

TOWN *of* CLAREMONT

Minutes

Ordinary Council Meeting

Tuesday 3 February 2026

Tim Clynch
Interim Chief Executive Officer

DISCLAIMER

Members of the public are cautioned against taking any action as a result of a Council decision until such time as they have seen a copy of the Minutes or have been advised, in writing, by the Council's Administration with regard to any particular decision. An audio recording of this meeting will be published on the Town's website within 14 days of the meeting.

UNCONFIRMED

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UNCONFIRMED

1 DECLARATION OF OPENING/ANNOUNCEMENT OF VISITORS

His worship the Mayor, welcomed members of the public, press, staff and Councillors and declared the meeting open at 7:01pm.

2 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE**PRESENT:**

Mayor Peter Telford

Deputy Mayor Cr Paul Kelly

Cr Ryan Fernandes

Cr Graham Cameron

Cr Ryan Brown

Cr Annette Suann

Cr Kate Main

Cr Jill Goetze

Cr Kate Main (attending electronically in accordance with Regulation 14C of the *Local Government (Administration) Regulations 1996*)

IN ATTENDANCE:

Tim Clynch (Interim Chief Executive Officer)

Hasreen Syed Maule (Acting Director Corporate Services)

Kevin Ketterer (Director Infrastructure)

Ross Montgomery (Interim Director Planning and Environment)

Jason Russell (Manager Governance and Records)

Ashleigh Dorrell (Acting Manager Communications and Customer Relations)

Marnie Herrington (Governance Officer)

Leanne Dales (Executive Assistant)

10 members of the Public, 1 member of the Press

APOLOGIES:

Cr Sara Franklyn

LEAVE OF ABSENCE:

Nil

3 DISCLOSURE OF INTERESTS

Cr Kate Main declared that she was able to maintain confidentiality during the meeting in accordance with regulation 14CA(5) of the *Local Government (Administration) Regulations 1996*.

Interim Chief Executive Officer Tim Clynch declared a Financial Interest in relation to item 17.1.1 Chief Executive Officer Recruitment advising that the commencement date of a new CEO would end Mr Clynch's financial relationship with the Town as its employee.

4 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5 PUBLIC QUESTION TIME

Glenn Hahn of Claremont

Question 1

I note comments attributed to counsellor Franklyn in the Post news regarding road safety speed limits in Claremont. Did any counsellor in the Town of Claremont elections declare in their mandate for re-election they would lobby for changing road speed limits at a cost to ratepayers of the Town of Claremont?

Answer 1

Councillors are elected to represent the interests of the community and to participate in decision-making on matters that come before Council. Whilst councillors may express priorities or areas of interest during an election campaign, they are not required to campaign on, or pre-declare, every issue that may arise during their term. The role of a councillor includes the ability to consider new information, respond to emerging issues, and bring forward proposals or motions for Council's consideration.

Question 2

My understanding is Main Roads W.A. are the entity responsible for road safety and speed limits in WA. Main roads keep statistics on injuries and injuries location and make the necessary responsible signage changes at their own cost if it is necessary. Can counsellor Franklyn advise the statistics in Claremont over the last three years for injuries to pedestrians in the designated areas that counsellor Franklyn is relying upon to appeal to Main Roads to change?

Answer 2

Public question time is for questions to the Council, not individual councillors. Once a decision (resolution) is made it is owned by the Council. Council's resolution at its ordinary meeting last November was:

That Council requests the administration provide a report to Council outlining the possible pathway for consideration of the introduction of a 40kph speed limit on local roads in the Town of Claremont.

The resolution does not commit Council to introducing the speed limit change as that consideration will occur once a report is presented back to Council. The matters raised in your question can be considered at that time. It is acknowledged that Main Roads Western Australia is the approving authority for changes in road speed limits and local governments can make recommendations for changes to be considered.

Question 3

How much additional cost would be incurred to the rate payers of Claremont for these changes?

Answer 3

At this stage, any costs associated with the introduction of a lower speed limit would be borne by the Town. Indications at this stage are that speed limit signs would need to be erected at each intersection at a yet to be determined cost to the Town. An estimate will be provided in the future report to Council where at that time Council will determine whether to make a recommendation to Main Roads Western Australia.

Question 4

Are these costs justified on the statistical facts when the schools in the area are already subject to a 40 km limit?

Answer 4

This will be determined by Council when the administration report is presented for consideration.

Wendy Clynk of Swanbourne

Question 1

Regarding 93 Shenton Road, Swanbourne.

Why is the Town allowing this business to continue to trade on a public thoroughfare without a valid permit, without trading boundaries and it seems, no evidence of holding a Certificate of Currency?

Answer 1

The control of trading in thoroughfares and public places, including the provision of outdoor eating facilities in the Town of Claremont is controlled by the Town's Activities on Thoroughfares and Public Places Local Law, specifically Part 4 of the Local Law. The congregation of customers on a footpath outside a food business is not classified under the Local Law as trading or an outdoor eating facility. No tables and chairs are provided for customers to dine, and a defined eating area hasn't been approved. Regulatory responsibility for a business's customers commences once they are within the approved premises or within an approved outdoor trading/eating area that forms part of the business. If people are standing on the footpath and waiting for a table inside the business to become available, or waiting for a takeaway order, then they are considered to be members of the public using a public facility, in this case the footpath. On this basis the business cannot be legally directed to control these people's activity.

Question 2

93 Shenton rd produces products for wholesale and retail sales at a number of other cafes in the area, as well as a catering business. Given the increase in the scale and scope of the operation, should this enterprise be classified from. Sandwich shop to industrial or commercial kitchen. Is this operation allowed in a residential area?

Answer 2

The Local Planning Scheme does not differentiate a Sandwich Shop. The current use is classified as a 'shop-intermediate' under the Local Planning Scheme. The current uses of the premises and the configuration of the premises is compliant with that use.

Kerry Wells of Swanbourne

Question 1

Is it correct that Council is now onto its third odour consultant to investigate the noxious odours produced by the fast food business at 93 Shenton Road. How can residents have any confidence in the Town's ability to solve this issue?

Answer 1

It is not correct because the Town has engaged private consultants to evaluate the efficacy of the exhaust system, and then to determine if there is any basis for claimed odour impact on nearby houses. Different consultants are required for different phases. Residents can be assured the Town has seriously and studiously acted to investigate claims based on collection of evidence and advice from qualified and experienced consultants.

Eric Bolto of SwanbourneQuestion 1

Is Council capable of correcting the gross negative effects on the surrounding community caused by their de-facto approval of the fast food outlet in the former cafe, now called Side Piece, in Shenton Road?

Answer 1

The current use is classified as a 'shop-intermediate' under the Local Planning Scheme. The current uses of the premises and the configuration of the premises is compliant with this use. The use is not classified as a fast food shop. The Town is investigating any basis to claims of negative effects and is using technically qualified and experienced persons to advise the Town.

Kerry Satchwell of SwanbourneQuestion 1

Given the then Mayor Jock Barker had the good grace to admit that he and other Councillors has been misled about the scale of the Side Piece development and has apologised, when will the Town stop trying to defend the indefensible and fix the planning mess that has been inflicted upon Swanbourne residents?

Answer 1

Any statement made to you by the former Mayor was a personal opinion and does not represent the position of the Town. The Town is investigating to confirm any substance to claims of negative effects and is using technically qualified and experienced persons to investigate and advise. Should the Town be satisfied there is a case for remedy, officers will seek to engage with the business operator to investigate possible and reasonable better practices and improvements.

John Burrridge of SwanbourneQuestion 1

When is the Council going to pull the plug on the Side Piece illegal fast food operation and apply your own bylaws (LPS 3) to show you and they do have teeth?

Answer 1

The current use is classified as a 'shop-intermediate' under the Local Planning Scheme. The current uses of the premises and the configuration of the premises is compliant with this use. The use is not classified as a fast food shop. The Town is investigating to confirm any substance to claims of negative effects and is using technically qualified and experienced persons to investigate and advise. Should the Town be satisfied there is a case for remedy, officers will seek to engage with the business operator to investigate possible and reasonable better practices and improvements.

6 PUBLIC STATEMENT TIME**Desmond Heron of Claremont**

Regarding Item 13.2.1 - Proposed Change of Use to Small Bar - Lot 93, 18-20 Ashton Avenue, Claremont.

Desmond Heron spoke against the Development Application.

Nicole Annson of Claremont

Regarding Item 13.2.1 - Proposed Change of Use to Small Bar - Lot 93, 18-20 Ashton Avenue, Claremont.

Nicole Annson spoke against the Development Application.

Kerry Satchwell of Swanbourne

Regarding Item 13.2.1 - Proposed Change of Use to Small Bar - Lot 93, 18-20 Ashton Avenue, Claremont.

Kerry Satchwell spoke against the Development Application.

Georgina Maslen of Claremont

Regarding Item 13.2.1 - Proposed Change of Use to Small Bar - Lot 93, 18-20 Ashton Avenue, Claremont.

Georgina Maslen spoke in support of the Development Application.

7 APPLICATIONS FOR LEAVE OF ABSENCE

That Cr Main be granted a Leave of Absence from 26 May 2026 Ordinary Council Meeting.

APPLICATION FOR LEAVE OF ABSENCE**COUNCIL RESOLUTION 1/26**

Moved: Cr Ryan Brown

Seconded: Cr Jill Goetze

That Cr Main be granted Leave of Absence from 26 May 2026 Ordinary Council Meeting.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

8 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

9 CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**COUNCIL RESOLUTION 2/26****Moved:** Cr Graham Cameron**Seconded:** Cr Ryan Fernandes

That the minutes of the Ordinary Meeting of Council held on 16 December 2025 be confirmed.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

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

17.1.1 Chief Executive Officer Recruitment

11 BUSINESS NOT DEALT WITH FROM A PREVIOUS MEETING

Nil

12 REPORTS OF COMMITTEES

Nil

13 REPORTS OF THE CEO

13.1 LEADERSHIP AND GOVERNANCE

13.1.1 MONTHLY STATEMENT OF FINANCIAL ACTIVITY FOR THE PERIOD ENDED 31 DECEMBER 2025

File Number: FIM/00079-002

Author: Nicholas Rule (Senior Accountant), Letticia Chagonda (Accountant)

Authoriser: Tim Clynn (Interim Chief Executive Officer)

Attachments: 1. Financial Statements - December 2025 [**13.1.1.1** - 9 pages]

PURPOSE

For Council to note the Statement of Financial Activity (Financial Statements) for the period ended 31 December 2025.

BACKGROUND

The Financial Statements are presented to Council in accordance with the *Local Government Act 1995* and the *Local Government (Financial Management) Regulations 1996*.

DISCUSSION

The Financial Statements (**Attachment 1**) represent the 2025/26 operations to 31 December 2025 and compare year to date expenditure and revenue against the corresponding adopted budget of Council.

The YTD balance of \$12,628,685 to 31 December 2025 is compared directly with the budget YTD of \$8,779,015. This is a favourable variance of \$3,829,670. As detailed below, the \$3,829,670 variance is comprised of the following:

Opening Surplus	Favourable variance of \$1,810,474
Operating Revenue	Favourable variance of \$166,906
Operating Expenditure	Favourable variance of \$1,220,803
Non-cash adjustments	Unfavourable variance of \$45
Capital Revenue	Unfavourable variance of \$92,108
Proceed from disposal of assets	No variance to budget
Capital Expenditure	Favourable variance of \$723,640
Net borrowing and lease payments	No variance to budget
Net reserve transfer	No variance to budget

In accordance with regulation 34(2)(b) of the *Local Government (Financial Management) Regulations*, material variances between budget and actuals must be explained.

The measurement of the materiality is a percentage or value which is adopted each financial year by Council. The variances shown below have used the threshold of \$20,000 and 20%, as per Council Resolution 95/25 of 9 July 2025.

Operating Revenue	
Rates	No variance analysis required, variance to budget is less than 20%
Operating grants, subsidies and contributions	No variance analysis required, variance to budget is less than 20%
Fees and charges	No variance analysis required, variance to budget is less than 20%
Interest earnings	No variance analysis required, variance to budget is less than 20%
Other revenue	Favourable variance of \$102,988 mainly due to: • Unbudgeted, reimbursement from LGIS for employee costs, \$43,472. • Variance of \$23,722 for reimbursements from tenants. • Unbudgeted, commission from the Art Award, \$4,161. • Unbudgeted, insurance reimbursement from for St Quentin Avenue Street damage from June 2025, \$15,724. • Unbudgeted, reimbursement from previous tenant at the Station Masters House, \$13,140.
Profit on asset disposal	No variance to budget
Operating expenses	
Employee costs	No variance analysis required, variance to budget is less than 20%
Materials and contracts	No variance analysis required, variance to budget is less than 20%
Utility charges	No variance analysis required, variance to budget is less than 20%
Depreciation and amortisation	No variance analysis required, variance to budget is less than 20%
Insurance expenses	No variance analysis required, variance to budget is less than 20%
Interest expense	No variance analysis required, variance to budget is less than 20%
Other expenditure	No variance analysis required, variance to budget is less than 20%
Loss on asset disposal	No variance to budget
Investing Activities	
Capital grants, subsidies and contributions	Unfavourable permanent variance of \$92,108. Grant funding from Main Roads was less than budgeted.
Proceed from disposal of assets	No variance to budget
Purchase of property, plant and equipment	No variance analysis required, variance to budget is less than 20%

Purchase and construction of infrastructure	Favourable variance of \$695,043. This is a timing variance only. Delays previously reported on footpath and road works are now underway and scheduled for completion by June 2026.
Payments for intangible assets	No variance to budget
Financing Activities	
Repayment of borrowings	No variance to budget
Proceed from borrowings	No variance to budget
Payment for principal portion of lease liability	No variance to budget
Transfer to reserve	No variance to budget
Transfer from reserve	No variance to budget

Loans

As shown on page 6 of Attachment 1, the Town of Claremont has three loans with no security or covenants. The table below shows the opening and closing balances for 2025/2026 and the required repayments. Additionally, it sets out the maturity date for each loan.

