Rawson WA Trust Account	8,815.59	State Emergency Service Expense
EF010132	02-Oct-2009	02593	WALIS International Forum 09	440.00	Training
EF010133	05-Oct-2009	164358	Mark Doyle	165.00	Bond Payment/Refund
EF010134	05-Oct-2009	164366	Vanessa Giangiulio	330.00	Bond Payment/Refund
EF010135	05-Oct-2009	164385	Sandra Dillon	330.00	Bond Payment/Refund
EF010136	05-Oct-2009	164386	Robyn Rampant	330.00	Bond Payment/Refund
EF010137	07-Oct-2009	00045	Amnet Broadband Pty Ltd	39.00	Phone Expenses
EF010138	07-Oct-2009	00227	Elizabeth Tuxworth	20.98	Volunteer Driver Fuel Allowance
EF010139	07-Oct-2009	00369	Lankester Planning Services	5,062.20	Professional Fees - Planning
EF010140	07-Oct-2009	00384	Neville Deague	85.15	Phone/Internet expenses
EF010141	07-Oct-2009	00674	Stanley La Roche	211.83	Volunteer Driver Fuel Allowance
EF010142	07-Oct-2009	00754	A H R I Limited	350.00	Training
EF010143	07-Oct-2009	00791	L G I S Property	88,016.54	Insurance Premiums
EF010144	07-Oct-2009	00818	Morries Backhoe & Plant Hire	7,256.09	Plant/Equipment Hire
EF010145	07-Oct-2009	01163	The Face Painting Place	360.00	Library-Entertainment Expense
EF010146	07-Oct-2009	01170	Relay Concrete	10,158.50	Concrete Contractor
EF010147	07-Oct-2009	01318	Flexi Staff Pty Ltd	33,548.82	Labour/Personnel Hire
EF010148	07-Oct-2009	01507	The Pressure King	20,149.52	Graffiti Removal
EF010149	07-Oct-2009	01662	Beavers Skidsteer Services	1,155.00	Plant/Equipment Hire
EF010150	07-Oct-2009	01749	Specialty Timber Flooring WA	1,320.00	Floor Coverings
EF010151	07-Oct-2009	01807	Woodvine Eduservice Circus Challenge	1,430.00	Music/Entertainment Expenses
EF010152	07-Oct-2009	01818	The Fruit Box	950.30	Groceries
EF010153	07-Oct-2009	01981	CommunityWest (Inc)	270.00	Training
EF010154	07-Oct-2009	02164	John Stutt	230.40	Volunteer Driver Fuel Allowance
EF010155	07-Oct-2009	02174	C G U Safety & Risk Services	605.00	Training
EF010156	07-Oct-2009	02180	Derek Plaskett	14.50	Volunteer Driver Fuel Allowance
EF010157	07-Oct-2009	02239	Lawrence H Smith	37.12	Volunteer Driver Fuel Allowance
EF010158	07-Oct-2009	02275	Kaye Kilmurray	48.00	Volunteer Driver Fuel Allowance
EF010159	07-Oct-2009	02308	Jody Ferridge	69.00	Volunteer Driver Fuel Allowance
EF010160	07-Oct-2009	02349	Les Franklin	45.54	Volunteer Driver Fuel Allowance
EF010161	07-Oct-2009	02350	John Seward	33.06	Volunteer Driver Fuel Allowance
EF010162	07-Oct-2009	02448	June Tindall	33.12	Volunteer Driver Fuel Allowance
EF010163	07-Oct-2009	02491	William Horsewell	46.40	Volunteer Driver Fuel Allowance

City of Belmont

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Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010164	07-Oct-2009	02529	Beverley Maker	90.48	Volunteer Driver Fuel Allowance
EF010165	07-Oct-2009	02590	Party Decor	80.00	Craft/Display Materials
EF010166	07-Oct-2009	02591	Kwik Transport and Crane Hire	775.50	Plant/Equipment Hire
EF010167	07-Oct-2009	02597	Aurum Cleaning Services	418.00	Cleaning Services
EF010168	07-Oct-2009	02599	Perth Patterned Concrete Pty Ltd	2,970.00	Concrete Contractor
EF010169	07-Oct-2009	02600	Full of Beanz	200.00	Library-Entertainment Expense
EF010170	07-Oct-2009	02603	Edward Wilkes - Wadjuk Dance Group	350.00	Youth Services Expenses
EF010171	07-Oct-2009	02606	Cathy O'Connell	108.80	Volunteer Driver Fuel Allowance
EF010172	07-Oct-2009	02608	Darren Claridge	851.34	Rate Refund
EF010173	07-Oct-2009	99954	City of Belmont Social Club	925.00	Salaries/Wages
EF010174	07-Oct-2009	99960	Health Insurance Fund of WA	269.45	Salaries/Wages
EF010175	07-Oct-2009	99965	WA Local Govt Superannuation Plan	133,740.89	Superannuation Contribution
EF010176	08-Oct-2009	154102	Refer Trust Account payment at end of listing	0.00	
EF010177	13-Oct-2009	00108	Australian Institute of Building Surveyors	2,100.00	Training
EF010178	13-Oct-2009	00118	Australia Post	4,962.86	Postage
EF010179	13-Oct-2009	00242	Cabcharge Australia Pty Ltd	6.00	Taxi Fares
EF010180	13-Oct-2009	00309	Transpacific Cleanaway Ltd	220,268.92	Rubbish Removals
EF010181	13-Oct-2009	00340	Transpacific Cleanaway Ltd	156.59	Rubbish Removals
EF010182	13-Oct-2009	00547	Jay Hardison	387.05	National Economic Development Conference - reimburse accommodation
EF010183	13-Oct-2009	00572	Britel Enterprises / Safety House WA	315.00	Advertising
EF010184	13-Oct-2009	00676	J & K Hopkins	3,653.00	Office Furniture
EF010185	13-Oct-2009	00699	Marketforce Productions	12,421.75	Stationery & Printing
EF010186	13-Oct-2009	00840	Ling Gaspar	469.33	National Economic Development Conference - reimburse accommodation
EF010187	13-Oct-2009	01081	Tom Stacey	308.00	IPWEA Membership - reimburse fees
EF010188	13-Oct-2009	01236	Fire & Emergency Services Authority of WA	36,260.85	Emergency Services Levy
EF010189	13-Oct-2009	01606	A P I Leisure And Lifestyle	6,880.50	Staff Recognition Program
EF010190	13-Oct-2009	01683	Sally De La Cruz	34.85	Reimburse Groceries & travel expenses
EF010191	13-Oct-2009	01714	Total Eden Watering Systems Pty Ltd	1,692.55	Reticulation Parts & Repairs
EF010192	13-Oct-2009	01715	Lara Sappal	1,052.84	BERA Conference - reimburse accommodation, meals & travel expenses
EF010193	13-Oct-2009	01731	Charter Plumbing & Gas	112.20	Plumbing Maintenance/Supplies
EF010194	13-Oct-2009	01963	Brenda Martin	714.21	Councillor Sitting Fee/Reimbursements
EF010195	13-Oct-2009	02003	Focus Promotions Pty Ltd	3,465.00	Let's Celebrate Festival Expense
EF010196	13-Oct-2009	02027	Stoneham and Associates	5,461.00	Professional Fees - Analysis
EF010197	13-Oct-2009	02107	Mercer (Australia) Pty Ltd	935.00	Professional Fees - Analysis
EF010198	13-Oct-2009	02120	P S M Industries Pty Ltd	231.00	Painting Contractor
EF010199	13-Oct-2009	02127	Royal Life Saving Society W A	5,315.20	Swimming Pool Inspections
EF010200	13-Oct-2009	02595	Dinghy World	16,555.50	State Emergency Service Expense
EF010201	13-Oct-2009	02601	International Cities Town Centres and Communities Society Inc	1,654.00	ICTC Conference - R Rossi - registration and accommodation deposit
EF010202	20-Oct-2009	01236	Fire & Emergency Services Authority of WA	2,056,231.23	Emergency Services Levy
EF010203	16-Oct-2009	00309	Transpacific Cleanaway Ltd	491.70	Rubbish Removals
EF010204	16-Oct-2009	00342	R Holtham	24.15	Volunteer Driver Fuel Allowance
EF010205	16-Oct-2009	00346	Action Couriers	72.41	Courier Service
EF010206	16-Oct-2009	00390	Landgate	74.50	Title Searches
EF010207	16-Oct-2009	00450	Transpacific Cleanaway Ltd	3,148.20	Rubbish Removals
EF010208	16-Oct-2009	00526	Central T A F E	400.60	Training
EF010209	16-Oct-2009	00789	Medi-Collect Australia Pty Ltd	84.04	Rubbish Removals
EF010210	16-Oct-2009	01240	WA Local Government Association	110.00	Training
EF010211	16-Oct-2009	01243	W A R P Pty Ltd	12,441.88	Traffic Control
EF010212	16-Oct-2009	01398	Corporate Express Australia Ltd	4,087.55	Stationery & Printing
EF010213	16-Oct-2009	01426	Sprayline Spraying Equipment	691.29	Gardening - Plants/Supplies
EF010214	16-Oct-2009	02032	M J B Payne Consultants	5,267.00	Building Maintenance
EF010215	16-Oct-2009	02237	Alex Murphy	100.00	Volunteer Driver Fuel Allowance
EF010216	16-Oct-2009	02274	Allen B Brooke	42.57	Volunteer Driver Fuel Allowance
EF010217	16-Oct-2009	02374	Yadjia Campbell	77.28	Volunteer Driver Fuel Allowance
EF010218	16-Oct-2009	02379	Kewdale Newspaper Delivery Round	51.80	Publications/Newspapers
EF010219	16-Oct-2009	02393	Zipform Pty Ltd	5,363.64	Stationery & Printing
EF010220	21-Oct-2009	164125	Sonia Johnson	165.00	Bond Payment/Refund

City of Belmont

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Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010221	21-Oct-2009	164229	Nadine Thick	550.00	Bond Payment/Refund
EF010222	21-Oct-2009	164367	Peirra D Logan	1,000.00	Bond Payment/Refund
EF010223	21-Oct-2009	164368	Josephine Parrelli	330.00	Bond Payment/Refund
EF010224	21-Oct-2009	164397	Carolyn Jane Little	330.00	Bond Payment/Refund
EF010225	21-Oct-2009	164398	Jodie Neuzerling	330.00	Bond Payment/Refund
EF010226	21-Oct-2009	164402	Abhijit Manjire	330.00	Bond Payment/Refund
EF010227	21-Oct-2009	164404	Jodie S Shier	550.00	Bond Payment/Refund
EF010228	21-Oct-2009	164415	Shirley V Voss	165.00	Bond Payment/Refund
EF010229	22-Oct-2009	00016	Australasian Housing Institute	35.00	Training
EF010230	22-Oct-2009	00035	Artists Chronicle	462.50	Art Awards/Exhibition
EF010231	22-Oct-2009	00164	B B C Entertainment	1,045.00	Music/Entertainment Expenses
EF010232	22-Oct-2009	00238	Ruby Benjamin Animal Foundation Inc	200.00	Donation
EF010233	22-Oct-2009	00328	Campbell Management Services Pty Ltd	7,260.00	Autumn River Festival Expense
EF010234	22-Oct-2009	00612	Industrial Cleaning Equipment	88.55	Plant Parts & Repairs
EF010235	22-Oct-2009	00625	Peter Jarman	122.13	Volunteer Driver Fuel Allowance
EF010236	22-Oct-2009	00793	L G I S Insurance Broking	74,145.21	Insurance Premiums
EF010237	22-Oct-2009	00795	L G I S Liability	11,990.00	Insurance Premiums
EF010238	22-Oct-2009	00818	Morries Backhoe & Plant Hire	5,908.51	Plant/Equipment Hire
EF010239	22-Oct-2009	01079	Sorensen Short And Associates	1,589.50	Survey Expenses
EF010240	22-Oct-2009	01233	Stihl Shop Redcliffe	34.45	Plant Parts & Repairs
EF010241	22-Oct-2009	01493	Brenda Whiteley	80.00	Reimburse Photography expenses
EF010242	22-Oct-2009	01507	The Pressure King	4,383.25	Graffiti Removal
EF010243	22-Oct-2009	01556	Town of Narrogin	6,050.00	Finding My Place Program Grant
EF010244	22-Oct-2009	01662	Beavers Skidsteer Services	9,702.00	Plant/Equipment Hire
EF010245	22-Oct-2009	01725	Perth Monumental Works	594.00	Building Maintenance
EF010246	22-Oct-2009	01833	Glenn Swift Entertainment	300.00	Library-Entertainment Expense
EF010247	22-Oct-2009	02028	Kevin Davidson	320.00	Environmental Health Australia - reimburse membership fees
EF010248	22-Oct-2009	02040	Jahne Gray Rees t/as Scape-Ism	528.00	Professional Fees - Public Art Project
EF010249	22-Oct-2009	02057	Glenis Folk	61.60	Volunteer Driver Fuel Allowance
EF010250	22-Oct-2009	02059	Western Resource Recovery Pty Ltd	258.50	Rubbish Removals
EF010251	22-Oct-2009	02164	John Stutt	57.60	Volunteer Driver Fuel Allowance
EF010252	22-Oct-2009	02193	C & D Recycling	11,854.13	Rubbish Removals
EF010253	22-Oct-2009	02221	YouthCARE	22,000.00	Donation School Chaplaincy Services
EF010254	22-Oct-2009	02273	Peter Hammond	13,884.68	Concrete Contractor
EF010255	22-Oct-2009	02279	Gregory Dally	288.00	Phone Expenses
EF010256	22-Oct-2009	02448	June Tindall	30.36	Volunteer Driver Fuel Allowance
EF010257	22-Oct-2009	02491	William Horsewell	23.20	Volunteer Driver Fuel Allowance
EF010258	28-Oct-2009	02506	istockphoto	211.25	Photography/Framing Expenses
EF010259	28-Oct-2009	02576	Australian Direct Marketing Association	328.90	Training
EF010260	27-Oct-2009	00180	Belmont Retravision	2,519.95	Electrical Goods
EF010261	27-Oct-2009	00242	Cabcharge Australia Pty Ltd	458.79	Taxi Fares
EF010262	27-Oct-2009	00314	Coca-Cola Amatil (Aust) Pty Ltd	915.10	Beverages
EF010263	27-Oct-2009	00346	Action Couriers	44.52	Courier Service
EF010264	27-Oct-2009	00526	Central T A F E	610.00	Training
EF010265	27-Oct-2009	00788	Motorcharge Limited	13,926.07	Fuel, Oil, Additives
EF010266	27-Oct-2009	01091	Stanbridges Hobby Shop	85.22	Craft/Display Materials
EF010267	27-Oct-2009	01240	WA Local Government Association	23,591.22	Advertising
EF010268	27-Oct-2009	01305	Yakka Pty Ltd	9,352.35	Safety Clothing/Equipment
EF010269	27-Oct-2009	01739	Electrical Test Tag & Inspection Services	374.00	Electrical Contractor
EF010270	27-Oct-2009	02101	Southern Wire Pty Ltd	3,956.70	Fencing
EF010271	27-Oct-2009	02393	Zipform Pty Ltd	1,640.47	Stationery & Printing
EF010272	27-Oct-2009	02475	Burgess Rawson W A Trust Account	8,815.59	State Emergency Service Expense
EF010273	27-Oct-2009	02487	Catts Self Storage	2,052.00	ACHA Expenses
EF010274	27-Oct-2009	02491	William Horsewell	34.80	Volunteer Driver Fuel Allowance
EF010275	27-Oct-2009	02540	Parins	1,000.00	Insurance Claim
EF010276	27-Oct-2009	02618	Gannons on Ascot & Belmont Park	650.00	Artwork
EF010277	29-Oct-2009	00004	ABC Hiab & Tilt Services	264.00	Training
EF010278	29-Oct-2009	00007	National Measurement Institute	1,275.72	Professional Fees - Testing
EF010279	29-Oct-2009	00008	Abacus Calculators (WA) Pty Ltd	345.71	Photocopy Expenses
EF010280	29-Oct-2009	00009	Cafe Corporate	145.00	Catering/Catering Supplies

City of Belmont

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Payment#	Date	Payee	Creditor Name	Amount	Description
EF010281	29-Oct-2009	00013	Air-Met Scientific Pty Ltd	357.50	Safety Clothing/Equipment
EF010282	29-Oct-2009	00014	Armaguard	598.78	Security Services
EF010283	29-Oct-2009	00025	Access Brick Paving Co	1,523.50	Bricks/Bricklaying
EF010284	29-Oct-2009	00033	Australian Temporary Fencing	592.02	Fencing
EF010285	29-Oct-2009	00034	Coatex Group (Aust) Pty Ltd	1,386.00	Line Marking
EF010286	29-Oct-2009	00037	Avanti Electrics	20,069.75	Electrical Contractor
EF010287	29-Oct-2009	00051	Allmark & Associates	153.45	Badges & Pendants
EF010288	29-Oct-2009	00063	Anitech	119.90	Computer Hardware Maintenance
EF010289	29-Oct-2009	00071	Archer Street Flowers	400.00	Flowers
EF010290	29-Oct-2009	00082	A E C Systems Pty Ltd	6,402.00	Training
EF010291	29-Oct-2009	00086	Aslab Pty Ltd	3,121.19	Professional Fees - Testing
EF010292	29-Oct-2009	00107	Environmental Health Australia (WA)	340.00	Training
EF010293	29-Oct-2009	00110	Australian Institute of Management	4,595.00	Membership Fee and Training
EF010294	29-Oct-2009	00128	Allied Pumps	403.70	Plant Parts & Repairs
EF010295	29-Oct-2009	00131	Dsatco Pty Ltd	891.00	Gardening - Plants/Supplies
EF010296	29-Oct-2009	00149	Beaver Tree Services Aust Pty Ltd	4,565.00	Gardening Contractor
EF010297	29-Oct-2009	00152	Baileys Fertilisers	468.60	Gardening - Plants/Supplies
EF010298	29-Oct-2009	00162	Bokay (WA) Pty Ltd	50.40	Photography/Framing Expenses
EF010299	29-Oct-2009	00163	Bayswater Fire Protection	141.90	Fire Equipment/Service
EF010300	29-Oct-2009	00174	Belmont Fine Wines & Spirits	1,091.00	Beverages
EF010301	29-Oct-2009	00185	Benara Nurseries	1,910.10	Gardening - Plants/Supplies
EF010302	29-Oct-2009	00195	Bin Bath Australia Pty Ltd	21.45	Cleaning Services
EF010303	29-Oct-2009	00198	Battery World	105.00	Plant Parts & Repairs
EF010304	29-Oct-2009	00203	B O C Gases Ltd	358.92	Welding Equipment/Supplies
EF010305	29-Oct-2009	00221	John Hughes Group	453.89	Plant Parts & Repairs
EF010306	29-Oct-2009	00228	Cardno B S D Pty Ltd	3,080.00	Professional Fees - Design
EF010307	29-Oct-2009	00231	Bunnings Group Ltd	160.91	Hardware
EF010308	29-Oct-2009	00233	Bunzl Limited	986.66	Cleaning Products
EF010309	29-Oct-2009	00239	Burgtec Office Systems	1,776.50	Office Furniture
EF010310	29-Oct-2009	00244	Carlisle Hardware	94.39	Hardware
EF010311	29-Oct-2009	00247	C A I Fences	14,509.00	Fencing
EF010312	29-Oct-2009	00301	City Toyota	34,524.53	Plant Purchase
EF010313	29-Oct-2009	00305	C J D Equipment Pty Ltd	2,042.67	Mower Parts & Repairs
EF010314	29-Oct-2009	00310	Clover Gas Services	158.40	Plumbing Maintenance/Supplies
EF010315	29-Oct-2009	00311	Cloverdale Hardware	3,506.46	Hardware
EF010316	29-Oct-2009	00319	Collins Craft & School Supplies	35.95	Craft/Display Materials
EF010317	29-Oct-2009	00396	Di Candilo Steel City	139.70	Metal Goods
EF010318	29-Oct-2009	00399	Diesel Motors Trucks	216.49	Plant Parts & Repairs
EF010319	29-Oct-2009	00403	Boral Construction Materials Group Ltd	92,316.28	Road/Drainage Material
EF010320	29-Oct-2009	00406	Domus Nursery	5,340.67	Gardening - Plants/Supplies
EF010321	29-Oct-2009	00412	Dowsing Concrete	76,381.46	Footpath/Concrete Contractor
EF010322	29-Oct-2009	00414	Dulux Australia	957.22	Paint & Accessories
EF010323	29-Oct-2009	00424	Eastern Metropolitan Regional Council	105,911.22	Rubbish Removals and Training
EF010324	29-Oct-2009	00431	Educational Art Supplies	704.69	Craft/Display Materials
EF010325	29-Oct-2009	00435	Ellenby Tree Farm Pty Ltd	1,859.00	Gardening - Plants/Supplies
EF010326	29-Oct-2009	00436	Action Asbestos Removals	660.00	Rubbish Removals
EF010327	29-Oct-2009	00469	Federal Tinware Manufacturing Pty Ltd	1,045.00	Metal Goods
EF010328	29-Oct-2009	00491	Fuji Xerox Australia Pty Ltd	1,078.81	Photocopy Expenses
EF010329	29-Oct-2009	00496	Garrards Pty Ltd	825.00	Pest Control
EF010330	29-Oct-2009	00500	Geodetic Supplies & Repairs	278.30	Survey Expenses
EF010331	29-Oct-2009	00507	Gerry Gibbs Camera House	934.00	Photography/Framing Expenses
EF010332	29-Oct-2009	00512	Glass Doctor Pty Ltd	38,500.00	Building Maintenance
EF010333	29-Oct-2009	00518	Systeck Group Pty Ltd	51,832.00	Building Maintenance
EF010334	29-Oct-2009	00519	Turfmaster Facility Management	6,794.08	Gardening Contractor
EF010335	29-Oct-2009	00527	Shell Company Of Australia Ltd	18,726.38	Fuel, Oil, Additives
EF010336	29-Oct-2009	00542	Haefeli Lysnar Survey Equipment	50.00	Survey Expenses
EF010337	29-Oct-2009	00543	Hallmark Signs	1,039.50	Signs
EF010338	29-Oct-2009	00557	City Subaru	37,780.05	Plant Purchase, Parts & Repairs
EF010339	29-Oct-2009	00582	Hydraulic Hoist & Winch Sales	489.50	Plant Parts & Repairs
EF010340	29-Oct-2009	00605	I D Equipment Pty Ltd - Vermeer	112.46	Plant Parts & Repairs
EF010341	29-Oct-2009	00610	I D Consulting Pty Ltd	1,512.50	Subscription

City of Belmont

Accounts for Payment - October 2009

Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010342	29-Oct-2009	00613	Qualcon Laboratories Pty Ltd	2,491.50	Bore Drilling/ Maintenance
EF010343	29-Oct-2009	00627	Jason Signmakers	1,229.76	Signs
EF010344	29-Oct-2009	00644	Kalamunda Community Learning Centre	46.00	Books/cds/dvds
EF010345	29-Oct-2009	00651	Kerbing West	22,628.65	Kerbing Contractor
EF010346	29-Oct-2009	00659	Active Transport & Tilt Tray Services	396.00	Towing Vehicles
EF010347	29-Oct-2009	00671	Lasso Kip Pty Ltd	1,155.00	Advertising
EF010348	29-Oct-2009	00679	Landscape Development	2,027.30	Gardening Contractor
EF010349	29-Oct-2009	00692	State Library of Western Australia	627.00	Books/cds/dvds
EF010350	29-Oct-2009	00697	Landmark Operations Limited	952.82	Gardening - Plants/Supplies
EF010351	29-Oct-2009	00699	Marketforce Productions	19,046.50	Stationery & Printing
EF010352	29-Oct-2009	00707	LoGo Appointments	10,160.37	Temporary Staff
EF010353	29-Oct-2009	00734	McIntosh & Son WA	375.97	Plant Parts & Repairs
EF010354	29-Oct-2009	00736	McLeods	2,185.70	Legal Expenses
EF010355	29-Oct-2009	00755	Miracle Recreation Equipment	4,675.00	Playground Equipment
EF010356	29-Oct-2009	00775	Mechanical Project Services Pty Ltd	2,700.41	Airconditioning Maintenance
EF010357	29-Oct-2009	00783	Media Monitors Australia Pty Ltd	625.14	Professional Fees - Marketing
EF010358	29-Oct-2009	00808	Jasneat Pty Ltd	39,139.63	Cleaning Services
EF010359	29-Oct-2009	00812	Neville Refrigeration	638.00	Refrigeration Maintenance
EF010360	29-Oct-2009	00815	New Town Toyota	30,110.78	Plant Purchase, Parts & Repairs
EF010361	29-Oct-2009	00850	Pacific Safety & Industrial	1,104.29	Safety Clothing/Equipment
EF010362	29-Oct-2009	00851	P J & C A Contracting	2,261.44	Playground Equipment
EF010363	29-Oct-2009	00859	Parkland Mazda	295.00	Plant Parts & Repairs
EF010364	29-Oct-2009	00881	Perth Auto Alliance Pty Ltd	578.15	Plant Parts & Repairs
EF010365	29-Oct-2009	00882	Print Solutions Group	2,916.47	Photocopy Expenses
EF010366	29-Oct-2009	00911	Pocketphone W A Pty Ltd	2,546.00	Phone Expenses
EF010367	29-Oct-2009	00917	Positive Auto Electrics	1,251.80	Plant Parts & Repairs
EF010368	29-Oct-2009	00931	Prime Health Group Pty Ltd	687.50	Medical Examinations
EF010369	29-Oct-2009	00936	Pro-Lamps Pty Ltd	316.80	Lights & Light Fittings
EF010370	29-Oct-2009	00939	Protector Alsafe - Blackwoods	131.46	Safety Clothing/Equipment
EF010371	29-Oct-2009	00940	Purearth	996.61	Rubbish Removals
EF010372	29-Oct-2009	00963	RSPCA WA (Inc)	6,033.50	Pound Expenses
EF010373	29-Oct-2009	00991	Rocla Pipeline Products	4,254.07	Concrete Products
EF010374	29-Oct-2009	00992	Rocla Quarry Products	1,705.75	Road/Drainage Material
EF010375	29-Oct-2009	00993	Chris A Robinson	499.55	Computer Software Maintenance
EF010376	29-Oct-2009	01002	Royal Automobile Club of WA	90.00	Plant Parts & Repairs
EF010377	29-Oct-2009	01010	Salmat Mediaforce Pty Ltd	865.37	Stationery & Printing
EF010378	29-Oct-2009	01011	Sanax Medical & First Aid Pty Ltd	315.89	Medical/First Aid Supplies
EF010379	29-Oct-2009	01048	Shire of Katanning	5,500.00	Finding My Place Program Grant
EF010380	29-Oct-2009	01053	Skilcraft Office Furniture	1,741.30	Office Furniture
EF010381	29-Oct-2009	01054	Skilled Group Limited	4,556.73	Labour/Personnel Hire
EF010382	29-Oct-2009	01059	Sledgehammer Concrete Cutting Service	1,841.00	Concrete Contractor
EF010383	29-Oct-2009	01064	Australian Reinforcing Company	460.24	Fencing
EF010384	29-Oct-2009	01082	Sparks Refrigeration & Airconditioning	7,482.00	Airconditioning Maintenance
EF010385	29-Oct-2009	01088	Sports Turf Technology Pty Ltd	1,386.00	Professional Fees - Analysis
EF010386	29-Oct-2009	01093	S A I Global Limited	1,094.26	Publications/Newspapers
EF010387	29-Oct-2009	01094	Stormwater Industry Association (WA) Inc	440.00	Membership Fee
EF010388	29-Oct-2009	01108	Stirling Business Machines Pty Ltd	260.00	Office Equipment Maintenance
EF010389	29-Oct-2009	01110	Downer E D I Works Pty Ltd	29,412.36	Road Building Contractor
EF010390	29-Oct-2009	01112	Sunny Brushware Supplies	1,375.00	Plant Parts & Repairs
EF010391	29-Oct-2009	01115	Supa I G A Belmont Belvidere St	1,122.74	Groceries
EF010392	29-Oct-2009	01119	Sunny Sign Company Pty Ltd	1,449.69	Signs
EF010393	29-Oct-2009	01123	Sussex Industries Pty Ltd	84.43	Survey Expenses
EF010394	29-Oct-2009	01133	J Tagz Pty Ltd	561.00	Pound Expenses
EF010395	29-Oct-2009	01149	The Lifting Company Pty Ltd	528.00	Plant Parts & Repairs
EF010396	29-Oct-2009	01186	Archivewise	2,125.01	Records Storage
EF010397	29-Oct-2009	01191	Tradelink Plumbing Services	57.48	Plumbing Maintenance/Supplies
EF010398	29-Oct-2009	01194	Total Catering Solutions - Easy Meals	7,776.80	Meals on Wheels
EF010399	29-Oct-2009	01206	Icon-Septech Pty Ltd	27,348.20	Concrete Products
EF010400	29-Oct-2009	01221	Landgate Valuation Services	1,203.09	Valuation Expense
EF010401	29-Oct-2009	01228	Andrea Vinkovic	86.00	Library-Entertainment Expense
EF010402	29-Oct-2009	01237	Wren Oil	16.50	Rubbish Removals

City of Belmont

Accounts for Payment - October 2009

Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010403	29-Oct-2009	01238	WA Library Supplies Pty Ltd	1,195.35	Stationery & Printing
EF010404	29-Oct-2009	01246	Wacker Neuson Australia Pty Ltd	574.20	Plant Parts & Repairs
EF010405	29-Oct-2009	01255	Wattleup Tractors	247.20	Plant Parts & Repairs
EF010406	29-Oct-2009	01261	Wesfarmers Kleenheat Gas Pty Ltd	27.07	Welding Equipment/Supplies
EF010407	29-Oct-2009	01264	ABS Aussie Brake Specialists Pty Ltd	748.60	Plant Parts & Repairs
EF010408	29-Oct-2009	01289	Waynes Windscreens Welshpool Pty Ltd	789.40	Plant Parts & Repairs
EF010409	29-Oct-2009	01320	DMS Digital Mapping Solutions	27,121.60	Computer Software
EF010410	29-Oct-2009	01351	Aust Asphalt Pavement Association Ltd	616.00	Training
EF010411	29-Oct-2009	01358	Kevrek Australia Pty Ltd	1,130.36	Plant Parts & Repairs
EF010412	29-Oct-2009	01413	Parks & Leisure Australia	270.00	Membership Fee
EF010413	29-Oct-2009	01420	Changing Directions Pty Ltd	1,347.50	Professional Fees - Analysis
EF010414	29-Oct-2009	01427	Tyrolit Australia Pty Ltd	275.00	Tools/Tool Repairs
EF010415	29-Oct-2009	01435	Lovegrove Turf Services Pty Ltd	2,081.20	Gardening Contractor
EF010416	29-Oct-2009	01451	CPD Group Pty Ltd	34,723.70	Building Maintenance
EF010417	29-Oct-2009	01453	Wizard Computer Training	2,409.00	Training
EF010418	29-Oct-2009	01498	Autosweep WA	5,148.00	Plant/Equipment Hire
EF010419	29-Oct-2009	01512	CSP Industries - Stihl Shop West Perth	162.00	Tools/Tool Repairs
EF010420	29-Oct-2009	01529	Safemaster Safety Products	874.50	Safety Clothing/Equipment
EF010421	29-Oct-2009	01531	Australia Day Council of Western Australia	300.00	Membership Fee
EF010422	29-Oct-2009	01562	Allpack Signs Pty Ltd	660.00	Signs
EF010423	29-Oct-2009	01568	Allstate Safety Products	464.20	Safety Clothing/Equipment
EF010424	29-Oct-2009	01570	Blackwoods	2,090.00	Hardware
EF010425	29-Oct-2009	01591	Harvey Senior High School	6,050.00	Finding My Place Program Grant
EF010426	29-Oct-2009	01612	Wally Zajac	135.00	Bee Removal
EF010427	29-Oct-2009	01616	Temptations Catering	3,272.50	Catering/Catering Supplies
EF010428	29-Oct-2009	01620	Dick Smith Electronics Pty Ltd	271.95	Electrical Goods
EF010429	29-Oct-2009	01621	Supa I G A Belmont Village	157.55	Groceries
EF010430	29-Oct-2009	01705	Econo-Mow Lawn & Garden Care	1,920.00	Home Care - Garden Service
EF010431	29-Oct-2009	01713	M P Rogers & Associates	467.50	Professional Fee - Engineering
EF010432	29-Oct-2009	01714	Total Eden Watering Systems Pty Ltd	3,187.57	Reticulation Parts & Repairs
EF010433	29-Oct-2009	01721	Pioneer Road Services Pty Ltd	2,780.68	Road/Drainage Material
EF010434	29-Oct-2009	01726	A T I - Mirage Pty Ltd	218.62	Training
EF010435	29-Oct-2009	01731	Charter Plumbing & Gas	3,634.60	Plumbing Maintenance/Supplies
EF010436	29-Oct-2009	01742	Recover-E Solicitors	123.75	Professional Fees - Debt Collection
EF010437	29-Oct-2009	01780	Worklife Solutions	136.68	Publications/Newspapers
EF010438	29-Oct-2009	01784	Burswood Honda	318.95	Plant Parts & Repairs
EF010439	29-Oct-2009	01788	Hammond Electrical Pty Ltd	35,966.70	Electrical Contractor
EF010440	29-Oct-2009	01797	Green Skills (Ecojobs)	454.30	Labour/Personnel Hire
EF010441	29-Oct-2009	01801	Tec-Weld Services Pty Ltd	305.80	Welding Equipment/Supplies
EF010442	29-Oct-2009	01812	Campbells Wholesale Pty Ltd	93.06	Cleaning Products
EF010443	29-Oct-2009	01862	Executive Plant Hire	3,162.50	Plant/Equipment Hire
EF010444	29-Oct-2009	01906	Frazzcon Enterprises	1,438.80	Signs
EF010445	29-Oct-2009	01921	Rackmart Pty Ltd	868.00	Office Furniture
EF010446	29-Oct-2009	01971	Challenge Sheet Metal	1,105.50	Metal Goods
EF010447	29-Oct-2009	01974	Environment House Inc	99.60	Promotional Items
EF010448	29-Oct-2009	01992	Damian Walsh	200.00	Youth Services Expenses
EF010449	29-Oct-2009	02021	R S E A Pty Ltd	179.00	Safety Clothing/Equipment
EF010450	29-Oct-2009	02084	Taylor Tyres Pty Ltd	1,433.75	Plant Parts & Repairs
EF010451	29-Oct-2009	02088	Lock, Stock & Farrell Locksmith	312.10	Hardware
EF010452	29-Oct-2009	02093	Verbal Judo Australia	286.00	Training
EF010453	29-Oct-2009	02172	Miss Maud	104.90	Catering/Catering Supplies
EF010454	29-Oct-2009	02201	Neverfail Springwater Limited	21.80	Beverages
EF010455	29-Oct-2009	02207	Wilson Security	46,182.74	Security Services
EF010456	29-Oct-2009	02229	Belgravia Leisure Pty Ltd	23,601.05	Oasis Expenses
EF010457	29-Oct-2009	02251	Greenway Enterprises	332.20	Gardening - Plants/Supplies
EF010458	29-Oct-2009	02266	Global Electrotech Pty Ltd	819.52	Fire Equipment/Service
EF010459	29-Oct-2009	02298	Pelican Linemarking	418.00	Line Marking
EF010460	29-Oct-2009	02316	Ayres Tyre Service	660.00	Plant Parts & Repairs
EF010461	29-Oct-2009	02322	A F L Sportsready Limited	5,193.01	Labour/Personnel Hire
EF010462	29-Oct-2009	02326	Kalamunda Fencing & Gatemakers	984.50	Fencing
EF010463	29-Oct-2009	02346	Our Community Pty Ltd	95.00	Training

City of Belmont

Accounts for Payment - October 2009

Fund - Municipal Account

Payment#	Date	Payee	Creditor Name	Amount	Description
EF010464	29-Oct-2009	02351	APMM Group Pty Ltd	1,130.00	Training
EF010465	29-Oct-2009	02372	Super Signs & Banners	572.00	Signs
EF010466	29-Oct-2009	02382	Perth Timber Co Pty Ltd	1,200.76	Building Material
EF010467	29-Oct-2009	02400	Westral Home Improvements	468.00	Window Treatments
EF010468	29-Oct-2009	02407	Australian Plant Wholesalers	507.93	Gardening - Plants/Supplies
EF010469	29-Oct-2009	02418	Programmed Maintenance Services	10,991.56	Gardening Contractor
EF010470	29-Oct-2009	02419	All Earth Group Pty Ltd	19,836.18	Rubbish Removals
EF010471	29-Oct-2009	02422	Insight Call Centre Services Pty Ltd	592.46	Phone Expenses
EF010472	29-Oct-2009	02425	Prestige Alarms	572.00	Security Services
EF010473	29-Oct-2009	02431	A S B Marketing Pty Ltd	1,754.50	Promotional Items
EF010474	29-Oct-2009	02458	Technology One Ltd	52,474.00	Computer Software
EF010475	29-Oct-2009	02474	Digital Marketing Australia Pty Ltd	1,320.00	Phone Expenses
EF010476	29-Oct-2009	02492	Allcare Mobile Drycleaners	135.00	Cleaning Services
EF010477	29-Oct-2009	02539	Cancelled EFT	0.00	
EF010478	29-Oct-2009	02544	Plumbers W A & Co	9,960.50	Plumbing Maintenance/Supplies
EF010479	29-Oct-2009	02556	The Blooming Best Landscaping	1,364.00	Professional Fees - Landscaping
EF010480	29-Oct-2009	02559	Greenline AG Pty Ltd	702.76	Mower Parts & Repairs
EF010481	29-Oct-2009	02561	Gate Trenching & Communications	790.90	Plant/Equipment Hire
EF010482	29-Oct-2009	02570	Prime Trophies	226.00	Badges & Pendants
EF010483	29-Oct-2009	02580	Integrated Distribution Pty Ltd	1,615.85	Tools/Tool Repairs
EF010484	29-Oct-2009	02582	Mycorrhizal Applications International	55.00	Gardening - Plants/Supplies
EF010485	29-Oct-2009	02587	Read Rebam Company	74.00	Books/cds/dvds
EF010486	29-Oct-2009	02596	Safety Barriers WA	3,190.00	Metal Goods
			Total - Municipal EFT Payments	**4,190,136.73**	
			Total - Municipal Account Payments	**5,842,591.41**	

Fund - Trust Account

905296	08-Oct-2009	150748	Building & Const. Industry Training Fund	48,058.84	Bond Payment/Refund
905297	08-Oct-2009	150748	Auto cancelled cheque	0.00	Bond Payment/Refund
EF010176	08-Oct-2009	154102	Builders Registration Board of WA	3,139.50	Bond Payment/Refund
			Total - Trust Account Payments	**51,198.34**	
			Total of October 2009 Payments	**5,893,789.75**	
			Total of all Outstanding Creditor Accounts as at 31 October 2009	**834,207.07**	

Cheques	127	26%
EFTs	370	74%
Total	497	100%

Ordinary Council
24/11/09

Item 12.11 refers

Attachment 18

Monthly Activity Statement
October 2009

City of Belmont

A207

Monthly Financial Activity Statement for the Period Ending October 2009

Note: Material variances have been identified in accordance with the Local Government (Financial Management) Regulations 34(1)(d) and Australian Accounting Standards (AAS) 5. A variance on the budgeted closing balance has been applied in the determination of material variances.

Budget: 10CLRBD1, Actual: 10CLACT

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	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
1. Application of Funds						
Capital						
Governance						
Finance Department	75,000	68,332	62,946	5,386	7.88%	☹
Computing	584,100	218,032	80,827	137,205	62.93% M	☺
Marketing & Communications	37,000	35,000	0	35,000	100.00%	😐
Donations and Grants	3,000	0	0	0	0.00%	😐
Insurance	25,000	8,336	0	8,336	100.00%	😐
Transfer To Reserve	1,364,655	4,232	0	4,232	100.00%	😐
Executive Services	90,248	80,248	37,748	42,500	52.96%	☹
Records Management	9,600	0	0	0	0.00%	😐
Governance	97,800	52,800	55,522	-2,722	-5.16%	☹
Total Governance	**2,286,403**	**466,980**	**237,043**	**229,937**	**49.24%**	☺
General purpose funding						
Property & Economic Development	2,338,000	1,351,000	1,348,505	2,495	0.18%	☹
Financing Activities	333,839	0	180,210	-180,210	0.00% M	☹
Total General purpose funding	**2,671,839**	**1,351,000**	**1,528,714**	**-177,714**	**-13.15%**	☹
Law, order and public safety						
Belmont Community Watch	60,000	20,000	0	20,000	100.00%	😐
Rangers	30,000	10,000	0	10,000	100.00%	😐
Crime Prevention & Comm Safety	907,000	435,000	32,085	402,915	92.62% M	☺
Volunteer Emergency Services	32,687	21,077	13,881	7,196	34.14%	☹
Total Law, order and public safety	**1,029,687**	**486,077**	**45,965**	**440,112**	**90.54%**	☺
Health						
Health	65,000	21,668	0	21,668	100.00%	😐
Total Health	**65,000**	**21,668**	**0**	**21,668**	**100.00%**	😐
Education and welfare						
Meals On Wheels	1,500	500	0	500	100.00%	😐
Community Services	1,000	332	0	332	100.00%	😐
Belmont HACC Services	60,000	30,000	27,040	2,960	9.87%	☹
Youth Services General	11,574	11,574	0	11,574	100.00%	😐
Total Education and welfare	**74,074**	**42,406**	**27,040**	**15,366**	**36.24%**	😐
Housing						
Ascot Close Housing	55,619	4,500	3,258	1,242	27.60%	☺
Wahroonga Housing	49,688	7,200	3,865	3,335	46.32%	☺
Orana Aged Housing	13,340	0	0	0	0.00%	😐
Gabriel Gardens	65,687	0	0	0	0.00%	😐
Faulkner Park Retirement Vill.	150,000	0	0	0	0.00%	😐
Total Housing	**334,334**	**11,700**	**7,123**	**4,577**	**39.12%**	☺
Community amenities						
Town Planning	30,000	10,000	0	10,000	100.00%	😐
Technical Services	540,099	172,965	43,380	129,585	74.92% M	☺
Total Community amenities	**570,099**	**182,965**	**43,380**	**139,585**	**76.29%**	☺
Recreation and culture						
Public Facilities Operations	5,000	0	0	0	0.00%	😐
Belmont Oasis	100,000	33,336	2,685	30,651	91.95%	☺
Ruth Faulkner Library	53,650	22,650	12,416	10,234	45.18%	☺
Community & Recreation Service	12,000	9,500	8,773	727	7.66%	☹
Grounds Operations	959,850	269,318	55,980	213,338	79.21% M	☺

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Total Recreation and culture	**1,130,500**	**334,804**	**79,854**	**254,950**	**76.15%**	☺
Transport						
Road Works	4,951,168	874,451	846,992	27,459	3.14%	☺
Streetscapes	231,335	76,864	30,396	46,468	60.46%	☺
Footpath Works	500,961	167,020	220,963	-53,943	-32.30% M	☹
Drainage Works	538,602	179,564	169,990	9,574	5.33%	☺
Operations Centre	1,239,300	416,834	255,510	161,324	38.70% M	☺
Total Transport	**7,461,366**	**1,714,733**	**1,523,850**	**190,883**	**11.13%**	☺
Economic services						
Building Control	35,000	11,668	0	11,668	100.00%	😐
Building Operations	1,259,603	307,082	278,199	28,883	9.41%	☺
Total Economic services	**1,294,603**	**318,750**	**278,199**	**40,551**	**12.72%**	☺
Other property and services						
Technical Services	125,000	81,332	58,870	22,462	27.62%	☹
Other Public Works	20,000	6,668	0	6,668	100.00%	😐
Total Other property and services	**145,000**	**88,000**	**58,870**	**29,130**	**33.10%**	☹
Total Capital	**17,062,905**	**5,019,083**	**3,830,040**	**1,189,044**	**23.69%**	☺

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Operating						
Governance						
Finance Department	1,361,648	456,241	447,492	8,749	1.92%	☺
Computing	1,282,099	437,684	437,337	347	0.08%	☺
Marketing & Communications	1,117,102	315,792	285,194	30,598	9.69%	☺
Donations and Grants	73,670	56,784	65,581	-8,797	-15.49%	☹
Reimbursements	150,000	71,605	50,718	20,887	29.17%	☺
Insurance	756,000	515,808	452,846	62,962	12.21% M	☹
Transfer To Reserve	0	0	15,000	-15,000	0.00%	☹
Executive Services	1,553,679	516,111	490,021	26,090	5.06%	☺
Chief Executive Officer	498,233	171,069	175,233	-4,164	-2.43%	😐
Records Management	547,099	185,117	175,701	9,416	5.09%	☺
Human Resources	900,801	320,737	303,100	17,637	5.50%	☺
Governance	2,352,614	728,910	659,871	69,039	9.47% M	☺
Belmont Trust	70,000	10,213	1,185	9,028	88.40%	☺
Accommodation Costs	420,455	172,599	147,418	25,181	14.59%	😐
Total Governance	**11,083,400**	**3,958,670**	**3,706,699**	**251,971**	**6.37%**	☺
General purpose funding						
Rates	1,634,332	1,166,845	1,197,871	-31,026	-2.66%	☹
General Purpose Income	50	35	28	7	20.94%	☹
Property & Economic Development	1,360,342	885,979	176,481	709,498	80.08% M	☺
Financing Activities	161,376	0	75,393	-75,393	0.00% M	☹
Total General purpose funding	**3,156,100**	**2,052,859**	**1,449,773**	**603,086**	**29.38%**	☹
Law, order and public safety						
Belmont Community Watch	569,772	188,082	136,863	51,219	27.23% M	☺
BelmontNeighbourhood Watch	17,674	4,892	4,890	2	0.04%	☺
Criminal Damage	293,801	97,932	77,304	20,628	21.06%	☺
Rangers	594,303	201,205	170,535	30,670	15.24%	☺
Crime Prevention & Comm Safety	822,556	326,439	113,923	212,516	65.10% M	☺
Volunteer Emergency Services	156,457	53,306	51,886	1,420	2.66%	☺
Total Law, order and public safety	**2,454,563**	**871,856**	**555,399**	**316,457**	**36.30%**	☺
Health						
Health	727,869	252,644	245,476	7,168	2.84%	☺
Immunisation	4,316	1,440	1,352	88	6.14%	☺
Total Health	**732,185**	**254,084**	**246,828**	**7,256**	**2.86%**	☺
Education and welfare						
Alternative Youth Programs	10,374	3,456	161	3,295	95.35%	☺
Aboriginal Strategies	24,321	1,290	184	1,106	85.71%	☺
Senior Citizens Centre	38,880	15,748	14,655	1,093	6.94%	☹
Meals On Wheels	190,956	63,652	56,055	7,597	11.94%	☺
Community Services	386,560	115,891	65,293	50,598	43.66% M	☺
Belmont HACC Services	1,929,419	647,556	593,235	54,321	8.39% M	☺
Youth Services General	727,627	242,484	202,654	39,830	16.43%	☺
Aged Care & Housing Assistance	79,646	27,445	30,484	-3,039	-11.07%	☹
Pre-Schools & Kindys	12,224	5,224	2,018	3,206	61.38%	☺
Total Education and welfare	**3,400,007**	**1,122,746**	**964,740**	**158,006**	**14.07%**	☺
Housing						
Ascot Close Housing	41,292	15,210	12,955	2,255	14.83%	☺
Wahroonga Housing	44,578	15,470	10,374	5,096	32.94%	☺
Orana Aged Housing	74,373	25,961	23,519	2,442	9.41%	☺
Gabriel Gardens	44,923	16,704	12,598	4,106	24.58%	☺
Faulkner Park Retirement Vill.	50,000	16,668	727	15,941	95.64%	☺
Total Housing	**255,166**	**90,013**	**60,173**	**29,840**	**33.15%**	☺
Community amenities						
Regional Development	25,000	0	0	0	0.00%	😐
Town Planning	1,437,862	477,506	444,154	33,352	6.98%	☺
Sanitation Charges	3,742,923	1,247,040	964,705	282,335	22.64% M	☺
Total Community amenities	**5,205,785**	**1,724,546**	**1,408,859**	**315,687**	**18.31%**	☺