	Principal Balance 1 July 2025	Repayments required for 2025/26				Principal Balance 30 June 2026
Loan 2C	\$3,812,296	Date	Principal	Interest	Total	\$3,459,323
331 Stirling Highway		15 Sep 25	\$174,666.81	\$79,459.69	\$254,126.50	
4.17% interest rate		13 Mar 26	\$178,307.39	\$75,819.11	\$254,126.50	
	Maturity date: 13 March 2027 (balloon payment of \$3,345,607)					
Loan 3	\$509,621	Date	Principal	Interest	Total	\$446,069
327 Stirling Highway		26 Dec 25	\$31,426.14	\$11,339.08	\$42,765.22	
4.45% interest rate		26 Jun 25	\$32,125.37	\$10,639.85	\$42,765.22	
	Maturity date: 26 June 2032 (no balloon payment)					

At the Ordinary Council Meeting on 28 October 2025, Council resolved to payout the Aquatic Centre Loan from the Future Fund Reserve. The loan payout for was transacted on 15 December 2025.

PAST RESOLUTIONS

Ordinary Council Meeting 16 December 2025, Council Resolution 207/25

That Council:

1. Notes the Statement of Financial Activity covering the period 1 July 2025 to 30 November 2025.

Ordinary Council Meeting 25 November 2025, Council Resolution 173/25

That Council:

1. *Endorse Option 3 and approves the early payout of the Loan with WATC.*
2. *Recommend annual contribution to the Future Fund Reserve in the budget over the next 5 years as follows:*
 - *\$68,208.86 in financial year 2026-27.*
 - *\$72,601.84 in financial year 2027-28.*
 - *\$77,277.76 in financial year 2028-29.*
 - *\$82,254.82 in financial year 2029-30.*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996* and AASB 1031 Materiality.

COMMUNICATION AND CONSULTATION

The Town is required to prepare and submit a report to Council for the Statement of Financial Activity for each month, reporting on the revenue and expenditure, as set out in the annual budget under regulation 22(1)(d) of the *Local Government (Financial Management) Regulations 1996*.

STRATEGIC COMMUNITY PLAN

Leadership and Governance

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

- Manage our finances responsibly and improve financial sustainability.

URGENCY

Monthly Statements of Financial Activity must be submitted within two months after the end of the month to which the statement relates in accordance with regulation 36(4) of the *Local Government (Financial Management) Regulations 1996*.

VOTING REQUIREMENTS

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

COUNCIL RESOLUTION 3/26

Moved: Cr Annette Suann

Seconded: Cr Jill Goetze

That Council:

1. **Notes the Statement of Financial Activity covering the period 1 July 2025 to 31 December 2025.**

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0



Town of Claremont Financial Statements

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Town of Claremont Statement of Financial Activity

By Nature or Type
For the Period 01-July-2025 to 31-December-2025

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance \$	Variance %
Operating Activities						
Net current assets - Opening surplus/(deficit)	1,786,834	2,036,834	2,036,834	3,847,308	1,810,474	89%
Revenue						
Rates revenue	18,678,635	18,678,635	18,641,135	18,635,007	(6,128)	0%
Operating grants, subsidies, and contributions	845,906	845,906	179,351	207,782	28,432	16%
Fees and charges	4,327,730	4,327,730	2,548,719	2,638,160	89,441	4%
Service charges	0	0	0	0	0	0%
Interest earnings	852,918	852,918	353,371	305,544	(47,827)	-14%
Other revenue	68,809	68,809	39,947	142,935	102,988	258%
Profit on disposal of assets	0	0	0	0	0	0%
	24,773,998	24,773,998	21,762,523	21,929,429	166,906	1%
Expenses						
Employee costs	(10,203,477)	(10,203,477)	(4,987,393)	(4,857,561)	129,832	3%
Materials and contracts	(10,522,263)	(10,762,263)	(5,915,543)	(4,945,018)	970,525	16%
Utility charges	(731,634)	(731,634)	(264,900)	(214,974)	49,926	19%
Depreciation and amortisation	(4,562,885)	(4,562,885)	(2,281,488)	(2,281,443)	45	0%
Insurance expenses	(318,763)	(318,763)	(318,763)	(285,685)	33,078	10%
Interest expenses	(216,752)	(216,752)	(104,095)	(121,258)	(17,163)	-16%
Other expenditure	(979,898)	(979,898)	(495,282)	(440,722)	54,560	11%
Loss on disposal of assets	0	0	0	0	0	0%
	(27,535,672)	(27,775,672)	(14,367,464)	(13,146,661)	1,220,803	-8%
Non-cash amounts excluded from operating activities	4,562,885	4,562,885	2,281,488	2,281,443	(45)	0%
Amount attributable to operating activities	3,588,045	3,598,045	11,713,381	14,911,518	3,198,138	27%
Investing Activities						
Capital grants, subsidies, and contributions	736,286	736,286	130,000	37,892	(92,108)	-71%
Proceeds from disposal of assets	212,300	212,300	0	0	0	0%
Purchase of property, plant, and equipment	(995,000)	(1,146,470)	(621,470)	(592,873)	28,597	5%
Purchase and construction of infrastructure	(4,590,045)	(4,590,045)	(1,769,143)	(1,074,099)	695,043	39%
Payments for intangible assets	0	0	0	0	0	0%
Amount attributable to investing activities	(4,636,459)	(4,787,929)	(2,260,613)	(1,629,080)	631,532	-28%
Financing Activities						
Repayment of borrowings	(480,607)	(836,000)	(613,611)	(613,611)	0	0%
Proceeds from borrowings	0	0	0	0	0	0%
Payments for principal portion of lease liability	(17,607)	(17,607)	(3,923)	(3,923)	0	0%
Transfers to reserves	(1,281,009)	(1,281,009)	(36,219)	(36,219)	0	0%
Transfers from reserves	2,827,637	3,324,500	0	0	0	0%
Amount attributable to financing activities	1,048,414	1,189,884	(653,753)	(653,753)	0	0%
Surplus/(deficit) after imposition of general rates	0	0	8,799,015	12,628,685	3,829,670	44%



Town of Claremont Statement of Net Current Assets

	Balance As At 01-Jul-25	Balance As At 31-December-2025
Current Assets		
Cash and cash equivalents	772,772	7,158,715
Trade and other receivables	1,614,337	5,932,219
Other Financial Assets	18,419,811	16,709,891
Inventories	14,915	14,915
Other assets	159,356	60,586
Total Current Assets	20,981,191	29,876,326
Current Liabilities		
Trade and other payables	(3,274,264)	(3,292,868)
Lease Liabilities	(9,034)	(6,151)
Borrowings	(480,607)	(210,523)
Employee provisions	(1,094,991)	(949,123)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(75,077)
Clearing accounts	0	(241,021)
Total Current Liabilities	(4,933,973)	(4,774,764)
Adjustments to NCA		
Less: Reserves	(12,689,551)	(12,689,551)
Add: Borrowings	480,607	210,523
Add: Lease Liabilities	10,074	6,151
Total Adjustments	(12,198,870)	(12,472,877)
Net Current Assets	3,848,348	12,628,685



Town of Claremont Statement of Financial Position

	Balance as at 01-Jul-25	Balance as at 31-December-2025
Assets		
Current Assets		
Cash and cash equivalents	772,772	7,158,715
Trade and other receivables	1,614,337	5,932,219
Other financial assets	18,419,811	16,709,891
Inventories	14,915	14,915
Other assets	159,356	60,586
Total Current Assets	20,981,191	29,876,326
Non Current Assets		
Trade and other receivables	327,706	295,272
Property, plant and equipment	121,224,046	120,953,933
Infrastructure	89,592,223	89,263,992
Intangibles	0	0
Right of use assets	5,449	5,449
Other financial assets	910,628	925,527
Total Non Current Assets	212,060,052	211,444,173
Total Assets	233,041,243	241,320,499
Liabilities		
Current Liabilities		
Trade and other payables	(3,274,264)	(3,292,868)
Lease Liabilities	(10,074)	(6,151)
Borrowings	(480,607)	(210,523)
Employee provisions	(1,094,991)	(949,123)
Other provisions	0	0
Capital grant/contributions liabilities	(75,077)	(75,077)
Clearing accounts	0	(241,021)
Total Current Liabilities	(4,935,013)	(4,774,764)
Non Current Liabilities		
Borrowings	(4,248,828)	(3,905,302)
Lease liabilities	(28,368)	0
Employee provisions	(442,986)	(355,821)
Other provisions	0	0
Other liabilities	0	(28,368)
Total Non Current Liabilities	(4,720,182)	(4,289,491)
Total Liabilities	(9,655,195)	(9,064,254)
Equity		
Retained surplus	(65,803,424)	(65,857,137)
Reserves - cash/financial asset backed	(12,689,551)	(12,689,551)
Revaluation surplus	(144,893,073)	(144,888,896)
Current year (profit)/loss	0	(8,820,660)
Total Equity	(223,386,048)	(232,256,244)



Town of Claremont

Statement of Comprehensive Income

By Nature or Type
For the Period 01-July-2025 to 31-December-2025

	Adopted Budget	Amended Budget YTD	Actuals YTD
Revenue			
Rates	18,678,635	18,641,135	18,635,007
Operating grants, subsidies, and contributions	845,906	179,351	207,782
Fees and charges	4,327,730	2,548,719	2,638,160
Service charges	0	0	0
Interest earnings	852,918	353,371	305,544
Other revenue	68,809	39,947	142,935
	<u>24,773,998</u>	<u>21,762,523</u>	<u>21,929,429</u>
Expenses			
Employee costs	(10,203,477)	(4,987,393)	(4,857,561)
Materials and contracts	(10,522,263)	(5,915,543)	(4,945,018)
Utility charges	(731,634)	(264,900)	(214,974)
Depreciation and amortisation	(4,562,885)	(2,281,488)	(2,281,443)
Insurance expenses	(318,763)	(318,763)	(285,685)
Interest expenses	(216,752)	(104,095)	(121,258)
Other expenditure	(979,898)	(495,282)	(440,722)
	<u>(27,535,672)</u>	<u>(14,367,464)</u>	<u>(13,146,661)</u>
Net Operating	<u>(2,761,674)</u>	<u>7,395,059</u>	<u>8,782,768</u>
Capital grants, subsidies, and contributions	736,286	130,000	37,892
Profit on disposal of assets	0	0	0
Loss on disposal of assets	0	0	0
	<u>736,286</u>	<u>130,000</u>	<u>37,892</u>
Net Result for the Period	<u>(2,025,388)</u>	<u>7,525,059</u>	<u>8,820,660</u>
Other Comprehensive Income			
Changes in asset revaluation surplus	0	0	0
Total Other Comprehensive Income	<u>0</u>	<u>0</u>	<u>0</u>
Total Comprehensive Income for the Period	<u>(2,025,388)</u>	<u>7,525,059</u>	<u>8,820,660</u>



Town of Claremont Borrowings & Leases

For the Period 01-July-2025 to 31-December-2025

Loan Description	Loan Number	Institution	Maturity Date	Interest Rate	Adopted Budget				Actuals YTD				
					Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	Proceeds	Repayments	Closing Balance	Interest
Aquatic Centre Refurbishment*	1	WATC	14/12/2030	6.34%	407,518	(64,082)	343,436	(24,837)	407,518	0	(407,518)	(0)	(30,042)
331 Stirling Highway	2C	WATC	13/03/2027	4.17%	3,812,296	(352,973)	3,459,323	(155,279)	3,812,296	0	(174,667)	3,637,629	(79,460)
327 Stirling Highway	3	WATC	26/06/2032	4.45%	509,621	(63,552)	446,069	(21,979)	509,621	0	(31,426)	478,195	(11,339)
					4,729,435	(480,607)	4,248,828	(202,095)	4,729,435	0	(613,611)	4,115,824	(120,841)

* There will be a payout of the Aquatic Centre Loan from the Future Fund Reserve as per Council Resolution 173/25 OCM 28 October 2025

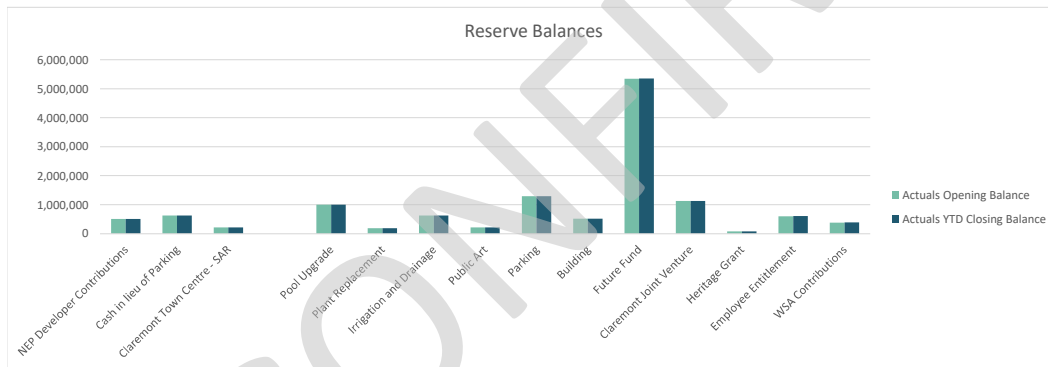
Lease Description	Lease Number	Institution	Maturity Date	Interest Rate	Adopted Budget				Actuals YTD				
					Opening Balance	Repayments	Closing Balance	Interest	Opening Balance	New leases during 2025/26	Repayments	Closing Balance	Interest
Data & Software Storage	EL227	Dell	31/03/2025	2.71%	0	0	0	0					
Printer/ Copiers	EL228	Kyocera	31/01/2026	2.05%	5,154	(5,607)	(453)	(14,648)	5,154	0	(3,923)	1,231	(417)
Wide Area Network	EL225	TPG	19/04/2026	3.00%	0	0	0	0					
Coffee Machine	PE459	Gesha Coffee Co.	30/09/2024	0.71%			0	(10)					0
Parking Bays - Bunnings	BLD54	Charter Hall	30/06/2025	1.69%	0	0	0	0					
					5,154	(5,607)	(453)	(14,658)	5,154	0	(3,923)	1,231	(417)