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Recreation and culture						
Belmont Trust	41,284	13,760	22,118	-8,358	-60.74%	☹
Public Facilities Operations	60,619	35,063	34,756	307	0.88%	☹
Belmont Oasis	388,610	122,859	116,341	6,518	5.30%	☺
Youth & Family Services Centre	111,698	45,529	38,944	6,585	14.46%	☺
Ruth Faulkner Library	1,647,241	541,485	461,916	79,569	14.69% M	☺
Community & Recreation Service	547,918	170,325	137,581	32,744	19.22%	☺
Building - Active Reserves	444,398	161,376	138,651	22,725	14.08%	☺
Streetscapes	41,393	13,800	13,169	631	4.57%	☺
Grounds Operations	3,860,136	1,230,374	1,034,797	195,577	15.90% M	☺
Grounds - Active Reserves	747,721	248,151	208,900	39,251	15.82%	☺
Grounds Overheads	1,340,376	527,058	499,070	27,988	5.31%	☹
Total Recreation and culture	**9,231,394**	**3,109,780**	**2,706,245**	**403,535**	**12.98%**	☺
Transport						
Road Works	736,550	241,170	230,624	10,546	4.37%	☺
Streetscapes	1,261,954	423,352	218,598	204,754	48.37% M	☺
Footpath Works	70,350	20,378	33,621	-13,243	-64.99%	☹
Drainage Works	184,500	61,471	39,079	22,392	36.43%	☺
Operations Centre	616,043	185,920	207,280	-21,360	-11.49%	☺
Grounds Operations	115,211	38,408	12,378	26,030	67.77%	☺
Total Transport	**2,984,608**	**970,699**	**741,580**	**229,119**	**23.60%**	☺
Economic services						
Building Control	862,960	286,194	296,982	-10,788	-3.77%	☺
Building Control Customer Service	311,813	104,069	102,105	1,964	1.89%	☺
Building Operations	424,750	151,306	126,601	24,705	16.33%	☺
Building Overheads	108,623	36,122	32,183	3,939	10.90%	☺
Streetscapes	25,829	9,865	8,292	1,573	15.95%	☺
Total Economic services	**1,733,975**	**587,556**	**566,163**	**21,393**	**3.64%**	☺
Other property and services						
Building Operations	250	87	0	87	100.00%	😐
Public Works Overheads	1,052,681	319,603	476,530	-156,927	-49.10% M	☹
Plant Operating Costs	791,557	292,271	279,129	13,142	4.50%	😐
Technical Services	1,723,731	563,489	531,169	32,320	5.74%	☺
Other Public Works	1,851,078	887,744	752,946	134,798	15.18% M	☹
Total Other property and services	**5,419,297**	**2,063,194**	**2,039,774**	**23,420**	**1.14%**	☹
Total Operating	**45,656,480**	**16,806,003**	**14,446,233**	**2,359,770**	**14.04%**	☺
Total 1. Application of Funds	**62,719,385**	**21,825,086**	**18,276,273**	**3,548,813**	**16.26%**	☺

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
2. Sources of Funds						
Capital						
Governance						
Finance Department	-39,000	-39,000	-15,364	-23,636	60.61%	☺
Computing	-170,685	0	0	0	0.00%	😐
Marketing & Communications	-32,145	-20,000	0	-20,000	100.00%	😐
Insurance	-20,000	-6,668	0	-6,668	100.00%	😐
Executive Services	-47,000	-28,332	-26,182	-2,150	7.59%	☺
Governance	-105,000	0	-3,000	3,000	0.00%	☹
Total Governance	**-413,830**	**-94,000**	**-44,545**	**-49,455**	**52.61%**	☹
General purpose funding						
Property & Economic Development	-4,075,229	-2,121,332	0	-2,121,332	100.00% M	😐
Total General purpose funding	**-4,075,229**	**-2,121,332**	**0**	**-2,121,332**	**100.00%**	😐
Law, order and public safety						
Belmont Community Watch	-40,000	-13,332	0	-13,332	100.00%	😐
Rangers	-20,000	-6,668	0	-6,668	100.00%	😐
Crime Prevention & Comm Safety	-20,000	-20,000	-20,909	909	-4.55%	☺
Volunteer Emergency Services	-15,269	-15,269	0	-15,269	100.00%	😐
Total Law, order and public safety	**-95,269**	**-55,269**	**-20,909**	**-34,360**	**62.17%**	☹
Health						
Health	-46,869	-15,624	0	-15,624	100.00%	😐
Total Health	**-46,869**	**-15,624**	**0**	**-15,624**	**100.00%**	😐
Education and welfare						
Belmont HACC Services	-38,000	-19,000	-59,697	40,697	-214.20%	☺
Total Education and welfare	**-38,000**	**-19,000**	**-59,697**	**40,697**	**-214.20%**	☺
Housing						
Ascot Close Housing	-25,000	0	0	0	0.00%	😐
Wahroonga Housing	-40,000	0	0	0	0.00%	😐
Total Housing	**-65,000**	**0**	**0**	**0**	**0.00%**	😐
Community amenities						
Town Planning	-19,000	-6,332	0	-6,332	100.00%	😐
Technical Services	-63,350	0	0	0	0.00%	😐
Total Community amenities	**-82,350**	**-6,332**	**0**	**-6,332**	**100.00%**	😐
Recreation and culture						
Ruth Faulkner Library	-29,663	-9,886	0	-9,886	100.00%	😐
Grounds Operations	-110,000	-33,332	-110,000	76,668	-230.01% M	☺
Grounds Overheads	-25,816	-8,604	0	-8,604	100.00%	😐
Total Recreation and culture	**-165,479**	**-51,822**	**-110,000**	**58,178**	**-112.27%**	☺
Transport						
Road Works	-1,745,935	-635,301	-228,536	-406,765	64.03% M	☹
Streetscapes	0	0	-4,900	4,900	0.00%	☹
Footpath Works	-27,675	0	0	0	0.00%	😐
Operations Centre	-1,088,700	-160,436	-28,802	-131,634	82.05% M	☹
Grounds Operations	-62,670	0	0	0	0.00%	😐
Total Transport	**-2,924,980**	**-795,737**	**-262,238**	**-533,499**	**67.04%**	☹

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Economic services						
Building Control	-20,000	-6,668	0	-6,668	100.00%	😐
Building Control Customer Service	-3,721	0	0	0	0.00%	😐
Building Operations	-516,220	-1,720	-1,718	-2	0.11%	☹
Total Economic services	**-539,941**	**-8,388**	**-1,718**	**-6,670**	**79.52%**	☹
Other property and services						
Public Works Overheads	-13,522	0	0	0	0.00%	😐
Plant Operating Costs	-5,000	-1,668	0	-1,668	100.00%	😐
Technical Services	-129,912	-29,480	-32,636	3,156	-10.71%	☹
Total Other property and services	**-148,434**	**-31,148**	**-32,636**	**1,488**	**-4.78%**	☹
Total Capital	**-8,595,381**	**-3,198,652**	**-531,744**	**-2,666,908**	**83.38%**	☹

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Operating						
Governance						
Finance Department	-1,361,647	-451,771	-447,492	-4,279	0.95%	☺
Computing	-1,282,099	-427,368	-437,337	9,969	-2.33%	☺
Marketing & Communications	-50,500	-2,774	-2,845	71	-2.55%	☹
Reimbursements	-150,000	-68,604	-34,633	-33,971	49.52%	☹
Insurance	-916,609	-857,863	-935,416	77,553	-9.04% M	☺
Executive Services	-40,500	-56,457	0	-56,457	100.00% M	😐
Records Management	-548,099	-182,700	-175,701	-6,999	3.83%	☺
Human Resources	-900,801	-300,264	-303,100	2,836	-0.94%	☺
Governance	-4,091	0	-60	60	0.00%	☹
Accommodation Costs	-435,397	-145,132	-147,418	2,286	-1.58%	☺
Total Governance	**-5,689,743**	**-2,492,933**	**-2,484,002**	**-8,931**	**0.36%**	☺
General purpose funding						
Rates	-28,932,611	-27,911,124	-28,108,898	197,774	-0.71% M	☺
General Purpose Income	-467,996	-93,100	-116,999	23,899	-25.67%	☹
Property & Economic Development	-351,725	-117,240	-122,354	5,114	-4.36%	☺
Financing Activities	-686,836	-212,173	-591,547	379,374	-178.80% M	☺
Total General purpose funding	**-30,439,168**	**-28,333,637**	**-28,939,797**	**606,160**	**-2.14%**	☺
Law, order and public safety						
Rangers	-108,013	-34,332	-26,742	-7,590	22.11%	☹
Crime Prevention & Comm Safety	-702,260	-349,152	-11,249	-337,903	96.78% M	☹
Volunteer Emergency Services	-172,177	-43,241	-49,605	6,364	-14.72%	☹
Total Law, order and public safety	**-982,450**	**-426,725**	**-87,596**	**-339,129**	**79.47%**	☹
Health						
Health	-223,277	-113,928	-126,915	12,987	-11.40%	☺
Immunisation	-1,000	-332	-324	-8	2.41%	☺
Total Health	**-224,277**	**-114,260**	**-127,239**	**12,979**	**-11.36%**	☺
Education and welfare						
Senior Citizens Centre	0	0	-1,357	1,357	0.00%	☹
Meals On Wheels	-130,478	-47,873	-54,931	7,058	-14.74%	☺
Community Services	0	0	-879	879	0.00%	☹
Belmont HACC Services	-1,951,419	-896,846	-899,606	2,760	-0.31%	☺
Youth Services General	-219,950	-61,746	-56,653	-5,093	8.25%	☹
Aged Care & Housing Assistance	-74,175	-37,088	-46,416	9,328	-25.15%	☺
Total Education and welfare	**-2,376,022**	**-1,043,553**	**-1,059,844**	**16,291**	**-1.56%**	☺
Housing						
Ascot Close Housing	-70,666	-23,380	-22,772	-608	2.60%	☺
Wahroonga Housing	-54,266	-18,154	-17,647	-507	2.79%	☺
Orana Aged Housing	-87,713	-28,865	-28,072	-793	2.75%	☺
Gabriel Gardens	-110,610	-32,704	-35,746	3,042	-9.30%	☺
Faulkner Park Retirement Vill.	-200,000	-66,668	0	-66,668	100.00% M	😐
Total Housing	**-523,255**	**-169,771**	**-104,238**	**-65,533**	**38.60%**	☹
Community amenities						
Town Planning	-728,580	-240,123	-247,321	7,198	-3.00%	☺
Sanitation Charges	-3,690,180	-3,612,007	-3,629,937	17,930	-0.50%	☺
Total Community amenities	**-4,418,760**	**-3,852,130**	**-3,877,258**	**25,128**	**-0.65%**	☺
Recreation and culture						
Public Facilities Operations	-99,341	-32,535	-52,330	19,795	-60.84%	☺

	Budget	Budget YTD	Actual YTD	YTD Variance	YTD Var %	
Youth & Family Services Centre	-35,000	-11,668	-12,621	953	-8.17%	☺
Ruth Faulkner Library	-48,500	-14,457	-17,396	2,939	-20.33%	☺
Community & Recreation Service	-14,200	-12,000	-13,794	1,794	-14.95%	☺
Streetscapes	-8,709	0	0	0	0.00%	😐
Grounds Operations	-38,393	-11,132	-15,708	4,576	-41.10%	☺
Grounds - Active Reserves	-7,681	0	0	0	0.00%	😐
Grounds Overheads	-1,314,560	-434,252	-459,533	25,281	-5.82%	☺
Total Recreation and culture	**-1,566,384**	**-516,044**	**-571,382**	**55,338**	**-10.72%**	☺
Transport						
Road Works	-347,000	-109,985	-77,746	-32,240	29.31%	☹
Streetscapes	-204,848	0	0	0	0.00%	😐
Operations Centre	-30,000	-3,301	-4,281	980	-29.68%	☹
Total Transport	**-581,848**	**-113,286**	**-82,026**	**-31,260**	**27.59%**	☹
Economic services						
Building Control	-536,014	-158,232	-193,782	35,550	-22.47%	☺
Building Control Customer Service	-311,313	-103,772	-102,105	-1,667	1.61%	☺
Building Operations	-12,600	-10,357	-9,496	-861	8.31%	☺
Building Overheads	-108,623	-37,750	-39,419	1,669	-4.42%	☺
Total Economic services	**-968,550**	**-310,111**	**-344,802**	**34,691**	**-11.19%**	☺
Other property and services						
Public Works Overheads	-1,039,159	-393,174	-324,039	-69,135	17.58% M	😐
Plant Operating Costs	-1,125,231	-401,446	-363,818	-37,628	9.37%	☺
Technical Services	-254,275	-84,260	-73,184	-11,076	13.15%	☹
Other Public Works	-1,257,698	-455,939	-854,641	398,702	-87.45% M	☺
Total Other property and services	**-3,676,363**	**-1,334,819**	**-1,615,682**	**280,863**	**-21.04%**	☺
Total Operating	**-51,446,820**	**-38,707,269**	**-39,293,866**	**586,597**	**-1.52%**	☺
Total 2. Sources of Funds	**-60,042,201**	**-41,905,921**	**-39,825,610**	**-2,080,311**	**4.96%**	☺
3. Opening/Closing Funds						
Operating						
P&L Clearing						
Opening Balance - Budget Only	-3177184	-3177184	0	-3,177,184	100.00%	
Closing Balance - Budget Only	500,000	0	0	0	0.00%	
Total P&L Clearing	**-2,677,184**	**-3,177,184**	**0**	**-3,177,184**	**100.00%**	
Total 3. Opening/Closing Funds	**-2,677,184**	**-3,177,184**	**0**	**-6,354,368**	**200.00%**	
	0	-23,258,019	-21,549,337	-4,885,866	221.22% M	☹

Add Opening Balance:	-3,177,184
Nett Current Assets:	-24,726,521

Ordinary Council
24/11/09

Item 12.12 refers

Attachment 19

City of Belmont 2008 to 2009
Annual Report

A216

CITY OF BELMONT

ANNUAL REPORT

2008-2009

THE CITY OF OPPORTUNITY

HISTORY OF BELMONT

The municipality of Belmont was established in 1898 as the Belmont Road Board. In 1907 the name was changed to Belmont Park Road Board and remained as such until 1961 when it became the Shire of Belmont. In 1979 the present administration building was opened in Faulkner Park and the municipality became the City of Belmont.

The municipality was called Belmont after “Belmont Farm” which had been established in the area in 1830 by Captain F. Byrne. The farm of 2,000 acres was later acquired by John Hardey who had already established Grove Farm, also 2,000 acres, on the banks of the Swan River nearby. John Hardey and his son Robert were destined to own almost the entire Belmont area.

In 1848 Hardey allowed the first race meeting to be held on Grove Fram. Although race meetings had been held at other venues around Perth, a site on Hardey’s farm soon became Perth’s permanent race course and the horse racing industry grew up around it.

Robert Hardey later built a mansion on Grove Farm in 1880 which he called “Belmont House”. In 1889 he leased the house to J. Handron-Smith, a horse racing owner, who later became secretary of the West Australian Turf Club and went on to become the first elected Chairman of the Belmont Road Board.

The early settlers in Belmont found the land to be of poor quality for cropping and swampy in many parts. Needless to say, many of the Chinese migrants who came with the Gold Rush in the 1890’s found the swampy areas excellent for some of Perth’s first market gardens.

In 1911 the population of Belmont was 1,088. Today the City of Belmont is a thriving municipality of over 33,000 inhabitants with extensive parklands and some outstanding facilities such as the Ascot Racecourse and surrounding residential stables precinct, the picturesque marina at Ascot Waters, the beautiful Garvey Park and the Japanese inspired Adachi Park which both offer spectacular views of the iconic Swan River, the Belmont Oasis Leisure Centre and Belmont Forum Shopping Centre.

Belmont is a mix of residential, commercial and light industrial properties and includes within its boundaries, the Perth Domestic and International Airports. The City is made up of the localities of Ascot, Redcliffe, Belmont, Cloverdale, Kewdale and Rivervale and is divided into four wards, namely East, Central, West and South. With an area of 40 square kilometres, the City of Belmont is in close proximity to air, rail and major road arteries and lies only 6 kilometres from the centre of Perth.

Please note: page number will be finalised and listed on this page upon printing of the 2008-2009 Annual Report

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BELMONT IN BRIEF

CITY OF BELMONT COUNCILLORS

(as at June 2008)

EAST WARD

Photo	**Cr. Glenys Godfrey (Mayor)** 11 Morgan Road REDCLIFFE WA 6104 Ph: 9479 1976 Fx: 9479 1558 Email: crgodfrey@belmont.wa.gov.au
Photo	**Cr. Phil Marks (Deputy Mayor)** 11 Andel Place BELMONT WA 6 104 Ph: 9277 4919 Fx: 9478 4892 Email: crmarks@belmont.wa.gov.au
Photo	**Cr. Carol Hanlon** 232 Fisher Street CLOVERDALE WA 6985 Ph: 9277 1607 Fx: 9277 1607 Email: crhanlon@belmont.wa.gov.au

WEST WARD

Photo	**Cr. Robert Rossi** 9 Wheatley Street KEWDALE WA 6105 Ph: 9361 6696 Fx: 9361 6696 Email: crrossi@belmont.wa.gov.au
Photo	**Cr. Brenda Martin** 15b Mort Street RIVERVALE WA 6103 Ph: 9361 0760 Fx: 9361 0760 Email: crbmartin@belmont.wa.gov.au
Photo	**Cr. Paul Hitt** 14 McLachlan Way BELMONT WA 6104 Ph: 9478 6260 Fx: 9478 6260 Email: phitt@belmont.wa.gov.au

SOUTH WARD

Photo	**Cr. Janet Powell** 62 Treave Street CLOVERDALE WA 6105 Ph: 9277 3915 Fx: 9277 3915 Email: crpowell@belmont.wa.gov.au
Photo	**Cr. Brenda Whiteley** 8 Gibbs Street RIVERVALE WA 6103 Ph: 9277 3936 Email: crwhiteley@belmont.wa.gov.au
Photo	**Cr. Steve Wolff** 191 Kew Street KEWDALE WA 6105 Ph: 9477 5173 Fx: 9477 5173 Email: crwolff@belmont.wa.gov.au

CENTRAL WARD

Photo	**Cr. Gerard Dornford** 5 Peters Street ATTADALE WA 6156 Ph: 9330 1247 Fx: 9330 2302 Email: crdornford@belmont.wa.gov.au
Photo	**Cr Beverley Brennan** 226 Epsom Avenue BELMONT WA 6104 Ph: 9277 2252 Fx: 9277 5252 Email: crbrennan@belmont.wa.gov.au

EXECUTIVE COMMITTEE	AUDIT AND RISK COMMITTEE	ENVIRONMENTAL COMMITTEE
Cr. Glenys Godfrey – Mayor (Ex-Officio) Cr. Paul Hitt* Cr. Brenda Whiteley** Cr. Beverley Brennan Cr. Carol Hanlon	Cr. Glenys Godfrey – Mayor (Ex-Officio)Cr. Janet Powell* Cr. Brenda Martin** Cr. Phil Marks Cr. Gerard Dornford Mr Ron Back – Independent Member	Cr. Glenys Godfrey – Mayor (Ex-Officio) Cr. Robert Rossi* Cr. Steve Wolff** Cr. Beverley Brennan Cr. Phil Marks

* Presiding Member
** Deputy Presiding Member

MAYOR'S REPORT

It gives me great pleasure to present the 2008-2009 annual report to the residents and ratepayers within the City of Belmont.

Our City is continuing to grow, change and develop, creating numerous opportunities for residents, businesses, ratepayers and visitors.

We have had some significant achievements this financial year and plan to continuously work with the community to deliver excellence in services and facilities.

Feedback provided to the City through the Community and Business Perceptions Surveys and the Community Wellbeing Survey set the focus for the City on safety and security, parks, the local environment, roads and community facilities.

A significant project this financial year has been the City's Crime Prevention programme which attracted $1.4million in Federal Government funding and enabled the City to roll out its Closed Circuit Television (CCTV) and AlarmAssist initiatives to both residents and businesses. These initiatives will allow better monitoring and response to anti-social activity.

This financial year has also seen the City invest heavily into the natural environment, making significant inroads towards the areas of water management, biodiversity protection and enhancement, the reduction of greenhouse gas emissions and community awareness.

The completion of Adachi and Hardey Parks provided major benefits to the local community along with the environmental restoration works to Centenary Park, enhancing the biodiversity and water quality at this site.

The City also rolled out its collective Local Biodiversity Strategy developed in partnership with the Town of Bassendean, the City of Bayswater and with support from the Eastern Metropolitan Regional Council.

Additionally, to reduce the impact of vehicle emissions on the environment, the City launched its TravelSmart Workplace Plan this financial year in an attempt to reduce the numbers of staff travelling in their cars solo to and from work and aimed at setting a best practice example to other local businesses.

The City was recognised by Parks and Leisure Australia for its environmental initiatives, receiving two regional awards for the management of Tomato Lake and Jack Ring Park as well as being recertified for its Environmental Management, Quality Management and Occupational Safety and Health Systems.

The City of Belmont remarkably set an industry standard within Local Government in the Community Perceptions Survey in 24 individual service areas including conservation and environmental management, road maintenance, economic development, leadership, community events and customer service.

A result that I am personally very proud of is the State and National Customer Service Awards the City received for the second consecutive year, illustrating the City's strong values, culture and the high standards within the organisation.

The City aimed to apply its high standards in its key infrastructure improvements to municipal roads, which included works on one of the City's main entrances, Grandstand Road, improving safety and access as well as beautifying the area for visitors.

As part of the redevelopment of Perth Airport, major road improvements are currently underway and planned for the future as both domestic and international airports undergo enhancements which are set to have a positive impact on our community.

The City's Youth and Family Services Centre continues to roll out exciting initiatives, making inroads into engaging youth and working in partnership with Belmont City College as well as local primary schools to strengthen links between education and the community.

With much needed funds announced this financial year from the Department of Infrastructure, Transport, Regional Development and Local Government for the City's Belmont Sports and Recreation Centre, we will be ensuring that youth as well as the general community will have up-to-date facilities to meet the demand for sport and recreation well into the future.

These achievements only touch on the work that my fellow councillors and colleagues at the City of Belmont have accomplished this financial year. I would like to thank the community for their ongoing support and reiterate that your feedback is highly valued.

After celebrating 30 years as a declared City and with Stuart Cole appointed Chief Executive Officer this financial year, it has been a year to be proud of what we have achieved and to now focus on where we are heading.

The City is set to continue delivering excellence in service to our community, while ensuring that we create opportunities for residents, businesses and visitors into the future.

Mayor Glenys Godfrey

CEO'S REPORT

I am very proud to present my first Annual Report as Chief Executive Officer of the City of Belmont, having previously worked at the City for nearly 15 years as the Director of Corporate and Governance.

The 2008-2009 financial year was a particularly challenging one given the economic climate and tight labour market for Local Government in some professions. I am pleased to report however, that the last few months of the financial year saw an increase in staff retention, a trend which we expect will be maintained throughout the first half of the 2009-2010 financial year.

Maintaining a viable workforce is a significant challenge faced by the City of Belmont however we are dedicated to ensuring that community services and facilities provided are delivered in line with expectations.

The City has focussed on the feedback provided by residents in its Community and Business Perceptions Survey this financial year and has made considerable improvements to the local environment and community facilities including roads, parks and recreation centres as well as progressing plans to improve safety and security.

The City's Crime and Prevention programme which attracted $1.4 million in Federal Government funding is now near the implementation phase with the first pilot programme ready to begin.

This significant project for the City has involved considerable liaison with the Office of Crime Prevention and the Western Australian Police to address some of the complex technical issues that underpin this project.

By linking alarms for residents and businesses with Closed Circuit Television (CCTV) cameras to monitor areas for anti-social behaviour, this project will be

among the most innovative that a Local Government has undertaken to address safety and security in the community.

I am looking forward to launching this project in the upcoming months.

A significant achievement for the City this year is the re-certification of our International Standards for Quality Management System (ISO 9001:2008) and Environmental Management System (ISO 14001: 2004) as well as our Australian Standards for Occupational Safety and Health System (AS 4801:2001).

The recertification of these three systems reinforces the City's commitment to providing excellent services for our customers which are consistent and delivered in a timely manner.

There remains a strong focus on the natural environment in the City of Belmont as issues such as water management, biodiversity protection and greenhouse gas emissions continue to be a major concern for our community.

This financial year, the City was involved in a collective Local Biodiversity Strategy in conjunction with the Town of Bassendean and the City of Bayswater which was supported by the Eastern Metropolitan Regional Council.

The development of a Collective Local Biodiversity Strategy provides a commitment to the protection and enhancement of a network of connected Local Natural Areas in the Swan River Precinct.

Finally, the City has undertaken a number of initiatives to enrich the community and bring opportunities for all this financial year.

Upgrades to a number of our parks have provided major benefits to the community and have been recognised for their environmental benefits. The City's roads continue to receive significant funding for improvements to safety

and access. Our recreation centres are being heavily invested in to meet the increasing demand for leisure activities.

I am very proud of the City's achievements in the 2008-2009 financial year and congratulate the staff for their dedication and professionalism in serving the Belmont community and always striving to meet the community's growing expectations. The Ctiy has a strong base to build on and with everyone working together we can all fulfil our potential. I look forward to working closely with Council in the future to deliver the leadership and outcomes that make Belmont the City of Opportunity.

Stuart Cole
Chief Executive Officer

AUDIT AND RISK COMMITTEE REPORT

In the year under review the Audit and Risk Committee met three times.

Cr. Janet Powell is the Presiding Member for the Standing Committee (Audit and Risk) and Cr. Brenda Martin is the Deputy Presiding Member.

Other members are Cr. Glenys Godfrey (Mayor), Cr. Bev Brennan, Cr. Gerard Dornford and Cr. Phil Marks. Mr Ron Back is the independent member of the Committee.

The Audit and Risk Committee's purpose is to assist the Council to discharge its responsibilities with regard to exercising due care, diligence and skill in relation to reporting financial information, the application of accounting policies, management of financial affairs and the assessment of risk management. The Committee also makes recommendations to Council on matters referred to it by the Safety Advisory Team.

The Committee provides guidance and assistance to the local government as to carrying out its functions in relation to audits carried out under Part 7 of the *Local Government Act* 1995, and the development of a process used to select and appoint a person to be auditor.

During 2008-2009 the Audit and Risk Committee considered the outcomes of the audit processes relating to financial management, compliance and quality assurance. The City has continued to perform well in relation to all of the audits undertaken, with only minor non conformities and opportunities for improvement being identified. Achieving a score of 98% compliance in the Annual Compliance Audit Return was a very positive outcome for the 2008 return. The Committee also considered the results of the tender for the provision of audit services and was pleased to appoint Macri Partners as auditor for a further five year period.

The Audit and Risk Committee continued the oversight of the Enterprise Wide Risk Management Strategy that has been introduced and considered a Fraud Policy established within these guidelines. The City's Insurance portfolio was also reviewed for its adequacy of cover for the organisation.

The Audit and Risk Committee reviewed the report by the Auditors for the year ended 30 June 2008 and the Annual Report and recommended its adoption by Council prior to the Annual Meeting of Electors.

I would like to thank the members of the Committee, the Chief Executive Officer and staff for their assistance during the year and for the support I have received as Chairman.

Report By

Cr. Janet Powell
Presiding Member
Audit and Risk Committee

EXECUTIVE COMMITTEE REPORT

In the year under review the Standing Committee (Executive) had cause to meet on one occasion, this being for the highly important appointment of the City of Belmont's Chief Executive Officer.

Cr. Paul Hitt is the Presiding Member and Cr. Brenda Whitely is the Deputy Presiding member. Other members are Cr. Glenys Godfrey (Mayor), Cr. Beverley Brennan and Cr. Carol Hanlon.

The Committee is responsible for making recommendations to Council on the subjects as outlined below:

- Emergency/urgent issues.
- Chief Executive Officer appointments/performance reviews.
- Assessment and actioning of complaints against the Chief Executive Officer, Councillors and the Mayor as prescribed in Council's Complaints Management Procedure.
- Monitoring and reviewing crime and antisocial behaviour as well as statistics relevant thereto and monitoring and reviewing the progress with the Community Safety and Crime Prevention Partnership Agreement.
- Other matters accepted for Committee consideration by the Presiding Member.

The Committee is convened in accordance with Part 5 Division 2 of the *Local Government Act 1995* and consequently Standing Orders will apply.

I would like to thank the members of the Committee, the Chief Executive Officer and staff for their assistance during the year and the support I have received as Chairman.

Report By

Cr. Paul Hitt
Presiding Member
Executive Committee

ENVIRONMENTAL COMMITTEE REPORT

Members of the Committee in 2008-2009 included Presiding Member, Cr. Robert Rossi, Deputy Presiding Member, Cr. Stephen Wolff, Cr. Glenys Godfrey (Mayor), Cr. Phil Marks and Cr. Beverley Brennan. The Standing Committee (Environmental) met three times.

Significant achievements for the 2008-2009 period included:

- Successful recertification of the City's Environmental Management System under the AS/ NZ ISO 14001 standard;
- Achievement of Milestone 4 of the International Council for Local Environmental Initiatives' (ICLEI) 'Water Campaign';
- Achievement of Milestone 2 of the Perth Biodiversity Project; and
- Council endorsement of a TravelSmart Workplace Plan.

As part of Perth Region Natural Resource Management's Light Industry Risk Assessment Project, all small to medium enterprises in the Belmont Mixed Use area were audited in an attempt to improve environmental practices and reduce the risk of pollution into the environment. This practice has proven to be very successful with a high number of businesses improving their operations to reduce their environmental footprint

The City also hosted a range of community events and seminars throughout 2008-2009 including a Living Smart Course, tree planting days, Clean Up Australia Day, environmental weeding days, Great Australian Marsupial Nightstalk and regular 'Great Gardens' and energy/ water efficiency workshops.

ENVIRONMENT PLAN

New actions from the City of Belmont Environment Plan 2005-2010 that were completed in 2008-2009 included:

- 1.6 Develop clear written procedure on pollution incident response, in line with relevant State Government procedures.
- 1.10 Achieve Milestone 4 of ICLEI's Water Campaign.
- 3.2 Develop a 'Sustainable Landscaping Guide' for street verges to encourage establishment of local, native species compliant with local laws for Verge Treatments.
- 3.5 Implement recommendations for an upgrade of Central Belmont Main Drain to enhance environmental and aesthetic values, based on recommendations of the Drainage Nutrient Intervention Program.
- 4.2 Prepare and implement the Local Biodiversity Strategy developed in partnership with the Town of Bassendean and City of Bayswater with support of the Eastern Metropolitan Regional Council (EMRC).
- 4.3 Develop a Weed Control Strategy for environmental weeds in natural areas and incorporate recommended actions into the Environmental Maintenance Plan.
- 5.1 Develop an energy efficient audit schedule for Council buildings with high energy use.
- 5.2 Conduct energy audits of one Council building per year as per the schedule and implement recommended actions.
- 7.1 Improve environmental practices of small to medium sized enterprises through participation in the Swan Catchment Council's Light Industry Risk Assessment Project.

- 8.2 Develop a policy for the use of local, native plants in landscaping of Council reserves, streetscapes and roundabouts.

ENVIRONMENTAL RESTORATION PROJECTS

There was a significant volunteer contribution towards the protection and enhancement of the City's natural areas. An estimated 350 volunteers from local schools, corporate groups and the community contributed over 1000 volunteer hours in tree planting, weeding and clean-up days.

Over 55,000 local native seedlings were planted at Centenary Park, Garvey Park and Dod Reserve, and the areas maintained by the City's Environment Crews increased from 29.45 hectares to 30.1 hectares.

WATER MANAGEMENT

The City of Belmont is progressing towards water quality improvement and water conservation goals set as part of the ICLEI Water Campaign.

In 2008-2009 Council recorded a 27% reduction in water consumed when compared to 1999-2000. A further reduction of 28,000kL per year is required to meet the target for a 45% reduction from 1999-2000 levels by 2010.

ENERGY CONSERVATION/ EMISSIONS REDUCTION

The City of Belmont is on target to achieve its corporate greenhouse gas emission reduction goal of a 30% reduction from 1998 levels by 2010.

CONCLUSION

Finally, I would like to thank the Councillors who attended the meetings and the officers of the City for supporting the growing involvement of Council in the protection and enhancement of the natural environment. Special thanks to Ric Lutey and Nicole Davey for the guidance and leadership they have shown.

Significant action has been achieved in the key areas of biodiversity protection and enhancement, water management and energy conservation/ emissions reduction. It is hoped that these successes will continue in the future both for Council operations and the Belmont residential and business community.

Report By

Cr. Robert Rossi
Presiding Member
Standing Committee (Environmental)

STATUTORY REPORTS

STATEMENT ON NATIONAL COMPETITION POLICY AND ITS APPLICATION TO THE CITY OF BELMONT

The National Competition Policy necessitates Local Government to include in the Annual Report, ongoing statements on the following:

STRUCTURAL REFORM OF PUBLIC MONOPOLIES

The City of Belmont does not conduct any business activities that could be classed as a public monopoly. Therefore, the principle of structural reform of public monopolies does not apply to the City of Belmont.

COMPETITIVE NEUTRALITY

Competitive neutrality principles apply to the significant business activities conducted by (or under the control of) one or more local governments, whether they are operating jointly or solely.

Local Government is only required to implement competitive neutrality principles, to the extent that the benefits to be realised from implementation, outweigh the costs in respect of individual business activities, exceeding $500,000 annual income.

The City of Belmont has business activities that exceed the $500,000 threshold; however, these activities have been tendered to the private sector. These activities include Council's waste management and recreation centre.

LEGISLATION REVIEW

The City of Belmont has met its obligations relating to competition policy and is continuing to monitor the introduction of Council policies and local laws that may be the subject of anti-competitive practices. No complaints were received by the City in the 2008-2009 financial year regarding anti-competitive practices.

DISABILITY ACCESS AND INCLUSION PLAN PROGRESS TO DATE

Background

Since the inception of the City's Disability Access and Inclusion Plan (DAIP) in 2007, the City has maintained a high level of commitment to ensuring that staff, residents and visitors who have a disability are given the same opportunities to participate in all aspects of life as people without a disability.

During this reporting period the City underwent a restructure which saw the creation of a Community Development Department and the appointment of a Manager Community Development. The carriage of the City's DAIP now resides within this portfolio.

During this reporting period there was a four month period where the Manager's role was vacant. The continuation of the City's Disability Access Focus Group (DAFG) was able to ensure that the City maintained a strong focus on monitoring the implementation of the DAIP.

The City of Belmont DAIP was monitored during this period through the Coordinator of Leisure, Arts and Culture in conjunction with the DAFG.

The *Disability Services Act* sets out the minimum review requirements for public authorities in relation to DAIPs. The City of Belmont's DAIP will be reviewed at least every five years in accordance with the Act. The City will review the current DAIP in 2012.

This report accompanies the *DAIP Progress Report for the Disability Services Commission,* providing information regarding progress against the eight outcomes of the DAIP.

The City of Belmont acknowledges and thanks its staff and it's Disability Access Focus Group who have worked together to achieve the initiatives in this report.

CITY OF BELMONT

DAIP Progress Report 2008 – 2009

DAIP Outcome 1
People with disabilities have the same opportunities as other people to access the services of, and any events organized by, the City of Belmont.

1. As new policies are developed they are reviewed to ensure that they reflect current legislative requirements, the Principles and Objectives of the WA Disability Services Act and a commitment to meeting the Disability Services Standards.

2. The City continues to monitor the progress towards meeting the objectives of the DAIP through ongoing review by the Manager of Community Development.

3. The Events Coordination Team continues to use the Accessible Events Checklist for all events. Events held are evaluated to ensure that any issues are corrected for future events.

4. The City's Youth and Family Services continue to work with Disability Services Commission (DSC) Local Area Coordination when developing Youth Holiday Activities to ensure that inclusive activities are included in all programs.

5. The City has developed a Disability Access Map and distribution throughout the Community has commenced.

6. Information regarding the obligations of agents and contractors is included in the Contractor Induction Package.

7. The priority bin collection scheme for people with disabilities and frail seniors is available on request.

8. The City has installed signage regarding Hearing Loop access in the Function Room and Council Chambers.

9. The City has developed a *Draft Physical Activity and Nutrition Plan* which includes recommendations for improving access to services and facilities within the City.

DAIP Outcome 2
People with disabilities have the same opportunities as other people to access the buildings and facilities of the City of Belmont.

1. Temporary signage in the Council Foyer area is scheduled to be replaced with appropriate permanent signage to enable visitors to know which counter to go to.

2. The City's DAIP identified a range of issues that need to be dealt with on a priority basis by Buildings, Engineering and Parks Departments. These issues are being addressed on an ongoing basis.

3. The City's Building Department, in conjunction with the City's Occupational Health and Safety (OHS) Coordinator, have ensured that the Civic Centre is easily accessible for staff and visitors to access. This has included the installation of auto doors to all corridors and toilets.

4. The City's Building Department has made modifications to work stations to enable staff and visitors with disabilities to have access to comfortable work environments.

5. The City's Building Department upgraded access to the Gerry Archer Sport and Recreation Centre so that people with a disability are able to access the facility.

6. The City's Rangers continue to actively police the use of Australian Council for Rehabilitation for the Disabled (ACROD) parking bays.

DAIP Outcome 3
People with disabilities receive information from the City of Belmont in a format that will enable them to access the information as readily as other people are able to access it.

1. Public information is produced in a clear and concise language and is available in alternative formats on request.

2. Access to interpreters who are proficient in Auslan is provided by maintaining an updated list of staff members trained in Auslan.

3. The DAIP is on the City's website in a choice of formats.

4. The City's Library Services has continued to expand their Large Print and Talking Book collections.

5. A budget allowance has been made to acquire technology to assist library customers.

DAIP Outcome 4
People with disabilities receive the same level of service from City staff as other people receive.

1. The City's Customer Service Improvement Team continues to monitor Customer Service information to ensure that people with disabilities receive the same level of service as other people.

2. The City's Customer Service Training is currently being evaluated to ensure disability awareness is adequately covered.

3. The City's induction program for staff, agents and contractors incorporates disability awareness.

DAIP Outcome 5
People with disabilities have the same opportunities as other people to make complaints to the City of Belmont.

1. The City's complaints policies and processes are provided to enable people with a disability to make complaints in a range of different ways including verbally, in writing and online.

2. The City encourages people with a disability to make complaints by using the telephone.

3. The City's website has a front page link to the customer feedback page.

DAIP Outcome 6
People with disabilities have the same opportunities as other people to participate in any public consultation by the City of Belmont.

1. The City's DAFG continues to provide information, advice and make recommendations to Council on a range of issues regarding disability access and inclusion. The DAFG met 5 times during this reporting period.

2. The City continues to ensure that people with a disability are invited to participate in forums, focus groups and public consultation sessions. This is done by providing information on upcoming sessions on the website and forwarding invitations to the DSC Local Area Coordination Team to distribute to their clients.

3. The City is committed to ensuring that any forums, focus groups and public consultation sessions are held in a venue that has disability access.

DAIP Outcome 7
People with disabilities are employed by the City of Belmont.

1. The City continues to provide work experience opportunities for people with disabilities including local students, through established relationships with local schools, Rocky Bay and Edge Employment.

2. The City continues to ensure that work stations are wheelchair accessible and that all equipment is assessed by the OHS Coordinator on the commencement of employment of a person with a disability.

DAIP Outcome 8
Provide information, opportunities and encouragement to raise the awareness of the community regarding disability access and inclusion.

1. The City continues to meet and discuss disability access issues with the Management of Belmont Forum Shopping Centre.

2. The City's DAFG continues to provide information, advice and recommendations regarding access and inclusion issues to the broader community via the Manager of Community Development.

3. A network group has been established in conjunction with DSC Local Area Coordination Team. The City has representation on this group via the Community Development Department.

RECORD KEEPING REPORT

The City is committed to a systematic approach to its management of corporate records in accordance with legislative requirements. Records are a core information resource in the City of Belmont and sound record keeping practices contribute to the overall efficiency and effectiveness of the organisation.

The City of Belmont's Record Keeping Plan was approved by the State Records Commission in March 2005. Under the *State Records Act 2000*, an organisation must review its plan within five years of the approval date and a report of the review submitted to the State Records Commission. A report of the review will be forwarded to the State Records Commission by 30th March 2010.

TRAINING AND DEVELOPMENT

The City provides training to all staff in the City's electronic document management system. On-going assistance and support is provided and the effectiveness and efficiency of the training program is reviewed regularly. All City employees undertake a compulsory induction program for the City's record keeping requirements. The induction addresses employee responsibilities in regard to their compliance with the organisation's record keeping plan.

Existing employees are also provided with the necessary training and skills to operate the City's Electronic Document Records Management System (EDRMS). Records staff and other key users within various business units complete relevant training specific to their roles. All training sessions are conducted by in-house trainers on a monthly basis and regular feedback is sought from the training courses to ensure the quality of the course content and relevance to staff needs.

RECORD KEEPING SYSTEM

The City introduced its electronic document management system (EDRMS) into the organisation in 1999. During this time it has undergone continuous review in order to reach and maintain an optimum working level, with refinements being undertaken through user and system requirements. The record keeping system is providing the organisation with an increase in efficiency in document storage parameters and effectiveness through ease of information retrieval, electronic workflow of documents, document registration, storage and retention.

Overall, the City's record keeping system is effective. It offers centralisation of all corporate information and simultaneous access for all users. It enables the organisation of processes through workflow and with the various functionalities, as well as providing a high level of customer service both internally and externally to the City's stakeholders. To assess the effectiveness of the system and to ensure organisational continuous improvement, a review of the EDRMS will be conducted this year.

Annual internal audits/reviews of the record keeping processes are undertaken. As improvements are identified, System Improvement Requests (SIRs) are issued electronically through the City's Business Management System (BMS). Processes are in place to monitor the progress of these system improvements.

FREEDOM OF INFORMATION

In accordance with section 96(1) of the *Freedom of Information Act 1992*, residents have the legally enforceable right to access records (which are not otherwise exempt) held by State and Local Government agencies. The City of Belmont is keen to provide people with information held by Council, however if we are unable to supply this information by less formal means, a Freedom of Information request can be made through our Records Section. Fees apply and legislation requires that all requests are responded to within 45 days.

Under Part 5 of the *Freedom of Information Act 1992*, the City is required to publish an Information Statement which details the process of applying for information under the Act as well as information that the City provides outside of the Act. This document is available from the City of Belmont and is published on the City's website www.belmont.wa.gov.au. Nineteen (19) Freedom of Information applications were received in the 2008-2009 financial year, this has increased more than double in comparison to the previous financial year.

PLAN FOR THE FUTURE OVERVIEW

VISION STATEMENT

This is Council's vision for the City of Belmont:

We have a vision of Belmont as a place to which the community aspires; a City that is attractive, safe, healthy and prosperous and fulfils the aspirations of the community; a place that encourages a wide range of lifestyles living harmoniously; where human activities enhance rather than degrade the natural and built environment: where citizens and local businesses can grow socially, culturally and economically; a place that our next generation will be pleased to inherit; a place known as a City of Opportunity".

MISSION STATEMENT

Council's mission statement describes what the local government does and for whom:

Our goal is to positively contribute to the wellbeing of the community and to achieve community satisfaction with what we do.

We will build and maintain a best-practice organisation that:

- serves the needs of the people of the City of Belmont;
- balances the interests of residents, businesses and the environment;
- fairly administers local laws; and
- acts in the interests of the long-term sustainability of the City.

In everything we do, we will keep to a set of values that guide our attitudes and behaviours. They are:

TEAMWORK	People building relationships to work together to achieve common goals.
LEADERSHIP	To focus and inspire people to achieve.
INTEGRITY	To act in an honest, professional, open and accountable manner.
INNOVATION	To create new, innovative and alternative ways of working.
PEOPLE FOCUS	To work safely. To communicate and consult in order to understand people's needs.