Town of Claremont Reserve Movements

For the Period 01-July-2025 to 31-December-2025

Reserve	Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
NEP Developer Contributions	494,200	621,915	(1,116,115)	0	507,946	1,354	0	509,300
Cash in lieu of Parking	603,699	23,405	0	627,104	620,370	1,775	0	622,145
Claremont Town Centre - SAR	205,806	7,979	0	213,785	211,489	605	0	212,094
Pool Upgrade	945,690	298	(551,470)	394,518	997,494	2,855	0	1,000,349
Plant Replacement	185,000	0	(185,000)	0	189,394	542	0	189,936
Irrigation and Drainage	608,187	21,253	(60,000)	569,440	623,434	1,784	0	625,218
Public Art	214,623	5,995	(60,000)	160,618	211,185	605	0	211,790
Parking	1,253,988	48,616	0	1,302,604	1,288,615	3,689	0	1,292,304
Building	501,638	19,448	0	521,086	515,490	1,475	0	516,965
Future Fund	5,196,405	256,161	(655,393)	4,797,173	5,339,897	15,282	0	5,355,179
Claremont Joint Venture	1,095,538	40,147	(100,000)	1,035,685	1,125,790	3,221	0	1,129,011
Heritage Grant	83,454	2,654	(15,000)	71,108	76,302	220	0	76,522
Employee Entitlement	562,553	54,871	(381,522)	235,902	600,157	1,718	0	601,875
WSA Contributions	314,024	178,267	(200,000)	292,291	382,088	1,094	0	383,182
Reserve Total	12,264,805	1,281,009	(3,324,500)	10,221,314	12,689,651	36,219	0	12,725,870

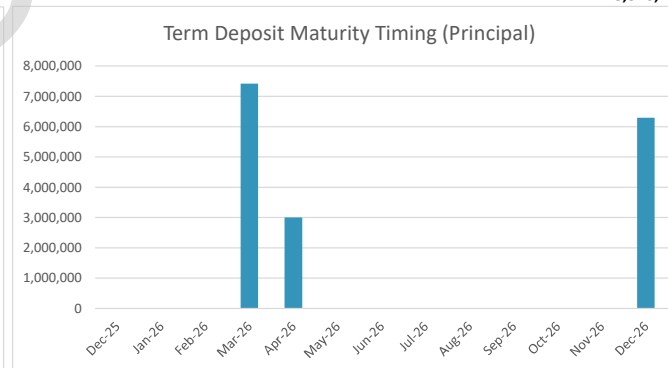
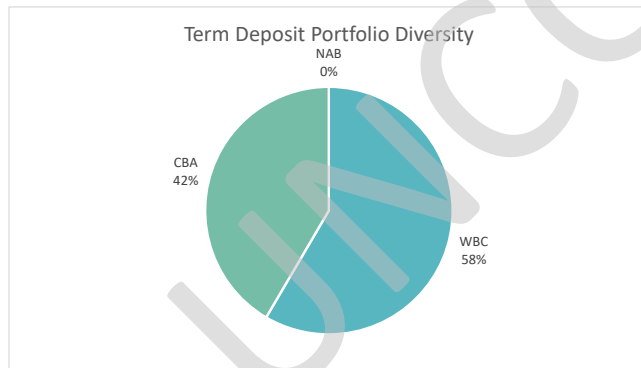




Town of Claremont Investments

For the Period 01-July-2025 to 31-December-2025

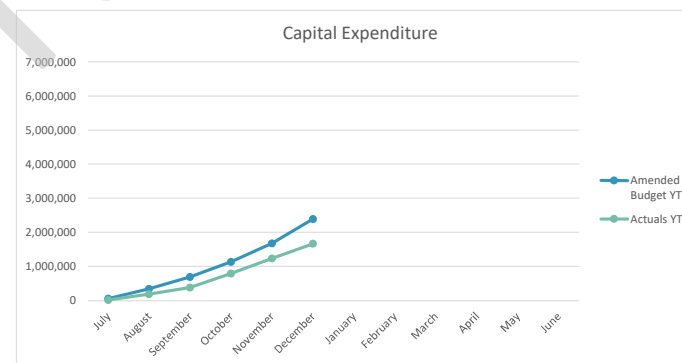
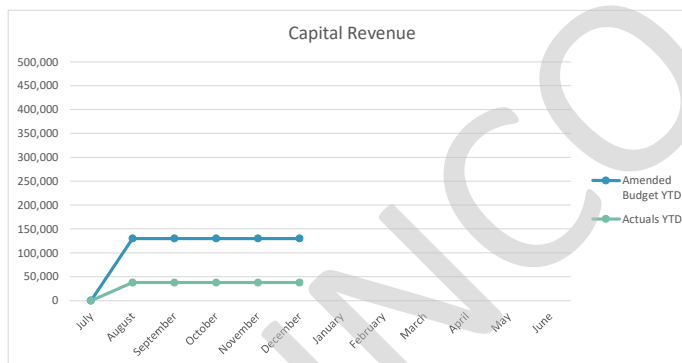
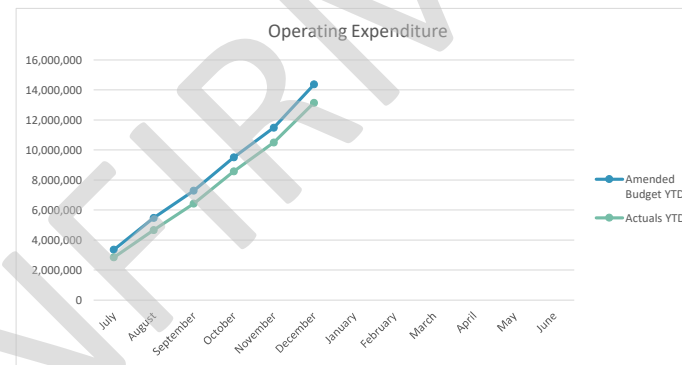
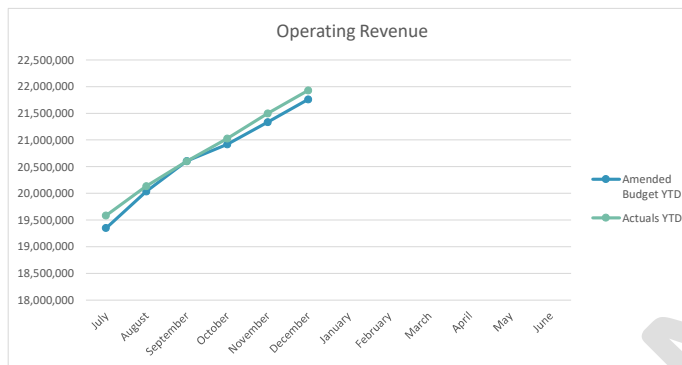
Bank	Type	Reference	Interest Rate	Investment Date	Maturity Date	Term (Days)	Invested Amount
NAB	At Call - Pooled investments		3.70%	1/07/2023			1,432,850
NAB	At Call - Damage Bonds			1/07/2023			203,504
							1,636,354
CBA	Term Deposit	TD419	4.29%	15/12/2025	15/12/2026	90	3,790,693
WBC	Term Deposit	TD415	4.26%	16/12/2025	16/03/2026	90	2,270,946
WBC	Term Deposit	TD430	4.26%	16/12/2025	16/03/2026	90	1,000,000
WBC	Term Deposit	TD406	4.52%	17/12/2025	17/12/2026	365	1,332,647
WBC	Term Deposit	TD409	4.52%	17/12/2025	17/12/2026	365	1,165,605
CBA	Term Deposit	TD427	5.00%	19/12/2025	19/03/2026	90	3,150,000
WBC	Term Deposit	TD428	4.28%	19/12/2025	18/04/2026	120	2,500,000
WBC	Term Deposit	TD431	4.29%	4/12/2025	4/03/2026	90	1,000,000
WBC	Term Deposit	TD432	4.32%	4/12/2025	4/04/2026	120	500,000
							16,709,891
							18,346,245





Town of Claremont Graphical Representation

For the Period 01-July-2025 to 31-December-2025



13.1.2 LIST OF PAYMENTS 1 TO 31 DECEMBER 2025

File Number:	FIM/00108-003, D-24-30398
Author:	Victoria Daniel (Finance Officer)
Authoriser:	Tim Clynych (Interim Chief Executive Officer)
Attachments:	1. Payment Listing - December 2025 [13.1.2.1 - 5 pages] 2. Purchase Card - December 2025 [13.1.2.2 - 4 pages] 3. Fuel Cards - November 2025 [13.1.2.3 - 2 pages]

PURPOSE

For Council to note payments made by the Chief Executive Officer under delegated authority during the month of December 2025.

BACKGROUND

Council has delegated to the Chief Executive Officer (CEO) the exercise of its powers to make payments from the Municipal Fund and Trust Fund.

The CEO is required to present a list to Council of all payments made, under this delegated authority since the last payment list was submitted to Council.

DISCUSSION

Attached is the list of all accounts as paid totalling \$12,900,772.97 during the month of December 2025.

Municipal Funds electronic funds transfers (EFT)	\$12,206,288.30
Municipal Fund cheques	\$0.00
Municipal Fund direct debits	\$694,484.67
Total	\$12,900,772.97

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

In comparison to previous months, the payment made from Municipal funds in December 2025 is significantly higher mainly due to:

- Funds were transferred to Westpac for investment of two term deposits totalling \$1,500,000.
- Funds were transferred to Commonwealth Bank for investment of two term deposits totalling \$6,940,693.21.
- Emergency Services Levy (ESL) payment to Department of Fire and Emergency Services (DFES) of \$1,043,313.44.
- Payout of Aquatic Centre Loan of \$437,560.02

PAST RESOLUTIONS

Ordinary Council Meeting, 16 December 2025, Resolution 208/25

That Council notes all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for November 2025 totalling \$2,240,372.67 as detailed in Attachment 1 comprising:

- *Electronic funds transfer from the Municipal funds of \$2,033,357.20.*
- *Direct debit from the Municipal funds of \$207,015.47*

FINANCIAL AND STAFF IMPLICATIONS

Resource requirements are in accordance with existing budgetary allocation.

POLICY AND STATUTORY IMPLICATIONS

Local Government (Financial Management) Regulations 1996, Regulations 12 – 13.

Town of Claremont Delegation Register – DA 2.1.5 Payment of Accounts.

COMMUNICATION AND CONSULTATION

Nil

STRATEGIC COMMUNITY PLAN**Leadership and Governance**

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

- Demonstrate a high standard of governance, accountability, management and strategic planning.
- Manage our finances responsibly and improve financial sustainability.

URGENCY

The schedule of payments is to be presented to the next ordinary meeting of Council after the list has been prepared, under Regulation 13(1) of the *Local Government (Financial Management) Regulations 1996*.

VOTING REQUIREMENTS

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

COUNCIL RESOLUTION 4/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Ryan Fernandes

That Council notes all payments made by the Chief Executive Officer under Delegation DA 2.1.5 for December 2025 totalling \$12,900,772.97 as detailed in Attachment 1 comprising:

- **Electronic funds transfer from the Municipal funds of \$12,206,288.30**
- **Direct debit from the Municipal funds of \$694,484.67**