KEY RESULT AREAS

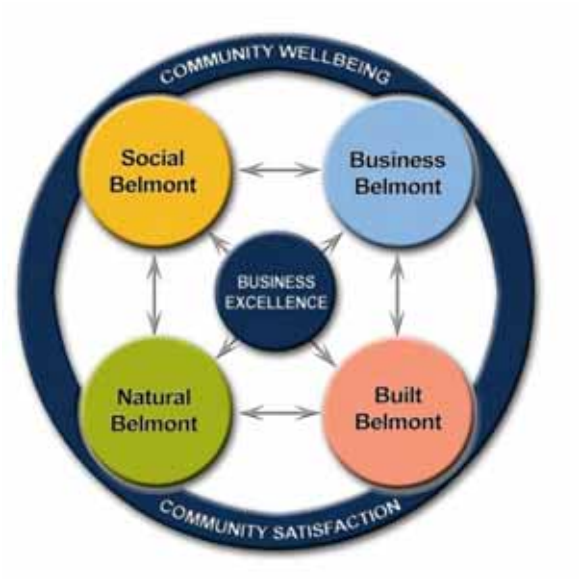
To be successful overall, outcomes must be achieved for:

- the residential community (Social Belmont);
- the City's business community (Business Belmont);
- the natural environment (Natural Belmont); and
- the man-made physical structure and layout of the City (Built Belmont).

These four areas of achievement make up the Key Result Areas (KRAs) of the Strategic Plan, as shown in the diagram (below).

Each of the KRAs interacts with the others.

For instance, enhancement in the built environment must serve the residential and business communities, and support green environment objectives. A strategy in any one area often delivers results in other areas.



SOCIAL BELMONT OVERVIEW

The Social Belmont key result area is about achieving outcomes for the residential community.

Belmont is a progressive, modernising City that has:
- well developed parks and play areas;
- employment opportunities;
- close proximity to the Perth Central Business District;
- river foreshore; and
- a modern shopping centre.

The residential population is forecast to grow significantly. Changing demographic characteristics, ranging from the aging population to the rise of single-person households, requires planning that ensures all sectors of the population can find homes, facilities and services that meet their needs.

Our objectives for this key result area are to:
- Ensure that the community has access to the services and facilities it needs;
- Develop community capacity and support community groups;
- Enhance the sense of community and the image of Belmont as a great place to live; and
- Achieve an environment in which residents are safe and feel safe.

BUSINESS BELMONT OVERVIEW

Business is a major feature of the City, contributing to the economy and employment on a City and metropolitan area scale.

The Business Belmont key result area is about achieving outcomes for the business community, including attracting greater business investment.

A broad range of areas of opportunity exist for business and employment growth including:

- growth of home-based businesses within the residential areas of the City;
- regional co-development with other local governments who together possess greater attractors to business than one area alone; and
- the growth of aeronautical and non-aeronautical business at the airport.

Our objectives for this key result area are to:

- Maximise business development opportunities within the City;
- Maximise the community's employment and skills capacity;
- Maximise the regional benefits to the City; and
- Achieve and maintain an image of Belmont as a great place for business.

NATURAL BELMONT OVERVIEW

The Natural Belmont key result area is about achieving sustainable outcomes for the natural environment and for the community. It includes natural resources, parkland, the Swan River and foreshore.

There are substantial pressures on the green environment and opportunities for improvement. These include:

- **Pollution:** A large variety of sources and types of pollution are associated with the range of land use practices (industrial, commercial, airport, reserves, residential and horse stables).
- **Restricted Scheme Water:** With dams at less than 30% capacity, and demand forecast to double by 2020, greater restrictions on the use of scheme water are inevitable – more efficient consumption is required.
- **Over-used Ground Water:** Reduced rainfall in recent years has reduced the recharge of the groundwater aquifers. Over-abstraction has caused a reduction in the quality and volume available for sustainable usage. Potential sources of groundwater pollution in the Belmont area includes nutrients, hydrocarbons and industrial discharge.
- **Under-utilised Stormwater:** With tighter scheme water restrictions, stormwater should no longer be seen as waste product, but as a resource with value. There is potential to increase the drainage capacity to utilise additional stormwater for irrigation purposes.
- **Reduced Biodiversity:** Due to Belmont's highly urbanised nature, biodiversity levels throughout the City are relatively low. There are opportunities to increase biodiversity through the development of biodiversity corridors and the revegetation of existing bushland, public open space, road reserves, private property and foreshore areas.
- **Parks and open space:** The City's 309 hectares of local and regional public open space exceeds the current 10% open space standard. Reductions in available water will require new management strategies for the 164 hectares that are irrigated.

- **Foreshore:** The foreshore suffers from erosion of riverbanks and increasing infrastructure, toxic algal blooms (due to high nutrient levels in stormwater discharge), litter from boats and other users and sometimes anti-social behaviour.

The natural environment will be accessible to the community, consistent with environmental management practices. Further degradation of natural assets must be minimised and Council's own demands upon natural resources must be reduced.

Our objectives for this key result area are to:
- Protect and enhance the quality and amenity of our natural environment;
- Minimise pollution of the environment;
- Use and manage our water resources in a sustainable manner; and
- Increase community and staff capacity to better protect and manage the natural environment.

BUILT BELMONT OVERVIEW

Built Belmont positively contributes to the quality of life of residents, the image of the City, the amenity of the City. It comprises:
- Public infrastructure (eg roads, footpaths, rights-of-way, street lighting, drainage, parks, bushland);
- Public facilities (eg Council's buildings for community use); and
- Private residential and commercial property;

The impact of any problems in the built environment can be substantial. For instance, poor quality development lowers standards, is less likely to attract owner-occupiers, limits investment in redevelopment and affects the image of the City.

Key issues for the planning management of the built environment include:
- Balanced town planning and development that encourages a choice of residential and business development to suit the needs of a balanced community;
- Streetscapes that are attractive, add to the amenity and functionality of the City enhance property values, improve or protect the viability of local shopping precincts and contribute to the wellbeing of the community;
- Renewal of urban areas and the encouragement for to the upgrading and compatible redevelopment of the City;
- Transportation routes that meet the needs of residential and business users, are safe and minimise cost to the community; and
- Equitable implementation of State Government policies in a way that enhances the City.

Our objectives for this key result area are to:
- Achieve a planned City that is safe and meets the needs of the community;
- Accomplish urban renewal of designated areas to meet the changing needs of the community;
- Maintain public infrastructure in accordance with sound economic principles, taking into account the community's needs and expectations; and
- Provide and maintain safe transport infrastructure at lowest whole-of-life costs.

BUSINESS EXCELLENCE OVERVIEW

The Council and Management believe that for the community to receive best value from their local government, the organisation must achieve an exemplary level of business excellence.

The philosophy of excellence is far reaching and includes:

- customer service;
- financial management;
- environmental management;
- organisational sustainability; and
- effective and efficient processes.

The City has embarked upon a journey of quality assurance to ensure that processes are in place to provide the community with confidence in the City's activities.

Our objectives for this key result area are to:

- Achieve excellence in the management and operation of the local government activities;
- Ensure internal processes support a positive image of Belmont;
- Apply sound and sustainable business management principles;
- Assist elected members to be effective;
- Maximise organisational effectiveness; and
- Operate sustainably.

EXECUTIVE RESPONSIBILITIES

(as at 30 June 2008)

Photo	Stuart Cole **Chief Executive Officer** • Overall responsibility for the management of Council's affairs • Human Resources
Photo	Robin Garrett **Director – Corporate & Governance** • Property & Economic Development • Finance • Information Technology • Marketing & Communications • Rates • Records • Governance • Compliance • Risk Management & Insurance
Photo	Ric Lutey **Director – Technical Services** • Technical Services • Works • Parks & Environment • Design & Assets
Photo	Neville Deague **Director – Community & Statutory Services** • Building & Customer Service • Community & Library Services • Planning • Health & Rangers • Crime Prevention • Leisure, Arts & Cultural Services

DEPARTMENT MANAGERS

Manager – Community & Library Services
Melanie Smith

Manager – Parks, Leisure & Environment
Warren Stephens

Manager – Information Technology
Rohit Das

Manager – Health & Rangers Services
Kevin Davidson

Human Resources Manager
Anne-marie Forte

Manager – Marketing & Communications
Lorraine Francis

Manager – Finance
Stuart Monks

Manager – Planning Services
Juliette Gillan

Manager – Property & Economic Development
Jay Hardison

Manager – Governance
Jim Olynyk

Manager – Design & Assets
Jim Polinelli

Manager – Building & Customer Services
James Pol

Manager – Works
Tom Stacey

COUNCILLOR ATTENDANCE AT STANDING COMMITTEE MEETINGS

(1 July 2008 – 30 June 2009)

	Ordinary Council Meeting (11)	Environmental Committee (3)	Audit & Risk Committee (3)	Executive Committee (1)
Cr. Godfrey	8 of 11	3 of 3	3 of 3	1 of 1
Cr. Marks	11 of 11	3 of 3	3 of 3	
Cr. Wolff	11 of 11	3 of 3		
Cr. Hitt	11 of 11			1 of 1
Cr. Martin	7 of 11		2 of 3	
Cr. Rossi	11 of 11	3 of 3		
Cr. Hanlon	11 of 11			1 of 1
Cr. Powell	9 of 11		3 of 3	
Cr. Whiteley	10 of 11			1 of 1
Cr. Dornford	9 of 11		0 of 3	
Cr Brennan	9 of 11			0 of 1

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ANNUAL FINANCIAL REPORTS

AS AT 30 JUNE 2009

CITY OF BELMONT

INCOME STATEMENT BY FUNCTION

FOR THE YEAR ENDED 30 JUNE 2009

	Note	**2009 Actual $**	2008 Actual $	2009 Budget $
REVENUES FROM ORDINARY ACTIVITIES				
Governance		**783,031**	681,784	551,988
General purpose funding		**30,246,587**	27,073,056	29,072,921
Law, order & public safety		**979,838**	278,538	1,716,115
Health		**93,583**	97,370	92,757
Education & welfare		**1,797,571**	1,887,964	2,013,330
Housing		**310,412**	298,288	311,866
Community amenities		**3,951,927**	3,880,233	4,155,197
Recreation & culture		**1,295,343**	820,626	1,577,100
Transport		**1,530,649**	1,312,364	1,253,176
Economic services		**872,565**	700,267	618,520
Other property & services		**908,885**	611,159	158,300
	3	**42,770,390**	37,641,649	41,521,270
EXPENSES FROM ORDINARY ACTIVITIES				
Governance		**5,331,284**	4,940,931	5,535,295
General purpose funding		**3,623,770**	3,273,183	1,927,840
Law, order & public safety		**1,785,761**	1,548,040	3,138,710
Health		**600,243**	629,472	704,983
Education & welfare		**2,748,055**	2,465,323	3,032,608
Housing		**234,722**	317,026	248,066
Community amenities		**4,447,940**	4,583,351	4,886,985
Recreation & culture		**7,870,142**	6,771,148	8,932,002
Transport		**7,116,048**	5,950,342	6,373,584
Economic services		**1,385,225**	1,314,626	1,492,479
Other property & services		**2,022,302**	2,066,000	1,787,745
Finance Costs		**164,142**	166,685	152,538
	3	**37,329,633**	34,026,127	38,212,835
NET RESULT FROM OPERATIONS		**5,440,757**	3,615,522	3,308,435
Asset revaluation expense				
Transport		**2,057,782**	6,549,146	Nil
NET RESULT		**3,382,975**	-2,933,624	3,308,435

CITY OF BELMONT

BALANCE SHEET

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AS AT 30 JUNE 2009

	Note	**2009**	2008
		$	$
CURRENT ASSETS			
Cash and cash equivalents	5	**13,248,539**	587,939
Trade and other receivables	6	**2,146,576**	1,741,788
Inventories	7	**195,256**	190,010
Other Financial Assets	5	**5,397,964**	16,470,169
TOTAL CURRENT ASSETS		**20,988,335**	18,989,906
NON-CURRENT ASSETS			
Property, plant, equipment and Infrastructure	12	**248,401,960**	247,502,922
Trade and other receivables	6	**324,614**	326,127
TOTAL NON-CURRENT ASSETS		**248,726,574**	247,829,049
TOTAL ASSETS		**269,714,909**	266,818,955
CURRENT LIABILITIES			
Trade and other payables	9	**5,952,039**	3,144,394
Provisions	9	**2,129,712**	1,876,254
Borrowings	8	**362,756**	293,477
Other liabilities	11	**1,194,387**	2,349,476
TOTAL CURRENT LIABILITIES		**9,638,894**	7,663,601
NON-CURRENT LIABILITIES			
Borrowings	8	**2,035,410**	2,120,166
Provisions	9	**262,486**	195,200
TOTAL NON-CURRENT LIABILITIES		**2,297,896**	2,315,366
TOTAL LIABILITIES		**11,936,790**	9,978,967
NET ASSETS		**257,778,119**	**256,839,988**
EQUITY			
Reserves	14	**127,262,624**	128,968,091
Retained earnings		**130,515,495**	127,871,897
TOTAL EQUITY		**257,778,119**	**256,839,988**

Notes to and forming part of the accounts are included on pages 9 to 53.

CITY OF BELMONT

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 30 JUNE 2009

	Note	**2009**	2008
		$	$
RESERVES - CASH BACKED			
Balance at 1 July		**8,946,310**	8,365,464
Amount transferred from accumulated surplus		**739,376**	580,846
Balance at 30 June	14	**9,685,686**	8,946,310
ASSET REVALUATION RESERVE			
Balance at 1 July		**120,021,781**	70,012,534
Revaluation of property, plant, equipment & infrastructure		**-2,444,844**	50,009,247
Balance at 30 June	14	**117,576,937**	120,021,781
TOTAL RESERVES		**127,262,624**	128,968,091
RETAINED EARNINGS			
Balance at 1 July		**127,871,897**	131,386,367
Net result		**3,382,975**	-2,933,624
Net transfers to cash reserves		**-739,376**	-580,846
Balance at 30 June		**130,515,495**	127,871,897
TOTAL EQUITY		**257,778,119**	**256,839,988**

CITY OF BELMONT

CASH FLOW STATEMENT

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FOR THE YEAR ENDED 30 JUNE 2009

	Note	**2009 Actual $**	2008 Actual $	2009 Budget $
Cash flows from operating activities				
Payments				
Employee costs		**-13,695,153**	-12,545,158	-14,869,437
Materials and contracts		**-12,018,999**	-11,107,412	-12,887,903
Insurance expenses		**-402,632**	-432,020	-568,751
Utilities		**-817,527**	-753,533	-772,753
Interest		**-153,718**	-167,674	-152,538
Goods & services tax		**-1,720,121**	-1,516,531	Nil
Other expenses		**-1,407,983**	-1,175,302	-2,824,211
Receipts				
Rates		**27,423,074**	24,138,507	26,456,304
Contributions		**1,624,862**	908,745	1,776,065
Service charges		**520**	Nil	Nil
Fees and charges		**7,641,831**	6,267,920	6,793,226
Interest income		**1,402,959**	1,761,868	1,096,757
Receipts from government grants		**Nil**	Nil	Nil
Goods & services tax		**1,597,840**	1,494,663	Nil
Other		**890,359**	560,154	209,451
Net cash from operating activities	16	**10,365,312**	7,434,227	4,256,210
Cash flows used in investing activities				
Purchase of property, plant, equipment & infrastructure		**-12,969,626**	-10,059,646	-14,377,644
Proceeds from sale of property, plant, equipment & infrastructure		**1,156,933**	1,005,354	1,696,300
Net cash used in investing activities		**-11,812,693**	-9,054,292	-12,681,344
Cash flows from/(used in) financing activities				
Repayments of borrowings		**-293,477**	-279,521	-293,477
Proceeds from sale of investments		**10,743,649**	16,486,187	Nil
Payments for investments		**-1,261,433**	-18,496,899	Nil
Proceeds from borrowings		**278,000**	Nil	Nil
Net cash from/(used in) financing activities		**9,466,738**	-2,290,233	-293,477
Cash flows from government				
Receipts from government appropriation/grants		**4,641,243**	3,434,250	4,752,030
Net cash flows from government		**4,641,243**	3,434,250	4,752,030
Net increase/(decrease) in cash held		**12,660,600**	-476,048	-3,966,581
Cash held at the beginning of the reporting period		**587,939**	1,063,987	4,970,281
Cash held at the end of the reporting period	15	**13,248,539**	587,939	1,003,700

Notes to and forming part of the accounts are included on pages 9 to 53.

CITY OF BELMONT

RATES SETTING STATEMENT
FOR THE YEAR ENDED 30 JUNE 2009

	2009 Actual $	2009 Budget $
INCOME STATEMENT		
Operating Expenses		
General purpose funding	**3,623,770**	1,927,840
Governance	**5,331,284**	5,535,295
Law, order & public safety	**1,785,761**	3,138,710
Health	**600,243**	704,983
Education & welfare	**2,748,055**	3,032,608
Housing	**234,722**	248,066
Community amenities	**4,447,940**	4,886,985
Recreation & culture	**8,034,284**	9,084,540
Transport	**9,173,830**	6,373,584
Economic services	**1,385,225**	1,492,479
Other property & services	**2,022,302**	1,787,745
	39,387,415	38,212,835
Operating Revenue (excluding rates)		
General purpose funding	**2,825,026**	2,616,617
Governance	**783,031**	551,988
Law, order & public safety	**979,838**	1,716,115
Health	**93,583**	92,757
Education & welfare	**1,797,571**	2,013,330
Housing	**310,412**	311,866
Community amenities	**3,951,927**	4,155,197
Recreation & culture	**1,295,343**	1,577,100
Transport	**1,530,649**	1,253,176
Economic services	**872,565**	618,520
Other property & services	**908,885**	158,300
	15,348,829	15,064,966
Net	**-24,038,586**	-23,147,869
Write back non cash items		
Depreciation	**6,513,556**	6,019,651
Employee provisions	**86,923**	Nil
Accrued interest movement	**10,423**	-1,056
(Profit)/loss on sale of assets	**-102,526**	-330,297
Funds demand from operations	**-17,530,210**	**-17,459,571**
Capital items		
Acquisition of property plant, equipment & infrastructure	**-12,969,626**	-12,366,137
Proceeds from sale of assets	**1,156,933**	1,696,300
Asset revaluation expense	**2,057,782**	Nil
Loan principal repayments	**-293,477**	-293,477
Loan principal receipts	**278,000**	320,000
Closing balance	**-3,177,184**	-500,000
Funds demand from resources	**-30,477,783**	**-28,602,885**
Funding sources		
Transfer from reserve	**1,826,165**	1,638,086
Transfer to reserve	**-2,565,542**	-2,643,501
Opening balance	**3,795,598**	3,151,996
Amount to be made up from rates	**-27,421,561**	**-26,456,304**

Notes to and forming part of the accounts are included on pages 9 to 53.

CITY OF BELMONT

STATEMENT OF

RATING INFORMATION

	2009 Actual $	2009 Valuations $	2009 Budget $
General Rate			
Residential			
GRV rate in $: 0.06919	**8,374,207**	120,323,578	8,266,463
- Interims and back rates	**336,063**		276,433
Commercial			
GRV Rate in $: 0.071266	**6,252,775**	87,738,542	6,218,959
- Interims and back rates	**-201,510**		32,239
Industrial			
GRV rate in $: 0.074476	**5,264,575**	70,688,223	4,967,620
- Interims and back rates	**-18,159**		141,757
Cinema			
GRV rate in $: 0	**Nil**	Nil	Nil
- Interims and back rates	**Nil**		Nil
Marina			
GRV rate in $: 0.035633	**1,608**	45,136	1,608
- Interims and back rates	**Nil**		Nil
Minimum Rate			
Residential			
GRV number of assessments 4557 at $615 each	**2,802,555**	37,390,585	2,868,975
Commercial			
GRV number of assessments 265 at $750 each	**198,750**	1,723,221	175,500
Industrial			
GRV number of assessments 9 at $750 each	**6,750**	70,948	6,750
Payments in Lieu of Rates	**4,403,947**		3,500,000
Total General Rates Levied	**27,421,561**	317,980,233	26,456,304

1. SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of these financial statements are:

a) Basis of Preparation

The financial report is a general purpose financial report which has been prepared in accordance with Australian Accounting Standards (as they apply to local governments and not-for-profit entities), other mandatory professional reporting requirements and the Local Government Act 1995 (as amended) and accompanying regulations (as amended).

The report has also been prepared on the accrual basis under the convention of historical cost accounting as modified by the accounting treatment relating to the revaluation of financial assets and liabilities at fair value through profit and loss and certain classes of non-current assets.

Critical Accounting Estimates

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

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

b) The Local Government Reporting Entity

The financial statements forming part of this report have been prepared on the basis of two funds (Municipal and Trust Funds). For the purposes of reporting the Municipal authority as a single unit, all transactions and balances in respect to these Funds have been consolidated. Certain monies held in the Trust Fund have been excluded from the consolidated financial statements, but a separate statement of those monies appears at Note 11 to the Financial Report.

c) Goods and Services Tax

Revenues, Expenses and Assets are recognised net of the amount of Goods and Services Tax (GST), except:

i) Where the amount of GST incurred is not recoverable from the taxation office, it is recognised as part of the acquisition of an asset or as part of an item of expense; or
ii) for receivables or payables which are recognised inclusive of GST.

The net amount of GST recoverable from, or payable to, the taxation office is included as part of the receivables or payables. Cashflows are included in the Statement of Cash Flows on a gross basis. The GST component arising from investing and financing activities is classified as operating cashflows.

d) Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at bank and in hand and short-term deposits with an original maturity of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

For the purposes of the Cash Flow Statement, cash and cash equivalents consist of cash and cash equivalents as defined above, net of outstanding bank overdrafts. Bank overdrafts are included as short-term borrowings in current liabilities on the balance sheet.

e) Trade and Other Receivables

Trade receivables, which generally have 30 day terms, are recognised initially at fair value and subsequently measured at amortised cost using the effective interest rate method, less any allowance for uncollectible amounts.

Collectibility of trade receivables is reviewed on an ongoing basis. Debts that are known to be uncollectible are written off when identified. An allowance for doubtful debts is raised when there is objective evidence that they will not be collectible.

f) Inventories

Inventories are valued at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories held from trading are classified as current even if not expected to be realised in the next 12 months.

Land Held for Resale

Land purchased for development and/or resale is valued at the lower of cost and net realisable value. Cost includes the cost of acquisition, development and interest incurred on the financing of that land during its development. Interest and holding charges incurred after development is complete are recognised as expenses.

Revenue arising from the sale of property is recognised in the Income Statement as at the time of signing a binding contract of sale.

Land held for resale is classified as current except where it is held as non-current based on Council's intention.

g) Fixed Assets

Initial Recognition

All assets are initially recognised at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition. The cost of non-current assets constructed includes the cost of all materials, direct labour and variable and fixed overheads.

Revaluation

Certain asset classes may be revalued on a regular basis such that the carrying values are not materially different from fair value. For infrastructure and other asset classes where no active market exists, fair value is determined to be the current replacement cost of an asset less, where applicable, accumulated depreciation calculated on a basis to reflect the already consumed or expired future economic benefits.

Those assets carried at a revalued amount, being their fair value at the date of revaluation less any subsequent accumulated depreciation and accumulated impairment losses, are to be revalued with sufficient regularity to ensure the carrying amount does not differ significantly from that determined using fair value at reporting date.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

Land Under Roads

The City has elected not to recognise the value of land under roads acquired on or before 30 June 2008 in accordance with AASB 1051.

Land under roads acquired after 30 June 2008 is accounted for in accordance with AASB 116 - Property, Plant & Equipment. However, Local Government (Financial Management) Regulation 16 prohibits the recognition of land under roads as an asset that is crown land, but is vested under the control or management of the local government.

Local Government (Financial Management) Regulation 4 states that where the Accounting Standard is inconsistent with the provisions of the regulations, the provisions of the regulations prevail to the extent of that inconsistency.

Consequently, any land under roads acquired on or after 1 July 2008 is not included as an asset of the City.

h) Depreciation of Non-Current Assets

All non-current assets having a limited useful life are separately and systematically depreciated over their useful lives in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation is recognised on a straight-line basis, using rates which are reviewed each reporting period. Major depreciation periods are:

Buildings - Bus Shelters/Carports	10 years
Buildings - Fencing	10 years
Buildings - General	40 years
Communications	5 years
Computing	3 years
Equipment	5 years
Furnishings	10 years
Furniture	5 years
Reserves - Equipment	5 years
Plant - Vehicles	5-10 years
Plant - Other	3-10 years
Infrastructure (Roads)	33 years
Infrastructure (Footpaths)	20-50 years
Infrastructure (Drainage)	50-75 years
Infrastructure (Parks and Gardens)	50 years
Infrastructure (Turf on Parks)	Not depreciated

Assets are depreciated from the date of acquisition or, in respect of internally constructed assets, from the time an asset is completed and held ready for use. New infrastructure assets have been recorded in this financial report and have been capitalised as at 30 June on a network basis and therefore no depreciation expense has been charged.

During the year ended 30 June 2009 the useful life of Infrastructure (Roads) was changed from 50 years to 33 years. This more closely represents the useful life ascertained by the independent valuer of our road network. This increases the depreciation expense by 50% which equates to $809,648. The impact on the net result for the year ended 30 June 2009 will be nil as the additional depreciation expense will be offset by a reduction in the asset revaluation expense. Although this is also likely to be the case in future years it is impracticable to estimate as future valuations of our road networks would be required.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

i) Investments and Other Financial Assets

Classification

Council classifies its investments in the following categories: financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and in the case of assets classified as held-to-maturity, re-evaluates this designation at each reporting date.

(i) Financial assets at fair value through profit and loss

Financial assets at fair value through profit or loss are financial assets held for trading. A financial asset is classified in this category if acquired principally for the purpose of selling in the short term. Derivatives are classified as held for trading unless they are designated as hedges. Assets in this category are classified as current assets.

(ii) Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are included in current assets, except for those with maturities greater than 12 months after the balance sheet date which are classified as non-current assets. Loans and receivables are included in trade and other receivables in the balance sheet.

(iii) Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Council's management has the positive intention and ability to hold to maturity. If Council were to sell other than an insignificant amount of held-to-maturity financial assets, the whole category would be tainted and reclassified as available-for-sale. Held-to-maturity financial assets are included in non-current assets, except for those with maturities less than 12 months from the reporting date, which are classified as current assets.

(iv) Available-for-sale financial assets

Available-for-sale financial assets, comprising principally marketable equity securities, are non-derivatives that are either designated in this category or not classified in any of the other categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. Investments are designated as available-for-sale if they do not have fixed maturities, fixed or determinable payments and management intends to hold them for the medium to long term.

Recognition and Derecognition

Regular purchases and sales of financial assets are recognised on trade-date; the date on which Council commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs for all financial assets not carried at fair value through profit or loss. Financial assets carried at fair value through profit or loss are initially recognised at fair value and transaction costs are expensed in the income statement. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and Council has transferred substantially all the risks and rewards of ownership.

When securities classified as available-for-sale are sold, the accumulated fair value adjustments recognised in equity are included in the income statement as gains and losses from investment securities.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

Subsequent Measurement

Loans and receivables and held-to-maturity investments are carried at amortised cost using the effective interest method.

Available-for-sale financial assets and financial assets at fair value through profit and loss are subsequently carried at fair value. Gains or losses arising from changes in the fair value of the financial assets at fair value through profit or loss category are presented in the income statement within other income or other expenses in the period in which they arise. Dividend income from financial assets at fair value through profit and loss is recognised in the income statement as part of revenue from continuing operations when Council's right to receive payments is established. Changes in the fair value of other monetary and non-monetary securities classified as available-for-sale are recognised in equity.

Impairment

Council assesses at each balance date whether there is objective evidence that a financial asset or group of financial assets is impaired. In the case of equity securities classified as available-for-sale, a significant or prolonged decline in the fair value of a security below its cost is considered as an indicator that the securities are impaired. If any such evidence exists for available-for-sale financial assets, the cumulative loss, measured as the difference between the acquisition cost and the current fair value, less any impairment loss on that financial asset previously recognised in profit or loss is removed from equity and recognised in the income statement. Impairment losses recognised in the income statement on equity instruments classified as available-for-sale are not reversed through the income statement.

j) Estimation of Fair Value

The fair value of financial assets and financial liabilities must be estimated for recognition and measurement or for disclosure purposes.

The fair value of financial instruments traded in active markets is based on quoted market prices at the balance sheet date.

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. Council uses a variety of methods and makes assumptions that are based on market conditions existing at each balance date. These include the use of recent arm's length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis and option pricing models making maximum use of market inputs and relying as little as possible on entity-specific inputs.

Quoted market prices or dealer quotes for similar instruments are used for long-term debt instruments held. Other techniques, such as estimated discounted cash flows, are used to determine fair value for the remaining financial instruments.

The nominal value less estimated credit adjustments of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Council for similar financial instruments.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

k) Impairment

In accordance with Australian Accounting Standards the Council's assets, other than inventories, are assessed at each reporting date to determine whether there is any indication they may be impaired.

Where such an indication exists, an estimate of the recoverable amount of the asset is made in accordance with AASB 136 'Impairment of Assets' and appropriate adjustments made.

An impairment loss is recognised whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in the Income Statement.

For non-cash generating assets such as roads, drains, public buildings and the like, value in use is represented by the depreciated replacement cost of the asset.

l) Trade and Other Payables

Trade and other payables are carried at amortised cost. They represent liabilities for goods and services provided to the Municipality prior to the end of the financial year that are unpaid and arise when the Municipality becomes obliged to make future payments in respect of the purchase of these goods and services. The amounts are unsecured and are usually paid within 30 days of recognition.

m) Employee Benefits

The provisions for employee benefits relates to amounts expected to be paid for long service leave, annual leave, wages and salaries and are calculated as follows:

(i) Wages, Salaries, Annual Leave and Long Service Leave (Short-term Benefits)

The provision for employees' benefits to wages, salaries, annual leave and long service leave expected to be settled within 12 months represents the amount the municipality has a present obligation to pay resulting from employees services provided to balance date. The provision has been calculated at nominal amounts based on remuneration rates the Council expects to pay and includes related on-costs.

(ii) Long Service Leave (Long-term Benefits)

The liability for long service leave is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the reporting date. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on government bonds with terms to maturity and currency that match as closely as possible, the estimated future cash outflows. Where Council does not have the unconditional right to defer settlement beyond 12 months, the liability is recognised as a current liability.

n) Interest Bearing Loans and Borrowings

All loans and borrowings are initially recognised at the fair value of the consideration received less directly attributable transaction costs.

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest method. Fees paid on the establishment of loan facilities that are yield related are included as part of the carrying amount of the loans and borrowings.

Borrowings are classified as current liabilities unless the Council has an unconditional right to defer settlement of the liability for at least 12 months after the balance date.

Borrowing Costs

Borrowing costs are recognised as an expense when incurred except where they are directly attributable to the acquisition, construction or production of a qualifying asset. Where this is the case, they are capitalised as part of the cost of the particular asset.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

o) Provisions

Leases of fixed assets, where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the company, are classified as finance leases. Finance leases are capitalised recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual value. Leased assets are amortised over their estimated useful lives. Lease payments are allocated between the reduction of the lease liability and the lease interest expense for the period.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.

p) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in Note 2(c). That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operation for the current reporting period.

q) Superannuation

The City contributes to the Local Government Superannuation Scheme, the Occupational Superannuation Fund, and other Choice Funds which are selected by employees. All funds are defined contribution schemes.

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

r) Rounding of Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar.

s) Comparatives

Comparatives are provided in this Financial Report in accordance with Australian Equivalents to International Financial Reporting Standards. Budget comparatives are reported as they appear in the City's formally adopted Budget.

t) New Accounting Standards and Interpretations

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet effective have not been adopted by the Council for the annual reporting period ending 30 June.

Council’s assessment of these new standards and interpretations is set out below:

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

	Title and Topic	Issued	Applicable (*)	Impact
(i)	AASB 8 Operating Segments and AASB 2007-3 Amendments to Australian Accounting Standards arising from AASB 8.	February 2007	1 January 2009	Nil – The Standard is not applicable to not-for-profit entities.
(ii)	Revised AASB 123 Borrowing Costs and AASB 2007-6 Amendments to Australian Accounting Standards arising from AASB 123 [AASB 1, AASB 101, AASB 107, AASB 111, AASB 116 & AASB 138 and Interpretations 1 & 12].	June 2007	1 January 2009	Nil – The revised Standard has removed the option to expense all borrowing costs and, when adopted, will require the capitalisation of all borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset. There will be no impact on the financial report of the Council as the council already capitalises borrowing costs relating to qualifying assets.
(iii)	Revised AASB 101 Presentation of Financial Statements and AASB 2007-8 Amendments to Australian Accounting Standards arising from AASB 101 and AASB 2007-10 Further Amendments to Australian Accounting Standards arising from AASB 101.	September 2007 and December 2007	1 January 2009	Nil – The revised Standard requires the presentation of a statement of comprehensive income and make changes to the Statement of changes in equity, but will not affect any of the amounts recognised in the financial statements. If Council has made a prior period adjustment or has reclassified items in the financial statements, it is likely it will need to disclose a third balance sheet (Statement of Financial Position), being as at the beginning of the comparative period.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

(iv)	AASB 2008-5 Amendments to Australian Accounting Standards arising from the Annual Improvements Project.	July 2008	1 January 2009	Nil – The revisions are part of the AASBs annual improvement project to help ensure consistency with presentation, recognition and measurement criteria of IFRSs.
	AASB 2008-6 Further Amendments to Australian Accounting Standards arising from the Annual Improvements Project.	July 2008	1 July 2009	The revisions embodied in these standards relate largely to terminology or editorial comments and will have a minimal effect on the accounting practices of the Council. It is not anticipated the more significant change will have any effect on the financial report as the topics are not relevant to the operations of the Council.
(v)	AASB 2008-11 Amendments to Australian Accounting Standard - Business Considerations Among Not- for- Profit Entities.	November 2008	1 July 2009	Nil - Whilst this standard has the effect of applying AASB 3 Business Combinations to the Not-for-Profit sector, specific provisions are provided in respect to local government. These provisions are very similar to the previous requirements of AAS 27.
(vi)	AASB 2008-1 Amendments to Australian Accounting Standard - Share Based Payments: Vesting Conditions and Cancellations.	February 2008	1 January 2009	Nil - None of these amendments will have any effect on the financial reports as none of the topics are relevant to the operations of the Council.
	AASB 2008-2 Amendments to Australian Accounting Standards Puttable Financial Instruments and Obligations Arising on Liquidation.	March 2008	1 January 2009	
	AASB 2008-3 Amendments to Australian Accounting Standards arising from AASB 3 and AASB 127.	March 2008	1 January 2009	Nil - None of these amendments will have any effect on the financial reports as none of the topics are relevant to the operations of the Council.

1. SIGNIFICANT ACCOUNTING POLICIES (Cont.)

(vi) (Continued)

AASB 2007-7 Amendments to Australian Accounting Standards - Cost of an Investment in Subsidiary, Jointly Controlled Entity or Associate.	July 2008	1 January 2009	Nil - None of the following amendments will have any effect on the financial reports as none of the topics are relevant to the operations of the Council.
AASB 2008-8 Amendments to Australian Accounting Standards - Eligible Hedged Items.	August 2008	1 July 2009	
AASB 2008-9 Amendments to AASB 1049 for Consistency with AASB 101.	September 2008	1 January 2009	
AASB 2008-13 Amendments to Australian Accounting Standards arising from AASB Interpretation 17 - Distributions of Non- Cash Assets to Owners.	December 2008	1 July 2009	
Interpretation 1- Changes in Existing, Decommissioning, Restoration and Similar Liabilities.	June 2007	1 January 2009	
Interpretation 12 - Service Concession Arrangements.	June 2007	1 January 2009	
Interpretation 15 - Agreements for the Construction of Real Estate.	August 2008	1 July 2009	
Interpretation 16 - Hedges of a Net Investment in a Foreign Operation.	August 2008	1 October 2008	
Interpretation 17 - Distributions of Non-Cash Assets to Owners.	December 2008	1 July 2009	
Interpretation 18 - Transfer of Assets from Customers.	March 2009	1 July 2009	

(*) Applicable to reporting periods commencing on or after the given date.

2. DEBTS WRITTEN OFF

A number of debts totalling $1,666 were written off during the reporting period to 30 June.

3. OPERATING REVENUES AND EXPENSES

a) Operating revenues and expenses classified according to nature and type.

		2009	2008	Budget
		$	$	$
Operating Revenues				
Rates: general	3(d)	27,421,561	24,136,774	26,456,304
Operating grants, subsidies and contributions		4,172,874	3,563,422	4,864,813
Non-operating grants, subsidies and contributions		2,055,627	852,441	1,663,282
Profit on asset disposals		233,260	126,010	388,686
Service charges		Nil	Nil	Nil
Fees and charges	26	6,593,749	6,640,981	6,793,226
Interest earnings	5	1,402,959	1,761,868	1,096,757
Other		890,359	560,154	258,202
Agrees with income statement		42,770,390	37,641,649	41,521,270
Operating Expenses				
Employee costs		13,869,514	12,938,877	14,788,728
Materials and contracts		12,013,753	11,106,529	13,028,870
Utility charges		817,527	753,533	772,753
Depreciation	3(b)	6,513,556	5,438,629	6,019,651
Loss on disposal of assets		130,734	123,087	58,389
Interest expenses		164,142	166,685	151,482
Insurance expenses		402,632	432,020	568,751
Other expenses		3,417,776	3,066,767	2,824,211
Agrees with income statement		37,329,633	34,026,127	38,212,835
Change in net assets resulting from operations		5,440,757	3,615,522	3,308,435
Asset revaluation expense		2,057,782	6,549,146	Nil
Net Result		3,382,975	-2,933,624	3,308,435

3. OPERATING REVENUES AND EXPENSES (Cont.)

b) Depreciation expense by program

	2009 $	2008 $
General Purpose Funding	6,121	2,674
Governance	657,625	582,295
Law, order & public safety	68,373	33,948
Health	64,959	56,345
Education & welfare	112,964	93,831
Housing	63,239	63,239
Community amenities	20,871	11,552
Recreation & culture	932,895	849,696
Transport	4,183,028	3,211,263
Economic services	265,380	241,283
Other property & services	138,102	292,503
	6,513,556	5,438,629

c) Statement of Objective

The City of Belmont is dedicated to effectively and efficiently promote growth, safeguard the health, safety and convenience, and economic and general welfare of the community of the City of Belmont.

GENERAL PURPOSE FUNDING

Includes the cost of collecting rates income and all general purpose funding e.g. Grants Commission Funding.

GOVERNANCE

All costs associated with the elected members of Council, together with all costs associated with the general governance of the district. Includes all costs generated by the full allocation of administration costs in accordance with the principles of Activity Based Costing.

LAW, ORDER AND PUBLIC SAFETY

The control and prevention of fire. Administration of all matters relating to the control of animals, mainly dogs and all general law, order and public safety matters administered by Council's Rangers.

HEALTH

The administration of maternal and infant health through child health clinics. The administration of preventative services such as: Immunisation, Meat Inspections, Inspection of food premises and Pest Control.

EDUCATION AND WELFARE

The provision of children services, the care of the aged and disabled through Aged and Disabled Services, Senior Citizen Centres and Meals on Wheels. The provision of some pre-school education facilities, but not the delivery of education.

HOUSING

The provision of Aged Housing Facilities throughout the district.

3. OPERATING REVENUES AND EXPENSES (Cont.)

COMMUNITY AMENITIES
Includes sanitation (household refuse); stormwater drainage; town and regional planning and development; the provision of rest rooms and protection of the environment.

RECREATION AND CULTURE
The provision of facilities and support of organisations concerned with leisure time activities and sport. The provision and maintenance of a public library. The provision of a cultural centre and a historical museum.

TRANSPORT
Construction and maintenance of streets, roads, footpaths, cycleways and Council Depot. The control of street parking and the control of traffic management of local streets.

ECONOMIC SERVICES
The management of local tourism and area promotion. The provision of building approvals and control. Any other economic services.

OTHER PROPERTY AND SERVICES
Private works, public work overheads, plant operations. A summary of salaries and wages total costs and any other miscellaneous activities that cannot otherwise be classified in the above.

d) Rating Information

Minimum Rates
The minimum rates for 2008/09 have again been set to ensure the minimum level of service required is adequately funded. Minimum Rates serve other key purposes in relation to encouraging owners of vacant land to develop the site for whichever purpose it is zoned. This process further complements the State Government initiative of promoting urban infill and arresting the urban sprawl that burdens the State's ability to provide Infrastructure Assets.

The following rates in the dollar applied to each property in the differential rate categories where a minimum rate was not applied. For additional details refer to the Statement of General Purpose Funding.

	Rate in $	Minimum	Total Properties
RESIDENTIAL	0.0691900	615	14,771
COMMERCIAL	0.0712660	750	967
INDUSTRIAL	0.0744760	750	424
MARINA	0.0356330	520	1

3. OPERATING REVENUES AND EXPENSES (Cont.)

Differential Rating

The Local Government Act empowers a council to impose different rates in the dollar for different land zonings and different rates for improved or vacant land within a zoning. This power is provided to help local authorities with particular rating difficulties and to achieve better rating equity between different land use zonings.

For the purposes of this rating system, a land zone is a Town Planning Scheme Zone made under the Town Planning and Development Act or a Zone made under Council's Planning By-laws.

Council may also apply an existing zone rate to land which is lawfully used for a non conforming use in another zone. In such cases, Council must formally declare that the land be categorised in that zone for the purpose of imposing the more appropriate rate. Within zones, land which is either improved or vacant may be rated differently. It should be noted that where, during the rating year, land is rezoned, the Council cannot issue an amended rate notice reflecting that change.

Residential Rate

The residential rate forms the basis of the differential rates relativities. The relativities are in place to provide Council with the flexibility to address any shifts from one rating category to another that it considers is too severe and should be phased in, or to recognise a differing level of service required by a particular rating category.

The residential rating category is also deemed to have the least capacity to pay. However, Council is committed to increasing the Residential Rate base through its City of Opportunity Marketing Strategy. This has resulted in considerable growth that is broadening the base and in turn, evenly distributing the overheads of maintaining the infrastructure of the City. There are continuing positive signs of redevelopment that have resulted in healthy growth that should continue into the foreseeable future.

Commercial Rate

Many of the reasons stated for the Industrial Rate apply to the Commercial Rate, however to a lesser degree. Certainly the location to the airports and rail terminal attract business and therefore more traffic to Belmont, however the vehicle traffic would be generally lighter and therefore not as great an impact on Council's road network.

Industrial Rate

Council has identified that the location of both the airports and the rail freight terminal has encouraged industry to locate within the City of Belmont. The result of this is large volumes of heavy vehicle traffic movements within the City and therefore an accelerated deterioration of roads.

Greater expenditure of Council's revenues is also required on services such as Health, Building and Town Planning.

The minimum rate is considered reasonable given the industrial properties will generally be serviced by and have access to a reasonable standard of infrastructure provided by the Council. It should also be seen as an incentive to develop any vacant lots that are zoned industry.

3. OPERATING REVENUES AND EXPENSES (Cont.)

Marina Rate

Council introduced the Marina differential rate to satisfy the requirements of an existing lease in Ascot Waters. In accordance with the deed of lease between the City of Belmont and Ascot Fields Nominees Pty Ltd there is a provision to apply rates to the marina development, specifically the pontoons and pens. The lease specifies that a rating concession of 50% of the lessor's commercial rate in the dollar is applicable for a period of fifteen years. The total cost of the concession to the City for 2008/09 is $1,608 (Budget $1,608).

Council has also set a minimum rate for the this differential as specified in the Statement of Rating Information.

Discounts and Incentive Schemes

The City of Belmont offers a 5% discount on rates paid in full by 12 September 2008 (35 days after issue of notice) or in the case of pensioners if the appropriate percentage of rates levied is paid by 12 September 2008. Payment must include any arrears and does not apply to the separate Rubbish Charge.

The total cost of the 5% discount to the City for 2008/09 is $871,113 (Budget $800,000).

The City of Belmont also offers incentive prizes for ratepayers to pay by 12 September 2008. Ratepayers are only eligible if they pay their rates in full (including arrears and rubbish charge) by 12 September 2008. In the case of Pensioners the appropriate percentage of rates levied together with the Annual Rubbish Charge.

Winners are determined by computer random selection from records containing City of Belmont ratepayers who have paid their rates by the due date.

The City provided a number of incentive prizes which were donated by various organisations. The City incurred no direct cost in the provision of these prizes.

Instalments and Interest

Late Payment of Rates

- 11% penalty interest rate for overdue rates.
- $55,043 income (Budget $45,000).

Instalment Options

4 instalments

- 12 September 2008
- 7 November 2008
- 8 January 2009
- 12 March 2009

Cost of 4 Instalment Program

- 5.5% instalment interest rate
- $15.00 administration fee

3. OPERATING REVENUES AND EXPENSES (Cont.)

2 Instalments
- 12 September 2008
- 8 January 2009

Cost of 2 Instalment Program
- $15 administration fee

Income for Instalment Program
- Instalment Interest $68,480 (Budget $55,000)
- Administration Fee $65,730 (Budget $65,000)

Interim and Back Rates
Interim and back rates levied during 2008/09 totalled $116,394 and were comprised as follows:-

	$ Interim	$ Back
Residential	314,029	22,034
Commercial	-211,696	10,186
Industrial	-20,289	2,130
	82,044	34,350

4. PAYMENTS TO MEMBERS OF COUNCIL

The Mayor is entitled to receive Meeting Attendance Fees totalling $14,000 for the 2008/09 Financial Year, plus a Telecommunication Allowance of $2,400 and an IT Allowance of $1,000. The fee is paid quarterly in arrears. The Mayor will receive an Annual Mayoral Allowance of $46,210 (inclusive of motor vehicle usage allowance of $5,500).

The Deputy Mayor receives an annual Deputy Mayoral Allowance equivalent to 25% of the Mayoral Allowance (exclusive of Mayor's motor vehicle usage allowance).

Councillors are entitled to receive Meeting Attendance Fees totalling $7,000 per Councillor for the 2008/09 Financial Year, a Telecommunication Allowance of $2,400, plus an IT Allowance of $1,000. The fee is paid quarterly in arrears. All elected members are entitled to reimbursement of expenses incurred in the performance of their duties.