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

Schedule of payment - December 2025

Date	Ref.	Name	Details	Amount
19/12/2025	EFT02125	1 Airlie Street Claremont Pty Ltd	Rates refund	\$ 1,743.80
5/12/2025	EFT02122	3 Monkeys Audiovisual Pty Ltd	Audio visual equipment	\$ 940.50
4/12/2025	EFT02121	A Suann	Council member allowances	\$ 5,458.75
19/12/2025	EFT02125	Aero Ranger (Pixelcase Group Pty. Ltd.)	Vehicle software and subscription	\$ 13,563.00
5/12/2025	EFT02122	Agent Sales & Services	Aquatic Centre pool chemicals	\$ 2,725.14
12/12/2025	EFT02124	Agent Sales & Services	Aquatic Centre pool chemicals	\$ 1,313.40
28/11/2025	EFT02120	Allpro Ceilings	Bond refund	\$ 3,000.00
28/11/2025	EFT02120	Allstate Kerbing & Concrete	Road renewal & kerbing	\$ 550.00
5/12/2025	EFT02122	Annette Sweetman	Rates refund	\$ 175.10
12/12/2025	EFT02124	Apac Aid Incorporated	Plant stock	\$ 4,015.00
5/12/2025	EFT02122	Aquatic Services WA Pty Ltd	Circuit board replacement	\$ 5,902.20
5/12/2025	EFT02122	Aquatic Services WA Pty Ltd	Sand filter maintenance & services	\$ 54,816.30
5/12/2025	EFT02122	Arcadia Waters Swanbourne	Rates refund	\$ 1,464.90
5/12/2025	EFT02122	Asset Infrastructure Management Pty Ltd	Road condition assessment	\$ 17,380.00
5/12/2025	EFT02122	Australia Post - 673027	Postage	\$ 814.80
12/12/2025	EFT02124	Australian Taxation Office	PAYG withholding	\$ 63,058.00
28/11/2025	EFT02120	Australian Taxation Office	PAYG withholding	\$ 135,670.00
5/12/2025	EFT02122	Bare Foot Entertainment And Events (The Trustee For Parker Trust)	Event equipment - Claremont Oval Markets	\$ 2,915.00
5/12/2025	EFT02122	Bare Foot Entertainment And Events (The Trustee For Parker Trust)	Event furniture & food vouchers - Claremont Oval Markets	\$ 3,355.00
5/12/2025	EFT02122	Bare Foot Entertainment And Events (The Trustee For Parker Trust)	Event coordination fee & infrastructure - Claremont Oval Markets	\$ 5,150.62
12/12/2025	EFT02124	Barking Gecko Theatre Company Ltd.	Events stalls - Claremont Oval Markets	\$ 556.88
12/12/2025	EFT02124	BCITF	BCITF levies	\$ 926.93
5/12/2025	EFT02122	Beilby Downing Teal Pty Ltd	Recruitment services	\$ 1,590.40
19/12/2025	EFT02125	Bernadette Maree (Holographic Holdings Pty Ltd)	Community event entertainment - Carols in the Park	\$ 400.00
19/12/2025	EFT02125	Biologic Environmental Survey Pty Ltd	Environmental survey	\$ 14,190.14
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 128.70
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 85.80
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
5/12/2025	EFT02122	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 247.50
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 128.70
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 42.90
12/12/2025	EFT02124	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 85.80
28/11/2025	EFT02120	Blue Force Pty Ltd	Alarm monitoring and security services	\$ 231.00
5/12/2025	EFT02122	Bob Jane T-Marts	Vehicle service and repair	\$ 45.00
12/12/2025	EFT02124	Bob Jane T-Marts	Vehicle service and repair	\$ 45.00
12/12/2025	EFT02124	Boyan Electrical Services	Electrical repairs & maintenance	\$ 294.80
12/12/2025	EFT02124	Boyan Electrical Services	Electrical repairs & maintenance	\$ 1,287.00
12/12/2025	EFT02124	Boyan Electrical Services	Electrical repairs & maintenance	\$ 225.50
19/12/2025	EFT02125	Boyan Electrical Services	Electrical repairs & maintenance	\$ 3,956.70
19/12/2025	EFT02125	Boyan Electrical Services	Electrical repairs & maintenance	\$ 651.20
19/12/2025	EFT02125	Boyan Electrical Services	Electrical repairs & maintenance	\$ 2,027.30
28/11/2025	EFT02120	Boyan Electrical Services	Electrical repairs & maintenance	\$ 748.00
28/11/2025	EFT02120	Boyan Electrical Services	Electrical repairs & maintenance	\$ 3,659.70
5/12/2025	EFT02122	Brightmark Group Pty Ltd	Cleaning - Various buildings & public toilets	\$ 1,582.98
5/12/2025	EFT02122	Brightmark Group Pty Ltd	Cleaning - Various buildings & public toilets	\$ 9,899.05
5/12/2025	EFT02122	Brightmark Group Pty Ltd	Cleaning - Various buildings & public toilets	\$ 16,625.40
12/12/2025	EFT02124	Brightmark Group Pty Ltd	Cleaning - Various buildings & public toilets	\$ 1,510.55
5/12/2025	EFT02122	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 33.66
12/12/2025	EFT02124	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 71.22
12/12/2025	EFT02124	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 22.44
19/12/2025	EFT02125	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 29.92
19/12/2025	EFT02125	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 91.22
19/12/2025	EFT02125	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 33.66
19/12/2025	EFT02125	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 33.66
19/12/2025	EFT02125	Brownes Foods Operations Pty Ltd	Aquatic Centre cafe supplies	\$ 33.66
5/12/2025	EFT02122	Bunnings	Tools, equipment & minor building materials	\$ 27.84
5/12/2025	EFT02122	Bunnings	Tools, equipment & minor building materials	\$ 34.17
5/12/2025	EFT02122	Bunnings	Tools, equipment & minor building materials	\$ 140.64
5/12/2025	EFT02122	Bunnings	Tools, equipment & minor building materials	\$ 6.17
5/12/2025	EFT02122	Bunnings	Tools, equipment & minor building materials	\$ 24.54
12/12/2025	EFT02124	Bunnings	Tools, equipment & minor building materials	\$ 48.14
12/12/2025	EFT02124	Bunnings	Tools, equipment & minor building materials	\$ 27.23
19/12/2025	EFT02125	Bunnings	Tools, equipment & minor building materials	\$ 218.04
19/12/2025	EFT02125	Bunnings	Tools, equipment & minor building materials	\$ 80.46
19/12/2025	EFT02125	Bunnings	Tools, equipment & minor building materials	\$ 318.13
28/11/2025	EFT02120	Bunnings	Tools, equipment & minor building materials	\$ 69.85
28/11/2025	EFT02120	Bunnings	Tools, equipment & minor building materials	\$ 18.53
28/11/2025	EFT02120	Bunnings	Tools, equipment & minor building materials	\$ 319.00
28/11/2025	EFT02120	Bunnings	Tools, equipment & minor building materials	\$ 134.59
28/11/2025	EFT02120	C K Landscape Supplies Pty Ltd	Landscape supplies	\$ 280.00
19/12/2025	EFT02125	Call Associates Pty Ltd (Connect/Insight Ccs)	Call service fees	\$ 297.22
28/11/2025	EFT02120	Caroline Maria Crowhurst	Yoga classes - Seniors week	\$ 150.00
19/12/2025	EFT02125	Carriage Motors Pty Ltd	Vehicle service and repair	\$ 595.00
28/11/2025	EFT02120	Chen Tai Chi Academy (CSL Wellness Pty Ltd)	Tai Chi Classes - Bay View Community Centre	\$ 1,012.50
12/12/2025	EFT02124	Christopher Simpson	Mini Golf - Claremont Oval Markets	\$ 895.00
12/12/2025	EFT02124	City Of Stirling	Meals on Wheels delivery service	\$ 60.40
12/12/2025	EFT02124	Claremont Football Club Inc	Venue management - Claremont Oval Markets	\$ 570.00
5/12/2025	EFT02122	Claremont Nedlands Cricket Club Inc	Grounds maintenance subsidy	\$ 11,550.00
28/11/2025	EFT02120	Claremont Yacht Club	Cruise - Seniors week	\$ 6,222.00

Schedule of payment - December 2025

19/12/2025	EFT02125	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$	550.00
28/11/2025	EFT02120	Clean City Group Pty Ltd	Outdoor cleaning and maintenance works	\$	4,936.25
5/12/2025	EFT02122	Coca-Cola Europacific Partners Aust	Aquatic centre cafe supplies	\$	927.27
19/12/2025	EFT02125	Colleagues Nagels Pty Ltd	Infringement notices	\$	3,915.73
19/12/2025	TD	Westpac	Term deposit	\$	1,000,000.00
15/12/2025	TD	Westpac	Term deposit	\$	500,000.00
5/12/2025	EFT02122	Complete Office Supplies Pty Ltd	Stationery and office supplies	\$	235.87
12/12/2025	EFT02124	Complete Office Supplies Pty Ltd	Stationery and office supplies	\$	623.31
5/12/2025	EFT02122	Contraflow Pty Ltd	Traffic management various roads	\$	2,827.00
5/12/2025	EFT02122	Contraflow Pty Ltd	Traffic management various roads	\$	3,397.10
12/12/2025	EFT02124	Contraflow Pty Ltd	Traffic management various roads	\$	1,372.49
19/12/2025	EFT02125	Contraflow Pty Ltd	Traffic management various roads	\$	558.45
19/12/2025	EFT02125	Contraflow Pty Ltd	Traffic management various roads	\$	1,056.13
28/11/2025	EFT02120	Contraflow Pty Ltd	Traffic management various roads	\$	1,555.04
28/11/2025	EFT02120	Contraflow Pty Ltd	Traffic management various roads	\$	1,354.85
12/12/2025	EFT02124	Cornerstone Renovations	Park equipment repairs	\$	330.00
28/11/2025	EFT02120	CS Legal (The Pier Group)	Debt recovery	\$	660.00
5/12/2025	EFT02122	CTI Couriers Pty Ltd	Courier service	\$	417.38
28/11/2025	EFT02120	Cycling Without Age Australia Incorporated	Community event workshop - Celebrate Lake Claremont	\$	385.00
12/12/2025	EFT02124	Data#3 Limited.	Software support & subscriptions	\$	948.42
12/12/2025	EFT02124	Data#3 Limited.	Software support & subscriptions	\$	63,891.51
12/12/2025	EFT02124	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	\$	892.00
28/11/2025	EFT02120	Datacom Solutions (AU) Pty Ltd	Software support & subscriptions	\$	8,876.38
5/12/2025	EFT02122	David Charles Airey	Market rent valuation	\$	660.00
19/12/2025	EFT02125	Davide Zamboni Photography (Davide Zamboni)	Event Photography - Carols in the Park	\$	484.00
12/12/2025	EFT02124	Dell Australia Pty Ltd	Asset recovery services	\$	2,282.50
12/12/2025	EFT02123	Department Of Fire & Emergency Services (DFES)	Emergency services levy	\$	1,022,963.13
19/12/2025	EFT02125	Department Of Fire & Emergency Services (DFES)	Emergency services levy	\$	20,350.31
5/12/2025	EFT02122	Department Of Local Government, Industry Regulation And Safety	Building services levy	\$	11,685.95
12/12/2025	EFT02124	Department Of Transport	Vehicle searches	\$	2,881.50
12/12/2025	EFT02124	Department Of Transport	Vehicle searches	\$	1,830.90
28/11/2025	EFT02120	Designer Christmas	Town Christmas decorations	\$	1,397.00
12/12/2025	EFT02124	Dodgy Bros Dodgeball Co. (J.P Kinsella & M.L Kinsella)	Event entertainment - Claremont Oval Markets	\$	1,963.50
12/12/2025	EFT02124	Dormakaba Australia Pty Ltd	Door repairs - Bay View Community Centre	\$	467.50
5/12/2025	EFT02122	Dowsing Group Pty Ltd	Road profiling	\$	4,499.00
19/12/2025	EFT02125	DU Electrical	Reticulation electrical repairs & maintenance	\$	792.00
28/11/2025	EFT02120	DU Electrical	Reticulation electrical repairs & maintenance	\$	176.00
28/11/2025	EFT02120	DU Electrical	Reticulation electrical repairs & maintenance	\$	176.00
28/11/2025	EFT02120	Ean M Alexander	Heritage maintenance grant	\$	3,926.50
28/11/2025	EFT02120	Ecospill Pty Ltd	Safety showers annual service	\$	407.00
28/11/2025	EFT02120	Ecospill Pty Ltd	Safety showers annual service	\$	250.97
12/12/2025	EFT02124	Element Advisory Pty Ltd	NEP Design Guidelines Modifications and Amendments	\$	2,378.75
19/12/2025	EFT02125	Emily Catherine Anne Redwood	Seniors week presentation	\$	250.00
5/12/2025	EFT02122	Energy Tec Holdings Pty Ltd	Meter readings	\$	132.38
28/11/2025	EFT02120	Engineering on Demand	Bond refund	\$	1,000.00
19/12/2025	EFT02125	Enviro Sweep	CBD & residential area sweeps	\$	21,755.25
19/12/2025	EFT02125	Enviro Sweep	CBD & residential area sweeps	\$	74.25
5/12/2025	EFT02122	Equilibrium Interactive	Website performance partnership	\$	3,850.00
19/12/2025	EFT02125	ESA - Event Services Australia	Event staff - Carols in the Park	\$	407.18
19/12/2025	EFT02125	Eventex (Clifton Perth Unit Trust)	Event infrastructure - Carols in the Park	\$	17,622.00
19/12/2025	EFT02125	Exclusive Trophies	Council chambers honour board	\$	242.39
12/12/2025	EFT02124	FISKI PTY LTD	Aquatic Centre shop supplies	\$	1,750.00
5/12/2025	EFT02122	Food Safety Co (Erina Jane Male)	Various food business inspections	\$	2,486.00
19/12/2025	EFT02125	Freedom Fairies Pty Ltd	Community event entertainment - Carols in the Park	\$	2,901.25
19/12/2025	EFT02125	Freedom Fairies Pty Ltd	Community event entertainment - Claremont Oval Markets	\$	6,006.00
5/12/2025	EFT02122	Fullworks Fire Safety Australia	Fire equipment servicing	\$	99.00
5/12/2025	EFT02122	Fullworks Fire Safety Australia	Fire equipment servicing	\$	99.00
12/12/2025	EFT02124	Fulton Hogan Industries Pty Ltd	Road resurfacing works	\$	32,298.13
4/12/2025	EFT02121	G Cameron	Council member allowances	\$	5,458.75
28/11/2025	EFT02120	Garden Elegance (Hamer & Co Pty Ltd)	Plant stock	\$	149.50
28/11/2025	EFT02120	Gennet	Software support & subscriptions	\$	1,022.56
5/12/2025	EFT02122	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	\$	188.83
28/11/2025	EFT02120	Gesha Coffee Co (The Trustee For Lanpa Trust)	Aquatic Centre cafe supplies	\$	659.20
5/12/2025	EFT02122	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	4,606.25
5/12/2025	EFT02122	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	4,569.40
5/12/2025	EFT02122	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	8,180.70
5/12/2025	EFT02122	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	7,315.00
5/12/2025	EFT02122	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	4,235.00
12/12/2025	EFT02124	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	5,775.00
12/12/2025	EFT02124	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	6,190.80
12/12/2025	EFT02124	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	5,159.00
28/11/2025	EFT02120	Gfg Temp Assist (Glen Flood Group)	Recruitment services	\$	554.40
5/12/2025	EFT02122	Gino Valenti	Rates refund	\$	170.62
19/12/2025	EFT02125	Go2cup	Event waste management - Carols in the Park	\$	3,850.00
28/11/2025	EFT02120	Good Sammy Enterprises	Garden maintenance services	\$	262.35
28/11/2025	EFT02120	Good Sammy Enterprises	Garden maintenance services	\$	349.80
28/11/2025	EFT02120	Good Sammy Enterprises	Garden maintenance services	\$	291.50
28/11/2025	EFT02120	Good Sammy Enterprises	Garden maintenance services	\$	349.80
28/11/2025	EFT02120	Good Sammy Enterprises	Garden maintenance services	\$	349.80
5/12/2025	EFT02122	Gps On Bayview (PMC Claremont Pty Ltd)	Employee medical	\$	121.00
12/12/2025	EFT02124	Graffiti Systems Australia	Graffiti removal	\$	874.06
5/12/2025	EFT02122	Guy Balderson	Staff fuel reimbursement	\$	103.08
5/12/2025	EFT02122	Hays Specialist Recruitment (Australia) Pty Limited	Recruitment services	\$	2,275.68
12/12/2025	EFT02124	Hays Specialist Recruitment (Australia) Pty Limited	Recruitment services	\$	3,603.16
12/12/2025	EFT02124	Hello Perth (Vanguard Publishing Pty Ltd)	Event promotion	\$	330.00
12/12/2025	EFT02124	Hydra Storm (T C Precast)	Stormwater drain covers	\$	497.75
19/12/2025	EFT02125	Ian Tregonning	Event entertainment - Carols in the Park	\$	440.00
5/12/2025	EFT02122	Imagesource	Prints - Advertising & promotion	\$	727.10
5/12/2025	EFT02122	Imagesource	Prints - Advertising & promotion	\$	116.60