The Statutory limits for claiming sitting fees on an annual basis are:

Mayor	Minimum	$7,000
	Maximum	$14,000
Councillors	Minimum	$2,400
	Maximum	$7,000

Payments made to members during the 2008/09 financial year are:

Mayoral allowances and sitting fees	$65,162 (Adopted Budget $65,110)
Deputy Mayoral allowances and sitting fees	$23,412 (Adopted Budget $22,077)
Councillors sitting fees/telecom. allowance	$98,139 (Adopted Budget $102,600)

5. CASH ASSETS

The following restrictions have been imposed by regulations or other external requirements.

	2009 $	2008 $	Budget $
Accounting equipment reserve	187,604	237,200	37,786
Administration building reserve	228,609	50,977	52,312
Aged persons housing reserve	564,282	583,669	633,141
Building maintenance reserve	2,594,849	1,845,760	2,194,089
Belmont District Band reserve	11,854	9,465	6,875
Faulkner Park Ret. Vill. owner maint. reserve	136,640	115,419	136,640
Election expenses reserve	83,427	51,770	53,716
District valuation reserve	44,740	5,067	41,831
Foreshore development reserve	40,491	43,286	44,419
Land acquisition reserve	Nil	203,720	1,127,591
Long service leave reserve - funded programs	17,871	36,207	37,821
Long service leave reserve - salaries	447,856	293,172	419,568
Long service leaves reserve - Wages	344,495	422,034	359,717
Plant replacement reserve	747,146	1,142,453	778,865
Property development reserve	578,751	618,703	636,014
Ruth Faulkner library reserve	10,381	11,098	11,388
Miscellaneous entitlements reserve	272,214	237,554	243,280
Workers compensation/insurance reserve	851,946	725,066	779,924
Homeswest reserve	358,581	363,546	414,344
Ascot Waters marina maint. and redev. reserve	633,119	676,825	568,101
Retirement village buy back reserve	731,894	598,839	677,618
Aged services reserve	715,813	628,380	634,987
Public art reserve	83,123	46,100	38,543
	9,685,686	8,946,310	9,928,570
Loan monies unspent	Nil	Nil	Nil
Grant funds unspent as at 30 June	1,085,516	350,025	Nil
Total restricted cash	10,771,202	9,296,335	9,928,570

5. CASH ASSETS (Cont.)

	2009 $	2008 $	Budget $
Cash at Bank			
Cash at bank and on hand - restricted	5,373,252	Nil	Nil
Cash at bank and on hand - unrestricted	7,875,287	587,939	1,003,700
Bank overdraft	Nil	Nil	Nil
	13,248,539	587,939	1,003,700
Financial Assets at Fair Value			
Managed funds - restricted	5,397,950	9,296,335	9,928,570
Managed funds - unrestricted	14	7,173,834	2,441,965
	5,397,964	16,470,169	12,370,535
Investment and Interest Earnings			
Managed fund interest/investment income	612,165	1,556,991	
Managed fund capital movement	-1,589,990	-1,330,013	
Net managed fund investment return	-977,825	226,978	
Interest on cash at bank and short term	790,794	204,877	
	-187,031	431,855	
Investment income by municipal and other funds	390,669	271,057	750,000
Investment income on reserve funds invested	-577,700	160,798	346,757
	-187,031	431,855	1,096,757

Control Over Contributions

1) Grants which were recognised as revenues during the year but have yet to be applied in that manner at the reporting date.

	1,085,516	350,025

2) Grants which were recognised as revenue in a previous year but have yet to be applied in that manner at the reporting date.

	Nil	Nil

3) Grants which were recognised as revenue in a previous year and were expended in the current year in that manner specified by the grantor.

	350,025	194,052

6. TRADE AND OTHER RECEIVABLES

	2009 $	2008 $
Current		
Rates	491,229	399,586
Service charges	Nil	520
Trade debtors	989,836	856,219
Other accrued income	501,606	310,578
Prepayments	163,905	174,885
	2,146,576	1,741,788
Non-current		
Pensioner deferred rates	324,614	326,127
	324,614	326,127

7. INVENTORIES

	2009 $	2008 $
Stores inventory	195,256	190,010
	195,256	190,010

8. BORROWINGS

Current	2009 $	2008 $	Budget $
Loan Liability	362,756	293,477	333,389
Non-current			
Loan Liability	2,035,410	2,120,166	2,106,327

The City has no self supporting loan liability outstanding as at 30 June.

Loans Raised During Year (note 29)	278,000	Nil	320,000

Total new loan funds expended during the year, $278,000

All borrowings made by the City are secured over the general funds of the City.

9. PAYABLES & PROVISIONS

	2009 $	2008 $
Trade and other payables		
Creditors	4,348,893	2,687,441
Salaries and wages accrued	102,602	197,580
Income received in advance	1,484,706	253,958
Interest on loans accrued	15,838	5,415
	5,952,039	3,144,394
Provisions (Current)		
Provision for annual leave	1,222,466	1,040,049
Provision for long service leave	810,221	790,584
Other provisions	97,026	45,621
	2,129,712	1,876,254
Provisions (Non-current)		
Provision for long service leave	262,486	195,200
	262,486	195,200

10. LEASE ARRANGEMENTS

As at 30 June, the City had the following operating lease commitments expenditure outstanding.

Operating lease details

	2009 $	2008 $
Not longer than 1 year	Nil	Nil
Longer than 1 year and not longer than 2 years	Nil	Nil
Longer than 2 years and not longer than 5 years	Nil	Nil
Longer than 5 years	Nil	Nil
	Nil	Nil

As at 30 June, the City had the following operating lease commitments receivable outstanding.

Operating lease details

	2009 $	2008 $
Not longer than 1 year	200,639	194,788
Longer than 1 year and not longer than 2 years	206,681	193,907
Longer than 2 years and not longer than 5 years	634,608	661,033
Longer than 5 years	1,481,710	1,492,174
	2,523,638	2,541,902

Operating lease revenue is payable from tenants in commercial property owned by City of Belmont. Leases have an average lease term of 5.1 years and an implicit interest rate based on CPI.

11. OTHER LIABILITIES

Deposits and Trust Funds	2009	2008
	$	$
Total deposits held	1,217,917	2,377,941
Less trust funds (not under Council control)	-23,530	-28,465
Balance of trust fund liability	1,194,387	2,349,476

Funds over which the City has no control and which are not included in the financial statements are as follows:

	2009	2008	Budget
	$	$	$
Unclaimed/surplus cash	1,405	705	705
BCITF levy	14,481	19,758	Nil
Builders Registration Board Levy	2,195	2,553	Nil
Occupational superannuation	5,449	5,449	5,449
Sundry deposits	Nil	Nil	Nil
	23,530	28,465	6,154

As the City of Belmont performs only a custodial role in respect of these monies and because the monies cannot be used for Council purposes, they are excluded from the financial statements.

Summary of Total Deposits Held

	2009	2008
	$	$
(a) Approaches Pre-Paid Specific		
Opening balance	84,301	84,301
Receipts	Nil	Nil
Payments	-1,000	Nil
Balance at 30 June	83,301	84,301
(b) BCITF Levy		
Opening balance	19,759	14,389
Receipts	257,885	376,663
Payments	-263,163	-371,293
Balance at 30 June	14,481	19,759

11. OTHER LIABILITIES (Cont.)

	2009 $	2008 $
(c) Bond Re Title Amalgamation/Sub-Division		
Opening balance	28,770	29,161
Receipts	Nil	Nil
Payments	Nil	-391
Balance at 30 June	28,770	28,770
(d) BRB Levy		
Opening balance	2,553	1,680
Receipts	27,412	32,646
Payments	-27,770	-31,773
Balance at 30 June	2,195	2,553
(e) Cash In Lieu Of Public Open Space		
Opening balance	1,463,346	1,003,346
Receipts	Nil	670,000
Payments	-1,142,676	-210,000
Balance at 30 June	320,670	1,463,346
(f) Drainage Sub-Division Construction		
Opening balance	84,965	84,965
Receipts	Nil	Nil
Payments	Nil	Nil
Balance at 30 June	84,965	84,965
(g) Footpath Deposits - Specific		
Opening balance	385,567	372,054
Receipts	40,270	99,700
Payments	-57,105	-86,187
Balance at 30 June	368,732	385,567
(h) General Deposits		
Opening balance	64,499	62,090
Receipts	750	4,513
Payments	-675	-2,104
Balance at 30 June	64,574	64,499
(i) Hall Hire Liquor Deposits		
Opening balance	28,306	29,099
Receipts	61,157	60,019
Payments	-53,260	-60,812
Balance at 30 June	36,203	28,306

11. OTHER LIABILITIES (Cont.)

	2009 $	2008 $
(j) Library Temporary Membership		
Opening balance	384	284
Receipts	Nil	250
Payments	-50	-150
Balance at 30 June	334	384
(k) Nomination Deposits		
Opening balance	Nil	80
Receipts	Nil	800
Payments	Nil	-880
Balance at 30 June	Nil	Nil
(l) Occupational Superannuation		
Opening balance	5,449	5,449
Receipts	Nil	Nil
Payments	Nil	Nil
Balance at 30 June	5,449	5,449
(m) Performance Bonds		
Opening balance	158,926	193,926
Receipts	Nil	Nil
Payments	-1,000	-35,000
Balance at 30 June	157,926	158,926
(n) Private Works Repayments - Specific		
Opening balance	35,779	35,779
Receipts	Nil	Nil
Payments	-1,500	Nil
Balance at 30 June	34,279	35,779
(o) Retention Monies Held - Specific		
Opening balance	12,397	16,930
Receipts	Nil	3,713
Payments	Nil	-8,246
Balance at 30 June	12,397	12,397
(p) Unclaimed Monies		
Opening balance	705	705
Receipts	700	Nil
Payments	Nil	Nil
Balance at 30 June	1,405	705

11. OTHER LIABILITIES (Cont.)

	2009 $	2008 $
(q) Sundry Deposits		
Opening balance	35	35
Receipts	Nil	Nil
Payments	Nil	Nil
Balance at 30 June	35	35
(r) East Swan River CLAG		
Opening balance	Nil	Nil
Receipts	Nil	Nil
Payments	Nil	Nil
Balance at 30 June	Nil	Nil
(s) Rates in Suspense		
Opening balance	1,885	1,250
Receipts	0	1,400
Payments	Nil	-765
Balance at 30 June	1,885	1,885
(t) Geac Strategic Directions		
Opening balance	315	315
Receipts	0	Nil
Payments	Nil	Nil
Balance at 30 June	315	315
Total funds held	1,217,917	2,377,941

As at the reporting date, the City of Belmont holds land comprised of lots 49, 50 and Pt lot 5 in Ascot. This land is held in fee simple, but is the subject of a charitable trust retaining the land for "public recreation and enjoyment." Due to the restrictions placed on this land by the trust, it is recorded in the City accounts at a nil value.

12. PROPERTY, PLANT, EQUIPMENT AND INFRASTRUCTURE

	2009 $	2008 $
(a) Land		
Land at valuation at 1 July	100,010,000	51,139,298
Additions	1,589,195	Nil
Disposals (at cost/valuation)	-583,100	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	-2,685,000	48,870,702
Depreciation expense	Nil	Nil
Book value 30 June	98,331,095	100,010,000
(b) Buildings		
Buildings/additions at cost	54,397,837	51,138,988
Less accumulated depreciation	-15,971,692	-14,757,848
	38,426,145	36,381,140
Additions	1,658,978	3,258,849
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	Nil	Nil
Depreciation expense	-1,284,444	-1,213,844
Book value 30 June	38,800,680	38,426,145
(c) Furniture, fixtures and equipment		
Furniture, fixtures and equipment at cost	6,109,670	5,658,349
Less accumulated depreciation	-4,397,701	-3,817,655
	1,711,969	1,840,694
Additions	802,132	452,805
Disposals (at cost/valuation)	-76,163	-49,484
Disposals (accum. depreciation)	65,505	39,179
Transfer from plant and machinery	Nil	44,396
Net Revaluations	Nil	Nil
Depreciation expense	-693,635	-615,621
Book value 30 June	1,809,809	1,711,969

12. PROPERTY, PLANT, EQUIPMENT AND INFRASTRUCTURE (Cont.)

	2009 $	2008 $
(d) Plant and machinery		
Plant and machinery at cost	6,574,874	6,287,289
Less accumulated depreciation	-2,691,784	-2,388,209
	3,883,090	3,899,080
Additions	2,375,163	1,809,933
Disposals (at cost/valuation)	-2,180,103	-1,474,349
Disposals (accum. depreciation)	1,136,353	482,223
Transfer to furniture, fixtures and fittings	Nil	-44,397
Net Revaluations	Nil	Nil
Depreciation expense	-877,683	-789,400
Book value 30 June	4,336,820	3,883,090
(e) Reserves improvements		
Reserves improvements at cost	9,289,716	7,671,681
Less accumulated depreciation	-2,085,739	-2,166,813
	7,203,977	5,504,868
Additions	3,152,943	1,618,037
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	Nil	218,799
Depreciation expense	-153,085	-137,727
Book value 30 June	10,203,835	7,203,977
(f) Road network - infrastructure		
Road network at valuation	80,964,801	80,951,435
Less accumulated depreciation	-24,951,602	-24,109,232
	56,013,199	56,842,203
Additions	4,453,321	7,339,173
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	-2,057,782	-6,549,148
Depreciation expense	-2,428,944	-1,619,029
Book value 30 June	55,979,794	56,013,199

12. PROPERTY, PLANT, EQUIPMENT AND INFRASTRUCTURE (Cont.)

	2009 $	2008 $
(g) Footpath network - infrastructure		
Footpath network at valuation	11,902,834	11,743,121
Less accumulated depreciation	-3,010,124	-2,983,255
	8,892,710	8,759,866
Additions	409,586	339,363
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	409,154	380,637
Depreciation expense	-595,142	-587,156
Book value 30 June	9,116,308	8,892,710
(h) Drainage network - infrastructure		
Drainage network at valuation	36,971,040	36,603,991
Less accumulated depreciation	-18,263,691	-18,534,427
	18,707,349	18,069,564
Additions	716,936	597,181
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	-79,220	516,456
Depreciation expense	-480,624	-475,852
Book value 30 June	18,864,442	18,707,349
(i) Parks and gardens - infrastructure		
Parks and gardens at valuation	10,962,623	10,939,968
Less accumulated depreciation	Nil	Nil
	10,962,623	10,939,968
Additions	Nil	Nil
Disposals (at cost/valuation)	Nil	Nil
Disposals (accum. depreciation)	Nil	Nil
Net Write On/(Off) to accumulated surplus	Nil	Nil
Net Revaluations	-89,778	22,655
Depreciation expense	Nil	Nil
Book value 30 June	10,872,845	10,962,623

12. PROPERTY, PLANT, EQUIPMENT AND INFRASTRUCTURE (Cont.)

	2009 $	2008 $
(j) Work in progress		
Non Current		
Land development	Nil	Nil
Road construction	86,332	671,256
Footpath construction	Nil	Nil
Drainage construction	Nil	70,035
Ground improvements	Nil	Nil
Environmental Improvements	Nil	18,700
Building construction - general	Nil	931,869
Total non current work in progress	86,332	1,691,860
TOTAL BOOK VALUE OF PROPERTY, PLANT, EQUIP & INFRASTRUCTURE	248,401,960	247,502,922

Infrastructure assets (roads, drains, footpaths) are revalued annually at 30 June to the depreciated current replacement cost.

Infrastructure assets are valued by Council's engineering department using known replacement costs for each category of infrastructure asset and physical inspection to establish age, remaining useful life and condition. Land under roads is not included as an asset in accordance with regulation 16 of the Local Government (Financial Management) Regulations 1996.

Revaluation of land holdings will be undertaken every 2 to 3 years to ensure accuracy of the carrying value of the asset. A revaluation of Land was undertaken as at 30 June 2008.

For 2008/09 this has resulted in a net transfer from asset revaluation reserve for infrastructure assets of $2,444,844.

(k) ASSET DISPOSALS	2009 $	2008 $	Budget $
Land			
Net book value of disposals	583,100	Nil	500,000
Proceeds on disposal	583,100	22,000	800,000
Profit/(loss) on disposal	Nil	22,000	300,000
Buildings			
Net book value of disposals	Nil	Nil	Nil
Proceeds on disposal	Nil	Nil	Nil
Profit/(loss) on disposal	Nil	Nil	Nil

12. PROPERTY, PLANT, EQUIPMENT AND INFRASTRUCTURE (Cont.)

	2009 $	2008 $	Budget $
Furniture, fixtures and equipment			
Net book value of disposals	10,657	10,306	Nil
Proceeds on disposal	3,647	5,956	Nil
Profit/(loss) on disposal	-7,010	-4,350	Nil
Plant and equipment			
Net book value of disposals	1,043,750	992,125	866,003
Proceeds on disposal	1,153,286	977,398	896,300
Profit/(loss) on disposal	109,536	-14,727	30,297
Net profit/(loss)	102,526	2,923	330,297

13. TOTAL ASSETS

TOTAL ASSETS LISTED AT BOOK VALUE BY FUNCTION/ACTIVITY

	2009 $	2008 $
General purpose funding	81,822,564	98,858,722
Governance	2,688,889	4,747,690
Law, order and public safety	1,068,721	321,144
Health	1,012,922	1,115,078
Education and welfare	5,090,685	4,907,145
Housing	1,487,406	1,517,278
Community amenities	2,018,391	74,392
Recreation and culture	36,621,730	37,344,544
Transport	107,120,039	90,461,349
Economic services	10,579,702	9,353,009
Other property and services	2,012,760	1,022,357
Finance and borrowing	Nil	Nil
Other - unallocated	18,191,100	17,096,247
TOTAL ASSET BOOK VALUE	269,714,909	266,818,955

14. RESERVES

Reserve Account Descriptions

ACCOUNTING EQUIPMENT RESERVE
Established for the replacement of Council's core business hardware and software requirements.

ADMINISTRATION BUILDING RESERVE
Established for the refurbishment of Council's administration building.

AGED PERSONS HOUSING RESERVE
Used to manage the surplus/deficit position and capital improvements of Council's aged housing centres.

ASCOT WATERS MARINA MANTENANCE AND REDEVELOPMENT RESERVE
Established to provide for the ongoing maintenance and future redevelopment needs of the marina at Ascot Waters.

BELMONT DISTRICT BAND RESERVE
Established to provide funds for the replacement and acquisition of instruments for the Belmont District Band.

BUILDING MAINTENANCE RESERVE
Established to provide funds for the refurbishment and maintenance of Council's Buildings.

FAULKNER PARK RETIREMENT VILLAGE OWNER MAINTENANCE RESERVE
Established to provide for the future major maintenance requirements at the Faulkner Park Retirement

ELECTION EXPENSES RESERVE
Established to spread the cost of postal voting over two years as elections are only held every two years.

DISTRICT VALUATION RESERVE
As the valuation of the district takes place every three years, a reserve was established to spread the costs of the revaluation over the three years.

FORESHORE DEVELOPMENT RESERVE
Established to fund Swan River foreshore development as required.

HOMESWEST RESERVE
Established to provide for the long term maintenance of Gabriel Gardens and Orana aged housing units.

LAND ACQUISITION RESERVE
Established for the acquisition of any land and receives the proceeds of any land sales.

LONG SERVICE LEAVE RESERVE - FUNDED PROGRAMS
Established to part fund the long service leave liability of Council's community services funded programs.

14. RESERVES (Cont.)

LONG SERVICE LEAVE RESERVE – SALARIES
Established to part fund the long service leave liability of Council's salaried staff.

LONG SERVICE LEAVE RESERVE – WAGES
Established to part fund the long service leave liability of Council's wages staff.

PLANT REPLACEMENT RESERVE
Used to fund the replacement of Council's heavy plant. Funds the shortfall between income generated through plant operation recoveries and replacement costs.

PROPERTY DEVELOPMENT RESERVE
Established to fund any Council property development.

RUTH FAULKNER LIBRARY RESERVE
Established for capital improvements to Council's library.

MISCELLANEOUS ENTITLEMENTS RESERVE
Established to provide funding for unforeseen expenditures relating to staff and entitlements.

WORKERS COMPENSATION/INSURANCE RESERVE
Established to fund self insurance expenses and major fluctuations in insurance premiums.

RETIREMENT VILLAGE BUY BACK RESERVE
Established to fund the future buy back of the Faulkner Park Retirement Village from existing residents.

AGED SERVICES RESERVE
Established to fund the provision of aged services within the City of Belmont.

PUBLIC ART RESERVE
Established to fund future acquisitions of public art for display in the City of Belmont.

Reserve Balances

	2009	2008	Budget
(a) Accounting equipment reserve	$	$	$
Opening balance	237,200	232,653	144,246
Transfer from accumulated surplus	Nil	4,547	5,770
Transfer to accumulated surplus	-49,596	Nil	-112,230
	187,604	237,200	37,786
(b) Administration building reserve			
Opening balance	50,977	50,000	50,300
Transfer from accumulated surplus	180,924	977	2,012
Transfer to accumulated surplus	-3,292	Nil	Nil
	228,609	50,977	52,312

14. RESERVES (Cont.)

	2009	2008	Budget
	$	$	$
(c) Aged persons housing reserve			
Opening balance	583,669	597,148	586,671
Transfer from accumulated surplus	20,069	60,312	148,470
Transfer to accumulated surplus	-39,456	-73,791	-102,000
	564,282	583,669	633,141
(d) Belmont District Band reserve			
Opening balance	9,465	6,572	6,611
Transfer from accumulated surplus	3,000	2,893	264
Transfer to accumulated surplus	-611	Nil	Nil
	11,854	9,465	6,875
(e) Building maintenance reserve			
Opening balance	1,845,760	1,810,377	1,821,239
Transfer from accumulated surplus	868,277	35,383	372,850
Transfer to accumulated surplus	-119,188	Nil	Nil
	2,594,849	1,845,760	2,194,089
(f) Faulkner Park Ret. Vill. Owner maint. reserve			
Opening balance	115,419	95,846	115,419
Transfer from accumulated surplus	28,674	19,573	21,221
Transfer to accumulated surplus	-7,453	Nil	Nil
	136,640	115,419	136,640
(g) Election expenses reserve			
Opening balance	51,770	57,650	17,996
Transfer from accumulated surplus	35,000	36,126	35,720
Transfer to accumulated surplus	-3,343	-42,006	Nil
	83,427	51,770	53,716
(h) District valuation reserve			
Opening balance	5,067	76,303	1,761
Transfer from accumulated surplus	40,000	41,491	40,070
Transfer to accumulated surplus	-327	-112,727	Nil
	44,740	5,067	41,831

14. RESERVES (Cont.)

	2009	2008	Budget
	$	$	$
(i) Foreshore development reserve			
Opening balance	43,286	42,456	42,711
Transfer from accumulated surplus	Nil	830	1,708
Transfer to accumulated surplus	-2,795	Nil	Nil
	40,491	43,286	44,419
(j) Land acquisition reserve			
Opening balance	203,720	178,459	651,530
Transfer from accumulated surplus	Nil	25,261	826,061
Transfer to accumulated surplus	-203,720	Nil	-350,000
	-0	203,720	1,127,591
(k) Long service leave reserve - funded programs			
Opening balance	36,207	48,296	36,366
Transfer from accumulated surplus	Nil	458	1,455
Transfer to accumulated surplus	-18,336	-12,547	Nil
	17,871	36,207	37,821
(l) Long service leave reserve - salaries			
Opening balance	293,172	318,789	393,570
Transfer from accumulated surplus	316,655	104,864	209,474
Transfer to accumulated surplus	-161,972	-130,481	-183,476
	447,856	293,172	419,568
(m) Long service leave reserve - wages			
Opening balance	422,034	355,167	418,842
Transfer from accumulated surplus	Nil	106,589	12,853
Transfer to accumulated surplus	-77,539	-39,722	-71,978
	344,495	422,034	359,717
(n) Plant replacement reserve			
Opening balance	1,142,453	1,050,142	831,574
Transfer from accumulated surplus	490,996	461,582	603,887
Transfer to accumulated surplus	-886,304	-369,271	-656,596
	747,146	1,142,453	778,865
(o) Property development reserve			
Opening balance	618,703	527,948	611,552
Transfer from accumulated surplus	Nil	90,755	24,462
Transfer to accumulated surplus	-39,952	Nil	Nil
	578,751	618,703	636,014

14. RESERVES (Cont.)

	2009 $	2008 $	Budget $
(p) Ruth Faulkner library reserve			
Opening balance	11,098	10,885	10,950
Transfer from accumulated surplus	Nil	213	438
Transfer to accumulated surplus	-717	Nil	Nil
	10,381	11,098	11,388
(q) Miscellaneous entitlements reserve			
Opening balance	237,554	207,142	234,885
Transfer from accumulated surplus	50,000	54,176	9,395
Transfer to accumulated surplus	-15,340	-23,764	-1,000
	272,214	237,554	243,280
(r) Workers compensation/insurance reserve			
Opening balance	725,066	601,557	658,881
Transfer from accumulated surplus	173,701	130,694	121,043
Transfer to accumulated surplus	-46,821	-7,185	Nil
	851,946	725,066	779,924
(s) Homeswest reserve			
Opening balance	363,546	337,154	379,177
Transfer from accumulated surplus	18,510	26,392	35,167
Transfer to accumulated surplus	-23,475	Nil	Nil
	358,581	363,546	414,344
(t) Ascot Waters marina maintenance & redevelopment reserve			
Opening balance	676,825	663,850	652,833
Transfer from accumulated surplus	Nil	12,975	26,113
Transfer to accumulated surplus	-43,706	Nil	-110,845
	633,119	676,825	568,101
(u) Retirement village buy-back reserve			
Opening balance	598,839	416,644	598,839
Transfer from accumulated surplus	171,725	182,195	78,779
Transfer to accumulated surplus	-38,670	Nil	Nil
	731,894	598,839	677,618
(v) Aged services reserve			
Opening balance	628,380	517,832	610,564
Transfer from accumulated surplus	128,010	110,548	24,423
Transfer to accumulated surplus	-40,577	Nil	Nil
	715,813	628,380	634,987

14. RESERVES (Cont.)

	2009 $	2008 $	Budget $
(w) Public art reserve			
Opening balance	46,100	56,300	46,638
Transfer from accumulated surplus	40,000	41,100	41,866
Transfer to accumulated surplus	-2,977	-51,300	-49,961
	83,123	46,100	38,543
TOTAL CASH RESERVES	9,685,686	8,946,310	9,928,570
EQUITY RESERVES			
Asset revaluation reserve			
Opening balance	120,021,781	70,012,534	Nil
Revaluation of property, plant, equipment & infrastructure	-2,444,844	50,009,247	Nil
	117,576,937	120,021,781	Nil
TOTAL RESERVES BALANCES	127,262,624	128,968,091	9,928,570

Revaluation Reserve Movement		
Drainage Network	-79,220	516,456
Path Network	409,154	380,637
Turf on Parks	-89,778	241,454
Road Network	Nil	Nil
Land	-2,685,000	48,870,700
Net	-2,444,844	50,009,247

Revaluation of the Road Network resulted in a revaluation expense of $2,057,782 being recognised.

15. NOTES TO THE CASH FLOW STATEMENT

Reconciliation of cash

For the purposes of the cash flow statement, the City considers cash to include cash on hand, in banks and short-term deposits with an original maturity of three months or less that are readily convertible to cash, net of overdrafts. Cash at the end of the reporting period as shown in the cash flow statement is reconciled to the related items in the balance sheet as follows:

	2009 $	2008 $	Budget $
Cash at bank	13,244,289	583,389	1,000,000
Cash on hand	4,250	4,550	3,700
Bank overdraft	Nil	Nil	Nil
	13,248,539	587,939	1,003,700

16. RECONCILIATION OF NET CASH USED IN OPERATING ACTIVITIES

Reconciliation of net cash used in operating activities to change in net assets arising from operations.

	2009 $	2008 $
Change in net assets from operations	3,382,975	-2,933,624
Add/(less) items classified as government activities:		
Government grants received	-4,641,243	-3,434,250
Add/(less) non cash items:		
Depreciation	6,513,556	5,438,629
(Profit)/Loss on sale of assets	-102,526	-2,923
Asset revaluation expense	2,057,782	6,549,146
Unrealised investment losses	1,589,990	1,330,013
	8,800,533	6,946,991
Changes in operating assets and liabilities:		
(Increase)/decrease in receivables	-403,275	-634,250
(Increase)/decrease in stores inventory	-5,246	-883
Increase/(decrease) in creditors & provisions	3,128,389	686,508
Increase/(decrease) in other current liabilities	-1,155,089	435,861
Net cash from operating activities	10,365,312	7,434,227

17. CREDIT STANDBY ARRANGEMENTS

The City of Belmont endeavours to maintain its Municipal bank accounts with sufficient funds to ensure that they do not go into overdraft, however, the City has an overdraft facility of:

	2009 $	2008 $	Budget $
Bank overdraft limit	200,000	200,000	200,000
Bank overdraft used at balance date	Nil	Nil	Nil
Property Development overdraft limit	Nil	Nil	Nil
Overdraft used at balance date	Nil	Nil	Nil

18. LOAN FACILITIES

Council currently has the following principal outstanding on loans borrowed for various capital works purposes.

	2009 $	2008 $	Budget $
Loan Liability - current	362,756	293,477	333,839
Loan Liability - non current	2,035,410	2,120,166	2,106,327
Total facilities in use at balance date	2,398,166	2,413,643	2,440,166
Unused loan funds at balance date	Nil	Nil	Nil

19. TRADING UNDERTAKINGS

In accordance with regulation 45 of the Local Government (Financial Management) Regulations 1996.

There was no trading undertaking conducted in the year under review.

20. MAJOR LAND TRANSACTIONS

In accordance with regulation 46 of the Local Government (Financial Management) Regulations 1996.

One major land transaction was continued during the financial year.

Belmont Oasis Management Agreement
The proposal to dispose of the Belmont Oasis Leisure Centre by way of a Lease/Management Agreement was continued during the financial year.

A statement relating to this major land transaction is presented at the end of the notes.

21. CAPITAL WORKS CONTRACT COMMITMENTS

As at 30 June, the City had the following contracted capital works commitments outstanding.

	2009 $	2008 $
Not longer than 1 year	126,678	30,000
Longer than 1 year and not longer than 2 years	Nil	Nil
Longer than 2 years and not longer than 5 years	Nil	Nil
Longer than 5 years	Nil	Nil
	126,678	30,000

22. FINANCIAL RISK MANAGEMENT

a) Details of Accounting Policies

Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which revenues and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument are disclosed at Note 1 of this report.

b) Interest Rate Risk

The following table details the City's exposure to interest rate risk as at 30 June 2009.

2009			Fixed Interest Rate To Maturity				
	Average Interest Rate	Variable Interest Rate	Less Than 1 Year	1 To 5 Years	More Than 5 Years	Non Interest Bearing	Total
Financial Assets							
Cash and cash equivalents	6.17%	13,244,289				4,250	13,248,539
Investments (net return)	-9.32%	5,397,964					5,397,964
Rate Debtors	11.00%		491,229				491,229
Service Charges	11.00%		Nil				Nil
Pensioner Deferred Rates	6.19%	324,614					324,614
Trade Receivables						989,836	989,836
Accrued Income						501,606	501,606
Prepayments						163,905	163,905
		18,966,867	491,229	Nil	Nil	1,659,598	21,117,693
Financial Liabilities							
Trade Payables						4,348,893	4,348,893
Bank Overdraft		Nil					Nil
Loans	6.33%		Nil	782,060	1,616,106		2,398,166
Bonds and Deposits						1,194,387	1,194,387
Other Provisions						1,700,172	1,700,172
Employee Entitlements						2,295,173	2,295,173
		Nil	Nil	782,060	1,616,106	9,538,624	11,936,790
2008			Fixed Interest Rate To Maturity				
	Average Interest Rate	Variable Interest Rate	Less Than 1 Year	1 To 5 Years	More Than 5 Years	Non Interest Bearing	Total
Financial Assets							
Cash and cash equivalents	7.00%	583,389				4,550	587,939
Investments (net return)	1.39%	16,470,169					16,470,169
Rate Debtors	11.00%		399,586				399,586
Service Charges	11.00%		520				520
Pensioner Deferred Rates	6.19%	326,127					326,127
Trade Receivables						856,219	856,219
Accrued Income						310,578	310,578
Prepayments						174,885	174,885
		17,379,685	400,106	Nil	Nil	1,346,232	19,126,023
Financial Liabilities							
Trade Payables						2,687,441	2,687,441
Bank Overdraft		Nil					Nil
Loans	6.62%		Nil	628,033	1,785,610		2,413,643
Bonds and Deposits						2,349,476	2,349,476
Other Provisions						502,574	502,574
Employee Entitlements						2,025,833	2,025,833
		Nil	Nil	628,033	1,785,610	7,565,324	9,978,967

22. FINANCIAL RISK MANAGEMENT (cont.)

Council's activities expose it to a variety of financial risks including price risk, credit risk, liquidity risk and interest rate risk. The Council's overall risk management focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance area under policies approved by the Council.

The Council held the following financial instruments at balance date:

	Carrying Value 2009 $	Fair Value 2009 $
Financial Assets		
Cash and cash equivalents	13,248,539	13,248,539
Receivables	2,471,190	2,471,190
	15,719,729	15,719,729
Financial Liabilities		
Payables	5,952,039	5,952,039
Borrowings	2,398,166	1,928,934
	8,350,205	7,880,973

	Carrying Value 2008 $	Fair Value 2008 $
Financial Assets		
Cash and cash equivalents	587,939	587,939
Receivables	2,067,915	2,067,915
	2,655,854	2,655,854
Financial Liabilities		
Payables	3,144,394	3,144,394
Borrowings	2,413,643	2,094,707
	5,558,037	5,239,101

Fair value is determined as follows:

Cash and Cash Equivalents, Receivables, Payables - estimated to the carrying value which approximates net market value.

Borrowings - estimated future cash flows discounted by the current market interest rates applicable to assets and liabilities with similar risk profiles.

22. FINANCIAL RISK MANAGEMENT (cont.)

Cash and Cash Equivalents

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance area manages the cash and investments portfolio with the assistance of independent advisers (where applicable). Council has an investment policy and the policy is subject to review by Council. An Investment Report is provided to Council on a monthly basis setting out the make-up and performance of the portfolio.

A major risk associated with investments is price risk – the risk that the capital value of investments may fluctuate due to changes in market prices, whether these changes are caused by factors specific to individual financial instruments of their issuers or factors affecting similar instruments traded in a market.

Cash and investments are also subject to interest rate risk – the risk that movements in interest rates could affect returns.

Another risk associated with cash and investments is credit risk – the risk that a contracting entity will not complete its obligations under a financial instrument resulting in a financial loss to Council.

Council manages these risks by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees. Council also seeks advice from independent advisers (where applicable) before placing any cash and investments.

Sensitivity Analysis	2009	2008
Impact of a 10% movement in unit price on managed fund investments.	$	$
- Equity	539,796	1,419,617
- Income Statement	539,796	1,419,617

The City's managed fund investments are principally allocated to cash and high quality fixed interest credit investments which, although impacted by the current market factors, will return full value at maturity. Approximately 33% of one fund (16% of the total fund portfolio) relates to equity or property based investments which are impacted by share value movements and market values.

Receivables

Council's major receivables comprise rates, annual charges and user charges and fees. The major risk associated with these receivables is credit risk – the risk that the debts may not be paid. Council manages this risk by monitoring outstanding debt and employing debt recovery policies.

Credit risk on rates and annual charges is minimised by the ability of Council to recover these debts as a secured charge over the land, that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates, which further encourages payment. The amount of rates and annual charges outstanding as at the balance date reflects a collection ratio of 97%.

The level of outstanding receivables is monitored against benchmarks for acceptable collection performance. Council makes suitable provision for doubtful receivables as required and carries out credit checks on significant non-rate debtors. There are no material receivables that have been subject to a re-negotiation of repayment terms.

22. FINANCIAL RISK MANAGEMENT (cont.)

The profile of the Council's credit risk at balance date was:

Percentage of Other Receivables	2009	2008
- Current	91.36%	95.30%
- Overdue (in excess of 30 days)	8.64%	4.70%

Payables

Payables and borrowings are both subject to liquidity risk – that is the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due. Council manages this risk by monitoring its cash flow requirements and liquidity levels and maintaining an adequate cash buffer. Payment terms can be extended and overdraft facilities drawn upon if required.

The contractual undiscounted cash flows of Council's Payables and Borrowings are set out in the Liquidity Sensitivity Table below:

	Due within 1 year $	Due between 1 and 5 years $	Due after 5 years $	Total contractual cash flows $	Carrying values $
2009					
Payables	4,348,893	Nil	Nil	4,348,893	4,348,893
Borrowings	510,300	1,795,364	643,248	2,948,912	2,398,166
	4,859,193	1,795,364	643,248	7,297,806	6,747,059
2008					
Payables	2,687,441	Nil	Nil	2,687,441	2,687,441
Borrowings	446,014	1,702,113	925,373	3,073,500	2,413,643
	3,133,455	1,702,113	925,373	5,760,941	5,101,084

23. PERFORMANCE INDICATORS

	2009	2008	2007
Current ratio current assets minus restricted assets current liabilities minus liabilities associated with restricted assets	1.16:1	1.40:1	1.65:1
Debt ratio total liabilities total assets	4.43%	3.74%	4.17%
Debt service ratio debt service cost available operating revenue	1.07%	1.26%	1.65%
Rate coverage ratio net rate revenue operating revenue	64.05%	62.45%	63.20%
Outstanding rates ratio rates outstanding rates collectable	**2.97%**	3.00%	2.92%
Gross debt to revenue ratio gross debt total revenue	**5.74%**	6.58%	8.03%
Untied cash to trade creditor untied cash unpaid trade creditors	**181.09%**	288.82%	352.66%
Gross debt to economically realisable assets ratio gross debt economically realisable assets	**1.46%**	1.47%	2.35%

24. REMUNERATION OF AUDITOR

The City contracted Macri Partners (formerly Barrett & Partners - DFK) as its auditor for the 2008/09 financial year for $15,454 (2007/08 : $15,800).

25. INTEREST IN EASTERN METROPOLITAN REGIONAL COUNCIL

The City has an interest in the operations of the Eastern Metropolitan Regional Council (EMRC) by way of an accounting share of the EMRC's total equity at 30 June of each financial year of operation. The City's accounting share as at 30 June is $5,063,683 (2008: $4,739,789).

26. INFORMATION ON FEES & CHARGES

Fees and charges received for the 2008/09 are listed below by Program.

	2009	2008	Budget
	$	$	$
General purpose funding	**651,763**	578,260	249,500
Governance	**397,287**	458,412	629,860
Law, order and public safety	**112,290**	104,624	107,300
Health	**86,255**	87,885	86,800
Education and Welfare	**316,347**	337,515	480,905
Housing	**310,400**	298,288	311,866
Community amenities	**3,948,078**	3,867,215	4,146,697
Recreation and culture	**179,906**	167,138	133,748
Transport	**30,016**	52,493	24,000
Economic services	**507,020**	641,344	599,550
Other property and services	**54,387**	47,807	23,000
	6,593,749	6,640,981	6,793,226

27. NET CURRENT ASSETS POSITION

Net Current Assets position

The net current assets position balance carried forward from the previous financial year after adjustment for restricted assets for the purpose of the 2008/09 budget was $3,151,996.

The actual net current asset position balance shown in the audited financial report as at 30 June 2008 and after adjustment for restricted assets was $3,795,598.

28. EMPLOYEES REMUNERATION

The number of employees of the Council, in bands of $10,000, entitled to an annual salary of $100,000 or more is as follows:

Salary range	**2009**	2008
$	**No.**	No.
100,000 - 109,999	**5**	2
110,000 - 119,999	**Nil**	Nil
120,000 - 129,999	**Nil**	2
130,000 - 139,999	**1**	Nil
140,000 - 149,999	**2**	Nil
150,000 - 159,999	**Nil**	1
160,000 - 169,999	**Nil**	Nil
170,000 - 179,999	**1**	Nil
Total number of full time equivalent employees at balance date.	**206.33**	194.56

CITY OF BELMONT

NOTES TO AND FORMING PART OF THE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2009

29. Borrowing Details

CITY OF BELMONT - LOAN REPAYMENT SCHEDULE
FOR THE YEAR ENDED 30 JUNE 2009

Particulars	Issue Date	Original Principal	Int Rate	Lender	Mat Date	Opening Liability	Refinance Amount	Principal Paid	Budget 2008/09	Interest Paid	Budget 2008/09	Closing Liability
Recreation & Culture												
Loan 173 - Aquatic Centre	09/92	1,500,000	6.68	W.A.T.C.	11/12	628,033	Nil	123,973	123,973	39,916	39,916	504,060
Loan 178 - Aquatic Centre	06/06	1,500,000	6.27	W.A.T.C.	05/16	1,262,680	Nil	125,900	125,900	77,227	77,227	1,136,780
Loan 179 - Aquatic Centre	06/07	568,000	6.91	W.A.T.C.	05/17	522,930	Nil	43,604	43,604	35,394	35,394	479,326
Loan 180 - Dod Reserve Road Construction.	06/09	278,000	5.46	W.A.T.C.	05/14	Nil	Nil	Nil	Nil	Nil	Nil	278,000
		3,846,000				2,413,643	Nil	293,477	293,477	152,537	152,537	2,398,166
		3,846,000				2,413,643	Nil	293,477	293,477	152,537	152,537	2,398,166

30. MAJOR LAND TRANSACTIONS

In accordance with regulation 46 of the Local Government (Financial Management) Regulations 1996 the following statements provide details of the City's Belmont Oasis Leisure Centre management contract and position for the year ending 30 June 2009.

INCOME STATEMENT
BELMONT OASIS LEISURE CENTRE
FOR THE YEAR ENDED 30 JUNE, 2009

	Actual 2009 $	Actual 2008 $	2008/09 Budget $
REVENUES			
Municipal contribution	253,668	253,668	253,653
Total revenue	253,668	253,668	253,653
EXPENSES			
Management Fees	253,668	253,668	253,653
Total expenditure	253,668	253,668	253,653
CHANGE IN NET ASSETS	Nil	Nil	Nil

BALANCE SHEET
BELMONT OASIS LEISURE CENTRE
AS AT 30 JUNE, 2009

	2009 $	2008 $
ASSETS	Nil	Nil
TOTAL ASSETS	Nil	Nil
LIABILITIES		
TOTAL LIABILITIES	Nil	Nil
NET ASSETS	Nil	Nil
CHANGES IN EQUITY		
Opening balance	Nil	Nil
Net change in assets	Nil	Nil
TOTAL EQUITY	Nil	Nil

ANTICIPATED CASH FLOWS FOR THE TERM OF THE AGREEMENT

Year	Budget $	Year	Budget $
2004/2005	131,900	2012/2013	253,653
2005/2006	202,660	2013/2014	253,653
2006/2007	253,653	2014/2015	253,653
2007/2008	253,653	2015/2016	253,653
2008/2009	253,653	2016/2017	253,653
2009/2010	253,653	2017/2018	253,653
2010/2011	253,653	2018/2019	253,653
2011/2012	253,653		

BELMONT IN BRIEF

ADDRESS	:	215 Wright Street CLOVERDALE WA 6105
POSTAL ADDRESS	:	Locked Bag 379 CLOVERDALE WA 6985
PHONE NUMBER	:	(08) 9477 7222
FACSIMILE NUMBER	:	(08) 9478 1473
E-MAIL ADDRESS	:	belmont@belmont.wa.gov.au
WEB PAGE ADDRESS	:	www.belmont.wa.gov.au
AREA IN SQUARE KILOMETRES	:	40
AREA OF PARKS AND GARDENS	:	309 hectares administered by City of Belmont and 58 hectares at Ascot Racecourse
DISTANCE FROM PERTH	:	6 kilometres
LENGTH OF ROADS	:	226.6 kilometres
POPULATION	:	33,269 approximately
OPERATING REVENUE	:	$39,474,174
OPERATING EXPENDITURE	:	$40,438,398
NUMBER OF ELECTORS	:	20,832 electors
NUMBER OF RATE ASSESSMENTS	:	15720
NUMBER OF DWELLINGS	:	16,032
SUBURBS AND LOCALITIES	:	Ascot, Belmont, Cloverdale, Kewdale, Redcliffe, Rivervale
NUMBER OF LIBRARIES	:	One - Ruth Faulkner Library
NUMBER OF CHILD HEALTH CENTRES	:	One
NUMBER OF SENIOR CITIZENS FACILITIES	:	Three

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BACK COVER PAGE

The Achievement of Arms

In preparing this coat of arms great attention has been paid to the rules of heraldry to ensure an accurate achievement.

The elements composing the arms (including the colours in the field of the shield) are very symbolic of the City of Belmont. The kiln and the stack represent the early industry of brick making and the cog charged thereon is a common symbol for industry, one of the dominating features within the City. The two wings are symbolic of flight and Perth's International Airport, the greater part of which lies within the City. The horse in the base of the shield symbolises the horse racing industry which in this state, is as old as Belmont itself. The green in the shield is symbolic of public open space, the wide open sky is symbolised by the silver and blue represents the waters of the Swan River.

The Crest which rests upon the shield is composed of a masoned crown symbolising the municipality. The crown itself is resting upon a wreath mantled from the green and silver colours used in the shield which in this instance is introduced for decorative purposes only. Issuing from the crown is the head of the black swan, the iconic emblem of Western Australia. Around the swan's neck is a ducal coronet symbolising Belmont's relationship to the State of Western Australia.

Building a Real Future

The colourful 'City of Opportunity' logo symbolises the enthusiasm the Council feels about the City and its future. It is not the mark of a corporate body but is symbolic of an opportunistic journey which the community of Belmont has embarked upon.

The logo is painted in an informal style because it belongs to the community. The bright colours, dominated by blue, suggest joy and expectation and the City's close proximity to the Swan River. The joyful figure strides confidently forward to embrace the opportunities the City is offering symbolised by the sun, moon and star; the traditional artistic representatives of promise and opportunity. The star in the figure's eye indicates that these opportunities will enter the lives of all who reach for them.

The arc that encloses the logo and gives it its own 'space', is an upward sloping curve that represents the growth the City has experienced in recent years, as well as the growth that is still to come. The curve is expressed as three coloured lines, which mirror the three strands of Living Belmont, Business Belmont and Green Belmont; reflecting the 'triple bottom line' that delivers social and environmental benefits as well as economic performance in every endeavour.