Schedule of payment - December 2025

5/12/2025	EFT02122	Imagesource	Prints - Advertising & promotion	\$	363.55
19/12/2025	EFT02125	Imagesource	Prints - Advertising & promotion	\$	507.10
19/12/2025	EFT02125	Information Proficiency (Proficiency Group Pty Ltd)	Software support & subscriptions	\$	220.00
12/12/2025	EFT02124	J & K Hopkins Office Furniture (Hopkins Aus Pty Ltd)	Workstation desks	\$	908.00
4/12/2025	EFT02121	J Barker	Council member allowances	\$	3,613.46
4/12/2025	EFT02121	J Goetze	Council member allowances	\$	5,458.75
5/12/2025	EFT02122	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$	22,673.75
28/11/2025	EFT02120	J&V (Dugite Earthmoving Pty Ltd)	Various heavy machinery works	\$	2,552.00
5/12/2025	EFT02122	JB Hi-Fi Commercial Division	Cleaning equipment	\$	377.00
12/12/2025	EFT02124	JB Hi-Fi Commercial Division	IT equipment & accessories	\$	2,279.85
5/12/2025	EFT02122	Julia Softley	Art workshop	\$	900.00
19/12/2025	EFT02125	Julia Softley	Art workshop	\$	2,000.00
4/12/2025	EFT02121	K Main	Council member allowances	\$	5,458.75
19/12/2025	EFT02125	Kaleido Company Pty Ltd	Event entertainment - Carols in the Park	\$	1,605.12
28/11/2025	EFT02120	Karri Lee	Community workshop supplies	\$	211.90
12/12/2025	EFT02124	Kite Kinetics	Kite workshop - Claremont Oval Markets	\$	4,891.70
12/12/2025	EFT02124	Kyocera	Photocopier Costs	\$	375.62
28/11/2025	EFT02120	Kyocera	Photocopier Costs	\$	384.70
5/12/2025	EFT02122	Landgate - Midland	Title search & valuation fees	\$	76.87
5/12/2025	EFT02122	Landgate - Midland	Title search & valuation fees	\$	32.60
28/11/2025	EFT02120	Landgate - Midland	Title search & valuation fees	\$	38.43
12/12/2025	EFT02124	Landscape And Maintenance Solutions Pty. Ltd.	Garden maintenance services	\$	770.00
12/12/2025	EFT02124	Lions Club Of Claremont Nedlands Inc	Flourish magazine delivery	\$	2,200.00
19/12/2025	EFT02125	LKD Fitouts	Bond refund	\$	1,000.00
12/12/2025	EFT02124	Lloyd George Acoustics Pty Ltd	Noise assessment consulting	\$	6,864.00
12/12/2025	EFT02124	Lock, Stock & Farrell Locksmith	Locksmith services	\$	1,045.40
12/12/2025	EFT02124	Lock, Stock & Farrell Locksmith	Locksmith services	\$	105.00
19/12/2025	EFT02125	Luke A Burwood	Bond refund	\$	3,000.00
19/12/2025	EFT02125	Magic Dale (Dale Jeffrey Campbell)	Event entertainment - Carols in the Park	\$	990.00
19/12/2025	EFT02125	Mark William Turner	Event entertainment - Carols in the Park	\$	1,100.00
19/12/2025	EFT02125	Marquee Magic	Event equipment hire - Carols in the Park	\$	4,281.90
28/11/2025	EFT02120	Marquee Magic	Event equipment hire - Remembrance Day	\$	490.00
4/12/2025	EFT02121	Mayor Peter Telford	Council member allowances	\$	14,855.36
12/12/2025	EFT02124	Mcmullen Nolan Group Pty Ltd	Tree canopy aerial survey & imagery	\$	29,205.00
12/12/2025	EFT02124	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspections & repairs	\$	1,056.00
19/12/2025	EFT02125	Miracle Recreation Equipment (Superior Nominees Pty Ltd)	Playground inspections & repairs	\$	1,067.00
28/11/2025	EFT02120	MJ Creations (Entwistle Trading Trust)	Community event catering - Spring into Claremont	\$	550.00
19/12/2025	EFT02125	MOHARICH AND MORE PTY LTD	Professional Fees	\$	9,203.85
12/12/2025	EFT02124	Monsterball Amusements And Hire	Event entertainment - Pool Family Fun Day	\$	3,290.00
12/12/2025	EFT02124	Nami Osaki	Youth workshop	\$	600.00
19/12/2025	EFT02125	Nature Calls 1 Pty Ltd	Event toilet hire - Carols in the Park	\$	3,750.00
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	440.00
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	1,474.00
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	1,926.23
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	747.74
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	839.59
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	588.10
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	350.12
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	620.46
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	420.23
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	402.63
5/12/2025	EFT02122	Omnicom Media Group Australia	Various advertising	\$	665.24
12/12/2025	EFT02124	Omnicom Media Group Australia	Various advertising	\$	586.61
4/12/2025	EFT02121	P Kelly	Council member allowances	\$	8,045.50
3/12/2026	Payroll	Payroll 03122026	Payroll payment for 03 December 2025	\$	227,808.50
18/12/2026	Payroll	Payroll 18122026	Payroll payment for 18 December 2025	\$	239,661.83
30/12/2026	Payroll	Payroll 30122026	Payroll payment for 30 December 2025	\$	235,794.48
12/12/2025	EFT02124	Pentland Australia Pty Limited	Aquatic Centre shop supplies	\$	7,334.25
28/11/2025	EFT02120	Perth Luxury (The Trustee For The Ziepe Service Trust)	Event promotion	\$	220.00
12/12/2025	EFT02124	PFD Food Services Pty Ltd	Aquatic Centre cafe supplies	\$	2,300.90
28/11/2025	EFT02120	PFD Food Services Pty Ltd	Aquatic Centre cafe supplies	\$	1,714.65
28/11/2025	EFT02120	PFD Food Services Pty Ltd	Aquatic Centre cafe supplies	\$	1,397.70
5/12/2025	EFT02122	Phil Johnson Plumbing And Gas	Plumbing works	\$	146.00
12/12/2025	EFT02124	Pipeline Irrigation	Various Irrigation works	\$	7,559.20
12/12/2025	EFT02124	Pipeline Irrigation	Various Irrigation works	\$	2,490.00
19/12/2025	EFT02125	Pipeline Irrigation	Various Irrigation works	\$	3,415.50
19/12/2025	EFT02125	Pipeline Irrigation	Various Irrigation works	\$	167.20
19/12/2025	EFT02125	Pipeline Irrigation	Various Irrigation works	\$	693.00
28/11/2025	EFT02120	Pipeline Irrigation	Various Irrigation works	\$	7,455.80
19/12/2025	EFT02125	Platinum Locating Services (MME Underground Services Pty Ltd)	Drainage works	\$	600.60
12/12/2025	EFT02124	PMH Ex Trainees & Nursing Associates Inc	Library resources	\$	70.00
19/12/2025	EFT02125	Power Audio Visual Perth (GWT Power Music Pty Ltd)	Event equipment - Carols in the Park	\$	27,211.25
12/12/2025	EFT02124	Premier Envelopes Australia Pty Ltd	Stationary	\$	372.30
12/12/2025	EFT02124	Premier Envelopes Australia Pty Ltd	Stationary	\$	317.02
12/12/2025	EFT02124	Premier Envelopes Australia Pty Ltd	Stationary	\$	329.67
19/12/2025	EFT02125	Prescription Entertainment Pty Ltd	Event entertainment - Carols in the Park	\$	1,799.60
5/12/2025	EFT02122	Priestman & Sharp Smash Repair	Insurance excess	\$	300.00
19/12/2025	EFT02125	Priestman & Sharp Smash Repair	Insurance excess	\$	300.00
5/12/2025	EFT02122	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Advertising & promotion	\$	1,240.80
12/12/2025	EFT02124	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Advertising & promotion	\$	973.50
28/11/2025	EFT02120	Print & Sign Co (Easy Abc Pty Ltd)	Prints - Advertising & promotion	\$	1,240.80
12/12/2025	EFT02124	Proarb WA Pty Ltd	Tree maintenance	\$	3,762.00
12/12/2025	EFT02124	Proarb WA Pty Ltd	Tree maintenance	\$	10,373.00
28/11/2025	EFT02120	Proarb WA Pty Ltd	Tree maintenance	\$	21,656.25
12/12/2025	EFT02123	Protek WA (Protek Carpentry & Fencing Services Pty Ltd)	Aquatic Centre changeroom refurbishment	\$	161,078.17
28/11/2025	EFT02119	Protek WA (Protek Carpentry & Fencing Services Pty Ltd)	Aquatic Centre changeroom refurbishment	\$	211,931.17
28/11/2025	EFT02119	Protek WA (Protek Carpentry & Fencing Services Pty Ltd)	Aquatic Centre changeroom refurbishment	\$	27,731.22
5/12/2025	EFT02122	QED Environmental Services	Aquatic Centre changeroom refurbishment	\$	770.00
19/12/2025	EFT02125	Qtm Pty Ltd	Traffic management various roads	\$	2,024.00

Schedule of payment - December 2025

28/11/2025	EFT02120	Qtm Pty Ltd	Traffic management various roads	\$	272.80
28/11/2025	EFT02120	Qtm Pty Ltd	Traffic management various roads	\$	473.33
28/11/2025	EFT02120	Qtm Pty Ltd	Traffic management various roads	\$	376.81
4/12/2025	EFT02121	Ryan Brown	Council member allowances	\$	5,458.75
4/12/2025	EFT02121	Ryan Christopher Fernandes	Council member allowances	\$	4,426.82
4/12/2025	EFT02121	S Franklyn	Council member allowances	\$	5,458.75
4/12/2025	EFT02121	S Hatton	Council member allowances	\$	1,076.79
12/12/2025	EFT02124	Safety Tactile Pave Pty Ltd	Paving works	\$	1,616.96
12/12/2025	EFT02124	Safety Tactile Pave Pty Ltd	Paving works	\$	2,062.26
19/12/2025	EFT02125	Safety Tactile Pave Pty Ltd	Paving works	\$	1,072.72
19/12/2025	EFT02125	Safety Tactile Pave Pty Ltd	Paving works	\$	3,537.49
12/12/2025	EFT02124	Saltire Training Group Pty Ltd	Staff workshop	\$	990.00
12/12/2025	EFT02124	Scott Printers Pty Ltd	Printing services	\$	4,170.10
19/12/2025	EFT02125	Scott Printers Pty Ltd	Printing services	\$	331.10
28/11/2025	EFT02120	Scott Printers Pty Ltd	Printing services	\$	316.80
12/12/2025	EFT02124	Seek Ltd	Employment advertisement	\$	530.48
28/11/2025	EFT02120	Shred-X Pty Ltd	Security bins	\$	72.86
19/12/2025	EFT02125	Sierra Bedding Pty Ltd	Development Application Fee	\$	147.00
12/12/2025	EFT02124	Sifting Sands (Chellaw Hawley Pty Ltd)	Sand cleaning - various playgrounds	\$	3,102.19
19/12/2025	EFT02125	Simon J Lamplough	Bond refund	\$	1,000.00
12/12/2025	EFT02124	SJC Building Group Pty Ltd	Museum structural & heritage report	\$	3,268.38
12/12/2025	EFT02124	Soco Studios	Photography	\$	742.50
12/12/2025	EFT02124	Soco Studios	Photography	\$	2,640.00
19/12/2025	EFT02125	Sportsworld Of WA (Leverock Pty Ltd)	Aquatic Centre shop supplies	\$	3,877.95
5/12/2025	EFT02122	St John Ambulance Western Australia Ltd	Service of first aid kit	\$	548.37
28/11/2025	EFT02120	St John Ambulance Western Australia Ltd	Event first aid service - Claremont Oval Markets	\$	522.50
28/11/2025	EFT02120	Stihl Shop Osborne Park	Park maintenance tools & supplies	\$	186.50
19/12/2025	EFT02125	Sustainable Outdoors	Weed control	\$	23,506.10
19/12/2025	EFT02125	Talis Consultants (The Trustee For Talis Unit Trust)	FOGO assessment	\$	9,421.50
19/12/2025	EFT02125	Tanks For Hire	Event water tank hire - Carols in the Park	\$	803.00
28/11/2025	EFT02120	The Artists' Foundation Of Western Australia Limited	Community advertisement	\$	165.00
5/12/2025	EFT02122	The Cookie Barrel (Chez Andre)	Aquatic Centre cafe supplies	\$	296.01
5/12/2025	EFT02122	The Lane Bookshop	Library resources	\$	169.94
12/12/2025	EFT02124	The Lane Bookshop	Library resources	\$	64.57
19/12/2025	EFT02125	The Lane Bookshop	Library resources	\$	21.24
19/12/2025	EFT02125	The Lane Bookshop	Library resources	\$	31.44
28/11/2025	EFT02120	The Paper Company Of Australia	Paper supplies	\$	407.39
28/11/2025	EFT02120	The Poster Girls (Loenie Helen Thompson)	Advertising & Promotions	\$	522.50
19/12/2025	EFT02125	The Swiss Rose Garden & Nursery (N&T Woods Pty Ltd)	Plant stock	\$	2,942.00
28/11/2025	EFT02120	The Trustee For Magic Coat Foundation	Community funding	\$	1,650.00
5/12/2025	EFT02122	The Trustee For Western Heritage Trust	Limestone wall repairs - Museum	\$	3,652.00
5/12/2025	EFT02122	The Trustee For Western Heritage Trust	Limestone and brickwork repairs - Station Masters House	\$	3,188.90
19/12/2025	EFT02125	Traffic Logistics	Traffic survey	\$	17,614.30
19/12/2025	EFT02125	Tree Planting And Watering (Baroness Holdings Pty Ltd)	Tree watering services	\$	11,267.52
19/12/2025	EFT02125	Turfworks WA Pty Ltd	Park maintenance & mowing	\$	4,994.73
12/12/2025	EFT02124	Veolia Recycling & Recovery (Perth)	Skip bin services	\$	132.46
12/12/2025	EFT02124	Veolia Recycling & Recovery (Perth)	Skip bin services	\$	1,192.14
19/12/2025	EFT02125	Veolia Recycling & Recovery (Perth)	Waste collection	\$	91,406.35
12/12/2025	EFT02124	Vocus Pty Ltd	Internet & telephone service	\$	471.76
12/12/2025	EFT02124	Vocus Pty Ltd	Internet & telephone service	\$	16.50
28/11/2025	EFT02120	Vorgee Pty Ltd	Aquatic Centre shop supplies	\$	5,516.50
19/12/2025	EFT02125	WA Brick Society Incorporated	Event Entertainment - Carols in the Park	\$	450.00
5/12/2025	EFT02122	WA Distributors	Aquatic centre cafe supplies	\$	515.10
19/12/2025	EFT02125	WA Distributors	Aquatic centre cafe supplies	\$	426.50
5/12/2025	EFT02122	WALGA	Council member training	\$	528.00
5/12/2025	EFT02122	WALGA	Council member training	\$	924.00
19/12/2025	EFT02125	Walker Street Corporation Pty Ltd	Event fencing - Carols in the Park	\$	4,074.40
19/12/2025	EFT02125	Wanneroo LDV (The Phoenix Unit Trust)	Vehicle service & repair	\$	357.35
19/12/2025	EFT02125	Wesfarmers Kleenheat Gas Pty Ltd	Utility charges	\$	533.40
19/12/2025	EFT02125	West Australian Symphony Orchestra Pty Ltd	Event entertainment - Carols in the Park	\$	30,360.00
5/12/2025	EFT02122	West Coast Uniforms (Isleb Pty Ltd)	Lifeguard uniform	\$	2,932.60
5/12/2025	EFT02122	Westbooks	Library resources	\$	191.69
5/12/2025	EFT02122	Westbooks	Library resources	\$	253.98
5/12/2025	EFT02122	Westbooks	Library resources	\$	27.29
12/12/2025	EFT02124	Westbooks	Library resources	\$	269.35
12/12/2025	EFT02124	Westbooks	Library resources	\$	212.24
12/12/2025	EFT02124	Westbooks	Library resources	\$	77.66
12/12/2025	EFT02124	Westbooks	Library resources	\$	65.54
19/12/2025	EFT02125	Westbooks	Library resources	\$	256.58
19/12/2025	EFT02125	Westbooks	Library resources	\$	178.08
19/12/2025	EFT02125	Westbooks	Library resources	\$	24.02
19/12/2025	EFT02125	Westbooks	Library resources	\$	35.34
19/12/2025	EFT02125	Westbooks	Library resources	\$	129.68
19/12/2025	EFT02125	Westbooks	Library resources	\$	32.42
12/12/2025	EFT02123	Western Metropolitan Regional Council	Membership fee	\$	269,207.94
12/12/2025	EFT02124	Western Metropolitan Regional Council	Waste collection	\$	34,296.27
12/12/2025	EFT02124	Western Metropolitan Regional Council	Waste collection	\$	33,677.73
28/11/2025	EFT02120	Western Metropolitan Regional Council	Waste collection	\$	33,925.83
4/12/2025	TD	Commonwealth Bank	Term deposit	\$	6,940,693.21
5/12/2025	EFT02122	WINC	Office supplies	\$	632.25
12/12/2025	EFT02124	WINC	Office supplies	\$	499.53
19/12/2025	EFT02125	WINC	Office supplies	\$	412.54
19/12/2025	EFT02125	WINC	Office supplies	\$	134.46
28/11/2025	EFT02120	Wizid Pty Ltd	Office supplies	\$	178.20
5/12/2025	EFT02122	Yvonne Joyce Morrell	Rates refund	\$	4,289.95
Total EFT				\$	12,206,288.30
Total Number of EFT Transfers					350

Schedule of payment - December 2025

DIRECT DEBITS MONTH YEAR - MUNICIPAL FUND

Date	Ref.	Name	Details	Amount
		Alinta	Gas charges	\$ 284.35
		WATC Loan Repayments	Loan repayments	\$ 480,325.24
		Business Fleet Card	Fuel card expenses	\$ 201.63
		Shell Fuel Card	Fuel card expenses	\$ 4,687.84
		Kyocera	Photocopier lease payments	\$ 954.82
		NAB	Various bank fees	\$ 3,588.09
		NAB Purchase Card	Purchase card expenses - November 2025	\$ 17,506.11
		Water Corporation	Various water charges	\$ 9,942.91
		Telstra	Various telephone and data expenses	\$ 3,848.23
		Synergy	Various electricity and street lighting	\$ 25,388.44
		Quick Super	Superannuation Payments (including Council member superannuation)	\$ 147,757.01
			Total Direct Debits	\$ 694,484.67
TOTAL ALL PAYMENTS FOR THE MONTH OF DECEMBER 2025				\$ 12,900,772.97

National Australia Bank**Statement Period 29 November 2025 to 30 December 2025****Manager Communications and Customer Relations**

Posting Date	Tran Date	Supplier	Narrative	Amount
2/12/2025	26/11/2025	Coles Online	Staff fruit and milk	\$ 107.01
2/12/2025	1/12/2025	Intuit Mailchimp	Communications subscription	\$ 156.04
4/12/2025	2/12/2025	Facebk *vznts6hl52	Community advertisement	\$ 12.27
5/12/2025	3/12/2025	Facebk *5cd7975m52	Community advertisement	\$ 13.12
8/12/2025	4/12/2025	Facebk *cwjyvddl52	Community advertisement	\$ 12.22
8/12/2025	5/12/2025	Facebk *p7b9e75m52	Community advertisement	\$ 14.78
8/12/2025	6/12/2025	Facebk *g8m8c8rl52	Community advertisement	\$ 4.35
9/12/2025	2/12/2025	Coles Online	Staff fruit and milk	\$ 114.34
11/12/2025	9/12/2025	Shutterstock Ireland Limi	Communications image purchase	\$ 22.00
16/12/2025	10/12/2025	Coles Online	Staff Fruit and Milk	\$ 89.75
17/12/2025	15/12/2025	Facebk *ccdtdlfdg2	Community advertisement	\$ 104.94
22/12/2025	20/12/2025	Contentsquare.Com	Communications subscription	\$ 151.57
23/12/2025	17/12/2025	Coles Online	Staff fruit and milk	\$ 72.93
29/12/2025	27/12/2025	Intuit Mailchimp	Communications subscription	\$ 244.69
Total AUD				\$ 1,120.01

Manager of Planning & Development

Posting Date	Tran Date	Supplier	Narrative	Amount
5/12/2025	3/12/2025	Post Claremont Post Sh	Postage	\$ 263.25
Total AUD				\$ 263.25

Manager Community Safety

Posting Date	Tran Date	Supplier	Narrative	Amount
5/12/2025	4/12/2025	Officeworks 0609	Stationary	\$ 30.00
15/12/2025	12/12/2025	Cop Pier Street	Parking	\$ 16.66
29/12/2025	24/12/2025	Coles 0299	Staff farewell catering	\$ 45.00
Total AUD				\$ 91.66

Manager Environmental Health

Posting Date	Tran Date	Supplier	Narrative	Amount
4/12/2025	1/12/2025	Bunnings 483000	Waste materials	\$ 24.86
17/12/2025	16/12/2025	Boc	Materials for mosquito trapping	\$ 10.62
Total AUD				\$ 35.48

Museum Coordinator

Posting Date	Tran Date	Supplier	Narrative	Amount
4/12/2025	3/12/2025	Coles 0299	Museum event catering	\$ 359.92
8/12/2025	3/12/2025	Bunnings 483000	Storage	\$ 319.00
8/12/2025	4/12/2025	Spotlight Pty Ltd	Photography equipment	\$ 24.10
18/12/2025	17/12/2025	Coles 0299	Museum event catering	\$ 31.10
19/12/2025	18/12/2025	Caffe Latte Nedlands	Volunteer event catering	\$ 373.15
Total AUD				\$ 1,107.27

Manager Governance and Records

Posting Date	Tran Date	Supplier	Narrative	Amount
2/12/2025	1/12/2025	Super Natural Eatery Pty	Elected members workshop refreshments	\$ 219.00
10/12/2025	8/12/2025	The Gallery G C	Staff farewell cards	\$ 29.98
10/12/2025	9/12/2025	Dan Murphys Online	Council meeting refreshments	\$ 149.87
10/12/2025	9/12/2025	Lvly	Employee wellbeing gift	\$ 157.95
10/12/2025	9/12/2025	Ultimoctng* Online	Elected member forum catering	\$ 268.95
10/12/2025	9/12/2025	Hot Bread Retail Group	Council meeting catering	\$ 561.99
15/12/2025	12/12/2025	State Law Publisher	Appointment of Bush Fire Control Officers	\$ 127.92
16/12/2025	9/12/2025	Coles Online	Elected member refreshments	\$ 80.00
17/12/2025	15/12/2025	Couriers Please Pty Ltd	Staff wellbeing gift	\$ 20.85
18/12/2025	15/12/2025	Bunnings 483000	New starter welcome gift	\$ 18.98
22/12/2025	18/12/2025	The Gallery G C	Staff farewell cards	\$ 1.99
Total AUD				\$ 1,637.48

Manager ICT

Posting Date	Tran Date	Supplier	Narrative	Amount
8/12/2025	4/12/2025	Twilio Sendgrid	IT software & subscription	\$ 33.85
11/12/2025	9/12/2025	Pointparking Watertown	Parking	\$ 17.00
Total AUD				\$ 50.85

Director of Infrastructure

Posting Date	Tran Date	Supplier	Narrative	Amount
29/12/2025	24/12/2025	The Wetlands Centre	Staff Development	\$ 380.00
Total AUD				\$ 380.00

Manager Tourism & Events

Posting Date	Tran Date	Supplier	Narrative	Amount
8/12/2025	6/12/2025	Sq *z.I.T Worx	Community event prize	\$ 5.00
8/12/2025	6/12/2025	Sq *loopholes	Community event prize	\$ 10.16
9/12/2025	6/12/2025	Aisling Art Design Stu	Community event prize	\$ 3.00
11/12/2025	9/12/2025	The Lane Bookshop	Community event prize	\$ 50.00
11/12/2025	9/12/2025	Waivpay Pty Ltd	Community event prize	\$ 102.95
12/12/2025	10/12/2025	Coles Online	Community event catering	\$ 182.02
15/12/2025	12/12/2025	Reddy Express 6902	Community event refreshments	\$ 10.98
15/12/2025	13/12/2025	Reddy Express 6902	Community event refreshments	\$ 47.36
18/12/2025	16/12/2025	Waivpay Pty Ltd	Community event prize	\$ 2,000.00
18/12/2025	17/12/2025	Coles Group Limited -	Community event prize	\$ 150.00
19/12/2025	18/12/2025	Sq *moose	Community event prize	\$ 50.95
Total AUD				\$ 2,612.42

Executive Assistant

Posting Date	Tran Date	Supplier	Narrative	Amount
24/12/2025	23/12/2025	Coles 0299	Staff farewell catering	\$ 119.59
29/12/2025	24/12/2025	Coles 0299	Staff meeting catering	\$ 111.62
Total AUD				\$ 231.21

Manager Aquatic Centre

Posting Date	Tran Date	Supplier	Narrative	Amount
2/12/2025	1/12/2025	Foodies Market Clare	Pool cafe supplies	\$ 15.96
5/12/2025	4/12/2025	Sp Schmik Gear	Swim shop supplies	\$ 2,369.92
15/12/2025	11/12/2025	Rebel Claremont	Lifeguard equipment	\$ 74.95
30/12/2025	29/12/2025	Foodies Market Clare	Pool cafe supplies	\$ 23.94
Total AUD				\$ 2,484.77

Manager Community Development

Posting Date	Tran Date	Supplier	Narrative	Amount
8/12/2025	5/12/2025	Jb Hi Fi Claremont	Library resources	\$ 184.86
11/12/2025	9/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 53.00
11/12/2025	9/12/2025	Officeworks	Stationary	\$ 54.92
11/12/2025	9/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 90.00
11/12/2025	9/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 119.00
11/12/2025	10/12/2025	Coles 0299	Christmas decorations	\$ 14.00
11/12/2025	10/12/2025	Bed Bath N Table	Christmas decorations	\$ 25.48
12/12/2025	10/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 29.95
12/12/2025	10/12/2025	David Jones Limited	Christmas decorations	\$ 35.78
12/12/2025	10/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 70.50
12/12/2025	11/12/2025	Wanewsditi	Library subscription	\$ 172.80
15/12/2025	11/12/2025	News Pty Limited	Library subscription	\$ 88.00
17/12/2025	16/12/2025	Coles 0299	Community event materials	\$ 4.00
22/12/2025	19/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 38.00
22/12/2025	19/12/2025	Officeworks	Stationary	\$ 39.95
22/12/2025	19/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 55.00
22/12/2025	19/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 69.00
22/12/2025	19/12/2025	Isubscribe Pty Ltd	Library subscription	\$ 99.99
Total AUD				\$ 1,244.23
Total Purchase Card for December 2025				\$ 11,258.63

Payment for the purchase card was direct debited on 05 January 2025

Fuel Card Report**Statement November 2025 - Business Fuel Card**

Date	Registration Number	Location	Fuel Type	Total Cost
30/11/2025	1FCI319	Business Fuel Cards Pty Ltd	Transaction Fees	\$ 1.64
13/11/2025	1FCI319	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	\$ 7.69
10/11/2025	1FCI319	OTR Como	Premium unleaded	\$ 28.74
2/11/2025	1HNA376	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	\$ 7.69
30/11/2025	Director	Business Fuel Cards Pty Ltd	Transaction Fees	\$ 3.28
30/11/2025	Director	Business Fuel Cards Pty Ltd	Network Service Fee exc Shell	\$ 3.62
12/11/2025	Director	Business Fuel Cards Pty Ltd	Periodic Fee/Stamp Duty	\$ 7.69
8/11/2025	Director	BP EXPRESS WEST COAST	Unleaded	\$ 64.38
20/11/2025	Director	Shell Reddy Express Claremont	Unleaded	\$ 75.36
8/11/2025	Director	BP EXPRESS WEST COAST	BP Surcharge	\$ 1.54
Total purchase card for the month				\$ 201.63

Fuel Card Report

Statement 16 November 2025 to 15 December 2025 - Shell Fuel Card

Date	Registration Number	Location	Fuel Type	Total Cost
15/12/2025	1HNU587	COLES EXPRESS CLAREMONT	DIESEL	\$ 111.44
8/12/2025	1HNU587	COLES EXPRESS WARWICK (WA)	DIESEL	\$ 110.51
30/11/2025	1HNU587	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
27/11/2025	1HNU587	COLES EXPRESS CLAREMONT	DIESEL	\$ 115.63
18/11/2025	1HNU587	COLES EXPRESS CLAREMONT	DIESEL	\$ 119.30
10/12/2025	1HPN643	COLES EXPRESS CLAREMONT	DIESEL	\$ 127.41
30/11/2025	1HPN643	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1HPN643	COLES EXPRESS CLAREMONT	DIESEL	\$ 125.54
9/12/2025	1HPN644	COLES EXPRESS BANKSIA GROVE	DIESEL	\$ 100.13
2/12/2025	1HPN644	COLES EXPRESS CLAREMONT	DIESEL	\$ 131.16
30/11/2025	1HPN644	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1HPN644	COLES EXPRESS CLAREMONT	DIESEL	\$ 88.56
18/11/2025	1HPN644	COLES EXPRESS CLAREMONT	DIESEL	\$ 131.03
11/12/2025	1HVVW050	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 113.72
2/12/2025	1HVVW050	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 55.72
30/11/2025	1HVVW050	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1HVVW050	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 102.22
18/11/2025	1HVVW050	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 48.19
30/11/2025	1HVVW051	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
24/11/2025	1HVVW051	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 97.86
9/12/2025	1HVVW052	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 113.81
2/12/2025	1HVVW052	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 118.24
30/11/2025	1HVVW052	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
24/11/2025	1HVVW052	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 109.07
18/11/2025	1HVVW052	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 116.75
9/12/2025	1HVVW053	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 53.82
2/12/2025	1HVVW053	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 60.73
30/11/2025	1HVVW053	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1HVVW053	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 74.19
18/11/2025	1HVVW053	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 86.20
10/12/2025	1IAU153	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 84.14
30/11/2025	1IAU153	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
26/11/2025	1IAU153	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 78.71
16/11/2025	1IAU153	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 68.78
7/12/2025	1IAU171	COLES EXPRESS WILLETTON	UNLEADED PETROL	\$ 84.05
30/11/2025	1IAU171	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
16/11/2025	1IAU171	COLES EXPRESS WILLETTON	UNLEADED PETROL	\$ 86.01
8/12/2025	1IFF051	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 54.69
3/12/2025	1IFF051	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 86.56
30/11/2025	1IFF051	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
22/11/2025	1IFF051	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 76.15
17/11/2025	1IFF051	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 81.17
30/11/2025	1IFF052	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
9/12/2025	1IFF053	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 85.29
30/11/2025	1IFF053	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
28/11/2025	1IFF053	COLES EXPRESS LANGFORD	UNLEADED PETROL	\$ 85.18
16/11/2025	1IFF053	COLES EXPRESS BIBRA LAKE	UNLEADED PETROL	\$ 88.45
15/12/2025	1IFF054	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 28.78
9/12/2025	1IFF054	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 43.00
30/11/2025	1IFF054	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
26/11/2025	1IFF054	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 88.48
15/12/2025	1IFF055	COLES EXPRESS MYAREE	UNLEADED PETROL	\$ 86.53
1/12/2025	1IFF055	COLES EXPRESS BULLCREEK	UNLEADED PETROL	\$ 91.84
30/11/2025	1IFF055	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
8/12/2025	1IFF056	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 89.69
30/11/2025	1IFF056	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
23/11/2025	1IFF056	COLES EXPRESS MIDDLE SWAN	UNLEADED PETROL	\$ 88.90
9/12/2025	1IFF057	COLES EXPRESS BAYSWATER WA	UNLEADED PETROL	\$ 73.18
2/12/2025	1IFF057	COLES EXPRESS BICTON	UNLEADED PETROL	\$ 77.73
30/11/2025	1IFF057	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1IFF057	COLES EXPRESS BAYSWATER WA	UNLEADED PETROL	\$ 62.83
19/11/2025	1IFF057	COLES EXPRESS BAYSWATER WA	UNLEADED PETROL	\$ 77.31
30/11/2025	1IMQ894	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
28/11/2025	1IMQ894	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 88.00
9/12/2025	1IOH741	COLES EXPRESS MYAREE	DIESEL	\$ 140.07
30/11/2025	1IOH741	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
25/11/2025	1IOH741	COLES EXPRESS CLAREMONT	DIESEL	\$ 149.65
11/12/2025	1IP2000	COLES EXPRESS MOSMAN PARK	UNLEADED PETROL	\$ 91.63
30/11/2025	1IP2000	VIVA ENERGY AUSTRALIA PTY LTD	MONTHLY ADMIN CHARGE	\$ 2.50
17/11/2025	1IP2000	COLES EXPRESS CLAREMONT	UNLEADED PETROL	\$ 92.31
Total purchase card for the period				\$ 4,687.84

13.2 LIVEABILITY**13.2.1 PROPOSED CHANGE OF USE TO SMALL BAR - LOT 93, 18-20 ASHTON AVENUE, CLAREMONT**

File Number:	01PEA/25/0273,
Author:	Anthony Scutti (Manager Planning and Development)
Authoriser:	Tim Clynych (Interim Chief Executive Officer)
Proposed Meeting Date:	3 February 2026
DA No.:	DA25-114
60/90 Days Due Date:	9 February 2026
Property Owner:	ACEGOLD ENTERPRISES PTY LTD & KINESSEN HOLDINGS PTY LTD
Applicant:	Boujee Brew Pty Ltd
Lot No.:	93
Zoning:	Local Centre
Attachments:	1. CONFIDENTIAL - Development Application [13.2.1.1 - 20 pages] 2. CONFIDENTIAL - Letters of Objection [13.2.1.2 - 24 pages]

Planning and Development Act 2005 (PD Act)

Enabling Legislation:	<i>Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs)</i> <i>Local Planning Scheme No. 3 (LPS3)</i>
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SUMMARY

This report seeks Council's determination of a development application for a change of use of premises in Ashton Avenue Claremont from a consulting room (no longer operating) and shop (small) to a Small Bar at 18–20 Ashton Avenue, Claremont. **(Attachment 1)**

The Ashton Avenue Local Centre Zone is in the north-east sector of the Town. It is comprised mainly of small shops, together with a medical practice, local post office and liquor store. The centre is surrounded by single houses and grouped dwellings. Ashton Avenue is classified as a District Distributor Road. The subject site is approximately 500 m from the nearest train station (Loch Street).



Figure 1. Site Context

Following officer assessment of the site and merits of the proposal, and confirmed by received submissions from nearby residents, it is recommended that the application be refused.

BACKGROUND

The land is zoned Local Centre in LPS No.3.

The objectives of the Local Centre zone are:

- (1) The Zone is primarily to be used for local shopping and other uses of a local service nature.
- (2) The desirability of providing a wide variety of shops and other services of a local nature.
- (3) The scale and operation of uses shall be compatible with residential uses in adjoining areas.

The proposal for a Small Bar use in a local centre zone requires the lodgement of a development application because the Scheme classes Small Bar as an SA use. This means the land shall not be used for the purpose indicated, however, in exceptional cases the Council may approve of such a use subject to the applicant attending to suitable public advertisement and notification to the satisfaction of the CEO of the Town. Submissions received along with general technical planning assessment of the merits would be considered by the Town prior to their decision. In lieu of this process, the Town elected to advertise the proposal subject to the Deemed Provisions process, whereby neighbouring properties are contacted and invited to provide a written submission to the Town about the proposal.

The applicant has not established any exceptional reasons or basis for why the small bar might be other than refused in this zone. Notwithstanding that Scheme requirement, the Town had regard to Cl.64 of the Deemed Provisions and consulted the owners of properties surrounding the site (86 letters to properties within 100m radius of the site) to seek their comments about the suitability of the small bar proposal in this locality.

Initial officer assessment raised several planning issues of concern about the proposal. Not only is it contrary to the intent of the zone other than for exceptional reasons, but the site, the premises and surrounding area would likely be affected by off-site impacts caused by parking deficit, proximity to homes, and the introduction of a use that may generate traffic and levels of use and noise in excess of what currently and has customarily operated as a day-time local centre.

The following table outlines key dates regarding this proposal:

Date	Item/Outcome
25 August 2025	Application for Development Approval received by Council.
3 September 2025	Application undergoes internal DCU assessment.
11 November 2025	Additional information requested from applicant.
25 November 2025	Additional information received from applicant. (Items from RFI Outstanding)
16 October 2025	Advertising commenced.
19 November 2025	Advertising closed.
20 January 2026	Report prepared for Council.

COMMUNICATION/CONSULTATION

The application was advertised in accordance with Clause 64(1)(iii) of the Planning and Development (Local Planning Schemes) Regulations 2015. Notice of the proposal and an invitation to comment were provided to 86 landowners and/or occupiers within an approximate 100m radius of the site. At the conclusion of the advertising period, ten (10) submissions were received. A summary of the submissions is provided below.

Summary of Submissions		
Issue	Nature of Concern	Officer Comment
Land Use Compatibility and Zoning	Submitters contend the proposed small bar is incompatible with the Local Centre Zone given the site directly adjoins and is surrounded by residential development. Several submissions argue the proposal is inconsistent with Local Centre objectives and the discretionary ('SA') use criteria, and cite the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> in relation to proximity to residential zones.	The objection regarding land use compatibility is a relevant planning consideration and has been noted. This matter is addressed in <i>Assessment – Clause 14(d)(vi) and Land Use Compatibility</i> . Allegations of unlawfulness are not determinative in themselves and have been considered within the statutory assessment framework. Assessment and comments elaborated on further in this report, under <i>Land Use, Compatibility and Zoning</i> .
Noise and Residential Amenity	Strong concerns raised regarding noise from patrons, outdoor alfresco areas, music, and patrons arriving and departing late at night. Submitters highlighted the proximity of dwellings (including bedrooms), potential non-compliance with noise regulations, and impacts on resident amenity.	Noise and amenity impacts are relevant planning considerations. The objections raised have been noted and are addressed in <i>Amenity Impacts to Adjoining Landowners/Occupiers</i> .

Car Parking and Traffic	Numerous submissions raised concern regarding the lack of on-site parking, reliance of on-street parking, existing parking constraints, potential for blocked driveways, increased traffic circulation, and noise associated with patrons accessing vehicles late at noise.	Car parking provision and traffic impacts are relevant planning considerations. The objections raised have been noted and are addressed in <i>Assessment – Car Parking Shortfall</i>
Trading Hours and Intensity of Use	Submitters consider the proposed maximum patron capacity (up to 120 people) excessive for the site, particularly given the outdoor seating component and proximity to residences. Further, objections focus on proposed operating hours of up to 11:00pm, seven days a week, which are considered excessive and inconsistent with the existing daytime focused trading pattern of the Ashton Avenue Local Centre.	Concerns regarding extended trading hours and patron capacity are noted. Under Clause 20 of LPS3, the Local Centre Zone is intended to accommodate uses of a local service nature, with the scale and operation of uses required to be compatible with adjoining residential areas. The proposed trading hours and intensity of activity introduce sustained evening and night-time operations that are inconsistent with the established daytime-focused character of the centre. This intensification exacerbates the land use incompatibility and amenity impacts identified under Clause 14(d)(vi) and reinforces the conclusion that the proposed use is not appropriate for this location.
Management of Patrons and Antisocial Behaviour	Concerns were raised regarding applicant's ability to manage patrons, prevent antisocial behaviour, and ensure orderly dispersal at closing time, with references to existing noise and amenity issues associated with the current café use.	Concerns regarding patron behaviour, supervision and orderly dispersal, particularly at closing times, are acknowledged. While the regulation of behaviour is primarily addressed through other legislative mechanisms, Clause 14(d)(vi) of LPS3 requires Council to consider the amenity impacts arising from the activities associated with a use. In this context, the potential for noise and disturbance associated with patron arrival and departure is a relevant planning consideration and has been considered as part of the overall amenity assessment. These concerns further support the conclusion that the scale and operation of the proposed use are incompatible with the surrounding residential environment.

Building Suitability and Acoustic Performance	Submissions noted the age and construction of the building, including single glazing and limited soundproofing, raising concerns about its ability to contain noise, particularly during warmer months when doors may be opened.	Submissions raised concerns regarding the ability of the existing building to contain noise generated by a licensed premises. The suitability of the building has been considered only insofar as it relates to the protection of residential amenity, consistent with Clause 20 of LPS3 and the amenity considerations under Clause 14(d)(vi). Given the proximity of adjoining dwellings and the proposed evening operation, the reliance on management measures and potential building upgrades to achieve acceptable outcomes highlights the sensitivity of the site. This further supports the assessment that the proposed use is inherently difficult to accommodate within this locality without adverse amenity impacts.
Property Values and Community Character	Submitters expressed concern that approval would erode the quiet, family-oriented character of the area and potentially reduce surrounding property values.	Concerns relating to impacts on property values and individual personal circumstances are noted. These matters are not relevant planning considerations under LPS3 and cannot be afforded determinative weight. Notwithstanding this, the underlying amenity impacts raised in these submissions have been considered where they relate to noise, disturbance and land use compatibility, and are addressed in the report following.

A full copy of the submissions is attached to this report as **Attachment 2**.

OFFICER'S COMMENTS

The proposal for this use in the Local Centre zone is, by default, not to be approved other than where exceptional circumstances may prevail. The application does not identify why the change of use is exceptional, or meritorious and initial officer assessment highlighted several aspects of likely impact on the Local Centre and surrounding residential area.

In addition to the above, consultation with surrounding property owners and occupiers has highlighted resident and neighbour concerns about the proposed change of use. A detailed assessment of the proposal with respect to each of the identified topics raised in community consultation and the planning framework is provided below.

Land Use, Compatibility and Zoning.

The proposed Small Bar is classified as a discretionary ('SA') use within the Local Centre Zone under LPS3. Pursuant to Clause 14(d)(vi), such a use may only be supported where Council is satisfied that it will not have an adverse or detrimental effect on the amenity or character of the locality. Clause 20 of LPS3 further requires that uses within the Local Centre Zone be of a local service nature and that their scale and operation be compatible with adjoining residential development.

The assessment confirms that the subject local centre is small in scale and predominantly surrounded by residential uses. The site to the north of Second Avenue, where all adjoining non-local centre land is residential. Existing uses within the centre are characterised by low-intensity, daytime operations, with the café closing by approximately 12.30pm and the delicatessen closing by approximately 4.00pm. The liquor store is the only licensed premises within the centre and operates until 8.30pm on Friday and Saturday evenings. The Medical Centre is open until 6 pm.

In contrast, the proposal seeks approval for a licensed, on-site consumption use operating well into the evening. This represents a material departure from the established character and function of the local centre which is surrounded by residential properties. There is a lack of on-site parking and so patrons would need to find street parking remote from the site and walk to and from the site, past residential properties. The introduction of a night-time licensed use in this zone at this site has the potential to fundamentally alter the character of the locality and is not consistent with the intended local service role of the zone. On this basis, the proposal does not satisfy Clause 14(d)(vi) or the objectives of Clause 20 of LPS3.

Amenity Impacts to Adjoining Landowners/Occupiers

Clause 20 of LPS3 requires that the scale and operation of uses within the Local Centre Zone is compatible with adjoining residential development, while Clause 14(d)(vi) requires Council to be satisfied that discretionary uses will not adversely affect amenity.

The assessment identifies that the plans associated with the application propose an alfresco area within the site but less than 20 metres from adjoining residential properties. Houses are located directly opposite the entrance to the Small Bar premises across Ashton Avenue. Given the proximity of these residential interfaces, the lack of on-site parking and the proposed evening operation of a licensed premises, the Town's Environmental Health Services advised there was a high risk of noise impacts and complaints from sensitive receptors such as nearby houses. Should the proposal be considered to warrant approval there would have been a requirement for a Noise Management Plan to be prepared to address and mitigate potential statutory noise compliance requirements.

Notwithstanding that a Noise Management Plan has not been provided, noise is itself only one of several issues of planning concern for the suitability of the requested change of use. Initial examination by Town officers indicates the proposal raises a high risk to current levels of amenity for the area surrounding the site.

This requirement underscores the inherent risk that the proposed use would generate noise and disturbance incompatible with the surrounding residential context and accordingly, the proposal does not satisfy Clause 14(d)(vi) or the objectives of Clause 20 of LPS3.

Car Parking Shortfall

In accordance with Table 2 of LPS3, a Small Bar is required to provide one car parking bay per four patrons. Based on the proposed maximum patron capacity of 120 people, the development generates a requirement for 30 car parking bays.

The assessment confirms that no on-site parking is proposed. While 7.15 bays are deemed to be provided based on the existing approved shop (small) use, the proposal results in a shortfall of approximately 23 bays. No shared parking arrangements have been secured, and no parking concessions apply under the Scheme, including those relating to proximity to public transport, public car parks or bicycle facilities.

Reliance on on-street parking within Ashton Avenue and surrounding residential streets is likely to exacerbate parking congestion, contact of patrons with surrounding properties and thereby contribute to increased vehicle circulation and associated noise during evening hours.

The magnitude of the parking shortfall is considered unreasonable for a change of use of this nature and intensity within a predominantly local centre and its surrounding residential setting.

Although Clause 30 of LPS3 allows Council discretion in relation to parking provision, the extent of the shortfall, when considered alongside the identified amenity impacts, does not warrant the exercise of that discretion in this instance.

The proposed Small Bar use is considered incompatible with the surrounding predominantly residential context and would if approved be likely to result in adverse amenity impacts, particularly in relation to noise, parking and land use compatibility.

These concerns are raised in submissions received during the advertising period, with ten (10) objections lodged. The public responses received raise issues of concern, and these affirm the initial planning officer assessment of the case and lack of merit for the requested change of use when having due regard to the scheme intent for the local centre zone.

FINANCIAL AND STAFF IMPLICATIONS

Staff have engaged with the applicant to help them understand and suitably respond to issues ahead of a determination. Should the application be refused and the applicant seeks a review of the decision there may be financial and staff implications for the Town if the matter proceeds to a State Administrative Tribunal review.

POLICY AND STATUTORY IMPLICATIONS

In accordance with the LPS Regs, Council may:

- a) Grant development approval without conditions; or
- b) Grant development approval with conditions; or
- c) Refuse development approval.

STRATEGIC COMMUNITY PLAN

Leadership and Governance - We are an open and accountable local government; a leader in community service standards.

- Our stakeholders are well informed, and we provide opportunities for community engagement.

URGENCY

The application is required to be determined within the statutory timeframes.

CONCLUSION

The Town supports business initiatives in general where these may demonstrate a benefit for the local economy as well as social and environmental acceptability.

A Small Bar would be better suited to a site separated from lower density residential areas and where a night-time economy already exists, such as in the Town Centre zone. In this case officers have considered the possible merits of the requested change of use within a Local Centre zone, however based on the above report, it is recommended that a refusal be issued to the application for the reasons set out in the Officer's recommendation.

VOTING REQUIREMENTS

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

COUNCIL RESOLUTION 5/26**Moved:** Cr Jill Goetze**Seconded:** Cr Ryan Fernandes

That Council REFUSE to grant Development Approval for a proposed Small Bar use of premises at Lot 93, (18-20) Ashton Avenue, Claremont for the following reasons:

1. The proposed development is inconsistent with the objectives of Local Planning Scheme No.3 (Cl.20) for a Local Centre zone.
2. The use has not demonstrated any reason for exceptional consideration as required by Cl.14 (3) (d) of Local Planning Scheme No.3 for it to be considered for potential approval or for the Council to exercise its discretion.
3. Planning assessment concluded the change of use to a Small Bar in this Local Centre zone may itself give cause to likely impacts to surrounding properties within the zone and to the adjacent Residential zone.
4. The proposed premises for the change of use to Small Bar does not comply with car parking requirements of Table 2, of Local Planning Scheme No. 3, and the parking shortfall and likely overspill to surrounding streets is not supported due to likely amenity impacts on surrounding residential streets.
5. When considered in conjunction with the likely impacts, the shortfall is too substantial to justify the exercise of Council's discretion to reduce or vary the required parking provision.

Advice Notes:

Note 1: If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2015* Part 14, An application must be made within 28 days of the determination.

Note 2: In making this decision the Town has considered the following statutory matters: -

- a. Reason 1 – reference to Cl.20 Local Planning Scheme No.3.
- b. Reason 2 and 3 – Cl.14 (3) (d) Local Planning Scheme No.3
- c. Reason 4 and 5 – Cl.30 & Cl.31 Local Planning Scheme No.3.
- d. The proposed development fails to adequately protect residential amenity, contrary to Clause 14(d)(vi) and Clause 20 of Local Planning Scheme No. 3, due to likely impacts arising from operation and limited separation distances to adjoining residential properties. The Town received objections from properties adjacent to and surrounding the premises.
- e. The proposed development is contrary to Clause 67(2) (m) and (n) of the Deemed Provisions in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

14 ANNOUNCEMENTS BY THE PRESIDING PERSON

Cr Brown shared he has recently returned back from leave.

Cr Suann shared her attendance at the CEO Recruitment Panel meetings and the Citizenship Ceremony.

Cr Goetze shared that she attended the Town of Claremont Christmas Carols held last year, and she had received great feedback from residents about this event. She attended the Graduation Ceremony at Freshwater Bay Primary School where she presented an award. She attended the Christmas Morning Tea held by Sandra Brewer MLA and the Citizenship Ceremony.

Deputy Mayor Kelly shared that he attended the Citizenship Ceremony.

Cr Fernandes shared that he attended the Christmas Morning Tea held by Sandra Brewer MLA, the CEO Recruitment Panel meeting, and the Citizenship Ceremony. He also shared he has completed two mandatory training modules in the WALGA Council Member Essentials course.

Cr Cameron shared his attendance at the CEO Recruitment Panel meetings and wanted to congratulate the panel for their hard work, especially the Independent Member and the Chairperson.

Cr Main shared that she attended the Citizenship Ceremony, the CEO Recruitment Panel meetings and a WALGA RoadWise Councils meeting.

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

Nil

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

Nil

17 CONFIDENTIAL MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**COUNCIL RESOLUTION 6/26**

Moved: Cr Annette Suann

Seconded: Cr Jill Goetze

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with section 5.23(2) of the *Local Government Act 1995*.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

The doors were closed at 7:53pm.

All staff and members of the gallery left the Chambers.

The Manager of Governance and Records remained in the Chambers.

17.1 LEADERSHIP AND GOVERNANCE**17.1.1 CHIEF EXECUTIVE OFFICER RECRUITMENT****REASON(S) FOR CONFIDENTIALITY**

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

(b) matter relating to the recruitment or employment of the CEO or a senior employee, including the following —

- (i) the termination of employment;*
- (ii) a review of performance under section 5.38;*

COUNCIL RESOLUTION 7/26

Moved: Cr Annette Suann

Seconded: Cr Jill Goetze

That Council:

- 1. NOTES the recommendation of the CEO Selection Panel;**
- 2. APPROVES the recommended candidate named in Confidential Attachment 1 as suitably qualified for the position;**
- 3. APPROVES (pursuant to Schedule 2, clause 11 of the *Local Government (Administration) Regulation 1996*) the making of an offer of employment to the recommended candidate named in Confidential Attachment 1 for the position of CEO at the Town of Claremont;**
- 4. APPROVES the proposed terms of the CEO employment contract detailed in Confidential Attachment 2, including:**
 - a. a contract term of 5 years;**
 - b. with a probationary period of six (6) months;**
 - c. with a Total Reward Package valued between \$182,109 and \$300,370 in accordance with the 2025 Salaries and Allowances Tribunal Local Government Determination Band 3 range;**

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED BY ABSOLUTE MAJORITY 8/0

COUNCIL RESOLUTION 8/26**Moved:** Cr Annette Suann**Seconded:** Cr Jill Goetze**That Council:**

5. **AUTHORISES** the Mayor to execute the CEO employment contract in accordance with *Local Government Act 1995* s. 9.49A, subject to the candidate agreeing to enter into the proposed terms of the CEO employment contract, subject to clauses (7) and (8) of this resolution; and
6. **NOTES** that, subject to the candidate named in Confidential Attachment 1 accepting the proposed terms of the CEO employment contract, and the Mayor executing the employment contract, the candidate is appointed to the position of CEO at the Town of Claremont; and
7. **AUTHORISES** the Chair of the Selection Panel and Mayor to jointly present the offer and proposed contract to the candidate and agree, on behalf of the Town, to minor amendments that are necessary to finalise the contract, provided those amendments remain within the parameters approved by Council.
8. **NOTES** that if any amendment proposed by the candidate falls outside the parameters approved by Council, the amended proposed contract must be submitted to Council for approval, by absolute majority, before the contract is executed.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 7/0

COUNCIL RESOLUTION 9/26

Moved: Deputy Mayor Cr Paul Kelly

Seconded: Cr Ryan Fernandes

That the meeting be reopened to members of the public and press.

For: Mayor Peter Telford, Deputy Mayor Cr Paul Kelly, Cr Ryan Fernandes, Cr Graham Cameron, Cr Ryan Brown, Cr Annette Suann, Cr Jill Goetze and Cr Kate Main

Against: Nil

CARRIED 8/0

The doors were opened at 8:05pm.

Mayor Telford read aloud the resolutions made behind closed doors.

18 FUTURE MEETINGS OF COUNCIL

Ordinary Council Meeting, Tuesday 24 February 2026 at 7.00pm.

19 DECLARATION OF CLOSURE OF MEETING

There being no further business, the Presiding Member declared the meeting closed at 8:09pm.

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PRESIDING MEMBER